

Glasgow and the Clyde Valley Strategic Development Planning Authority

**To: Glasgow and the Clyde Valley Strategic Development Planning Authority
Joint Committee**

On: 8th June 2015

**Report by
Stuart Tait, Manager**

Main Issues Report - Consultation Responses

1. Introduction

- 1.1 Joint Committee will recall the recent consultation process for the Strategic Development Plan (SDP) Main Issues Report (MIR) which ran for a period of 8 weeks from 30th January to 27th March 2015.
- 1.2 A number of documents formed part of the consultation exercise namely,
 - Main Issues Report (MIR);
 - Monitoring Report;
 - Housing Need and Demand Assessment;
 - Strategic Environmental Assessment Environmental Report;
 - Equality Impact Assessment;
 - 11 Background Reports.
- 1.3 An advert was placed in The Herald newspaper, the MIR was placed in all local libraries and all documents were available on Clydeplan's website. The consultation process was also updated regularly on Twitter.
- 1.4 Hard copies of the MIR were sent to the Key Agencies, Scottish Government, adjoining Local Authorities, all Community Councils as well as members of the Scottish Youth Parliament.

2. Responses

- 2.1 In total 85 responses were received, 82 in respect of the MIR itself and three relating to the Environmental Report. There were no responses in respect of the Equality Impact Assessment. Copies of all the MIR responses have been circulated to, and considered by the local authorities including with the Steering Group. Appendix 1 lists those organisations and individuals who responded.
- 2.2 The purpose of the MIR is to engage and consult with a wide range of stakeholders on the key issues facing the city region over the next 20 years. The responses received will help shape the refresh of the current SDP.
- 2.3 The MIR recognised that the current SDP was approved by the Scottish Government in May 2012 and was framed around the four planning outcomes set out in the National Planning Framework 3 (June 2014). A series of 20 questions were provided to assist respondents.
- 2.4 An overview of the responses received is set out in Appendix 2 and, in collaboration with the authorities, consideration is currently being given to how the issues raised could be taken forward into the Proposed Plan due for publication in early 2016.

3. Main Emerging Themes

3.1 A number of themes have emerged from the consultation responses, namely:

- recognition that the current SDP was approved only in May 2012 and NPF3 published in June 2014;
- recognition that the economic recession has impacted on the short term delivery of the SDP's Spatial Development Strategy (SDS) in particular with regard to housing with acknowledgement that the strategy is however, long term;
- on balance and taking account of the economic and demographic drivers the proposed '*Sustained Growth Scenario*' is considered a reasonable basis on which to progress the Proposed Plan;
- support for recognition of the role of the River Clyde and Forth and Clyde Canal in supporting the SDP Vision and SDS;
- continued support for the Green Network recognising its multi agenda approach;
- support for a collaborative approach to climate change adaptation and mitigation;
- support for the additional three Strategic Economic Investments Locations (SEIL) locations being the Creative Clyde Enterprise Area, South Glasgow University Hospital and "Biocity Scotland";
- support for the spatial framework for onshore wind but recognition of the need to consider approaches to other renewables;
- support for the existing network of strategic centres with recognition of the need for stronger policy context in respect of the role and function of Glasgow City Centre;
- support for cross city rail connections;
- recognition of the role of the bus in supporting the SDP Vision and SDS;
- calls for the SDP to include a stronger emphasis on the equalities agenda, active travel and placemaking;
- greater clarity required around the linkages between the SDP Vision and SDS and the City Deal Infrastructure projects.

