

# GLASGOW

DEVELOPMENT PLAN SCHEME 2020-2021



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## GLASGOW'S DEVELOPMENT PLAN SCHEME 2020

This is the 2020 Development Plan Scheme for Glasgow City Council, as required by paragraph 20B of The Planning etc. (Scotland) Act 2006. It sets out the programme for reviewing the adopted Glasgow City Development Plan, 2017 and preparing the proposed Glasgow City Development Plan 2. This document is published to enable stakeholders to gain an awareness of the CDP preparation process and explain how and when they can engage with the process.



# DEVELOPMENT PLAN CONTEXT

## Existing Development Plan

The current existing adopted development plan in Glasgow consists of:

### Strategic Development Plan (SDP)

Clydeplan was approved by Scottish Ministers on 24th July 2017. It sets out the framework for the Glasgow City Region and provides the context for the local development plan. It deals with significant region wide issues that cross local authority areas such as large scale housing and major transport. Glasgow City Council is one of eight West of Scotland local authorities that form the Clydeplan SDP Authority.

<https://www.clydeplan-sdpa.gov.uk>

### Local Development Plan (LDP)

Glasgow City Development Plan (CDP), was adopted in March 2017. It sets out Glasgow City Council's spatial strategy and provides the basis for informing regeneration and investment decisions as well as allocating land to meet the needs and targets set out in the Strategic Development Plan (SDP) for the wider City region. The CDP provides a clear basis for determining planning applications.

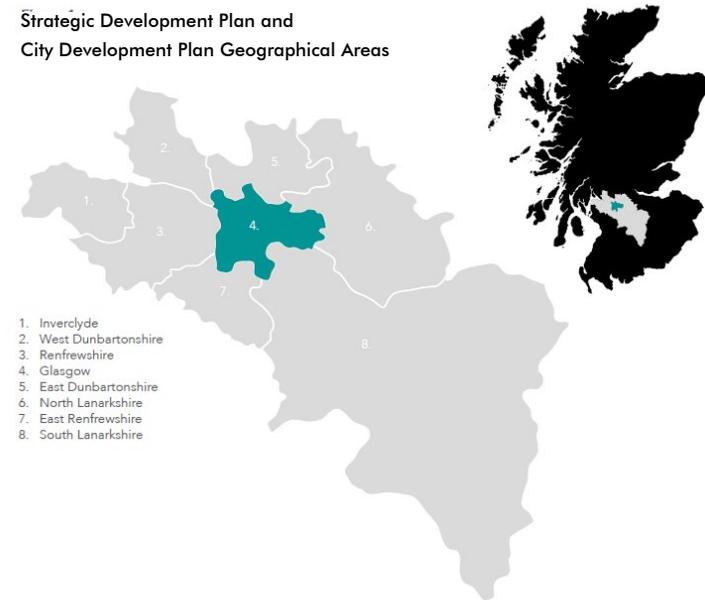
<https://www.glasgow.gov.uk/developmentplan>

### Supplementary Guidance

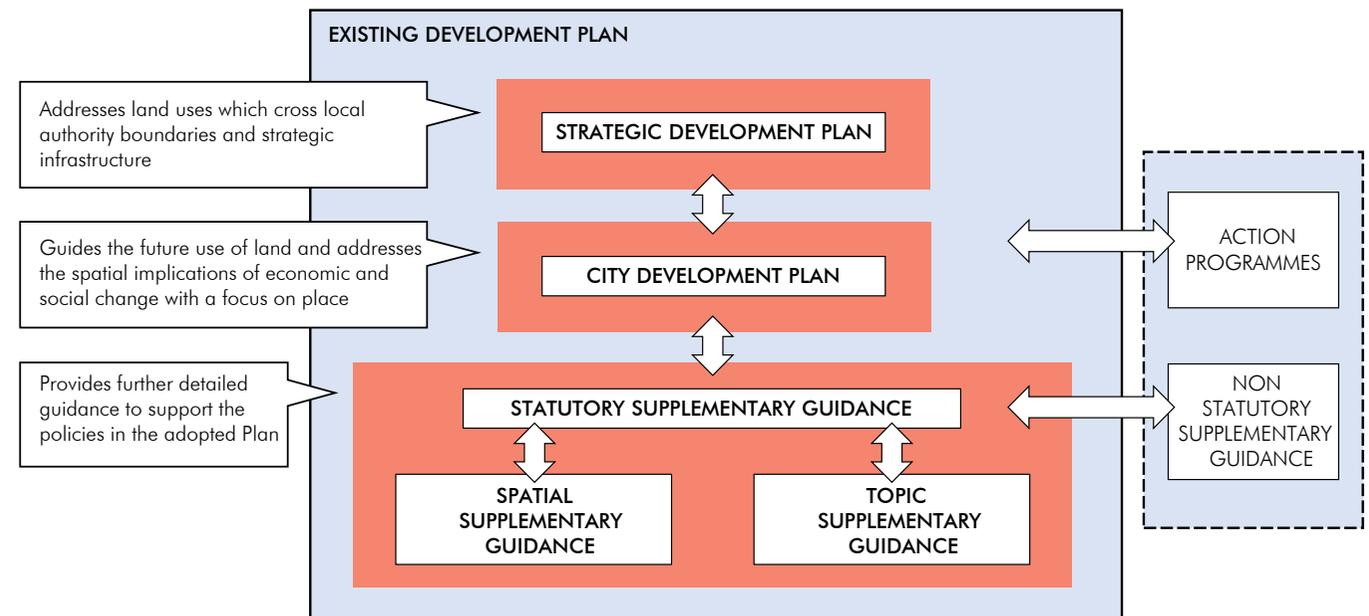
Supplementary Guidance (SG) is considered part of the development plan where it has met certain legal requirements. SG provides further information and detail on the policies and proposals contained in the CDP. There are currently eight approved topic based pieces of Supplementary Guidance associated with the CDP, with an additional three topic SG operating as interim guidance. In addition, spatial supplementary guidance for key areas of the City is also being prepared. Two Strategic Development Frameworks (SDF's) (River Corridor and Govan/Partick) are due to be adopted on 31st July 2020.

