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Our ref: A17765208

24 July 2017

Dear Stuart

## **THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: CLYDEPLAN STRATEGIC DEVELOPMENT PLAN – MINISTERIAL APPROVAL**

The Scottish Ministers have decided to approve the above plan with modifications. In reaching their decision they have considered the issues raised in representations made in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) (“the Planning Act”) and the report of the examination conducted under Section 12 of the Planning Act.

The Scottish Ministers approve the Clydeplan Strategic Development Plan with the modifications specified in the Annex to this letter. Part 1 of the Annex relates to the issues considered in the Examination Report. Ministers accept the reasons set out in the examination report and adopt them as their own. Part 2 of the Annex relates to additional modifications required by Scottish Ministers, with reasons as stated. Part 3 of the Annex sets out additional minor, technical modifications for the purpose of clarity. Regarding issues where no modifications were proposed in the examination report, Ministers accept the reasoning set out in the report and adopt them as their own.

Ministers have assessed the modifications for the purposes of Strategic Environmental Assessment, Habitats Regulations Appraisal and Equalities Impact Assessment and find that no significant impacts arise.

The Clydeplan Strategic Development Plan as modified is constituted as the strategic development plan for the Clydeplan development plan area from the date of this letter.

Scottish Ministers' approval of the proposed plan, as modified, is founded primarily on the consideration of its policies and general purposes and relates to the proposed plan as a whole. It should be understood that the Scottish Ministers' approval of the plan does not convey any approval of the matter therein for any other statutory purpose. In particular it does not commit the Scottish Ministers, or any other government department, to the payment of grant on any particular project or to the documents submitted with the proposed plan.

The foregoing decision is final, subject to the right, conferred by Section 238 of the Planning Act, of any person aggrieved by the Scottish Ministers' decision to apply to the Court of Session within six weeks from the date of publication of the Plan, as modified, whereby the Court may quash the plan (in whole or in part) if it is satisfied that it is not within the powers of the Act or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirement of the Act.

Under Section 14 of the Planning Act, the Strategic Development Planning Authority must now publish the strategic development plan as modified, send two copies to the Scottish Ministers, place a copy of it in public libraries in the plan area, notify those who made representations on the plan and advertise in a local newspaper that the plan has been published. Information about this decision will be posted on the Scottish Government's website.

Yours sincerely

Carrie Thomson

Principal Planner

# ANNEX: THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: CLYDEPLAN STRATEGIC DEVELOPMENT PLAN – MINISTERIAL APPROVAL

