

An aerial photograph of Glasgow, Scotland, is shown in a light teal color. A dark teal banner is positioned in the upper right corner, containing the title text. The River Clyde is visible as a dark, winding feature through the city's grid.

GLASGOW

CITY DEVELOPMENT PLAN



Glasgow



CITY PLAN 3

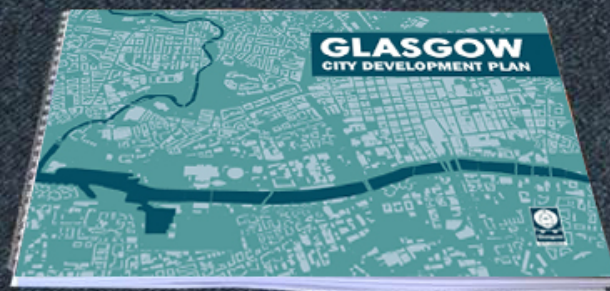
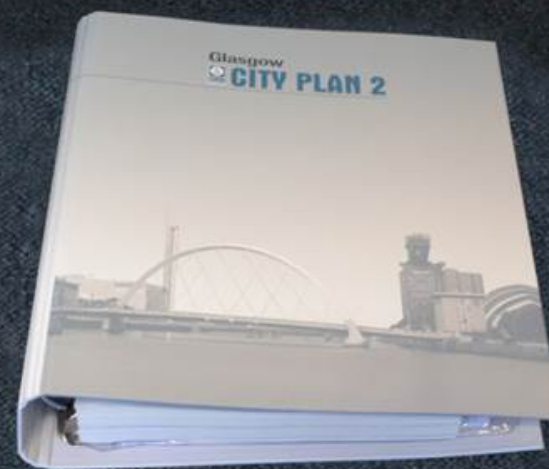
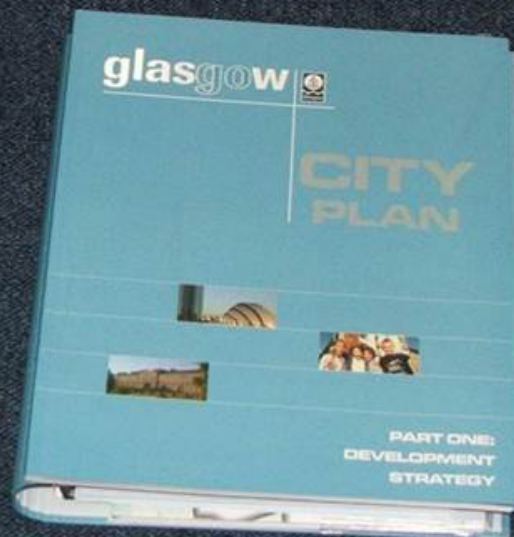


Glasgow



CITY PLAN 3

NO !











SOCIAL

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



ECONOMY

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



ENVIRONMENT

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

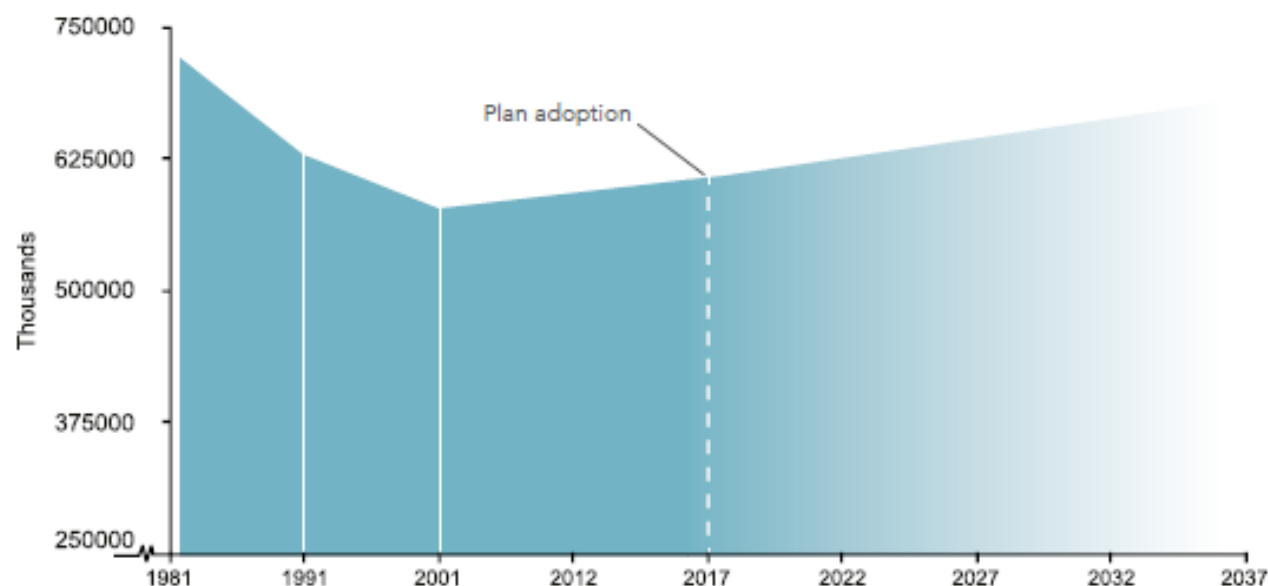


CITY CHALLENGES

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

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

Figure 4
Past and projected population changes for
Glasgow 1981-2037



A VIBRANT PLACE

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



Employment

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



Business

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



Alternatives

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



River Clyde

Support continued mixed use regeneration at Clyde Waterfront and Clyde Gateway, building on the success of the Commonwealth Games 2014.



Creative Industry

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



Sustainability

Support employment in sustainable locations.

WITH A GROWING ECONOMY

A SUSTAINABLE PLACE

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



Design

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



Community

Encourage the provision of accessible community facilities to support neighbourhood living.



Residential Quality

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



Healthy Living

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



Choice

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



Open Space

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



Built Heritage

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



Innovation

Ensure high quality, creative and innovative design is encouraged.



City Centre

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

TO LIVE AND WORK

A CONNECTED PLACE

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



Transport

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



Sustainability

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



Friendly Streets

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



Digital Connectivity

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



Road Impact

Minimise the impact of strategic road infrastructure on local movement networks.



Connections

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



Choice

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



Infrastructure

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



Town Centres

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



Waterways

Increase transport activity on the City's rivers and canals.

TO MOVE AROUND AND DO BUSINESS

A GREEN PLACE

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



Greenbelt

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



Adapt to Change

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



Vacant Land

Promote the redevelopment of vacant and derelict land.



