

Glasgow and the Clyde Valley Strategic Development Planning Authority

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

On: 12th September 2016

**Report by
Stuart Tait, Manager**

Clydeplan Update

1. Summary

1.1 The purpose of this report is for the Joint Committee to consider a number of matters relating to its work and day to day operation.

2. Recommendations

2.1 It is recommended that the Joint Committee

- note the update on the Strategic Development Plan Examination and the submission of the 2015/16 Planning Performance Framework;
- in the context of the review of the planning system and the recognition of the importance of city regions to the Scottish economy agree that the Strategic Development Plan Manager continues to make the case for the retention of the Strategic Development Plan in the Development Plan system in Scotland; and,
- agree the extension of the lease of Clydeplan offices for a period of 3 years with a break option at year 1, and to request Renfrewshire Council to finalise the lease negotiations.

Strategic Development Plan Examination

1. The second Strategic Development Plan was submitted to Scottish Ministers for approval on 26th May 2016, thereby meeting its legislative requirement of submission within 4 years of approval of the first Strategic Development Plan. The Directorate of Environmental and Planning Appeals (DEPA) commented that the submission was very impressive with no anomalies.
2. The Scottish Ministers on 15th June appointed Mr David Liddell BA (Hons) MRTPI to carry out the examination of the Proposed SDP. On 1st July the Reporter concluded his examination of conformity with the Clydeplan's Participation Statement with the examination formally commencing on 14th July 2016.
3. However on 15th July Clydeplan were advised that, due to other casework the Reporter appointed to undertake the Examination now anticipates that it will be late August before he will be in a position to commence examination of the Plan. The target date for the Reporter's report from DEPA remains the 23rd February 2017.
4. On 4th August DEPA advised an additional reporter Michael Cunliffe BSc (Hons) MSc MCIWEM had been appointed to assist with the examination.
5. An estimate of costs for the examination was requested from the DEPA. The Reporter has indicated an initial estimate of 90 days reporters work with an estimated cost of £18,200 (plus VAT), based on 90 days reporters work and 5 days admin work at 50% of Local Development Plan cost rates. This cost can be met from Clydeplan's current earmarked balances.

Office Accommodation

6. The current lease of the Clydeplan's premises expires on 16th October 2016 and the SDP Manager in conjunction with Renfrewshire Council's Property Services have been examining options.
7. The Steering Group acknowledged that central Glasgow was the most appropriate location given its transport connections in support of both the ongoing operational requirements of the Core Team and effective service delivery.
8. Accordingly, Glasgow City Council and the Scottish Government (Scottish Futures Trust) provided for consideration and review a number of property options for relocation into publicly owned (or long leased) premises in central Glasgow. All options were however either unsuitable, for reasons such as timing of availability, lack of suitable DDA (Disability Discrimination Act) access, cost etc., or there were competing public sector interests which were prioritised.
9. At this time there is no alternative suitable option which will be available in time for the current lease end, hence the need to continue with the current lease. Accordingly, discussions have been undertaken with the current landlord over provisional options, dependent upon what length of lease extension term is required.
10. In the context of the ongoing review of the planning system in Scotland, and to allow flexibility should Scottish Futures Trust or any other public body identify a future suitable public sector relocation option in central Glasgow, a 3 year term on the existing terms with a Tenant only Break Option, is considered the most suitable arrangement. This allows the proposed extended lease to be terminated without penalty 1 year after the date of the commencement of the lease extension period (i.e. on 26th October 2017), rather than remaining under lease for the full 3 years.

Review of Planning in Scotland

11. In September 2015, an independent panel was appointed by Scottish Ministers to review the Scottish planning system. The report of the panel, "*Empowering Planning to Deliver Great Places*" was published on 31st May 2016.

12. The panel's report and related recommendations have potentially significant implications for Clydeplan. The main recommendations include:
 - SDPs should be replaced with an enhanced National Planning Framework (NPF) (Recommendation 2);
 - SDPA's should be repurposed with a statutory duty to co-operate with the Scottish Government in producing the NPF and to play a crucial role at the city region scale in the work of the national infrastructure agency or working group (Recommendations 2 and 17); and,
 - SDPA's should pioneer a different way of working where planners proactively co-ordinate development with infrastructure at the city-region scale to take forward commitments set out in a live action programme for the city region which would also support housing delivery and co-ordinate cross boundary thinking to inform local development plans (Recommendation 2).
13. The Scottish Government published their initial response to the review on 11th July and this includes:
 - setting up working groups on the six key themes addressed by the review; and,
 - working with the SDPA's to identify options for their re-purposing taking into account their relationship with NPF and wider governance of city region planning, development and infrastructure delivery.
14. The intention is that the Scottish Government will consult fully on a White Paper in Autumn/Winter 2016 to enable a Planning Bill to be brought forward in 2017. The Scottish Government expect the White Paper to seek views on proposals for amongst other things, a reconfigured system of development plans including extending the role and scope of NPF and SPP.
15. Notwithstanding the process set out by the Scottish Government and the terms of Recommendation 2 it is considered that in the context of the recognition of the importance of city regions to the Scottish economy the Strategic Development Plan has an important role to play and as such this should, from a Clydeplan perspective, continue to be communicated strongly to the Scottish Government.
16. The four SDP Managers have made early contact with the Scottish Government with regard to working closely with them during their consideration of the review recommendations. On 11th August the four SDPA teams had a joint working session with the Scottish Government in attendance to consider in detail the potential implications and issues arising from the review recommendations.
17. The SDP Manager has written to the Minister for Local Government and Housing in this context. Discussions have also been undertaken with Homes for Scotland.
18. Clydeplan have been invited to participate in workshops on Development Planning and Housing on 12th and 13th of September.
19. The terms of the review recommendations, if implemented as proposed, will have significant implications for the governance, finance, resourcing and skills of Clydeplan.

Planning Performance Framework

20. Clydeplan's 2015/16 PPF was submitted to the Scottish Government and the Improvement Service prior to the 29th July 2016 deadline.
<https://hopsotland.org.uk/publications/planning-performance-framework-reports/>