



# GLASGOW

## PROPOSED CITY DEVELOPMENT PLAN



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# FOREWORD





## FOREWORD

It is my great pleasure to introduce the proposed City Development Plan for Glasgow.

This new look document is the first of a new generation of development plans, introduced in line with Scotland's modernised planning legislation, which aims to be more accessible and easier to read.

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Glasgow's City Development Plan belongs to each and everyone of us and I look forward to hearing your comments on it.

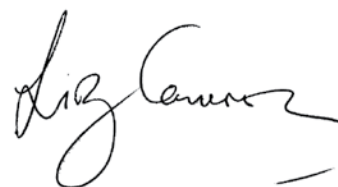
I believe that the City Development Plan will build upon the already significant work that has been undertaken across Glasgow. Over the last two decades we have seen a great transformation in our city centre, neighbourhoods, universities, as well as, our visitor and cultural offering.

This plan will continue to shape this great city of ours as a place that people want to live, work, visit and importantly, continue to invest in.

There are many challenges in doing this, however, I believe that the approach that is set out here demonstrates that decisions can, and will, continue to be made in an informed and considered manner.

Please take the opportunity to have your say - People Make Glasgow!

Let Glasgow Flourish.



Bailie Liz Cameron



# INTRODUCTION



## INTRODUCTION

The City Development Plan (The Plan) is the new statutory Local Development Plan for Glasgow. The Plan's geographical boundary is highlighted in Figure 1. It is the first of its kind for the City, and is designed to help residents and communities understand, and get involved in, the planning issues affecting their area.

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A clear 10 year planning framework for the City is set out in The Plan, including a spatial strategy, policies and proposals for the future use of land and infrastructure. It is recognised that the efficient use of land and provision of good infrastructure are important for the wellbeing of the City, particularly when supported by a commitment to create and maintain high quality places.

The Plan aims to give certainty for investment decisions for the public and private sectors by indicating where development, including regeneration, should happen and where it should not. Future planning applications will be determined according to the policies in The Plan, as required by Section 25 of the Town and Country Planning (Scotland) Act 1997. The Plan is more concise than previous Local Plans, and makes greater use of mapping and illustration. As The Plan needs to remain relevant, it will be reviewed and updated every five years.

The relationship between The Plan and other policy, plans and strategies is illustrated in Figure 2. The Plan has been prepared on the basis of National Planning Framework 2 (NPF2) and Scottish Planning Policy (SPP), both of which are currently under review by the Scottish Government. As the new SPP and NPF3 will not be finalised until mid 2014, The Plan has attempted, where possible, to reflect the overall direction of policy and spatial priorities of the Scottish Government. It has also taken cognisance of other relevant planning, environmental and other legislative requirements.

The Plan is consistent with the strategy of the approved Glasgow and the Clyde Valley Strategic Development Plan (SDP, May 2012), which includes the City of Glasgow and seven other local authority areas within its boundary, as illustrated in Figure 1. When The Plan is adopted, the two documents combined (including Supplementary Guidance) will become 'The Development Plan for Glasgow'.



A map of Glasgow and its surrounding areas in Scotland. The city of Glasgow is highlighted in green. Surrounding areas include West Dunbartonshire, East Dunbartonshire, North Lanarkshire, South Lanarkshire, Renfrewshire, and East Renfrewshire. The River Clyde is shown flowing through the city. An inset map in the top right corner shows the location of Glasgow within the larger context of Scotland.

Crucially, The Plan has taken into account the comments received from organisations, local communities, and individuals in response to the Key Issues and Options set out in the Main Issues Report, as well as the subsequent consultations. The Main Issues Report documented the policy context in some detail. The consultation confirmed that the major issues facing Glasgow over The Plan period included housing land supply; provision of new infrastructure; the role of the network of centres and green network priorities. More details can be seen in the Main Issues Report and Monitoring Statement.

**CITY DEVELOPMENT PLAN**

**GLASGOW INFLUENCES**

European Guidance

Scottish Government

National Planning Framework (NPF)

Strategic Development Plan (SDP)

Designing Places

Creating Places

Designing Streets

SPPs, etc.

Householder Permitted Development Rights

Other Local Authorities (Scotland, UK etc)

Glasgow's Strategic Plan - Single Outcome Agreement - Future Cities - Climate Ready Clyde

Glasgow's Economic Leadership - Future Cities - Climate Ready Clyde

Glasgow's Economic Plan - Keeping Glasgow Moving

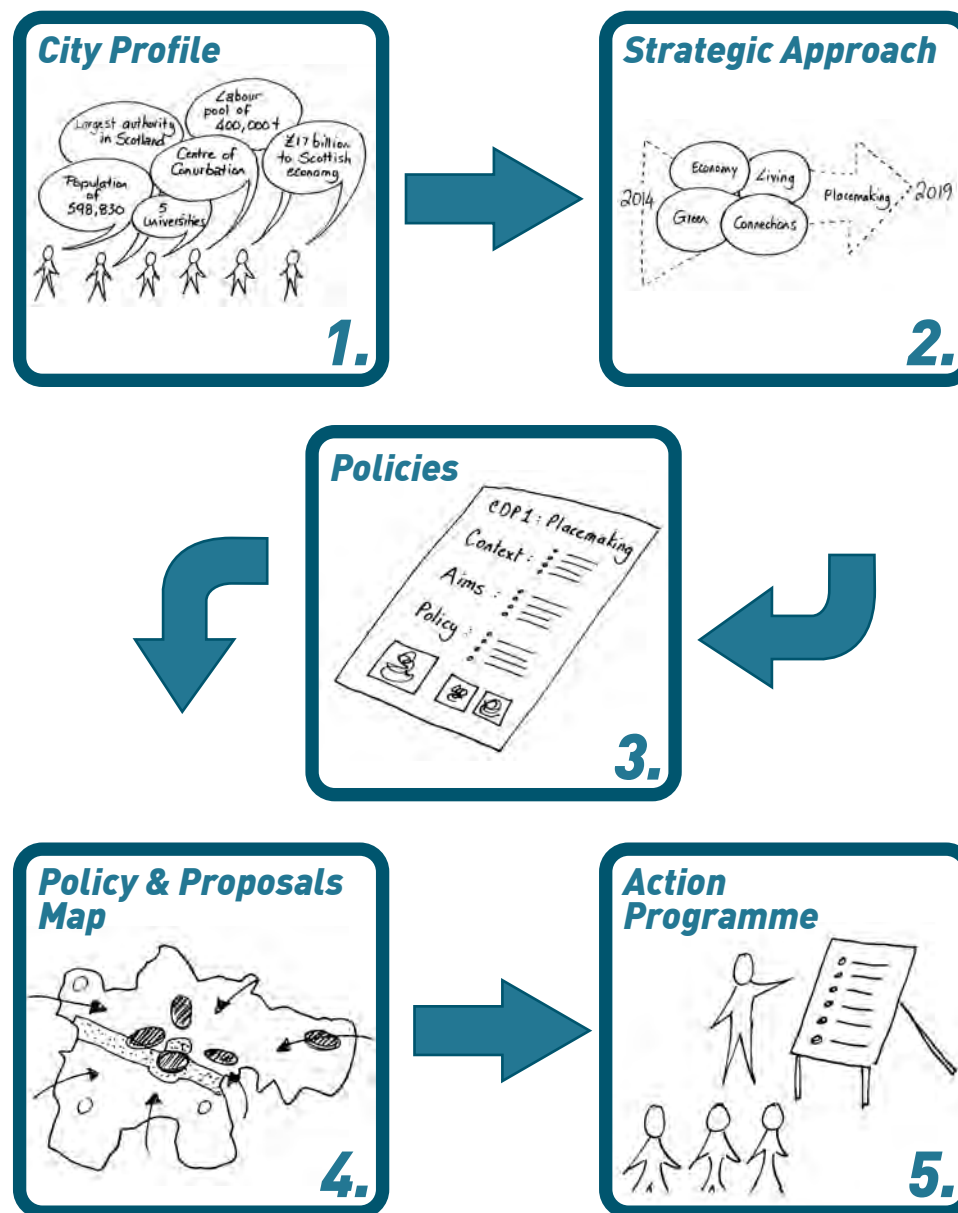
Glasgow's Local Housing Strategy - People Make Glasgow

Glasgow's Tourism Strategy

## Structure of The Plan

The Plan consists of five parts:

1. **City Profile** – highlights key statistics shaping the City today;
2. **Strategic Approach** – identifies The Plan's key aims and outlines the strategy to help achieve those aims during The Plan period;
3. **Policies** – addresses the key topics to be considered when planning development in order to help achieve The Plan's key aims;
4. **Policy and Proposals Map** – graphically illustrates where policies and proposals are identified throughout the City; and
5. **Action Programme** – A draft of the Plan's Action Programme outlines how The Plan's policies and proposals will be delivered. This is available online at [www.glasgow.gov.uk](http://www.glasgow.gov.uk)



## Supporting Documents

The Plan is supported by:

- **Supplementary Guidance**, which explains in detail how the Council expects The Plan policies to be implemented, and how they will be used in the consideration of planning applications;
- **Background Papers**, which outline the context and rationale behind The Plan's policies and proposals;
- An **Environmental Report**, which assesses the environmental impact of The Plan;
- A **Habitats Regulations Appraisal**, which appraises The Plan to ensure it will not have adverse impact on the conservation objectives of European Natura 2000 sites, and;
- A **Schedule of Land** owned by the Planning Authority which is affected by the Plan.

These are available online at [www.glasgow.gov.uk](http://www.glasgow.gov.uk)

## How to use The Plan

The Plan has been designed to be concise and easy to use. It consists of five parts which require to be read as a whole, and is supported by Supplementary Guidance, Background Papers, an Environmental Report and a Habitats Regulations Appraisal. The structure and content of The Plan is detailed in Figure 3. Details of how to use each section of The Plan and supporting documents are outlined below:

**City Profile;** Outline of some of the social, economic and environmental indicators throughout the city.

**Strategic Approach;** Description of how the key aims for the City will help to guide development to fulfil the outcome of Glasgow being a healthy Sustainable place. This section contains maps, diagrams and words to explain the main strategic outcomes for the city over the Plan period.

**Policies;** The policies help us deal with the main land use challenges that affect Glasgow. They form the basis for making decisions on planning applications in a way that will deliver The Plan's strategic outcomes and aims. Unless stated otherwise, all criteria used in each policy will apply. More than one policy is likely to apply in any particular case. The policies may be linked to supplementary guidance, which is published and consulted on separately. Each policy except CDP 2 and CDP 12 includes a Policy Context Diagram which provides

an illustration of the designations, proposals and activity identified by each policy. This also includes a specific list of the particular supplementary guidance related to each policy.

**Policy and Proposals Map;** A combined Policy and Proposals map is provided at city-wide level. This map has also been split into the three smaller areas for easier reference (north-west, north-east and south) (these smaller area maps are available online only). The map illustrates the specific locations that are identified for policy protection in policies CDP2 – CDP 12. The map also shows the proposals that are identified in the policies and are expected to happen during the life of the Plan. Along with the policy and proposals the map identifies sites of potential activity which are identified in the policy text. Finally, in order to illustrate greater context of potential future development (and for information only), the map shows the extent of major housing developments that have planning permission along with identified opportunity sites within Economic Development Areas which represents the marketable business and industry land supply.

**Action Programme;** Sets out how the Planning Authority proposes to implement the Local Development Plan including a list of actions required to deliver each of the plan's policies and proposals, the name/department/organisation that is to carry out the action, and the timescale for carrying out each action.

## Supporting Documents

**Supplementary Guidance;** Forms part of the development plan and has statutory status. Incorporating guidance and/or design advice to support a particular policy, proposal or spatial area. This includes proposals and policy which have little impact upon the Spatial Strategy or where they are not significantly different from the current City Plan; provided there is a clear link to the policies in the Plan. Supplementary Guidance can be produced throughout the 5 year life span of the Plan.

**Background Papers;** Papers containing evidence and supporting information used in the production of the Local Development Plan.

**Environmental Report;** Procedure governed by the Environmental Impact Assessment (Scotland) Regulations 2011, whereby the likely environmental effects of certain types and scales of development, and developments in sensitive locations are outlined.

**Habitats Regulations Appraisal;** A staged procedure, to determine whether or not a plan or project is likely to have a significant effect on a European site. An 'appropriate assessment' is required where a plan or project is likely to have a significant effect on a European site either alone or in combination with other plans or projects.

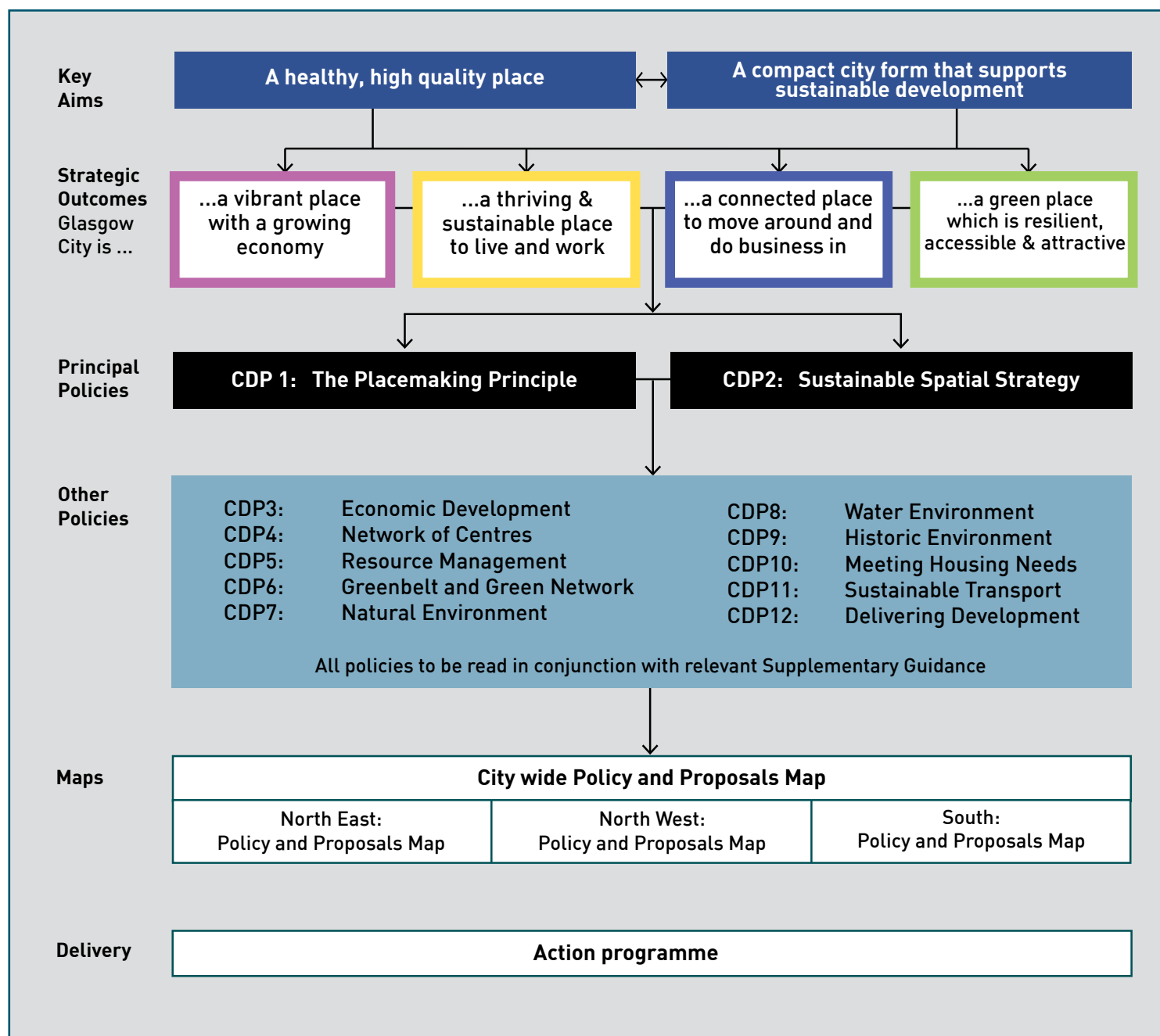
## What happens next?

The Plan is being published for consultation for an 8 week representation period, commencing on 1st May 2014 and finishing on 27th June 2014. Representations in support of, or in objection to, any part of this Plan can be made to the Council during this period. It is important to note that representations should relate to the use of land and buildings, and to the provision of infrastructure, rather than other issues which are not the subject of The Plan. **Copies of The Plan and associated documents are available to view at 231 George Street, all Council libraries and on the Council's web site: [www.glasgow.gov.uk](http://www.glasgow.gov.uk).**

At the end of the representation period, the Council will consider all representations received, and decide whether The Plan should be amended. If no significant changes are proposed by the Council as a result of any representation, any unresolved representations will be summarised and submitted to the Scottish Ministers by the Council. Those unresolved representations would then be considered at an Examination which would be overseen by a Reporter who is appointed by the Scottish Ministers. The Reporter's role is to make recommendations to the Council and to the Scottish Ministers on the unresolved representations, and these must be taken into account before the Council can proceed to changing and adopting The Plan.



Figure 3 Plan Structure and Content



## How you can respond

The Council would welcome the views of people, organisations and businesses in shaping the future of the City, by providing views on The Plan and supporting documents. This will help ensure that The Plan reflects, and helps deliver, the outcomes considered critical to the City's ongoing success as a place in which to live and invest.

If you wish to make representations on The Plan, the Environmental Report or background papers, you can do so during the 8 week period for making representations, the closing date for which is 4.00pm on 27th June 2014. As representations received after this date will not be taken into consideration by the Council it is important that your views are received within the prescribed period. Your representation should be concise (**no more than 2000 words** plus any limited supporting documents) but must fully explain the issue or issues that you wish to be considered by the Council. It is important to note that once the closing date for representations passes, the only circumstance where any information or materials which were not part of the representation can be considered at the Examination is where they are specifically asked for by the Scottish Government Reporter.

In order to avoid any unnecessary duplication and confusion we will only accept representation received using the appropriate form. Please return forms to;

By post:  
Development Plan Team,  
Development & Regeneration Services,  
Glasgow City Council,  
231 George Street,  
Glasgow, G1 1RX

By email:  
developmentplan@glasgow.gov.uk

## 1. CITY PROFILE AND CONTEXT



## CITY PROFILE AND CONTEXT

Glasgow is the biggest City in Scotland. It is the economic engine and main commercial hub not only for the city region, but also for Scotland.

Almost 2.5 million people, half of Scotland's population, live within an hour of the City.

Since the 1980's the City has been undergoing an economic revival through regeneration, restructuring and reinvention of some of its communities. To allow the Plan to guide future use of land it is important to understand how the City has been changing and what its current economic, social and environmental position is. The data on the following pages provides a illustration of where the City is in terms of the key statistics and changes that should be informing future land use strategy.

almost

2,500,000

60 minutes




Almost **2.5 million people**, half of Scotland's population, live within **one hour** of the City.

Source: *Glasgow Economic Facts 2013*, [www.glasgoweconomicfacts.com](http://www.glasgoweconomicfacts.com); *Glasgow for Business*, [www.glasgowforbusiness.com](http://www.glasgowforbusiness.com); *General Register Scotland 2011 Census*; *Understanding Glasgow*



## Social

almost  
**600,000**  
Glasgow's population has **risen** in the last ten years after **decades of decline**  
in 2011



The **non UK born** population of Glasgow rose to **14.6%** in 2012


Levels of adult physical activity have improved steadily in Greater Glasgow; **four out of ten** adults achieved the minimum recommended level of weekly **physical activity** in 2008/9 – on a par with the national average.

The City has a relatively young population compared to the rest of Scotland with a median age of 35 years and 68% of the population are of working age (between 16 and 65).

86% of Glaswegians took part in some kind of cultural activity in 2011.

The number of **households** in Glasgow is predicted to **rise** in the next **25 years**

by **28%**  
next 25 years



Just under **a quarter** of the adults in Glasgow city are **obese**

**66%**  
**overweight**  
BMI 25+


**Obesity** rates have **risen** over the last **10 years** in Greater Glasgow



2003-13

Single adult households will continue to **rise** and will soon form the **majority** of households.

mortality rate  
**15% higher**  
than other UK cities



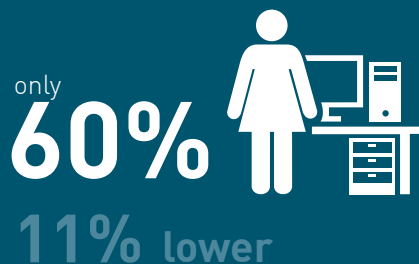
Glaswegians are **living longer** than ever before, however the city has one of the **poorest health profiles** of any Scottish or UK city

Glasgow is home to **41%** of Scotland's actors, dancers, broadcasters, **38%** of its musicians and **29%** of its artists and graphic designers

**Key issues** include accommodating the rising population and number of households; and addressing health levels and levels of health inequality.

## Economy

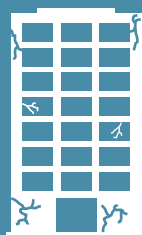
60% of working age Glaswegians were **employed** in 2012/13, which was **11% lower** than the Scottish average



Glasgow has had the **highest** business **start-up rate** within Glasgow and Clyde Valley

**1.2 million** working age people live within a **45 minute** commute.

almost  
**50%**  
20%



Almost **half** of Glasgow's residents, 283,000 people, reside in the **20%** of most **deprived areas** in Scotland

over  
**400,000**  
83%



Labour pool of over **400,000** and **83%** of residents in work, **work in the City**

gross value added

over  
**£17 billion**



Glasgow generates **£17 billion** GVA to the **Scottish economy** each year

A slightly higher proportion of working age adults in Glasgow had a degree or professional qualification (**23%**) than in Scotland as a whole, but the city also had a higher proportion of working age people without any qualifications (**19%**).

Has nearly **17,000** private registered enterprises which generate a turnover of **£31,101 million**.

more than  
**133,000**  
135 countries



Glasgow has **5** universities and **7** further education colleges with **133,000 students** from 135 countries

**Key issues** include growing the city's considerable economic contribution and benefiting from the significant potential of the available employment pool and strong Further and Higher Education sector; and challenging the levels of worklessness and deprivation in the City.