Open Spaces

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



Biodiversity

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



Waterways

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



Renewable Resources

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

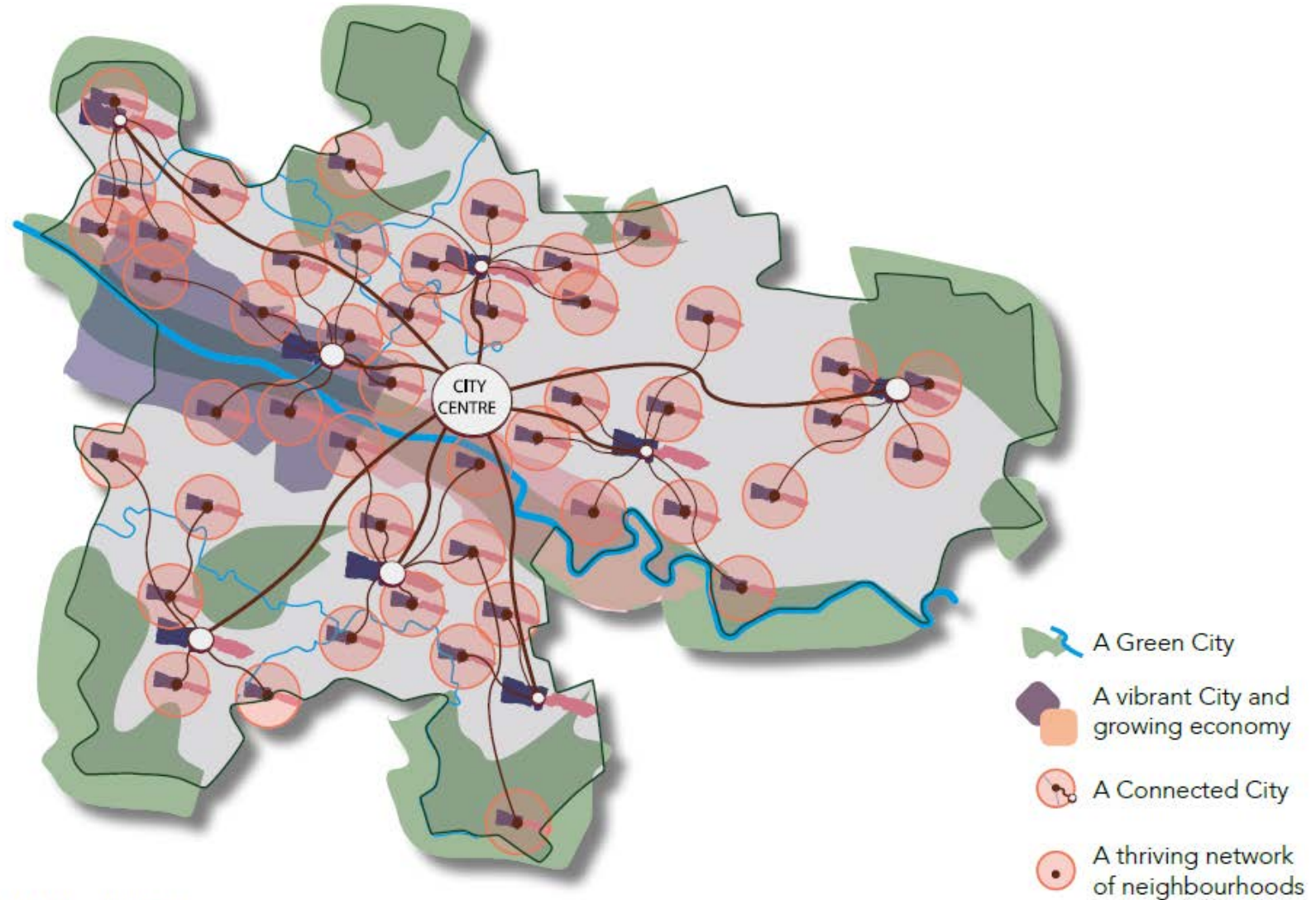


Heritage

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

RESILIENT, ACCESSIBLE AND ATTRACTIVE

STRATEGIC OUTCOMES



KEY AIMS

A HEALTHY, HIGH QUALITY PLACE

A COMPACT CITY FORM THAT SUPPORTS
SUSTAINABLE DEVELOPMENT

STRATEGIC OUTCOMES GLASGOW CITY IS:

A VIBRANT PLACE
WITH A GROWING
ECONOMY

A THRIVING AND
SUSTAINABLE PLACE
TO LIVE AND WORK

A CONNECTED PLACE
TO MOVE AROUND
AND DO BUSINESS IN

A GREEN PLACE
WHICH IS RESILIENT,
ACCESSIBLE AND
ATTRACTIVE

OVERARCHING POLICIES

CDP1 THE PLACEMAKING PRINCIPLE

CDP2 SUSTAINABLE SPATIAL STRATEGY

POLICIES

CDP3 ECONOMIC DEVELOPMENT
CDP4 NETWORK OF CENTRES
CDP5 RESOURCE MANAGEMENT
CDP6 GREEN BELT AND GREEN NETWORK
CDP7 NATURAL ENVIRONMENT

CDP8 WATER ENVIRONMENT
CDP9 HISTORIC ENVIRONMENT
CDP10 MEETING HOUSING NEEDS
CDP11 SUSTAINABLE TRANSPORT
CDP12 DELIVERING DEVELOPMENT

ALL POLICIES TO BE READ IN CONJUNCTION WITH RELEVANT SUPPLEMENTARY GUIDANCE

MAPS

CITY WIDE POLICY AND PROPOSALS MAP

NORTH EAST
POLICY AND PROPOSALS MAP

NORTH WEST
POLICY AND PROPOSALS MAP

SOUTH
POLICY AND PROPOSALS MAP

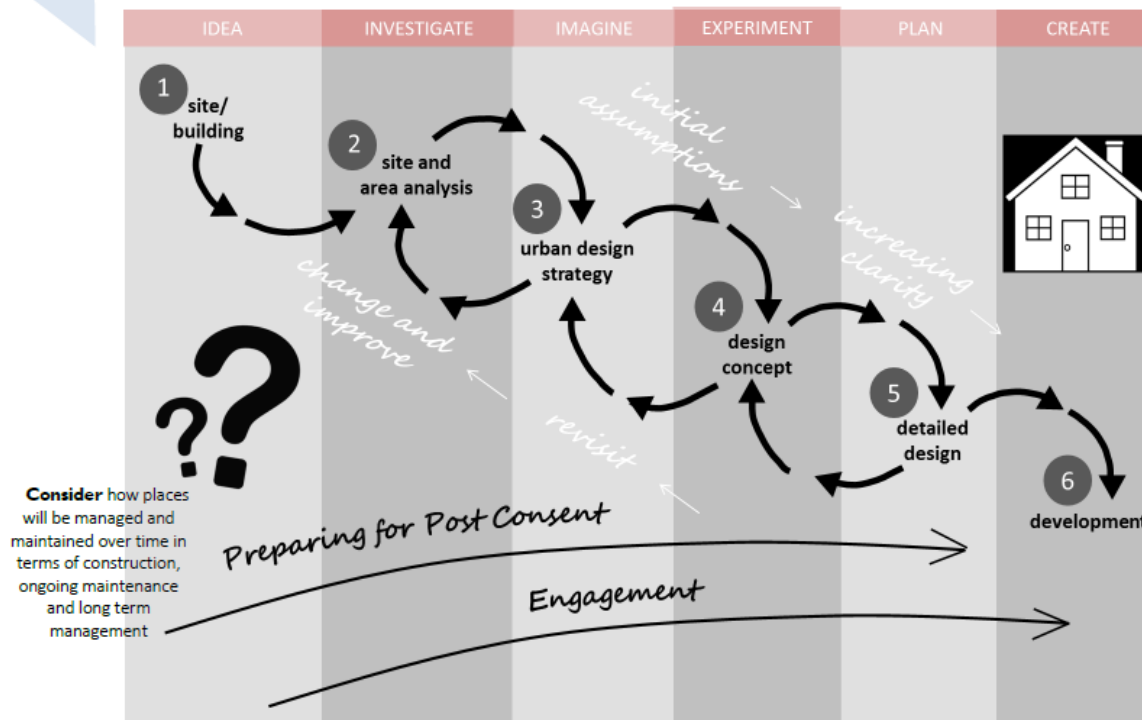
DELIVERY

ACTION PROGRAMME

PLACEMAKING

Where relevant, the planning process will expect to see evidence of all the key stages of design

The Placemaking Design Process



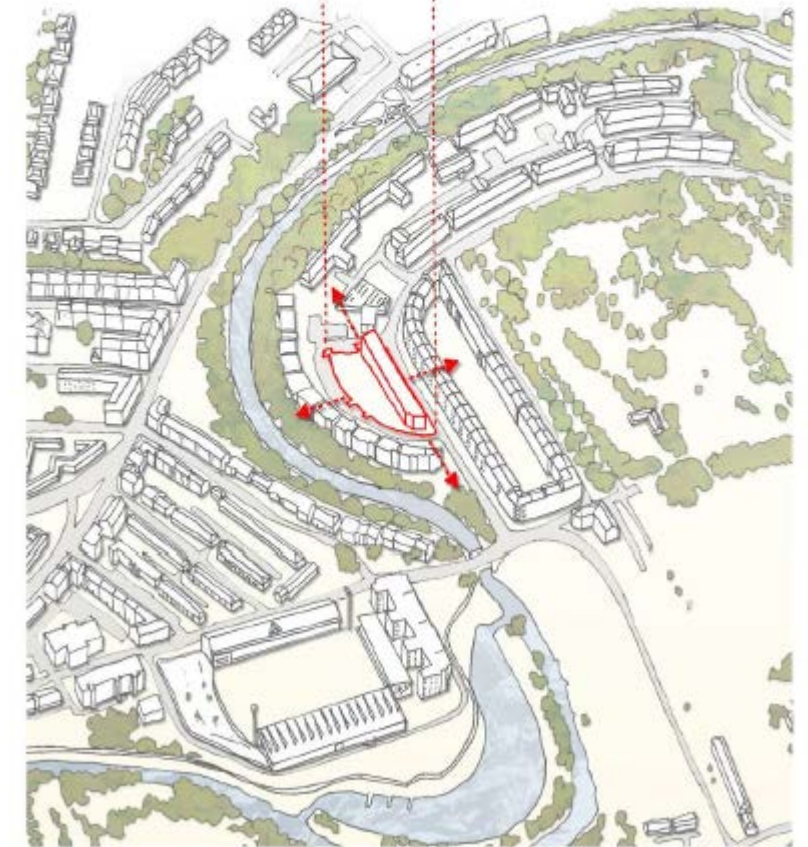
SUMMARY

- 1 Identify site or development opportunity
- 2 **Aquire** a thorough knowledge and understanding of the site and its context.
- 3 **Identify** the core strategy that the design will develop from.
- 4 **Use** the knowledge acquired in Steps 2 & 3 to draw up an overall Design Concept.
- 5 **Develop** the design in response to engagement with the Council/local communities and submit a planning application and design statement.
- 6 **Complete** development

