

GLASGOW CITY PLAN 2



Review, Issues & Options Bulletin





Why Should I Read This Bulletin?

This Bulletin marks the first stage in the process of producing City Plan 2, which the City Council (the Council) anticipates adopting in 2008. The Bulletin is being widely circulated to public and private bodies, Community Councils, Housing Associations and political representatives and is being made available at local libraries and at the office of Development and Regeneration Services, 229 George Street, Glasgow G1 1QU, as well as on the Council's website.

Public consultation is an important part of the production of the new Plan, providing you with an opportunity to influence its final content. Consultation will take place throughout the plan making process, and you will have the opportunity to comment at various stages in the plan's development (see timetable on page 13). Consultation is particularly important, however, during the early stages of preparation, when the key issues which the new plan will consider will be identified.

This Bulletin is your first opportunity to influence the content of City Plan 2, and highlights a number of issues upon which your opinions would be welcomed. A form can be found at the back of the Bulletin which you can use to provide your comments on these issues.

Why is the City Plan Important to Me?

The City Plan presents a city-wide vision for the physical development of the City. It contains policies and proposals which have an influence on the planning decisions taken in every part of the City. These relate to, amongst other things, the location and scale of new shopping developments, whether there is a need for new housing in the greenbelt, major transport proposals (such as the proposed cross-city rail link) and the safeguarding and enhancement of the City's greenspaces and architectural heritage. The City Plan, therefore, is a key consideration in determining the location, scale and nature of change throughout the City, and the Council is keen to ensure that you have a say on its content.

Why Is The Current City Plan Being Reviewed?

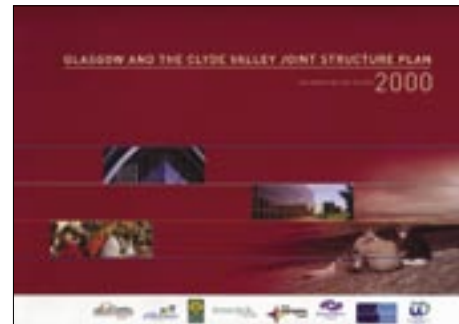
The regeneration of the City is a process which will require to be undertaken over the longer term, however, as time passes, circumstances change, and the regeneration

process itself will create new opportunities. The Council will require to address and react to these opportunities if it is to maximise the potential benefits to the City and its residents. As a result, it is essential that the City Plan is kept up-to-date and relevant to current circumstances. City Plan 2, therefore, will take forward and further develop the broad strategic approach underpinning City Plan 1.

In addition, Scottish Executive guidance states that local plans should be reviewed on no more than a five year cycle. In order to ensure that the City's local development plan coverage remains up-to-date, and to comply with the target set by the Executive, the Council is now starting work on City Plan 2.

What Will Be The Key Influences On City Plan 2?

City Plan 2 will require to take account of the Glasgow and the Clyde Valley Joint Structure Plan which is also being reviewed. The Structure Plan sets the strategic planning context within which the City Plan requires to be developed and, together with the City Plan, constitutes the statutory development plan for Glasgow.



The new Plan will also require to take into account Scottish Executive proposals to modernise the planning system through enhanced public involvement and engagement. Moreover, from July 2004, European regulations require that a Strategic Environmental Assessment (SEA) be prepared for new local development plans with a view to ensuring that consideration is given to the likely significant effects of the plan's key aims, proposals and policies on the environment. The intention is to integrate the SEA process with the production of City Plan 2. (An SEA Screening Report has been published alongside this Bulletin and can be viewed at local libraries).

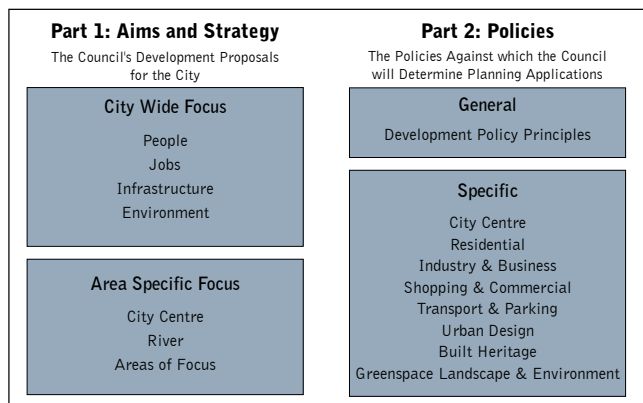
What Will City Plan 2 Look Like?

The current City Plan is in two parts. Part 1 (the Development Strategy) sets a number of strategic aims for the City as a whole, and more specific aims for those areas of the City which pose particular challenges or offer specific opportunities. Part 2 (the Development Policies and Design Standards) underpins these strategic aims by providing detailed guidance on the potential acceptability of different forms of development.

It is considered that the retention of the existing broad format, which is considered to be fairly robust, is the most appropriate way to proceed with City Plan 2. This should

allow for the existing strategy and supporting policies to be updated in line with changing circumstances and aspirations whilst providing for a degree of continuity and familiarity for those coming into contact with the Plan process. It should also make it easier to monitor the progress towards longer term aims and objectives.

The Council would appreciate your views on these issues and you can make them known by using the attached freepost form at the back of this Bulletin, or by e-mail (see the section on Making Your Views Known). Even if you do not have the opportunity to read the Bulletin in full, the Council would still appreciate any comments which you may have on the issues, which are set out on page 14.



How Can I Influence the Content of City Plan 2?

The following sections of this Bulletin reflect the structure of the current Plan by reviewing progress and examining trends on the Plan's main strategic aims and physical development proposals. These relate to four key city-wide themes: People; Jobs; Infrastructure; and Environment, as well as to particular parts of the City: the City Centre; the River; and Areas of Focus. The current Plan is available to view in all local libraries, at 229 George Street and on the Council's website (www.glasgow.gov.uk).

It is intended that views received will be the subject of a report to the Council's Development and Regeneration Services Committee in due course, which will set out the views and responses to them. Please note that the Report will also detail respondents' names. No other personal details, such as addresses or telephone numbers, will be made publicly available.

The purpose of this stage in the plan process is to obtain your views on what should constitute the broad strategy and aims of City Plan 2. At this stage, the Council is not consulting on the detailed policies which will make up Part 2 of the Plan. There will be opportunities to comment on existing, revised and new policies at the Consultative Draft and Finalised Draft Plan stages.



