

Glasgow and the Clyde Valley Strategic Development Planning Authority

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

On: 10th June 2019

**Report by
Stuart Tait, Manager**

Clydeplan Update

1. Summary

- 1.1 The purpose of this report is to update the Joint Committee on the ongoing operation and work of Clydeplan.

2. Recommendation

- 2.1 It is recommended that the Joint Committee
- note the contents of this report and the approach of Clydeplan and its Core Team particularly in relation to Glasgow City Region related activities;
 - agree to advertise for a Strategic Planner with housing policy experience within the Clydeplan Core Team in support of the activities of Clydeplan, the Glasgow City Region and to support the future requirements of the Planning (Scotland) Bill;
 - agree to the termination of the lease at Lower Ground Floor, 125 West Regent Street, Glasgow and to agree that Clydeplan occupy office space within Glasgow City Council at 40 John Street, Glasgow along with the Glasgow and Clyde Valley Green Network and Climate Ready Clyde;
 - agree that the cost of dilapidations in respect of Lower Ground Floor, 125 West Regent Street and associated removal costs to the office space at 40 John Street, Glasgow be funded from the Authorities 'earmarked' balances;
 - note that following the Planning (Scotland) Bill receiving Royal Assent the likelihood of further organisational and governance changes in respect of Clydeplan and its Core Team may be required and further reports will be brought forward to the Joint Committee as appropriate.

3. Introduction

- 3.1 This report is for the Joint Committee to consider a number of matters relating to the ongoing operation of Clydeplan and its Core Team including in the context of the activities of the Glasgow City Region.

4. Glasgow City Region Update

- 4.1 The work of the Glasgow City Region portfolios is ongoing and increasingly Clydeplan are involved in supporting the activities of the Glasgow City Region and related portfolios, namely Land Use and Sustainability, Infrastructure and Assets, Transport and Connectivity, Housing and Equalities. Clydeplan also participate in the overarching Economic Delivery Group and support the activities of the Economic Intelligence Working Group and City Deal Programme Management Office.
- 4.2 In terms of transport the Joint Committee's attention is drawn to the recent publication of the second report by the independent Connectivity Commission, and its recommendation to create the 'Glasgow City Region Development Agency'.
- 4.3 The Commission propose that this Agency would plan and coordinate transport infrastructure at the city region level which would amongst other things expand the role of the Glasgow City Region Cabinet to take on the powers of Strathclyde Partnership for Transport and Clydeplan. Glasgow City Council, who established the Commission and Glasgow City Region have at the time of writing, yet to formally respond to the report. Strathclyde Partnership for Transport met on 10th May and noted the report and the history of collaborative working on transport issues in the west of Scotland also noting the SPT/Clydeplan Concordat, which demonstrates the organisation's combined strengths and close collaboration in co-ordinating land use and transport planning at a strategic level.

5. Clydeplan

- 5.1 As described more fully above, Clydeplan are increasingly involved in supporting the activities of the Glasgow City Region and its related portfolios and activities.
- 5.2 Budget: At its meeting held on 10th December 2018 the Clydeplan Joint Committee agreed its budget for the funding of the staffing of its Core Team, accommodation and related SDP activities to 31st March 2020. This will enable the Clydeplan resource to be maintained to continue its support for the delivery of the approved SDP, the implementation of the new planning system and the work programme of the Glasgow City Region. This will also allow the Joint Committee to have time to fully consider the implications of the matters contained in this report particularly in terms of its governance and the future role of the Clydeplan Core Team.
- 5.3 Delivering Clydeplan SDP: Clydeplan will continue to focus on working with its Local Authorities and its delivery partners, in the manner set out in the SDP Action Programme, to support delivery of the SDP Vision and Spatial Development Strategy www.clydeplan-sdpa.gov.uk/action-programme-2017. In accordance with existing legislative requirements the Action Programme is currently being reviewed and a further report will be brought forward to the next meeting of the Joint Committee.

