1. SUSTAINABLE DEVELOPMENT

Cultural Heritage

1.1 Glasgow's historic environment is made up of the 'historical and cultural heritage of places'. This heritage comprises both the City's physical, tangible heritage, see also SG9 - The Historic Environment), as well as its less tangible heritage such as stories, memories, local traditions etc. Both the physical built environment and local culture combine to make up the heritage of a place or area.

1.2 SG9 - The Historic Environment, and this supporting detailed supplementary guidance, seek to add to the value that is given to all the City's historic assets, from its iconic buildings and spaces to its largely undesignated local historic and cultural assets. Together, both elements have an important contribution to make to Glasgow's distinctiveness and the City's unique character of place.

1.3 As outlined in SG1 - Placemaking, Part 1 and SG9 - Historic Environment, in terms of the development process, it is essential that there is a full understanding, appreciation and interpretation of all the City's historic and cultural assets and their wider settings.

1.4 The historic environment informs the City Development Plan and associated supplementary guidance, see also SG9 - The Historic Environment. The sense of place and strong cultural identity provided by the City's historic environment, plays a crucial part in:

a) addressing community needs;
b) promoting social cohesion;
c) creating better functioning spaces;
d) delivering sustainable communities;
e) promoting a positive image of the City;
f) enhancing the connection of people to place; and
g) creating sustainable economic growth.

1.5 The cultural, social, environmental and economic value of the City's heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City's continued economic success.

1.6 The net economic impact of the heritage sector is worth £1.8 billion to Glasgow's economy (Tourism Strategy Priorities, Glasgow City Marketing Bureau, 2014) and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions such as:

a) leisure and tourism;
b) conservation activity;
c) economic activities associated with the historic environment;
d) historic landscapes and the setting of historic buildings;
e) research and education;
f) archaeological sites; and
g) theatre, film and artwork associated with historic people, places, concepts.

1.7 Historic Environment Scotland's, Our Place in Time Strategy 2016, SG9 - Historic Environment and SG1 - Placemaking, Part 1 provides further detailed advice and guidance in relation to responding successfully to a site's cultural and heritage assets, particularly sites of significance locally, regionally, nationally, internationally or those which are at risk.

1.8 Existing traditional buildings are often adaptable and, in many cases, can provide the most sustainable development solutions. Building adaptation can provide many benefits:

a) it is generally much cheaper to adapt an existing building than it is to demolish and rebuild a site (demolition is expensive, can waste materials that could otherwise be re-used, can cause pollution and is often disruptive to surrounding communities);

b) it can often be quicker and less costly to adapt an old building than to build a new one as foundations, basic infrastructure and services (water supply, electricity, sewerage and gas) are already in place, even where these need updating;

c) when done sensitively, building adaptation can bring significant positive visual impact (older buildings were generally constructed by skilled craftsmen using high quality materials and contribute to the City's visual amenity, local culture and heritage);

d) the City's traditional buildings can often offer long term, sustainable design solutions, for example they often have a higher thermal capacity due to solid thick walls and small windows;

e) it can help to promote the City's sustainable development strategy by helping to promote brownfield development and discouraging the use of greenfield land; and

f) it can help to rejuvenate the character of the streetscape and reinforce local social, cultural and heritage ties by bringing back life to run down urban areas.

1.9 In order to achieve the aims outlined above, applicants and developers will be encouraged to demonstrate that sufficient research has been undertaken in relation to their site's historic assets, both in terms of the tangible and intangible heritage, where appropriate. In addition, there may be a further requirement to demonstrate that proposals have acknowledged, respected and interpreted the value of a site's historic assets and have meaningfully contributed towards an enhanced understanding of the asset.

1.10 Every historical site and cultural asset in Glasgow is unique. There is no one single approach or solution that will suit all types of development (hence the key requirement for an individual and comprehensive site analysis). SG1 - Placemaking, Part 1, Site and Area Analysis requires a contextual response, as each different context will result in a unique approach, for example in a Conservation Area even a small scale development will have relevant cultural and heritage issues. Appropriate types of measures may, however, include:

a) the repair, restoration or maintenance of a heritage asset and its setting;
b) increased public access and improved signage to and from a heritage asset;
c) interpretation, panels, plaques and dissemination of historical information through publication;
d) interpretation of heritage assets within the architectural or landscape design of new proposals. This could be interpretation of both tangible and intangible heritage assets and should be expressed in imaginative, innovative and sensitive ways;
e) dissemination of historic environment information for public/ formal education and research;
f) the provision of local capacity for the storage of and public access to archives resulting from archaeological and/ or historical investigation;
g) public realm, including enhancement of historic squares and spaces, pavements, lighting and street furniture; and
h) interpretation of a tangible or intangible site within new or existing public artwork.

1.11 The following are examples of some of Glasgow's more significant heritage asset, but the cultural heritage of a place should be examined and explored for all development sites across the City. No site is without cultural heritage:

a) scheduled ancient monuments and battlefield/skirmish sites;
b) archaeological sites;
c) world Heritage Site (The Antonine Wall);
d) monuments and memorials;
e) cemeteries and graveyards;
f) industrial heritage;
g) river/canals;
h) built heritage (including listed buildings and conservation areas, see also SG 9 - Historic Environment) ; and
i) historic Landscapes, parks and gardens.