Website - Click 'Business' then 'City Plan'

The examination of progress and trends is not intended to be exhaustive, but does provide an indication of progress on delivering the aims of City Plan 1, and of other developments which will be relevant in determining the content of City Plan 2. Under the headings Issues and Options, a number of issues are raised which seek to establish whether the Plan's approach to the main aims and proposals of City Plan 1 can be strengthened, and whether additional options should be considered.

PEOPLE

Aims

The loss of population, in particular families, is a major concern for Glasgow in terms of its effect on the City's fiscal base and on the demand for services. Population loss from the City is a product of not only birth and death rates, but also loss of employment opportunities and consequent outward migration and the fact that the City's housing stock does not meet the lifelong needs of all its residents. In order to address this issue, the current aim for people is to:



Achieve population growth, help retain families in the City and deliver a choice of residential development opportunities to meet the demands of all sectors of the housing market.

Progress and Trends

Since 2001, survey evidence has indicated that the City's population is still falling, albeit more slowly. Population loss through natural change has been high, with more deaths than births. The City's age profile is changing, however, with more young people coming to live in the City and more older people leaving. This may mean that population loss through natural change could ease in future years. A net inflow of asylum seekers has also brought about a recent net gain from migration, but it is expected that the City's asylum seeker programme will be scaled down in 2005. This is likely to have an adverse influence on migration figures in the coming years.

A significant proportion of all jobs in the City are held by residents of other local authority areas. Initiatives to encourage such employees to return to, or to remain in, the City should also help reduce commuting distances and, potentially, increase public transport use.

Glasgow's current housing profile compares unfavourably with surrounding Local Authorities, and with other Scottish Cities, in terms of the amount of family housing or upper market housing. For example, in 2001, only 6% of Glasgow's owner-occupied stock was detached compared to between 16 and 18% in Edinburgh, Aberdeen and Dundee, and 24% in the rest of the Structure Plan area.

Work is underway to deliver four new neighbourhoods, with a view to widening housing choice, helping retain population and assisting regeneration in priority areas. Planning consent has been granted for the first phase of residential development at Oatlands and work is due to start on site soon. Consent has also been granted for Garthamlock, where the Council has invested a considerable sum to overcome infrastructure constraints. The Council has invited tenders for the development of the Drumchapel New Neighbourhood whilst a Local Development Strategy for Ruchill-Keppoch has been drafted.

The development of brownfield sites for private housing in the 1990s depended to a significant extent on the availability of public sector funding, specifically Communities Scotland GRO Grant and Scottish Enterprise Glasgow's Brownfield Sites for Housing Initiative. In recent years, rising house prices in the buoyant housing market has resulted in much less reliance on these funding sources. This has been a factor in the significant increase in the development of brownfield sites in the City in recent years. Despite the high take-up, the brownfield supply continues to be augmented by the identification of new development opportunities.

Over recent years, over 90% of new houses in the City have been built on brownfield sites. The Council considers, however, that a small proportion of new housing on greenfield sites is necessary in order to meet a housing land shortfall across the Structure Plan area and facilitate the provision of the sort of homes which surveys have shown would help retain families in the City. Nine sites have been identified, with construction underway at Drumchapel, Parkhouse and Leverndale and planning consent granted for sites at Deaconsbank, Robroyston and Broomhouse. Work is underway to identify further opportunities in the East End of the City to meet the full Structure Plan requirement. Comprehensive Planning Studies to determine the environmental and development capacity at Summerston/Balmore, Robroyston/Millerston, Easterhouse/Gartloch, Broomhouse/Baillieston and Castlemilk/Carmunnock are nearing completion. Work on a sixth area, Parkhouse/Daconsbank, will commence early in 2005. These studies will provide a context for the consideration of suitable locations for further greenfield release, should this be considered necessary.

In 2002, Glasgow's Council housing tenants voted for the transfer of over 80,000 units of Council housing stock to the Glasgow Housing Association (GHA). The transfer paves the way for more localised governance through the future onward transfer of GHA's stock to local Community Based Housing Associations and Local Housing Organisations.

The GHA proposes to invest £1.5bn in stock with a long term future and to demolish 19,000 units of obsolescent, low demand stock. To meet the needs of tenants being re-housed under this demolition programme, 6,000 new houses will be built over 10 years (3,000 by the GHA and 3,000 by other housing associations). This re-structuring should provide opportunities for sustainable regeneration of



New Housing - Ruchill/Keppoch

many communities throughout Glasgow, opportunities for employment creation and for environmental renewal through the re-use of demolition sites and other initiatives.

Issues and Options

Issue 1: People - *City Plan 1's aims for People are to achieve population growth, help retain families in the City and deliver a wider choice of residential development opportunities to meet the demands of all sectors of the housing market. This is being achieved through the promotion of brownfield housing development, the delivery of new neighbourhoods and selective greenfield land release for family housing. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*



Cambuslang Investment Park - Phase 1 Site

The Council currently ensures that there is a minimum 10 year supply of serviceable, available and marketable land for industrial and business development across the City. The Council, in partnership with Scottish Enterprise Glasgow, has also delivered on Phase 1 of its Strategic Business and Industrial Sites Programme. This is intended to ensure that industrial and business development is not constrained by a shortage of good quality sites and modern industrial premises. The majority of Phase 1 sites are now either complete or committed, and progress is now being made on a second phase.

A significant proportion of the City's jobs are to be found in the City Centre – please refer also to the Progress and Trends reported under the City Centre section (see page 9).

JOBS

Aims

City Plan 1 highlights the changing nature of Glasgow's economy, with an increasingly important service sector and manufacturing industries based on new technologies complementing the more traditional sectors. In terms of output, corporate activity, service provision and the labour market, the importance of the Glasgow economy reaches well beyond the City boundary. Recently, the City's economy has been performing well. In order to build on this success, the current aim for jobs is to:



Build on Glasgow's distinctive qualities to develop a dynamic, internationally competitive economy that creates wealth and provides quality sustainable work opportunities for all the residents of the City.

Progress and Trends

After decades of decline, employment growth in Glasgow has been evident since the mid 1990s. Glasgow's 16% growth for the period 1995 to 2002 has outpaced that of Scotland (9%) and GB (13%) and, within the UK, brings the City to joint second place behind Manchester (22%). There are now some 45,000 more residents in work than in 1995. The City's employment rate (the proportion of the resident working age population that has a job) rose from 56% in 1995, to 60% in 2002 and 66% in 2003. Moreover, some 80% of all new jobs created in the City over the last ten years were taken by residents.