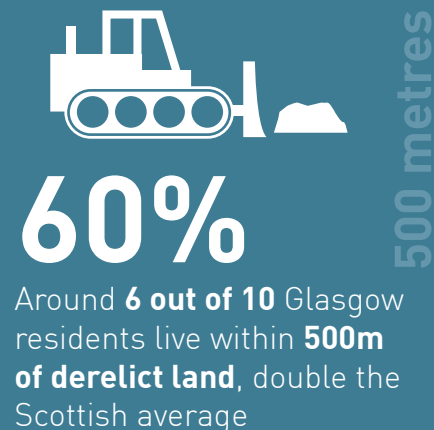
## Environment



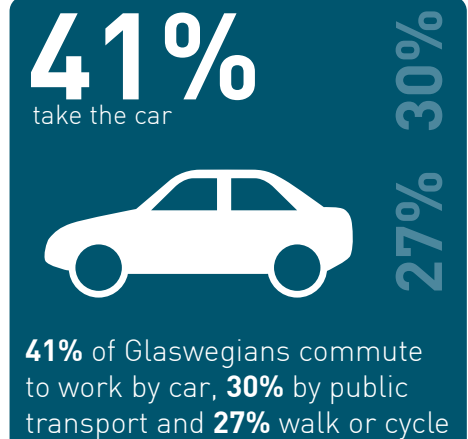
**73%** of dwellings in Glasgow are **flats**, reflecting the predominance of **tenements** in the city

Climate change predictions mean that there is a growing **risk of flooding** from various sources and major investment is needed in Glasgow's drainage networks over the **next 50 years** to deal with this

Glasgow has the **largest traffic volume** of Scotland's local authorities. It rose to peak in **2008** and has fallen slightly since then



There are over **1,800 listed buildings** or structures and **23 Conservation areas** and one proposed Conservation Area.



**Key issues** include enhancing the city's compact and sustainable form by addressing the significant areas of vacant and derelict land; addressing the significant number of car borne journeys and promoting active travel and reducing the need to travel; and ensuring that the city is in a resilient position to respond to environmental and water management challenges in coming years.

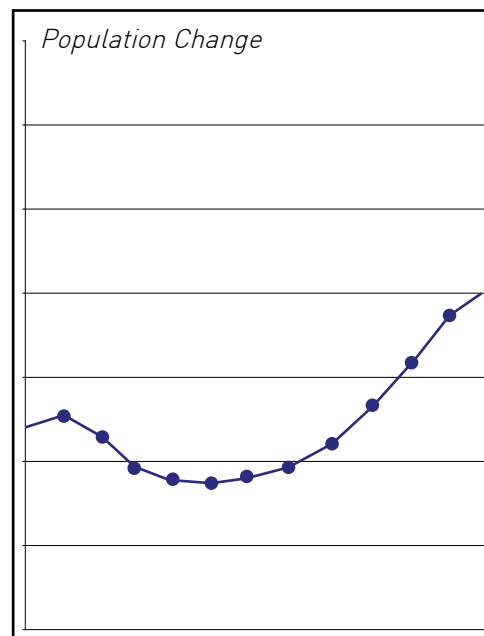


The key issues in the profile, along with the City's Strategic Plan and the priorities identified by the Community Planning Partnership have helped identify the City Challenges listed below.

### City Challenges

The Plan comes at a time that is extremely challenging for the City economically, environmentally and socially and the evidence of the City Profile shows that these challenges include:

- the overall financial climate which is affecting private and public sector investment;
- the increase in population which is projected;
- the need to address health levels and health inequalities across the City;
- the need to prepare the City's business locations for today's economy, and the economy that is emerging;
- the anticipated growth in learning and the knowledge economy;
- the trend towards different retailing and leisure behaviour; and
- the longer term impacts of designing for the severity of rain and climate change.



## 2. STRATEGIC APPROACH



## KEY AIMS OF THE PLAN

The Plan puts forward positive measures that will keep Glasgow at the heart of Scotland's future and allow it to make the most of its resources for the benefit of residents, business and employees as well as visitors.

The Council and its partners will approach this task with the following key aims:



### The Strategy

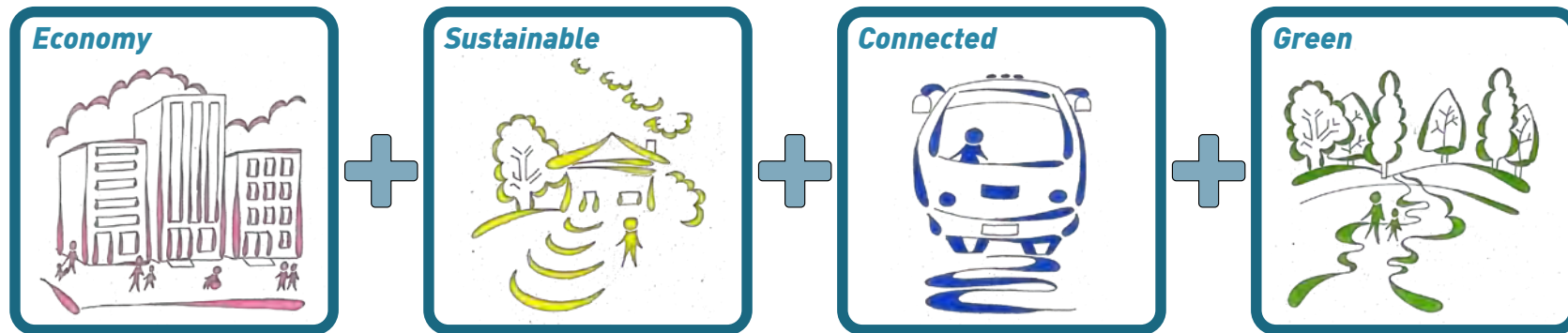
To achieve the key aims set out above and to address the City's challenges identified in the City Profile, The Plan sets out a strategy that aims to deliver on the following four strategic outcomes:

- **A vibrant place with a growing economy** - by providing the right environment for businesses to develop;
- **A thriving and sustainable place to live and work** - by providing opportunities to build new housing, and creating vibrant places and town centres to provide a good quality of life in the long term for the City's growing population;
- **A connected place to move around and do business in** - by improving accessibility for all citizens to employment, shopping and leisure destinations, and providing more sustainable travel options; and
- **A green place** - by helping to care for Glasgow's historic and green environments, increasing the City's resilience to climate change, and reducing energy use.



The outcomes are inter-related, and are intended to be supportive of each other. In some cases the benefits of one may conflict with another, so it is important that the correct balance is struck between encouraging change and growth and the need to conserve important assets for the benefit of the City.

The four strategic outcomes are supported by a number of objectives, as outlined in the following pages. The outcomes and objectives provide a rationale for the policies and proposals that follow.



**Strategic Placemaking Outcome**

=



**These four strategic outcomes and objectives shape the policies and proposals in this plan.**







a **vibrant** place  
with a **growing**  
**economy**

a **thriving** and  
**sustainable** place  
to **live** and **work**

a **connected** place  
to move around  
and do **business** in

a **green** place  
which is **resilient**,  
**accessible** and  
**attractive**



### Employment

Support the City Centre's major employment role, including retail, financial and business services, higher education, tourism, and other complementary and supporting functions that befit a World Class City



### Alternatives

Provide a managed process to consider alternative uses in identified industrial and business areas where change would be beneficial to local communities and the City as a whole



### River Clyde

Support continued mixed use regeneration at Clyde Waterfront and Clyde Gateway



## A VIBRANT PLACE

We want to reinforce the City as being at the centre of Scotland's economy, where business locations meet the needs of established and emerging economic sectors, new investment and employment opportunities are encouraged, and local communities are rejuvenated.

### Creative Industry

Facilitate the aspirations of GEL growth sectors, including those related to universities and health care, cultural and creative industries, low carbon research and manufacture



### Business

Protect the City's key business locations and support their role in meeting the needs of key employment sectors



### Sustainability

Support employment in sustainable locations



### Design

Apply a 'placemaking' approach to the design and development of areas where people live, work and spend leisure time



### Affordable Housing

Provide for housing which is affordable at different levels of the market, with a variety of house types and tenures to increase choice

### Open Space

Increase access to open space and the green network, and improve its quality

### Healthy Living

Deliver environments that support healthy lifestyles, reduce harm to health and contribute to well being across the life course



### Community

Encourage the provision of accessible community facilities to support neighbourhood living

### Residential Quality

Maintain and enhance residential quality through good design and through measures to protect residential amenity

## A SUSTAINABLE PLACE

We want to achieve a City that is made up of sustainable, vibrant and distinctive places which are well-designed, safe, healthy and inclusive, and which provide for the City's growing and diverse population.

### City Centre

Recognise and support the unique position of the City Centre as the principal location for City-region scale shopping, leisure, tourism and other functions

### Innovation

Ensure high quality, creative and innovative design is encouraged

### Built Heritage

Protect and enhance the built heritage as a core asset of a vibrant and distinctive place

### Town Centres

Promote a 'town centre first' approach, so that centres provide a range of shops, community facilities and services

### Choice

Ensure that the range of centres within the Network of Centres complement each other and offer choice to communities

a **vibrant** place  
with a **growing**  
**economy**

a **thriving** and  
**sustainable** place  
to **live** and **work**

a **connected** place  
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### Transport

Improve opportunities for movement within neighbourhoods and to the network of centres and business locations by active travel and public transport



### Connections

Repair or replace walking and cycling connections that have been lost through vehicular dominated design

### Town Centres

Promote town centres to be the focus for public transport networks by encouraging more people to visit and spend time there, by supporting a range of shops, services and community facilities, as well as increasing nearby population

### Sustainability

Ensure that new development is in locations that are accessible by sustainable means, or that can be made more accessible and, therefore, sustainable

### Digital Connectivity

Support the development of digital connections to allow mobile working and local businesses to flourish

### Infrastructure

Deliver key elements of transport infrastructure necessary to secure new housing, employment and leisure locations, and to improve connectivity within the City and to destinations in the UK and abroad



### Friendly Streets

Reduce non-essential car journeys by restricting parking and designing roads and streets that are pedestrian and cycle friendly



## A CONNECTED PLACE

We want to achieve a City that is a place where it is easy to move around with active travel and public transport given priority, and a place where investors, businesses and residents have good access to physical and digital infrastructure.



### Greenbelt

Define and safeguard a robust and defensible green belt and direct new development and regeneration towards brownfield land



### Open Spaces

Ensure that people in existing communities have access to the open spaces they need, and create new spaces and green infrastructure in new development areas



### Renewable Resources

Ensure that the City uses less energy and carbon-based fuels, and that a greater proportion of the City's energy comes from renewable resources

### Heritage

Protect and manage Glasgow's heritage assets, and ensure that development enhances their character and features to contribute to the identity of local places

### Biodiversity

Maintain and enhance the quality and integrity of the City's biodiversity, geodiversity and landscape



## A GREEN PLACE

We want to achieve a City where natural and built resources contribute towards high environmental quality, are accessible to all who live, work and enjoy the City and help the City adapt to the effects of climate change as well as contribute towards a low carbon and energy efficient future.

### Waterways

Preserve the character and function of Glasgow's rivers, canals and burns, develop new water management and climate change solutions and encourage greater activity on the water



### Vacant Land

Promote the redevelopment of vacant and derelict land

### Adapt to change

Enhance the ability of Glasgow's natural environments to adapt and be resilient to change, including climate change

a **vibrant** place  
with a **growing**  
economy

a **thriving** and  
**sustainable** place  
to **live** and **work**

a **connected** place  
to move around  
and do **business** in

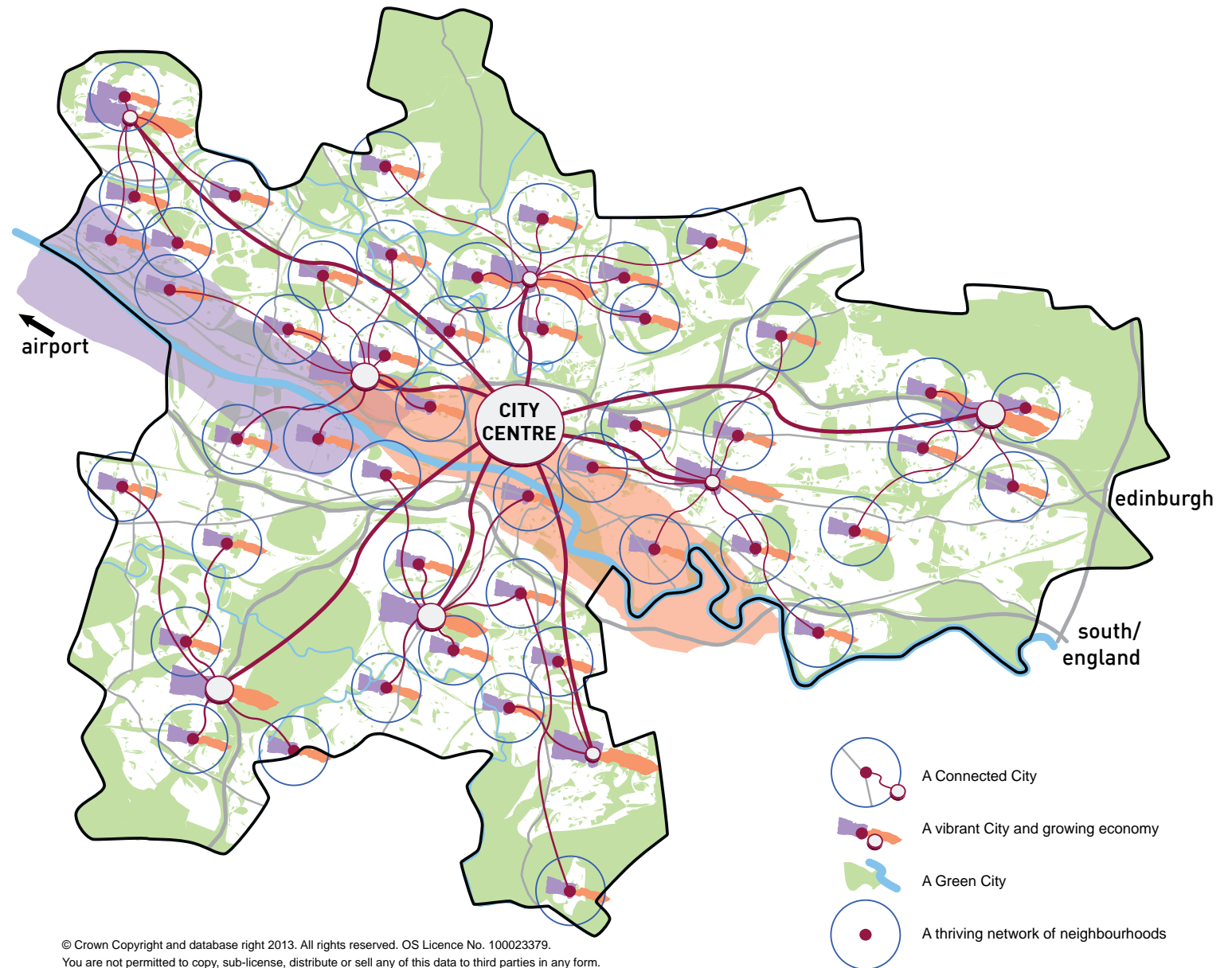
a **green** place  
which is **resilient**,  
**accessible** and  
**attractive**



## Sustainable Spatial Strategy

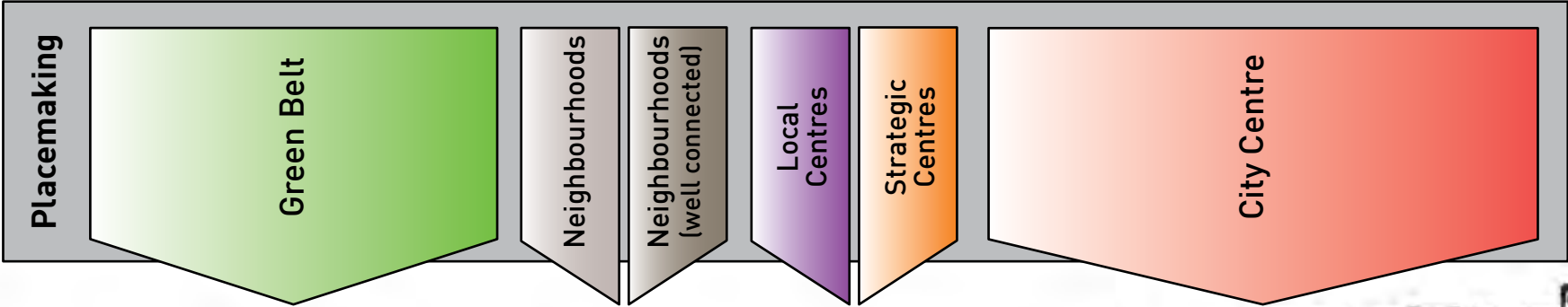
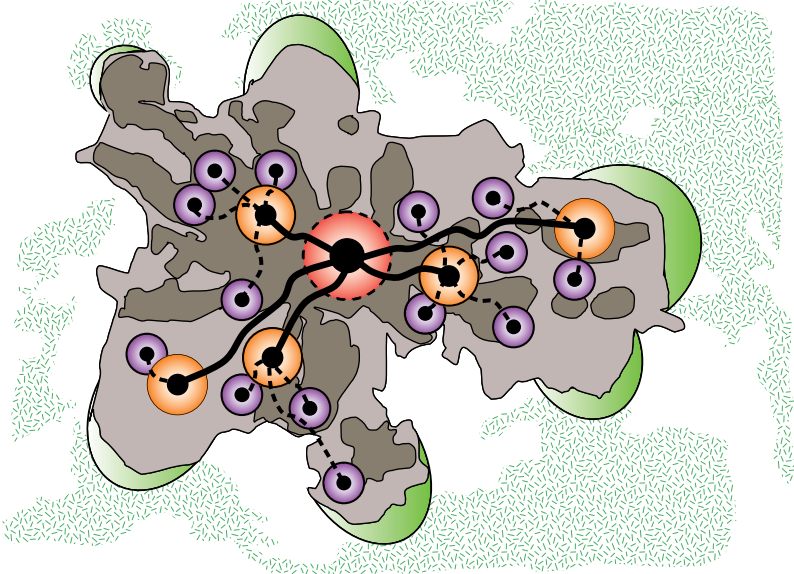
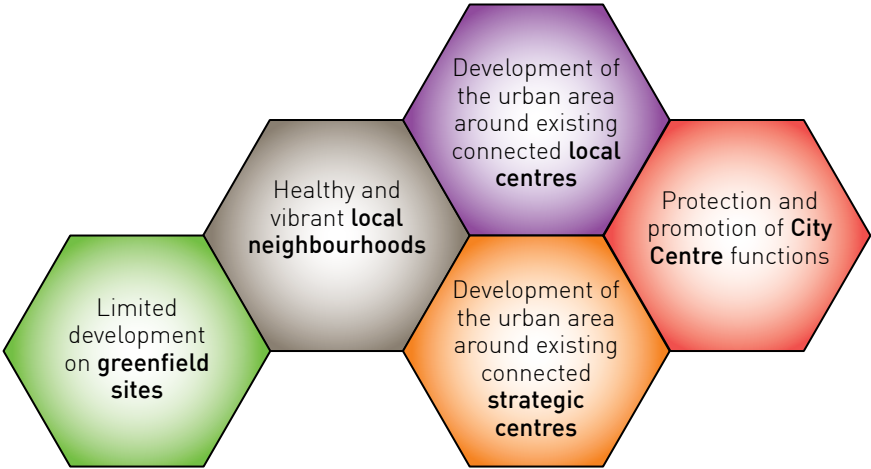
The Sustainable Spatial Strategy for Glasgow provides a City-wide spatial representation of the broad location and form of development required to help achieve the four strategic outcomes. Policy CDP 2: Sustainable Spatial Strategy (on page 34) provides more detail about how The Plan seeks to achieve this. A concept diagram illustrating how the City may look if the strategic outcomes are achieved is shown in figure 4, while figure 5 opposite illustrates how development shall be directed through the Spatial Strategy. Further maps in policies CDP5, CDP6, CDP8 and CDP9 illustrate how development shall be directed through the Sustainable Spatial Strategy in relation to potential for district heating, the Green Network, the Water Environment and the Historic Environment.

Figure 4 Concept Diagram for Sustainable Spatial Strategy



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Figure 5 Directing Development in the City through the Sustainable Spatial Strategy





### 3. POLICIES



# POLICIES

This section details 12 policies which should be considered when planning development within the City of Glasgow.



- CDP 1    **The Placemaking Principle**
- CDP 2    **Sustainable Spatial Strategy**
- CDP 3    Economic Development
- CDP 4    Network of Centres
- CDP 5    Resource Management
- CDP 6    Green Belt and Green Network
- CDP 7    Natural Environment
- CDP 8    Water Environment
- CDP 9    Historic Environment
- CDP 10   Meeting Housing Needs
- CDP 11   Sustainable Transport
- CDP 12   Delivering Development

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which must be considered for all development proposals to help achieve the key aims of The Plan.

Policies CDP 3 to CDP 12 provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

The policies should be read in conjunction with associated Supplementary Guidance, as listed in Table 1.



Table 1 Supplementary Guidance relationship to Policies

		Supplementary Guidance																											
		Topic																						Spatial					
		After Publication								By Adoption														Pre and Post Adoption					
		Placemaking	Design	Water Environment	Meeting Housing Needs	Network of Centres	Development Affecting Residential Property	Office/Business and Industrial Development	Retail/Commercial Development	Economic Development	Connectivity	Higher and Further Education	Energy	Waste	Multi Functional Green Network	Biodiversity	Conservation Areas	Listed Buildings	Archaeology /Monuments	Public Transport	Access	Transport Assessments	Parking	Development Obligations	City Centre	Glasgow North	Greater Easterhouse	Govan/Partick	Inner East
Policies	CDP 1: The Placemaking Principle																												
	CDP 2: Sustainable Spatial Strategy																												
	CDP 3: Economic Development																												
	CDP 4: Network of Centres																												
	CDP 5: Resource Management																												
	CDP 6: Green Belt and Green Network																												
	CDP 7: Natural Environment																												
	CDP 8: Water Environment																												
	CDP 9: Historic Environment																												
	CDP 10: Meeting Housing Needs																												
	CDP 11: Sustainable Transport																												
	CDP 12: Delivering Development																												

# Policy CDP 1 - The Placemaking Principle

## Context

Glasgow is a vibrant, exciting City which has a unique character. Its grand historic areas and buildings and growing collection of striking contemporary architecture make a substantial contribution to the City's sense of place. Individual streets, spaces, buildings and waterways are all important in making the City recognisable; however the character and identity of the City is reflected by the way these elements are combined to form a complex and dynamic whole. Its current identity is significantly shaped by the way physical regeneration has sought to respond to periods of industrial and urban growth and decline. These factors, and the attempts to address them, have also played a



significant role in influencing the lives of Glasgow's residents. The health of Glasgow's population and extent of health inequalities have been intrinsically linked to these periods of change, and the strong

connection between physical environment and health must form a key part of how the City seeks to manage future change.