1.12 This guidance should be read and implemented in conjunction with other relevant supplementary guidance, namely SG1 - Placemaking Part 1, SG 9 - Historic Environment, SG6 Green Belt and Green Network and SG1 – Placemaking, Part 2, Detailed Guidance relating to, building materials, the public realm and lighting

1.13 Encouragement will be given to applicants and developers to ensure that their proposals meaningfully contribute to the value of the City's historical and cultural assets. This may be achieved through inclusive design elements within development proposals.

Inclusive Design

1.14 **Introduction –** All employers and service providers are required to treat people no less favourably than anyone else. They are required to ensure that policies, practices and procedures lead to equality of treatment.

1.15 The Equalities Act states that local authorities have a responsibility to:

a) eliminate relevant discrimination, harassment, victimisation;
b) advance equality of opportunity by removing or minimising disadvantage suffered by, and taking steps to reach, engage and meet the needs of, relevant groups, and
c) foster good relations between people protected by the current equalities legislation and the wider community by tackling prejudice and promoting understanding.

1.16 **Inclusive Design** - Inclusive design goes beyond the traditional concept of accessibility. It takes a wider account of the diverse nature and complexity of individuals and communities. Inclusive deign is informed by:

a) age;
b) disability (including mobility, visual and hearing impaired people and people with learning difficulties and or mental health problems);
c) gender reassignment;
d) marriage and civil partnership;
e) pregnancy and maternity;
f) race;
g) religion or belief;
h) sex, and
i) sexual orientation

1.17 This guidance on inclusive design seeks to encourage all those involved in the development process to think about accessibility issues beyond the minimum Building Regulation statutory requirements. The application of inclusive design principles should be innovative and flexible, where appropriate, and result in achieving more sustainable outcomes and development that is more adaptable (in line with the Sustainability and Adaptability Placemaking Principle embodied in SG1 - Placemaking, Part 1, Qualities of Place). Interpretation of the inclusive design principles outlined in this guidance at the planning stage, however, must not undermine the ability of Building Standards to ensure regulatory compliance at a later, more detailed design stage.

1.18 As outlined in SG 1 - Placemaking, Part 1, the quality of buildings and spaces and the design and management of places can positively influence the quality of life by:

a) enhancing the sense of belonging;
b) increasing feelings of personal security;
c) stretching physical and perceived boundaries;
d) encouraging levels of mobility; and
e) impacting positively on health.

1.19 **Accessibility -** Whilst general accessibility has improved in Glasgow as a result of investment in services and facilities to excluded communities, it is still the case that disadvantaged people in the City are far more likely to live in poor quality environments. The purpose of this guidance is to seek to ensure that social, cultural and economic inequalities are addressed through the planning process and that future inequalities are not built into new places. The future design of Glasgow's built environment can contribute to a more

equal, inclusive and cohesive city if the places where people live and work and the facilities they use are accessible and inclusive.

1.20 People experience the built environment differently according to different social, cultural and economic backgrounds. The diversity of this experience needs to be fully considered if all users are to be comfortable and feel that a particular space or place belongs to them. This detailed guidance should, therefore, be read in conjunction with SG1 - Placemaking, Part 1, Integrating Placemaking within the Planning Process, which identifies the importance of undertaking a full Site and Area Analysis and undertaking appropriate levels of community engagement.

1.21 Getting around is about more than buses and trains. It is also about having well designed and managed streets that encourage movement and activity, see also SG1 - Placemaking, Part 1, SG1 – Placemaking, Part 2, Detailed Guidance - Active Travel and Play and SG11 - Sustainable Transport. In terms of accessibility, inclusive design is about designing for transport and movement that is accessible, safe, and easy to use for all.

1.22 **Location and Design -** The location, design and management (the 'ambience') of places can have a profound effect on whether people find them friendly and welcoming, whether they generate a sense of belonging and how people will use and benefit from them. The location and design of new development (and associated facilities and equipment) should, therefore, seek to take into account the wide range of minority and cultural requirements. The impact of bad design is more likely to be felt by groups that experience exclusion in other walks of life such as those with a visual or physical disability, older people, people from minority cultures and faiths, women, carers with young children and those from deprived social backgrounds. Involvement of groups not normally included in the design and planning process can make a considerable difference and contribute to a positive outcome. There is a considerable amount of research and good practice advice about designing environments that are inclusive.