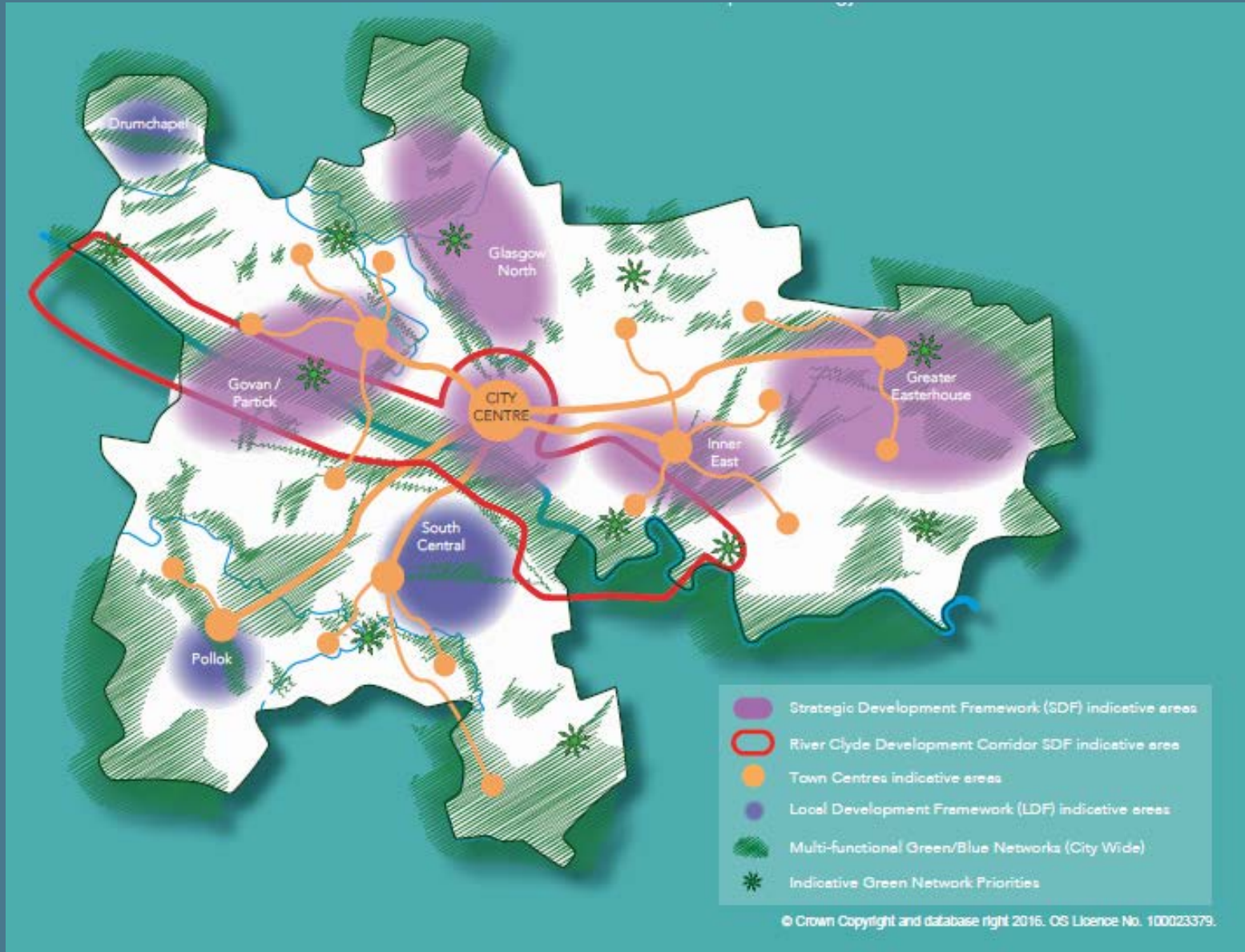
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Thinking outside the red line boundary

New development should not be considered in isolation. Full consideration should be given to the surrounding environment.



SPATIAL STRATEGY





[Glasgow City Council](#) > [Planning and Building](#) > [Development Plans](#)

Development Plans

Adopted Plan

[City Development Plan](#)

[Supplementary Guidance](#)

[Strategic Development Plan](#)

[Further Planning and Design Guidance](#)

[Previous Local Development Plan Stages](#)

[News and Timetables](#)

How do I

[View the Current Local Development Plan](#)

[Respond to Public Consultations](#)

[Apply for Planning Permission](#)

[View Current Consultations](#)

More

[The Glasgow City Region City Deal](#)

[National and Strategic Development Planning](#)

[Core Paths Plan](#)

[Open Space Strategy](#)

[Planning Policy Guidance](#)

[Factsheets and Statistics](#)

[Planning Aid Scotland](#)

[Town Centre Pilot - Payday Lenders and Betting Shops](#)

[Geodiversity](#)

Previous Plan

[City Plan 2](#)



Scottish Planning Policy



Scottish Planning Policy

Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments.

It is clear that places which have enduring appeal and functionality are more likely to be valued by people and therefore retained for generations to come.



Scottish Planning Policy

Planning should take every opportunity to create high quality places by taking a design-led approach.



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Planning should direct the right development to the right place.



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Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place.

CREATING PLACES

A policy statement on architecture
and place for Scotland

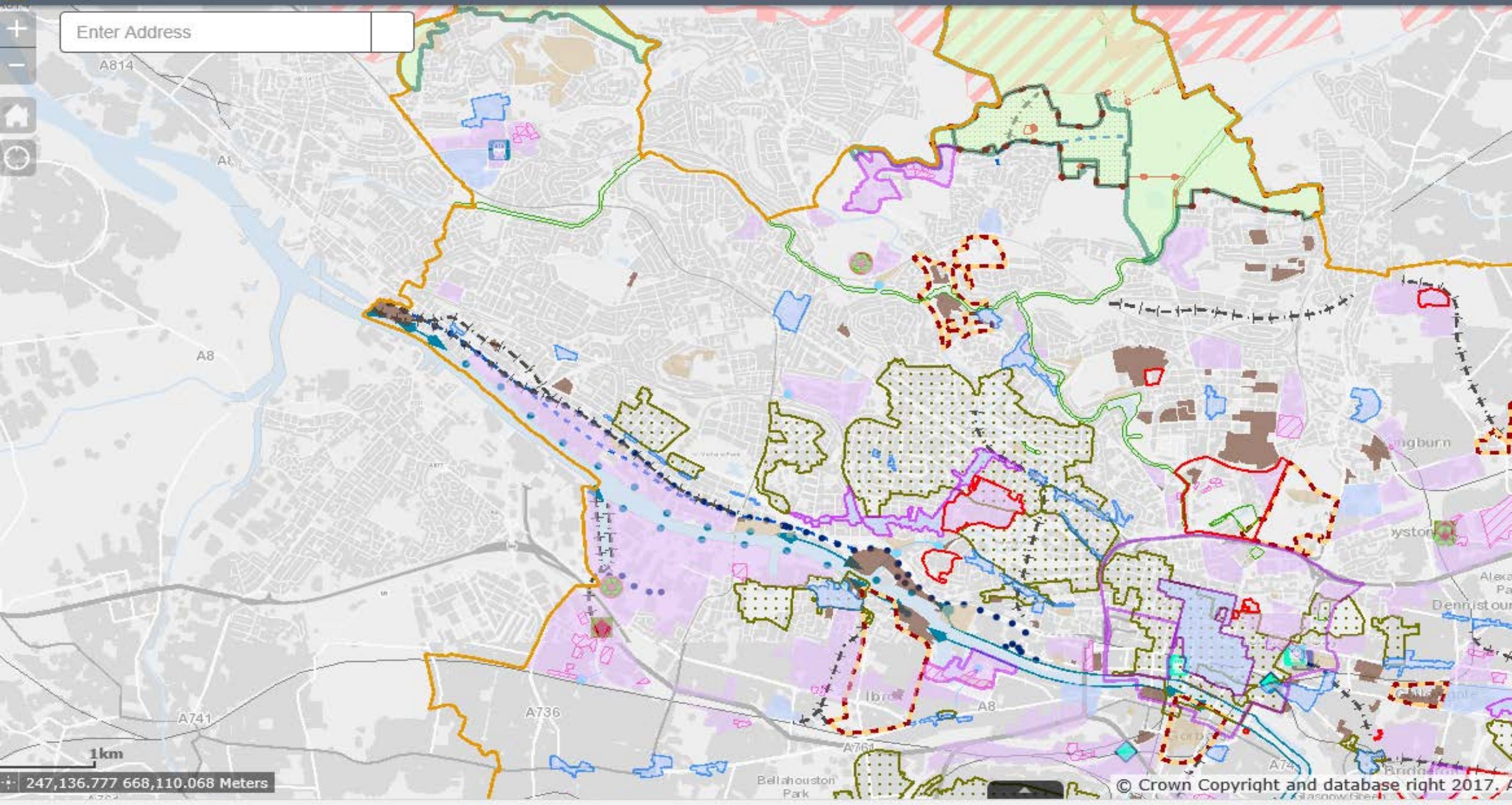
QUALITIES OF SUCCESSFUL PLACES

Designing Places sets out the role of the planning system in delivering the Scottish Government's aspirations for design and making places. **Designing Places** promotes principles of context, identity and character.

The six qualities of successful places are set out as:

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

**That's the national context but
how does this translate for
Glasgow?**



POLICY CDP₁ Placemaking Principle

Efforts to improve the City's the environment should not only address appearance and context, but also anticipate the full range of benefits and opportunities that new development can generate in how people interact with and benefit from their environment.