Experience has shown that efforts to address the City's physical legacy and improve the environment have been successful where they have sought to address, not only appearance and context, but also anticipate the full range of benefits and opportunities that new development can generate in how people interact with and benefit from their environment. By taking a creative and holistic approach to regenerating buildings, sites and areas, the outcomes have been more successful and sustainable, and have included health improvements and reduction in health inequalities. It is vital that the City learns from these experiences and builds upon an approach that considers all of the potential benefits that new development can bring.

## Placemaking

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context, and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

Placemaking involves understanding the elements that contribute to an area, considering what is currently successful and what is failing. It also relies on a meaningful dialogue with stakeholders and effective engagement with communities in order to harness local knowledge and understand how new development can be successfully integrated. The aim is for new development to contribute towards the creation of successful places, based upon balancing the relationship between the physical, social

and economic characteristics of the area. It is important to stress that the principles behind placemaking are not new and have informed local and national policy on new development for some time. However, the emphasis given to the principles is changing to put them at the forefront of the development process.

Creating a link between people and place encourages ownership and stewardship. Successful places can provide communities with an important cultural context, a sense of pride and belonging, and a sense of local and national identity; all of which are likely to improve people's health, happiness, and well being. It can provide environments which function well, link well with surrounding settlements, and provide attractive areas in which to socialise, to move around and to do business. It can also have a major influence upon the sustainable economic growth of an area. By making it an appealing place to live, to work and to visit and by providing a high quality environment with good infrastructure, the City will attract new business and investment.

## Health and Wellbeing

The places that we live, work, and spend our leisure time in have an intrinsic influence upon the health and lifestyle choices we are able to make. How we travel, how safe we feel, our sense of wellbeing, our opportunity to work, and our potential for formal or informal exercise are all dictated by our environment and by promoting

Table 2 World Health Organisation Determinants of Health and Placemaking

World Health Organisation Determinants of Health translated into healthy objectives for Placemaking:	
Opportunity for healthy lifestyle;	Social cohesion and supportive social networks;
Housing quality;	Access to diverse employment opportunities;
Access to high quality facilities – educational, cultural, leisure, retail, health & open space;	Opportunity for local food production and healthy food outlets;
Road safety and a sense of personal security;	An attractive environment with acceptable noise levels and good air quality;
Good water quality and sanitation; and	Reduction in emissions that threaten climate stability.

placemaking there is an opportunity to put health at the centre of our aspirations. Table 2 on page 29 illustrates how health can be translated into land use actions to help inform Placemaking.

Glasgow, more than any other city in Scotland, must continue to give increased priority to the potential health outcomes that successful placemaking can deliver. The health inequalities and problems which Glasgow experiences are well established and addressing these is central to the City's Strategic Plan and Single Outcome Agreement. The Plan has a vital role in seeking to address and reverse these problems by ensuring placemaking is at the centre of all spatial activity and embedding it in all of The Plan's policies and proposals. Glasgow City Council has played a leading role in addressing health inequalities through planning and placemaking. Its people-centred approach and recognition of the linkages between the complexities of health inequalities and place have been fully endorsed and supported by the Scottish Government and the Chief Medical Officer for Scotland. Central to this is promoting the use of the Glasgow Healthy Sustainable Neighbourhood Model (figure 6), which encourages a holistic approach to planning and will help to ensure that people and communities are at the centre of decisions.

A matrix of health and placemaking, is contained in the policy background paper, and illustrates the link between the two issues and provides numerous examples of how an integrated approach can deliver the mutual benefits of improved placemaking and

improving health outcomes for all of the population.

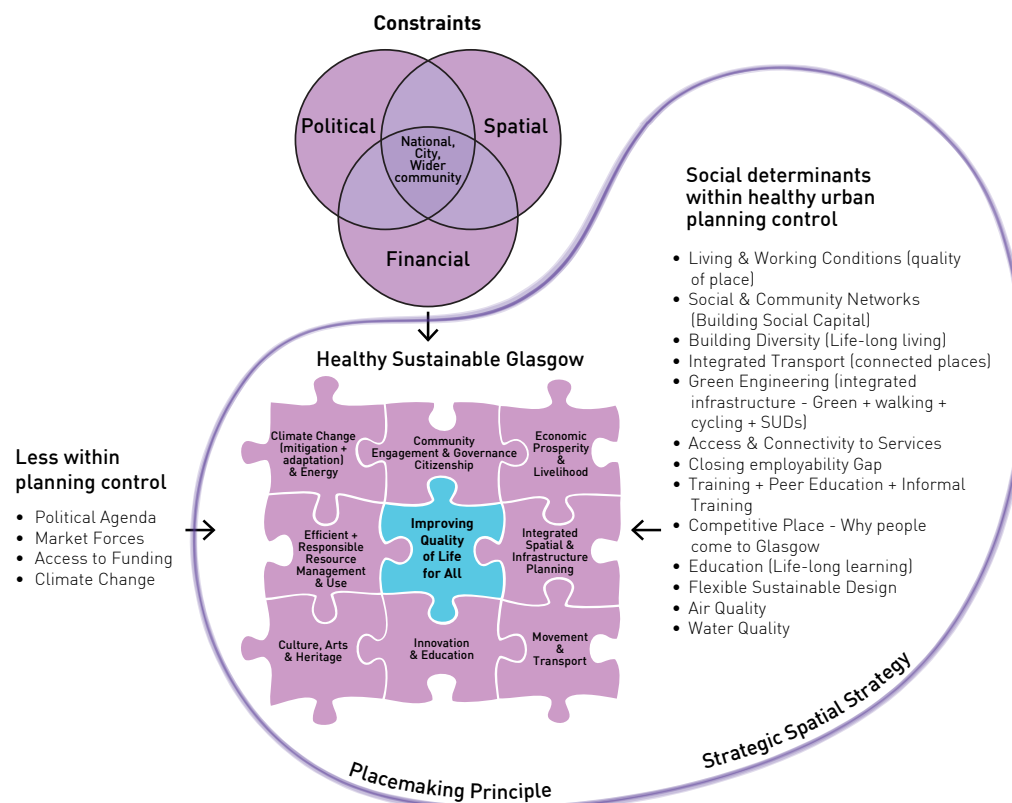
### The Placemaking Principle

To achieve The Plan's key aim of creating and maintaining a high quality, healthy place, an overarching policy, Policy CDP 1: The Placemaking Principle, will be applied to all development proposals throughout the City. By giving increased weight and importance to placemaking and the impact of development on health and wellbeing, it is intended that there will be an obligation for developers to demonstrate how The Placemaking Principle has been applied. This should include clear evidence of the benefits of adopting the approach for all stakeholders in the development process. The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

### Aims

The Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute in protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

Figure 6 Healthy Sustainable Neighbourhood Model



## Policy CDP 1 The Placemaking Principle

In order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy, and reinforced by Creating Places and Designing Streets.

These are:

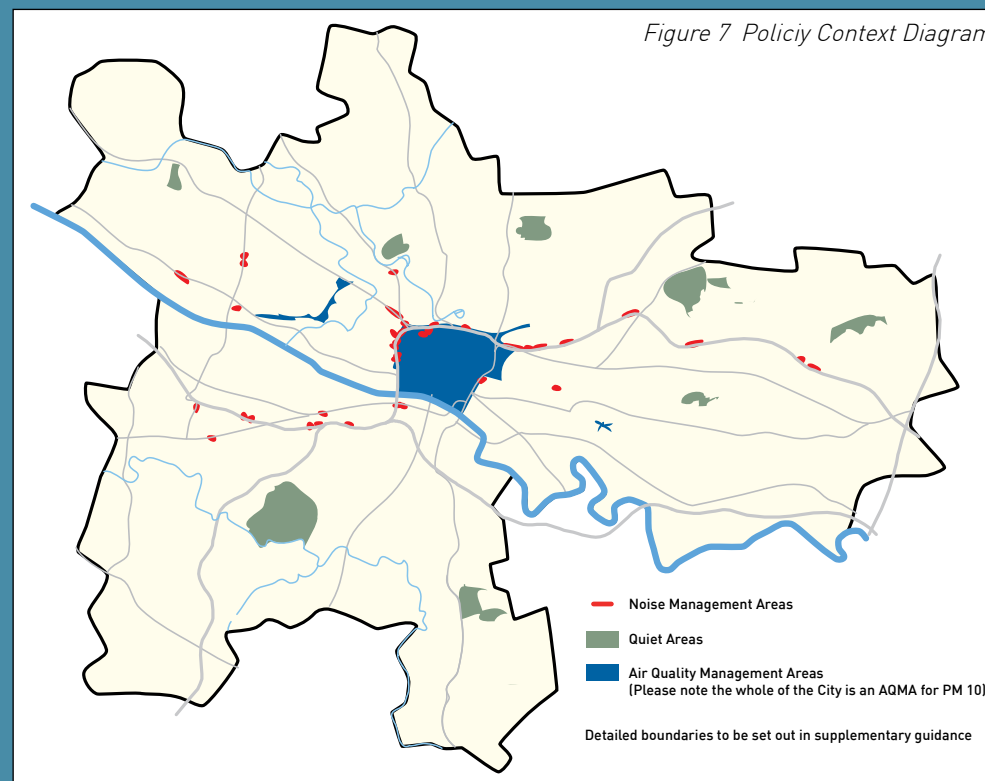
- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

These qualities shall be further elaborated in Supplementary Guidance.

The Council will also expect new development to be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage, by achieving the following:

- Making the City an appealing place to live, work and visit;
- Embedding community facilities in communities and recognising the needs of all members of society;
- Creating healthy and more equitable environments and promoting healthy lifestyle opportunities;
- Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;
- Demonstrating efforts to responsively engage with all stakeholders;
- Demonstrating a creative and iterative process in developing proposals;
- Delivering highly creative, innovative, and technical standards in design of buildings, structures, infrastructures and their setting;
- Respecting the historic and natural environment by responding to its qualities and character and encouraging their appropriate use;
- Providing high quality amenity to existing and new residents in the City;
- Promoting connectivity and active travel rather than motorised journeys;
- Taking the opportunity to deliver an integrated approach to infrastructure delivery;
- Bringing, where possible, vacant and derelict land back into effective use via both short term (e.g. Stalled Spaces) or long term solutions;
- Ensuring new activity does not result in the deterioration of air quality particularly in, or adjacent to, Air Quality Management Areas (see Figure 7)
- Ensuring new activity does not introduce unacceptable additional noise particularly in, or adjacent to, Noise Management Areas nor have an adverse effect on Quiet Areas (see Figure 7); and

Figure 7 Policy Context Diagram



- Assessing major developments using the Glasgow Healthy Sustainable Neighbourhood Model and demonstrating healthy outcomes have been considered (via application forms).

The level of detail and design tools required to deliver on Policy CDP 1: The Placemaking Principle will be considered in the context of the size of development and the relationship to delivering on Policy CDP 2: Sustainable Spatial Strategy.

The Supplementary Guidance that supports this policy, as outlined in Table 1 will provide details on how development proposals shall be assessed in terms of meeting The Placemaking Principle.

\* Air Quality Management Areas, Noise Management Areas and Quiet Areas are designated under separate legislation and could change over the lifetime of this Plan. Figure 7 illustrates their current extent, with the detailed boundaries to be set out in Supplementary Guidance.

## Policy CDP 2 - Sustainable Spatial Strategy

### Context

This policy provides a spatial representation of The Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. It should be read in conjunction with Policy CDP1: The Placemaking Principle. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City. The Policy therefore highlights that Spatial Supplementary Guidance will be prepared for these priority areas in accordance with the Sustainable Spatial Strategy at figure 9. Figure 8 shows the different scales of guidance and how each fits with the Sustainable Spatial Strategy including the two levels of spatial guidance being Strategic Development Frameworks and Local Development Frameworks. This suite of documents will provide the statutory basis for assessing planning applications.

#### Strategic Development Frameworks (SDFs)

SDFs will cover large areas of the City which span beyond neighbourhood level. Six priority areas have been identified as requiring a SDF; the City Centre, Glasgow North, Greater Easterhouse, Govan/Partick, Inner East and the River Clyde Development Corridor. Further details of the scope and content of the SDFs and the rationale for the identification of the six priority areas is provided in the policy background paper. The Council may identify other priority SDF areas during

The Plan period to respond to changing circumstances.

The City Centre Strategy and Action Plan 2014-2019, which is a regeneration strategy and therefore includes actions beyond planning and design, was approved by the Council on 14th November 2013. A SDF will be produced for the City Centre to encapsulate the spatial elements of the Strategy and this will be regarded as Supplementary Guidance.



The preparation of SDFs will respond to the context of the area and its particular identified issues and will follow a structured process that has been set out in a template which explains the scope and content required and the relationship to other documents. Each SDF will contain a section that identifies resources and actions to progress implementation of the strategy, and will also consider how the impact of the strategy will be

measured. SDFs may also set broad design parameters to be taken forward in Local Development Frameworks.

#### Local Development Frameworks (LDFs)

LDFs will be prepared to guide development at a neighbourhood level. In some cases these will have been identified through the development of other strategies, for example through the City Centre Strategy and Action Plan 2014-2019 has already identified that 9 LDFs will be produced for each of the newly designated City Centre Districts. In other cases, the need for a LDF will have been brought forward through changed circumstances, e.g. the need to refresh efforts to support regeneration which has been hampered by the economic downturn. Drumchapel, Pollok and South Central have been identified as areas that require such an approach. Whilst the principles of Strategic Development Frameworks may also be relevant to these areas in setting strategic design parameters, LDFs will concentrate on action at the local level.

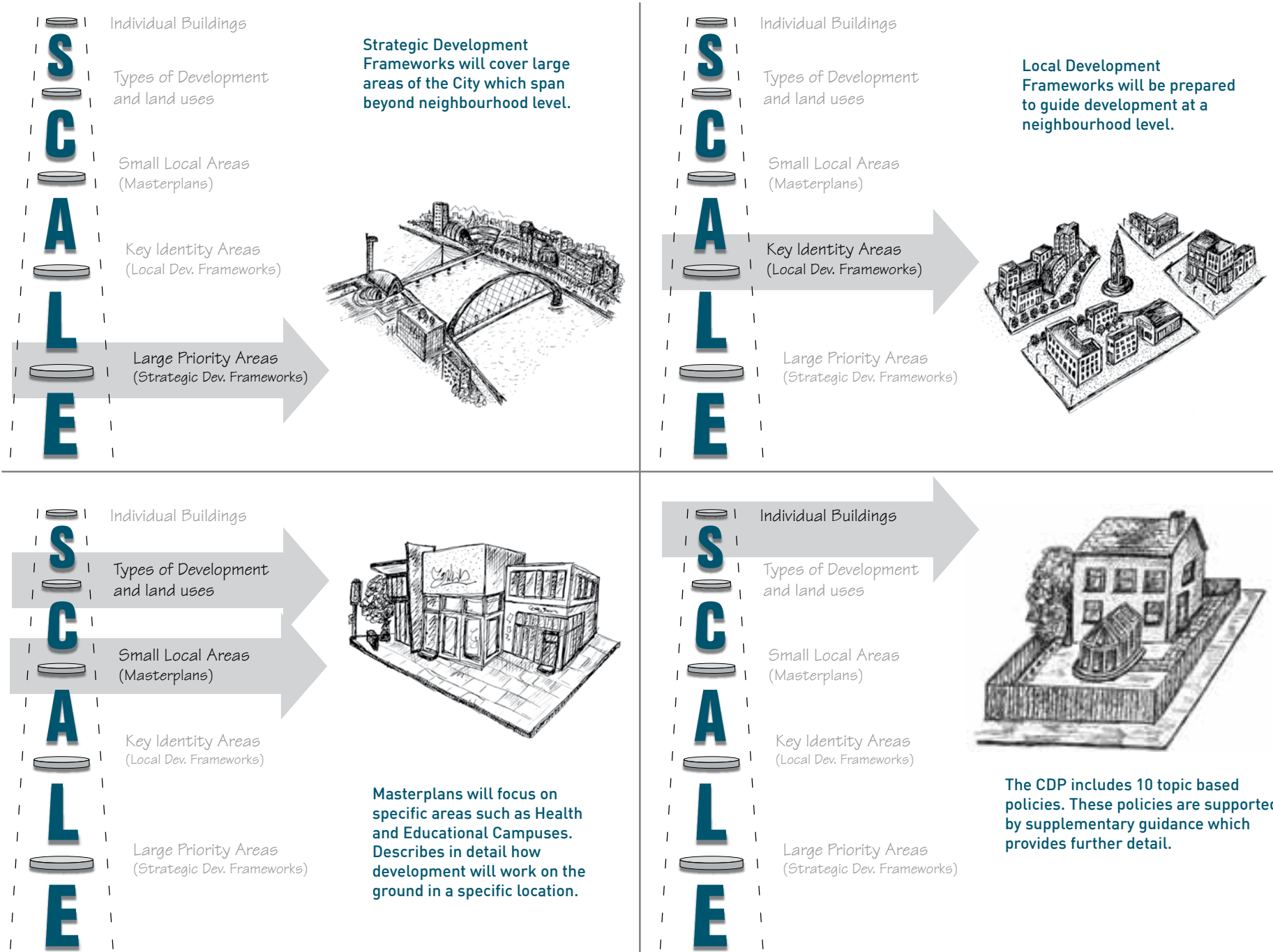
### Aims

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.





Figure 8 Scale of Supplementary Guidance



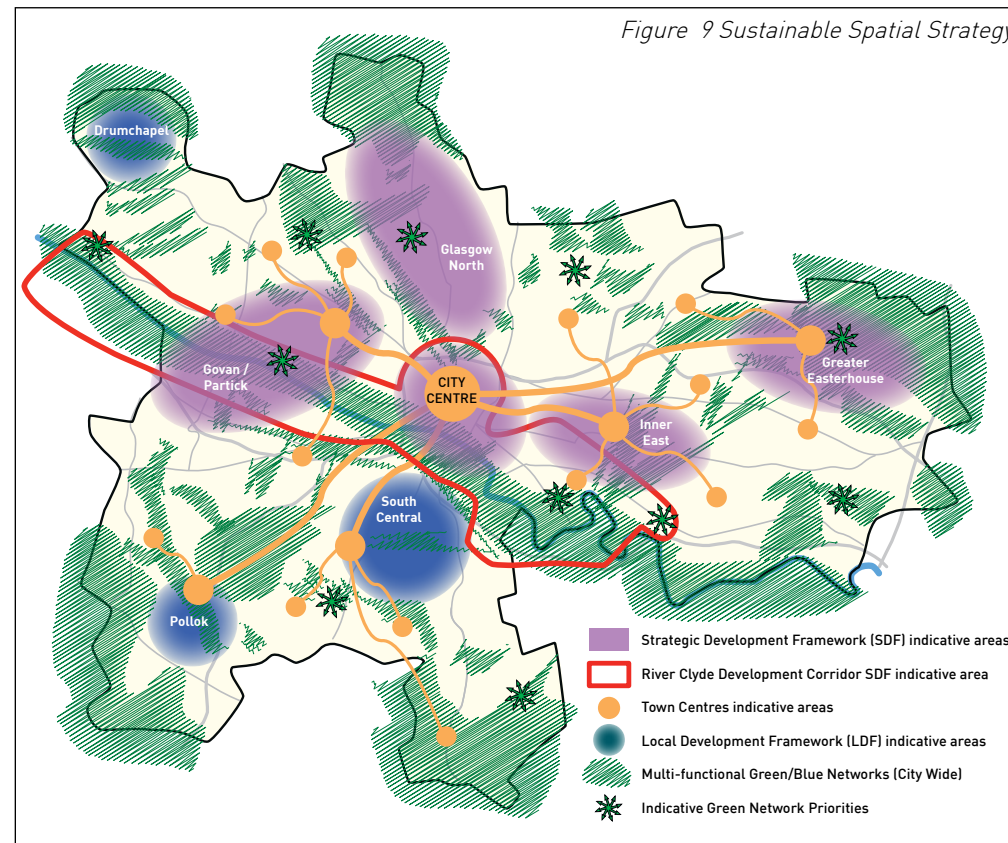
## Policy CDP 2 Sustainable Spatial Strategy

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that:

- Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;
- Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;
- Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;
- Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;
- Protect and reinforce town centres as the preferred locations for retail, leisure and business development and for community facilities;
- Support the regeneration and redevelopment of key housing investment areas;
- Utilise brownfield sites in preference to greenfield sites;
- Prioritise the remediation and reuse of vacant and derelict land;
- Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Business Areas, town centres and other appropriate sustainable locations;
- Contribute to the development of vibrant and accessible residential neighbourhoods;
- Support higher residential densities in sustainable locations;
- Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;
- Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;
- Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation;
- Provide for the development and expansion of the multi-functional green/blue network;
- Protect and enhance the integrity and character of the City's historic and natural environment; and
- Contribute towards the development of an active travel network and enhanced public transport accessibility within and between neighbourhoods, town centres and major employment destinations.

This policy will be supported by Supplementary Guidance, as outlined in Table 1.

Figure 9 Sustainable Spatial Strategy



## Policy CDP 3 - Economic Development

### Context

Glasgow's economy generates over £17bn Total Gross Value Added each year and supports almost 400,000 jobs. The City's economy is diverse and increasingly service based with financial/business services, retail, healthcare, higher education and the creative industries all being major sources of employment.