## PART 1 – MODIFICATIONS FROM EXAMINATION REPORT

ISSUE	MODIFICATION
01 Context	No modifications
02 Vision	No modifications
03 Placemaking	<ol style="list-style-type: none"> <li>1. In the 'Safe and Pleasant' entry in Table 1 on page 15, in the first bullet replace 'priority given to people movement over vehicle movement' with 'consideration given to place before vehicle movement'.</li> <li>2. In the 'Safe and Pleasant' entry in Table 1, add the following additional bullet: <ul style="list-style-type: none"> <li>• 'Maintains or improves air quality.'</li> </ul> </li> </ol>
04 Leadership and Delivery	<ol style="list-style-type: none"> <li>1. In the paragraph of Policy 2 which begins 'In support of...', insert 'continued' after 'encourage'. In the same paragraph, insert 'Vision and' before 'Spatial'.</li> <li>2. In paragraph 4.6, after 'city region,' insert 'investment in life sciences and additional business support for small and medium sized enterprises,'.</li> <li>3. Add the following additional sentence at the end of paragraph 4.7: 'The Glasgow and Clyde Valley City Deal Member Authorities are responsible for determining which projects comprise the overall Infrastructure Investment Programme.'</li> <li>4. In paragraph 4.8, replace 'The Infrastructure Fund will be used over a twenty year period to:' with 'Over a twenty year period it is estimated that the Infrastructure Fund will be used to:'</li> <li>5. In paragraphs 4.9 and 4.10 and in Policy 3, replace 'Lead' with 'Member'.</li> <li>6. In the title of Schedule 1, insert 'Current' before 'Glasgow'. Insert 'Infrastructure' before 'Projects'.</li> <li>7. In Schedule 1, replace 'Local Authority' with 'Member Authority'.</li> <li>8. In the title of Diagram 1, insert 'Current' before 'Glasgow'.</li> </ol>
05 Spatial Development Strategy	No modifications
06 Network of Strategic Centres	<ol style="list-style-type: none"> <li>1. In paragraph 6.6, in the second and sixth lines, replace 'interventions' with 'future actions'.</li> <li>2. After paragraph 6.6, insert a new paragraph as follows, and renumber accordingly: 'The network of strategic centres consists of a city centre, town centres and a commercial centre and is subject to the provisions set out in Scottish Planning Policy.'</li> <li>3. In paragraph 6.9, delete the third sentence beginning 'It is now also', and replace as follows: 'It is strongly influenced by a number of existing, new or expanded major strategic centres, such as Braehead, Easterhouse and Pollok.'</li> <li>4. In Policy 4, in the third bullet point, sixth line, after 'other Strategic Centres in the network, insert 'and town centres'.</li> <li>5. In Schedule 2, in all entries under the heading 'Challenges', except those for Lanark and Ravenscraig, insert an additional bullet point as follows: <ul style="list-style-type: none"> <li>• 'parts of the area subject to flood risk'.</li> </ul> </li> <li>6. In Schedule 2, in the entry for Braehead under the heading 'Future Actions': <ol style="list-style-type: none"> <li>6.1 - in the second bullet point, after 'a range of retail, commercial and</li> </ol> </li> </ol>

	<p>business uses to enhance the existing offer and employment opportunities’, insert the words: ‘, subject to assessment showing that there would be no significant impact on city and town centres’;</p> <p>6.2 - delete the third bullet point.</p> <p>7. In Schedule 2, in the entry for Kirkintilloch under the heading ‘Challenges’ delete the third bullet point and replace as follows:</p> <ul style="list-style-type: none"> <li>• ‘lack of direct access by rail’.</li> </ul>
<b>07</b> Strategic Economic Investment Locations	In the Opportunities/Challenges column of Schedule 3, in the entry for the Queen Elizabeth University Hospital Glasgow, insert ‘bus service and infrastructure improvements, including’ before ‘Fastlink’. Remove the final sentence of the entry.
<b>08</b> Strategic Freight Transport Hubs	No modifications
<b>09</b> Visitor Economy	No modifications
<b>10</b> Selection of Growth Scenario	<ol style="list-style-type: none"> <li>1. At the end of paragraph 1.12, add the following sentence: ‘The provision of sufficient land and infrastructure for development will be an important means of supporting growth.’</li> <li>2. In paragraph 6.28, delete the final sentence, including the bullet points which form part of it.</li> <li>3. In Policy 7, replace the first sentence beginning ‘In order to...’ with: ‘In order to enhance housing delivery and contribute to the creation of high quality places, Local Authorities, Community Planning Partners and the housebuilding and development industry will work to ensure the delivery of the homes needed to support the Vision and Spatial Strategy.’</li> <li>4. In Policy 7, replace the final sentence with: ‘This should focus on the existing housing land supply and public sector estate whilst bringing forward new opportunities in accordance with Policy 8.’</li> <li>5. In paragraph 6.33, insert an additional bullet point: <ul style="list-style-type: none"> <li>• ‘direct subsidy’.</li> </ul> </li> <li>6. Delete the first sentence of paragraph 6.58. After this paragraph, insert a new paragraph: ‘The identification of an all-tenure housing supply target recognises the potential role of the private sector in providing a range of affordable housing types, not just through the application of quota policies to otherwise wholly private developments. New housing provided in any tenure will contribute to meeting the overall housing supply targets which have been identified across Clydeplan. Assumptions regarding the likely tenure of the provider should not impose artificial or unnecessary restrictions on new housing provision.’</li> <li>7. Delete paragraphs 6.60 to 6.62. Replace these with a new paragraph as follows: ‘In order to provide flexibility, support the housebuilding industry and provide for long term growth, a generosity level of 15% has been applied to the Housing Supply Target (Schedules 6 and 8).’</li> <li>8. After paragraph 6.65, insert a new paragraph: ‘Regardless of the indicative surpluses and shortfalls (based on 2013 housing supply data) shown in Schedules 9 and 10, it will be for local development plans to ensure, in accordance with Policy 8 and informed by up to date housing land supply data, that sufficient housing land is allocated which is effective, or capable of becoming so, such as to meet the housing land requirements for each housing sub-market area and each local authority as set out in Schedules 8, 9 and 10. In light of the</li> </ol>

