

## **GLASGOW CITY DEVELOPMENT PLAN 2: CALL FOR SITES/ECONOMIC DEVELOPMENT AREAS REVIEW, GENERAL GUIDE FOR SUBMISSIONS**

### **Background**

This 'Call for Sites' is the first formal step in the preparation of the new local development plan for Glasgow; **Glasgow City Development Plan 2**. The new Plan will eventually replace the current adopted City Development Plan. This first stage in the local development plan process presents the opportunity for landowners, agents, stakeholders and developers to put forward land which:

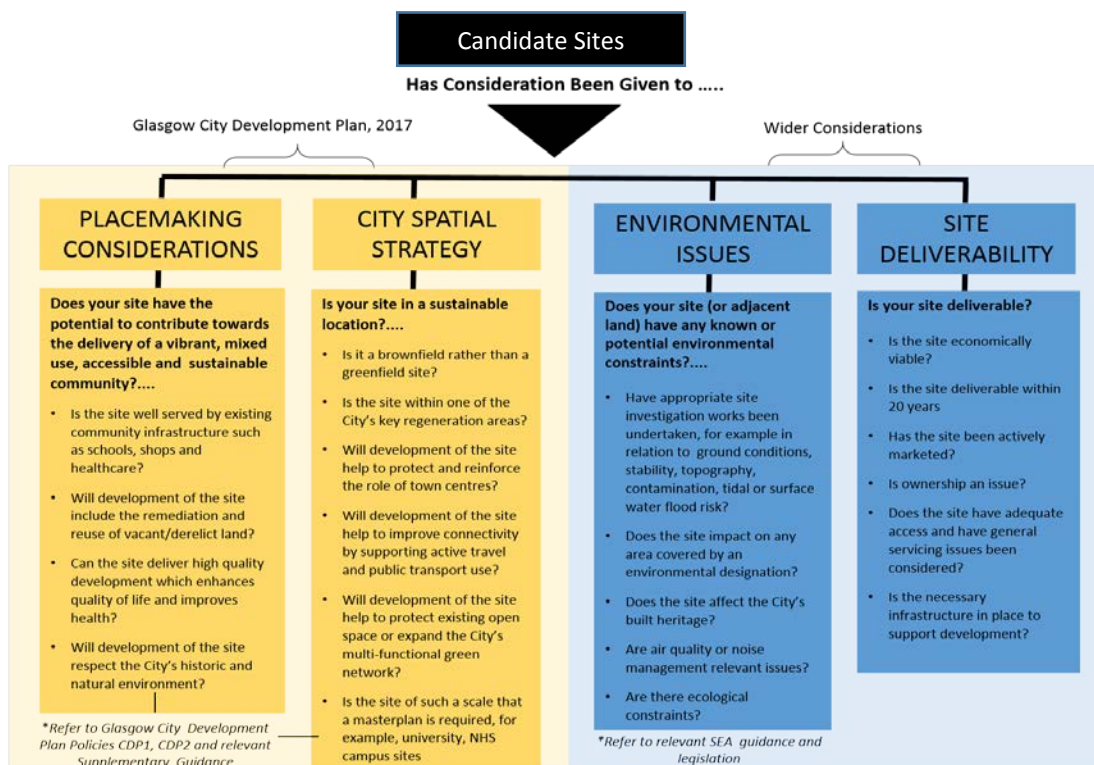
- could be developed during the lifetime of the Plan;
- has the potential to meet Glasgow's strategic regeneration aspirations; or
- is a candidate for some form of environmental protection.

It should be noted that putting forward potential sites at this early stage does not necessarily mean that they will be included in the final adopted Plan. All sites submitted for consideration will undergo planning assessment to test their suitability (either for development or protection).

An initial analysis will be undertaken to establish whether sites submitted are broadly compatible with the City's wider strategic regeneration objectives (as described in the current adopted Plan) and can be delivered within a reasonable timeframe. The results of this initial analysis, including details of all sites submitted, will be recorded and consulted on at the Main Issues Report Stage. Sites which progress to the later stages of the local development plan process will be subject to further detailed analysis, including strategic environmental assessment and discussion with key agencies. In these later stages, it is highly likely that landowners, agents and developers will be asked to submit further supporting information and detailed evidence relating to their site.