The Glasgow Economic Leadership (GEL) Board highlights the need to focus on the following key economic sectors and associated actions in order to ensure that the City's economy continues to grow:

- low carbon industries – potential for the creation of a hub based on the City's renewable energy asset base;
- engineering, design and manufacturing – capitalise on advances in technology and science and translate these into business creation and expansion
- life sciences – exploit the commercial opportunities created by the City's university and NHS based research excellence including development of the South Glasgow Hospitals Campus and associated research facilities
- financial and business services; develop IFSD-2 by focussing on niche business support services for the Financial sector that will differentiate Glasgow from other cities
- tourism and events – build on the City's reputation as a City break/business tourism destination and on its ability to host major international events which has been enhanced by the Scottish Hydro National Arena and the hosting of the Commonwealth Games

- higher and further education. Expand the sector's role as a major employer within the City by attracting more students from outwith Scotland and promote partnership working between the HFE sector and private enterprise

The Policy and supporting Supplementary Guidance set out a spatial framework that accommodates these priorities by directing development to appropriate locations and identifying where in the City economic development will be encouraged. In recent years investment has been focussed on the locations identified in the Policy Context Diagram: the City Centre, other major town centres, Clyde Waterfront and Clyde Gateway and growth shall continue to be directed towards these areas.

A key priority of the Plan is to maintain the attractiveness of the City Centre as an investment location. It is important to provide the physical and digital infrastructure that will attract investors to Glasgow in preference to competitor cities. There are opportunities to build on the success of the International Financial Services District (IFSD), including City Centre West Strategy, to increase the supply of Grade A office space within the Principal Office Area (see supplementary guidance for location) and support the continued development of the International Technology and Renewable Energy Zone (ITREZ).

Supporting the expansion ambitions of the city's universities and other higher education institutions is also of critical importance since they produce the skilled workforce upon which the City's economic success is based and are also a source of innovation. Aligned to this there is a need to fully engage with higher and further education institutions and the NHS at a strategic level to encourage sharing of knowledge which may help inform future decisions on development opportunities in the growth sectors.



While growth will be focussed on the key economic sectors, the City also faces a number of challenges if it is to fulfil its economic potential. Not least among these is how to improve the employability of those with little or no qualifications and address the level of workless households

which is among the highest in the UK. Another obstacle is the amount of vacant and derelict land across the City and the remediation and infrastructural cost involved in bringing this land back into productive use.

Some of the City's traditional industry and business areas have not benefited from the transition to a post industrial, knowledge based economy. Therefore a review of all Economic Development areas (see Background Paper for Existing Industrial Areas Review) will be undertaken in order to identify the areas which can help achieve the City's economic objectives. The review will look at a range of factors including physical condition, infrastructure provision, demand potential as well as the availability of marketable land. Some areas will be afforded protection as Areas of City-Wide Economic Importance and the review will also identify those areas which may, through a planned process, provide opportunities for the planned integration of other land uses. Where such opportunities are identified a critical factor will be the protection and retention of existing jobs.

By way of context the Policy and Proposals Map has identified the Marketable Industrial and Business Land Supply as "Opportunity Sites Within Economic Growth Areas".

The Glasgow Strategic Plan sets out that the City will need a resilient city economy which will grow

and benefit the City's businesses and residents. This is reflected in the following aims it identifies relative to economic growth:

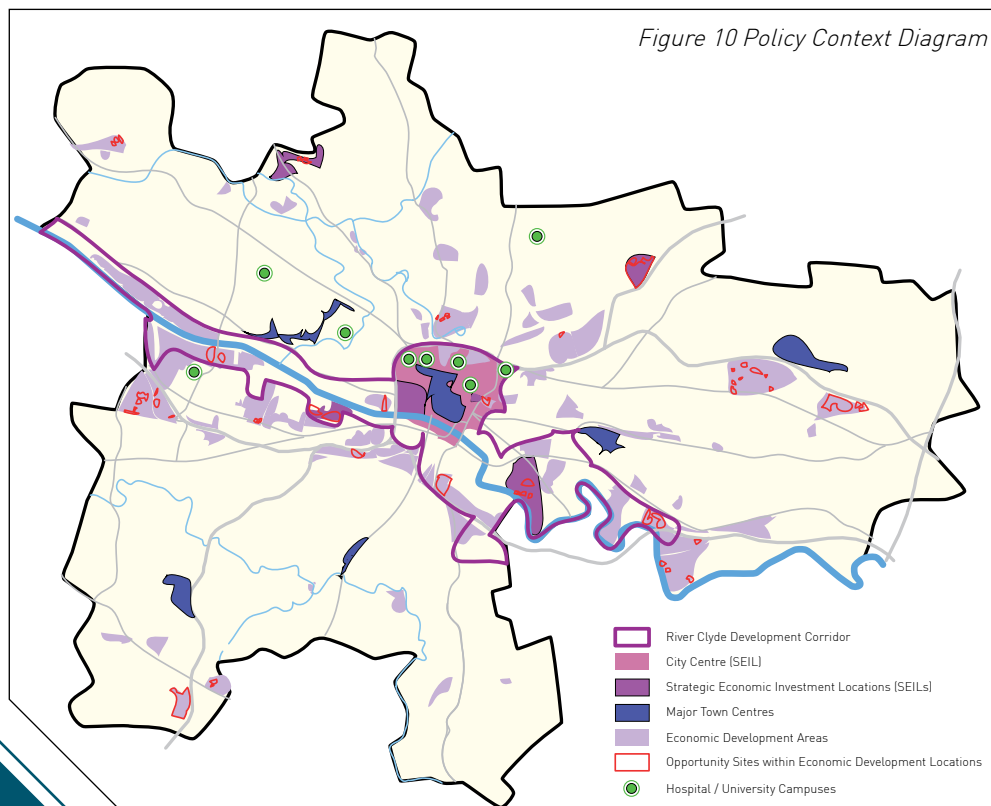
- A resilient and growing City economy;
- A broad based and more integrated economy with diverse business opportunities, including in the social enterprises sector;
- Better skills for Glaswegians to create a more confident and competitive workforce in the City;

- An improved supply of good quality and sustainable housing for the City; and
- Better access to the internet and information technology for businesses and residents.

### Aims

The Plan will promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth.

Figure 10 Policy Context Diagram



## Policy CDP3 Economic Development

The Plan will support development proposals that:

- Promote economic growth by:
  - directing development in the GEL key growth sectors to the River Clyde Development Corridor and the City's Strategic Economic Investment Locations (SEILs) set out in Figure 10;
  - directing industry and business uses to the city's Economic Development Areas (see Policy and Proposals Map) and safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses;
  - Integrating other compatible, employment supporting land uses to Economic Development Areas in accordance with the findings of the Existing Industrial Areas Review and Supplementary Guidance.
  - supporting investment in new infrastructure and environmental improvements to unlock the development potential of constrained Economic Development locations including through the use of planning agreements (see CDP 12 Delivering Development).
- Promote Glasgow as a Learning City by supporting the growth of Higher and Further Education Institutions and other training opportunities ;
- Ensure Glasgow's town centres are vibrant places, in which to live and work by:
  - reinforcing the role of the City Centre as the primary location within the City-region for retail, employment, leisure, tourism and evening economy uses;
  - supporting the creation of employment opportunities within the City's town centres, in accordance with Policy CDP 4: Network of Centres and Supplementary Guidance;
- Ensure the City has an adequate range of marketable sites to meet the current and future needs of incoming and existing businesses;
- Support and improve the City's energy, transport and digital infrastructure; and
- Locate low amenity industrial operations on sites that will minimise the environmental impact on surrounding areas.

### Relevant Supplementary Guidance

- Placemaking
- Design
- Network of Centres
- Office/Business and Industrial Development
- Economic Development
- Higher & Further Education
- Development Obligations



## Policy CDP 4 - Network of Centres

### Context

Scottish Planning Policy highlights the important role that town centres play as a focus for local services and employment opportunities for local communities. Glasgow has a diverse network of 40 town centres which are the preferred location for town centre uses as defined in SPP. They form a hierarchy that ranges from the City Centre, which is an entertainment, shopping and business destination of international significance, down to small high street centres that serve the local community. Many of the City's town centres have developed a strong retail character over time. However, in recent years, competition from alternative locations, internet shopping and the general downturn in the economy have served to challenge the retail function of some of the local town centres. To help revitalise town centres, the draft revised SPP (published for consultation

by Scottish Government in April 2013) and the National Review of Town Centres Report both propose a 'Town Centres First' approach where town centres are the preferred location, not just for retail uses, but for a range of uses including cultural and community facilities, leisure, entertainment, recreation, as well as homes and businesses. In response, the Council has conducted a review of the changing balance of land uses within each town centre and this has informed the approach set out in the Network of Centres Policy and elaborated in Supplementary Guidance.

### Aims

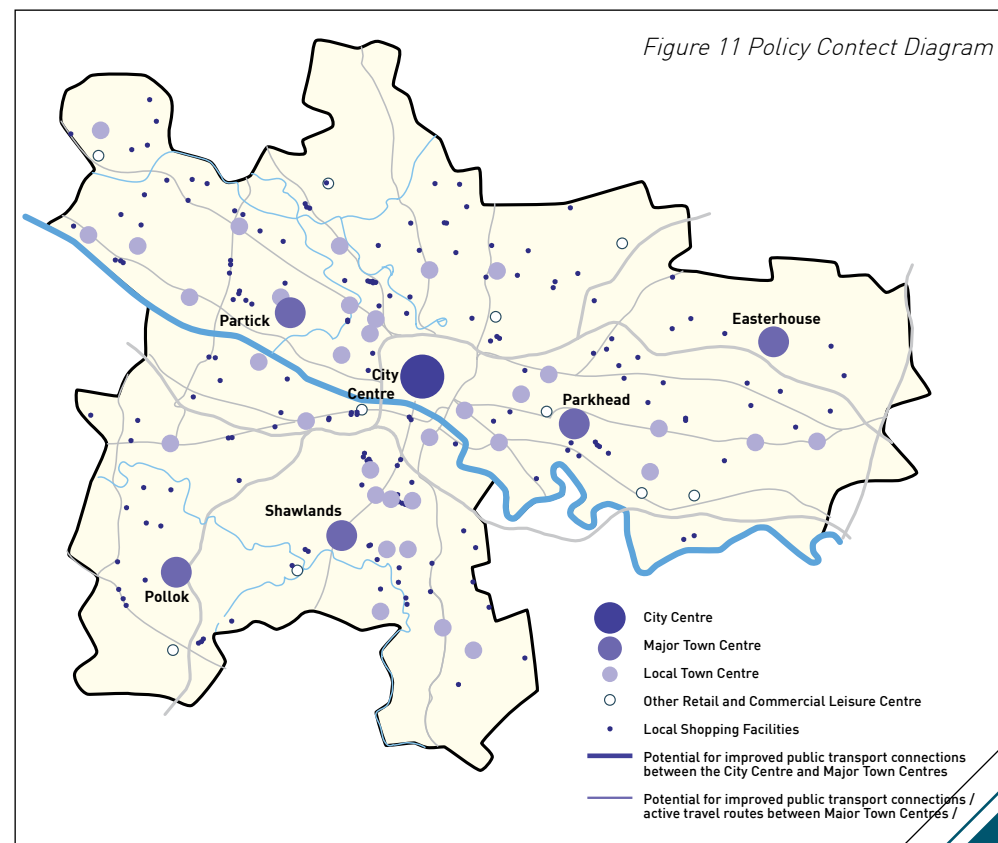
This policy aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services.

This will be achieved by:

- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
- protecting and revitalising all Town Centres within the Network;
- supporting the Town Centres First' principle by directing appropriate footfall generating uses to Town Centres ;
- supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and
- embracing the principles of placemaking, and building on the strengths of each Centre.



Figure 11 Policy Context Diagram



## Policy CDP 4 Network of Centres

Glasgow's Network (as shown on figure 11) comprises:

1. Town Centres:
  - The City Centre: The primary location for retail, office, education, commercial leisure, tourism and civic uses serving the city region as well as a national transport hub.
  - Major Town Centres (consisting of Partick/Byres Road, Shawlands, Pollok, Parkhead and Easterhouse, and are identified as the City's Strategic Centres in the SDP): These locations provide a full range of town centre uses, and are important shopping, commercial and civic destinations serving a wider population catchment than Local Town Centres.
  - Local Town Centres (a sub-network of 34 Centres): These locations serve local communities, but vary widely in scale, function and character with some being predominantly retail based and others service based. Supplementary Guidance sets out a policy approach to development that is tailored to the different types of Local Town Centre in the City.
2. Other Retail and Commercial Leisure Centres: Locations for trading formats that cannot be easily accommodated in a town centre.
3. Local Shopping Facilities: Small scale shops and service provision to meet the day to day needs of local communities.

### Assessment of Development Proposals

The Plan directs appropriate uses to Town Centres in line with the 'town centres first' principle set out in SPP. Development proposals outwith town centres will be assessed in line with the sequential approach and other criteria set out in SPP and Supplementary Guidance.

#### Relevant Supplementary Guidance

- Placemaking
- Design
- Network of Centres
- Retail/Commercial Development
- Economic Development
- Development Obligations



Development proposals within the Network of Centres will be assessed according to the following approach:

1. Town Centres  
The Council will favour proposals that:
  - Support the primary retail, office and leisure functions of the City Centre, in accordance with Supplementary Guidance, the Glasgow City Centre Strategy and Action Plan 2014-2019 and associated Spatial Supplementary Guidance.
  - Support the retail function and/or improve the quality and diversity of Glasgow's Major Town Centres, subject to compliance with criteria set out in Supplementary Guidance.
  - Support the function of each Local Town Centre by maintaining an appropriate balance of uses, as outlined in Supplementary Guidance.
  - Support improved public transport connections from the City Centre to Major Town Centres, and from Major Town Centres to surrounding Local Town Centres, as highlighted in Figure 9 of Policy CDP 1: Sustainable Spatial Strategy. (Refer also to Policy CDP 12: Delivering Development).
  - Support new and enhanced active travel routes to, within and between Town Centres. (Refer also to Policies CDP 1: The Placemaking Principle and CDP 12: Delivering Development).
2. Other Retail and Commercial Leisure Centres  
Ensure development is:
  - Complementary to and does not undermine Town Centres.
  - Consistent with the role and function of these centres as set out in Supplementary Guidance.
3. Local Shopping Facilities
  - Local Shopping Facilities will be protected in line with the criteria defined in Supplementary Guidance unless it can be demonstrated that there is a lack of demand for continued retail use.
  - Significant new housing developments must include provision for new Local Shopping Facilities where any part of the development is more than 800 metres walking distance from existing Centres (refer to Policies CDP 1: The Placemaking Principle and CDP 12: Delivering Development).

## Policy CDP 5 - Resource Management

### Context

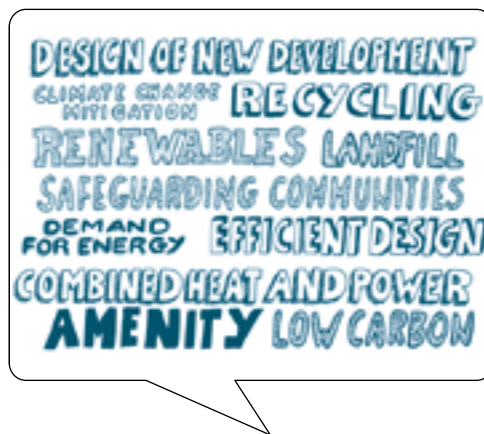
Reducing the demand for energy and planning for renewable electricity and heat are key elements of climate change mitigation. Glasgow is taking a strategic approach to energy planning, seeking to reduce energy consumption and utilise cleaner and more renewable sources of energy.

Scottish Government policy is that, by 2020:

- the equivalent of 100% of the country's gross annual electricity consumption will be met by renewable sources;
- Scottish final energy consumption will be reduced by 12%;
- 11% of heat demand will be sourced from renewable sources; and
- 500MW of energy will be generated by community and locally owned renewable energy.

The Council is producing an Energy and Carbon Masterplan for the City (a strategic plan for the City's future energy infrastructure and carbon emissions), which aims to reduce Glasgow's CO2 emissions by 30% by 2020 (on 2006 levels). This will be a key tool in helping meet the Scottish Government's targets. Installation of a wide range of renewable energy technologies, including energy storage, will be required. The Council is also keen to facilitate and encourage Combined Heat and Power and District Heating systems and to work towards improving the energy efficiency of, and reducing fuel costs for, all homes in the City. Figure 13 provides an initial

indication of the areas of the City with greatest potential for district heating networks – this position is being updated through heat mapping and the detailed outcomes will be set out in Supplementary Guidance. The Council also aims to ensure that buildings in new development are designed and constructed to be energy efficient and make use of low and zero carbon generating technologies. The use of biomass to generate electricity and heat may raise air quality issues in some instances, and may not always be acceptable (see Policy CDP 1: The Placemaking Principle and associated Supplementary Guidance).



The Town and Country Planning (Scotland) Act 1997, as amended by the Climate Change Act 2009, requires buildings in new developments to be designed to avoid a specified and rising proportion of projected greenhouse gas emissions from

their use through the installation of low and zero carbon generating technologies. Building and development design will also need to take account of a wider range of factors influencing energy demand and use, including orientation, access to sustainable transport and access to local facilities (see Supplementary Guidance), as part of a wider placemaking approach.

The Council supports an integrated approach to the planning and development of the infrastructure which can often be necessary to facilitate new development. This includes sub-surface infrastructure such as utility services, district heating, energy and broadband infrastructure and transport, SUDS and water management infrastructure. The Council intends to bring forward a strategy to support such an approach. Updated Supplementary Guidance may be necessary to address any land use planning implications arising from such a strategy. This work will help highlight potential infrastructure opportunities and constraints across the City.

The LDP Main Issues Report highlighted that the Sustainable Glasgow Report identified potential for a small number of large wind turbines at 9 potential locations in the City and that further assessment of these locations was required. This assessment has now been undertaken, and three sites have been identified for further, more detailed investigation at Queenslie, Netherton Braes and Cathkin. Should this further investigation conclude

that the development of a limited number of turbines would be acceptable when considered against environmental, transport and other considerations (including local amenity), the Council will bring forward Supplementary Guidance to identify the specific locations and proposed number of turbines at each. The Council is committed to the development of renewable energy. However, on-shore oil and gas extraction\* is licensed by the UK Government through Petroleum Exploration and Development Licences (PEDLs). Scottish Planning Policy indicates that development plans for areas covered by PEDLs should identify the factors that will be taken into account when deciding planning applications for wellheads and transmission infrastructure, including noise, potential pollution of land, air and water, impact on communities and the economy, cumulative impact, impact on the natural heritage and historic environment, landscape and visual impact and transport impacts.

In terms of waste, Scotland's Zero Waste Plan (2010) identifies the economic and environmental benefits of treating waste as a valuable resource and preventing re-usable materials from being unnecessarily disposed of. It aspires to an overall recycling and composting level of 70% and a maximum of 5% to landfill for total Scottish waste by 2025. Increased recycling rates will require new development to be designed to support sustainable waste management (see Policy CDP 1 and associated

Supplementary Guidance) and for the City's strategic recycling infrastructure to be protected and developed. To this end, the Plan continues to protect the strategic waste recycling infrastructure at Queenslie, Dawsholm, Polmadie and Shieldhall, and the Council continues to investigate options for additional infrastructure to deliver waste targets. This infrastructure includes the new Glasgow Recycling and Renewable Energy Centre Residual Waste Treatment Facility at the existing Polmadie Waste Facility which will help to divert waste from landfill and contribute towards national recycling targets. The facility will utilise state of the art technology to process residual wastes managed by the Council and to extract recyclable material in the form of paper and card, plastics, ferrous and non-ferrous metals. The Zero Waste Plan indicates that energy from waste has an important role to play in delivering renewable heat and renewable electricity, but only for waste which cannot, practicably, offer greater environmental and economic benefits through reuse or recycling. The Polmadie facility will treat organic material via Anaerobic Digestion to recover energy in the form of electricity and heat. Residual material will be converted into a fuel and treated within an Advanced Conversion Facility utilising gasification technology to produce renewable electricity and, potentially, heat. The Council is also purchasing the existing private sector facility at Blochairn with a view to complementing the Polmadie facility by enhancing options for handling and processing residual waste and processing dry

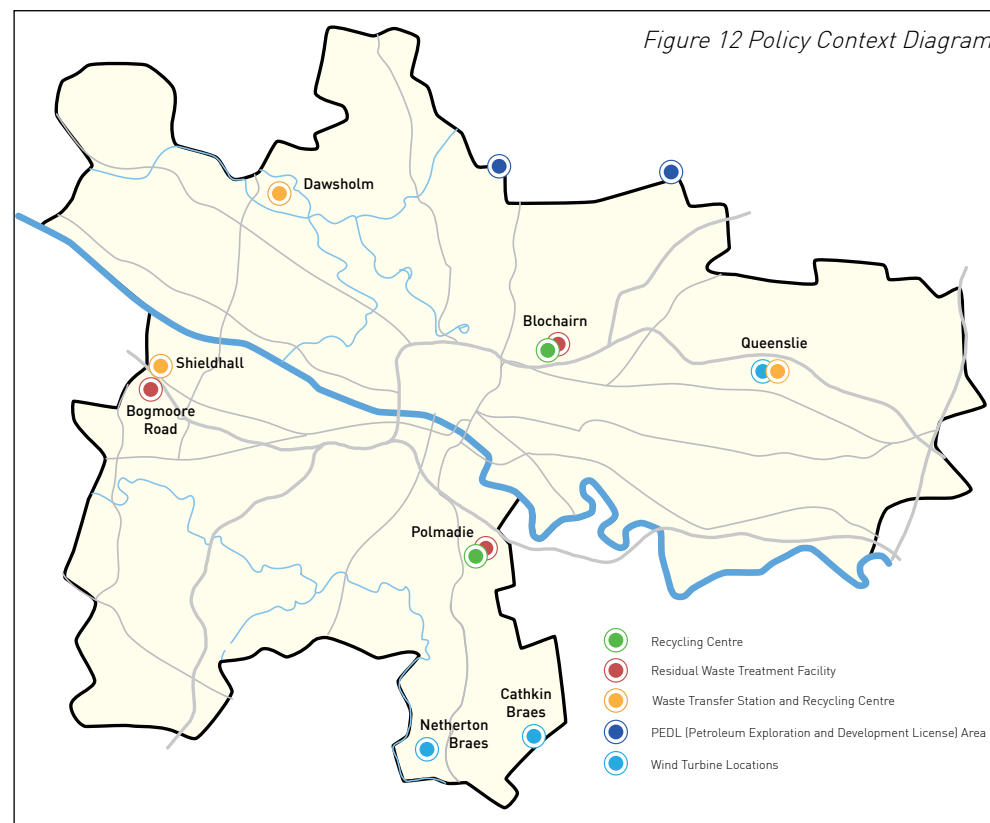
recyclables from both households and the commercial sector. In addition, planning permission has been granted for a private Residual Waste Treatment Facility at Bogmoor Road, Govan. These facilities should help the Council meet the aims of the Zero Waste Plan.

