



Glasgow City Region - City Deal

Cabinet

Report by Gerry Cornes, Chief Executive, East Dunbartonshire Council

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Item 5

2nd June 2020

**National Planning Framework 4
Proposed National Development
Clyde Mission - Clyde Corridor**

Purpose of Report:

The purpose of the report is to inform the Glasgow City Region Cabinet of the submission to the Scottish Government of the Clyde Mission-Clyde Corridor as a proposed National Development as part of their development of National Planning Framework 4 (NPF4).

Recommendations:

It is recommended that the Cabinet note

- a) the Clyde Mission - Clyde Corridor National Development proposal as set out in the Appendix; and,
- b) the proposal has been submitted to the Scottish Government for consideration as a National Development in NPF4.

1. Introduction

1.1 This report is to inform the Glasgow City Region Cabinet of the submission to the Scottish Government of the Clyde Mission - Clyde Corridor as a proposed National Development as part of the Government's development of National Planning Framework 4 (NPF4).

2 **Background**The Scottish Government are currently preparing NPF4 which was due to be laid before Parliament in September this year. However in light of the current COV-19 situation this timescale is currently being revised. At the time of writing details of the revised timetable for NPF4 have not being published.

2.2 As part of the development of NPF4 the Scottish Government has issued a call for National Developments with a submission date of the 30th April 2020. The submission is limited to 500 words.

2.3 In the context of NPF4 National Developments have the potential to help deliver the aims of the long term spatial plan for Scotland. Essentially, they are the developments that the Scottish Ministers believe are needed in the future. National developments aim to provide certainty upfront for investors, businesses, and also communities.

3 **Proposed Clyde Mission - Clyde Corridor National Development**3.1 At the Glasgow 'State of City' Conference in January 2020 the then Cabinet Secretary announced the 'Clyde Mission'.

3.2 The 'Clyde Mission' is intended to give a renewed place based approach to maximising the full potential of the River Clyde including the identification of opportunities for business growth and jobs, reuse of vacant and derelict land whilst realising the potential of the river to help address the climate change issues.

3.3 To support the delivery of these objectives and given the national scale of the opportunity offered by the River Clyde, it is considered that the 'Clyde Mission' should be reflected in NPF4 as a National Development.

3.4 As NPF4 is a land use planning document it is important to set out the key spatial priorities within the Clyde Mission. From a Glasgow City Region perspective these spatial priorities would include:

- Clyde Gateway (*Glasgow City Council/South Lanarkshire Council*);
- Glasgow City Centre (*Glasgow City Council*);
- Glasgow City Centre Glasgow City Innovation District (*Glasgow City Council*);
- Glasgow University Innovation District (*Glasgow City Council*);
- Tradeston District (*Glasgow City Council*);
- International Financial Services District (*Glasgow City Council*);
- Scottish Event Campus (*Glasgow City Council*);

- Queen Elizabeth University Hospital (*Glasgow City Council*);
- Renfrew Riverside including Braehead (*Renfrewshire Council*);
- Glasgow Airport (*Renfrewshire Council*);
- Advanced Manufacturing Innovation District Scotland (*Renfrewshire Council*);
- Golden Jubilee Hospital (*West Dunbartonshire Council*);
- Queens' Quay (*West Dunbartonshire Council*);
- Exxon (*West Dunbartonshire Council*);
- Scottish Marine Technology Park, Old Kilpatrick (*West Dunbartonshire Council*);
- Greenock Ocean Terminal (*Inverclyde Council*);
- Inchgreen (*Inverclyde Council*).

3.5 The Clyde Mission - Clyde Corridor National Development will provide an opportunity for increased partnership working between the public and private sectors, and the local communities to:

- support and expand the existing business base
- attract international talent and investment;
- retain and grow the resident population base;
- reconnect the adjacent communities with the River Clyde, and connections across it;
- reuse vacant and derelict land;
- ensure the Corridor is climate ready, adaptable and resilient to climate change including address addressing issues such as sea level rise and flood risk;
- reduce carbon emissions from new and existing developments in support of a 'net zero' economy;
- utilise the River Clyde as source of renewable heat for district heating systems;
- support mixed tenure housing development with increased densities so as to lower the unit cost for infrastructure and public transport and to support local services and facilities, including schools, retail, healthcare and recreation;
- support the delivery of the Glasgow and the Clyde Valley Green Network Blueprint through the creation of a habitat and access network and the creation of the 'Clyde Climate Forest';
- create economic development investment opportunities and employment opportunities for local communities; and,

- support sustainable transport connectivity, particularly active travel, to connect the city region and the Corridor's key assets.
- 3.6 This proposal has been shared with the Scottish Government's Deputy Director - Clyde Mission and Scottish Enterprise both of whom are supportive of its content.
- 4 **Recommendations**The Cabinet is invited to note:
- a) the Clyde Mission - Clyde Corridor National Development proposal as set out in the Appendix; and,
 - b) the proposal has been submitted to the Scottish Government for consideration as a National Development in NPF4.