Concern remains, however, regarding the high levels of unemployed or economically inactive in the City who, together, account for around 35% of the working age population compared to the overall level of 26% in Scotland.

Issues and Options

Issue 2: Jobs - *City Plan 1's aims for Jobs are to build on Glasgow's distinctive qualities to develop a dynamic, internationally competitive economy that creates wealth and provides quality sustainable work opportunities for all the residents of the City. This is being achieved by safeguarding and improving the City's key industrial and business locations and through promoting the City Centre as a major office location. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*

INFRASTRUCTURE

Aims

Infrastructure includes the City's transport, retail and commercial networks as well as services such as schools, hospitals, waste disposal, water and sewerage, renewable energy and dealing with flooding. The current, overarching aim for infrastructure is to:



Continue to develop the City's infrastructure to meet the current and future needs of residents, visitors and investors.

Transport Infrastructure – Progress and Trends

Glasgow has a compact urban form which is well served by public transport. In 1991, only 33% of the City's households had access to a car and, in some areas, this was as low as 10%. Nevertheless, road traffic has been growing steadily since the 1950s. Over the same period, public transport usage has declined, although steady, if modest, growth has been observed over recent years.

Currently, the Plan seeks to develop the City's transport infrastructure to reduce the need to travel, particularly by car. It also seeks to create improved conditions for economic development, promote social inclusion by improving links between residents and employment opportunities and increase integration between different transport modes.

Evidence indicates that car ownership and use in the City continues to grow. The 2001 Census shows that 44% of City households now have access to a car. Similarly, 39% of Glasgow workers used public transport to get to work in 1991, with a further 20% travelling by either foot or bicycle. Despite recent actual growth in public transport patronage, these proportions had dropped to 32% by public transport and only 13% by foot or cycle, by 2001. Over the same period, those travelling to work as either the driver or passenger of a car or van increased from 41% to 50%.



Increasing Car Use

The Council supports the implementation of a number of transport schemes in support of the Plan's aims. A Public Inquiry into the completion of the M74 was held in December 2003 and January 2004 and a decision is expected soon. If approved, it could be open in 2008. A planning application for the East End Regeneration Route, which would link the M74 with the M8 via Parkhead, and open up the heart of the East End for new development, has been submitted. The Glasgow Airport Rail Link will provide direct access from the City Centre to Glasgow Airport and consultants have been appointed to develop the scheme to the parliamentary powers stage. The proposed upgrade to Partick Interchange, which houses busy train and underground stations, together with the adjacent bus station, is aimed at revitalising the facilities and making it easier to change from one mode of transport to another. Construction should start in early 2005. Strathclyde Passenger Transport (SPT) is also progressing development work with a view to realising the Crossrail scheme, a proposal to link the rail networks north and south of the Clyde, which will also involve the development of new stations. Site work on the Northern Suburban Line Extension, and on the new station at Dawsholm, is underway. Work is progressing on the City Cycle Network

(intended completion date 2012) and a programme of Quality Bus Corridors is being delivered by the Council in partnership with First Glasgow and the Glasgow Taxi Owner's Association.

City Plan 1 proposed a comprehensive review of the public transport infrastructure needs of the City with a view to securing a world-class public transport system for Glasgow. The Council and its partners worked together on the Clyde Corridor Transportation Study to identify the most suitable means of serving new and existing development along the western river corridor by public transport. Building on the results of this study, current work involves:

- a study of the potential for a wider Light Rapid Transit (effectively a modern tram) network for the Conurbation; and
- the development of a pre-LRT strategy for the north river bank, west of the City Centre, which could be operational by late 2007. This is likely to involve running high quality, tram-like buses on a mainly segregated route.

In addition, an Air Quality Management Area (AQMA) for the City Centre was established in January 2002, on the basis that concentrations of Nitrogen Dioxide (NO₂) were above acceptable levels at certain locations. A Draft Air Quality Action Plan has been produced to detail what actions the Council and others are taking to tackle this problem. This work has been subject to a separate public consultation exercise.

Town Centres, Shopping and Commercial Leisure Development Infrastructure – Progress and Trends

Glasgow City Centre is the largest retail centre in the UK outside London's West End. The City Centre has experienced significant retail development in recent years and development pressure is now increasingly manifesting itself in locations outwith the City Centre.

The increasing amount of money being spent on retail goods has been the major factor which has underpinned the demand for new retail development in the City over the last decade. Recent evidence indicates that retail expenditure growth remains strong, as does the demand to develop new retail floorspace. However, it is possible that rising house prices and interest rates may result in a slowdown in expenditure growth over coming years. This could result in less expenditure being available in future than has been anticipated and could raise issues regarding the viability of some existing floorspace and future investment.

There is a need to ensure that further retail consents do not undermine prospective investors' confidence in the City Centre, and its position as the largest retail centre in the UK outside London. This situation requires to be carefully monitored. Similarly, the impact of proposed retail developments on other town and local centres also requires monitoring.

City Plan 1 identified a number of 'flagship' retail developments, in or adjacent to existing town centres, which would make a positive contribution to the regeneration of locations which were in, or close to, Social Inclusion Partnership areas. Two of these developments are trading, at Easterhouse (Glasgow Fort) and at Parkhead Forge. Outline planning consents have also been granted for a redevelopment of Pollok Town Centre and for new retail floorspace as part of the Glasgow Harbour mixed use development on the Clyde Waterfront.



City Centre Retailing - Buchanan Galleries

In recognition of the challenges faced by the City's other town centres, the Council has identified a number as being priorities in terms of the production of Centre Action Plans (CAPs). These are to be produced with a view to providing a framework of actions which, if implemented, should help equip traditional centres to respond to competition and to deal with the environmental consequences of changing retail patterns. The first of these CAPs, for Partick/Byres Road, is nearing completion.

Other Infrastructure – Progress and Trends

The Plan also addresses a number of other infrastructure issues, including waste disposal infrastructure, renewable energy, flooding, water and sewerage infrastructure, education, hospitals, information and communications technologies and other utilities. The Plan generally supports the development of these infrastructure networks in ways which will prove beneficial to the City.