4. Future work programme

4.1 Following receipt of the responses, a number of policy areas require additional technical work and further consultation with the Key Agencies and stakeholders, to develop appropriate responses in the proposed SDP. These include:

- finalising the 2014 Housing Land Audit, Industrial and Business Land Supply and Vacant and Derelict Land Supply;
- following the assessment of the HNDA as "robust and credible" (also on the agenda), setting of the Housing Supply Targets and Housing Land Requirement;
- finalising the Green Network priorities and the refresh of the Forestry and Woodland Strategy;
- progression of the proposed City Deal Infrastructure Fund projects;
- further work with the Scottish Government to develop clarity around the development plan context for the extraction of unconventional onshore oil and gas reserves including hydraulic fracturing;

- ongoing discussion with Scottish Government, Transport Scotland and SPT to review strategic transport in the context of City Deal investments and actions/potential interventions;
- Strategic Environmental Assessment and Habitats Regulations Appraisal;
- further development work on mapping and graphics for the Proposed Plan.

4.2 Additionally, following the MIR responses on this issue, and a recommendation from the SDP Review in 2014, consideration is being given to the development of a more outcome focused approach to the Action Programme. The intention is to describe more fully the added value role that Clydeplan plays, and the actions required of Clydeplan and its key delivery partners in delivering the Clydeplan strategy. The Action Programme will be reported to a future meeting of Joint Committee.

5. Recommendation

12. It is recommended that Joint Committee note the outcome of the MIR consultation (including the overview of responses in Appendix 2), the main emerging themes and the implications for the work programme in the progression towards preparation of the Proposed Plan during 2015.

Stuart Tait
Strategic Development Plan Manager

Appendix 1- List of Respondents to Main Issues Report and Environmental Report

	Name	Organisation/On Behalf Of
Main Issues Report		
MIR 1	Aubrey Fawcett	Inverclyde Council
MIR 2	Student	Heriot Watt University
MIR 3	Student	Heriot Watt University
MIR 4	Student	Heriot Watt University
MIR 5	Student	Heriot Watt University
MIR 6	James M Brownlie	Overtown and Waterloo Community Council
MIR 7	Paul Houghton	ReachCSG
MIR 8	Gordon MacCallum	Keppie
MIR 9	Rob Freel	Stonehouse Community Council
MIR 10	Anthony Northcote	The Coal Authority
MIR 11	Brigid Ryan	Jones Lang LaSalle Ltd
MIR 12	Tom Hart	Scottish Association for Public Transport
MIR 13	Ron McLean	Private
MIR 14	Pippa Gardner	Progress Planning Consultancy Ltd on behalf of Miller Developments Regeneration Ltd
MIR 15	Sasha Laing	Forestry Commission
MIR 16	Robert Drysdale	Robert Drysdale on behalf of Intu Properties
MIR 17	Matthew Thomas	Turnberry Planning on behalf of Albert Bartlett Limited
MIR 18	Ellie Harrison	Private
MIR 19	Les Turner	Private
MIR 20	Norrie Innes	Rock DCM and Barras Art and Design (BAaD) Centre
MIR 21	Tara Cowley	sportscotland
MIR 22	Katrina Lewis	Untouchables
MIR 23	Ken Sutherland	Railfuture
MIR 24	Donald Macdonald	Private
MIR 25	Brian Markey	Private
MIR 26	Derek Manson	Scottish Natural Heritage
MIR 27	Tom Joyes	Barrowland Margaret Mclver Ltd
MIR 28	Alan Fitzpatrick	Montagu Evans on behalf of NHS Greater Glasgow and Clyde
MIR 29	Adele Gallagher	Scottish Water
MIR 30	Bruce Allan	Private
MIR 31	Angela Oakley	Private
MIR 32	Anthony Lennon	Private
MIR 33	Colin Hemfrey	Falkirk Council
MIR 34	Andrew McNair	North Ayrshire Council
MIR 35	Mrs R Slack	Private
MIR 36	Andrew Bonar	Private
MIR 37	Kathleen Tierney	Private
MIR 38	Karen Prenty	Private
MIR 39	Alison Ritchie	Private
MIR 40	Warren Marshall	Peel Ports
MIR 41	Cat White	Turley Associates on behalf of Patrizia UK Ltd
MIR 42	Cllr Martha Wardrop	Scottish Green Party
MIR 43	Caroline Diaz	Milngavie Community Council
MIR 44	Carrie Thomson	Scottish Government
MIR 45	Adrian Smith	Muir Smith Evans on behalf of Taylor Wimpey
MIR 46	Chris Breslin	Scottish Canals
MIR 47	Stephanie O'Callaghan	Quod on behalf of Scotia Gas Networks
MIR 48	David Adams McGilp	Visit Scotland
MIR 49	Andrew Woodrow	CBRE on behalf of John Lewis plc
MIR 50	Mike Williams	Scottish Enterprise
MIR 51	Luke Garrett	Gladman Developments

