

Issue No: 1

Issue: Strategic Development Plan

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Supporting Documents

1. Planning etc. (Scotland) Act 2006 (pages 6 to 9, sections 7, 8, and 10)
2. Planning Circular 1/2009: Development Planning, The Scottish Government (pages 4, 6, 7; paragraphs 13, 14, 18 to 24)
3. Advert placed by Glasgow and the Clyde Valley Strategic Development Planning Authority in The Herald, Thursday 30th June 2011, Public Notices.
4. Glasgow and the Clyde Valley Strategic Development Planning Authority Development Plan Scheme and Participation Statement (March 2011)
5. Scottish Planning Policy, The Scottish Government, 2010 (page 4, paragraph 21)

Issue 1	Strategic Development Plan	
Development plan reference:	Entire Proposed Plan	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
E3 Councillor Gordon Murray E11/2 Ashfield Land E14/2 Land Synergy E15/1 Bellisle Developments Ltd E29/1 Ogilvie Homes Ltd. E62 Scottish Association for Public Transport E63 Hillhead Community Council		
Provision of the development plan to which the issue relates:	Entire Proposed Plan	
Planning authority's summary of the representation(s):		
<p>E3 Councillor Gordon Murray Cumbernauld does not feature in the Proposed Plan as a strategic priority and deserves a higher status in terms of Scotland's future economic and development priorities. Attention is drawn to Cumbernauld's central position in lowland Scotland, to its need for additional public housing, the regeneration needs of the town, its investment in public realm, its need for more office and hotel spaces.</p> <p>E11/2 Ashfield Land, E14/2 Land Synergy, E15/1 Bellisle Developments Ltd Proposed Plan is far from concise, its layout and structure are overly complicated and could not be easily interpreted by a layperson. A different approach should be adopted with the structure and text significantly streamlined to reduce complexity.</p> <p>E29/1 Ogilvie Homes Ltd There should be a delay to the consideration of the Strategic Development Plan until a time that the Reporter's recommendations on the on-going Local Plan examination in North Lanarkshire have been published to ensure that the Glasgow and Clyde Valley Strategic Development Plan reflects the adopted housing land supply position of the North Lanarkshire Local Plan.</p> <p>E62 Scottish Association for Public Transport During the Scottish Ministers' assessment of the Proposed Plan, the Scottish Government should commit itself to review its own strategic transport investment programme so as to inform the Proposed Plan and its future effectiveness and rather than delaying a review of the Strategic Transport Projects Review a positive Scottish Government commitment is needed for a fundamental reassessment of Strategic Transport Projects Review as part of the budget process for 2012/13 and following years. This is crucial for an effective Strategic Development Plan and a revised Regional Transport and Energy Strategy within limited funding.</p>		

E62 Scottish Association for Public Transport

Modelling scenarios of economic growth, spatial policy and transport mode share is not adequately considered in the Strategic Development Plan Proposed Plan even though both the Scottish Government and the Strategic Development Plan Proposed Plan argue in principle for an economic strategy breaking the link between economic growth and carbon consumption. This should be extended to include the evidence for a breaking of the link between economic growth and the expansion of car use.

E63 Hillhead Community Council

Consultation on the Proposed Plan was insufficient with access to the document limited given most community councils were in recess at the time. Access to the website to read the Proposed Plan was not easy and printed copies should have been more widely available and have been publicised to all affected communities. 2035 is too far ahead when so many aspects have not received proper evaluation, or where there are too many unknown factors. There are considerable risks in such a proposed time span, given that some points do not seem to have adequate scientific support or evidence. There are no proposals for any assessment or evaluation of its proposals at 5 yearly intervals.

Modifications sought by those submitting representations**E3 Councillor Gordon Murray**

- no specific modification sought

E11/2 Ashfield Land, E14/2 Land Synergy, E15/1 Bellisle Developments Ltd

- no specific modification sought

E29/1 Ogilvie Homes Ltd

- no specific modification sought

E62 Scottish Association for Public Transport

- no specific modification sought

E63 Hillhead Community Council

- no specific modification sought

Summary of responses (including reasons) by planning authority:**E3 Councillor Gordon Murray**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the representation.

The Proposed Plan's spatial priorities, as set out in the Spatial Development Model (Diagram 10, page 21), recognises Cumbernauld contribution to the long term strategic expansion of the city region through the identification of the Cumbernauld South Community Growth Area which has an estimated capacity of over 2,000 houses. In addition Cumbernauld also features in the Proposed Plan's accompanying spatial framework relating to the development of sustainable communities. Cumbernauld Town Centre is recognised as being part of the city regions network of strategic centres serving the north-east sector of the plan area with civic and community, employment, education, retail and business roles and

functions (Diagram 18, page 53).

The Strategic Development Plan is a high-level strategic plan focused on long-term key spatial priorities and does not address detailed proposals at the local level. The issues therefore of public housing in the town, future economic development and regeneration of the town centre, and decisions on public realm are issues which are more appropriately addressed through the local development plan to be developed by North Lanarkshire Council.

E11/2 Ashfield Land, E14/2 Land Synergy, E15/1 Bellisle Developments Ltd

These representations are rejected by the Glasgow and the Clyde Valley Strategic Development Planning Authority.