POLICY CDP₁ Placemaking Principles

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

HEALTH AND WELLBEING

The places that we live, work, and spend our leisure time in have an intrinsic influence upon the health and lifestyle choices we are able to make. How we travel, how safe we feel, our sense of wellbeing, our opportunity to work, and our potential for formal or informal exercise are all dictated by our environment and by promoting placemaking there is an opportunity to put health at the centre of our aspirations. Table 2 illustrates how health can be translated into land use actions to help inform Placemaking.

Glasgow, more than any other city in Scotland, must continue to give increased priority to the potential health outcomes that successful placemaking can deliver.

The health inequalities and problems which Glasgow experiences are well established and addressing these is central to the City's Strategic Plan and Single Outcome Agreement. The Plan has a vital role in seeking to address and reverse these problems by ensuring placemaking is at the centre of all spatial activity and embedding it in all of The Plan's policies and proposals. Glasgow City Council has played a leading role in addressing

health inequalities through planning and placemaking. Its people-centred approach and recognition of the linkages between the complexities of health inequalities and place have been fully endorsed and supported by the Scottish Government and the Chief Medical Officer for Scotland. Central to this is promoting the use of the Glasgow Healthy Sustainable Neighbourhood Model (Figure 6), which encourages a holistic approach to planning and will help to ensure that people and communities are at the centre of decisions.

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

Table 2: Relationship between health and placemaking objectives

WORLD HEALTH ORGANISATION DETERMINANTS OF HEALTH TRANSLATED INTO HEALTHY OBJECTIVES FOR PLACEMAKING:	
Opportunity for healthy lifestyle;	Social cohesion and supportive social networks;
Housing quality;	Access to diverse employment opportunities;
Access to high quality facilities – educational, cultural, leisure, retail, health & open space;	Opportunity for local food production and healthy food outlets;
Road safety and a sense of personal security;	An attractive environment with acceptable noise levels and good air quality;
Good water quality and sanitation; and	Reduction in emissions that threaten climate stability.

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CDP 1

THE PLACEMAKING PRINCIPLE

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

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

These qualities shall be further elaborated in Supplementary Guidance.

The Council will also expect new development to be design-led, to contribute towards making

the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage, by achieving the following:

1. Making the City an appealing place to live, work and visit;
2. Embedding community facilities and local shopping facilities in communities and recognising the needs of all members of society; (refer to [Policy CDP4: Network of Centres](#));
3. Creating healthy and more equitable environments and promoting healthy lifestyle opportunities, including opportunities for communities to grow food;

4. Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;
5. Demonstrating efforts to responsively engage with all stakeholders;
6. Demonstrating a creative and iterative process in developing proposals;
7. Delivering highly creative, innovative, and technical standards in design of buildings, structures, infrastructures and their setting;
8. Respecting the historic and natural environment by responding to its qualities and character and encouraging their appropriate use;

9. Providing high quality amenity to existing and new residents in the City;
10. Promoting connectivity, active travel and public transport use rather than private car use;
11. Taking the opportunity to deliver an integrated approach to infrastructure delivery;
12. Bringing, where possible, vacant and derelict land back into effective use via both short term (e.g. Stalled Spaces) or long term solutions;
13. Ensuring new activity does not result in the deterioration of air quality particularly in, or adjacent to, Air Quality Management Areas (see Figure 7);

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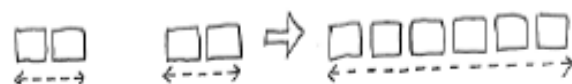
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Placemaking Supplementary Guidance

Placemaking Design Process

- **Site and Area Analysis**
- **Urban Design Strategy**
- **Design Concept**
- **Design Development**
- **Post Consent**

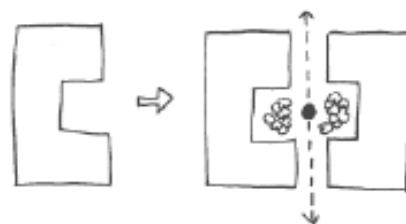
To connect back together ...



a) RECONNECT

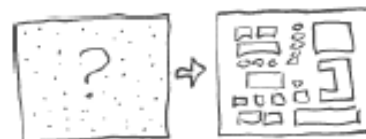
Many potential development sites in the City have become detached from surrounding communities. This is particularly evident along the River Clyde, and adjacent to the M8 motorway. Consideration should be given as to how these types of site could best be integrated back into the existing urban fabric.

To give due regard to ...



b) RESPECT

Glasgow has a wealth of historic buildings and environments. Full consideration must be given to respecting the City's existing physical, social and cultural heritage. All new development should take cognisance of a site's existing context and the quality of adjacent features.



To change something so that it appears new ...

c) REINVENT

Glasgow's economy has changed significantly over recent decades. Some industrial sites and buildings are redundant and no longer required for their original purpose. Where this is the case, consideration should be given to redefining more appropriate land use patterns and functions which will be sustainable in the long term.



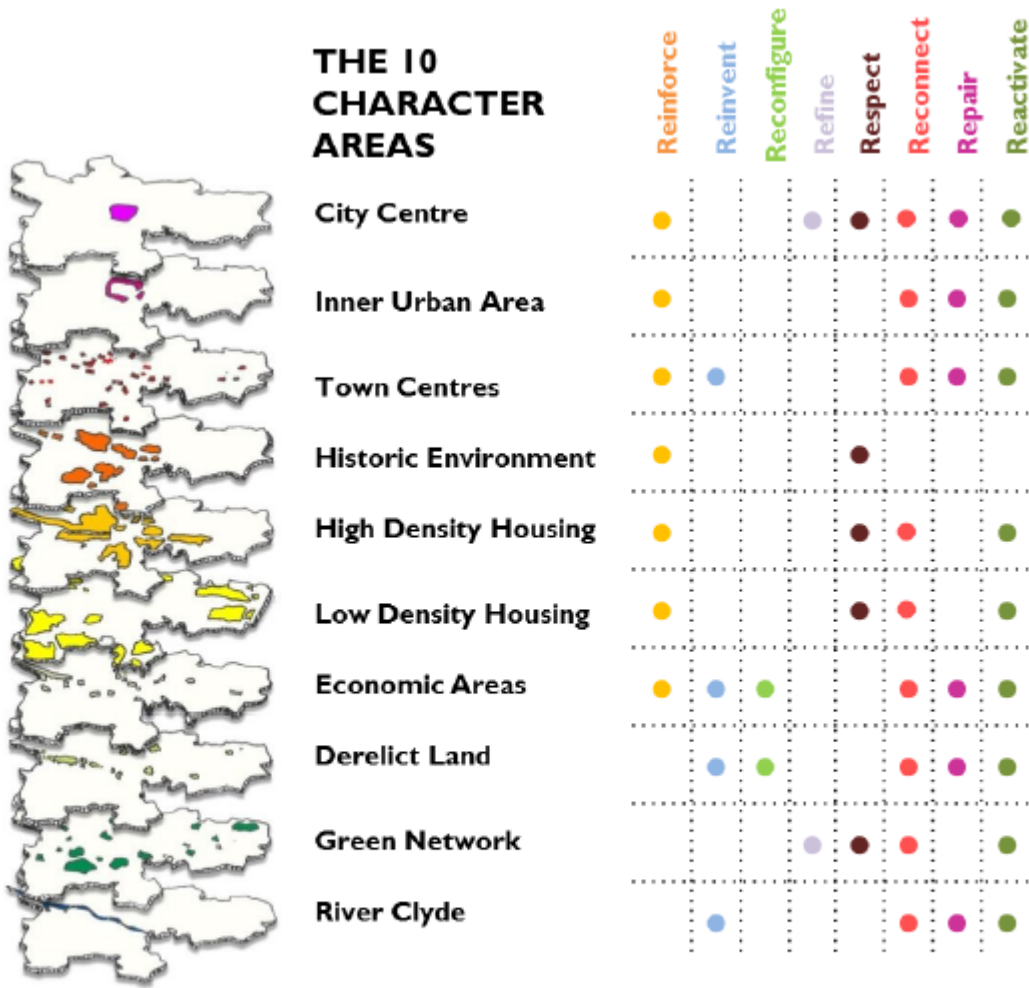
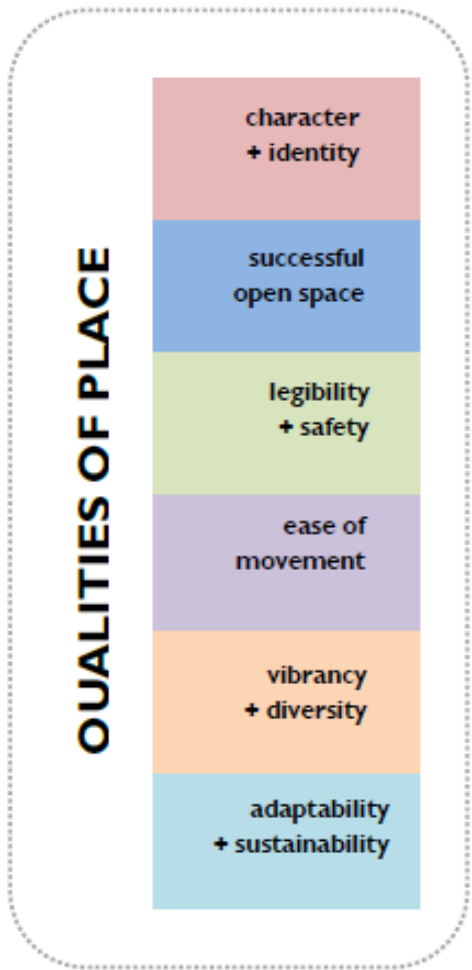
To do things differently ...

d) RECONFIGURE

Some existing buildings and urban forms in Glasgow no longer feel appropriate within their current context. These could be greatly enhanced to support an improved quality of place. Opportunity should be taken to explore the potential reconfiguration of sites and buildings, where this could compliment surrounding land uses.