<https://www.glasgow.gov.uk/sg>

Strategic Development Plan and City Development Plan Geographical Areas



## EXISTING DEVELOPMENT PLAN CONTEXT IN GLASGOW



# Proposed Development Plan

## Planning Reform in Scotland

The planning system in Scotland is currently undergoing significant reform. The Scottish Government has stated that a high quality planning system is essential to create quality places with the homes, infrastructure and investment that people need. It is, therefore, seeking to improve Scotland's planning system in order to strengthen the contribution planning can make to inclusive growth, to delivering housing and infrastructure, to addressing climate change and to sustaining, supporting and empowering communities. This reform is ongoing and will affect the future preparation and timescale of all future local development plans in Scotland, including Glasgow, over the next few years.



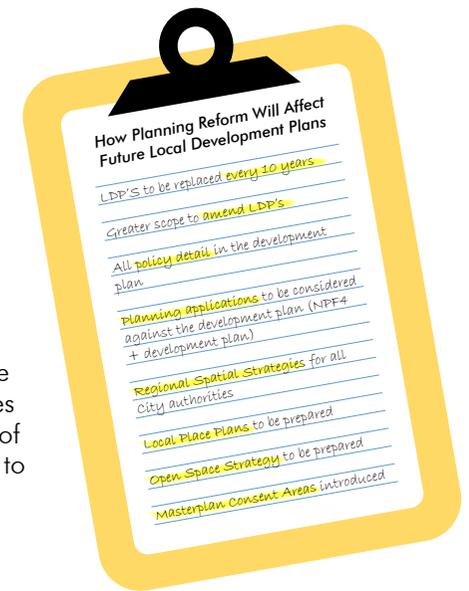
The Planning (Scotland) Act 2019 was passed by the Scottish Parliament in June 2019 and it has set in place and determined the future structure of the modernised planning system in Scotland. The detail of how the new Act's provisions will work in practice, however, will be contained within forthcoming secondary legislation and further guidance.

## How Planning Reform Will Affect Future Local Development Plans (LDP's)

The key changes to note, which will directly affect the preparation of LDP's and the next development plan for Glasgow, are as follows:

- LDP's are to be replaced every 10 years, as opposed to the current 5-year timescale
- There will be greater scope to amend LDP's once they are adopted (with local authorities able to voluntarily amend the LDP at any time, or as directed to by Scottish Ministers)
- All policy detail will be included within future development plans and statutory supplementary planning guidance will be removed
- Planning applications will be considered against the 'development plan' which will consist of the National Planning Framework and the relevant local authority's local development plan.
- Strategic Development Plans will no longer be prepared, however, there will be a requirement for all the city authorities across the major Scottish regions (including Glasgow) to act together to prepare a 'regional spatial strategy' which will identify strategic development needs and priorities. Regional Spatial Strategies are to be prepared without delay. Whilst they will not form part of the development plan, they must be taken into

- account when an LDP is being prepared.
- Local place plans will be prepared to allow community bodies to set out proposals for the development or use of land in particular areas. Place Plans will not form part of the LDP, however, they must be taken into account when an LDP is being prepared.
- There will be a new requirement for local authorities to prepare an 'Open Space Strategy' to look at the development, maintenance and use of green infrastructure in their area
- Masterplan Consent Areas will replace Simplified Planning Zones with local authorities having the scope to authorise a 'type of development' within a particular area, subject to certain conditions and limitations.