additional funding for the Affordable Housing Supply Programme to 2021, LDPs may allocate additional land over-and above the social sector HLR if evidence indicates that this is appropriate and would support the delivery of additional social sector housing.'

9. In Policy 8, replace the first bullet point with the following bullet point:
  - 'make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;'
10. In Policy 8, in the second bullet point, replace 'for' with 'from. After 'requirements' insert ', for each housing sub-market area and for each local authority,'.
11. In Policy 8, in the third bullet point, after 'times' insert 'for each housing sub-market area and for each local authority'.
12. In Policy 8, delete the fifth bullet point.
13. In Policy 8, add a new paragraph to the end of the policy as follows:
 

'Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

  - The development will help to remedy the shortfall which has been identified;
  - The development will contribute to sustainable development;
  - The development will be in keeping with the character of the settlement and the local area;
  - The development will not undermine green belt objectives; and
  - Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.'
14. Replace Schedule 6 and its associated footnotes with an alternative schedule and footnotes using the material provided at Table 11.1 – Schedule 6B of the authority's response to FIR01.
15. In the new Schedule 6, replace 'GCV Total Housing Land Supply' with 'GCV Housing Land Supply 2013'
16. In the title of Schedule 7, delete '(including a 10% adjustment to the Private Housing Supply Target)'.
17. Replace Schedule 8 and its associated footnotes with an alternative schedule and footnotes using the material provided at Table 11.2 – Schedule 8B of the authority's response to FIR01.
18. In paragraph 6.66, replace 'provide' with 'provided'.
19. In the first sentence of paragraph 6.67, replace 'There is' with 'This evidence indicated that in 2013 there was'. In the second sentence, replace 'The land supply comprises' with 'This land supply comprised' and replace 'has' with 'had'.
20. In paragraph 6.68, delete '(11%)'
21. Delete paragraph 6.69 and replace it with the following paragraph:
 

'The private sector housing land requirement (80,160) exceeds the adjusted housing estimates by (55,410) by 45%, whilst the all tenure requirement (116,150) exceeds the adjusted estimate (95,140) by 22%.'
22. Delete paragraph 6.71.
23. Replace Schedule 9 and its associated footnotes with an alternative schedule and footnotes using the material provided at Table 11.3 – Schedule 9B of the authority's response to FIR01.
24. In the new Schedule 9, insert '2013' after 'Private Land Supply' and insert 'Indicative' before 'Surplus/Shortfall'.
25. Replace Schedule 10 and its associated footnotes with an alternative schedule and footnotes using the material provided at Table 11.4 – Schedule 10B of the authority's response to FIR01.

