



Glasgow City Council
City Administration Committee

Item 3

23rd January 2020

Report by Councillor Kenny McLean, City Convener for
Neighbourhoods, Housing and Public Realm

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**RIVER CLYDE DEVELOPMENT CORRIDOR AND GOVAN-PARTICK
STRATEGIC DEVELOPMENT FRAMEWORKS (SDFs)**

Purpose of Report:

To advise members of the intention to submit the River Clyde Development Corridor and the Govan-Partick Strategic Development Frameworks (SDFs) to Scottish Ministers as Supplementary Guidance to the City Development Plan.

Recommendations:

Committee is asked to:

1. approve the intention to adopt the River Clyde Development Corridor SDF and Govan-Partick SDF as Supplementary Guidance to the City Development Plan, if Scottish Ministers do not propose significant modifications; and
2. refer the Strategic Development Frameworks to the Scottish Ministers for consideration on this basis.

Ward No(s): 5, 8, 9, 10, 11, 12, 13 Citywide:

Local member(s) advised: Yes No consulted: Yes No

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1 Background

- 1.1 The Neighbourhoods, Housing and Public Realm City Policy Committee of 19 November 2019 was advised of the intention to submit the River Clyde Development Corridor and the Govan-Partick Strategic Development Frameworks (SDFs) to Scottish Ministers as Supplementary Guidance to the City Development Plan.
- 1.2 After consideration, the committee:
- (a) noted
 - (i) the River Clyde Corridor and Govan-Partick Strategic Development Frameworks; and
 - (ii) the intention to adopt the River Clyde Corridor SDF and Govan-Partick SDF as supplementary guidance to the City Development Plan, if Scottish Ministers did not propose significant modifications; and,
 - (b) agreed to recommend to the City Administration Committee approval of the River Clyde Corridor and Govan-Partick Strategic Development Frameworks for submission to the Scottish Ministers.
- 1.3 The [City Development Plan \(CDP\)](#) was adopted in March 2017 and informs all planning and land use regeneration decisions in Glasgow while also supporting delivery of a number of priorities in the Council's Strategic Plan. The CDP seeks to deliver:
- A healthy, high quality place, and
 - A compact city form that supports sustainable development.
- 1.4 The CDP contains two overarching policies, CDP1 The Placemaking Principle and CDP2 Sustainable Spatial Strategy which are used to inform and assess all development.
- 1.5 Each policy in the CDP has corresponding [Supplementary Guidance](#). Once adopted, Supplementary Guidance forms part of the Development Plan and has statutory status. This means that it will be used, along with the CDP, as the basis for making decisions on planning applications.
- 1.6 The Supplementary Guidance for Policy CPD 2 takes the form of area specific development strategies (such as Strategic Development Frameworks) and masterplans.
- 1.7 This report relates to two separate pieces of Supplementary Guidance to Policy CDP2:
- [River Clyde Development Corridor Strategic Development Framework \(SDF\)](#)
 - [Govan-Partick Strategic Development Framework \(SDF\)](#)

2 Strategic Development Frameworks

- 2.1 In broad terms, a Strategic Development Framework (SDF) provides a structure for the future planning and regeneration of an identified geographical area. It acts as an overarching framework identifying key priorities, design principles, connections and strategic relationships. It can support more detailed planning work on specific sites and projects.
- 2.2 Each SDF sets out area specific principles that will help in the determination of major planning applications and include an action programme to support the delivery of key proposals.

3 Strategic Development Frameworks Consultation Process

- 3.1 Prior to adoption, the Council is required to carry out public consultation on each SDF. Details of the consultation and the final versions of the SDFs are submitted to the Scottish Government to ensure the process meets statutory requirements. The Scottish Government will assess the relationship between the Supplementary Guidance and the CDP and will consider how the Council has responded to public comments in the final versions of the documents.
- 3.2 The two SDFs were consulted on in parallel. The public consultation period ran for 8 weeks from December 2018 until February 2019. The representations received were recorded and summarised in a separate table for each SDF ([River Clyde Development Corridor SDF Table of Responses](#) and [Govan-Partick SDF Table of Responses](#)), together with the Council's response to each comment and any resulting changes to the SDF. Where comments have not resulted in changes, the table sets out a reasoned justification as to why no modification was made.
- 3.3 The modified version of each SDF represents the final version that is proposed for submission to the Scottish Government for scrutiny as set out in Paragraph 3.1 above.

4 River Clyde Development Corridor SDF

- 4.1 The River Clyde Development Corridor SDF provides a spatial vision for the River Corridor for the next 30 years. It recognises that bold interventions, alongside appropriate adaptation and mitigation measures, are required to unlock the sustainable development of vacant and derelict land and to position the River Corridor as a liveable, vibrant and connected destination within the City.
- 4.2 As part of this process, the following overarching priorities have been identified:
- Recognising the River Corridor as a major regeneration project of national significance;

- Unlocking sustainable development along the River Corridor by addressing immediate challenges, and developing a long-term, responsive approach to manage the predicted increase in flooding in future years;
- Promoting a design-led, placemaking approach to enhance and protect the townscape, heritage and environment of the River Corridor while delivering a well-connected and liveable city.