Placemaking Process Toolkit

6.5 Glasgow's Qualities of Place are:



In each of the Character Areas above, different elements of ALL the above strategies will be relevant to greater or lesser degree. The above table focuses on the KEY thrust of Placemaking objectives in each respective Character Area.

GLASGOW QUALITIES OF PLACE - Character & Identity

Places should feel unique and make people feel like they belong and want to stay

- The character of Glasgow's built environment helps to define the City's identity and creates a sense of place.
- Existing and established character should be protected and enhanced.
- Many different aspects contribute to an area's character such as building materials, the scale of development, local culture and history and microclimate.
- No site is a blank slate. Each individual development site will have existing characteristics and a wider context in terms of community expectations, neighbouring developments, local history and existing use, all of which help to make it a distinctive place.
- Places that are distinctive are memorable and tend to be successful. Reinforcing common elements within an area helps to distinguish it from adjoining areas and create a sense of place.
- Good quality places are visually attractive as a result of good architecture and appropriate landscaping
- Frontages are an important part of the character of, and help to animate, streets and spaces.



Places with character and identity:

- have used design as an analytical process, not just the final product;
- respond to the physical, social, historical and cultural context;
- engage local communities; and
- are distinctive

character
+ identity

HIGHER DENSITY RESIDENTIAL: THINK ABOUT...

1. Street Edge

Reinforce the street edge, while ensuring that the public private interface is clearly understood. Entrance thresholds should respond to street hierarchy. On secondary streets this can be achieved through the provision of buffer spaces ('defensible spaces') for ground floor residences.

2. The Successful Elements of Glasgow Tenemental Living

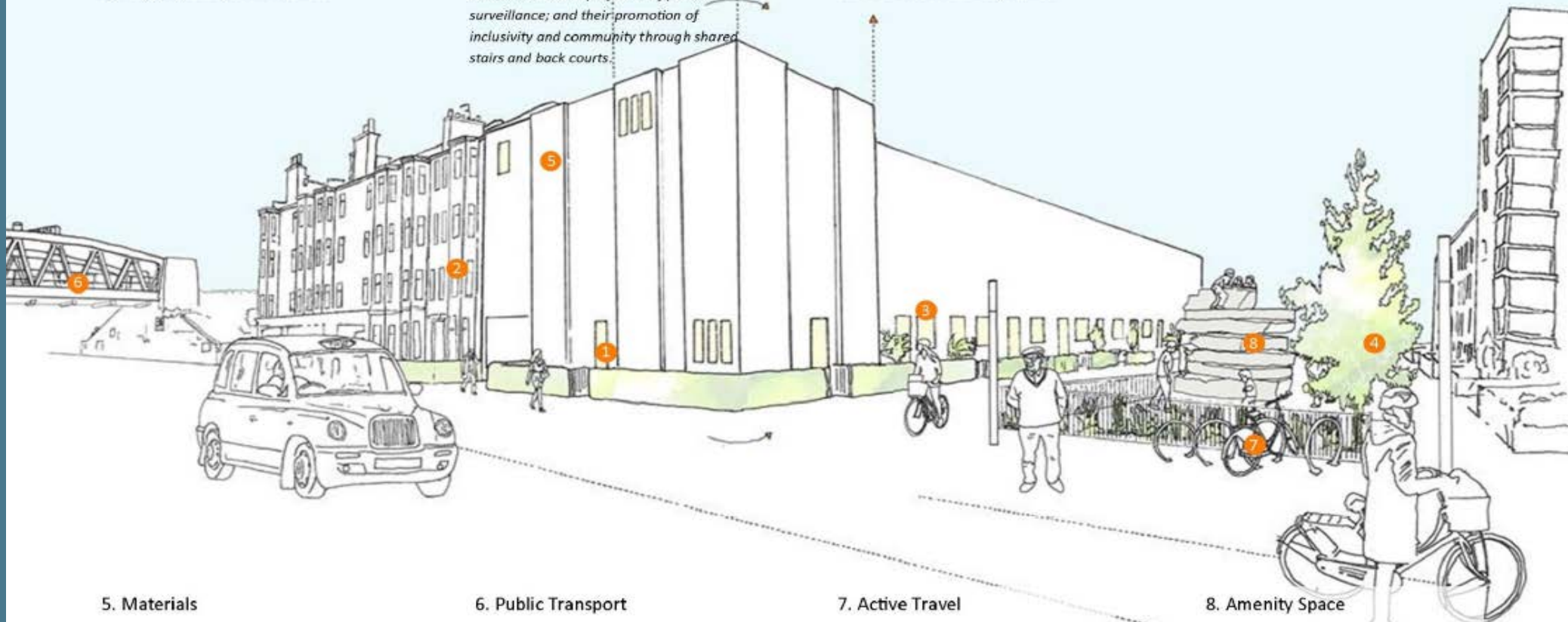
Where appropriate capitalise on the successful traits of the tenement, such as; the finely grained facades; the activation of ground floor facades; their considered relationship with the street; mix of uses; and their employment of passive surveillance; and their promotion of inclusivity and community through shared stairs and back courts.

3. Legibility

Developments should be clearly understandable and easily navigable. Look to designing buildings with frequent, well located entrances along with ground floor windows that activate routes and public space whilst providing 'eyes on the street'. Do not obstruct sightlines.

4. Connected Sustainable Infrastructure

Incorporate integrated infrastructure which brings together walking, cycling, green spaces and SUDs in a useable network



5. Materials

Developments should be constructed with robust materials which age gracefully and complement their surroundings.

6. Public Transport

Enhance connections with nearby public transport nodes. Housing density around existing hubs should be maximised where possible.

7. Active Travel

Walking and cycling should be encouraged through the provision of accessible, safe, legible routes and sufficient sheltered cycle parking facilities. Vehicle parking provisions should not compromise provision for walking and cycling.

8. Amenity Space

High quality amenity space which offers family and life-long activity options is a priority. Such spaces should have a sense of custodianship and a clear identity, with opportunities to garden and play.

LOWER DENSITY RESIDENTIAL: THINK ABOUT...

1. Unique Character and Identity

Create a distinct identity that responds to its Glasgow context and creates a unique sense of place. Developments should look to achieve a bespoke context based design solution and avoid mass produced product based design.

2. Legibility and Permeability

Create legible street and place hierarchies, punctuated by different character spaces. Links to local amenities and community hubs must be safe and easy to use for everyone.

3. Connected Open Space

Incorporate integrated green infrastructure which brings together walking, cycling, open spaces, SUDs and other functions in a useable network

4. Quality Amenity Space

Locate play and amenity spaces at the heart of new developments. Spaces should be overlooked, accessible and provide for all. Provisions for residents to grow food will greatly improve the life of residents.

5. Growing Communities

Design resilient and adaptable homes which can build social capital and allow social mobility.

