

Glasgow and the Clyde Valley Strategic Development Planning Authority

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

On: 9th March 2015

**Report by
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**Strategic Development Plan Main Issues Report and Housing Need and Demand
Assessment Update**

1. Summary

- 1.1 The purpose of this report is to update the Joint Committee on the progress of the Main Issues Report (MIR), Housing Need and Demand Assessment (HNDA) and steps towards preparation of the Strategic Development Plan Proposed Plan.

2. Recommendation

- 2.1 It is recommended that the Joint Committee note the contents of the report.

3. Main Issues Report

- 3.1 The consultation in the MIR commenced on 30th January with copies sent to a number of organisations including key stakeholders, Community Councils and Scottish Ministers. Members will also have received their own copies previously. The MIR has been published on Clydeplan's website along with the Strategic Environmental Assessment (SEA) and a number of supporting Background Reports including the HNDA.
- 3.2 The Main Issues Report has also been deposited at every public library in the city region, is available at the Clydeplan office and also at each of the planning offices of all the Clydeplan constituent authorities. An advert was also placed in 'The Herald' newspaper and also on the 'Tellme Scotland' website.
- 3.3 The formal consultation period runs for an eight week period until Friday 27th March 2015. Details of the responses to the MIR will be reported to the June meeting of the Joint Committee.

4. Housing Need and Demand Assessment

- 4.1 The HNDA was largely concluded and agreed by the Housing Market Partnership Core Group in September 2014 with the main evidence and outputs from the Tool in place. This was the basis on which the SDP MIR was founded.
- 4.2 In order to expedite the Centre for Housing Market Analysis (CHMA) assessment process, a number of the substantive evidence bases (the HNDA report chapters and associated background technical reports) on *Key Housing Market Drivers*, *Specialist Provision* and *Stock Profile and Pressures*, were agreed with Core Group and submitted during November 2014.

- 4.3 The write up of the complete assessment was agreed by the Core Group and finalised in January. The HNDA has been published as a Background Report to the Strategic Development Plan Main Issues Report (MIR) and submitted to the CHMA, and is currently undergoing the CHMA's appraisal process.
- 4.4 The next stages in the process will include responding to the CHMA's appraisal letter which will include suggestions and recommendations. The suggestions are for consideration however the recommendations are to be progressed in partnership with the CHMA and the Housing Market Partnership. Where these recommendations are actioned the HNDA should achieve 'robust and credible' status following re-submission to CHMA.
- 4.6 Therefore following receipt of the CHMA appraisal letter, the HNDA will be required to be finalised taking account of the CHMA's suggestion and recommendations, and signed off by the named signatories of each of the authorities, all with the agreement of Core Group.
- 4.7 Additionally, as Fergus Macleod, Inverclyde Council, the Chair of the Core Group is retiring, a new chair will be required and the next meeting of the HMP will consider this. A key initial role of the new chair will be to review the HNDA2 process and identify the best way forward for the HMP.

5. Next Steps

- 5.1 In parallel to the achievement of the 'robust and credible' status for the HNDA, other key activities require to be progressed.
- 5.2 The Planning Sub Group will meet to progress the 2014 Housing Land Audit and commence the 2015 Housing Land Audit. Alongside the review of the HMP, consideration will be given to the wider role of this sub group.
- 5.3 Housing Supply Targets (HSTs) require to be developed jointly by the HMP for inclusion in the SDP Proposed Plan.
- 5.4 The approach to generosity and the housing land requirement then requires to be determined and set in the Proposed SDP.
- 5.5 The responses to the MIR, which will become available following the 27th March closing date, will also require to be considered and this will inform the approach to HSTs, generosity and the Housing Land Requirement and will be a key consideration for both the Housing Market Partnership Core Group and the Planning Sub Group.