*\* This includes conventional on-shore oil and gas development, coal bed methane, the capture of methane that has accumulated in coal mine workings and gas derived from shale reservoir.*

## Aims

This policy aims to ensure that Glasgow:

- supports energy generation from renewable and low carbon sources;
- promotes energy efficient design and use of low and zero carbon generating technologies in new development;
- helps safeguard communities from the potentially adverse impacts of energy generation or oil/gas extraction;
- makes efficient use of energy generation and/or industrial processes by supporting combined heat and power systems and district heating networks;
- manages its waste to minimise landfill and help meet national targets; and
- benefits from secure supplies of low carbon energy and heat.



## Relevant Supplementary Guidance

- Placemaking
- Design
- Energy
- Waste





## Policy CDP 5 Resource Management

The Council will support proposals that contribute to reducing greenhouse gas emissions and overall energy use and which facilitate the delivery of renewable energy and heat. This includes support for a wide range of technologies that generate energy and/or heat from renewable sources, and distribute it efficiently. Such proposals should not result in unacceptable impacts on landscape character, transport infrastructure, the amenity of surrounding uses or the water, natural or built environments, and should be acceptable when considered against the other policies of the Plan and associated Supplementary Guidance. The Council considers that there may be scope to develop a limited number of additional wind turbines at Queenslie, Cathkin and Netherton Braes and will further investigate options at these locations. Should the Council consider that landscape, transport, amenity and environmental issues can be satisfactorily resolved, Supplementary Guidance will be brought forward to identify specific locations and the proposed number of turbines at each.

Currently, two very small parts of the City at Milton and Robroyston fall within a PEDL area, as highlighted in Figure 12. Given the size of these areas, and their proximity to communities (either existing or proposed), applications for extraction of on-shore oil and gas are unlikely to be acceptable in Glasgow. Should the PEDL licence areas be extended to include more of the City, then the Council will:

1. require to be satisfied, on grounds of safety (given the extensive undermining affecting many parts of the City), that a proposal would be acceptable;
2. require to be satisfied that the risks of adverse environmental and other impacts (such as those specified in the SPP and on Climate Change Act targets) have been fully addressed; and
3. bring forward Supplementary Guidance which provides more detail on how points 1 and 2 will be assessed and planning applications determined.

The Council will support proposals to develop District Heating networks based on low carbon and renewable sources, or that facilitate the more efficient use of heat from existing energy generation or other processes. Figure 13 provides an initial indication of those parts of the City considered to have greatest potential for District Heating networks, based on an initial assessment of demand. This position will be updated through heat mapping to more accurately identify the potential for co-locating developments with a high heat demand with sources of heat supply, and Supplementary Guidance will be brought forward to identify the areas with greatest potential. In these areas, in particular, the Council expects that the feasibility of delivering district heating/connecting to existing schemes, and the potential to extend such a system to adjacent uses/sites, as part of a local heat network, will be fully evaluated by the developer during the design of new development and incorporated into the design where viable. The Council will support proposals by developers who wish to connect to existing district heating schemes.

The Council will safeguard the Waste Transfer Stations/recycling centres at Queenslie, Dawsholm, Polmadie and Shieldhall, the recycling and residual waste facility at Blochairn and land for the new residual waste treatment facilities at Polmadie and Bogmoor Road. Proposals for new waste management/recycling operations will be considered against locational, design, amenity, transport, noise and air quality considerations and other environmental matters, including potential for energy recovery.

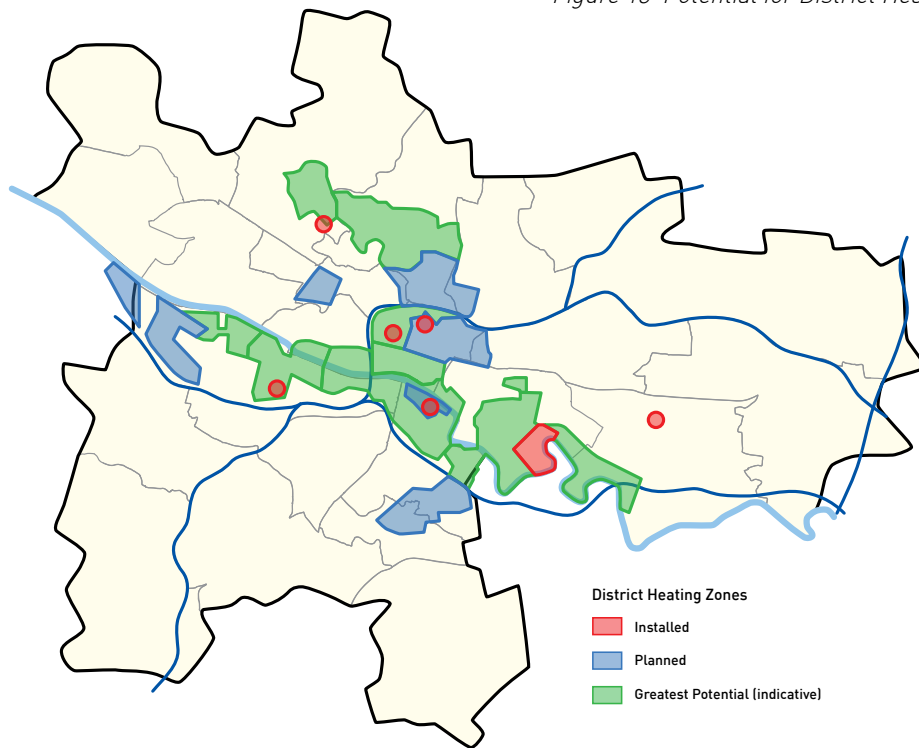
All new developments must include appropriate and well designed provision for waste storage, recycling and collection and should also be designed to reduce the need for energy from the outset. This should be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials to drive down energy consumption within the building over its lifespan (see Policy CDP 1: The Placemaking Principle and associated Supplementary Guidance). New buildings should also include low and zero-carbon generating technologies (LZCGT) to offset a proportion of emissions arising from the use of the buildings, as specified in the table below. All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability.

As a minimum, the specified level of sustainability for a dwelling or non-domestic property, at the planning application submission date, should be as set out in Table 3.

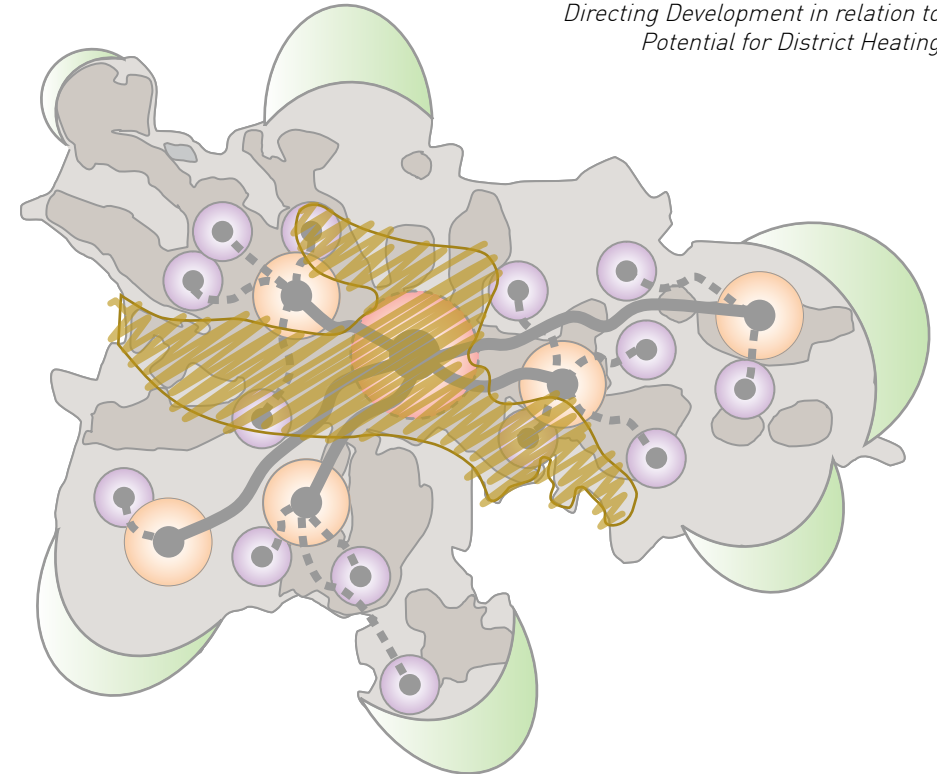
Table 3 Required levels of sustainability for proposed domestic and non-domestic properties

Submission Date	Domestic and Non-domestic Properties
2014	Bronze Active – the baseline level for sustainability achieved where the building meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 10% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology (LZCGT).
2016	Silver Active – where the building complies with the Silver Active level in each of the 8 aspects in the handbook and includes a minimum 15% carbon dioxide emissions abatement through the use of LZCGT.
2018	Gold – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

Figure 13 Potential for District Heating



Directing Development in relation to Potential for District Heating



## Policy CDP 6 - Green Belt and Green Network

### Context

Good quality, well-linked open spaces can help provide a range of benefits, including: amenity; a setting for the urban area; biodiversity; active travel; recreation; and flood management (including SUDS), all of which can improve health and are essential to a sustainable and economically competitive city.

The Green Network consists of a variety of elements – from strategic hubs (e.g. parks), through connecting corridors and links (e.g. waterways or walkways/cycleways) down to small scale elements (such as local open spaces, hedgerows or green roofs). Many of these elements are protected as sites designated for their nature conservation or landscape importance (see Policy CDP 7: Natural Environment) or through inclusion in the Council's Open Space Map (add hyperlink). All help deliver benefits for the City but, when they function together, this potential is greatly enhanced. Policy CDP 1: The Placemaking Principle sets increased importance on the health and environmental benefits of the contribution the Green Network makes to people's lives. Therefore it is critical that new development should enhance, wherever possible, the functionality, quality, connectivity and accessibility of the Green Network, and its role as green infrastructure. The critical interaction between the delivery and functionality of the Green Network and placemaking is recognised in the work of the Glasgow and Clyde Valley Green Network Partnership (GCVGNP).

The Partnership aims to facilitate the creation of a large functional Green Network which will: increase the attractiveness of the area as a location for business; create opportunities for health improvement; build stronger, better connected communities; and protect and enhance wildlife and the environment.

The GCVGNP will help deliver the Central Scotland Green Network, a National Development as identified in National Planning Framework 2. Development plans are required, through Scottish Planning Policy, to protect core and other important routes and access rights (see Policy CDP 11: Sustainable Transport), and to identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open spaces and habitats in and around cities.



The Green Belt is a key element in the Green Network, linking the elements within the urban area to the wider countryside beyond. It also has an important role to play in achieving other environmental objectives, including: supporting regeneration; protecting the identity, character and landscape setting of the City; and protecting the natural roles of the environment (such as floodplain capacity). To inform The Plan, a review of the inner and outer boundaries of the Green Belt has been undertaken, in line with the requirement in the Strategic Development Plan (SDP). The review was based on an assessment of the current Green Belt against the criteria set out in Scottish Planning Policy and the SDP, and was intended to determine whether boundary alterations were appropriate and where land could be identified for development to help meet housing needs, as set out in Policy CDP 10: Meeting Housing Needs. The City's Green Belt has contracted significantly in recent years, particularly following the release of land for development in City Plans 1 and 2. The Green Belt Review concluded that there is little scope for any further contraction of Glasgow's Green Belt if it is to continue to meet environmental objectives. The only exceptions were relatively small areas of land at Cathkin Road, Carmunnock, Corselet Road, Darnley and Robroyston Road, which offer limited scope for development; and a larger site north of Summerston (west of Balmore Road), where the potential for development needs to be further assessed

in relation to environmental, hydrological and infrastructure issues. Policy CDP 10 provides further detail. It is considered that, with the exception of these sites, there remains no further scope for Green Belt release in the City of Glasgow. The Review identified two additional sites, in Castlemilk, which have been incorporated into the Green Belt.



### Aims

This policy aims to ensure the development and enhancement of Glasgow's Green Network by:

- protecting and extending the Green Network and linking habitat networks;
- providing for the delivery of multi-functional open space to support new development;
- protecting the Green Belt; and
- supporting development proposals that safeguard and enhance the Green Network and Green Belt.

## Policy CDP 6 - Green Belt and Green Network

The Council will not support development that would adversely affect the function and integrity of the Green Belt. Some forms of development (as set out in Supplementary Guidance) may be acceptable in the Green Belt provided other considerations can be satisfactorily addressed. Proposals for mineral working, including extensions or renewals, will not be supported where impacts on local communities and the natural and historic environments cannot be adequately controlled or mitigated.

The Council will support the retention, as open space, of the categories of open space specified and shown on Figure 14 (and identified on the Council's Open Space Map\*), together with the Green Belt and those spaces protected through Policy CDP 7: Natural Environment (see Figure 15), as the core elements and links in the Green Network. These, and other smaller-scale green infrastructure elements of the Green Network, need to be taken into account in the design of new development. Development that is likely to adversely impact on the existing Green Network will be resisted unless it includes appropriate mitigation, as detailed in associated Supplementary Guidance.

Standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy (OSS). The OSS will form the basis for the production of Supplementary Guidance aimed at enhancing and extending the Green Network. The standards (which will be included in Supplementary Guidance) will aim to deliver enhancements to the Green Network, in terms of its quality (including multi-functionality), accessibility and quantity (as appropriate). The Council will expect new development to meet these standards, in line with the approach set out in the OSS. Where applicable this will require assessment against Policy CDP 12: Delivering Development.

The Council will support development that delivers an enhanced/extended Green Network as an integral, functioning part of the neighbourhood/area, and that can be sustained over the long term. The implementation of Policy CDP 1: The Placemaking Principle will ensure that the Green Network is a key component in the preparation of planning studies and other Spatial Supplementary Guidance. The form that the Green Network will take in new development should be informed by OSS and a design-led approach to the development of the site, which takes cognisance of links to the wider Green Network (see Policy CDP 1 and associated Supplementary Guidance). It should reflect the Green Network priorities which have been identified for the City by the Glasgow and Clyde Valley Green Network Partnership, utilising work undertaken for the OSS (see Figure 14); the Metropolitan Glasgow Strategic Drainage Partnership Scheme; the Core Paths Plan; the City Cycle Network; the Natural Environment Strategy; and other relevant policies and strategies.

The Green Network should, wherever possible, provide for a multitude of functions, including: an integrated habitat network; climate change adaptation; amenity; setting; active travel; recreation; and water management, as elements of ecosystem services (it is recognised that it may not always be appropriate, or possible, to provide for all of these functions on a site). Good design will help meet the Plan's requirements in relation to other policies, including Policies CDP 8: Water Environment, CDP 7: Natural Environment (including benefits for habitats, species and ecosystems) and CDP 11: Sustainable Transport (particularly in respect of active travel).

*\* The Open Space (or PAN 65) Map shows all open spaces within the City, including those protected, as open space, by planning policy. It will change over time as new development takes place and new open spaces are delivered, sometimes replacing older ones. The Open Space Map can be found at: <http://www.glasgow.gov.uk/index.aspx?articleid=5857>*

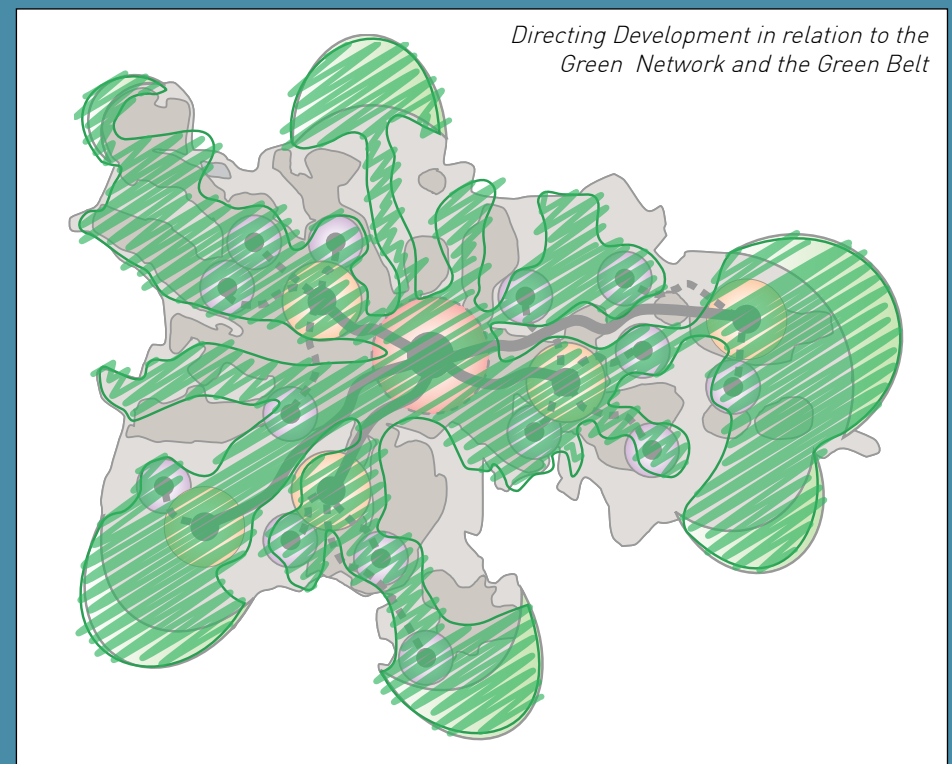
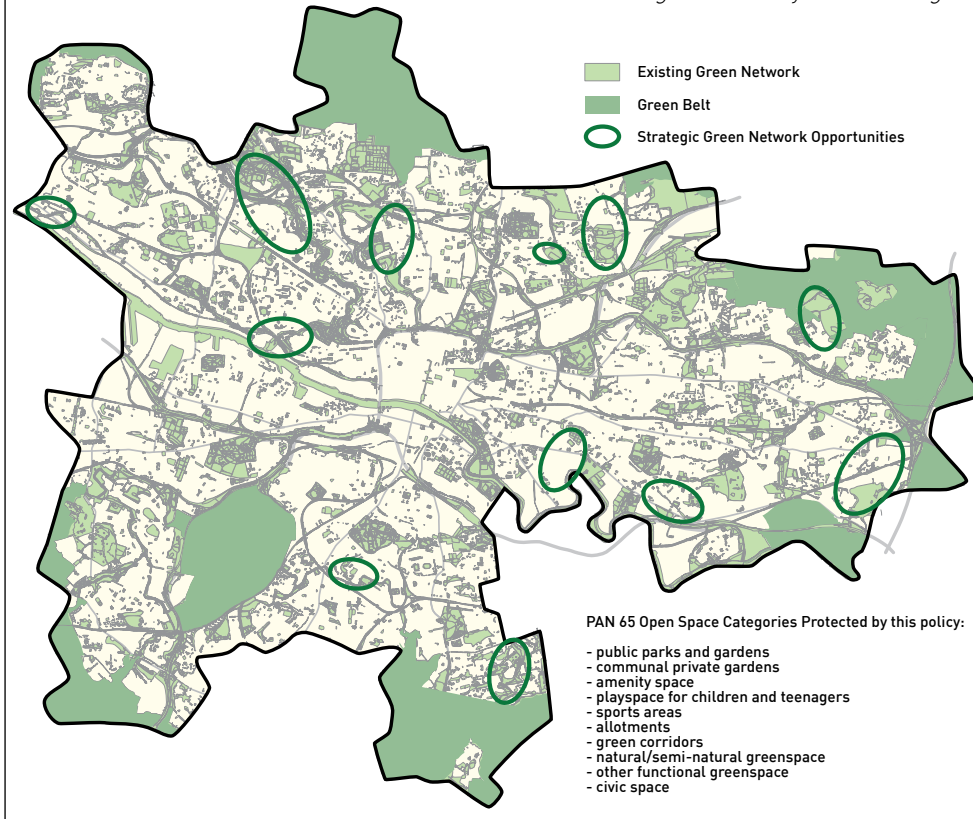




Figure 14 Policy Context Diagram



#### Relevant Supplementary Guidance

- Placemaking
- Design
- Water Environment
- Multi Functional Green Network
- Biodiversity
- Access
- Development Obligations



## Policy CDP 7 - Natural Environment

### Context

Local authorities have a duty to further the conservation of biodiversity under the Nature Conservation (Scotland) Act 2004 and an obligation to protect certain habitats and species, in addition to promoting healthy, well-functioning ecosystems. Glasgow contains a number of designated sites that are protected for their habitats, fauna and flora, and is home to a number of protected/priority species. Glasgow's Local Biodiversity Action Plan (LBAP) sets out how it is proposed to conserve and enhance Glasgow's habitats and species.

**NATURE CONSERVATION  
GEOLOGICAL FEATURES  
FLORA AND FAUNA  
ECOSYSTEMS  
WATER MANAGEMENT  
THE CHARACTER OF AREAS  
HABITATS AND SPECIES**

**MITIGATION  
DESIGNATED SITES  
LANDSCAPE  
TREES AND WOODLAND**

The Council is a signatory to the Scottish Geodiversity Charter, making a commitment to maintain and enhance geodiversity.

Scotland's Land Use Strategy indicates that when public bodies are making plans and taking significant

decisions affecting the use of land, they should have an understanding of the functioning of the ecosystems in order to maintain the benefits of ecosystem services. Glasgow supports a wide range of species and habitats that form important ecological networks and ecosystems, many of which are sensitive or vulnerable to change but not always protected in their own right. Loss of even some of these habitats, or the connections between them, can have significant impacts on the integrity of the ecosystem as a whole and the important socio-economic benefits (or ecosystem services) it provides. An integrated approach to the protection of habitats and species, the enhancement of biodiversity more generally, and the protection and enhancement of ecosystem services is, therefore, necessary. An Integrated Habitat Network (IHN) approach will help inform the delivery of the Green Network and benefits for biodiversity. IHN modelling has been undertaken and provides a tool that can identify areas that are ecologically connected and can be used to inform decision making. This can help deliver solutions for individual sites which do not negatively affect proposed developments, but which can incorporate strategically located habitats to provide connectivity and enhance the network.