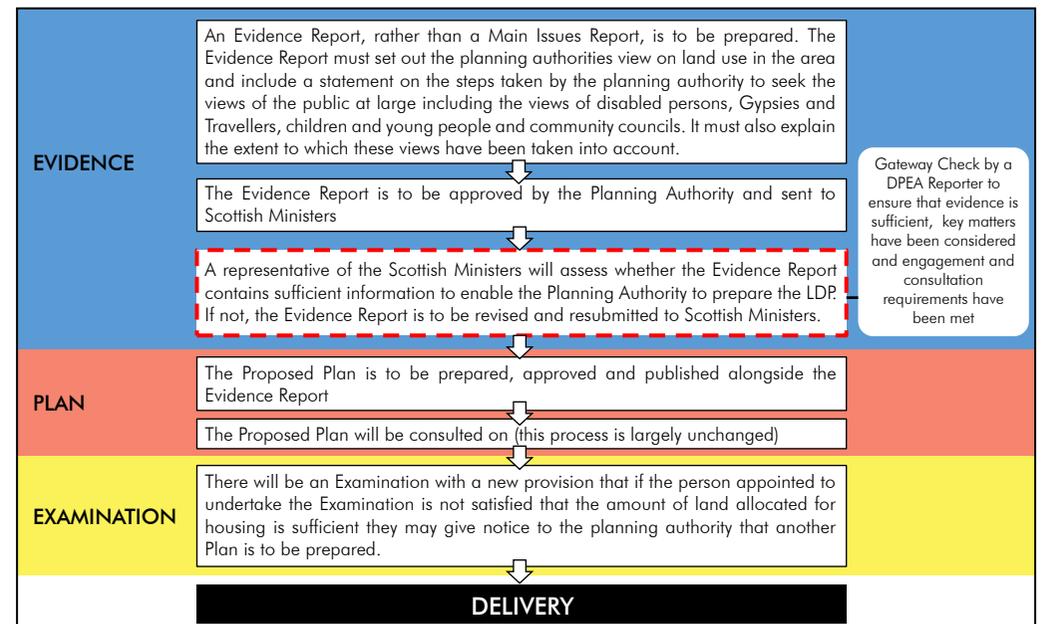


## LDP Process

The key changes to note, in relation to development plans, which will directly affect the process of preparing LDP's and the next development plan for Glasgow, are as follows:

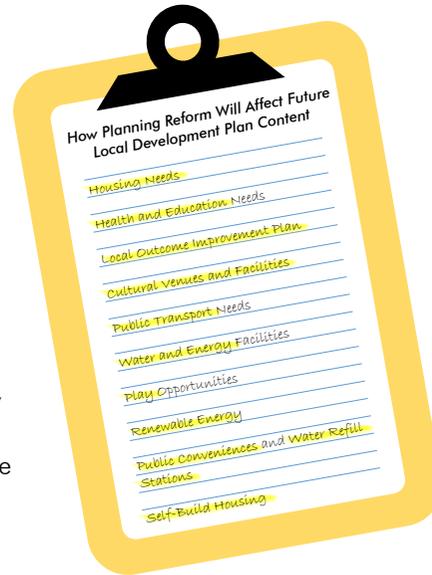
## LDP Content

### NEW DEVELOPMENT PLANS - KEY CHANGES



The key changes to note, in relation to development plans, which will directly affect the content of LDP's and the next development plan for Glasgow are as follows. LDP's must consider:

- **housing needs** (including the needs of students, older people and disabled people), housing land (including for older and disabled people) and a list of persons seeking land for self-build
- **health and education needs/capacities** and the likely effect of development on those needs/capacities
- any **local outcomes improvement plan**
- maintaining an appropriate number and range of **cultural venues and facilities**
- the desirability of preserving disused rail lines for future **public transport needs**
- the supply of **water and energy facilities**
- assessment of the sufficiency of **play opportunities**
- the land available for development and the use of facilities for **renewable sources of energy**



In addition, the LDP should include:

- a statement of the planning authorities policies and proposals as to the provision of public conveniences and water refill stations
- a list of people with registered interest in acquiring land for self-build housing

<https://www.gov.scot/policies/planning-architecture/reforming-planning-system/>

## National Planning Framework

The National Planning Framework (NPF) is the long term plan for Scotland that sets out where development and infrastructure is needed to support sustainable and inclusive growth. The current National Planning Framework (NPF3) was published in 2014 and will remain in place until NPF4 is adopted by Scottish Ministers.

NPF4 will incorporate Scottish Planning Policy (SPP), which currently contains detailed national policy on a number of planning topics. This means that for the first time, spatial and thematic planning policies will all be addressed in one place. The Scottish Government has begun the process of replacing NPF3 and early views were sought on NPF4 (Spring 2020), both in terms of the spatial strategy for Scotland and on the more detailed policies on specific topics which are currently in the SPP. In light of the ongoing Covid19 situation, however, the Scottish Government has extended the timescale for this work and now expects to lay the

draft NPF4 in the Scottish Parliament in September 2021. Ahead of this, it expects to publish an interim position statement on NPF4 in Autumn 2020 and to use this to inform further early engagement. Subject to Parliamentary timetabling, the Scottish Government anticipates adoption of NPF4 by Scottish Ministers in Spring/Summer 2022.

For planning purposes, NPF4 will have the status of the development plan. This is a change to the current position and will mean that NPF4 policies will have a stronger role in informing day to day decision making. It is expected that NPF4 will look very different from NPF3, with a longer time horizon to 2050, fuller regional coverage and improved alignment with wider programmes and strategies, including on infrastructure and economic investment. NPF4 will also take into account regional spatial strategies. Glasgow City Region Authorities have been working on preparing an Indicative Regional Spatial Strategy to feed into the NPF4 production.