4.3 The River Clyde Development Corridor SDF establishes the following vision:

“Our vision is for the River Corridor to become a vibrant, inclusive, liveable and well-connected place. It will be a world-class destination at the heart of the city, with an accessible waterfront and attractive spaces where people want to spend time. It will be climate-resilient and support a mix of uses. New houses and flats will be linked to existing neighbourhoods. The historic character will be protected and enhanced, while innovative design will help create a distinct identity. The River Corridor will form part of a wider network of urban waterways, will support continuous walking and cycling routes, and will be celebrated as the city’s largest, continuous open space.”

4.4 The SDF establishes the framework for a collaborative approach and will require the coordination of resources across a broad range of stakeholders to drive, deliver and support the long term vision for the River Corridor.

5 Govan-Partick SDF

5.1 The SDF provides a spatial vision that underpins the regeneration of Govan-Partick over the next 10 years. The availability of capital funding via City Deal and the Strategic Housing Investment Plan provides an initial investment stimulus that will act as a catalyst to wider action. Applying the Place Principle, by taking a collaborative approach to enhance the impact of combined resources is crucial. The Council will continue to work with key partners and local stakeholders to deliver this vision and outcomes, to address the complexity of issues and to take full advantage of emerging opportunities and to maximise the social, economic and physical benefit for Govan-Partick in line with the Council’s commitment to inclusive economic growth and civic renewal.

5.2 The SDF establishes the following vision:

“By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, which provide a very high quality of life, creating a context for nationally significant economic development and for a narrowing of social inequalities. The area will become recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and building a liveable place. The City Council, partner agencies and the wider network of stakeholders will share knowledge and resources to affect a fundamental shift over the next decade in the image and performance of this city-district. This process of change will benefit all of the community and will contribute to the overall social and economic success of the city-region.”

5.3 The SDF sets out the overarching vision and key outcomes for the next phase of transformational regeneration of the Govan-Partick area. The strategies in the SDF are set out within an understanding that achieving the ambitious vision for change will require a coordination of resources across a broad range of stakeholders.

6 Next Stages

6.1 If Committee is minded to approve the SDFs, as modified following public consultation, they will be sent, along with details of the consultation procedures and responses to representations, to the Scottish Government for final scrutiny.

6.2 If the response from the Scottish Government does not propose any significant changes, it is recommended that the River Clyde Development Corridor SDF and the Govan-Partick SDF are adopted as Supplementary Guidance to the City Development Plan.

7 Policy and Resource Implications

Resource Implications:

Financial: The SDFs themselves do not have any immediate financial implications, although future capital projects are likely to emerge through the ongoing implementation of the Action Plans. It is envisaged that any costs associated with the consultation process and production of the documents will be met from within existing budgets.

Legal: There are no immediate legal implications linked to the SDF production process.

Personnel: Staff from within DRS Planning & Building Standards will be responsible for the production of the SDFs. Input from other services may be required going forward as detailed actions emerge.

Procurement: Future procurement requirements where GCC is the lead agency will be carried out in line with current procedures relating to sustainable procurement and Article 19.

Council Strategic Plan: The report supports the following Strategic Plan Actions:

A Thriving Economy

1. Deliver the Glasgow Economic Strategy 2016-2023 and ensure it is supported by expert external advice from the Glasgow Partnership for Economic Growth.
2. Deliver the Glasgow City Region City Deal, supported by the Regional Economic Strategy 2017-2035 and its Action Plan.
3. Ensure the outcomes of these strategies and the City Deal benefit the city and the people of Glasgow by:
 - Employing those furthest from the labour market (through Working Matters, Youth Gateway and In Work Progression programmes);
 - Regenerating key areas of the city such as Canal and North East (Sighthill), Collegelands and Barras, the West End Innovation Quarter and Govan/City Centre and looking at other areas for development.
 - Creating the conditions to improve the manufacturing sector in the city and opportunities for small indigenous Glasgow businesses to thrive;
 - Supporting future plans for the SEC, linked to the West End Innovation Quarter and Govan Plan.
 - Increasing the number of employers who pay the Living Wage.
 - Reporting on economic performance to the Glasgow Partnership for Economic Growth.
 - Increasing support for business start-ups, particularly in the most disadvantaged areas of the city by looking at changes to business rates and around concessionary rents guidance
6. Support small businesses and encourage business diversity in local high streets across the City, and continue to support Business Improvement Districts.
8. Support the hospitality, events and conference market, maximising business and employment opportunities through the Economic Strategy and Glasgow Tourism and Visitor Plan.

