

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 5 SEPTEMBER 2000

GLASGOW AND CLYDE VALLEY JOINT STRUCTURE PLAN 2000

Report by Director of Development Services

1. PURPOSE OF REPORT

1.1 To present to Committee the views of the Department on the contents of the Glasgow and Clyde Valley Joint Structure Plan 2000, to seek approval of the comments made and to seek authorisation from the Committee to pass these comments to the Scottish Executive Development Department and the Glasgow and Clyde Valley Structure Plan Team as the formal observations of the Council on the document.

2. BACKGROUND

2.1 A report on the Draft Version of the Glasgow and Clyde Valley Structure Plan was presented to the Development Services Committee for consideration on 21 December 1999 and it was agreed that a series of reasoned comments detailed in the report should be passed to the Glasgow and Clyde Valley Structure Plan Team as the comments of the Council. It was further agreed that the Glasgow and Clyde Valley Structure Plan Team should present their consultative draft plan to the Ayrshire Joint Structure Plan Committee. This presentation took place on 03 March 2000.

2.2 The comments made on the Consultative Draft Plan provided a general response to the policies contained in the Structure Plan where appropriate but focused particularly on those policies and proposals in the plan that could have a specific and predictable impact on East Ayrshire.

2.3 It is requested that any objection to the Structure Plan should be sent to the Scottish Executive Development Department before Wednesday, 13 September 2000.

3. COMMENTS ON THE STRUCTURE PLAN

3.1 The general responses made on the previous consultative draft version of the plan related to the following:-

- the lack of information to enable a proper assessment to be made of the likely impact of the plan on East Ayrshire;
- the lack of cross referencing throughout the document;
- the preparation of the draft plan when key areas of research relating to housing and retailing had not been completed.

3.2 The key areas of research into housing and retailing have now been concluded by the Glasgow and Clyde Valley Structure Plan Team and incorporated into the finalised plan. Information from background technical notes has also been made available in the form of a CD which gives details of documents accompanying the plan. In addition, cross referencing within the plan has also been improved and, consequently, it is considered that the general responses previously made in respect of the Draft Plan have now been met in the production of the finalised plan.

3.3 The specific responses made on the consultative draft version of the plan related to strategic roads matters and, in particular, to the following:-

- the misrepresentation of East Ayrshire Council's case in relation to the M77 and the lack of analysis of the wider strategic dimension of links between Ayrshire and the Metropolitan area;
- the view of East Ayrshire Council that the M77 will be the primary link between Ayrshire and the national motorway network, rather than the Glasgow Southern Orbital road;
- the omission in the plan of options for improving public transport in the Glasgow to Ayrshire Corridor to complement the M77 proposals.

It was further recognised in the response made to the Structure Plan Team that there may be a need for joint working to resolve any detailed cross boundary issues that may arise in the future.

3.4 The number of policies in the plan have been expanded from 8 in the consultative draft to 10 in the finalised plan, with most policies being amended or expanded in some way. A number of the amended policies relate to the points detailed in point 3.3 above in relation to the M77 issues. An amended Strategic Policy 2, renumbered as Strategic Policy 3, now requires that Local Plans and Local Transport Strategies should include Management Plans for Strategic Transportation Corridors and Schedule 3(b) of the plan which lists these Corridors has been expanded to include external link corridors including external links between East Renfrewshire, Lanarkshire, Inverclyde and Renfrewshire, and Ayrshire. In particular, Schedule 3(b) states that priority should be given in the management of travel demands in these Strategic Transportation Corridors.

3.5 A re-worded Strategic Policy 3, renumbered as Strategic Policy 4, now states that the sustainable development of the Glasgow and Clyde Valley Metropolitan Area will be supported through the development of the Strategic Transportation Network as identified on Key Diagram Insert B and in Schedule 4. In this regard, Schedule 4(iv) has been expanded to make mention of the M77 Extension (Fenwick-Malletsheugh) being a Strategic Transport Network Development Proposal and this road scheme is now shown on Insert B of the Key Diagram, along with the Glasgow Southern Orbital Route as a Schedule 4(iv) Road Scheme. In addition a new paragraph 8.24 relating to new road schemes has been introduced into the plan and states:-

‘The Glasgow Southern Orbital Road has received challenge bid funding to improve the links between Ayrshire and the national motorway system. It is therefore considered to be a commitment and requires to be linked into the phasing of the M77 completion’

The points raised in the response to the draft Structure Plan as they relate to the M77 are therefore considered to have been met by the amendments made to the plan. No reference has been made in the finalised plan, however, to the request from the Council regarding the inclusion in the plan of reference to the Scottish Executive agreeing to consider options for improving public transport in the Glasgow to Ayrshire Corridor to complement the M77 proposals.

3.6 A further change has been made in Key Diagram Inset H to delete a Search Area for Opencast Coal Extraction at Glentaggart, close to the Council boundary at Glenbuck. The removal of this Search Area will remove any threat of increased coal haulage movements along the A70 which may otherwise have been generated if the Search Area had remained in the plan.

3.7 Key Diagram Inset G of the Structure Plan indicates preferred areas for windfarms, three of which border directly on to East Ayrshire and either impinge directly on, or are located in very close proximity to, the Muirkirk and North Lowther Uplands potential Special Protection Area (pSPA). It is considered that the identification of the preferred areas for windfarms may be in direct conflict with the pSPA designation and it is suggested that the preferred windfarm areas be removed from the plan pending a reassessment of the situation. Clearly this has implications in obtaining the targets for reducing emissions as recently published in the draft NPPG6 on Renewable Energy. Similarly, parts of the preferred and potential areas for forestry identified on Key Diagram Inset F may also impinge on the pSPA area and a reassessment of these areas may also be considered appropriate.

4. CONCLUSIONS

4.1 It is considered that as the Council's major points of concern regarding the Consultative Draft of the Glasgow and Clyde Valley Structure Plan have now been met, the Council should not make any formal objection to the finalised version of the document. The plan represents a considerable improvement on the earlier version of the document although it is felt that certain of the Structure Plan policies, namely Strategic Policies 9 and 10, remain extremely complex and very difficult to interpret or understand. The plan would be considerably improved if these particular policies could be simplified in an appropriate way.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications for the Council

6. LEGAL/PERSONNEL IMPLICATIONS

6.1 There are no direct legal or personnel implications.

7. RECOMMENDATIONS

7.1 **It is recommended that:-**

- (i) the Committee notes the contents of this report;**
- (ii) the Committee makes no formal objection to the Glasgow and Clyde Valley Structure Plan 2000; and**
- (iii) the Head of Planning and Building Control is authorised to forward a copy of this report to the Manager of the Glasgow and Clyde Valley Structure Plan Team and the Scottish Executive Development Department as representing the comments of the Council on the document.**

Stephen Chorley
Director of Development Services

21 August 2000
(JL/MMM)

FV/AN

BACKGROUND INFORMATION

1. Consultative Draft Structure Plan: Glasgow and Clyde Valley Structure Plan 1999: October 1999.
2. Report by Director of Development Services to 21 December 1999 Meeting of the Development Services Committee entitled 'Glasgow and Clyde Valley Draft Structure Plan'.
3. The Glasgow and Clyde Valley Joint Structure Plan 2000.

Anyone wishing to inspect the above papers should contact John Lilley on 01563 576754.

Implementation Officer: Alan Neish

GlasgowClydeValleyJointSP6

AGENDA