

GLASGOW CITY PLAN 2



Strategic Environmental Assessment

SCREENING REPORT



CONTEXT AND PURPOSE OF REPORT

Glasgow City Council intends to review the current City Plan and prepare a replacement Plan. The review process will commence in late 2004.

The EU Directive [2001/42/EC] Assessment of Effects of Certain Plans and Programmes on the Environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive, and associated Regulations (2004) produced by the Scottish Executive provide the context for SEA. The Regulations state that “all new and replacement structure and local plans...started after 21 July 2004 must be subject to an assessment of their likely significant effects on the environment, as will other types of land use development plans or programmes that set the framework for future development consent”.



Current City Plan

It is acknowledged that the next City Plan will be accompanied by a SEA environmental report. This report outlines the broad contents and format of the next City Plan and highlights issues that will be covered by the Plan which are likely to be subject to the environmental assessment process. The SEA environmental report will be prepared in line with the EU Directive, and the Regulations and guidance supplied by the Scottish Executive.

This Report has to be submitted to Scottish Natural Heritage, Scottish Environmental Protection Agency and Historic Scotland (the Consultation Authorities) for comment.

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THE STATE OF GLASGOW'S ENVIRONMENT

Glasgow is predominantly an urban area with relatively small areas of countryside in and around the edge of the City. The City has a rich natural and built environment. Its greenspace network accounts for over 20% of the City's total area and consists of public parks, woodlands, amenity open spaces, local nature reserves, sites of special scientific interest, corridors of wildlife and/or landscape importance,



Hogganfield Loch Nature Reserve

sites of special landscape importance, sites of importance for nature conservation and green belt land. Its built environment is rich in architectural heritage with 1,819 listed buildings and 21 Conservation Areas. Glasgow also contains a number of scheduled ancient monuments and sites of archaeological importance. The City has a number of rivers and other smaller watercourses, some of which are subject to flooding, and a large amount of vacant and derelict land.

Glasgow is divided into three broad built up areas. The City Centre contains largely high density mixed development, which includes, residential, shopping, industry, business, offices, and leisure and entertainment uses. The Inner Urban Area surrounds the City Centre, and is generally made up of high density residential tenements and other complementary uses. The Outer Urban Area, which extends to the Council's boundary with other local authority areas, mainly comprises lower density residential districts and a variety of other uses, including industry and business and retailing. It also includes the countryside/green belt areas. The Greenspace Network extends through all these areas. While many parts of the City are stable and have a high quality of environment, other areas are in need of redevelopment and improvement.

A number of environmental problems affecting the City need to be addressed, including air pollution, the risk of flooding and problems relating to land drainage. These problems are being addressed through the City Plan and other plans and projects, such as the draft Air Quality Action Plan. The City Plan identifies the need for a renewable energy strategy, which is currently being progressed through the development of a renewable energy policy and guidance. The Plan also identifies the need to reduce the amount of vacant and derelict land by



River Cart in Spate

bringing it back into productive use and the need to identify renewable sources of energy. The need to prevent increased flood risk and improve Glasgow's land drainage system is supported through the City Plan, particularly by policy ENV3 on flood prevention and land drainage. A number of properties in Glasgow are at risk from flooding. To tackle this problem, the Council, for example initiated the White Cart Water Project, which aims to implement a flood alleviation scheme on the south side of the City and has obtained views from members of the public to aid the development of the project. The Council has also commissioned a number of studies into the risk of flooding from the River Clyde and in other parts of the City.

CITY PLAN: AIMS, POLICIES AND PROPOSALS

The current City Plan (adopted in August 2003) provides a development framework aimed at addressing the issues identified at the earlier survey stage. The framework covers a range of topics. Projects are being advanced on a broad front with new high quality developments being promoted in, for instance, the City Centre, along the River Clyde Corridor, in the New Neighbourhoods and in the Areas of Focus.

Their implementation will create new high quality sustainable districts of the City, bringing new life to areas which have been depressed or disused. A key priority is to bring brownfield land back into positive use.