Appendix

Planning for Scotland in 2050 National Planning Framework 4



Scottish Government
Riaghaltas na h-Alba
gov.scot

National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to scotplan@gov.scot.**

Name of proposed national development	Clyde Mission - River Clyde Corridor
Brief description of proposed national development	Place based approach to maximise the full potential of the River Clyde Corridor
Location of proposed national development (information in a GIS format is welcome if available)	A development corridor <i>paralleling</i> the River Clyde
What part or parts of the development requires planning permission or other consent?	Planning permission will be on an ongoing site by site/project by project basis as required.
When would the development be complete or operational?	Ongoing
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	The Clyde Waterfront, Clyde Gateway and Glasgow City Centre are identified in the Clydeplan Strategy development Plan (July 2017). Planning permission and any related funding is on an ongoing site by site/project by project basis.

National Development Proposal

The Clyde Mission was launched by the then Cabinet Secretary on 10th January 2020 to maximise the full potential of the River Clyde and adjacent land and assets.

The Mission will be delivered through of a variety of transformational projects along the River Clyde Corridor.

The River Clyde Corridor is a national asset however it is underutilised and the National Development will seek to maximise the full potential of the River Clyde as a key driver for delivering economic growth and responding to the climate emergency.

The scale of the challenge is significant. Within just 500m of the River Clyde one in four residents live in areas within the 15% most deprived in Scotland and there are over 250 vacant and derelict land sites covering 400 hectares (15% of the city region's total urban vacant and delict land). In addition sea levels in the Clyde estuary is expected to rise by up to 1m by 2100 which has the potential to disproportionately impact on the local resident population because of their social vulnerability to climate change.

The scale of the opportunity is also significant with 18.5% of the city region's jobs and over 40% of the city region's companies located within 500m of the river and half the city region's jobs within 1 mile which has the potential to provide opportunities for citizen's resident in each of the city region local authorities.

To address these challenges and to maximise these opportunities the Clyde Corridor National Development will provide an opportunity for increased partnership working between the public and private sector and the local communities to

- support and expand the existing business base
- attract international talent and investment;
- retain and grow the resident population base;
- reconnect the adjacent communities with the River Clyde, and connections across it;
- recycle and reuse of vacant and derelict land;
- ensure the Corridor is climate ready, adaptable and resilient to climate change including address addressing issues such as sea level rise and flood risk;
- reduce carbon emissions from new and existing developments in support of a 'net zero' economy;
- utilise the River Clyde as source of renewable heat for district heating systems;

- support mixed tenure housing development with increased densities so as to lower the unit cost for infrastructure and public transport and to support local services and facilities, including schools, retail, healthcare and recreation;
- support the delivery of the Glasgow and the Clyde Valley Green Network Blueprint through the creation of a habitat and access network and the creation of the 'Clyde Climate Forest';
- create economic development investment opportunities and employment opportunities for local communities; and,
- support sustainable transport connectivity, particularly active travel, to connect the city region and the Corridor's key assets.

The key spatial priorities within the Clyde Corridor where the focus of such actions will take place include

- Clyde Gateway (*Glasgow City Council/South Lanarkshire Council*);
- Glasgow City Centre (*Glasgow City Council*);
- Glasgow City Innovation District (*Glasgow City Council*);
- Glasgow University Innovation District (*Glasgow City Council*);
- Tradeston District (*Glasgow City Council*);
- International Financial Services District (*Glasgow City Council*);
- Scottish Event Campus (*Glasgow City Council*);
- Queen Elizabeth University Hospital (*Glasgow City Council*);
- Forth and Clyde Canal (*Glasgow City Council/West Dunbartonshire Council*);
- Renfrew Riverside including Braehead (*Renfrewshire Council*);
- Glasgow Airport (*Renfrewshire Council*);
- Advanced Manufacturing Innovation District Scotland (*Renfrewshire Council*);
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