	<p>26. In the new Schedule 10, insert '2013' after 'Private Land Supply' and insert 'Indicative' before 'Surplus/Shortfall'.</p> <p>27. Replace Diagram 11 with the correct version provided by the planning authority in response to FIR01.</p>
<b>11</b> Housing Land Requirement	Please refer to the reporter's recommendations under Issue 10.
<b>12</b> Housing Land Supply	Please refer to the reporter's recommendations under Issue 10.
<b>13</b> Joint Action Towards the Delivery of New Homes	Please refer to the reporter's recommendations under Issue 10.
<b>14</b> Site Specific Proposals	No modifications
<b>15</b> Climate Change	Insert 'mitigation of and' before 'adaptation' in the second sentence of paragraph 7.1.
<b>16</b> Delivering Head and Electricity	<ol style="list-style-type: none"> <li>1. In Policy 10, in the first sentence beginning 'In support of...', replace 'consideration' with 'support'. Insert ', where appropriate,' after 'given'.</li> <li>2. In Policy 10, under 'Heat Mapping' insert a new initial sentence: 'Subject to the satisfactory resolution of data access issues, supplementary guidance will be prepared to address cross boundary issues for strategic heat infrastructure.'</li> </ol>
<b>17</b> Onshore Wind Spatial Framework	<ol style="list-style-type: none"> <li>1. Add the following sentence to the end of paragraph 7.8: 'Part Two of Background Report 10 Low and Zero Carbon Generating Technologies outlines the methodology used in devising the Onshore Wind Spatial Framework illustrated in Diagram 6.'</li> <li>2. Replace the first sentence of paragraph 7.9 with the following two sentences: 'In order to protect communities and international and nationally important environmental designations and resources, the spatial framework identifies all areas outwith the areas with potential for wind farm development as areas of significant protection. Local development plans, in confirming the detailed boundaries of these areas, may indicate lesser separation distances from settlements to reflect local circumstances.'</li> <li>3. In Policy 10, replace the text under 'Onshore Wind' with the following: 'In order to support onshore wind farms, local development plans should finalise the detailed spatial framework for onshore wind for their areas in accordance with SPP, confirming which scale of development it relates to and the separation distances around settlements. Local development plans should also set out the considerations which will apply to proposals for wind energy development, including landscape capacity and impacts on communities and natural heritage. Proposals should accord with the spatial framework set out in Diagram 6 and finalised in local development plans.'</li> </ol>
<b>18</b> Planning for Zero Waste	In the final sentence of paragraph 7.12, replace '14' with '10.1' and replace '2011' with '2013'.
<b>19</b> Maximising Green Network Benefits	No modifications
<b>20</b> Forestry and Woodland	In paragraph 8.10, insert ', support biodiversity,' after 'flood management'.

<p><b>21 Promoting Responsible Extraction of Resources</b></p>	<ol style="list-style-type: none"> <li>1. Replace the first paragraph of Policy 15 with the following: 'An adequate and steady supply of minerals will be maintained. This will include a land bank for construction aggregates equivalent to at least 10 years extraction - supplementary guidance will set out how this is to be achieved.'</li> <li>2. In the second paragraph of Policy 15, replace 'aligned to' with 'against'.</li> <li>3. Delete from Paragraph 15 the subheading 'Unconventional Oil and Gas extraction' and the subsequent paragraph which begins 'Any proposals for...'</li> </ol>
<p><b>22 Promoting Sustainable Transport</b></p>	<ol style="list-style-type: none"> <li>1. In paragraph 9.1, in the fourth line delete 'education and healthcare facilities', and insert 'education, healthcare and leisure facilities'; and in the last line after 'social inclusion' insert 'and air quality,'.</li> <li>2. Reverse the order of paragraphs 9.5 and 9.6.</li> <li>3. In paragraph 9.9, in the fifth and sixth lines delete 'improvements to the bus network and services', and insert 'improvements to bus networks, services and infrastructure'.</li> <li>4. In paragraph 9.10, first bullet point, at the end after 'city region' insert 'in order to reduce carbon emissions and urban air pollution'.</li> <li>5. In paragraph 9.10, second bullet point, at the end after 'reliability' insert 'including supporting proposals to extend rail electrification'.</li> <li>6. In paragraph 9.10, reword the third bullet point as follows: <ul style="list-style-type: none"> <li>• 'a focus on regional rail and bus hubs and interchanges, and on strategic corridor improvements, including expansion of park and ride;'</li> </ul> </li> <li>7. In paragraph 9.10, insert the following additional bullet point: <ul style="list-style-type: none"> <li>• 'support for the provision of a network of electric vehicle charging points.'</li> </ul> </li> <li>8. In paragraph 9.13, reword the final sentence to read as follows: 'Subject to approval by the respective partners, this study will seek to identify agreed future actions and interventions in support of the Vision and Spatial Development Strategy and will also factor into SPT's review of their Regional Transport Strategy.'</li> <li>9. In Schedule 13, in the entry for 'Glasgow Subway', amend the fourth column to read as follows: 'Continue to modernise Subway; improved integration with all modes'.</li> <li>10. In Diagram 9, in the annotation of Non-radial Corridors, transpose 'A' and 'C'.</li> </ol>
<p><b>23 Active Travel – Walking and Cycling</b></p>	<ol style="list-style-type: none"> <li>1. Reword paragraph 9.14 as follows: 'High quality places and the location of development should provide safe and convenient opportunities for walking and cycling. Linking the city region's open spaces will help reduce carbon emissions and improve air quality, deliver improved health and well-being benefits, and make walking and cycling much more attractive and practical everyday options.'</li> <li>2. In paragraph 9.15, delete the last sentence beginning 'Water-based travel'. In paragraph 9.10, at the end add a new bullet point: <ul style="list-style-type: none"> <li>• 'support for water-based travel.'</li> </ul> </li> <li>3. Reword paragraph 9.16 as follows: 'A strategic walking and cycling network combines long-distance recreational routes, and more localised routes that have significant potential to encourage active travel, for example between residential areas and workplaces. In support of a National Long Distance Cycling and Walking Network and Central Scotland Green Network, the development of a strategic walking and cycling network will be important.'</li> </ol>