<https://www.transformingplanning.scot/national-planning-framework/>



## Implications for City Development Plan 2 Production

In light of the above, it is anticipated that the timescale for the preparation of the next local development plan for Glasgow (City Development Plan 2 (CDP2)) will emerge and evolve during the course of 2020 to reflect the changes to the planning system, outlined above, which are emerging at the national level.

# DEVELOPMENT PLAN SCHEME

The previous Development Plan Scheme 2019/20 recognised that the emerging Planning Bill created uncertainty regarding the process of producing the Plan and outlined that the Council would seek to align with the Government Guidance regarding a “Business as Usual” approach. To this end the Council proceeded with the review of Call for Sites submissions and progressed SEA work along with other evidence gathering activity including developing its enhanced early engagement arrangements with all communities.

In October 2019 the Scottish Government published Interim Guidance on Transitional Arrangements setting out how the timing of production of Local Development Plans should align with the emerging arrangements including NPF4 and setting out where a plan would be expected to reflect either the existing 2009 Act procedures or the emerging arrangements of the 2019 Act.

It was recognised that the commitment here in Glasgow to progress on a “Business As Usual” approach would lead to the adoption of a Plan around 2022, shortly after the then anticipated publication of NPF4 and new Development Planning Regulations and associated guidance. In light of this timing concern grew about the prospect that the City Development Plan 2 would be published based upon what would then be out of date NPF3 and SPP policy and spatial approaches. It was also recognised that there would be limited scope for the new plan to reflect what the first Regional Spatial Strategy for the Glasgow City Region would promote as key regional priorities.

In addition to these fundamental strategic factors it was also recognised that the adoption of Glasgow’s Open Space Strategy in February 2020 and ongoing Place Commission



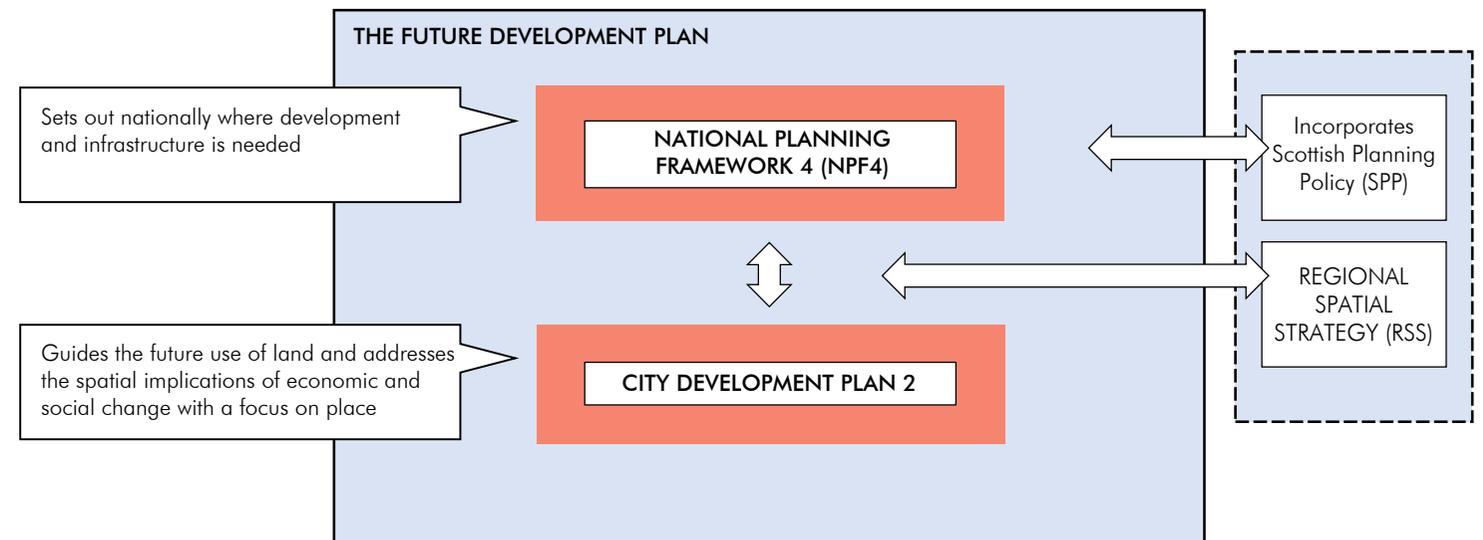
and other key local workstreams, would provide valuable structural context which could inform a new Plan. The decision to postpone production to align with the NPF4 production

timescale was informed by early engagement that had taken place with several key agencies where the Council was given strong messages that the current City Development Plan was fit for purpose and that they generally endorsed the plan maintaining the existing spatial strategy approach and key strategic aims and that the policy coverage and content was both comprehensive and robust.

While the timetabling of plan production has been altered work is continuing in progression of plan production along with other key supporting and associated documents as set out below. In terms of the timetable for the key stages of Plan production itself, we are conscious that the current COVID19 pandemic is affecting the Scottish Government’s own timescales for producing NPF4 and associated guidance. Therefore we will not publish timescales for key stages of development until after we have seen the Government’s Position Statement on NPF4 later this year and have more clarity around the overall direction of travel around content and expectations, including progression of our Regional Spatial Strategy. At that stage we will republish the Development Plan Scheme with a clearer timetable for production of City Development Plan 2.