1.23 **Inclusive Design Principles -** Inclusive design is an approach to the design of places that puts people at the heart of the planning process. It seeks to enhance the quality of places and spaces, ensure their continuing relevance and minimises the need for costly, often unsightly alterations in the future. The principles of inclusive design are:

a) *Ease of Use/Versatility* - Access to and the enjoyment of places should be easily achievable (independently and/or with assistance). All new development should be able to be accessed safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances. The requirement for potential future structural adaptation should be minimised, see also SG1 - Placemaking, Part 1, Qualities of Place - Ease of Movement.

b) *Logic, Safety and Legibility* - Logical layouts and clear sightlines enable places to be easily understood and minimise the need for excessive signage. Legible places help to create a sense of security and promote confidence, minimising the need for active surveillance and/or personal support, see also SG1, Placemaking, Part 1, Qualities of Place - Legibility and Safety.

c) *Diversity* - New development should be convenient and enjoyable for all to use and should be designed with diversity in mind. It should address the specific physical, sensory, cognitive and social needs of people protected by current equalities legislation. This will help to ensure that physical and perceived barriers are designed out and flexibility is built in to

places. Good design solutions will take account of what different people say they need and want, so that people can use them in different ways, see also SG1, Placemaking, Part 1, Qualities of Place - Vibrancy and Diversity.

d) *Management* - The success of an inclusive design will often be affected as much by its ongoing management as by its initial physical form. The implications for the long term management of places, particularly when considering diverse and changing needs, should be considered and resolved at the earliest design stages, see also SG1, Placemaking, Part 1, Integrating Placemaking Within the Planning Process.

Temporary Development and Uses of Land and Buildings

1.24 Glasgow's industrial legacy and recent economic slowdown has left the City with a large number of vacant and derelict sites. An estimated 40% of Glasgow's population lives within 500m of a derelict site[1]. This is one of the highest incidences in Scotland.

1.25 If vacant and derelict sites are left lying in a state of neglect, they often become prime targets for fly tipping, vandalism and other anti-social activities, all of which can have a harmful impact on neighbourhoods and local communities. Research indicates a correlation between areas of deprivation/poor health in Glasgow and the location of vacant and derelict land (Maantay, 2013[2]).

1.26 The City Development Plan recognises the significance of this issue for the City and Policy CDP3 - Economic Development, SG3 - Economic Development and SG1 - Placemaking, Part 2, Detailed Guidance - The Development of Brownfield Land and Contaminated Sites provides further advice in relation to the development of brownfield land and contaminated sites in Glasgow.

1.27 Whilst in the longer term, the permanent redevelopment of vacant and derelict sites will be the preferred option, it has recently been proven that temporary improvements to vacant and derelict sites can also have wide ranging impact with multi benefits for local areas, such as:

a) enhancing the unique experience of places;
b) opening up additional spaces for informal social contact, recreation and leisure;
c) making local areas safer and more attractive for community use, see also SG1, Placemaking Part 2, Detailed Guidance - Community Safety;
d) enhancing the value and appeal of areas, making these more attractive to potential developers; and
e) triggering the wider regeneration of local areas.

1.28 Temporary improvements embody the values of placemaking, albeit for a short time only, though in most cases the resulting benefits far outlive the actual project itself.

1.29 This guidance on 'Temporary Uses' is targeted towards two distinct groups; developers/landowners and local communities:

(a) Developers/Landowners

This includes landowners of sites in Glasgow that are currently vacant and awaiting development, or developers of sites where vacant land is left over after a first phase of development and the next phase may be a few years away.

In both cases, promoting the temporary use of vacant sites will help to activate these spaces whilst keeping them secure and maintained over the period that they remain undeveloped. There may be opportunities for developers and landowners to work in partnership with other organisations and local communities to develop innovative temporary uses on sites, where development is still a few years away.

The many benefits of such improvements include:

I. the improvement of unused open space in a way that doesn't jeopardising future development plans;
II. sites are looked after, well maintained and left in a better condition;
III. sites are made safe and secure through community involvement and use; and

[1] Scottish Vacant and Derelict Land Survey, 2015 - http://www.gov.scot/Publications/2016/05/1596/6

[2] Maantay, J. A. (2013). The collapse of place: derelict land, deprivation, and health inequality in Glasgow, Scotland. Cities and the Environment (CATE), 6(1), 10.

IV. improvement in the value, quality and image of the local area as well as the site's attractiveness for future development

Developers and landowners can take a lead in promoting temporary use of their spaces for example, by organising consultations and charrettes with local community groups and residents to generate ideas that are low-cost but have the potential to deliver a value to the local community. Developer and landowner contributions towards such improvements (cash or in-kind) can also go a long way in realising these types of projects.

(b) Local Communities

Residents or local groups who are aware of open spaces in the City that are currently vacant, overgrown, unused and/or local eyesores can take action by getting together and helping to plan and resource temporary improvements in such spaces. While sites await development, groups can help to transform underused spaces into something special - play spaces, social spaces, growing spaces, see also SG6 Green Belt and Green Network. There are many sites throughout the City which offer opportunity not only to improve a space, but also to create a temporary community asset.

In order to get involved in such improvements, residents and local groups can:

I. collectively approach a developer/ landowner in order to get the permission to use the space temporarily (preferably through a legal agreement);
II. once permission to use the space is granted, get other interest groups involved such as local schools, businesses, residents and other organisations;
III. hold consultations to gather ideas and come up with a low-cost design for a space, keeping in mind the placemaking guidance for 'small scale vacant and derelict land';
IV. explore funding opportunities and organise fundraising activities to help towards the implementation of the project; and
V. organise a force of local volunteers willing to work together and to help to transform the space.

