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**To: Planning and Property Policy Board**  
**On: 26 January 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Development Plans Update**

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**1. Summary**

1.1. This report is to update the Board on the following:

- **Clydeplan** – Progress on the preparation of the replacement Strategic Development Plan (SDP) for the Glasgow and the Clyde Valley area;
  - **Renfrewshire Local Development Plan** – An update on the appeal lodged with the Court of Session challenging the validity of the Adopted Renfrewshire Local Development Plan.
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**2. Recommendations**

2.1 It is recommended that the Board:

- (i) Notes that the Proposed Strategic Development Plan “Clydeplan” has been approved by the Strategic Development Planning Joint Committee and that consultation on the document commenced on the 18 January 2016 for six weeks;
  - (ii) Notes the progress made in relation to the statutory appeal challenging the validity of the Renfrewshire Local Development Plan.
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**3. Clydeplan**

3.1. The replacement SDP for the Glasgow and the Clyde Valley area, which is now known as Clydeplan, has reached the next stage in the statutory plan preparation process with the approval by the GCV Joint Committee of the Proposed Plan. The Proposed Plan represents the settled view of the authority.

- 3.2. Development Plans require to be replaced every 5 years to ensure that they are up to date and guide development. The Glasgow and the Clyde Valley SDP was adopted in May 2012. A new plan requires to be in place by 2017.
- 3.3. Clydeplan sets clear parameters for the Renfrewshire Local Development Plan and contains the following points that are relevant to Renfrewshire:
- Supporting sustained economic growth – retaining the Strategic Economic Investment Locations such as Glasgow Airport Investment Area, Hillington / Renfrew North and Bishopton. Clydeplan also includes Burnbrae at Linwood as a new Strategic Freight Hub as well as setting out a planning framework for City Deal;
  - There is a new focus on the ‘Visitor Economy’ which provides a strategic context for Renfrewshire Tourism Framework, the Paisley Heritage Asset Strategy and Paisley’s candidacy for the UK City of Culture 2021;
  - The network of 23 strategic centres, which includes Braehead and Paisley, is to be retained. Actions for Paisley include capitalising on the potential of cultural and heritage assets to stimulate regeneration as well as encouraging a range of uses along with aiming to increase the centre’s population. For Braehead, the action is to ensure that it is central to the ongoing regeneration of Renfrew Riverside as well as City Deal through planned investment within the context of a masterplan;
  - It recognises that housebuilding makes an important contribution to the city region’s economy. The housing land requirements set out in Clydeplan set realistic levels of sustained growth. The private sector housing supply targets have been increased to reflect both the population and economic growth ambitions of Clydeplan. Whereas the social sector targets have had a downward adjustment to reflect availability of resources and deliverability of the target.
- 3.4. Formal consultation on the Proposed Plan will run from 18 January 2016 to 29 February 2016. Comments on the Proposed Plan consultation should be submitted through Clydeplan’s website at [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk)
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#### **4. Renfrewshire Local Development Plan**

- 4.1. On 11 November 2014 the Planning and Property Policy Board agreed to defend statutory appeals in relation to the Renfrewshire Local Development Plan which were lodged in the Court of Session by the following parties:
- (i) Retail Property Holdings Limited (“RPHL”), owners of Silverburn Shopping Centre. This appeal related to Braehead’s Town Centre status in the Local Development Plan; and
  - (ii) Mr Stuart McGregor. This appeal relates to needs of Gypsies and Travellers.
- 4.2. The Planning and Property Policy Board on the 25 August 2015 were informed that the appeal by RPHL in relation to Braehead being designated as

a Town Centre was allowed and that sections in the Local Development Plan that refer to Braehead as a Town Centre had been quashed by the Court.

- 4.3. The appeal by Mr Stuart McGregor, in relation to the needs of Gypsies and Travellers in the LDP has now been awarded legal aid by the Scottish Legal Aid Board. A procedural hearing is to be held on the 27 January 2016 with the appeal likely to be heard at the Court of Session in April/May 2016.
- 4.4. The Board will be kept up to date with the progress on the remaining statutory appeal through further reports.

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### **Implications of the Report**

1. **Financial** – None
2. **HR & Organisational Development** – None
3. **Community Planning – Jobs and Economy** – The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.
4. **Legal** - The nature of the challenges are as detailed in the report.
5. **Property/Assets** – None.
6. **Information Technology** – None
7. **Equality & Human Rights** -  
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None
9. **Procurement** – None
10. **Risk** – None
11. **Privacy Impact** – None

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