MIR 52	William Forbes	RAILQWEST
MIR 53	Dr Russell Jones	Glasgow Centre for Population Health
MIR 54	Daniel McLean	Banks Group
MIR 55	Francis Doherty	Private
MIR 56	Blair Melville	Homes for Scotland
MIR 57	Neil Gray	Rapleys on behalf of British Land Company plc
MIR 58	Alan Fitzpatrick	Montagu Evans on behalf of Cala Homes (West), Robertson Homes, Stewart Milne
MIR 59	Lorna McAllister	Private
MIR 60	Stuart Salter	Geddes Consulting on behalf of Patrizia UK Ltd
MIR 61	Bruce Kiloh	SPT
MIR 62	Mandy Catterall	Scottish Property Federation
MIR 63	Stephanie Clark	Scottish Renewables
MIR 64	Douglas Cameron	Clyde Gateway
MIR 65	Alan Fitzpatrick	Montagu Evans on behalf of Mr D W Leggat
MIR 66	Roderick McDougall	Private
MIR 67	Aline Kirkland	Barton Willmore
MIR 68	Alan Fitzpatrick	Montagu Evans on behalf of Mr William McGregor & Son
MIR 69	Ross Nimmo	Glasgow Airport
MIR 70	Alison Maguire	Turley Associates on behalf of Retail Property Holdings
MIR 71	Kelly Phillips	Nathanial Lichfield & Partners on behalf of British Airways plc
MIR 72	Niall Murphy	Pollokshields Community Council
MIR 73	Samantha Jackson	CBRE on behalf of St Enoch Trustee Company Ltd
MIR 74	Lynne Anderson	SEPA
MIR 75	Ann Laird	Dowanhill Hyndland and Kelvinside Community Council
MIR 76	Cllr Ralph Barker	Private
MIR 77	Alistair Stewart	Jackton & Thortonhall Community Council
MIR 78	Alan Williamson	West Dunbartonshire Council
MIR 79	Richard Greenwood	East Renfrewshire Council
MIR 80	Fraser Carlin	Renfrewshire Council
MIR 81	Daniel McMahon	Private
MIR 82	Gordon Cameron	South Lanarkshire Council
Environmental Report Responses		
SEA 1	Urszula Szupczynska	Historic Scotland
SEA 2	Lorna Maclean	SEPA
SEA 3	Kerry Wallace	Scottish Natural Heritage

Appendix 2

Overview of Responses

(a) Vision (Question 1)

General support for the proposed Vision though it is considered that there was a need to reference a timescale for achieving it. Also a need to make reference to reducing inequalities, resilience and renewable energy and that collaboration should be focussed upon delivery.

(b) Clydeplan Spatial Development Strategy (Question 2)

The general consensus was that the existing Spatial Development Strategy (SDS) remains appropriate. There was concern about Community Growth Areas (CGAs) continuing to feature as part of the SDS however others welcomed the SDPs commitment to concentrate resources on delivering the SDS including the CGAs.

(c) Strategic Economic Investment Location (SEILs) (Question 3)

Support for the additional SEIL's.

Recognition that improving the accessibility/connectivity of the SEILs is important for the long term economic competitiveness of the city region.

A balance to be struck with designating specific sectors and a more flexible role/function and policy approach to the SEILs.

SEILs that are 'safeguarded' are considered to imply 'no growth'.

Suggestion of a hierarchy of SEILs

- City Centre;
- Scottish Enterprise locational priorities;
- the 'rest' which take a more open policy approach to uses.

