

Renfrewshire Council

To: Planning and Economic Development Policy Board

On: 3 June 2008

**Report
by
Director of Planning and Transport**

Glasgow and the Clyde Valley Structure Plan Third Alteration – Scottish Ministers Decision Designation of Strategic Development Planning Authorities

1 Summary

- 1.1. The Scottish Ministers have issued their decision on the Glasgow and the Clyde Valley Structure Plan - Third Alteration. This report describes the background to the decision and highlights the key issues arising from it.
- 1.2 The report also records the proposed designation of the eight councils which comprise the Glasgow and the Clyde Valley Structure Plan Joint Committee as a Strategic Development Plan Authority.

2. Recommendations

- 2.1. It is recommended that the Board
 - notes the decision of the Scottish Ministers in respect of the Glasgow and the Clyde Valley Structure Plan - Third Alteration
 - notes the designation of the eight councils which comprise the Glasgow, and the Clyde Valley Structure Plan Joint Committee as a Strategic Development Plan Authority

3. Glasgow and the Clyde Valley Structure Plan Third Alteration - Decision

Background

- 3.1 Renfrewshire Council acts in partnership with seven other councils around Glasgow, under the Glasgow and the Clyde Valley Structure Plan Joint Committee (G&CVJSP), to prepare the Structure Plan for the area. The Third Alteration to the Structure Plan sets out a 20 year planning and development strategy for Glasgow and the Clyde Valley. It encompasses a wide range of planning issues and provides a framework for the preparation of Local Plans (in future, Local Development Plans). It is a key document in setting the future development context for the supply of land for development including housing, industry and retailing and through this provides the strategic planning framework for the provision of infrastructure including transport, water and sewerage.

- 3.1 The process leading to the approval of the Structure Plan has involved:-
- The submission by the Glasgow and the Clyde Valley Structure Plan Joint Committee to the Scottish Ministers of the Third Alteration Written Statement and supporting documentation in April 2006;
 - The holding, in April and May 2007, of an Examination in Public into matters relating to contamination and transport which affect the proposed designation of a Community Growth Area at the Royal Ordnance factory, Bishopton;
 - The issuing by the Scottish Government of Draft Modifications which were subject to public consultation at the end of 2007 and beginning of 2008;
 - The submission of recommended changes by the Council and the Structure Plan Joint Committee to the Scottish Government;
 - The issuing of the final decision on the Structure Plan Alteration by the Scottish Ministers after considering submissions. The advert was placed in the Herald on 24 April 2008 and the modified plan became operative on 29 April 2008.
- 3.2 The Decision of the Scottish Ministers contains 83 modifications, the majority of which are minor in nature. It also includes the reasoning for not making modifications which have been suggested to the Scottish Ministers through the consultation process.
- 3.3 The Structure Plan Joint Committee's response to the Draft Modifications was approved on 18 January 2008 and that of the Council at the meeting of the Planning and Economic Development Policy Board of 22 January 2008. Discussions had taken place between the Director of Planning and Transport and the Structure Plan Manager and responses were agreed with one exception.
- 3.4 The key issues raised in the modifications are discussed below.

Community Growth Areas

- 3.5 The Decision endorses the identification of 13 Community Growth Areas throughout the Structure Plan area, two of which are situated in Renfrewshire, namely, the Royal Ordnance Factory (ROF) Bishopton, and Johnstone South West. In responding to the Draft Modifications, the Council and the Structure Plan Joint Committee expressed concerns over a number of proposed modifications to the Alteration in respect of the designation of the Royal Ordnance Factory (ROF) Bishopton as a Community Growth Area. The final decision of the Scottish Ministers embodies the changes recommended by the Council and the Structure Plan Joint Committee. Whilst the decision of the Scottish Ministers provides a strategic planning context for decisions to be made on the planning applications currently lodged with the Council it makes reference to transport matters which may affect not only any future

development at the ROF but development throughout Renfrewshire and to the west. The text included by the Scottish Ministers states:-

“In the case of Bishopton, while the principle of a new motorway junction has been accepted, the development of a Community Growth Area will also depend on capacity problems on the M8 to the east of Bishopton being satisfactorily addressed and on improvements to rail capacity. Strategic Policy 4 specifically makes provision for these enhancements.”