This approach is line with Scottish Government advice which has recognised that people and organisations may have limited scope to engage in development planning at this time. Accordingly, all planning authorities have been asked to consider allowing longer timescales and more flexible arrangements for engagement in development planning in the short to medium term in order to ensure there is sufficient and inclusive engagement and that plans produced are relevant. It has been noted that local development plans could remain in place for a longer period of time than usual.

## FUTURE DEVELOPMENT PLAN CONTEXT IN GLASGOW



In addition to City Development Plan 2 preparatory work, work is also still continuing on Supplementary Guidance which sits alongside the current adopted Plan. This suite of guidance will remain statutory until City Development Plan is replaced.

## Supplementary Guidance

TOPIC	
SG1 Placemaking Principle	Adopted
SG3/IPG3* Economic Development	To progress for formal adoption during 2020
SG4 Network of Centres	Adopted
SG5 Resource Management	Adopted
SG6/IPG6*	To progress for formal adoption during 2020

SG7 Natural Environment	Adopted
SG8 Water Management	Adopted
SG9 Historic Environment	Adopted
SG10 Meeting Housing Needs	Adopted
SG 11 Sustainable Transport	Adopted
SG12/IPG12* Delivering Development	To progress for formal adoption during 2020

SPATIAL	
City Centre Strategic Development Framework	This document will set out the strategic planning framework for the future regeneration of the City Centre. It will help support and guide support delivery of the City Centre Strategy and the associated District Regeneration Frameworks. Following the completion of the recent consultation process, the City Centre SDF is currently being redrafted to reflect the consultations responses received. It is due to be reported to Council Committee for approval in October and submitted to the Scottish Government thereafter before adoption as Supplementary Guidance to the City Development Plan by the end of 2020.
Glasgow North Strategic Development Framework	This document establishes the strategic planning framework for the future development and regeneration of a significant area of North Glasgow, encompassing within its boundary the North Gateway/Canal area and a number of communities including Possil, Hamiltonhill, Springburn, Gilsochill, Sighthill, Maryhill, Milton and Royston. A draft version of the North SDF has been completed and will be issued for consultation during Summer 2020. Following the consultation process, the document will be reviewed with an intention to submit to the Scottish Government by the end of 2020, subject to Council approval.
Govan Partick Strategic Development Framework	This document sets out the strategic planning framework for the future regeneration of the Govan and Partick areas of the City. It was approved for adoption following submission to the Scottish Government. The intention is that this document will be adopted as supplementary guidance to the City Development Plan on 31st July 2020.
Greater Easterhouse Strategic Development Framework	This document will set out the strategic planning framework for the future development and regeneration of the Greater Easterhouse area, which incorporates a wide range of neighbourhoods in the Easterhouse area, extending to Ruchazie and Cranhill to the western edge of the boundary. It will also cover the 7 Lochs Wetland Park and the proposed Community Growth Areas identified in the City Development Plan. The SDF is currently being prepared, with the intention to go out to consultation early in 2021. An updated programme to adoption will be published in due course.
Inner East Strategic Development Framework	This document will set out the strategic planning framework for the future development and regeneration of a significant area of the inner East End of Glasgow, encompassing within its boundary an area extending east from High Street and including neighbourhoods such as Calton, Dennistoun, Camlachie, Parkhead, Shettleston and Tollcross. A working draft of the Inner East SDF has been prepared and is currently being reviewed in advance of the planned consultation which is currently planned for Autumn 2020. An updated programme to adoption will be published in due course.
River Corridor Strategic Development Framework	This document sets out the strategic planning framework for the future development and regeneration of the River Clyde corridor from Glasgow Green to Yoker. It was approved for adoption following submission to the Scottish Government. The intention is that this document will be adopted as Supplementary Guidance to the City Development Plan on 31st July 2020.

\*Post consultation revision of the SG's are yet to be concluded. SG6 and SG12 have been delayed while Glasgow's first Open Space Strategy has progressed towards adoption to ensure clear alignment between the OSS and these policies that have significant overlap on Open Space protection and management issues. Consequently the Council will operate Interim Non-Statutory versions until the corresponding version of SG can be adopted following public consultation. These are titled Interim Planning Guidance (IPG) and will have the corresponding SG number i.e. SG1 = IPG1 until the statutory versions are in a position to be adopted.

NATIONAL PLANNING FRAMEWORK (NPF4)

CALL FOR IDEAS	NPF4 will form part of the Development Plan. It will also inform production of City Development Plan 2. Glasgow City Council made comments to the Call for Ideas on 30th April 2020	Done
POSITION STATEMENT	The timetable for NPF4 production is currently being revisited as a result of the COVID19 pandemic. A position statement is expected in Autumn 2020 which may provide greater clarity to inform a revised Development Plan Scheme.	Autumn 2020