1.30 Where temporary uses are appropriate, the temporary nature of the project should be a consideration from the outset of the design, especially in relation to the types of structures placed on the site. In order that sites can be vacated and restored at the end of the project term, it is recommended that project managers design a clear 'Exit Strategy' at the very outset of the project. The 'Exit Strategy' should outline the timeline, responsibilities and funding required for clearance of the site as well as the next steps for the initiative.

1.31 When the site is handed back to the owner it doesn't have to be the end of a project. The momentum built by residents, community groups and individuals, and their commitment to the area, should be preserved and if possible, replicated on other sites in the local area.

1.32 Applications for temporary development and uses of land and buildings will be considered against the following criteria:

a) Temporary development shall not have a harmful impact upon neighbouring properties or residential amenity as a result of the nature of the use or activity it generates, see also SG1 - Placemaking, Part 2, Detailed Guidance - Non Residential Development Affecting Residential Areas;

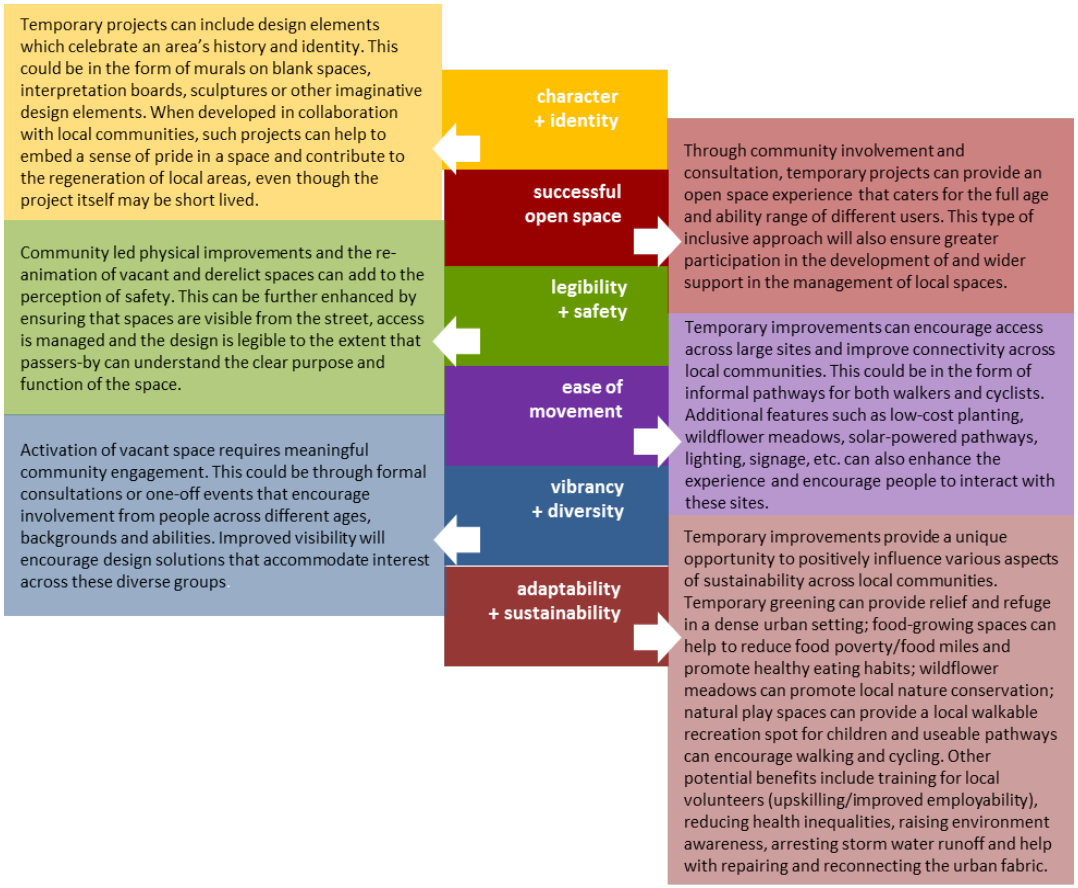
b) Temporary development shall not adversely impact on the continuity of legitimate public access;

d) It is recognised that often a temporary use will be bringing activity to a vacant space or building and that its temporary nature will limit viable expenditure on external appearance. Nevertheless any temporary development will be expected to make a positive contribution towards visual amenity and

not incorporate design or materials harmful to the surrounding area;

e) Successful proposals will be subject to time limiting conditions setting the time period for their cessation and will be expected to implement approved method statements detailing the reinstatement of the land or building(s) once the temporary use ends should any permanent use not be implemented immediately afterwards; and

f) Applications will be supported by a statement outlining the terms of the agreement with the land owners (where applicable) including acknowledgement that the use will be temporary, confirmation that money for the reinstatement of the site is available once the temporary activity ends and details of any notice period agreed should the owner wish to commence development on the site prior to the timetable set in out part a) above.