6. Safety

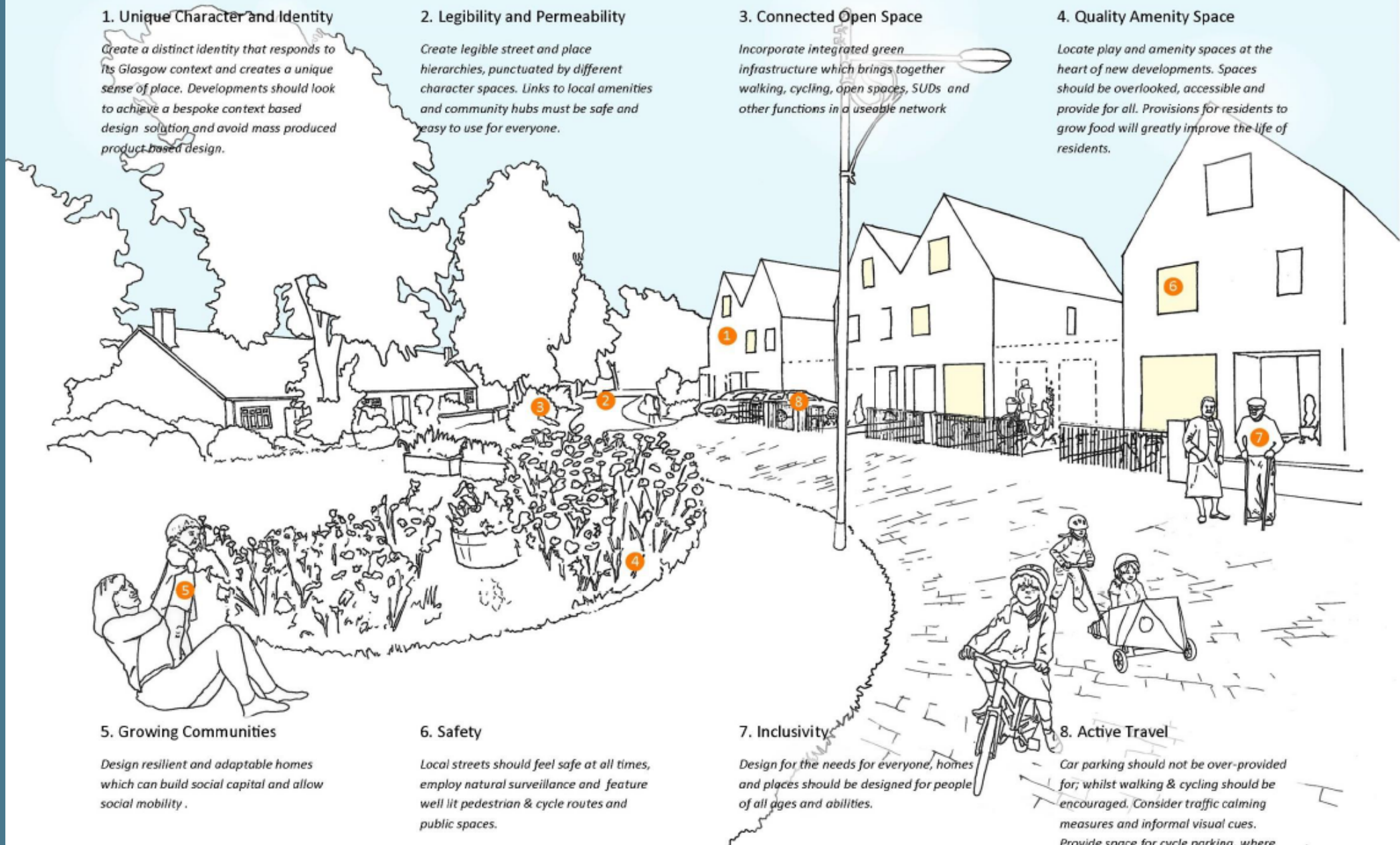
Local streets should feel safe at all times, employ natural surveillance and feature well lit pedestrian & cycle routes and public spaces.

7. Inclusivity

Design for the needs for everyone, homes and places should be designed for people of all ages and abilities.

8. Active Travel

Car parking should not be over-provided for; whilst walking & cycling should be encouraged. Consider traffic calming measures and informal visual cues. Provide space for cycle parking, where appropriate.



GREEN NETWORK: THINK ABOUT...

1. Pedestrian and Cycling Routes

The green network can provide safe and pleasant routes to and through the city. Seek to integrate new and existing green infrastructure in the development of pedestrian and cycling routes.

2. High Quality Open Spaces

Protect, enhance and improve access to and through existing high quality open spaces. Seek to integrate them at the heart of communities.

3. Biodiversity Role

The green network is home to a multitude of flora and fauna. It provides safe passage through the urban environment for many insects, birds and animals. Consider the role of your site in the wider network and seek to enhance it. An overly manicured site can reduce its capacity to support biodiversity. 'Wild areas' are valuable within the overall green network resource and can reduce maintenance costs.

4. Amenity Spaces

Residential amenity spaces and private gardens provide important links in the green network whilst also having a positive impact of residents lives.

5. Drainage Networks

Look at reducing impermeable surfaces and using SUDs, swales and street planting to increase drainage lag times. Look at integrating this seamlessly and creatively into safe and pleasant urban spaces and routes.

6. Community Use

Investigate animating derelict spaces through temporary green community uses such as community gardens and growing spaces.

7. Linking up Open Spaces

Consider how new development can help to join up pockets of open space improve the functionality of it, and reinforce the network.