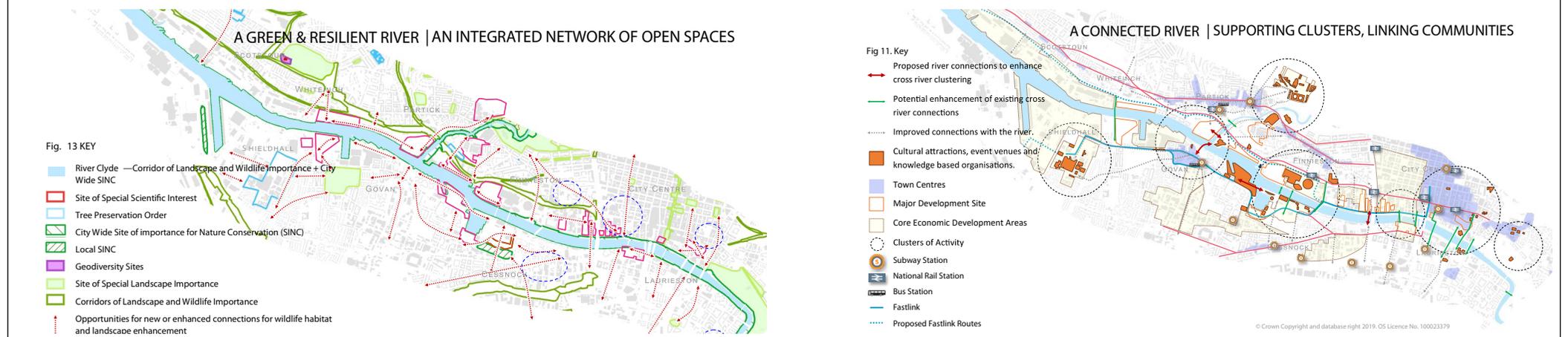
REGIONAL SPATIAL STRATEGY (RSS)

DRAFT REGIONAL SPATIAL STRATEGY (RSS)	The RSS will not form part of the development plan but it must be taken into account when City Development Plan 2 is being prepared. The RSS will set out the strategic development priorities for the wider Glasgow area in conjunction with other local planning authorities, key stakeholders and the Scottish Government. It will be submitted to Scottish Ministers and reviewed every 10 years.	Work Ongoing
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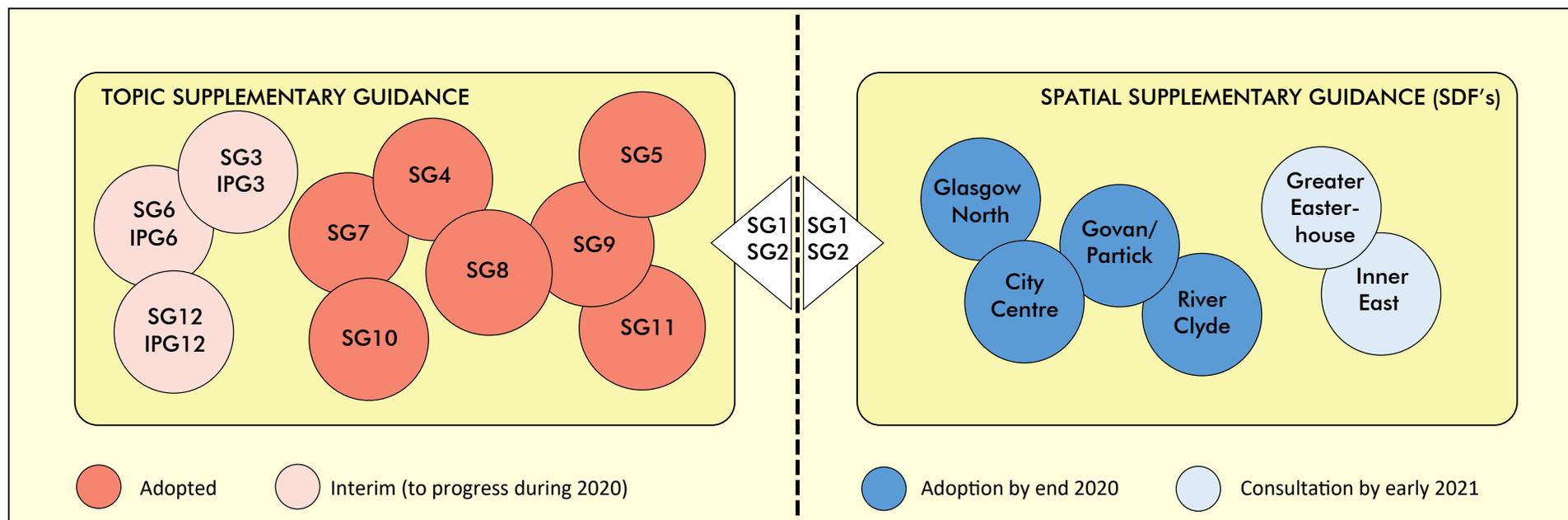
ADOPTED CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE

TOPIC SUPPLEMENTARY GUIDANCE	<ul style="list-style-type: none"> <li>Complete and adopt all outstanding City Development Plan topic Supplementary Guidance</li> <li>- SG3 - Economic Development</li> <li>- SG6 - Green Belt and Green Network</li> <li>- SG12 - Developer Contribution</li> </ul>	By the end of 2020
SPATIAL SUPPLEMENTARY GUIDANCE	<ul style="list-style-type: none"> <li>Complete and adopt the following City Development Plan spatial Supplementary Guidance</li> <li>- River Clyde Corridor Strategic Development Framework</li> <li>- Govan Partick Strategic Development Framework</li> <li>- Glasgow North Strategic Development Framework</li> <li>- City Centre Strategic Development Framework</li> <li>Consult on the Inner East Strategic Development Framework</li> <li>Consult on the Greater Easterhouse Strategic Development Framework</li> </ul>	By the end of 2020  Autumn 2020 Early 2021