Community Facilities

1.33 Community facilities are vital services, infrastructure, spaces and buildings that play a central role in everyday life. Locally accessible, outdoor and indoor community facilities can:

a) help to tackle health inequalities and promote health and wellbeing;
b) meet a wide range of social needs and are integral to the vibrancy of communities; and
c) encourage participation in local community and cultural facilities.

1.34 **Definition** - The term community facility is wide-ranging and covers a range of types and scale of facility. For the purposes of the City Development Plan and SG1 - The Placemaking Principle, community facilities are defined as 'facilities which provide for the health and well-being, educational, recreational, leisure, spiritual and cultural needs of the local community'. A community facility can be described as a locally orientated service or amenity, which can be publically or privately owned such as a**:**

a) public seating;
b) meeting place;
c) shop
d) park
e) social club;
f) community hall;
g) health facility;
h) allotments and growing spaces; and
i) a wide variety of other uses typically serving a localised population.

Please note this list is not exhaustive. In some instances a community facility may be part of a small group of other shops or services, whereas in other areas it can be an isolated resource of individual merit.

1.35 Accessible, good quality community facilities can provide opportunities for social interaction between people and can provide opportunities to get involved in local activities. This benefits the social prosperity of communities across Glasgow, whilst providing knock-on benefits for general health and well-being and the City's longer term sustainability and economic success.

1.36 It is the Council's aim that all residential development should be served by good quality, accessible community infrastructure. As part of this aspiration, wherever possible all existing community facilities and services should be retained, see also SG1 - Placemaking, Part 1. The following guidance applies in respect of all community facilities, but SG6 - Green Belt and Green Network provides more detailed advice on the provision of open space and enhancements to the green network through new development and will, where these matters are being considered, take precedence. The Council will:

a) safeguard against the loss of community recreational and sports facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for other community or recreational use (for open space and outdoor sports facilities, see also SG6 - Green Belt and Green Network and SG12 - Delivering Development);

b) encourage the flexible use of community facilities and recreational venues and the co-location of services;

c) encourage the cultivation of food locally by protecting existing allotments and supporting the delivery of new allotments (where demand exists (see also SG6 - Green Belt and Green Network)) and the increased provision of informal food growing spaces; and

d) seek to ensure that facilities are well located and easily accessible (where appropriate community infrastructure should be located in existing centres).

1.37 The scale of new development that is proposed should inform the nature of community facilities that could be provided. Analysis of the area, along with engagement with the community, should also allow developers to demonstrate what need exists and how facilities might be delivered. In order to promote this evidence based approach which promotes a direct response to local circumstances, the guidance does not promote types of facilities relative to particular thresholds of development. However, a proportionate approach will be applied that reflects the potential demand generated by a new development.

1.38 **Engagement** – As outlined in IPG1: The Placemaking Principle, Part 1, the placemaking process requires developers to engage with community groups and bodies in order to successfully ascertain what facilities a particular community values and/or needs. It will, therefore, be expected that meaningful engagement with local communities will be undertaken at an early stage in order to ensure that the right facilities are provided in the right locations. This dialogue with the local community should continue throughout the design and construction process.

1.39 Where community facilities are lacking or substandard it will be expected that the local community will be involved in the process of delivering new facilities. This involvement could contribute towards promoting a sense of community ownership which, in turn, will help ensure the continued success and sustainability of facilities. The Place Standard Tool (www.placestandard.scot) provides a simple framework to structure conversations about 'Place' and can provide a useful basis for starting community discussion and involvement. All significant developments, including all Major Planning Applications are encouraged to use the Place Standard.

1.40 **Locations and Connections -** The location and accessibility of community facilities is of great importance. Well-connected facilities (see also SG11 - Sustainable Transport, SG3 - Economic Development and SG4 - Network of Centres) can provide valuable and sustainable assets to local communities. New residential development will be expected to provide convenient, safe and pleasant active travel routes to nearby community facilities. The following guidance applies. It is expected that where new community facilities are provided they will:

a) be well connected to surrounding communities by active travel routes and public transport;

b) be located in existing local centres, where such proposals are appropriate in relation to surrounding uses and townscape. Proposed facilities should be positioned in the heart of the community, where the heart of the community is defined by the local community, see also SG4 Network of Centres; and

c) relate to existing buildings and public spaces and, where appropriate, the surrounding green network.

1.41 **Safeguarding Local Facilities -** Proposals which involve the loss of land and/or buildings valued as a community facility will only be permitted if evidence can be provided to prove:

a) there is adequate existing local provision of facilities of equivalent community value; or
b) the facility can be replaced, to at least its existing level and quality, within the new development; or
c) suitable replacement community facilities of equivalent quality, quantity and community value will be provided at new locations accessible in terms of active travel and public transport; or
d) there is no longer a need within the local community for the facility.

1.42 In terms of (d), developers will be expected to provide evidence to prove the lack of current and future local need in order to justify the loss of a community facility. The following information will be required:

a) details of attempts made to attract other community uses for which the premises are suitable;
b) details of the current or most recent use of the facility;
c) evidence of spare capacity or an agreement to accommodate displaced users at other equivalent facilities and evidence that users will be able to easily access the replacement facility by sustainable and active transport methods; and
d) evidence that community engagement was undertaken to gauge the level of interest in and viability of the continued use of the premises as a community facility.

1.43 **New or Replacement Community Facilities -** New community facilities or extensions to existing facilities, which meet the current and future needs of the local community, will be supported provided:

a) they are easily accessible by active and sustainable transport modes;
b) there is a local need; and
c) the land and/or building has the capacity and flexibility to accommodate more than one use or activity; and
d) the proposal is in line with the key placemaking principles and does not have an adverse impact on townscape character, ecological interests or residential amenity.

1.44 **Community Facilities in Areas of Major Change** - When an area is subject to development that is of such a scale that the existing provision of community facilities in the surrounding area will be insufficient to satisfy the increased demand, land will have to be allocated for new facilities within the site boundaries itself. The location, type and scale of facilities required will depend on the scale of development proposed, its location and evidence of need. Policy SG12 - Delivering Development sets out that individual assessments for new developments will identify potential need for mitigation being created relative to Community Growth Areas, TRA's proposed additions to the Housing Land Supply as well as Strategic Development Frameworks and Local Development Frameworks

1.45 New developments which lead to an increased demand for community facilities will be expected to provide or contribute to the provision of appropriate community facilities, including education and childcare facilities to meet the needs of residents, employees and visitors. SG12 - Delivering Development sets out the types of obligations that developers will be expected to agree to in securing planning permission. Other material considerations will also be taken into account in determining the provision or contributions for particular sites.

1.46 **Leisure and Recreation Facilities (both formal and informal) –** To reduce health inequalities across the City and improve the health and wellbeing of Glasgow's citizens, proposals that will increase people's opportunities to take part in physical activity will be supported. Thus new or replacement indoor and outdoor sport, leisure and recreational facilities, and improvements and extensions to existing facilities will be supported where unmet demand can be shown.

1.47 Development which would result in the loss of land and buildings which provide valued recreational and leisure opportunities will be resisted and only be permitted provided it can be demonstrated:

a) that there is an excess of similar facilities in surrounding neighbourhoods which are easily accessible by sustainable transport, on foot and/or by cycle;
b) that the loss would not adversely affect the potential future recreational and leisure needs of the local population; or
c) the proposed development is for an indoor or outdoor recreational or leisure facility with at least equal benefit and

community access which outweighs the loss of the existing or former recreational use.

1.48 Proposals involving the loss of outdoor sports facilities will require to address the criteria set out in Para 226 of SPP 2014, see also SG6 - Green Belt and Green Network.

1.49 There is a strong presumption in favour of the retention of a number of categories of open space, as identified on the Council's Open Space Map. Proposals which would result in the loss of these categories of open space require to be assessed against Policy CDP6 - Green Belt and Green Network of the City Development Plan and SG6 - Green Belt and Green Network.

1.50 Where new development generates a need for new or improved open space and facilities which cannot be met on-site or by existing provision, the developer will be required to either provide for, or to contribute to the provision of those facilities to meet the need arising from the new development. This should be done in accordance with the standards set out in SG6 - Green Belt and Green Network and SG12 - Delivering Development.

1.51 **Local Food Growing** *(***Allotments/Growing Spaces)** - Spaces which provide opportunities for the cultivation of food are not only an important leisure resource, but also have intrinsic value as open spaces and contribute towards biodiversity, sustainable development and health objectives (see also SG6 - Green Belt and Green Network and SG1 - Placemaking, Part 1, Qualities of Place - Open Space. Local food growing spaces include public, open and/ or residential space used for communal or individual food growing; including both allotments and informal local food growing spaces.

1.52 The following guidance applies. All residential development over 50 units (including purpose built student accommodation and care homes) will be expected to:

a) incorporate opportunities for informal food growing, wherever possible (e.g. border planting, window boxes, balcony gardens, rooftop planters, garden space etc.); and
b) ensure suitable on-going maintenance arrangements are made.

1.53 New allotment sites must:

a) be suitable for productive use, e.g. contaminated land would have to be suitably remediated for the good of public health;
b) be easily accessible by sustainable transport and active travel options by the community they are intended to serve;
c) be suitable for use as allotments through appropriate design (e.g. ecology and landscape); and
d) have an appropriate site management plan.

1.54 Informal food growing spaces can include community gardens, community orchards, private gardens, green roofs, raised beds, and other shared public and/or open space that can be used for the cultivation of food crops. Unlike allotments, informal food growing space can also be available on a short term temporary basis, enabling community groups to cultivate vacant or derelict land in the interim while a site awaits development, providing the land is not contaminated and it is safe to do so (see also SG1 - Placemaking, Part 2, Detailed Guidance - Temporary Development and Uses of Land and Buildings).