The thrust of the next City Plan will be broadly similar to the current Plan. The same broad headings are likely to be adopted in the Plan, with the possibility of new sections being introduced to address other significant development projects, such as the Clyde Gateway Project. The development framework will be updated and is likely to include, where necessary, information and supporting policies on matters relating to sustainability and the general state of the environment, including renewable energy and air quality.

The strategic aims set out in the current City Plan are likely to remain relevant to the next Plan. These are as follows:

People

To achieve population growth, retain families in Glasgow, and deliver a choice of residential development opportunities.

Jobs

To retain and create jobs, and build on the City's distinctive qualities to develop a dynamic, international and competitive economy.

Infrastructure

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

Environment

To encourage high standards of urban design, protect or enhance buildings and areas of special quality, promote Glasgow's built heritage, improve the quality of, and access to, the City's greenspace and realise the development potential of the City's vacant and derelict land.



Glasgow's Built Heritage

City Centre

To maintain the City Centre as one of the most successful, dynamic, safe and accessible business, tourism and cultural centres in the UK and Europe.

River

To bring about substantial change in the nature and perception of the River, 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.

Areas of Focus

To target planning action to stimulate and sustain regeneration activity particularly to support Social Inclusion Partnership (SIP) areas.

These aims are supported by development policies, design standards and physical development proposals which are intended to stimulate sustainable development and protect and enhance the future well being of Glasgow. Where the elements of the Plan are likely to have a significant environmental effect, an assessment of those impacts will be undertaken, and incorporated into the SEA environmental report.



Regenerating the River Clyde

INFLUENCE ON OTHER STRATEGIES, PLANS AND PROGRAMMES

The current City Plan was prepared having regard to the provisions of the Glasgow and Clyde Valley Structure Plan and all relevant Scottish Planning Policy (SPP) and National Planning Policy Guidelines (NPPG).

The City Plan influences, and is supported by, other strategies, plans and programmes produced by Development and Regeneration Services, other Council Services and external agencies. These include the Local Biodiversity Action Plan, Area Waste Plans, Joint Economic Strategy, Local Housing Strategy, Planning Studies, Local Development Strategies, New Neighbourhood Initiative Projects and the Local Transport Strategy.

PROMOTING SUSTAINABLE DEVELOPMENT

The City Plan accommodates and encourages sustainable development and recognises the need to deliver a sustainable urban environment. It aims to reflect EU policy to prevent urban sprawl and undertake a process of re-densification

and re-connection by making maximum use of the City's urban territory and brownfield land. The Plan sets the context for enriching the City with new functions that complement its built, natural and cultural heritage. The Plan aims to create a vibrant environment that is attractive to Glasgow's residents, visitors and investors, and reinforce the City's role as the centre of the West of Scotland metropolitan area.

PROPOSED BROAD TIMESCALES

The broad timescales for the production of City Plan 2 are as follows:

Late 2004 - Publish City Plan Review Bulletin alongside the SEA Screening Report for public consultation. Thereafter, produce a scoping report and carry out stages 2 to 9 in accordance with the Executive's Interim Advice Note on SEA.

Mid-late 2005 - Publish Consultative Draft City Plan and Draft Environmental Report for public consultation.

Mid-late 2006 - Publish Finalised Draft City Plan and Environmental Report.

Mid-late 2007 - Local Plan Inquiry (if required).

Mid-late 2008 - Adoption of City Plan.

NEXT STAGES

Following confirmation from the Consultation Authorities of the requirement to prepare a SEA of City Plan 2, the City Council will advertise its intention to prepare an environmental report.

The next step in progressing the strategic environmental assessment process is to screen the aims, policies and proposals that will be incorporated into the Consultative Draft Plan. Baseline environmental information will be agreed and collated and a scoping report will be prepared and forwarded to the Consultation Authorities for comment, as required by the Regulations.



Glasgow Aerial View



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