Since the drafting of City Plan 1, however, some of these matters have become increasingly important. Renewable energy and energy conservation are issues that are rising further up the political agenda and are now seen as vital to tackling climate change through the reduction of greenhouse gas emissions. The Council is acting to reduce energy consumption and promote renewable energy across the Council and throughout the City.

The Council, is committed to the preparation of a Council Energy Policy, and a draft policy, and set of key energy actions, has been submitted to the Council for approval. These will be followed by more detailed guidance and a draft City-wide strategy on energy matters. City Plan 2 will take cognisance of these matters, as well as related issues such as minimising energy consumption through the layout, design and construction of new development. To

this end, a Sustainable Construction Policy is currently being considered.

The incidence of flooding throughout Scotland and the UK in recent years has raised its prominence as an issue which City Plan 2 will also require to consider in greater detail. Work is currently underway on a Flood Management Strategy which will identify a preferred option for providing flood protection along the length of the River Clyde. The Council is also promoting a scheme to alleviate flooding in the south side of the City, which involves upstream storage areas to temporarily hold flood water and a series of low walls and embankments to provide flood defences. A finalised flood prevention scheme will be submitted to the Scottish Executive in the near future.

Reflecting these matters, and the need for a Strategic Environmental Assessment of the new Plan, there is a strong case for according sustainable development a higher profile in City Plan 2. The commonly accepted definition of sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The promotion of renewable resources, along with the re-use, more efficient use and recycling of other resources, is something which the new Plan may require to address in more detail.

The future distribution of Glasgow's hospitals are also under consideration through the Greater Glasgow Health Board's Acute Services Review and Review of Maternity and Paediatric Services in Glasgow. The new plan will take cognisance of the land use implications of these reviews, both in terms of hospital land which will be released for new uses and in terms of making provision for possible new hospitals in the future. The current City Plan requires proposals for the development of hospital sites to be assessed in the context of a Campus Development Plan. Campus Development Plans have been prepared for a number of the City's hospital campuses, including the Victoria Infirmary and Stobhill Hospital.

The Council has been working with its partner, the 3ED Consortium, to provide a modern learning environment for secondary pupils through the rebuilding and/or refurbishment of the City's 29 secondary schools. Eleven new schools have been provided, with the remaining 18 fully upgraded and refurbished, in some instances including



Construction of Haghill Primary School

major extensions. In addition to providing modern accommodation, the Project, which is in the form of a public private partnership between the Council and 3ED, has provided a world-class information communications technology (ICT) service for all teachers and pupils.

The Pre-12 sector (primary and pre-5 education) is also being addressed by the Council. A pilot programme (Phase 1) commenced in 2003 and was completed in October 2004 with opening of the last of six Pre-12 campuses comprising both primary and pre-5 establishments and, in one instance, a special needs school. As well as providing for the rationalisation and modernisation of the Pre-12 estate, these integrated campuses will help avoid the dramatic and abrupt transfer from pre-5 to primary. They will be more convenient for families with children in different elements of Pre-12 education. Following the pilot programme (Phase 1), the Council has now moved to Phase 2 of the Pre-12 strategy, and will shortly conclude the appointment of contractors to construct another nine Pre-12 campuses. A second stage of Phase 2 is currently being consulted upon. Phase 2 focuses on areas of the City which are regeneration priorities and where the provision of a reformed Pre-12 education service would greatly assist local social, housing and economic regeneration.

Minimising the waste which goes to landfill will also be an issue for City Plan 2, both in terms of the treatment and reclamation facilities required and the implications (for the design of new development, provision of bin-stores etc.) of increasing the collection of recyclable waste from households.

Connection to water and sewerage infrastructure is also emerging as an important issue governing the location and rate of development proposed in the City. A lack of capacity in existing sewers, drains and water supply pipes has been responsible for holding up investment in many parts of the City, prominently in the East End where the implementation of the Garthamlock New Neighbourhood has been delayed. Agreement between the Council and Scottish Water has now been reached which will see the Council help to pay for improvements to the sewerage network in the East End. Such an approach is not easily replicated, and there is a need for Scottish Water and the Scottish Executive to more positively address the scale of development constraint arising from a lack of infrastructure investment.

The Council is also developing a Strategic Drainage Plan for the City, in partnership with Scottish Water, SEPA and Scottish Enterprise Glasgow, to look at solutions across the catchment to the drainage constraint problems of the existing infrastructure. This will incorporate forms of surface water management. At present, all new developments incorporate Sustainable Urban Drainage Systems (SUDS), the main function of which is to slow down or store surface water run-off in a manner which enables the receptor of the discharge, i.e. watercourse or sewer, to accommodate the flow. One element of the strategy will be to retrofit SUDS in appropriate existing developments. The strategy will also consider future land use and local SUDS needs in an area.

Issues and Options

Issue 3: Infrastructure - *City Plan 1's aim for Infrastructure is to continue to develop the City's infrastructure to meet the current and future needs of residents and visitors. This is being achieved by a range of initiatives and projects relating to transport, education, retailing, health, flooding, energy, waste, water and sewerage and drainage. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*

ENVIRONMENT

Aims

The Environment Chapter of City Plan 1 deals separately with four aspects of the City's environment, these being Built Heritage, Natural Heritage, Vacant Land and Urban Design. It recognises the quality and extent of both the City's built and natural heritage, and its potential role in the continued renaissance of the City. It also recognises the negative image generated by the City's vacant and derelict land and the potential this land has to contribute to the City's regeneration. Urban design ties together all aspects of the urban fabric. The current aims for the environment are to:



Encourage high standards of urban design that will contribute to urban sustainability and economic regeneration; protect or enhance buildings and areas of special quality and promote Glasgow's built heritage; improve the quality of, and access to, the City's greenspaces; and realise the development potential of 800 hectares of vacant and derelict land by 2005.

Urban Design – Progress and Trends

The Council's Urban Design Strategy aims to secure high quality development and to enhance the City's image. Urban Design Frameworks for major regeneration areas are being progressed on an incremental basis as and when the opportunity and need arises. Urban Design Frameworks have been drafted for the East End and for the Ruchill/Keppoch New Neighbourhood. In addition, a River Design Framework has been prepared as have design guidelines in conjunction with the Broomielaw Local Development Strategy. The Council is also implementing strategies for Public Art, Dressing the City (through the display of banners – e.g. in George Square) and Lighting. The Lighting Strategy is intended to contribute to the creation of a safer city environment and also supports and complements other regeneration initiatives.