Requirements of Strategic Development Plan legislation

The submitted Proposed Plan meets the requirements of the Planning etc. (Scotland) Act 2006 (page 6, section 7, 8 and 10 and Planning Circular 1 2009 (pages 4, 6, 7, paragraphs 13, 14, 18 to 24) (Supporting Documents 1 and 2). The Strategic Development Plan is a new style of development planning document designed to meet the Scottish Government's challenge of the renewed Scottish Planning System and to support and meet the Scottish Government's 'culture change' agenda

Presentational approach adopted by the Glasgow and the Clyde Valley Strategic Development Planning Authority

The Proposed Plan is published in a strongly visual and graphical format, so as to

- reduce the inherent complexity of the long-term development planning of Scotland's predominant metropolitan city-region;
- reduce the length and text to that necessary to support the graphical content;
- aid conciseness and emphasise the Strategic Development Plan's Vision and Strategy, with detail policy considerations devolved to the local planning authorities of the eight constituent local authorities.

E29/1 Ogilvie Homes Ltd

This representation is rejected by the Glasgow and the Clyde Valley Strategic Development Planning Authority.

Relationship of Strategic Development Plan to Local and Local Development Plans

- the Proposed Plan sets out the latest strategic development planning context for development within the city-region. As such, it is the role of the Proposed Plan to establish the parameters of long-term development and to set the context for local development plans within the city-region.
- it would be inappropriate for a local plan, prepared under a previous generation of legislation, to set the relevant development context for an up-to-date Strategic Development Plan prepared under Scotland's new planning legislation.

E62 Scottish Association for Public Transport

This representation is rejected by the Glasgow and the Clyde Valley Strategic

Development Planning Authority.

Relationship between the Strategic Development Plan and Scottish Government's Transport Projects Review

- the Scottish Government's Strategic Transport Projects Review, the regional transport strategy and energy strategy are not driven by and lie outwith the scope of the Proposed Plan which is required to be prepared within the Ministerial approved provisions of the Strategic Transport Projects Review and other related Scottish Government strategies.
- the need for and timing of a 'fundamental reassessment' of the Strategic Transport Projects Review and related Scottish Government strategies is a matter for the Scottish Ministers and Transport Scotland.
- the Proposed Plan can only establish the relevant strategic long-term 'direction of travel' for transport investment and step-change in sustainable transport in the city-region and, assuming future Ministerial approval, would be a material consideration in any review of the Strategic Transport Projects Review and related strategies.

Economic growth, car use, movement by mode and link on transport networks internal and external to the city-region

- these are subjects requiring significant academic research and detailed land-use and transport modelling of an inappropriate level of detail for a Proposed Plan.
- the Proposed Plan, at the strategic level, establishes the linkage between sustainable economic growth and a required step-change in sustainable transport and identifies the potential range of actions which should be considered by the Scottish Government and the regional transport body in seeking to achieve that step-change.

E63 Hillhead Community Council

This representation is rejected by the Glasgow and the Clyde Valley Strategic Development Planning Authority.

Representations period and access to the Proposed Plan

- the representations period, 30th June 2011 to 26th August 2011 was fully advertised as per section 10 of the 2006 Act, Supporting Document 3.
- the time-line for the Strategic Development Plan submission has been set out in the Glasgow and the Clyde Valley Strategic Development Planning Authority's Development Plan Scheme updated and published in March 2011, Supporting Document 4. The Development Plan Scheme has been made available at the offices of the Glasgow and the Clyde Valley Strategic Development Planning Authority and in all libraries within the Glasgow and the Clyde Valley Plan area and through the Glasgow and the Clyde Valley Strategic Development Planning Authority's web-site.
- the representations period was timed to ensure compliance with the Development Plan Scheme and acknowledging the summer period, was set at eight weeks, two weeks longer than the minimum six weeks (section 10(2) 2006 Act (Supporting Document 1)).

- the Glasgow and the Clyde Valley Strategic Development Planning Authority commissioned a new web-site (www.gcvsdpa.gov.uk) which went live on the 30th June 2011, the commencement date of the representations period.
- all material related to the Proposed Plan was freely available through the www.gcvsdpa.gov.uk website.
- copies of the Proposed Plan were available at all constituent local authority council offices and at all libraries within the Glasgow and the Clyde Valley Plan area, as per legislation.

It is considered that the Glasgow and the Clyde Valley Strategic Development Planning Authority satisfied the provisions of Section 10(1) of the Planning etc. (Scotland) 2006 Act, Supporting Document 1.

The Proposed Plan's Plan Period

- in line with legislation and planning guidance, the Strategic Development Plan Proposed Plan adopts a minimum twenty year perspective. The Proposed Plan, in line with the Scottish Government's policy, is founded upon a sustainable development perspective and this shapes the logic and flow of the document and the complex set of strategy inter-linkages. Whilst such a long-term view inevitably cannot predict or forecast accurately what will occur through the life of the Plan, this approach emphasises Vision and Planning Strategy and establishes a clear direction of travel for long-term development.

The Proposed Plan's Review Cycle

- the Proposed Plan follows directly from the Glasgow and the Clyde Valley Joint Structure Plan 2000, the Glasgow and the Clyde Valley Joint Structure Plan 2006 (the Third Alteration to the 2000 Plan) and establishes five-yearly review process with its submission in 2011.
- this sequence of five-yearly reviews, established by successive Glasgow and Clyde Valley Strategic Development Planning organisations since 1996, meets the demands of the Scottish Government's Scottish Planning Policy (page 4, section 21), Supporting Document 5.

Reporter's conclusions:

Reporter's recommendations: