

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Planning Committee: 2 August 2011

Subject: Glasgow and the Clyde Valley Joint Structure Plan: Proposed Plan

1. Purpose

- 1.1** The purpose of this report is to inform the Committee of the content of the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan) and to seek the Committee's endorsement of the Plan.

2. Background

- 2.1** The Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) will replace the Glasgow and the Clyde Valley Joint Structure Plan. The Proposed Plan is the second key stage in developing the GCVSDP following the Main Issues Report, which was reported to Planning Committee in November 2010. Building upon the outcomes of the Main Issues Report consultation, the Proposed Plan sets out the vision and strategic land use planning framework for the Glasgow and Clyde Valley area for the period to 2035. It is an important document for West Dunbartonshire as this vision and development strategy will shape the next West Dunbartonshire Local Development Plan.
- 2.2** The Main Issues Report identified key issues, with associated challenges, central to the city-region's spatial planning. The Proposed Plan seeks to address these issues in its Spatial Vision and Development Strategy. The key aim of the Plan is to set out a framework that will determine a future geography of development which will support economic competitiveness and social cohesion in a manner that is environmentally sustainable.
- 2.3** The Proposed Plan has been jointly prepared by the eight constituent authorities of the Glasgow and Clyde Valley Strategic Development Plan Authority, with West Dunbartonshire Council Member input achieved through a Member's briefing held on 10 May 2011, and attendance at the Strategic Development Plan Authority Joint Committee meeting which approved the Proposed Plan for consultation purposes on 13 June 2011.

3. Main Issues

- 3.1** The Proposed Plan is in four sections: Philosophy and Principles; Economic and Demographic Framework; Spatial Vision; and Spatial Development Strategy. The Plan is supplemented by an Action Programme.

Section 1 – Philosophy and Principles

- 3.2** The first section of the Proposed Plan sets out its fundamental principles and its relationship with Local Development Plans and the development management process. Outlined within this section is an approach to sustainable location assessment to be applied to development proposals that have implications for the Spatial Development Strategy. This sustainable location assessment reflects the philosophy and direction of the GCVSDP.

Section 2 – Economic and Demographic Framework

- 3.3** There is a close relationship between economic activity and population change which affects the performance of the city-region. This is addressed in Section 2. The Main Issues Report identified two demographic scenarios, one based on lower in-migration and one on higher in-migration. The philosophy of the Plan is to pursue the higher in-migration population projection in conjunction with a low carbon sustainable economy, the economic basis of which is a rebalanced economic scenario which results in a shift, in part, away from the service economy towards a growth in specialist high-value products and related services associated with green technology sectors, green environmental sectors, tourism and leisure.

Section 3 – Spatial Vision

- 3.4** Section 3 sets out the key components of the Spatial Vision to 2035 and how the drivers of change will act to shape that vision. Elements of the Spatial Vision include: Glasgow City Centre at the core of a well-connected city-region; locating and concentrating development in sustainable locations within the existing urban areas; and an extensive green network. Some of the drivers of change identified included: climate change mitigation; the requirement for a low carbon economy; and the resources available for delivery, both private and public.

Section 4 – Spatial Development Strategy

- 3.5** The Spatial Development Strategy is the main constituent of the Proposed Plan, setting out how the spatial vision may be achieved. The Strategy comprises two levels: the Spatial Development Strategy Model, being the core components of the future location of development, and a set of five Spatial Frameworks. The Spatial Development Strategy is based upon a compact city model, applicable across the city-region and focused upon sustainable economic growth, regeneration, renewal of the urban fabric, minimising carbon and development footprints, all of which are allied to enhanced sustainable transport links with Glasgow City Council as the city-region core.
- 3.6** The central focus of the Spatial Development Strategy Model is the Development Corridor which runs west to east through the city-region paralleling the River Clyde and the M8 corridor to Edinburgh. Within the corridor are a series of projects, including the City Centre, Clyde Waterfront, Clyde Gateway, Ravenscraig, the Green Network and numerous Community

Growth Areas. Clyde Waterfront is a key component of the Spatial Development Strategy Model being a major long-term mixed-use regeneration project, stretching west from Glasgow City Centre and including Clydebank and Dumbarton. The Strathleven Corridor is identified by the Proposed Plan as an emerging strategically significant opportunity in the longer-term, worthy of further consideration in the form of a study, to be led by West Dunbartonshire Council with relevant strategic partners, to analyse the appropriate planning and investment requirements of the corridor commensurate with its emerging role as a gateway to the Loch Lomond and the Trossachs National Park.