The City contains a number of landscapes which are designated for their contribution to a sense of place and quality of life. It also contains trees, woodlands and hedgerows which are of importance in terms of

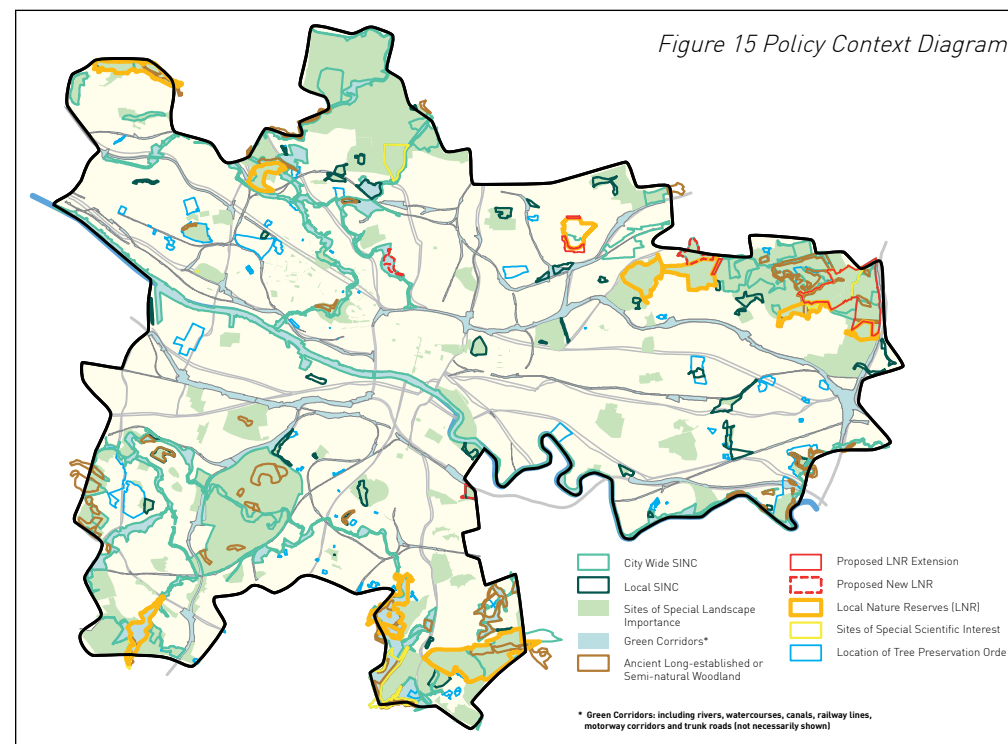
their ecological, recreational, historical, shelter or landscape function, including those covered by Tree Preservation Orders or those in Conservation Areas. It is important that the character and integrity of these landscapes and other features are protected from inappropriate development and that opportunities for enhancement are realised.

### Aims

This policy aims to:

- ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development;
- help enhance biodiversity and protect the health and function of ecosystems;
- help the natural environment adapt to climate change and;
- protect important landscape and geological features in the City.

Figure 15 Policy Context Diagram





## Policy CDP 7 Natural Environment

New development should not have an unacceptable effect, either directly, indirectly, or cumulatively, on:

- the integrity or character of areas designated for their landscape importance;
- sites, habitats, species or ecosystems protected by law or which are designated as important for their nature conservation value;
- sites designated as important for their geodiversity value; or
- trees, woodlands or hedgerows that are of importance.

Where development, which may have an impact on such assets, is permitted, it should be designed to minimise adverse impacts and, where these cannot be avoided, suitable mitigation should be provided. The Council may require the developer to undertake surveys, prior to planning applications being determined. Supplementary Guidance will provide further detail on the assessment of impact.

New development should not further fragment habitats, networks or isolate habitats or species, but should enhance the natural and landscape assets listed above wherever possible, including by:

- helping to develop linkages between habitats;
- restoring degraded habitats;
- maintaining and enhancing the health and function of ecosystems; and
- promoting resilience and adaptation to climate change.



This can often be provided in conjunction with other requirements, such as surface water management (see Policy CDP 8: Water Environment) or sustainable access (see Policy CDP 11: Sustainable Transport) as part of a multi-functional green network (see Policy CDP 6: Green Belt and Green Network).

The Council will not support development that will have an adverse effect on protected species unless it satisfies criteria set out in Supplementary Guidance and is demonstrated to be capable of achieving the requirements of the relevant protected species legislation. The indirect and/or cumulative effects of incremental changes on the natural environment arising from development will be considered when assessing planning applications.

Figure 15 illustrates the extent of designated landscape and nature conservation sites. Supplementary Guidance will set out the detailed boundaries of these existing sites, and will, in due course, require to be refreshed to reflect: geodiversity sites and a proposed review of existing site boundaries and justifications. The Council is proposing a number of new Local Nature Reserves, and extensions to existing LNRs, as shown on Figure 15.

All development should take into account, and be compatible with, the Glasgow Open Space Strategy and the emerging Natural Environment Framework.

### Relevant Supplementary Guidance

- Placemaking
- Design
- Water Environment
- Multi Functional Green Network
- Biodiversity
- Access

## Policy CDP 8 - Water Environment

### Context

Climate change predictions suggest that the severity of storm events across Scotland is likely to increase, with an increased likelihood of flooding from pluvial (surface water), fluvial (watercourses such as rivers or burns) and coastal (the Clyde Estuary) sources and, as a result of the interconnectivity of sewerage and drainage infrastructure, an increased likelihood of flooding from sewers also. This can have direct implications for the places, facilities and properties affected as well as an impact on biodiversity and health, not least through impacts on water quality.

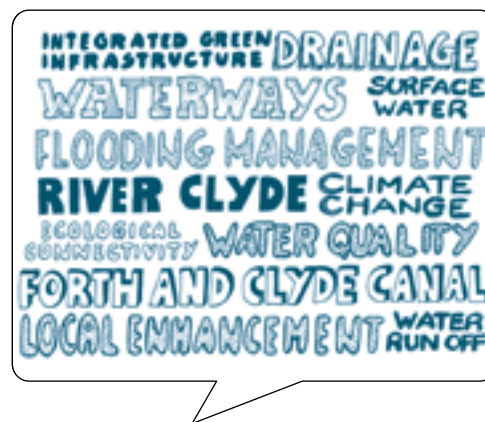
The Flood Risk Management (Scotland) Act 2009 (FRM Act) requires local authorities to manage and reduce flood risk and promote sustainable flood risk management, which will entail working with responsible authorities and stakeholders, such as SEPA, to meet legislative requirements. This will require action to assess and address flood risk in new development, including restricting development in certain areas of flood risk and designing new development to reduce flood risk at the development site and impact elsewhere. It also entails an assessment of flood risk across the City, as a basis for the identification and implementation of flood risk management measures. The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) consists of organisations involved with the operation of the sewerage and drainage network within the area, including Scottish Water, the City Council, Scottish Canals, Clyde Gateway URC, and SEPA.

The Partnership vision recognises the need for substantial improvements in drainage infrastructure and

water catchment management to reduce flood risk and improve water quality, whilst improving habitats and enabling development. Major investment will be required over the next 50 years to ensure that Glasgow's drainage networks can cope with a changing climate, and modelling is being undertaken to understand how rivers, sewers and watercourses work and interact with a view to helping identify the most effective integrated solutions. Solutions will be brought forward in the form of, for example, Surface Water Management Plans (SWMPs) and will, in some instances, necessitate the use of land in the City for flooding and drainage measures. Such land, where used for more naturalised forms of surface water management, also has the potential to deliver additional benefits such as biodiversity, recreation and amenity. The upgrading and replacement of drainage infrastructure, including new water treatment plants, and associated catchment management and flood risk reduction measures, as part of the MGSDP approach, is a national development identified in NPF2.

There are capacity issues within the sewer network in certain parts of the City and Scottish Water is working with relevant parties to address these. SWMPs will identify the scope for removing surface water from the combined sewer network system, treating it and then discharging it to the nearest watercourse, thereby freeing up capacity for wastewater discharges from new development. Scottish Water has indicated that insufficient capacity within their network should not act as a barrier

to development, and that they will provide additional capacity where the proposal meets certain criteria, including support in The Plan, a full planning permission and a plan to mitigate any network constraints created by the development.



Within this wider context, consideration requires to be given to the River Clyde, and the City's other key waterways, and the potential impact of tidal flooding. The Clyde runs through the City Centre and, on certain stretches, its banks are highly developed, or are proposed to be. Flood management measures are required to protect residential, commercial, cultural and other property, in addition to essential transport and leisure routes and facilities. In bringing forward such measures, cognisance requires to be taken of the Clyde's functions as a working river, transport route, barrier, green corridor and resource to be enjoyed by those living or working beside it, or visiting

its environs. A coordinated approach to managing development, flooding and the water environment along the Clyde will be required and a Strategic Development Framework for the River will have a role to play in this regard.

The Water Environment and Water Services (Scotland) Act 2003 requires local authorities to exercise their functions to implement the Water Framework Directive (2000/60/EC) in protecting the water environment, including preventing further deterioration of, and protecting and enhancing, the status of aquatic ecosystems. The Water Environment (Controlled Activities) (Scotland) Regulations 2011 require all surface water from new development (with the exception of single houses) to be treated by a sustainable drainage system (SUDS) before it is discharged into the water environment.

### Aims

This policy aims to:

- aid adaptation to climate change;
- protect and improve the water environment;
- support the development of integrated green infrastructure throughout the City;
- meet the requirements of the Flood Risk Management (Scotland) Act 2009, Scottish Planning Policy and the Metropolitan Glasgow Strategic Drainage Plan (MGSDP) Scheme; and
- contribute to the reduction of overall flood risk and make satisfactory provision for SUDS.



## Policy CDP 8 Water Environment

Applicants will be required to demonstrate that proposals contribute to:

- minimising and reducing flood risk;
- avoiding any increased risk of flooding from any source either within the development site, or outwith the site as a consequence of the development; and
- avoiding any increase in the quantity and rate of surface water run-off from any site.

In doing so, opportunities should be taken, to deliver integrated and multi-functional benefits such as ecological connectivity, amenity, and active travel routes and to implement the MGSDP vision as promoted in Policies CDP 6: Green Belt and Green Network and CDP 11: Sustainable Transport.

There is a strong presumption against development likely to have an adverse effect on the water environment. Developers are required to ensure that natural physical characteristics, as well as water quality, are protected, wherever possible. Development proposals requiring foul drainage should be connected to the public sewerage system.

All development proposals will require to make satisfactory provision for Sustainable Urban Drainage Systems (SUDS) that should be designed to deliver enhancements for biodiversity and people. The only exception to this requirement will be proposals for single dwellings. Surface water drainage during the construction phase should be dealt with by separate SUDS.

For areas potentially at flood risk (see indicative flood risk maps produced by Scottish Environment Protection Agency (SEPA)), the Council will require developers to consider the flood risk to their proposed development through a Flood Risk Assessment (FRA); and the impact of discharging surface water from the proposed development to any water body or wetland, through a Drainage Impact Assessment (DIA). Further to this, the Council will take cognisance of any new information available through the Flood Risk Management (Scotland) Act 2009, particularly in relation to Flood Hazard and Risk Maps, together with Flood Risk Management Strategy and associated Local Flood Risk Management Plans.

Where appropriate, the Council will protect land that contributes towards sustainable flood management, including land identified by SWMPs for this purpose (including for new green infrastructure and facilities). The Council may require developer contributions from development proposals which would benefit from the provision of off-site measures of this type or SUDS (see Policy CDP 12: Delivering Development). This green infrastructure will be used to develop the multi-functional Green Network and deliver a range of benefits for the City. SEPA has identified that effectively the whole of Glasgow is within a designated Potentially Vulnerable Area (PVA) to flooding under the terms of the Flood Risk Management Act. The Council will prepare SWMPs for the PVAs. The SWMPs may have implications for development and may, once prepared and adopted, become Supplementary Guidance to the Plan. Wherever possible, and with reference to the Scotland River Basin Management

Plan, new development proposals should take opportunities to reinstate natural flood management measures, including the removal of culverts. Proposals for the formation of new culverts will only be acceptable where they can be demonstrated to be consistent with the requirements of national policy.

Development proposals likely to have an impact on the function or character of the River Clyde or its surroundings, or any of the City's other key waterways (the Forth and Clyde canal, the Kelvin and the White Cart), will require to address the Council's aspirations for flood management, access, sustainable travel, navigation, leisure and the Green Network, as appropriate, including the River Clyde Flood Management Strategy (as set out in Supplementary Guidance) and the Strategic Development Framework for the River Corridor. Development proposals must also take account of relevant requirements in, for example, the City Centre Strategy and Action Plan 2014-2019 and Firth of Clyde Marine Spatial Plan.

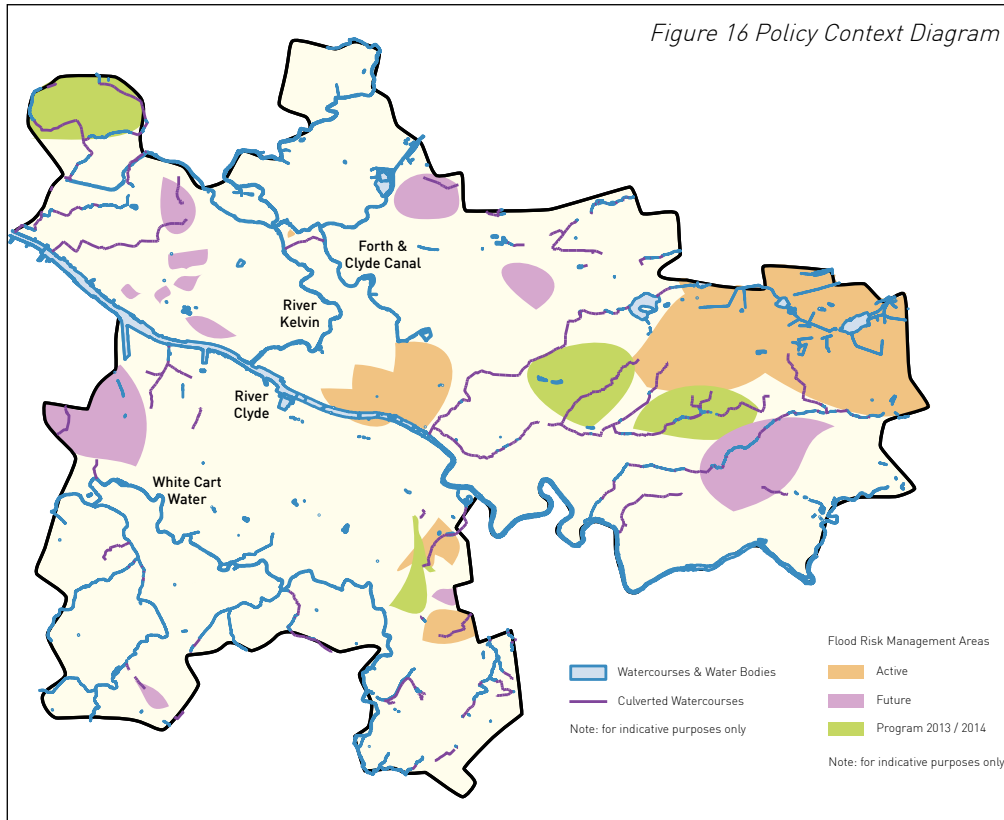
The Council will develop the Scottish Planning Policy (SPP) flood risk framework, through Supplementary Guidance, to provide a basis for determining the likely acceptability of development proposals relative to their flood risk. Development in a functional floodplain must demonstrate that it is consistent with the requirements of SPP, including compensatory storage.

Whilst avoiding development on sites liable to flooding should always be the primary objective, the Council is unlikely to support proposals for land raising (work that permanently raises a site above the functional flood plain of a watercourse, or elsewhere if flooding is an issue), unless the developer can demonstrate that this would have a neutral or positive effect on the probability of flooding elsewhere; be linked to the provision of compensatory storage; and not create islands of development.

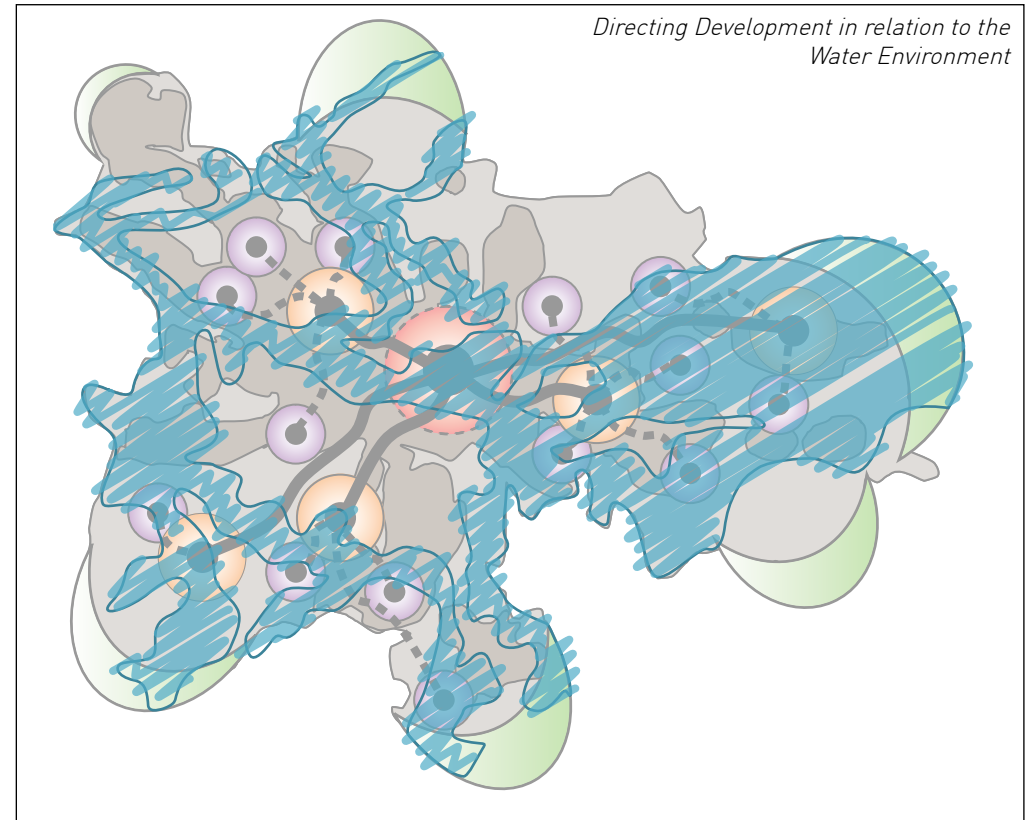
### Relevant Supplementary Guidance

- Placemaking
- Design
- Water Environment
- Multi Functional Green Network
- Biodiversity
- Access
- Development Obligations

Figure 16 Policy Context Diagram



Directing Development in relation to the Water Environment



## Policy CDP 9 - Historic Environment

### Context

Glasgow's distinctive character has been shaped over many years. Previous generations have left their mark in the form of buildings, scheduled monuments, battlefields, townscapes, gardens and designed landscapes, and in the pattern of the City's streets and parks. This rich historic tapestry of buildings, spaces and places is the historic environment and is covered by designations including a World Heritage Site, Listed Buildings, Conservation Areas and Designed Landscapes. The historic environment is part of our everyday lives and gives us a sense of place, well-being and cultural identity.



It also:

- projects a high quality image of the City, reflects historic achievement and enhances regional and local distinctiveness;
- helps to connect people and places, and makes Glasgow a great place to live, work and visit;
- provides a sense of identity, place and continuity for local communities;
- contributes to economic growth, development and regeneration;
- supports the growth of tourism and leisure and helps to foster craft and construction skills; and
- contributes to sustainability through the conservation of resources.

The policies for the protection and management of the built heritage are underpinned by the Historic Environment (Amendment) (Scotland) Act 2011.

### Aims

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants.