Built Heritage – Progress and Trends

Protecting and enhancing Glasgow’s built heritage requires a good understanding of the extent and condition of that heritage. Conservation area appraisals have been drafted for 11 of the City’s 21 conservation areas, including the new conservation areas at Hazelwood and Parkhead Cross, and it is anticipated that final versions will be available early in 2005. These will define the key elements that contribute to an area’s character and appearance, as well as providing a sound basis on which to establish policies and monitor their effectiveness. Initial survey work has also started for the City’s two largest conservation areas – the Central Area and Glasgow West Outstanding Conservation Areas. This work will incorporate townscape audits of these two areas.



The former Stockwell Free Church

Progress is also being made on some of the buildings at risk in the City. The former Stockwell Free Church in Ropework Lane was successfully repaired and converted to office use during 2003. 1,3,15 Maxwell Road/320-328 Pollokshaws Road has been repaired and refurbished for residential and commercial use and conversion of the former Strathbungo Parish Church to residential use is underway. Unfortunately, structural problems resulted in the demolition of 17-23 Watson Street in January 2003 in the interests of public safety.

Natural Environment – Progress and Trends

Glasgow’s greenspace network accounts for over 20% of the City’s total area and contributes to the health and well-being of the City in a variety of ways, including aesthetically and ecologically, as well as providing opportunities for walking and cycling, or simply relaxing. The Council is committed to improving the quality of, and access to, Glasgow’s greenspaces. Work is ongoing in the Stirling Maxwell Forest Park to create woodland areas, walking and cycling routes, with projects being taken forward by the Council in partnership with Carts Greenspace. The Stirling Maxwell Forest Park will also link with a new Country Park which is to be created between south west Glasgow and East Renfrewshire. The park will provide for access, recreational uses, countryside and heritage management and environmental improvement. Work is also underway to progress declaration of Local Nature Reserve (LNR) status at both Garscadden Wood and as an extension of the existing Bishop Loch LNR.

Two new initiatives in the natural environment are likely to effect the quality and extent of, and access to, Glasgow’s greenspace network. The Land Reform (Scotland) Act was passed by the Scottish Parliament in 2003 and seeks to consolidate access rights and increase opportunities to access land. To facilitate this aim, the Council will require to identify and protect a core path network. This will be reflected in City Plan 2. In addition, the Woods in and Around Towns initiative aims to bring new woodlands closer to, and into, the urban areas. A Forestry Commission Scotland Challenge Fund means that new money is available to help realise this aim. The use of this fund to provide woodland on vacant, derelict and underused land could lead to a significant expansion of the City’s green network and help reinforce the greenbelt.

Vacant and Derelict Land – Progress and Trends

A significant proportion of Glasgow’s area is comprised of vacant and/or derelict land. This represents an underused resource and a significant development opportunity. However, it also generates a negative image of the City, for both residents and visitors, and adversely affects environmentally sensitive activities such as tourism and inward investment. Vacant and derelict land, as a percentage of the City’s total land area, has steadily decreased from 9.0% in 1999 to 7.5% in 2004. Over the past five years, approximately 570 hectares of vacant and derelict land have been taken up.

Issues and Options

Issue 4: Environment - City Plan 1’s aims for the Environment are to encourage high standards of urban design, protect or enhance Glasgow’s built heritage, improve the quality of, and access to, Glasgow’s greenspaces and realise the development potential of 800 hectares of vacant and derelict land by 2005. This is being achieved by a range of initiatives and projects, including the preparation of urban design frameworks, the preparation of conservation area appraisals and the creation of a new country park. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

CITY CENTRE

Aims

The City Centre is at the heart of the Glasgow and Clyde Valley Conurbation. It is the strategic focus for economic activity in West Central Scotland, being a major transport hub, the second largest retail centre in the UK, a major centre for the arts, culture, leisure, tourism, conferences and higher and



further education and a major location for business. The Central Area Outstanding Conservation Area contains some of the finest Victorian Architecture in the UK. The City Centre's residential population is also increasing. The current aim for the City Centre is to:

Maintain the vitality and attractiveness of the City Centre as a dynamic business, visitor, cultural and residential location by: promoting the City Centre as a competitive international business and commercial location; sustaining the City Centre as the strategic focus for Glasgow, the Clyde Valley and the West of Scotland; and enhancing the rich architectural heritage and physical environment of the City Centre.



Westergate Public Realm

Progress and Trends

The City Centre is the pre-eminent office centre in Scotland and one of the major office centres in the UK, with business, and public services accounting for approximately 55,000 - 60,000 jobs. Since City Plan 1, major new office investment has taken place, or has been proposed, with a focus particularly in the International Financial Services District (IFSD) in the south western quarter of the City Centre. The IFSD is a partnership between the Council, Scottish Enterprise Glasgow, British Telecom and others, and is underwritten by a £300m investment programme to provide high quality, advanced telecommunications and IT infrastructure. Considerable progress has been made in the IFSD, with 35,000 m² of office floorspace being completed in 2004 alone, and a further 43,000 m² under construction. Helping to underpin the IFSD, the Council and its partners are extending the Public Realm Programme (see below) to the area, with a first phase at the Westergate Office building and Radisson Hotel now complete.

Higher and Further Education plays a key role in the economic, social and physical development of the City Centre. The importance of higher and further education is reflected in the concentration and number of students attending higher and further education institutions within the City Centre (25,000), the numbers employed in the sector (over 10,000), and the economic benefits from research. The Council's commitment to build on the success of the sector is reflected in recent proposals jointly

sponsored by the Council, Scottish Enterprise Glasgow and Strathclyde University for a science and technology quarter on the eastern fringe of the City Centre. The science and technology quarter would include facilities to house research and development of software, opto-electronics, e-commerce and the life sciences.

Housing development has helped to anchor the existing City Centre population and to increase it slightly. This has taken the form of new-build development in the Merchant City and elsewhere and the refurbishment of prominent city centre buildings. Census figures indicate that the residential population of the City Centre rose by 10% between 1991 and 2001. Opportunities for promoting residential development within the City Centre remain, including further new-build opportunities and significant opportunities for the re-use of upper floors of many former tenements and commercial buildings.