3.7 The five Spatial Frameworks identified within the Spatial Development Strategy are:

- **Competitiveness:** this framework identifies a set of priority locations – Strategic Economic Investment Locations (SEILS) - for sustainable economic development and measures to improve connectivity both with wider economic markets and within the city-region. Clydebank Riverside and Lomondgate are both identified as SEILS, with the former defined as having a role in supporting the Business and Financial Services and Life Sciences, and the latter in supporting Business and Financial Services, Creative and Digital Services and Tourism. With regard to connectivity, the importance of Glasgow International Airport and a sustainable transport link to it is identified, as is the importance of a High Speed Rail link to the region, with a terminus in central Glasgow and links to the city-region. Strategic improvements to the public transport network are also identified.
- **Environmental Action:** the Green Network and Green Belt are identified as key mechanisms for addressing the competing demands on the city-region's environment. Clydebank, Old Kilpatrick and Dumbarton East are identified as Green Network Spatial Priorities.
- **Sustainable communities:** the main components of the framework for sustainable communities are housing and urban centres. A Housing Need and Demand Assessment for the Glasgow and Clyde valley area was undertaken as part of the Plan preparation. This has identified a demand for an additional 4000 new private sector homes in West Dunbartonshire in the period from 2009 to 2025. This is approximately 250 new homes a year. In numerical terms, there is currently sufficient land identified to meet this requirement. The Assessment has not identified a shortfall in affordable housing in the area. However, this broad assessment may mask local shortfalls or quality issues which are best examined through the Local Housing Strategy. Under certain circumstances, the Plan allows for the constituent Council's to augment the land available for private sector housing, particularly where this could help address housing needs in the affordable sector. The plan identifies a network of urban centres, which includes Clydebank and Dumbarton. It identifies challenges and actions for these centres to be taken forward through the Local Development Plan. For both, these actions include linkages to the waterfront and promotion of development sites. In addition for Clydebank there is reference to a

new/improved public/transport hub, and for Dumbarton new/refurbished retail floorspace and improved accessibility. Braehead is not referred to as a town centre in the Proposed Plan.

- Infrastructure: the Plan provides a framework for the city-region to address key infrastructure needs relating to energy, waste management and drainage necessary for a low carbon economic future and sustainable growth. The Plan calls for a 'paradigm shift' in energy generation and consumption through the introduction on Energy-Carbon masterplanning.
- Strategic Development Priorities: the Plan calls for a focus on the priorities it identifies and for pressure for decisions contrary to the Plan to be resisted. Strategic Development Priorities relevant to West Dunbartonshire includes Clyde Waterfront, Green Network priorities at Clydebank, Old Kilpatrick and Dumbarton East, the town centres of Clydebank and Dumbarton, and the Clydebank Riverside and Lomondgate economic investment locations.

Action Programme

- 3.8** Accompanying the Proposed Plan is an Action Programme which proposes how the Plan will be implemented. West Dunbartonshire Council is identified as a partner delivery organisation for a number of the twenty-one proposals included in the Action Programme, namely the Metropolitan Glasgow Strategic Drainage Strategy; Clyde Waterfront Regeneration, Strategic Green Network Opportunities; Clydebank Riverside Strategic Economic Investment Location; the promotion of active travel; the delivery of sustainable water management, sustainable flood management, the Scottish Forest Strategy, and the development of a network of waste management installations.

Next Steps

- 3.9** The next step in the preparation of the Plan will be the consideration of any representations made to the Strategic Development Planning Authority during the consultation period which runs to Friday 26th August 2011. Following this, and programmed for October 2011, the Plan will be submitted to the Scottish Government. Unresolved issues raised during the consultation exercise will be subject to Examination by a Scottish Government Reporter prior to Ministers approving, modifying or rejecting the Plan.

4. Personnel Issues

- 4.1** There are no personnel issues associated with this report.

5. Financial Implication

- 5.1** There are no financial implications associated with this report.

6. Risk Analysis

- 6.1** No risks have been identified in relation to this report.

7. Equalities Impact

- 7.1** An equalities and human rights impact assessment for the Proposed Plan has been carried out by the Strategic Development Planning Authority.

8. Strategic Assessment

- 8.1** The Proposed Plan has a focus on regeneration, specifically identifying the Clyde waterfront and Strathleven Corridor as regeneration priorities. This is considered to support the economic and social regeneration priority of the Council. The Plan has no adverse impact on the other strategic priorities of the Council.

9. Conclusion and Recommendation

- 9.1** The GCVSDP Proposed Plan represents a different type of strategic land-use plan, in accordance with the modernised planning system. It has a stronger focus on vision, strategy and a limited number of priority development locations, including in West Dunbartonshire, Clyde Waterfront, Green Network priorities at Clydebank, Old Kilpatrick and Dumbarton East, the town centres of Clydebank and Dumbarton, and the Clydebank Riverside and Lomondgate economic investment locations.
- 9.2** Issues raised at the Main Issues Report which caused concern, being the omission of Lomondgate in the list of Strategic Economic Investment Location, the future status of the Green Belt and the suggested inclusion of Braehead as a town centre – with potential implications of town centres in West Dunbartonshire – have been addressed within the Proposed Plan.
- 9.3** Overall, it is considered that the Proposed Glasgow and the Clyde Valley Strategic Development Plan provides a framework to support the ongoing economic, social and environmental regeneration of West Dunbartonshire.
- 9.4** It is recommended that the Committee note the publication and content of the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan) and authorise the Planning and Building Standards Manager to submit West Dunbartonshire Council's support of the Proposed Plan to the Glasgow and the Clyde Valley Strategic Development Plan Authority.

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Date: 18 July 2011

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Appendices: None

Background Papers: Glasgow and the Clyde Valley Strategic Development
Plan Proposed Plan & Action Programme

Wards Affected: All