### Policy CDP 9 - Historic Environment

The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

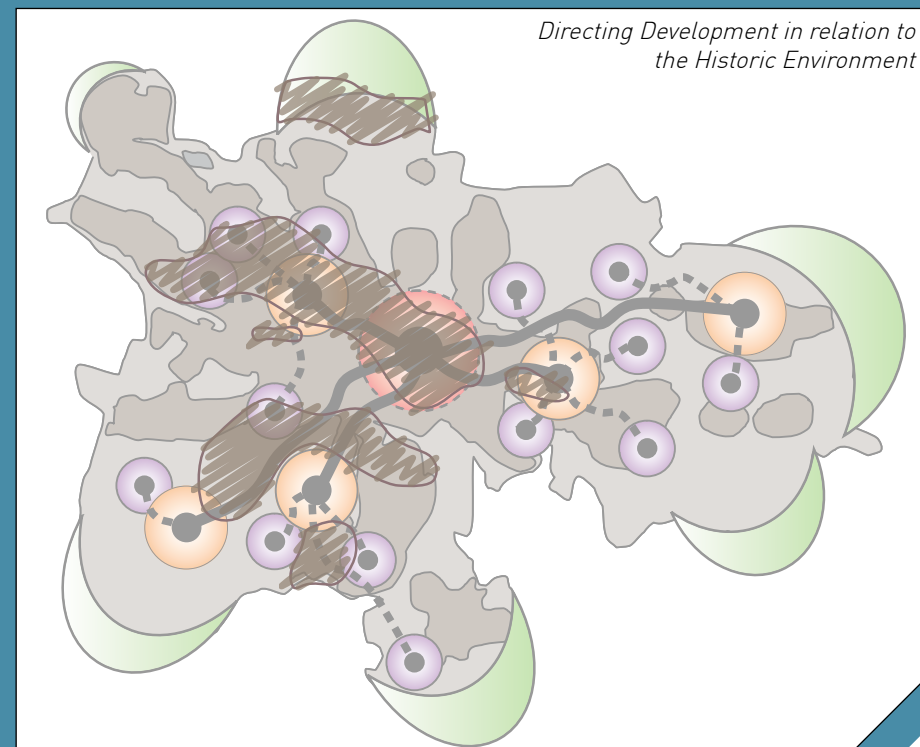
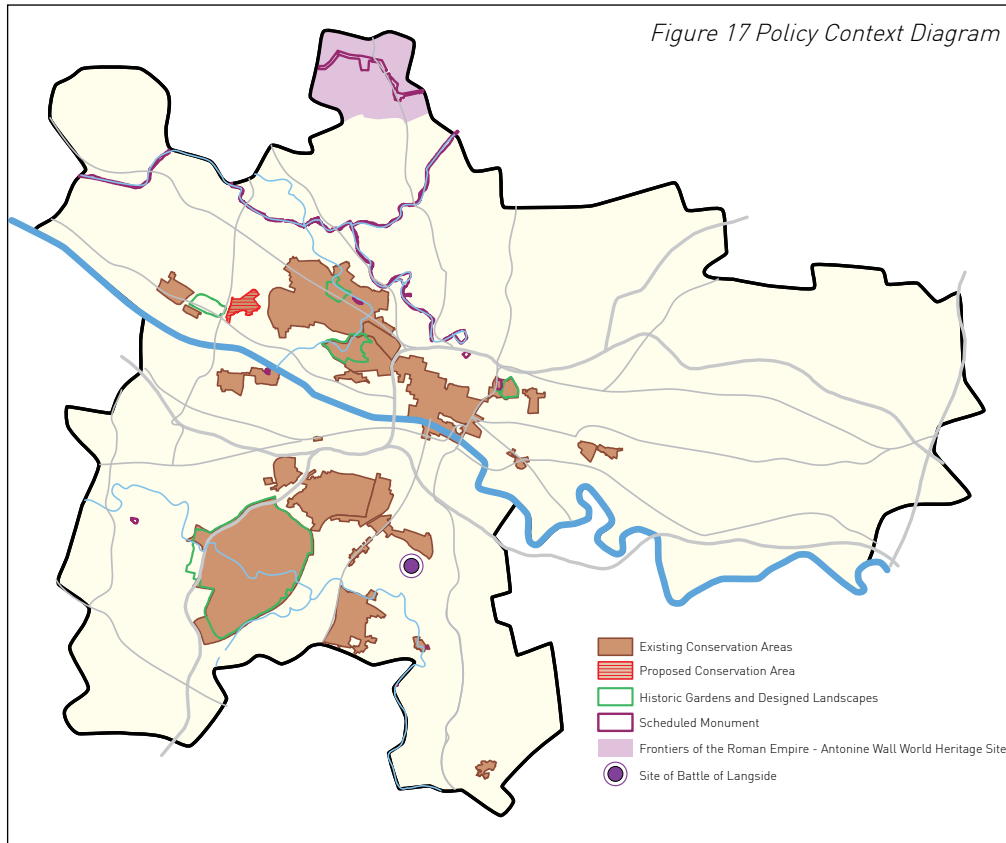


Figure 17 Policy Context Diagram



#### Relevant Supplementary Guidance

- Placemaking
- Design
- Conservation Areas
- Listed Buildings
- Archaeology/Monuments





# Policy CDP 10 - Meeting Housing Needs

## Context

The Scottish Government is committed to increasing the supply of new housing in Scotland, to accommodate population and household growth, and identifies that the planning system has a key role in delivering on this objective by ensuring that there is an adequate land supply. In Glasgow, population and household growth to 2035 (as projected by National Records of Scotland (NRS)) is expected to be significant. It is acknowledged, however, that household growth in Glasgow, and in Scotland generally, has slowed down in the last decade, partly due to the economic downturn. While it is considered that a return to economic growth will boost household formation rates, it is not expected that these will reach the levels seen in the 1990s. It is possible, therefore, that the next set of NRS projections will result in a lower household projection for Glasgow than the current NRS projections, despite an anticipated population increase for the City.

The 2008 Housing Needs and Demand Assessment (2008 HNDA) undertaken for the Strategic Development Plan (SDP) included population and household figures which were below those produced by NRS (however both projections assumed household formation rates now seen to be too optimistic). The HNDA figures provide the basis for the all-tenure housing requirements for Glasgow and the Clyde Valley for the periods to 2020 and 2025. Table 4 summarises these figures for Glasgow.

Table 4 Addressing All Tenure Housing Requirements

		2008/09-20	2020-25	2008/09-25	Annual Completion Rate
Private Sector	SDP Indicative Requirement	25,400	10,000	35,400	2,212
	Completions 2009-13 + Land Supply 2013-25	17,638	9,961	27,599	1,724
	Initial Shortfall (-)	-7,762	-39	-7,801	
Affordable Sector	SDP Indicative Requirement	46,100	9,900	56,000	
	Completions 2008-12 + Land Supply 2012-18	11,464			

For the private sector, Glasgow City Council has re-considered the above requirements in the light of: confirmation by the 2011 Census of slower growth in household formation between 2001 and 2011 than indicated in the HNDA, ongoing tenure change, reductions in house building activity and consequent downward revision of the effective land

supply; and the outcome of the City-wide Green Belt Review. The Council's response, which is considered to be reasonable in the current market circumstances, focuses on the amount of housing that can be delivered in the short term through the removal of obstacles to development. As improved lending conditions feed through to recovery in the housing market, it is anticipated that the City's brownfield opportunities (some of which were non-effective during the downturn) will contribute to a rise in housing completions. In terms of greenfield locations, the focus will be on securing the necessary infrastructure to allow progress in the three Community Growth Areas, at Robroyston (which has Planning Permission in Principle), at Baillieston/Broomhouse/Carmyle (where construction is underway in a small part of the area), and at Gartloch/Easterhouse (where three masterplan locations have been identified). New housing is also

anticipated on those sites which have emerged from the Green Belt Review at Carmunnock, Darnley and Summerston. Beyond these opportunities, the Council considers that further housing development in the Green Belt would be counter-productive to The Plan's sustainable spatial strategy, which states a preference for brownfield development. More detail on the Council's reasoning behind this approach is set out in the Policy Background Paper.

In the affordable sector, the SDP acknowledged that there were methodological issues in the HNDA which impacted significantly on the indicative requirement for Glasgow. The SDP outlined a number of factors for further consideration in Local Housing Strategies and Local Development Plans. Further analysis undertaken for Glasgow's Housing Strategy (GHS) identified a more complex picture of the



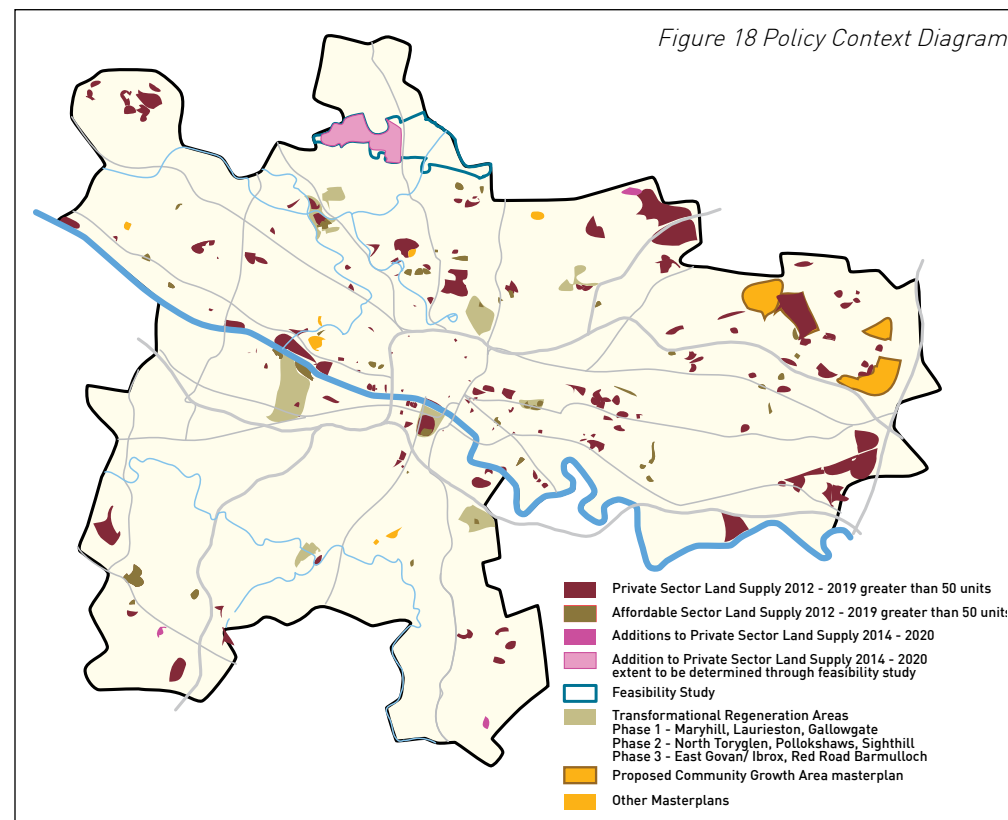
changing housing system and Glasgow's housing needs than could be reflected in a simple housing need figure. Housing needs vary in different parts of the City, and affect particular household groups differently. The approach taken in GHS, and the Strategic Housing Investment Plan which supports the delivery of the GHS, has therefore been to focus on a variety of investment and policy responses to housing need in the City. Some of these include; altering the size and type of stock to better fit housing need and demand, demolition with appropriate replacement, stock adaptation or improvement, and new provision of a range of different housing options to meet particular and mainstream needs. More fundamental change is planned in the City's eight Transformational Regeneration Areas, where surplus multi-storey social rented stock has been demolished, and is in the process of being replaced by new mixed tenure housing.

In terms of other housing needs, one of the factors in the reverse in the City's population decline has been the

increasing number of students who live in Glasgow, either in university accommodation, private rented flats in the second hand market, or more latterly in purpose-built student accommodation operated by the private sector. New build student accommodation has tended to locate largely around the universities or in the City Centre. These areas, particularly the West End, are also characterised by concentrations of houses in multiple occupation. The Council is generally supportive of the development of student accommodation, in terms of both meeting demand in this sector and reducing the City's reliance on houses in multiple occupation. The focus of the Council's approach is on ensuring that good quality places are created, with a mix of accommodation to suit different household types, and at densities that are appropriate to the surrounding area.

### Aims

This policy aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.



### Relevant Supplementary Guidance

- Placemaking
- Design
- Meeting Housing Needs
- Development Affecting Residential Property
- Development Obligations

## Policy CDP 10 Meeting Housing Needs

The Council will:

- aim to deliver the land supply identified in Table 4, and listed in the Policy Background Paper, in order to address housing needs in Glasgow; and
- maintain a five year supply of effective housing land at all times, and will support the principle of residential development on these sites. Where an audit identifies that a five year land supply is not being maintained, the Council will consider the reasons for this, and, where a supply issue is highlighted, identify additional sites to meet the shortfall, according to the approach set out in Strategy Support Measure 10 of the Strategic Development Plan.

In relation to the private sector shortfall at 2020, the Council will support housing development in the following additional locations (see Policy and Proposals Map):

	Current Designation	Programming	Indicative Capacity
Cathkin Road, Carmunnock	Green Belt	SDP target for 2020	30
Corselet Road, Darnley*	Green Belt	SDP target for 2020	<50
South of Auchinairn Road, Robroyston**	Green Belt	SDP target for 2020	<50

\* The Council recognises that there may be scope to develop a limited number of houses at this location, which take account of the site's ground conditions and the identified need for enhanced parking provision for the Park, as identified in the Dams to Darnley Country Park Masterplan.

\*\* The design of any development at this location should reflect a placemaking approach, must not adversely impact on the Wester Lumloch L-SINC or isolate it from the wider green network, and should deliver enhancement to the wildlife value of the L-SINC.

Note: Any planning permission will contain a condition which requires that development must commence within one year of planning permission being granted to meet SDP housing supply requirements. Should no houses be completed within five years of the adoption of The Plan, the sites will be removed from the housing land supply.

In relation to requirements in the private sector for the period 2014 - 2025, the Council will also:

- undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area shown within the Green Belt to the north of Summerston (see Policy and Proposals Map) and to assess the potential for additional land supply with the smaller area highlighted;

- support mixed tenure solutions in the six active Transformational Regeneration Areas (see Policy and Proposals Map), and in a further two which are not currently active;
- advise on the preparation of masterplans for the three greenfield locations identified within the Gartloch/Easterhouse Community Growth Area (see Policy and Proposals Map);
- support new housing at Standburn Road, Robroyston, taking care to ensure that any development does not adversely affect the Robroyston Park Local Nature Reserve or its proposed extension (see Policy and Proposals Map) and
- advise on the preparation of masterplans, within the wider context of identified spatial frameworks where appropriate, with a view to shaping the future development of brownfield sites within the following surplus NHS locations (see Policy and Proposals Map):

- o Victoria Infirmary / Mansionhouse Road;
- o Orchard Wards (Ruchill Hospital);
- o Site at Stobhill Hospital;
- o Western Infirmary; and
- o Queen Mother's / Yorkhill Sick Children's Hospital Campus.

Note: this does not imply that residential development is acceptable in principle on all of these sites.

In relation to the affordable sector requirements, the Council has taken account of the flexibility recommended in paragraph 4.86a of the Strategic Development Plan, and has identified sufficient land for the development of the new build affordable sector targets set out in the Glasgow's Housing Strategy 2011-2016. These targets will be addressed through the priorities identified in the annual Strategic Housing Investment Plan. The Council also promotes the provision of housing in the affordable sector by supporting partner organisations to deliver a range of affordable housing options, and making better use of existing stock.

### Student Accommodation

The Council will, subject to compliance with other policies in The Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation and is:

- in or adjacent to main campuses (see Supplementary Guidance); or
- in locations with good access to university and college facilities by public transport and active travel routes.

## Policy CDP 11 - Sustainable Transport

### Context

The City's networks of walking and cycling routes, waterways, railways, roads and motorways, together with bus, rail and subway stations, form the basis for movement around the City, and between the City and elsewhere. Ensuring these networks continue to function effectively is important to the economic development of the City and to delivering more sustainable travel patterns. In some instances, this will entail the further development of these networks.

Of particular importance is the need for further study to examine the transport and regeneration benefits of two potential, City Centre options for the location of a High Speed Rail terminus in Glasgow. High Speed Rail, including a City Centre terminus, is a National development identified in National Planning Framework 2. The Council recognises that both locations (High Street and Central Station) offer potential benefits and that further work is required to determine the best option. As such, this policy identifies both the High Street site and Central Station as potential locations for a High Speed Rail terminus, until such times as a preferred option has been identified. Development proposals which would impact on the deliverability of a High Speed Rail terminus at either site (including associated connections) would require to be considered in terms of their potential impact. Once a preferred site has been identified, it will be safeguarded by the Plan - Supplementary Guidance will be brought forward to clarify the extent of the site, and any necessary connections which require protection.

The Council had previously supported the development of a Crossrail scheme, which would have linked the suburban rail networks north and south of the Clyde



and facilitated strategic, cross-Scotland journeys. Whilst this scheme is no longer being pursued, the key elements: an existing freight line (the City Union line); and a former rail formation (the Strathbungo link) are safeguarded, from inappropriate development, by this policy. In addition, the Council recognises the potential benefits which use of the City Union line by passenger services could have for strategic connectivity in future years. New stations, at Glasgow Cross (to serve this quarter of the City Centre and for potential interchange with the Argyle line) and West Street (for interchange with the Subway), could help make best use of such services. This policy safeguards land for the potential future development of these stations – this land is generally in Council ownership or forms part of

the rail formation. A positive appraisal of the impact of passenger services on the line, and of the associated stations, would be required before any scheme could be delivered. Previous Local Plans had safeguarded land for the Garngad Chord, which could have helped facilitate greater connectivity of the rail network. Whilst land for the Garngad Chord is not safeguarded by this policy, the Council will continue to investigate options for securing its transport potential.

The Council is also keen to investigate the regeneration benefits and other implications (in terms of, cost, current services, etc) of providing additional rail stations at Drumchapel (West) and Parkhead Forge, and a relocated High Street station. Relocating High Street further to the east would better serve the Collegelands development and provide for a more suitable, modern and attractive gateway to the City Centre from the east. The policy also safeguards land for a number of local road proposals, necessary to improve safety, promote regeneration or improve public transport accessibility.

The Council has a duty to act in a way considered to be most sustainable and best calculated to deliver reductions in greenhouse gas emissions. Reducing the need to travel, particularly by car, is one of the key ways in which the City can help reduce emissions of greenhouse gases. Cutting the amount of vehicular traffic on the City's roads can also help reduce congestion, air and water pollution and noise, helping create a better environment for people and business. The Fastlink

scheme is intended to help deliver enhanced public transport activity to the Clyde Waterfront and major destinations such as the New South Glasgow Hospital. Phase 1 is currently being constructed and its extension to provide connections to Renfrew and Clydebank would further improve connectivity and promote more sustainable modes of travel in this area. The Council is also keen to consider the possibilities for reconfiguring the local road network around junctions 15 and 19 of the M8, with a view to reducing the impact of traffic on the local environment. Fewer vehicles on the City's streets can help address physical and perceptual barriers and create a safer environment in which to walk and cycle. These "active" modes of travel are efficient, cost-effective, sustainable and healthy and can facilitate social interaction and cost-effective access to services, facilities and jobs. This policy identifies a number of pedestrian/cycle links considered desirable for overcoming barriers to movement on foot or by bicycle – others links should be explored through the development management process. The Scottish Government's vision, as set out in the Cycling Action Plan for Scotland, is that "by 2020, 10% of all journeys taken in Scotland will be by bike".

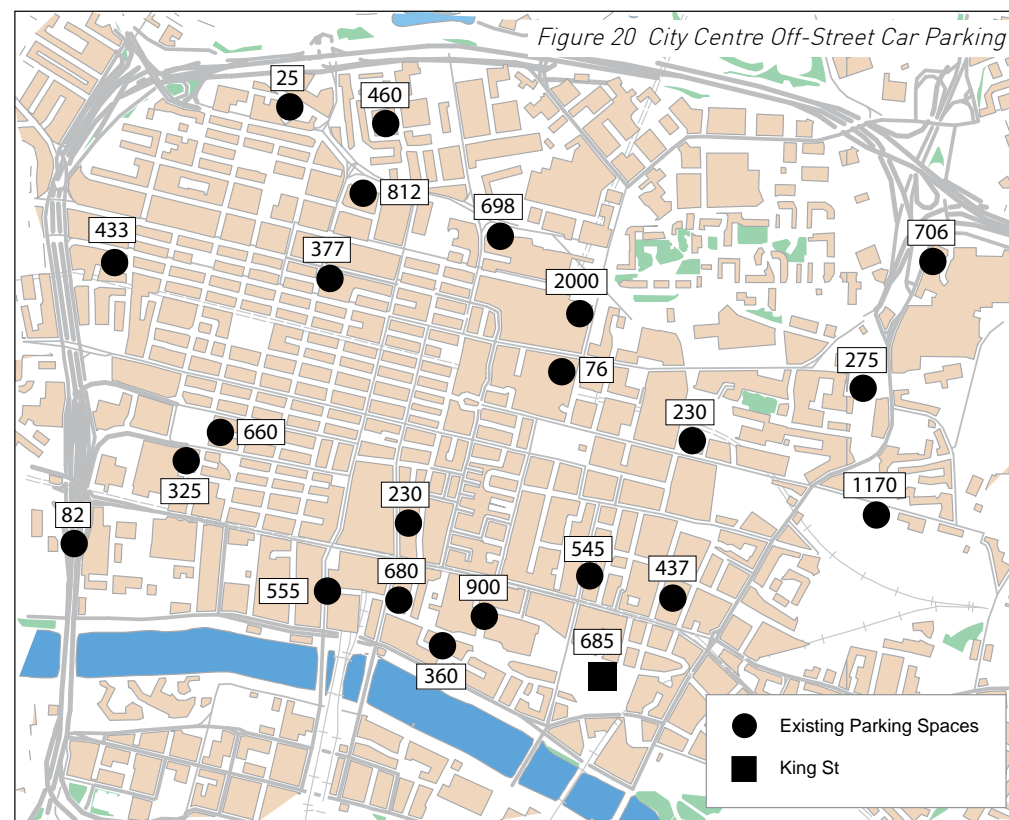
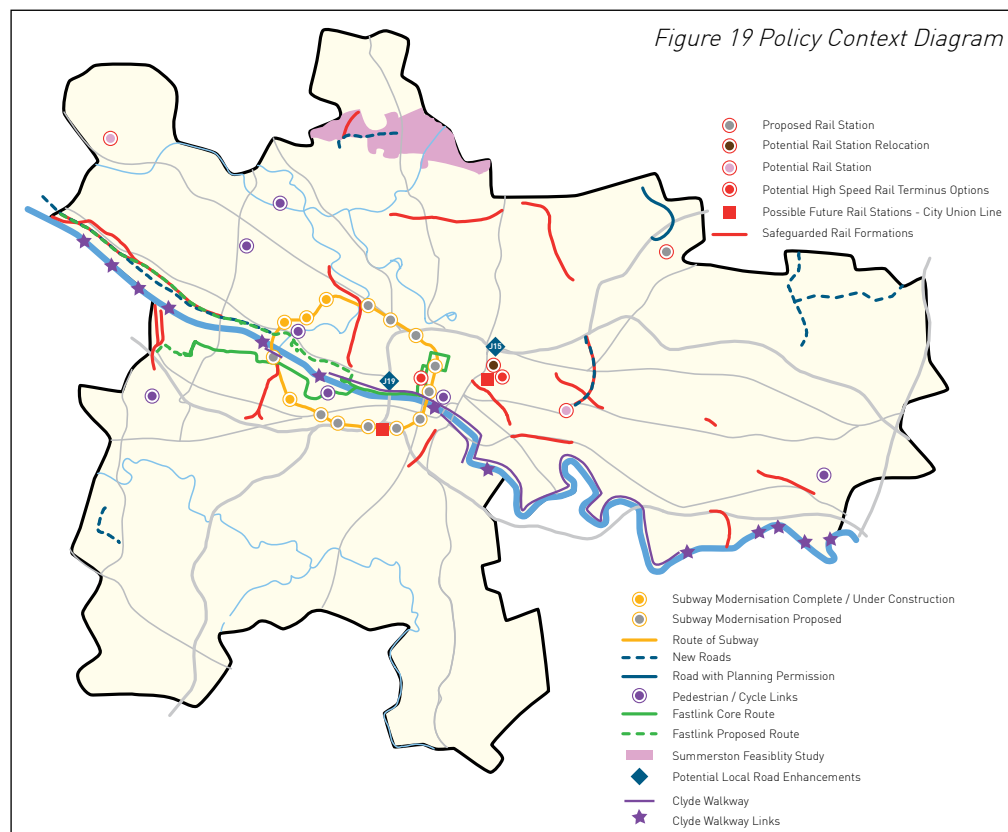
The planning system has a key role to play in addressing these issues. This will involve safeguarding land for existing and proposed transport infrastructure which supports The Plan's strategy, managing transport demand and designing and locating new development to encourage walking, cycling and use of public transport.



