

Glasgow and the Clyde Valley Strategic Development Planning Authority

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

On: 11th September 2017

**Report by
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Strategic Development Plan 3

1. Summary

- 1.1 The purpose of this report is to update the Joint Committee on matters relating to the preparation of Strategic Development Plan 3 (SDP3).

2. Recommendation

- 2.1 It is recommended that the Joint Committee
- agree that work commences in respect of the development of SDP3;
 - note the intention to work closely with the Glasgow city region in the development of the SDP3 work streams to ensure that they align and support the Glasgow City Region portfolios;
 - agree not to trigger the break option in the lease of the 125 West Regent Street.

3. Context

- 3.1 Recognising the Glasgow city region's importance as Scotland's only metropolitan city region, the Clydeplan local authorities have a longstanding tradition of successful joint strategic planning, most recently in the development of SDP2.
- 3.2 Under the existing legislation SDP3 is required to be submitted to Scottish Ministers no later than four years after approval of SDP2 in this case 24th July 2021.
- 3.3 The Scottish Government's planning review Position Statement published in June of this year, continues to seek to remove the current requirements to prepare SDPs. However, it is recognised that local authorities will still be free to work together to prepare spatial strategies for their areas to support city region partnership working. Such documents would not form part of the statutory development plan but could contribute to the evidence base and priorities for future National Planning Frameworks, most notably National Planning Framework 4 (NPF4) which is due for adoption in 2020.
- 3.4 Notwithstanding the above, at this point in time there remains a statutory requirement for the Joint Committee to produce SDP3.
- 3.5 In the context of the Glasgow city region, the development of SDP3 as the land use expression of the recently published Glasgow City Region Economic Strategy (December 2016) and Action Plan (February 2017) is considered important.

4. SDP3

- 4.1 The success of the Glasgow city region is integral to the success of not only Scotland but importantly to each of its constituent communities as this affects the choices of where people invest, live, work and play.
- 4.2 Whilst it clear that the Scottish Government wishes to remove the statutory requirement to prepare a SDP along with its related formal consultation, examination and approval processes, they recognise that local authorities would still be free to work together to prepare spatial strategies for their areas in support of wider regional partnership working.
- 4.3 However, given that any future regional spatial strategy could contribute to the evidence base for future NPFs, what is less clear are the topic areas that the Scottish Government expect such spatial strategies to cover in support of NPF.
- 4.4 In the Glasgow city region context it is considered SDP3 would:
 - be the land use expression of the Glasgow City Region Economic Strategy and Action Plan;
 - be the evidence base for setting regional priorities as part of an enhanced NPF;
 - address policy themes and issues that are cross boundary such as planning for housing within the city regions Housing Market Areas;
 - carry influence and weight setting the context for local planning bringing added value to the respective Local Development Plans; and,
 - continue to receive the collective support and agreement of the constituent local authorities.
- 4.5 In this context Clydeplan should commence the work streams towards the production of SDP3 whilst recognising that over time this could support the development of a regional spatial strategy for the city region should the requirements of the new planning system change.
- 4.6 These work streams should continue to support the city regions ambitions for population, household and economic growth aligned to a spatial development strategy which supports the principle of a compact city model aligned to the identification of regional spatial priorities. This would focus on key principals which support:
 - sustainable and inclusive economic growth;
 - regeneration and renewal;
 - minimising carbon and development footprints;
 - sustainable transport;
 - improved environmental quality; and,
 - climate change adaptation and mitigation.

4.7 The main work streams, over and above the Scottish Minister's SDP2 requirements for supplementary guidance, would include the following:

- all tenure housing land requirements by Housing Market Area and Local Authority - supported by a joint Housing Need and Demand Assessment;
- economic locations including freight hubs - reviewing role and function and identifying infrastructure constraints/opportunities;
- centres - reviewing existing role and function and identifying infrastructure constraints/opportunities,
- transport infrastructure - joint transport study with Transport Scotland and SPT to identify network infrastructure requirements;
- sustainable transport - opportunities to develop the city region's walking and cycling network;
- green network - identifying the spatial priorities for delivery of the Glasgow and the Clyde Valley Green Network;
- City Deal - updating contribution of current projects and identification of potential future projects;
- climate change - capturing the spatial priorities from the Climate Ready Clyde Adaptation Strategy and Action Plan; and,
- low carbon energy - identifying heat infrastructure opportunities.

4.8 The development of these work streams will involve liaison and co-ordination with the emerging work streams of the Glasgow City Region portfolios as well as existing stakeholder partners such as the Key Agencies.

4.9 Additional joint working with the Scottish Government will be required in relation to defining regional priorities for NPF4. The Scottish Government are keen for this process to be undertaken on the basis of co-production, however how this is to be achieved in practice remains unclear at this stage.

5. Indicative timescales

5.1 Whilst it is recognised that the uncertainty caused by the ongoing planning review has not been helpful, it is important to retain the local authorities and wider stakeholders' commitment to joint working which was successfully developed as part of SDP2.

5.2 In this context the intention is to take forward a work programme progressing within the timeframe set for SDP3 which will require undertaking technical work in the period autumn 2017 to winter 2019. This aligns with the Scottish Government's revised NPF4 timescale with preparatory work commencing in 2018 for adoption in 2020.

6. Office accommodation

6.1 At its meeting on 12th September 2016, the Joint Committee agreed to extend the lease on the office accommodation at 125 West Regent Street, Glasgow for a period of 3 years with a break option at the end of Year 1 (26th October 2017).

6.2 Since then the SDP Manager and the Senior Asset and Estates Surveyor at Renfrewshire Council have been in regular contact with the Scottish Futures Trust to consider relocation options within the public sector estate with the most likely option resulting from Transport Scotland's ongoing rationalisation of space at Buchanan House. However, at present it looks increasingly as though

an option at Buchanan House will not become available for Clydeplan to consider until summer 2018 at the earliest.

- 6.3 With the Planning Bill due to be published at the end of 2017, Parliament approval expected 6 months later, and the lead in time for its formal introduction and publication of secondary legislation possibly taking a further 12/18 months, it is considered that the continuation of the lease of 125 West Regent Street until October 2019, to be the most suitable and cost effective arrangement and that the current lease be continued to run without invoking the break out clause.
- 6.4 This would also support Clydeplan's role in its work with the Glasgow City Region portfolios and Intelligence Hub as well as the intention to continue with the preparation of a regional spatial strategy in support of the city region's Economic Strategy.
- 6.4 This timescale will also allow the Scottish Futures Trust to factor in Clydeplan's requirements as they currently develop options for the Scottish Government estate, particularly Buchanan House, for the financial year 2018/19 onwards.