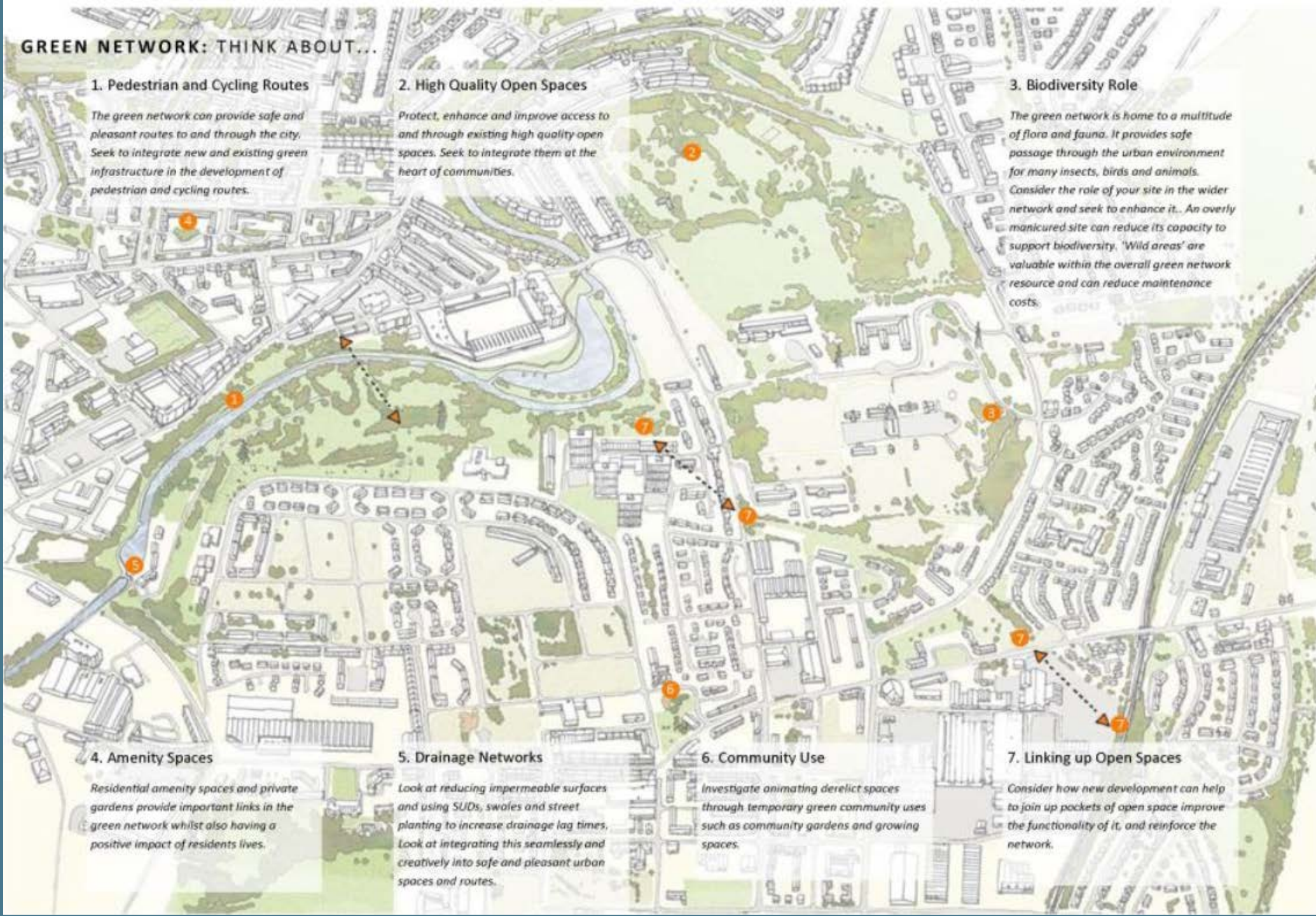




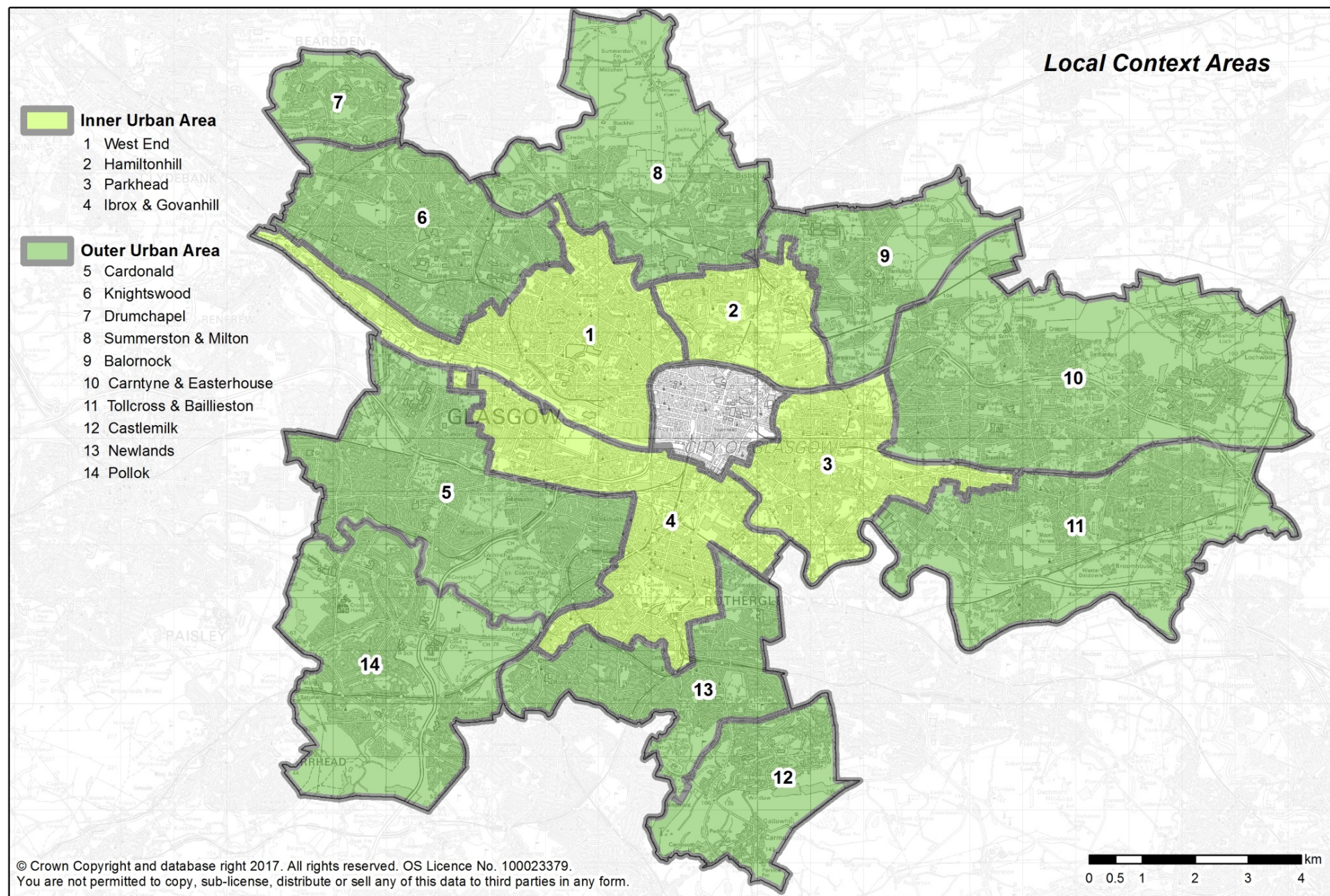
Image courtesy of Page Park - Bell Homes