## Aims

This policy aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel, by:

- supporting better connectivity by public transport;
- discouraging non-essential car journeys;
- encouraging opportunities for active travel;
- reducing pollution and other negative effects associated with vehicular travel; and
- optimising the sustainable use of transport infrastructure, including the River Clyde and Forth and Clyde Canal, and supporting economic development.



## Relevant Supplementary Guidance

- Placemaking
- Design
- Connectivity
- Public Transport
- Access
- Transport Assessment
- Parking
- Development Obligations



## Policy CDP 11 Sustainable Transport

This policy safeguards:

- existing transport infrastructure (including the River Clyde and Forth and Clyde Canal) from inappropriate development;
- land required for fastlink, Robroyston Station and road schemes, as shown on Figure 19;
- former rail formations with a reasonable prospect for re-use for transport, as shown on Figure 19;
- land for schemes brought forward through ongoing or proposed studies (see Action Programme), and where justified by STAG appraisals, including:
  - land for new rail stations at Parkhead and Drumchapel (West), and a relocated High Street Station;
  - improvements to local roads around junctions 19 (Anderston) and 15 (Townhead) of the M8; and
  - land for a Northern Circumferential Route (if required after investigation through the Summerston feasibility study – see Policy CDP 10: Meeting Housing Needs).
- land for a High Speed Rail terminus, and associated connections, once ongoing studies have identified a preferred site. In the meantime, development proposals which would impact on the deliverability of a terminus at either the High Street or Central Station sites (including associated connections) will require to be considered in terms of their potential impact; and
- land for potential stations at West Street and Glasgow Cross.

The Council will support, in principle, transport infrastructure required to facilitate new development that supports the Plan's strategy, including the upgrade of subway stations (as part of the subway modernisation programme) and the aspirational pedestrian/ cycle links shown on Figure 19 (detailed design/route to be determined through development proposals).

The Council will direct major development to locations well served by existing public transport services and active travel routes or will seek contributions for the provision or enhancement of such services/routes on sites where this is not the case, including for Fastlink (see Policy CDP 12: Delivering Development). New development should be designed at densities appropriate to maintain and/or extend public transport services whilst taking into account local context and other requirements.

Major development proposals should be informed by a Transport Assessment (TA) that considers all modes of transport and, where appropriate, a Travel Plan (TP) that sets out sustainable mode share targets and measures to deliver them.

The Council will:

- apply restraint-based maximum parking standards to non-residential development;
- expect parking spaces and charging points for the charging of electric vehicles in larger developments;
- expect parking in residential developments to minimise routine on-street parking of residents' cars;
- support the development of car-free housing on suitable sites;
- limit public off-street parking in the City Centre to the levels to be identified in the City Centre SDF and LDFs. Until these documents are adopted, City Centre public off-street parking will be limited to existing levels (as shown on Figure 20) or replacement provision that does not exceed that being replaced;
- not support proposals for temporary car parking in the City Centre (unless necessary as an interim measure when replacing permanent provision);
- outwith the City Centre, not support proposals for permanent or temporary public parking, intended to serve commuting demand, except where consistent with an approved transport strategy for park and ride;
- support car parking at basement level within buildings, where possible, and not at ground or street level where this would be at the expense of an active frontage onto a public street or space; and
- support redevelopment proposals on the current King Street car park in line with the City Centre Strategy and Action Plan 2014-2019. The appropriate City Centre District LDF will determine the appropriate amount of parking for this part of the City Centre, and it may be that any redevelopment proposal may need to incorporate an element of permanent public off-street parking provision to support the needs of this area.

The Council will require new developments to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network (in particular to Core Paths and designated cycle routes) – this may require off-site solutions (see Policy CDP 12: Delivering Development). Wherever possible, opportunities offered by the development of the Green Network (e.g. in conjunction with surface water management (see Policy CDP 8: Water Environment) or open space provision (see Policy CDP 6: Green Belt and Green Network) should be utilised to deliver enhancements to active travel infrastructure. Development proposals should protect/enhance the quality and continuity of cycle routes and core paths and take account of rights of way and other significant paths. Such proposals should provide for the development/improvement of proposed routes, including interim routes. New developments should take account of access rights (as defined by the Land Reform (Scotland) Act 2003).

## Policy CDP 12 - Delivering Development

### Context

As Glasgow changes through regeneration, it is important that the City's infrastructure is capable of both absorbing the impact of new development, and of providing the facilities that people who live and work in these areas would expect. Many of these requirements should be designed into the development. Where off-site facilities or infrastructure are required, development contributions can play a role.

The policy context for development contributions is provided by Circular 3/2012 Planning Obligations and Good Neighbour Agreements. This sets out the policy tests that should be applied when considering whether development contributions may be an appropriate mechanism to use to enable development.

Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms (paragraph 15);
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);

- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
- be reasonable in all other respects (paragraphs 24-25).

CITY INFRASTRUCTURE  
THE IMPACT OF NEW DEVELOPMENT  
FACILITIES  
THE ECONOMY  
TRANSPORT PROVISION  
NATURE AND BIODIVERSITY  
DEVELOPMENT AND FINANCIAL CONTRIBUTIONS  
LOCAL PEOPLE  
CLIMATE CHANGE AND DRAINAGE  
INFRASTRUCTURE  
GREEN NETWORK

In preparing its approach to delivering development, the Council has recognised the limits set by these legal tests, the impact of current market conditions on development viability, and the need to put the Placemaking Principle at the centre of how development is enabled and how it integrates with its environment. As a result, the Council has focused its attention only on those elements of social, environmental or physical infrastructure that are required: (a) to make the development function; and (b) to mitigate the most significant impacts of development on the City's resources.

### Aims

This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

#### Relevant Supplementary Guidance

- Placemaking
- Design
- Water Environment
- Meeting Housing Needs
- Network of Centres
- Economic Development
- Connectivity
- Multi Functional Green Networks
- Public Transport
- Development Obligations





## Policy CDP 12 Delivering Development

The Council will require developers to undertake an assessment of the proposal site and its surroundings (according to the approach set out in Policy CDP 1: The Placemaking Principle) in order to determine the need for, and the proposed response to, the provision of infrastructure or facilities. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities outwith the site, or to meet these requirements through the payment of a financial contribution or the transfer of land. The assessment should also include (on a confidential basis) a programme for the delivery of these requirements, and details of how this will impact on development phasing and the developer's cash flow.

On the basis of this assessment, developers are required to make specific provision relating to the proposed development to address the following matters on a City-wide basis:

- quantitative or qualitative deficiencies in open space provision or access to open space (according to the standards and priorities identified by the Glasgow Open Space Strategy);
- drainage requirements, either as part of the development or in relation to a wider solution that is consistent with the MGSDP Scheme; and
- transport needs (including active travel solutions).

Over and above these obligations, individual assessments will be required to identify the impacts arising from development and the mitigation required in the following areas identified in the Plan, or in locations considered to be acceptable in principle:

- Gartloch/Easterhouse Community Growth Area, Transformational Regeneration Areas, and Proposed Additions to Land Supply (see Policy and Proposals Map);
- Economic Development locations (see Policy and Proposals Map) where significant change is anticipated or proposed;
- Network of Centres (see Policy and Proposals Map) or sequentially preferred locations;
- Strategic Development Framework (SDF) Areas, River Clyde Development Corridor SDF, Local Development Frameworks (see Figure 13 – Sustainable Spatial Strategy); and
- Fastlink Core Route and Fastlink Proposed Route (see Policy and Proposals Map).

Detailed aspects of these requirements, including: calculations for financial contributions; legal agreements; and timing and phasing of payments, are set out in the Supplementary Guidance.

This policy should be read in conjunction with Policies CDP 3: Economic Development, CDP 4: Network of Centres, CDP 6: Greenbelt and Green Network, CDP 8: Water Environment, CDP 10: Meeting Housing Needs and CDP 11: Sustainable Transport.







## 4. POLICY AND PROPOSALS MAPS





## MAPS

A combined Policy and Proposals map is provided at city-wide level. This map has also been split into the three smaller areas for easier reference (north-west, north-east and south).

The maps illustrate the specific locations that are identified for policy protection in policies CDP2 – CDP 12. The maps also show the proposals that are identified in the policies and are expected to happen during the life of the Plan. Along with the policy and proposals the maps identify sites of potential activity which are identified in the policy text. Finally, in order to illustrate greater context of potential future development (and for information only), the maps show the extent of major housing developments that have planning permission along with identified opportunity sites within Economic Development Areas which represents the marketable business and industry land supply.



# GLOSSARY

## **Active Frontage**

Building frontage where there is an active visual engagement between those on the street and those on the ground floors of buildings.

## **Active Travel**

Travel and transport by physically active, human-powered modes (e.g. on foot or by bicycle) as opposed to motorised ones.

## **Affordable Housing**

Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.

## **Air Quality Management Areas (AQMA)**

Designated parts of the city where the Council considers that air quality objectives are unlikely to meet the criteria set by Air Quality (Scotland) Regulations 2000. AQMA's then require the Council to produce an air quality action plan, setting out the measures that the authority will introduce in pursuit of the air quality objectives

## **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity. Includes residential amenity which takes into account factors like privacy and open space.

## **Areas of City Wide Economic Importance**

Increased level of policy protection given to some designated Economic Development Areas.

## **Biodiversity**

The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

## **Brownfield**

Land which has previously been developed. The term may encompass vacant or derelict land; infill land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered suitable. A brownfield site should not be presumed to be suitable for development, especially in Green Belt or other countryside areas.

## **Carbon-based fuel**

Any fuel whose energy derives principally from the oxidation or burning of carbon. There are two main carbon fuels, biofuels and fossil fuel.  
Car-free Housing  
Housing development with no off street parking provision.

## **Central Scotland Green Network**

The Central Scotland Green Network (CSGN) is a long-term initiative to bring about a step change in environmental quality, woodland cover and recreational opportunities in Central Scotland.

## **Combined Heat and Power**

Combined Heat and Power (CHP) is the simultaneous generation of usable heat and power in a single process. CHP systems are highly efficient, making use of the heat which would otherwise be wasted when generating electrical or mechanical power. This allows heat requirements to be met that would otherwise require additional fuel to be burnt.



**Compensatory Storage**

Compensatory storage is new, excavated storage volume equivalent to any flood storage which is lost by building filling or grading within the flood plain.

**Conservation Areas**

An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

**Crossrail**

A previously proposed rail scheme to connect the suburban rail networks north and south of the Clyde and provide for enhanced local and strategic connectivity by rail.

**Culvert**

A culvert is a structure that allows water to flow under a road, railroad, trail, or similar obstruction. Typically embedded so as to be surrounded by soil, a culvert may be made from a pipe, reinforced concrete or other material.

**Development Contribution**

A contribution, either financial or in kind, which allows the provision of infrastructure (such as roads, open space or drainage) that is necessary for development to go ahead.

**Digital Infrastructure**

This is the physical and organizational structures required for the operation of a digital economy. (For example the installation of fibre optic broadband cabling to improve access to high speed internet)

**District Heating**

A district heating system uses centralised plant to provide hot water to deliver heat to properties through a pipe network. District heating networks can work from a range of technologies generating heat (or heat and power in a combined heat and power (CHP) scheme), including biomass, heat pumps, solar thermal, deep geothermal, energy from waste and conventional gas.

**Ecological Connectivity**

The functional connectivity between ecosystems, allowing habitats to expand and adapt and allowing species to feed, move, reproduce, etc. and helping avoid the negative effects of isolated habitats – similar to integrated habitat network

**Ecosystems**

An ecosystem is a community of living organisms (plants, animals and microbes) in conjunction with the non-living components of their environment (things like air, water and mineral soil), interacting as a system.

**Ecosystem services**

The benefits that people get from nature (including fresh water and air, flood water management, climate regulation, recreation, pollination, etc) and which are necessary for people to survive and prosper.

**Effective Land Supply**

That part of the established land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

**Fastlink**

Fastlink is a bus system which provides an alternative to the car. The route focuses on running along the Clydeside via the International Financial Services District to the SECC on the north bank, and to Govan and the new Southern General Hospital on the south bank. It will make use of the city centre's main bus corridors to improve journey times.

**Former Rail Formations**

The track bed and associated surrounding land of disused railways. Often suitable for reuse for rail, tram or active transport.

**Floodplain Capacity**

The volume of water that can be retained within a floodplain during times of flooding

**Functional Floodplain**

The areas of land where water flows in times of flood which should be safeguarded from further development because of their function as flood water storage areas.

**Geodiversity**

The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them

**Green Belt**

Green belt is a designation for land surrounding towns and cities, but can also take other forms including buffers, corridors, coastal strips or wedges. Its purpose is to protect and enhance the quality, character and landscape setting and to give access to open space within and around settlements, as part of the wider structure of green space. In addition, it aims to direct planned growth to the most appropriate locations and support regeneration

**Green Corridor**

Areas provided protection by policy CDP7; Natural Environment and including canals, river corridors, railway lines (active and disused), motorway and trunk road corridors and other areas of open space which can act as links between habitats and which can help the natural environment adapt to climate change.

**Green Network**

The linking together of natural, semi natural and man made open spaces (which may include leisure or recreational facilities) to create an interconnected network that provides multi-function benefits including opportunities for physical activity, increased accessibility within settlements and to the surrounding countryside, enhanced biodiversity, water management, active travel and the quality of the external environment.

**Greenfield**

Land which has not previously been developed, or fully restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation

**Greenhouse Gas Emissions**

Emissions represent what is discharged into the atmosphere. Greenhouse gases include methane, chlorofluorocarbons and carbon dioxide. These gases act as a shield that traps heat in the earth's atmosphere. Increasing concentrations of the greenhouse gases in the atmosphere are drivers of climate change.

**Habitat**

A habitat is an ecological or environmental area that is inhabited by a particular species of animal, plant, or other type of organism. It is the natural environment in which an organism lives, or the physical environment that surrounds a species population.

**High Speed Rail**

Potential new high speed rail network from Glasgow and Edinburgh to the rest of the UK.

**Hydrology**

The scientific study of the properties, distribution, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

**Infrastructure**

Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and waste water drainage and services for occupants of developments such as public transport measures, schools and healthcare.

**Knowledge Based Economy**

An expression used to describe trends in advanced economies towards greater dependence on knowledge, information and high skill levels, and the increasing need for ready access to all of these by the business and public sectors.

**Integrated Habitat Network**

A set of separate areas of habitat which are sufficiently connected for a particular species to move between the individual areas – similar to ecological connectivity.

**Life Sciences**

The sciences concerned with the study of living organisms, including biology, botany, zoology, microbiology, physiology, biochemistry, and related subjects.

**Listed Building**

Buildings designated by Historic Scotland which are of special interest, architecturally or historically, and which satisfy set criteria from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which are used to distinguish this significance.

**Local Development Framework – see Policy CDP2****Local (Glasgow) Housing Strategy**

Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area.

**Local Shopping Facilities**

Small groups of shops and related outlets serving a residential neighbourhood, considered too limited to constitute a Town Centre as defined in this Plan and Scottish Planning Policy.

**Low Amenity Industrial Operations**

Include: scrapyards or yards for breaking of motor vehicles; waste transfer stations; waste recycling centres; incinerators; concrete batching plants; storage or distribution of minerals; and works required to register with the Scottish Environment Protection Agency (SEPA).

**Low Carbon Industries**

Low-Carbon industries refers to any businesses which have a minimal output of Greenhouse Gas emissions into the biosphere, but specifically refers to the greenhouse gas Carbon Dioxide.

**Low and Zero Carbon Generating Technologies**

Technologies which generate electricity or heat (or both), from sources which produce very low or zero carbon emissions, when compared to conventional fossil fuel sources.

### **Major Development**

One of the 3 categories of development (others being National and Local) used for Development Management purposes and defined in The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

### **Masterplan**

A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of a landowner, including a representation of the three dimensional form of proposals and an implementation programme

### **The Metropolitan Glasgow Strategic Drainage Partnership**

The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) is an innovative and collaborative venture between local authorities, the Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Enterprise and Scottish Canals that will upgrade and modernise the Glasgow area's drainage and sewerage network, reduce flooding and support urban development requirements while improving water quality and the environment.

### **National Planning Framework**

The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Government's development priorities over the next 20-30 years and identifies national developments which support the development strategy.

### **Noise Management Areas**

Areas of the City, identified under the Environmental Noise (Scotland) Regulations 2006, as being where people are most likely to be affected by environmental noise (noise from roads, railways, airports and industrial noise, but not from domestic or workplace activities).

### **Open Space**

The term 'open space' covers greenspace consisting of any vegetated land or structure, water, path or geological feature within and on the edges of settlements, and civic space consisting of squares, market places and other paved or hard landscaped areas with a civic function (Planning Advice Note 65 - Planning and Open Space).

### **Other Retail and Leisure Centres**

Areas outwith Town Centres where the principal activities are retail and commercial leisure.

### **Policy and Proposals Map**

A supporting map showing the location of the proposals contained within the Development Strategy of the City Plan.

### **Potential Vulnerable Area**

Areas identified by the Scottish Environment Protection Agency as areas where the scale of potential impact from flooding (based on the National Flood Risk Assessment) is sufficient to justify further assessment and appraisal. Effectively all of Glasgow is covered by a PVA.

### **Public Off Street Parking**

Designated parking spaces which the general public can use (i.e. not private spaces associated with a particular workplace), often in the form of multi-storey car parks or surface level parking provision. Owners/operators of public off-street parking generally charge for its use.

### **Quiet Area**

Areas of the City identified under the Environmental Noise (Scotland) Regulations 2006, where environmental noise quality is good and should be protected against an increase in noise. In Glasgow, Quiet Areas are exclusively parks.

### **Rail Formations**

The physical materials that form the base of a railway track

### **Renewable Energy**

Any naturally occurring, theoretically inexhaustible source of energy, such as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

### **Rights of Way**

In Scotland, a right of way is a route over which the public has been able to pass unhindered for at least 20 years. The route must link two "public places".

### **SEIL (Strategic Economic Investment Locations)**

Locations identified as possessing an ability to offer low carbon economic growth and to support the Scottish Government's key sectors and Scottish Enterprise locational priorities. As strategic priorities, they best reflect the need for sustainable locations to address long-term drivers of change.

### **Spatial Strategy**

Sets out long-term spatial strategy for the local planning authority area and the strategic policies and proposals to deliver the aims of the strategy. A detailed statement of the planning authority's policies and proposals as to the development and use of land. Broad locations for development are set out in key diagrams.

### **Spatial Supplementary Guidance**

Supplementary Guidance which is related to a geographical area

### **Species**

A group of living organisms consisting of similar individuals capable of exchanging genes or interbreeding and formally recognized as distinct from other groups.

### **Strategic Development Framework – see Policy CDP2**

### **Student Accommodation**

Purpose built accommodation that is occupied exclusively by students.

### **SUDS (Sustainable Urban Drainage Systems)**

SUDS, or Sustainable Urban Drainage Systems are a sequence of water management practices and facilities designed to mimic natural systems, by creating alternatives to rapid run-off. Infiltration drains, ponds, and other methods attenuate flood flows, allow for pollutants to settle out, and also provide opportunities for habitat creation. More sustainable than the traditional practice of routing run-off through a pipe to treatment works or a watercourse.

### **Supplementary Guidance**

Guidance prepared, consulted on and adopted by the Planning Authority to deal with further information or detail in respect of particular LDP issues. Supplementary guidance must be expressly identified in the LDP and be submitted to the Scottish Ministers. Once adopted, supplementary guidance forms part of the development plan

### **Surface Water Management Plan**

A plan which seeks to provide a simplified overarching framework which allows different organisations to work together and develop a shared understanding of the most suitable solutions to surface water flooding problems.

### **Sustainable Development**

The UK shared framework for sustainable development sets out five guiding principles, which are supported by the Scottish Government in SPP:

- living within environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

The principles of sustainable development are embedded in national planning policy.

### **Sustainable Flood Management**

Sustainable flood management means planning at a catchment level and considering a wide range of measures to reduce the risk of flooding. Natural land use management techniques, such as managing flood plains and restoring wetlands, are an important component of sustainable flood management

uses, but for a range of uses including cultural and community facilities, leisure, entertainment, recreation, as well as homes and businesses.

### **Transformational Regeneration Area (TRAs)**

Large-scale housing-led regeneration projects. The programme aims to provide new sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate commercial units. There are eight TRA's located in Glasgow.

### **Transport Assessment**

A form of appraisal and forecasting of the various impacts of the vehicular traffic likely to be generated by a new development, with proposals to mitigate these effects, and to encourage walking, cycling and the use of public transport as alternatives.

### **Transport Infrastructure**

The means and equipment necessary for the movement of passengers or goods.

### **Travel Plan**

Tool for an organisation to manage its transport needs to encourage safe, healthy and sustainable travel options. It is site based, reflecting the different needs and problems of different locations. The principal objective of the plan is typically to minimise car use associated with development

### **Vacant and Derelict Land**

Vacant Land is previously developed land, without physical constraint, which the planning authority has indicated is currently available for redevelopment or a new use. The land must not be in use or include a usable building.

Derelict Land is previously developed land, which has a physical constraint caused by its previous use, which hampers its redevelopment or naturalisation. It must not be ready for new development without remediation.

### **Water Environment**

The water environment' includes all surface water, groundwater and wetlands.

### **Water Framework Directive**

A European Union directive which commits European Union member states to achieve good qualitative and quantitative status for all water bodies (including marine waters up to one nautical mile from shore) by 2015. It is a framework in the sense that it prescribes steps to reach the common goal rather than adopting the more traditional limit value approach which is based on common standards.

### **Zero Waste Plan**

Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource. Waste is minimised valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.

### **Town Centres First**

An approach where town centres are the preferred location, not just for retail





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