A Vibrant City

13. Maintain Glasgow's reputation as a world class city for heritage and events building on the legacy of 2014 and support Glasgow to become more active and meet the outcomes set for an Active Scotland.
15. Deliver the Glasgow Tourism and Visitor strategy.
19. Develop a Historic Glasgow strategy and work with city region partners and others on the continued transformation of the River Clyde and waterfront.
21. Support communities to develop play opportunities and street play spaces.

A Healthier City

38. Support service redesign that will result in Glasgow becoming a healthier, empowered city, with early intervention and prevention approaches at the heart of what we do.
44. Work to implement the Health Commission recommendations on mental health and wellbeing, ensuring mental health is embedded into policy considerations and employment programmes.
49. Build on our Age Friendly City strategy and action plan.
50. Build on the Child Rights/Child Friendly practice developed with UNICEF and provide options on how it can be embedded within Council services.

A Sustainable and Low Carbon City

55. Prioritise sustainable transport across the city.
65. Build high quality, inclusive active travel infrastructure, investing a minimum of 10% of our transport infrastructure budgets in

cycling and walking to make Glasgow an excellent cycling and walking city.

70. Review the River Clyde Flood Management Strategy and continue to invest in the drainage infrastructure across the city to support climate resilience.
71. To promote and enhance our city's natural resources including nature reserves and public parks.

Resilient and Empowered Neighbourhoods

74. Develop a more integrated approach to how we use our policies, assets and resources to improve community empowerment, neighbourhoods and delivering equality.
76. Review and provide options for how we can develop a liveable communities policy, linking up our approach to Thriving Places, the use of the Place Standard and the City Development Plan.
77. Support and enhance Glasgow's conservation areas working with residents to preserve the character of these areas and ensure appropriate action is taken where conservation area rules are not followed.
80. Deliver the Glasgow Housing Strategy, including utilising funding from the Scottish Government and development partners to step up progress on the city's priority Transformational Regeneration Areas and Development Framework Areas.
81. Support registered social landlords and the private sector to provide 15,000 new homes across the city, maximising delivery of homes for social rent, promoting use of the city's vacant and derelict land, bringing empty homes back into use, encouraging city centre living and creating opportunities for self-build. Bringing the city's vacant and derelict land back in to productive use is a key opportunity for inclusive growth that the Council wants to encourage.

82. Implement the City Development Plan and review planning regulations with the Scottish Government to ensure we deliver the best outcomes for Glasgow. Investigate ways to devolve planning and licensing decisions to a local level.
83. Ensure that Glasgow's developments, both residential and public realm, are of a high international standard and deliver clean, sociable, accessible and safe neighbourhoods and public spaces. We will work with partners to develop proposals for the appointment of a City Architect.

A Well Governed City That Listens and Responds

94. Consult with our citizens at the earliest stage on policy and service design, demonstrating how we have addressed their views.
95. Work in partnership with others to deliver the city's ambitions and improve its services and outcomes through:
 - Citizens
 - Third sector organisations and community groups
 - Our community planning partners
 - City businesses, universities and colleges
 - Our neighbouring local authorities in the Glasgow City Region
 - The Scottish and UK government

It is envisaged that the positive spatial approach to delivery of the SDFs will support the key outcomes under each of these themes, depending on individual projects and delivery mechanisms that emerge from the associated action plans. In the first instance the key outcome will be more involvement for citizens in local and city wide decision making.

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2017-22</i>	It is considered that the SG is consistent with the Council's Equality Outcomes. An EQIA Screening Report was prepared for the City Development Plan in 2017 and no significant negative impacts were identified.
<i>What are the potential equality impacts as a result of this report?</i>	Potential positive impact in terms of health inequality through improving access to improved living environments and open space throughout the city.
<i>Please highlight if the policy/proposal will help address socio economic disadvantage.</i>	The SDFs will contribute to reduction of the socio economic disadvantage by helping to unlock and improve access to opportunities for all, through the sustainable development of these locations, underpinned by a commitment to inclusive economic growth.

Sustainability Impacts:

<i>Environmental:</i>	Promotion of protection and improvement of the built and natural environment along with contributing towards long term resilience of the city in relation to climate change.
<i>Social, including opportunities under Article 20 of the European Public Procurement Directive</i>	Improving health and wellbeing of the city's population by promoting a place based approach that focuses on improving liveability, particularly in areas of current multiple deprivation along the River Corridor.
<i>Economic:</i>	The SDFs create the context for nationally significant economic development and for a narrowing of social inequalities. The area will become recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and building a liveable place.

Privacy and Data Protection impacts: None

8 Recommendations

8.1 Committee is asked to:

1. approve the intention to adopt the River Clyde Development Corridor SDF and Govan-Partick SDF as Supplementary Guidance to the City Development Plan, if Scottish Ministers do not propose significant modifications; and

2. refer the Strategic Development Frameworks to the Scottish Ministers for consideration on this basis.