Better understanding required of the linkages between those SEILs related to specific City Deal projects.

(d) Strategic Freight Hubs (Question 4)

General support for the addition of the 3 freight hubs (at King George V Dock, Govan and Burnbrae, Linwood) though greater supporting evidence required particularly in relation to King George V Dock and in particular its relationship with the existing Strategic Freight Hub at Ocean Terminal at Greenock.

Rothesay Dock should be included as a Strategic Freight Hub in the Proposed Plan.

(e) The Visitor Economy (Question 5)

Strong support for specific recognition of the Forth and Clyde Canal and River Clyde.

(f) Network of Strategic Centres (Question 6)

General support for the retention of the approach to the network of strategic centres. Greater support and promotion of Glasgow City Centre.

A balance to be struck between promotion of the city centre and encouraging of investment in other centres within the network.

Proposed Plan should reflect the new town centre first policy, high footfall generating uses and residential development within the centres.

Accessibly to all the centres, in all its forms, is a key issue to be addressed.

Braehead, consideration required in relation to the timing of the legal challenge and the planned publication of the Proposed Plan.

2 new strategic centres proposed, Milngavie and Govan.

(g) Scenario Options (Question 7)

Recognising that economic context has significantly changed since SDP1 taking account of the economic and demographic drivers there is general support for the '*Sustained Growth*' scenario though some respondents consider this reflects a lack of ambition on the part of the Authority.

(h) Housing Supply Targets (Question 8)

General support for the factors set out in the Background Report however questions were raised over the relative weighting to be given to them.

(i) Generosity (Question 9)

For those respondents seeking a higher growth scenario or more ambitious Vision for the plan, the maximum 20% generosity should be applied.

Generosity should be applied across all authorities/areas and all tenures and that affordable housing policies can assist in delivering for this sector.

(j) Housing Land Requirement (Question 10)

Lack of agreement from respondents that the land supply is likely to be sufficient combined with a need to undertake a full review of the assessment of effectiveness and deliverability of land supply (including Urban Capacity Study) prior to the publication of the proposed SDP, involving contributions from the housing and development sectors.

Other specific comments related to the effectiveness of the CGAs and the need for greenfield releases sites.

Additional specific sites were proposed:-

- East Dunbartonshire: North Bishopbriggs; Boclair Road, Bearsden; Westerhill; Balmore; Lennoxton;
- East Renfrewshire: Busby;
- Glasgow City: Temple Gas Holder Station, Anniesland; Summerston; Robroyston;
- North Lanarkshire: East Airdrie;
- Renfrewshire: Linwood;
- South Lanarkshire: Hamilton Gas Holder Station; Old Glasgow Road, Nerston, East Kilbride; Mauldlie Road/ Luggie Road, Carluke.

(k) Delivery of Housing (Question 11)

Continuing need for the SDS to focus delivery in sustainable locations, including in the city centre and the strategic centres, making best use of existing and planned infrastructure and existing sites allocated for housing including urban brownfield sites. The principles of agglomeration and densification were supported in this regard and less suitable locations should not be released.

The need for market intervention and investment and funding to support area regeneration, tackle poor quality housing, and to build new housing for social, affordable and private rent, is raised as is the potential role of City Deal.

The deliverability of the CGAs and brownfield sites was raised with a need for a re - examination of the effectiveness and potential of the land supply, in consultation with the industry.

(l) Onshore Wind (Question 12)

Preferred option supported subject to greater clarity around the role of the Landscape Study.

Need to consider SNH's finalised Peat Maps as part of spatial framework.

Support for refreshed Forestry and Woodland Strategy.

(m) Green Network Priorities (Question 13)

Support for preferred option.

Suggestion that the Kilpatrick Forest, Seven Lochs Wetland Park and Clyde Gateway Community Forest should be listed as Strategic Green Network opportunities.

Need to identify and safeguard regionally important green infrastructure assets.

(n) Strategic Transport Network (Question 14)

Recognition in MIR of the recently completed and ongoing investment in the city region's strategic transport network welcomed.