The reasoning for this is;

“To indicate the acceptance of the principle of a new M8 junction at Bishopton and on resolution of the road and rail capacity issues in the context of Scotland’s Railways and the Strategic Transport Projects Review.”

- 3.6 The document also makes clear that Transport Scotland is not committed to the Improvement to the M8 between junctions 26 and 29 and access roads to Glasgow International Airport and that these will require appraisal to justify government support.
- 3.7 The Council will require to take account of these issues when determining the planning applications covering ROF Bishopton and should continue to press the Scottish Government to prioritise investment in key transport infrastructure serving Renfrewshire.

Braehead

- 3.8 In its response to the Draft Modifications the Council recommended that Braehead be designated as a commercial centre. This was not included in the changes proposed by the Structure Plan Joint Committee. This change has not been accepted by the Scottish Government. The request by CSC, the owners of the Braehead Centre, for the retail centre to be designated as a Town Centre has also been rejected. The Decision Letter states, *“Braehead lacks town centre diversity. The case for commercial centre status at Braehead should be addressed by the Joint Committee in its consideration of retail issues.”* The Council will wish to pursue this matter with the Joint Committee through the current review of retail issues.

Waste Disposal

- 3.9 The text relating to waste disposal has been substantially revised to reflect the Scottish Government’s waste policy statement to the Scottish Parliament on 24 January 2008 which included new targets on cutting landfill and increasing recycling. The implications of the new National Waste Policy were described in the report, “Waste Strategy”, which was approved by the Environment and Infrastructure Policy Board of 23rd April, 2008.

Land raising as a means of flood protection

- 3.10 The final Decision Letter incorporates changes proposed by the Council and the Structure Plan Joint Committee to allow for a more flexible approach to deal with development on land subject to risk of flooding whilst according with Structure Plan policy.

Detailed technical issues

- 3.11 Recommendations by the Structure Plan Joint Committee to alter proposed modifications relating to the need for retail assessments and the interpretation of departures to the Structure Plan have also been incorporated in the final Decision Letter.

4 Designation of Strategic Development Planning Authorities

- 4.1 The Scottish Government issued a consultation paper on the proposed designation of Strategic Development Planning Authorities in July 2007. This was reported in the Information Bulletin in August 2007. The Council supported the proposal in the consultation document to designate the eight authorities (including Renfrewshire Council) which currently comprise the Glasgow and the Clyde Valley Structure Plan Joint Committee as a Strategic Development Planning Authority under the Planning etc. (Scotland) Act 2006. The Scottish Government has written to confirm that it intends to designate the eight councils which form the Structure Plan Joint Committee as a Strategic Development Planning Authority. It is anticipated that the Designation Order will be laid before the Scottish Parliament on 19 May 2008 and that, if it is unchallenged, the Order will become effective on 25 June 2008. It is anticipated that that this will have minimal effect on the running of the Structure Plan Service.
- 4.2 The Board is asked to note the new designation.

Implications of this report

1. **Financial Implications** – As the Structure Plan provides a strategic framework for the development of the Council area it will have implications for the finances of the Council at a strategic level and over the longer term.
2. **Personnel Implications** – None
3. **Community Plan Implications** –
 - Social Inclusion – None
 - Modernising Government – None

Sustainable Development – The Structure Plan provides the strategic planning framework for the Council area and therefore is a key policy document in securing sustainable development.

4. **Legal Implications** – None
5. **Property Implications** – None
6. **Information Technology Implications** – None
7. **Equal Opportunities Implications** – None
8. **Health & Safety Implications** - None