### **Planning Assessment**

The broad criteria which will be used to assess sites are summarised below:



As the Council starts the plan preparation process, it is not anticipated that there will be a major shift in policy direction. The strategic aims and spatial strategy of the new Plan are likely to place similar emphasis on placemaking and sustainable regeneration and build on the direction of the previous plan. Site assessment will, therefore, focus on the following matters: general compatibility with the strategic regeneration aims and objectives of the current adopted Plan; and wider considerations, particularly in relation to the deliverability of sites and any potential environmental implications.

**In terms of ensuring compatibility with the current adopted Plan, landowners, agents and developers should ensure that candidate sites are consistent with:**

- the Sustainable Spatial Strategy, Policy CDP1 - Placemaking and Policy CDP2 - Sustainable Spatial Strategy, as set out in the City Development Plan <https://www.glasgow.gov.uk/index.aspx?articleid=16186>; and
- associated supplementary guidance SG1- Placemaking <https://www.glasgow.gov.uk/index.aspx?articleid=2078>

### **Economic Development Areas (EDAs)**

One area where there will be an emphasis in exploring a revised approach is the distribution and status of Economic Development Areas (EDAs). Since the adoption of the Plan, detailed analysis has established the extent of economic development activity, land take-up, and the condition and performance of the various EDAs (excluding NHS and Further Education locations). To build upon this data we would welcome evidence-based representations that explore options for the future status and purpose of EDAs. To progress submissions we may seek further engagement where this is appropriate. This information will inform a comprehensive review of the EDAs that will lead into the next stage of plan preparation. Please note, although SEILs are a designation identified in the Strategic Development Plan which cannot be altered in the CDP, we would welcome submissions on these locations as part of our evidence gathering that will feed into future reviews.

### **Greenbelt Release**

A comprehensive Greenbelt Review was carried out when preparing the current local development plan, in line with both national (Scottish Planning Policy) and regional (Strategic Development Plan) policy. The objective of the Review was to assess the purpose and environmental capacity of the Greenbelt in order to establish whether boundary alterations were needed and identify where land could be removed for development whilst still delivering the City's long term sustainable spatial strategy. Sites considered acceptable for release are identified in the current City Development Plan. Accordingly, and in line with the Spatial Strategy, further greenbelt release housing sites are unlikely to be supported in the new Plan.

### **Wider Considerations**

In terms of wider considerations, landowners, agents and developers are encouraged to give some consideration to site deliverability, what, if any, potential environmental issues could arise from development and how these could be successfully mitigated. The Strategic Environmental Assessment (SEA) process provides a valuable opportunity to identify and address environmental issues at an early stage and to positively engage with the general public on key issues. SEA is a statutory obligation for all local development plans and all policies and sites taken forward in the new Plan will be subject to SEA.

Candidate sites should be able to demonstrate that consideration has been given to:

- any known/potential environmental impact and suitable mitigation measures in line with current SEA legislation and guidance <https://www.gov.scot/policies/environmental-assessment/strategic-environmental-assessment-sea/>
- deliverability

Landowners, agents and developers are also actively encouraged to engage with key agencies, relevant stakeholders and local communities at the earliest stage in the development process, and before development proposals become fixed, with the aim of resolving/minimising potential adverse impact.

### Online Submission Form

The online form should be used for your submission. Please fill in all the sections that are relevant to your site. Please complete a separate form for each site proposed. A site plan on an Ordnance Survey base map, showing a precise red line boundary around the extent of the area proposed for development, alternative use and/or protection must be attached to the online submission. The attachment should be either a pdf or .doc and must be less than 10Mb. **Please note you will not be able to complete the online submission without this attachment.**

You can obtain an OS base map using any of the links below.

<https://www2.getmapping.com/Webshop/Web/Business/Getplanning/Login.aspx?microsite=ScotlandPlanning>

<https://www.ukplanningmaps.com/buy-ePlanning>

<https://www.emapsite.com/landing/plans-ahead-for-the-property-professional/>

Updates on the progress of the Call for Sites Process will be provided on the Council Development Plan [webpage](#). If you would like to find out more information about Glasgow City Development Plan 2, the plan preparation process or this 'Call for Sites' exercise, then please contact the Development Plan team:

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