1.55 Informal food growing space will be supported in principle, including the temporary use of vacant sites for amenity land and informal food growing. Please also refer to SG6 - Green Belt and Green Network for further guidance relating to allotments and growing opportunities.

1.56 **The Community Empowerment Act 2015** - The Community Empowerment Act 2015 gives community bodies the right to buy abandoned buildings and land provided they can show community

ownership is in the public interest and compatible with achievement of sustainable development of the land.

Energy Efficient Buildings

1.57 Resource efficient design is a key contributor to the placemaking approach, as set out in SPP and SG1 - Placemaking, Part 1. The principles of resource efficient design have been promoted through Designing Streets and can be defined as:

'development that re-uses or shares existing resources, maximises efficiency of the use of resources through natural or technological means and prevents future resource depletion'

1.58 All new development in Glasgow will be expected to incorporate a range of resource efficiency measures in order to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources, see also SG5 - Resource Management. In order to achieve a resource efficient development, developers should consider the following:

a) Development and Building Layout;
b) Building Design; and
c) Landscaping.

1.59 **Development and Building Layout -** When considering the layout of a development, a full understanding of the surrounding context will help contribute to its resource efficiency, see also SG1 - Placemaking, Part 1.

1.60 All new development should consider potential solar gain and the prevailing wind direction when siting buildings. In areas of higher density, the impact a new development might have on adjoining buildings through, for example overshadowing, should be considered.

1.61 The efficient orientation of buildings can maximise solar gain and reduce energy use in terms of heat and light. This can have a range of benefits to individual buildings and can provide opportunities for renewable energy systems to be installed. Orientating buildings along solar axis with a south facing façade and maximising glazing on such elevations will increase the capture of solar gain and, in turn, reduce heat demand.

1.62 Massing should also be considered in terms of the ability to maximise natural energy. Massing maximises the surface area exposed to the sun and can reduce energy demand.

1.63 In terms of layout, the following guidance applies. Major development proposals should:

a) minimise (buildings and services) carbon dioxide emissions across the site, through for example heating and cooling systems, see also SG5 - Resource Management;
b) use all natural resources (including water) efficiently, see also SG5 - Resource Management;
c) minimise pollution (noise, air and water run off), see also SG1 - Placemaking, Part 2, Detailed Guidance - Air Quality and Noise Management;
d) minimise waste generation and maximise re-use and recycling (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection);
e) avoid impacts from natural hazards, such as flooding (see also SG8 - Water Management);
f) ensure that new development is comfortable and secure for users, for example by avoiding adverse local climatic conditions;
g) secure the sustainable procurement of materials and use local suppliers, where feasible (see also SG1 - Placemaking, Part 1, Detailed Guidance - Building Materials); and
h) promote and protect biodiversity and green infrastructure (see also SG6 - Green Belt and Green Network, SG7 - Natural Environment and SG8 - Water Environment).

1.64 **Building Design -** Individual buildings should be designed to reduce energy consumption. The following guidance applies:

a) new development should incorporate efficient heating systems (such as efficient ultra-low NOx gas boilers, low temperature heating e.g. underfloor, community heating systems, combined heat and power plants, boilers fed with a renewable fuel, solar thermal for small schemes or other renewable heat technology). Careful consideration needs to be given to the air quality implications of heating systems, especially those burning solid or liquid fuel.

b) deep floorplates should be avoided. Shallow floorplates allow for increased natural ventilation and day-light penetration which in turns reduces the need for artificial lighting and ventilation;

c) natural daylight should be optimised through dual aspect and optimal window size;

d) opportunities for appropriate glazing should be maximised between south-east and south-west facing elevations (it may be necessary to reduce the level of glazing on all other elevations to minimise heat loss);

e) shading devices such as eaves, may regulate solar access in the summer months whilst allowing winter sun. Shading may also be introduced though appropriate landscaping;

f) internal layouts should position habitable rooms to the south and lesser used rooms to the north of buildings to further improve resource efficiency;

g) blank gables to the south should be avoided;

h) while layouts should maximise daylight and sunlight to dwellings and gardens, this should not be to the detriment of other considerations such as privacy or streetscape;

i) overshadowing of windows to areas that require daylight or could benefit from solar gain or of roofs if solar renewable technologies are planned should be minimised;

j) insulation (including insulation of heating infrastructure) should be optimised, with appropriate design measures to minimise overheating;

k) cold bridging (see Definition) should be minimised to prevent the loss of heat and the development of cold spots;

l) the length of hot water pipe runs should be minimised;

m) thermal mass should be optimised, which can help to retain heat;

n) transition areas, (see Definition) should be provided between exit and entry areas;

o) the potential for natural ventilation should be maximised, including through openable windows, dual aspect units and passive ventilation with heat recovery.

p) natural cooling and efficient cooling systems should be maximised (including chilled beams and evaporation cooling).

q) energy efficient lighting systems should be maximised including using LED's and occupancy and daylight sensors; and

r) other energy efficient and saving equipment should be considered and incorporated, where appropriate such as

heating controls, individual controls, movement sensors, photo sensors, timers, meters and building management and monitoring systems.