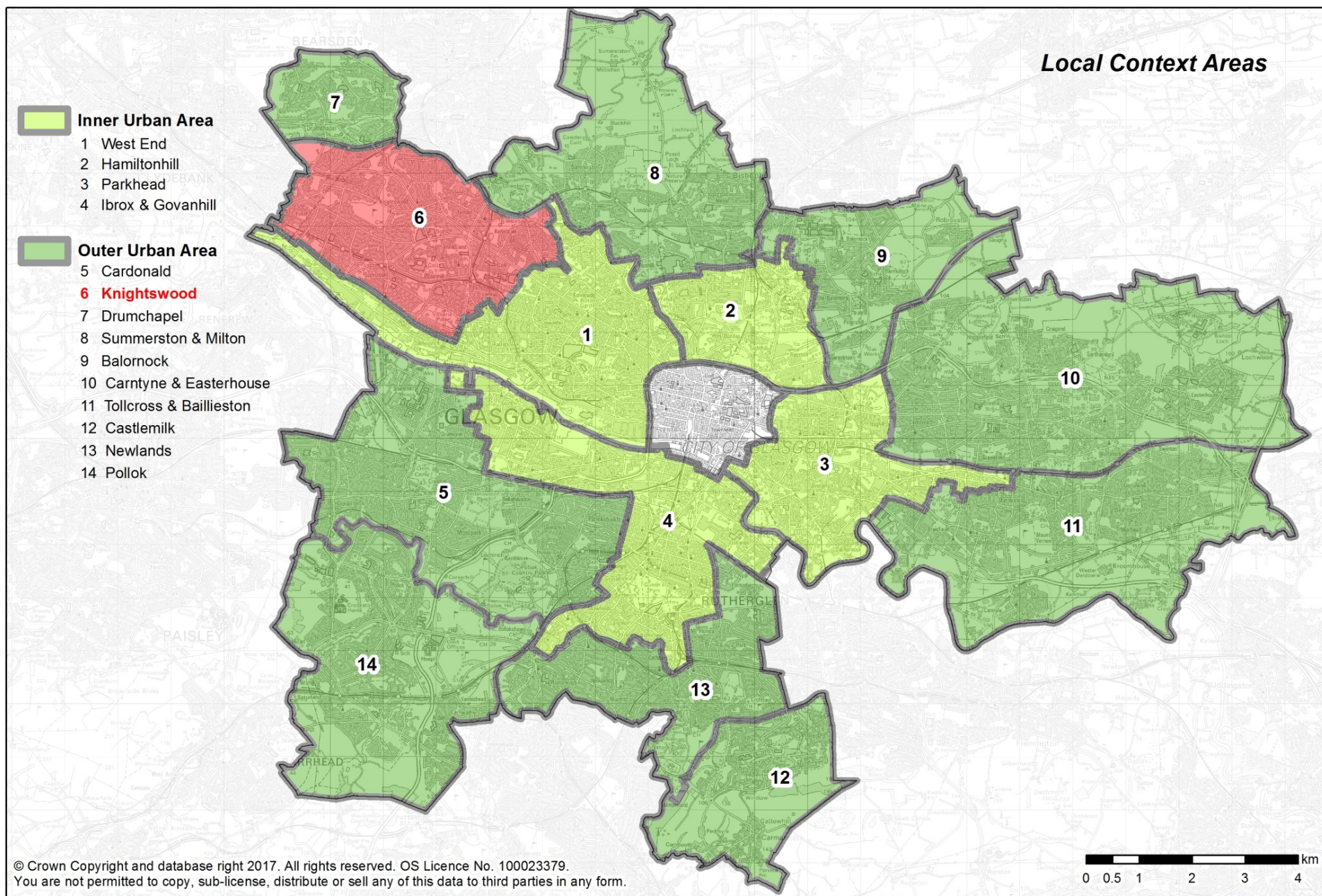
DESIGN GUIDE NEW RESIDENTIAL AREAS



THANK YOU

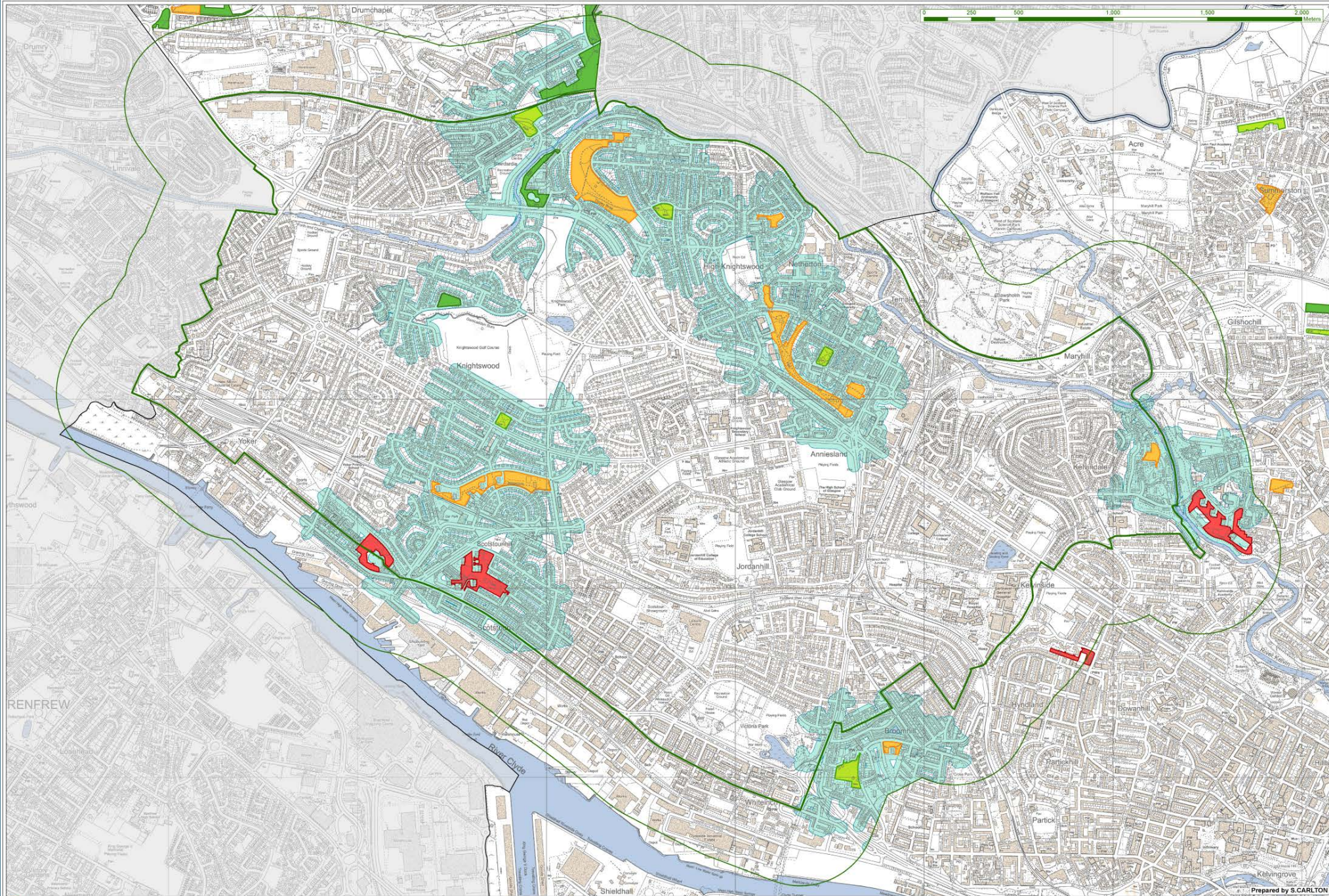


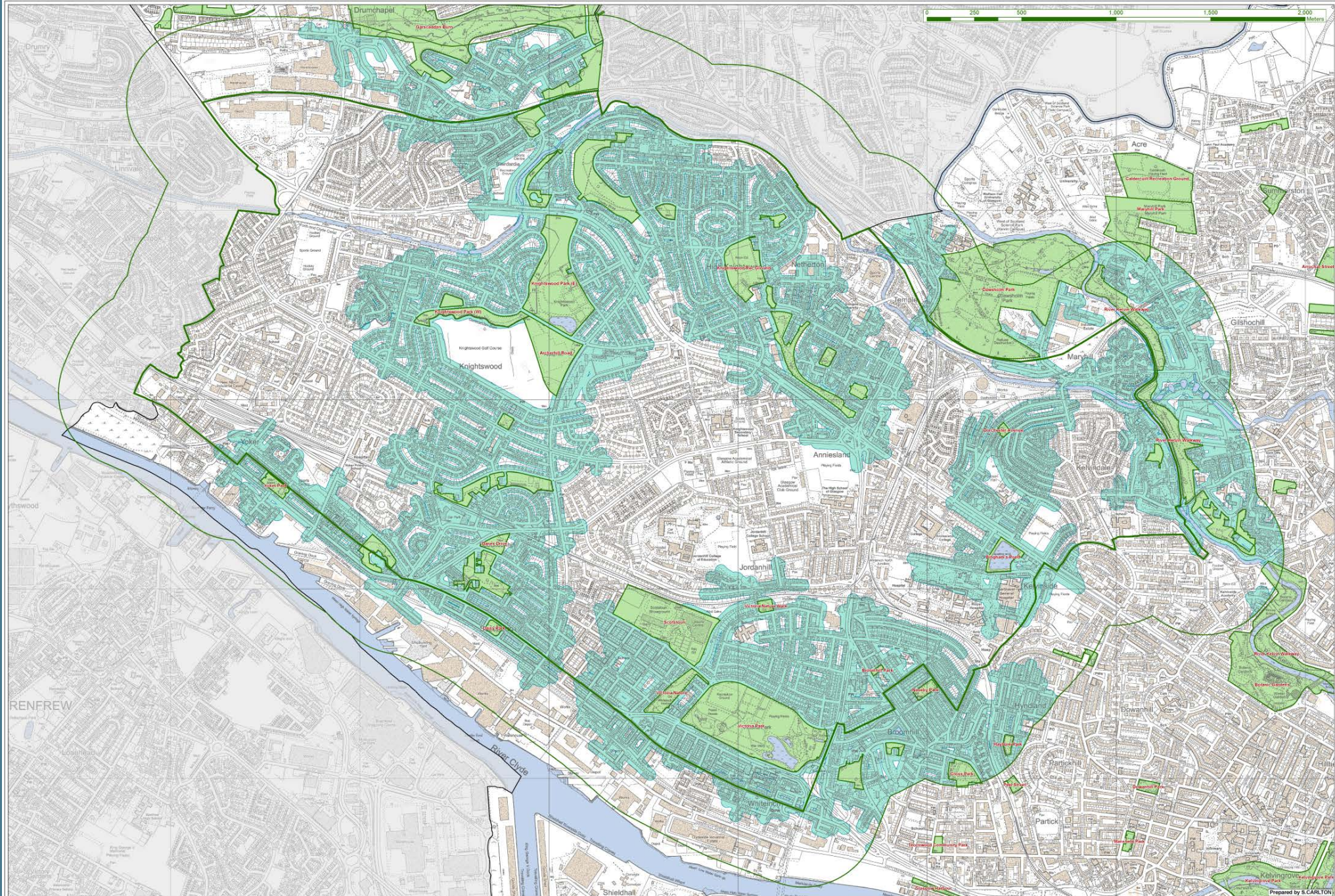




Local Context Area - Knightswood







Mapping and Supplementary Guidance

Supplementary Guidance

What is it?



Contact Development Plan

Consultation and status



How to contact Planning



Guidance



Maps



Email



The Supplementary Guidance maps illustrate all the relevant spatial implications for that particular piece of guidance. These maps should be read in conjunction with the City Development Plan : Policy and Proposals Map and Open Space Map:

SG3 - Economic Development

SG4 - Network of Centre

IPG6 - Green Belt/Green Network

SG7 - Natural Environment

SG9 - Historic Environment

SG11 - Public Transport Accessibility

IPG12 - Delivering Development

Policy and Proposals Map

Open Space PAN65

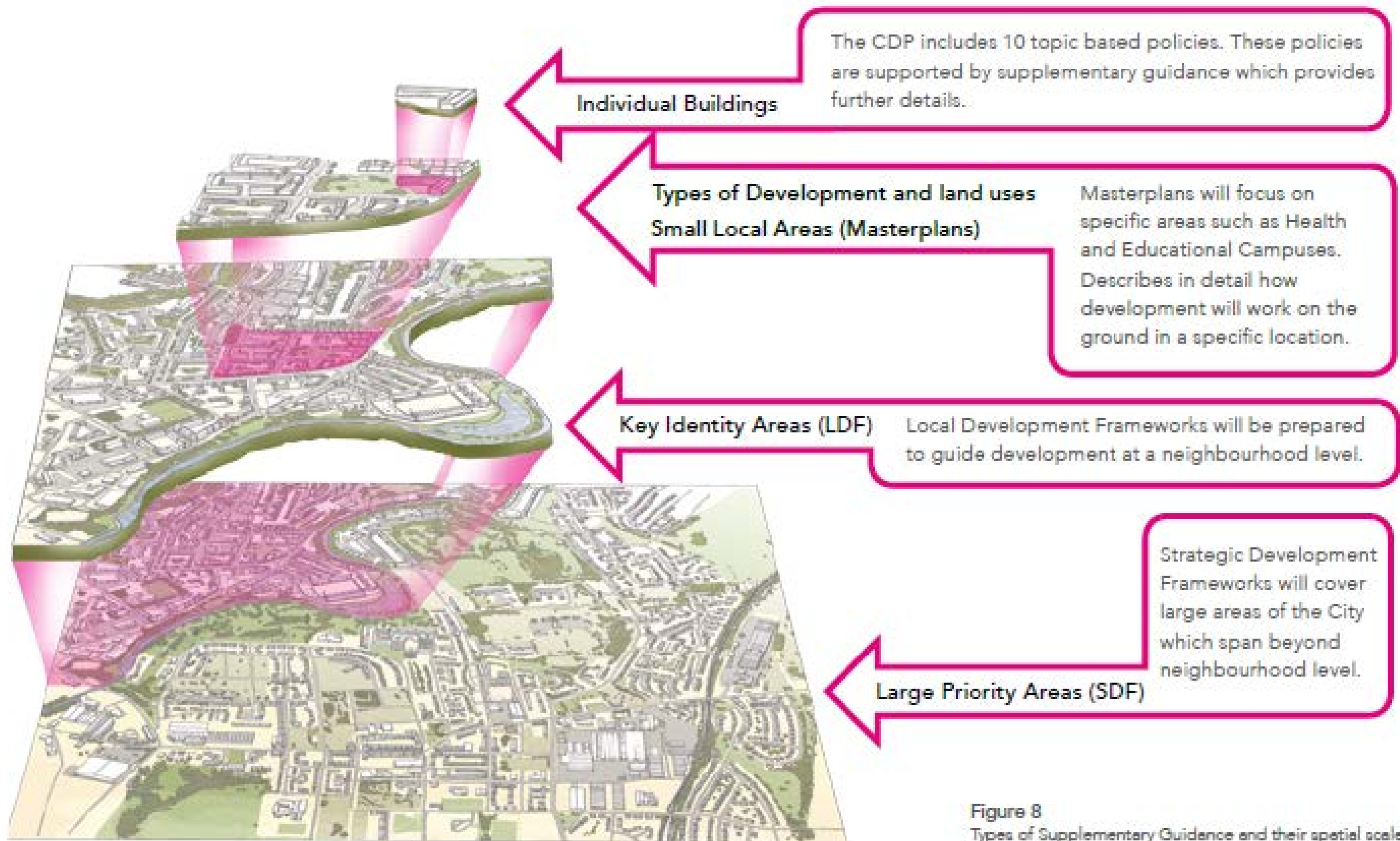


Figure 8
Types of Supplementary Guidance and their spatial scale