	<p>An indicative network is identified in Diagram 10.'</p> <p>4. In Policy 18, reword the third bullet point as follows:</p> <ul style="list-style-type: none"> <li>• 'development proposals to maintain and enhance the strategic walking and cycling network, including where applicable the Glasgow and Clyde Valley City Deal projects and the Central Scotland Green Network National Development.'</li> </ul>
<b>24</b> Connectivity and Wider Economic Markets	Reword paragraph 9.17 as follows: 'High quality access to wider UK, European and global markets, and among the city-region's Strategic Centres and Strategic Economic Investment Locations (SEILs), is essential to support the SDP Vision and Spatial Development Strategy particularly in relation to attracting and retaining investment in the city region's economy and in support of the SEILs and Strategic Centres.'
<b>25</b> Glasgow Airport	In paragraph 9.21 in the first line, after 'Glasgow Airport' insert: 'as a National Development and'.
<b>26</b> High Speed Rail	No modifications
<b>27</b> Development Management	<ol style="list-style-type: none"> <li>1. In the second column of Schedule 14, for Mineral Extraction Proposals, insert 'Site area' before '≥'.</li> <li>2. In the second column of Schedule 15, for Green Network, insert 'visitor economy,' after 'woodland creation,'.</li> <li>3. In Box 2 of Diagram 11, in the first bullet, replace 'modal shift' with 'shift to sustainable travel modes'.</li> </ol>
<b>28</b> Miscellaneous	No modifications

## **PART 2 – ADDITIONAL MODIFICATIONS**

<b>ISSUE</b>	<b>MODIFICATION</b>
<b>6</b> Network of Strategic Centres	<ol style="list-style-type: none"> <li>1. At the end of paragraph 6.5 add the following, "As outlined in the Action Programme, Clydeplan and its constituent authorities will commence an early review of the network of strategic centres. This will include consideration of the status of centres within the network and an analysis of the potential impact on town centres of expanding Braehead."</li> </ol> <p><u>Reason</u> To provide an appropriate evidence base to inform future decisions.</p>
<b>20</b> Forestry and Woodland	<ol style="list-style-type: none"> <li>1. Remove reference to "Diagram 8" at paragraph 8.12 and in Box 1 of Diagram 11 'Assessment of Development Proposals'.</li> <li>2. Remove "(Background Report 12)" from paragraph 8.12.</li> <li>3. Remove text at paragraph 8.13 and replace with: "The Forest and Woodland Strategy (Background Report) 12 or replacement supplementary guidance will inform: <ul style="list-style-type: none"> <li>• The preparation of Local Development Plans</li> <li>• The development of detailed and local guidance</li> <li>• Planning decisions which would affect woodland creation, management and removal, and</li> <li>• Funding decisions with regards to the Scottish Rural Development Programme 2014-20</li> </ul> </li> <li>4. At Policy 13, Forestry and Woodland; <ol style="list-style-type: none"> <li>i) Insert at the end of the second bullet point, "or as replaced by</li> </ol> </li> </ol>