1.65 The Council will expect developments to incorporate water conservation measures designed to minimise mains water usage. Using alternative sources of water, such as rainwater, to water gardens and flush toilets, for example, will be important in reducing consumption of mains water. New development should be designed to collect and store rainwater for such uses, eg through the provision and connection of water butts. Such approaches can also act as attenuation measures in Sustainable Drainage Systems. New development can also help minimise mains water usage through the installation of efficient water fittings and plumbing, such as:

a) dual flush toilets;
b) low flow shower fittings; and
c) durable plumbing which prevents leakage

1.66 **Landscaping -** Deciduous trees can be planted near buildings to provide shade in the summer, whilst allowing heat and light through in the winter. Wind should also be considered in site layout. Planting can also reduce exposure to wind which may result in heat loss from buildings, see also SG6 - Green Belt and Green Network.

1.67 Boundary treatments can also contribute to sustainability. Shelter belts can be planted on the edge of sites to shield from prevailing winds and cold northerly winds. With good design, breezes can also be used to assist energy efficiency, providing natural ventilation in buildings.

1.68 Developers should also consider incorporating green roofs, green walls and other green infrastructure which can keep buildings warm or cool and improve biodiversity and contribute to sustainable urban drainage.

1.69 In addition to ecological and aesthetic improvements, green roofs can provide a range of other benefits. They can:

a) slow storm runoff and reduce flood risk;
b) help to cool urban areas in summer and promote energy efficiency;
c) improve the acoustic performance of buildings ;
d) enhance air quality by absorbing carbon dioxide and other pollutants and lowering temperatures around buildings;
e) create a positive image;
f) improve local amenity for public and commercial buildings;
g) lower maintenance costs because the roof itself is protected from UV; and
h) reduce radiation, frost and other mechanical damage.

Development of Brownfield Land & Contaminated Sites

1.70 In 2014, Glasgow had 1170.62 hectares of vacant and derelict land. In recent years, the City has consistently had the highest concentration of vacant and derelict land of any local authority in Scotland. In terms of placemaking, it is widely recognised that significant amounts of vacant and derelict land generates a negative image of the City, for both residents and visitors. This can adversely affect environmentally sensitive activities such as tourism and inward investment. Vacant and derelict land is indicative of a damaged environment that may be hazardous to people, animals and plant life. Whilst generally less attractive to developers than greenfield sites, vacant and derelict land is more sustainable in terms of transportation, energy conservation and the use of finite land resources.

1.71 Following the 'Cities Review' in 2003, the Scottish Government acknowledged the extent of the vacant and derelict land problem in Glasgow and the similar problem in a small number of other local authorities. The Scottish Government subsequently allocated a ring-fenced budget with the clear purpose of bringing vacant land into beneficial use, in accordance with Council and Government objectives.

1.72 The issues relating to vacant and derelict land are well documented in Policy CDP 3 - Economic Development and SG3 - Economic Development, but the key issues for Glasgow are:

a) the complex mix of poor ground conditions, fragmented ownership and inadequate infrastructure relating to many sites (which restricts the availability of land ready for development and limits the economic potential of the City; and

b) the blighting impact of derelict land on local communities (often this disproportionately affects those already suffering from some of the other effects of multiple deprivation).

1.73 Glasgow has seen a year on year reduction in the level of vacant and derelict land across the City over the last five years. Most of this reduction can be attributed to Council and other public sector led regeneration projects. While the reduction has been positive, the City still has considerably high levels of vacant and derelict land. Many of the current vacant and derelict sites and areas in Glasgow present considerable challenges. These include:

a) the distribution of vacant and derelict land continues to be concentrated in the east and the north of the City, particularly along the River Clyde;

b) communities adjacent to vacant and derelict sites experience high levels of visual blight and anti-social behaviour associated with disused land; and

c) 748 sites (1093.01ha) have been categorised as 'long term vacant', reflecting the pervasive nature, and multiple problems, encountered by these sites.

1.74 The Council owns 382 sites (527.88ha, or 45% by area) of all vacant and derelict land in the City. Where funding permits, there is opportunity for the Council to be pro-active in the reuse of land. This could include, for example, the delivery of affordable housing and the temporary greening and growing spaces currently being provided under the Stalled Spaces scheme, see Section 1, detailed guidance on Temporary Uses.

1.75 The Council is working with several partners in order to try to secure funding through the Vacant and Derelict Land Fund (VDLF). This Fund aims to tackle long-term vacant and derelict land in Scotland and is one of the few remaining ring-fenced funds in the local government settlement. The Council recognises that funding sources, like the VDLF, as well as ongoing investment with wider public and private

investments, is required to continue tackling Glasgow's vacant and derelict land. In particular, the Council will continue to:

a) support public sector investment in investigating and remediating sites for beneficial use, particularly housing and economic development; and

b) engage with the private sector with the purpose of addressing the constraints to development of vacant and derelict sites.