River Corridor Strategic Development Framework Diagrams



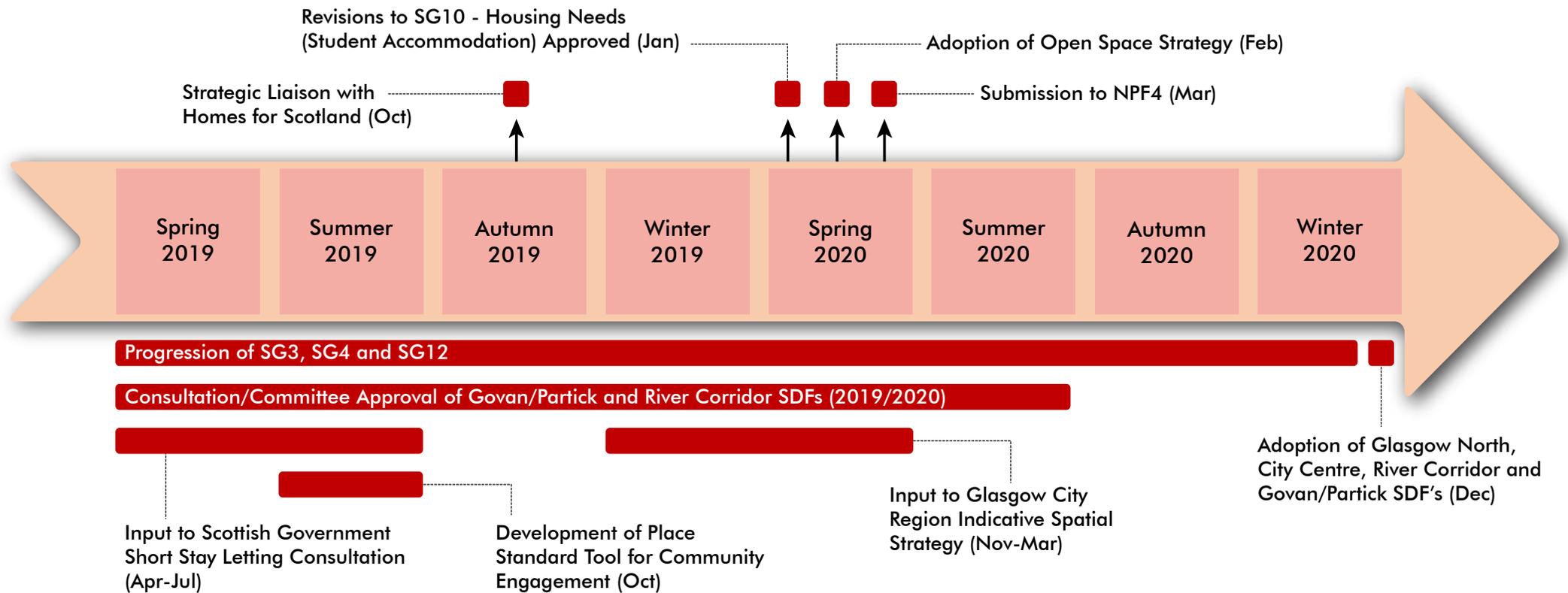
## SUPPLEMENTARY GUIDANCE



CITY DEVELOPMENT PLAN 2		
TOPIC BACKGROUND PAPERS	<ul style="list-style-type: none"> <li>Prepare and publish online a series of topic based research papers which will feed into the Evidence Report</li> </ul>	By the end of 2020
EVIDENCE REPORT	<ul style="list-style-type: none"> <li>Preparation and production of an Evidence Report</li> </ul>	Work Ongoing
OPEN SPACE STRATEGY (OSS)	<ul style="list-style-type: none"> <li>Prepare and publish an OSS which sets out the strategic framework, policies and proposals for the development, maintenance and use of green infrastructure including open spaces and green networks in the City.</li> <li>Prepare and publish an OSS Delivery Plan</li> </ul>	OSS approved February 2020 Summer 2022
HOUSING NEEDS ASSESSMENT	<ul style="list-style-type: none"> <li>Establish targets for meeting the housing needs of the population including the needs of persons undertaking further and higher education, older people and disabled people.</li> </ul>	Input every 2 years to Scottish Government report
PLACE	<ul style="list-style-type: none"> <li>Take a place based approach and seek to support the use of the Place Standard tool to facilitate conversations about place across different services and with partners and communities focussing on area of inequality and disadvantage.</li> <li>Provide guidance and support to all local communities on how to use the Place Standard tool to inform their place plans and focus on place based actions that help to create well designed, sustainable and good quality places that are fit for purpose now and in the future.</li> </ul>	Work Ongoing
EMERGING SCOTTISH GOVERNMENT REGULATIONS AND GUIDANCE	<ul style="list-style-type: none"> <li>Take cognisance of emerging Scottish Government policy, regulations and guidance in relation to:                             <ul style="list-style-type: none"> <li>Community Engagement</li> <li>Play Sufficiency Assessment</li> <li>Self-Build Housing</li> <li>Masterplan Consent Areas</li> <li>Short Term Let</li> <li>Land Value Uplift</li> </ul> </li> </ul>	Work programme to emerge during 2020