The quality of the City Centre is determined by the combination of, and relationship between, buildings, streets and spaces. This is reflected in the joint Council and Scottish Enterprise Glasgow programme of improvement work to key public streets and urban spaces (using European, private and public sector sources of finance). The £25 million Glasgow City Centre Millennium Plan Public Realm Programme Phase 1 has created more people-friendly public spaces together with safer areas for shopping, street entertainment and pavement cafés. Each of the City Centre's main shopping streets (Argyle Street, Sauchiehall Street and Buchanan Street) have been treated, and complementary traffic management has also been undertaken.



Pavement Cafés

The City Centre has, over a considerable period, maintained a consistently high quality, range, and choice of shopping, helping to maintain its position as the second largest retail centre in the United Kingdom. The retail function provides direct employment for around 13,000-15,000 people and helps to attract visitors and tourists to the City. The primary long-term concern for retailing in the Central Area is its ability to retain its position within the UK retail hierarchy. As noted on page 5, there is concern that recent developments and retail consents, both in and outwith Glasgow, could have a cumulative impact on the City Centre.

Underpinning the success of the City Centre is its accessibility. It is served by 6 train stations, including 2 mainline termini, 3 underground stations and is the hub of the City's bus routes. The M8 motorway runs around the City Centre's western and northern periphery and links to Glasgow Airport, 9 miles to the west. SPT is proposing to provide a fixed rail link between the City Centre and

the Airport and the Crossrail scheme is likely to improve access further. The Council's pre-LRT strategy (see page 5), and SPT's study into the potential for a wider Light Rapid Transit network for the conurbation will also increase accessibility.

Issues and Options

Issue 5: City Centre - *City Plan 1's aims for the City Centre are to maintain its vitality and attractiveness by promoting it as a competitive international business and commercial location, sustaining it as the strategic focus for the West of Scotland and enhancing its rich architectural heritage and physical environment. This is being achieved by a variety of means, including investment in the International Financial Services District, extending the public realm programme and examining options to enhance accessibility to the City Centre by public transport. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*

THE RIVER

Aims

Glasgow's existence owes much to its location on what was the lowest fording point of the River Clyde. The Clyde is once again playing a key role in the City's regeneration and future prosperity. A variety of development proposals have emerged on a number of prominent sites, particularly to the west of the City Centre. The challenge for the Council is to ensure that development pressures along the river corridor are directed to ensure that regeneration is undertaken in a co-ordinated and beneficial manner. The current aim for the River is to:



Bring about substantial change in the nature and perception of the River Clyde, identify new functions for the River and its banks that will result in widespread sustainable regeneration and allow it to regain its place at the heart of the City by: creating a sustainable transport network that reconnects the City with the River; bringing activity to the River by consolidating and improving its infrastructure; creating high standards of urban design and landscape works to create a corridor of design excellence adjacent to the River; and responding to the local regeneration needs within the River corridor.

Progress and Trends

The regeneration of the River Clyde Corridor involves the regeneration of approximately 300 hectares of prime riverfront land. Since 2000, over 1,700 new homes have been built along the River Corridor, with nearly 600

of these built within the last year. The demand for new residential properties shows no sign of abating, with further major residential applications being brought forward for Glasgow Harbour Phase 2, Broomielaw, Tradeston and Govan Graving Docks.

New business environments are coming on stream at Pacific Quay and the International Financial Services District, targeted at emerging corporate requirements. Both BBC Scotland and Scottish Media Group are committed to the development of new headquarters buildings at Pacific Quay, with the BBC currently on site. Since 2000, the business sector has seen investment of over £78m, whilst the industrial sector has benefited from approximately £40m of investment within the River Corridor. Meanwhile, new proposals are coming forward in the entertainment, conference and exhibition sector, with the £350m redevelopment of the SECC, to include an arena, hotel and casino, likely to deliver around 3,000 new jobs, and an £8m expansion of Springfield Quay Leisure Park likely to result in a further 300 jobs. In 2003-04, the Council's commitment to the River corridor amounted to over £80 million. The private sector, in 2003-04, received planning approval for, or went on site with, developments worth an estimated £1.3 billion.



BBC Scotland Headquarters - Computer Model Image

Ensuring that these developments can be easily accessed by public transport is a major challenge in the River Corridor. As such, work is progressing to develop a pre-LRT strategy for the north river bank, west of the City Centre, which could be operational by late 2007 (see page 5). A new footbridge has been completed between the Science Centre and the SECC and new bridges are proposed at Tradeston/Broomielaw (pedestrians and cyclists with associated public realm works); Finnieston/Pacific Quay (general traffic, public transport and pedestrians and cyclists) and new pedestrian/cycle, general traffic and LRT bridges over the Kelvin as part of the Glasgow Harbour proposals.

The Council is also seeking to improve access to the River by upgrading and resurfacing over 6.8km of Clyde Walkway, is on programme to complete a Flood Management Study in 2005, has committed a total of £1.15 million to the implementation of a Water Safety Action Plan and is supporting four community-based projects to encourage community well-being, learning, health and use of new technology in the media industries in particular to the value

of £8.65 million (Govan Town Hall; Whiteinch Community Hall; Scotstoun Community Facility; and Yoker Community Campus).

Local Development Strategies, to guide and co-ordinate development along the length of the River Corridor, are at various stages of development and approval. Those for Oatlands, the Broomielaw International Financial Services District and the regeneration of Glasgow Green have been completed. A substantial number are currently underway, including Glasgow Harbour and Pacific Quay (where the masterplans are currently being re-examined), the SECC (where a masterplan to introduce new land uses to the SECC campus area has been prepared), Tradeston, Laurieston, and Finnieston/Springfield. In all, 12 Local Development Strategies or masterplans are in the process of being developed in the River corridor. In addition, it is proposed to prepare a Local Development Strategy for Shieldhall/the North Bank.