- 5.4 Staffing: Following the departure of one of the Core Team's Strategic Planners to the Scottish Government an offer of secondment was made to the Local Authorities to fill this post, however no suitable candidates have been forthcoming. The housing policy skill set which has been lost will be a very important one particularly in the context of: the delivery of any future 'Regional Spatial Strategy'; the technical work required on the Housing Need and Demand Assessment, and in support of the development of the Local Authority Local Development Plans and National Planning Framework 4.
- 5.5 In the absence of no suitable internal candidates on a secondment basis it is proposed to advertise externally to fill the Strategic Planner post within the Core Team.
- 5.6 Office Accommodation: The lease of the Clydeplan offices expires in October 2019. A dilapidations report was commissioned through Renfrewshire Council's Property Services to prepare a 'Terminal Schedule of Dilapidations' to identify the potential costs which would likely be incurred at the termination of the lease based on the offices current condition. The cost identified was in the region of £28,500 + VAT. This cost can be met from Clydeplan's earmarked balances.
- 5.7 Discussions regarding dilapidations with the property owners will commence once Clydeplan intimates its intention to terminate the existing lease. Renfrewshire Council as host authority will act on the Joint Committee's behalf in these discussions.
- 5.8 Following discussions between Clydeplan and the Director of Regional Economic Growth it has been agreed that the Clydeplan staff, the Glasgow and Clyde Valley Green Network staff and Climate Ready Clyde staff can be relocated to offices with Glasgow City Council at 40 John Street, Glasgow. This will result in both cost savings to these organisations in terms of property costs but also allow greater physical integration with the activities of the Glasgow City Region.
- 5.9 Processes and Governance: Future governance arrangements for Clydeplan will be shaped by the finalised Planning (Scotland) Bill and by any future integration with the governance and related structures for the Glasgow City Region. Further reports relating to this matter will be brought forward to a future meeting of the Joint Committee.
- 5.10 National Planning Framework: Discussions are ongoing with the Scottish Government regarding the future direction, timescale and technical/evidential requirements for the new National Planning Framework 4 (NPF4). Work is scheduled to begin on NPF4 following the Planning Bill receiving Royal Assent which will probably be in summer 2019.
- 5.11 Given the delays to the Bill the Scottish Government's stated timescales for NPF4 being approved in 2020 looks increasingly challenging and now is more likely to be in early 2021 however in terms of timings consideration will require to be given of the Scottish Parliamentary elections set for May 2021.

- 5.12 The policy direction and ‘co-production’ approach to NPF4 which will be set out by the Scottish Government will be important in shaping the role Clydeplan can play in supporting the development of NPF4 through its regional partnership working role.
- 5.13 The SDP Manager is maintaining ongoing contact with the Scottish Government in this respect. The Scottish Government have stated they are keen to work very closely with Clydeplan through both the transitional phase of the legislative change process and the development of NPF4 and the first Glasgow City region Regional Spatial Strategy.

6. Clydeplan - Work Plan

- 6.1 Key elements of the current Core Team work plan consists of the following:
- Clydeplan Action Programme refresh October 2019;
 - Early engagement with the Clydeplan Local Authorities and key stakeholders in respect of the development of a Glasgow City Region Regional Spatial Strategy;
 - Land Supplies (housing land, vacant and derelict land, and industrial and business land) and related monitoring, and ArcGis online mapping (AGOL) development;
 - Employment and Business Land Review;
 - Mapping/data support for Glasgow City Region City Deal PMO Business cases;
 - Support for Glasgow City Region Partnership Portfolios
 - Land Use and Sustainability;
 - Infrastructure and Assets;
 - Transport and Connectivity;
 - Housing and Equalities; and,
 - Economic Delivery Group;
 - Support for the Glasgow City Region Economic Intelligence Working Group, including the Regional Strategic Assessment;
 - Development of Strategic Active Travel Strategy and Action Plan and support for Strathclyde Partnership for Transport in respect of the development of the new Regional Transport Strategy;
 - Supplementary Guidance - Forestry and Woodland Strategy;
 - Heat mapping;
 - HNDA 3/Housing Market Partnership;
 - Development Management Forum;
 - Flood risk mapping updating;
 - Scottish Government liaison - Planning Review/HNDA3/NPF4; and,

- Ongoing wider stakeholder engagement including Scottish Government, Metropolitan Glasgow Strategic Development Plan, Central Scotland Green Network Trust, Glasgow and Clyde Valley Green Network, Climate Ready Clyde, Clyde Marine Planning Partnership, Homes for Scotland, Scottish Water, Sustrans, Glasgow Airport, Scottish Futures Trust, Scottish Forestry and SPT.

7. Observations

7.1 Clydeplan continues to remain a funded resource through to the end of March 2020 which can help support:

- the delivery of the approved SDP Vision and Spatial Development Strategy through partnership working with local authorities, the Key Agencies and wider stakeholders;
- the development of the Local Authority Local Development Plans;
- land supply data collection and monitoring and the consideration of issues arising from this monitoring;
- the Glasgow City Region local authority led portfolios with regard to the delivery of a number of the actions contained within the Glasgow City Region Economic Strategy Action Plan;
- the refresh of the Glasgow City Region Economic Strategy; and,
- the ongoing review of the Scottish planning system.

7.2 Irrespective of the ongoing delays with the Planning Bill particularly with regard to primary legislation, guidance, policy and the work commencing on NPF4, Clydeplan will continue to work with its Management Team, the Joint Committee and other wider stakeholders as outlined in this report, to continue to fulfil a useful regional spatial planning role.