# DEVELOPMENT PLAN ACTIVITIES 2019-20

## TIMELINE



# PARTICIPATION STATEMENT

## Consultation and Engagement Process

The Planning Act has set a clear direction towards enhancing empowerment and engagement in helping communities inform and influence change in their neighbourhoods and places. The Council will apply its corporate consultation principles to the consultation and engagement process throughout the development of the new City Development Plan. This includes explaining why we are consulting, how we will be consulting and what will happen with the input we receive, overcoming barriers to participation and seeking to be as inclusive as possible so that all relevant groups, communities and stakeholders affected have the opportunity to participate. The Council will:

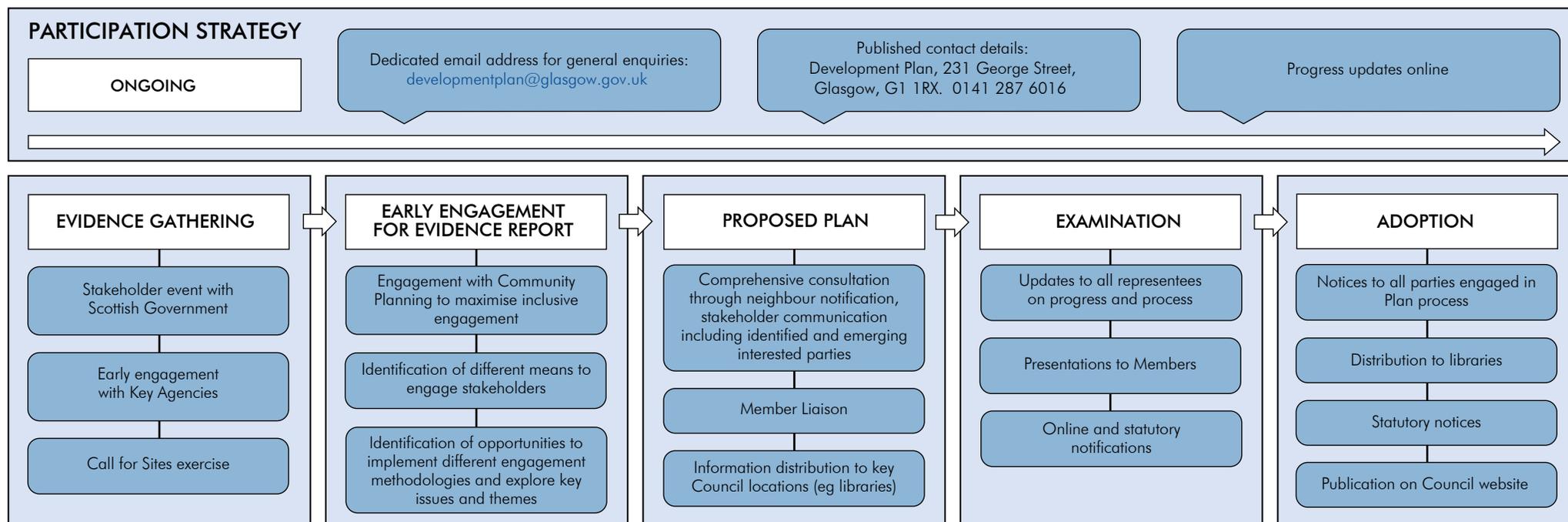
- focus heavily on early, extensive and meaningful engagement
- aim to strengthen future Development Plan Schemes by explaining how, when and where we intend to engage and consult
- look to adopt and apply innovative consultation and engagement methods
- learn from best practice examples that are applicable at each key stage in the process
- actively seek to involve all stakeholders in the preparation of the next City Development Plan

The guidance prepared by the Scottish Government regarding engagement during the COVID19 lockdown will also continue to inform our arrangements.

Full details of our consultation principles can be found on the Council's [Consultation Hub](#)

Actions for this year will include continuing communications on the Call for Sites process, exploring engagement methodologies with Community Councils and other Council Partners and stakeholders to seek to establish a rich body of input and direction regarding local priorities from communities. We will also be embedding the brand new Council Planning Charter which maps the methods and opportunities for engagement in the overall Planning Process including the production of the new City Development Plan.

Further consultations will also take place on topic based and spatial supplementary guidance.



# CONTACT US

We will continue to keep up to date a list of statutory consultees and other general interested parties. We will either write to or e-mail everyone on that list at the key stages in the development plan preparation progress.

If you would like to be added to this list, please write to us or e-mail your details, as shown below.

Should you have any other queries please contact the Development Plan Team directly at:

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Glasgow City Council  
231 George Street  
Glasgow, G1 1RX

Telephone: 0141 287 6016  
Email: [developmentplan@glasgow.gov.uk](mailto:developmentplan@glasgow.gov.uk)