Issues and Options

Issue 6: River - *City Plan 1's aim for the River is to bring about substantial change in the nature and perception of the Clyde corridor and identify new functions for the River and its banks that will result in widespread sustainable regeneration, allowing it to regain its place at the heart of the City. This is being achieved by guiding and co-ordinating development through the preparation and implementation of Local Development Strategies and supporting development through investment in new infrastructure, such as the Finnieston Bridge, or a pre-LRT strategy for the north bank. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*

AREAS OF FOCUS

Aims

City Plan 1 identifies a number of areas throughout the City which are characterised by high levels of social deprivation, vacant land and run down and derelict buildings, in contrast with many of the more established and successful districts



of the City. These are parts of the City where a planned approach to restructuring and regeneration is needed, or where regeneration would not be expected to occur without planning intervention. These 'Areas of Focus' overlap significantly with the Social Inclusion Partnership (SIP) areas and are: Drumchapel; Glasgow North; East End; M8 East; South Central; Greater Govan; Greater Pollok; and Castlemilk. In these areas, the Council will seek to remove constraints to development, create opportunities for new

investment and facilitate regeneration in order that they become competitive and sustainable urban areas. The current aim for Areas of Focus is to:

Target planning action to stimulate and sustain regeneration activity, particularly to support SIP Areas.

Progress and Trends

Having identified the Areas of Focus as areas where planning intervention is required, the Council recognises that detailed dialogue with local communities, public and private sector partners will be required to ensure that regeneration is sustainable in the longer term. The Council is employing a series of mechanisms to enable dialogue and to provide a framework for land use and development decisions in the Areas of Focus. These include Local Development Strategies, Urban Design Frameworks, Planning Studies, Development Briefs and Project Briefs. Where appropriate, proposals arising from these mechanisms will be reflected in the Consultative Draft of City Plan 2.

The Local Development Strategy (LDS) for Drumchapel is effectively to be delivered through the development of the Drumchapel New Neighbourhood, which is expected to create around 1,000 homes. The Council has invited tenders for the development of the Drumchapel New Neighbourhood with 3 consortia having been short-listed. It is anticipated that tenders, including masterplans, will be submitted by Spring 2005. Allowing for community feedback, a lead developer and supporting housebuilders will be selected in mid-late 2005, with a site start anticipated shortly thereafter.

In Glasgow North, an Urban Design Framework has been completed for the Ruchill/Keppoch New Neighbourhood and this informed a draft LDS for the area. This identifies five key development sites with capacity for 1,500 new homes. Also in Glasgow North, a Planning Study is being undertaken by North Glasgow SIP to identify options for vacant housing sites in the Milton area and a Canal Strategy is also nearing completion. The Canal Strategy will address issues such as access to, and along, the Canal as well as the design of new development. It will also require to take cognisance of the plans by the Council and ISIS, a regeneration agency formed by British Waterways and its partners, to deliver development on Council and British Waterways owned sites along the Canal Corridor.

Discussions on the preparation of a LDS for the East End are underway. The LDS will build on the work undertaken for the Clyde Gateway project, which comprises of a significant part of the East End, centred on Dalrnarnock, together with an adjoining area of South Lanarkshire. The Clyde Gateway project aims to realise the regeneration opportunities offered by the proposed M74 Completion and the East End Regeneration Route (see page 5), as well as other investment such as the proposed National Indoor Sports Arena at Parkhead. Further east, the development of Glasgow Fort, the Garthamlock New Neighbourhood and new housebuilding are driving forward the regeneration of Greater Easterhouse.

In the South Central Area of Focus, the Council and its partners have finalised a LDS for Laurieston which aims to capitalise on the success of the adjacent Crown Street regeneration scheme in the Gorbals. As with Crown Street, traditional housing layouts and types will be re-introduced to the area, providing a mix of socially rented and owner occupied accommodation, together with complementary functions. The LDS for the Oatlands New Neighbourhood envisages 1,250 new homes, together with an upgrade of Richmond Park. On the other side of the Gorbals, the 2002 masterplan for Tradeston is now being updated and reviewed to take cognisance of increased developer activity and associated infrastructure proposals. A draft of the revised masterplan has now been prepared and envisages, as a first stage, redevelopment of Tradeston's 12 street blocks for mixed development with residential on many upper floors and, generally, commercial ground floor uses. Together, these development frameworks envisage significant change in the area to the south of the City Centre. Further south, design guidance for the St Andrew's Cross/Eglington Toll area was approved in 2002 and provides a context for consideration of the significant development pressure in the area. In the area, around 400 homes have either been developed, are under construction or have planning consent.



Oatlands New Neighbourhood Masterplan

Changed for the Better, a Local Development Strategy for Castlemilk, was approved by the Council in February 2003. This identifies 28 separate actions which, if implemented, would complete the physical regeneration of Castlemilk, with a timescale for completion of 2008. A number of these proposals have already been fully implemented and many others are at various stages of delivery.

In 2004, the Scottish Executive established the Community Regeneration Fund to improve Scotland's most deprived areas. The £104 million fund combines and replaces existing programmes like Social Inclusion Partnerships and has been allocated on the basis of relative deprivation of each Council area, as defined in the recent Scottish Index of Multiple Deprivation. Glasgow's share amounts to almost £40 million, and the use of this money will be overseen by Glasgow's Community Planning Partnership (CPP). CPPs bring together key public service providers, such as Councils, the NHS, police, fire services and the enterprise networks, and the communities they serve, to plan services that better meet the needs of people who use them.

The Community Regeneration Fund requires to be spent in the most deprived 15% of Scotland's areas. This may entail a change in the spatial focus of regeneration efforts in the City and may have implications for the geographic extent of the Areas of Focus.



New Tradeston Housing

The regeneration of the Clyde Waterfront provides the context for work being progressed in the Greater Govan SIP. A masterplan is proposed for the Govan area which will require to take cognisance of a number of development proposals and issues, including the proposals for Govan Graving Docks and the Centre Action Plan for Govan, which has recently been put out to tender. A masterplan is also being prepared for the refurbishment of Elder Park.

In Greater Pollok, a Local Development Strategy for Nitshill is currently in production which aims to consolidate local shopping and community facilities and to deliver new housing development in the area. A Development Brief is in production for the former Craighbank housing area which aims to deliver around 250 new homes, around 75 of which will be in the social rented sector. Significant redevelopment of both retail and civic facilities at Pollok Town Centre is also proposed (see Town Centres, Shopping and Commercial Leisure Development Infrastructure – page 5).