The need to prioritise the active travel agenda, particularly walking and cycling.

The concept of a rail link to Glasgow Airport is generally supported and noted that this is being taken forward as part of City Deal.

The need to ensure that internal and external transport linkages are harnessed and promoted to attract wider investment and promote linkages to other markets.

The Scottish Government and Transport Scotland are keen to continue discussions with Clydeplan to review and identify potential areas for further study around the city region. A proposal is that the Proposed Plan includes a commitment to take forward a review of strategic transport in the context of City Deal investments which would then inform actions/potential interventions in the following plan (Clydeplan 2021).

In respect of the strategic road network a number of individual locations were identified requiring investigation and/or interventions in relation to road and transportation generally, namely:

- M8 improvements at Eurocentral/Newhouse/Shawhead;
- the rural road and rail network and public transport, south of Hamilton;
- A78 and A737 improvements into North Ayrshire;
- the Glenboig Link Road to support the Gartcosh/Glenboig CGA;
- Phase 3 of the East End Regeneration Route/Clyde Gateway road connecting the M74 and M8;
- the M77 corridor project in East Renfrewshire;
- Kilbowie Roundabout (A82) and approach roads;
- the Exxon site in Bowling;
- North Glasgow and particularly the area around Port Dundas /Sighthill /Speirs Locks should be prioritised or future public transport investment and improvements;
- exploring demand for north/south and east/west passenger river transport as communities and business opportunities develop will determine capacities and infrastructure requirements for short commuter crossings and longer leisure passages.

(o) Cross City Connections (Question 15)

There was strong support for cross rail connections with a number of respondents providing various options on how this may be achieved.

Option appraisal and STAG based approach required recognising SPP paragraph 277 that agreement with Transport Scotland is required prior to the inclusion of rail proposals within a development plan. Such proposals can remain aspirational when studies are progressing and this should be clearly identified within the main body of the Proposed Plan and any maps/diagrams and within the Action Programme.

(p) Public Transport Corridors (Question 16)

Focus should be on those corridors which support regeneration areas, major employment locations including the City Centre and the SEILs.

Recognition of the role of bus in supporting the SDS with priority given to those corridors where frequent, express type transport options are not currently available

Priority should be given to those corridors where frequent, express type transport options are not currently available including further development of proposals from the West of Scotland Conurbation Passenger Transport Study to identify the priority for development of the specification of the intervention identified.

(q) Strategic Development Planning and Community Planning (Question 17)

Acknowledgement that links between community planning and planning were important however recognition this was particularly difficult at the strategic development plan level and perhaps the focus is more appropriate at the local community planning level.

SDP could make reference to Local Authority SOA's and common themes and priorities emerging from national community planning guidance. Regional Community Planning structure would be required to achieve this.

(r) Placemaking at the City Region Scale (Question 18)

Placemaking central to achieving Vision and SDS focusing on priority locations based upon co-ordinated action and a design led approach recognising that the distinctiveness of places relates to function as well as form and appearance.

Design frameworks should be developed for key areas of change.

(s) Climate Change Adaptation (Question 19)

Recognition that a collaborative approach is important and support for a regional Climate Change Adaptation Partnership.

Consideration of sea-level rise and flooding recognising the role of the National Marine Plan and the future development of regional marine plans

Need to recognise the role that renewable energy generation can play in achieving climate change targets.

Need to recognise the role of mitigation as well as adaptation.

Great emphasis required on surface water management and flooding

(t) Are there other strategic issues Clydeplan should consider? (Question 20)

Other issues raised included

- digital connectivity;
- Marine Planning;
- City Deal and related Strategic Assessment Framework;
- relationship between Section 75 agreements and City Deal Infrastructure Fund;
- recognition of the role the Commonwealth Games legacy can play in supporting the wider regeneration of the city region;
- the extraction of unconventional onshore oil and gas reserves including hydraulic fracturing;
- food security;
- strong emphasis on health inequalities.