	<p>supplementary guidance referred to below”.</p> <p>ii) Insert as a new paragraph below both bullet points, “Supplementary Guidance will be produced to replace the Forestry and Woodland Strategy (Background Report 12). This will update the information and guidance currently contained within in it, including that set out at paragraph 8.12. The supplementary guidance should be submitted to Ministers within 1 year of the date of approval of this plan.</p> <p>5. Remove Diagram 8 ‘Indicative Potential for Woodland Expansion’.</p> <p>6. Renumber Diagrams within the plan</p> <p><u>Reasons</u></p> <p>1. Diagram 8 will be removed as per 5 below</p> <p>2. To future proof the plan as the Background Report will be replaced.</p> <p>3. To future proof the plan as the Background Report will be replaced.</p> <p>4. i) To future proof the plan as the Background Report will be replaced. ii) To introduce a connection to Supplementary Guidance.</p> <p>5. The diagram is inaccurate and lacks clarity.</p> <p>6. To address removal of Diagram 8.</p>
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### **PART 3 – MINOR CONSEQUENTIAL MODIFICATIONS**

<b>Page</b>	<b>Suggested Change</b>
Inside Cover	Replace East Dunbartonshire Council logo with new one
Inside Cover (and other similar base maps)	Add Kirkintilloch to map
Contents - Forward	Replace Harry Curran with Baillie James Scanlon
Contents	No2 add ‘for Clydeplan’ after Vision
Contents	Sub heading missing - No 8 after ‘Green Belt’ add a new line ‘Promoting Responsible Extraction of Resources Page 79’
Contents	Sub heading missing - No 9 after ‘Active Travel - Walking and Cycling’ add a new line ‘Connectivity and Wider Economic Markets Page 89’
Contents	Add reference to Section 11 for Glossary and Background Reports
2 - Forward	Replace Harry Curran with Baillie James Scanlon and signature. New wording to reflect approval of the SDP
3 and 4	Remove - relevant only to Proposed Plan
6, paragraph 1.4	Comma after housing and infrastructure
18, policy 2	Add ‘and Spatial Development Strategy’ after ‘Vision’ (first paragraph)
20, schedule 1 title	Insert ‘Infrastructure’ after ‘Deal’ – to mirror Diagram 1 title
20, number 10	Add ( ) around the words NPF3 National Development
20, number 14	Add Glasgow Airport Access Strategic Priority (NPF3 National Development)
20, number 15	Under Project name Cathkin Relief Road add (Completed March 2017)
24, paragraph 5.2	Last sentence should read ‘seeks’
40 - SEILs Schedule - Glasgow City Centre entry	Add in the full name for ITREZ - International Technology and Renewable Energy Zone
53, diagram 5	Needed to delineate ‘Conurbation’
57 – 62	Correct Schedules 6 – 10 for rounding (see also Reporters changes which do not refer to inconsistent rounding)
58, schedule 7	Remove from title (Including a 10% adjustment to the Private Housing Supply Target)
61 and 62	Schedules 9 & 10 remove shortfall from headers
61	Schedule 9 footnote states no 1 but reference in header (Housing Land

	Requirements (Housing Supply Target +15%)) states no 2
79	Policy 15 change 'Unconventional Oil and Gas extraction' to 'Unconventional Oil and Gas Extraction' for consistency with other headings
80, paragraph 8.20	3 <sup>rd</sup> line delete 'context'
84, paragraph 9.10	3rd bullet point replace full stop with a comma after 'hubs'
84, paragraph 9.10	5th bullet point add a comma after 'and'
86/87	Remove 'International' from Glasgow International Airport (4 references)
89	After paragraph 9.16 change heading 'Connectivity and wider economic markets' to 'Connectivity and Wider Economic Markets' for consistency with other headings and add to contents page
91	Policy 19 heading change 'Glasgow Airport and sustainable transport access' to 'Glasgow Airport and Sustainable Transport Access' for consistency with other headings
98/99 Diagram 11	Continue green dots from 'Subject to Local Development Plan assessment' on page 99 to page 98
104	Background Report 2 'Need' not 'Needs'