Issues and Options

Issue 7: Areas of Focus - *City Plan 1's aim for the Areas of Focus is to target planning action to stimulate and sustain regeneration activity, particularly to support SIP areas. This is being achieved through the preparation of a variety of planning strategies, frameworks, studies and briefs intended to enable dialogue with local communities and development partners. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?*

Making Your Views Known

The Council welcomes views on the issues contained in this Bulletin. These can be made by completing the attached forms and sending them to:

Freepost
Office Services
Development & Regeneration Services
Glasgow City Council
FREEPOST SC05293
229 George Street
Glasgow G2 1BR

This Bulletin is on the City Council's website: www.glasgow.gov.uk (Business>City Plan>City Plan Review).
You can e-mail your views to the City Plan Team at: cityplan@glasgow.gov.uk

All comments must be received by Friday 18 February 2005.



Timetable

The Council has set a draft timetable for each of the stages in the production of the new Plan with a view to adopting City Plan 2 in 2008. The likelihood of meeting this timetable will depend on the number and complexity of responses received in relation to any one stage in the process and on the scale of any public inquiry. The following table sets out each of the phases in the City Plan preparation process and identifies the stages at which consultation will be undertaken.

Date	Stage	Consultation
Early 2005	City Plan Review Issues and Options Bulletin.	Initial consultation comments will inform preparation of the Consultative Draft City Plan. Comments to be received by 18 February 2005.
Late 2005	Consultative Draft City Plan and Draft SEA Environmental Report.	Extensive public consultation on specific matters raised in Consultative Draft Plan. 6 weeks available in which to submit representations. Comments will inform preparation of the Finalised Draft City Plan.
Late 2006	Finalised Draft City Plan and SEA Environmental Report.	Extensive public consultation with 8 weeks available in which to submit representations and/or objections to Finalised Draft Plan.
Early 2007	Possible changes to Finalised Draft Plan	Representations made on the Finalised Draft Plan may result in changes. Further public consultation will be undertaken on any such changes, with 6 weeks available in which to submit representations and/or objections.
Mid-late 2007	Local Plan Inquiry	Local Plan Inquiry to resolve objections to Plan. Inquiry to be heard by independent Reporter from Scottish Executive. Arrangements for Inquiry to be provided at a special pre-inquiry meeting for objectors.
Early-mid 2008	Possible modifications to Finalised Plan	Reporter's recommendations on objections may lead to modification of the Finalised Draft Plan. Further public consultation will be undertaken on any such modifications, with 6 weeks available in which to submit representations and/or objections.
Late 2008	Adoption of City Plan 2	City Plan 2 replaces the current City Plan as Local Development Plan for Glasgow.

Issues

The Council would appreciate your views on the following issues. These will be taken into account in the preparation of a Consultative Draft of City Plan 2.

Issue 1: People - City Plan 1's aims for People are to achieve population growth, help retain families in the City and deliver a wider choice of residential development opportunities to meet the demands of all sectors of the housing market. This is being achieved through the promotion of brownfield housing development, the delivery of new neighbourhoods and selective greenfield land release for family housing. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 2: Jobs - City Plan 1's aims for Jobs are to build on Glasgow's distinctive qualities to develop a dynamic, internationally competitive economy that creates wealth and provides quality sustainable work opportunities for all the residents of the City. This is being achieved by safeguarding and improving the City's key industrial and business locations and through promoting the City Centre as a major office location. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 3: Infrastructure - City Plan 1's aim for Infrastructure is to continue to develop the City's infrastructure to meet the current and future needs of residents and visitors. This is being achieved by a range of initiatives and projects relating to transport, education, retailing, health, flooding, energy, waste, water and sewerage and drainage. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 4: Environment - City Plan 1's aims for the Environment are to encourage high standards of urban design, protect or enhance Glasgow's built heritage, improve the quality of, and access to, Glasgow's greenspaces and realise the development potential of 800 hectares of vacant and derelict land by 2005. This is being achieved by a range of initiatives and projects, including the preparation of urban design frameworks, the preparation of conservation area appraisals and the creation of a new country park. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 5: City Centre - City Plan 1's aims for the City Centre are to maintain its vitality and attractiveness by promoting it as a competitive international business and commercial location, sustaining it as the strategic focus for the West of Scotland and enhancing its rich architectural heritage and physical environment. This is being achieved by a variety of means, including investment in the International Financial Services District, extending the public realm programme and examining options to enhance accessibility to the City Centre by public transport. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 6: River - City Plan 1's aim for the River is to bring about substantial change in the nature and perception of the Clyde corridor and identify new functions for the River and its banks that will result in widespread sustainable regeneration, allowing it to regain its place at the heart of the City. This is being achieved by guiding and co-ordinating development through the preparation and implementation of Local Development Strategies and supporting development through investment in new infrastructure, such as the Finnieston Bridge, or a pre-LRT strategy for the north bank. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Issue 7: Areas of Focus - City Plan 1's aim for the Areas of Focus is to target planning action to stimulate and sustain regeneration activity, particularly to support SIP areas. This is being achieved through the preparation of a variety of planning strategies, frameworks, studies and briefs intended to enable dialogue with local communities and development partners. How do you think this approach can be strengthened? And what additional options should be considered for City Plan 2?

Are there any other issues which you feel would be important for City Plan 2 to consider?

Glasgow City Plan 2: Review, Issues and Options Bulletin – Response Sheet

These pages should be used to record any comments which you may have on the issues raised in the bulletin. If necessary, please feel free to continue your comments on a separate sheet, or to copy/replicate these pages if you feel that they do not provide sufficient space to set out all of your views. Please be sure to specify, in the appropriate box, which of the issues, outlined above, your comments refer to.

It is intended that views received will be the subject of a report to the Council's Development and Regeneration Services Committee in due course, which will set out the views and responses to them. Please note that the Report will also detail respondents' names. No other personal details, such as addresses or telephone numbers, will be made publicly available.

Send your response sheet to: Freepost, Office Services, Development & Regeneration Services, Glasgow City Council, FREEPOST SC05293, 229 George Street, Glasgow, G2 1BR

Name:□

Organisation:□

Postal Address:□

e-mail address:□

Telephone Number:□

Issue:□

Please set out your comments on the Issue:

Issue:□

Please set out your comments on the Issue:



Please set out your comments on the Issue:

Glasgow City Plan 2: Review, Issues and Options Bulletin – Response Sheet

Issue:□

Please set out your comments on the Issue:

Issue:□

Please set out your comments on the Issue:



Glasgow City Council
Development and Regeneration Services
229 George Street
Glasgow G1 1QU
