

Issue No: 34

Issue: Strategy Support Measure 15: Meeting risk - delivering the spatial development priorities

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Supporting Documents

1. Scottish Planning Policy 2010, The Scottish Government, page 6, section 33 (Extract)

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| Issue 34 | Strategy Support Measure 15: Meeting risk - delivering the spatial development priorities | |
| Development plan reference: | Spatial Development Strategy Spatial Framework 5 Strategic development priorities | Reporter: |
| Body or person(s) submitting a representation raising the issue (including reference number): | | |
| <p>E52/16 Mactaggart and Mickel (Homes) Ltd. E53/3 SRG Estates E53/4 SRG Estates E53/5 SRG Estates E54 Glasgow Housing Association</p> | | |
| Provision of the development plan to which the issue relates: | Spatial Framework 5 Strategic development priorities (page 60) Strategy Support Measure 15 (page 60) Diagram 20 (page 61) | |
| Planning authority's summary of the representation(s): | | |
| <p>E52/16 Mactaggart and Mickel (Homes) Ltd.</p> <ul style="list-style-type: none"> • provide greater detail and clarity in terms of the 'Sustainable Economic Growth' requirement by providing a twin strategy with more of a focus on the short to medium term that closely reflect current and future market conditions. • plan strategically to provide for generous housing land supply to meet housing demand in full for both the private and affordable housing requirements • less reliance on high density and Urban Capacity sites and allow Local Development Plans to release effective housing sites allowing for the expansion of existing settlements that best suit local circumstances and support 'sustainable economic growth' in the short to medium term. • provide for a Twin Strategy' taking account of the short to medium term and place less reliance on the Community Growth Area's that will take longer to become effective, in the post recession period, as has been evident to date. | | |
| <p>E 53/3, E53/4 and E53/5 SRG Estates Provision should be made for exceptions to Strategy Support Measure 15 where development of sustainable renewable energy locations does not undermine the Plan Vision, contributing to a low carbon economy.</p> | | |
| <p>E54 Glasgow Housing Association Provision should be made for the inclusion of the Transformational Regeneration Area (TRA) programme across Glasgow as they are key strategic regeneration areas for the City and have been afforded National priority by the Scottish Government, a partner to the programme.</p> | | |

Modifications sought by those submitting representations:**E52/16 Mactaggart and Mickel (Homes) Ltd.**

Refer to the 'Sustainable Economic Growth' requirement in the Strategic Development Priorities page and reference it in Strategy Support Measure 15 and Diagram 20.

E53/3, E53/4 and E53/5 SRG Estates

The Strategic Development Plan should make allowance for exceptions to Strategy Support Measure 15 where the development of sustainable renewable energy locations does not offend and ultimately works towards the Plan Vision, contributing to a low carbon economy.

E54 Glasgow Housing Association

The Glasgow TRA programme should appear in detail as a single proposal within the Strategic Development Plan Priorities section.

Summary of responses (including reasons) by planning authority:**E52/16 Mactaggart and Mickel (Homes) Ltd.**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modifications on the basis that

- in a period where resources are both constrained and finite, it is even more important to focus on clear defined spatial priorities, to avoid increasing their number and distribution and to avoid their dilution and risk to their delivery.
- it is not appropriate to amend the overall strategy to create a 'de facto' 'twin Strategy which supports expediency in response to market fluctuations in demand where this may lead in the longer-term to a non-sustainable portfolio of development locations.
- sustainable economic growth does not mean any development. It is closely defined in Scottish Government publications (Supporting Document 1) and is a fundamental aspect of the Strategic Development Strategy and its risk approach (paragraph 4.124)
- the fundamental principles of the Strategic Development Plan require proposals to reflect the Spatial Development Strategy and support the Plan's Spatial Vision.
- any changes to the overall Spatial Development Strategy which could bring forward development proposals in non-sustainable locations, run counter to the Proposed Plan's Spatial Vision.
- In the context of housing development, the Strategic Development Plan, through Strategy Support Measure 10, already makes provision to support local flexibility, where it can exploit sustainable locations and where it is appropriate locally, in the period to 2020.

E 53/3, E53/4 and E53/5 SRG Estates

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modifications on the basis that

- the location of strategic sustainable renewable energy locations is adequately supported within the Proposed Plan

- in a period where resources are both constrained and finite, it is even more important to focus on clear defined spatial priorities, to avoid increasing their number and distribution and to avoid their dilution and risk to their delivery.

E54 Glasgow Housing Association

The Glasgow and the Clyde Valley Strategic Development Planning Authority recognises and welcomes the efforts devoted to regeneration and redevelopment by Glasgow Housing Association.

However, it rejects the proposed modification, in that

- it is also recognised that similar approaches are being undertaken across the city region by the other constituent local authorities.
- although the Glasgow TRA programme may carry national priority in investment terms, it is not a specific spatial national priority identified in National Planning Framework 2.
- it is considered that such projects are most appropriately incorporated within the relevant Local Development Plan, Local Housing Strategy and Housing Investment Programmes.
- paragraph 4.72 of the Strategic Development Plan Proposed Plan underpins and supports such activities.

Reporter's conclusions:

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Reporter's recommendations:

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