

INTRODUCTION

Glasgow continues to witness development activity on a significant scale. This is helping to deliver positive changes in the City's living, working and natural environments and to transform Glasgow into a modern European City attractive to residents, visitors and investors.

There is still much to do, however. Parts of the City, and many Glaswegians, are not yet benefiting fully from the enhanced environments and opportunities which new investment can create.

In producing City Plan 2, the Council is ensuring that its regeneration framework remains up-to-date and equipped to tackle issues and realise development opportunities across the City. City Plan 2, as adopted, replaces City Plan 1. To this end, City Plan 2 takes forward, and further develops, the broad strategic approach underpinning City Plan 1. It provides detailed guidance on the shape, form and direction of development in Glasgow indicates the way in which the Council wishes to see the City's physical structure develop over the lifetime of the Plan and identifies the planning action and infrastructure investment required to deliver this change. The Plan is a vital element of the City's response to the regeneration challenges and opportunities that will emerge over the coming years. As such, it outlines a broad development strategy over a 20 year period and a more detailed investment and action agenda for the Council and its development partners over the next five years.

The Plan will help shape all our future living and working environments. It is hoped, therefore, that you will take this opportunity to play your part in Glasgow's regeneration by supporting the Plan.



Councillor George Ryan
Executive Member for Business
and the Economy



CONTENTS

	Page:		Page:
How to Use the Plan	1	Glossary	441
Part 1: Development Strategy: Overview		Appendix: Technical Notes	448
Vision	4	Index	449
Guiding Principles	4		
The City's Spatial Priorities	5	Maps	
Delivery	7	Proposals Map	
Part 2: Development Strategy: Priorities and Proposals		Development Policy Principles Maps	
People	11	Environmental Policy Designations Maps	
Jobs	20	Centres Map	
Environment	26	Strategic Industrial and Business Areas Map	
Infrastructure	38	Development Planning Framework Map	
Key Regeneration Areas	66	Public Transport Accessibility Map	
Metropolitan Growth Corridor		Ordnance Survey Statement	
City Centre	66	The Ordnance Survey mapping included within this publication	
Clyde Waterfront	77	is provided by Glasgow City Council under licence from the	
Clyde Gateway	84	Ordnance Survey in order to fulfil its public function to act as	
Strategic Growth Corridors		a Planning Authority. Persons viewing this mapping should	
M8 East	90	contact Ordnance Survey copyright for advice where they wish	
M80	94	to license OS mapping for their own use.	
Glasgow North	97		
Rest of the City	102		
Part 3: Development Policies and Design Guidance			
Introduction			
Development Policy Principles	112		
Design	116		
Residential	140		
Industrial and Business	168		
Retail and Commercial Leisure	182		
Transport and Parking	209		
Environment	238		
Part 4: Development Guides			
Design	268		
Residential	313		
Industrial and Business	324		
Retail and Commercial Leisure	334		
Transport and Parking	355		
Environment	372		

Part 1: Development Strategy Overview

This section of the Plan outlines:

The overall development strategy;
The City's spatial priorities; and
Aspects of Plan delivery



HOW TO USE THE PLAN

1.1 City Plan 2 has been designed to be informative and easy to use. The Plan consists of four inter-related parts, which require to be read as a whole. The Plan is also supported by a Strategic Environmental Assessment SEA Environmental Report and Technical Notes. The Plan, Environmental Report and Technical Notes are available to view on the Council’s website.

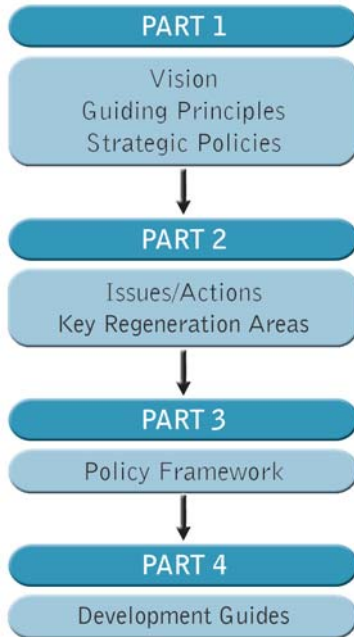


Diagram 1.1: How to use the Plan

PART 1 – DEVELOPMENT STRATEGY OVERVIEW

1.2 Part 1 of the Plan provides an overview of the Plan’s Development Strategy which is based on a Vision for the City, underpinned by three Guiding Principles - Promoting Social Renewal and Equality of Opportunity, Delivering Sustainable Development and Improving the Health of the City and its Residents. The Guiding Principles have been embedded into the Plan’s Development Strategy, policies and proposals.

1.3 These are, in turn, supported by three Strategic Development Policies which provide the general context for securing the Vision/Guiding Principles. STRAT 1 outlines the critical role which sustainable design will play, STRAT 2, the importance of planning action in the Key Regeneration Areas, and STRAT 3, the planning delivery mechanisms.

PART 2 – DEVELOPMENT STRATEGY PRIORITIES AND PROPOSALS

1.4 Part 2 of the Plan sets out the development strategy in more detail, and seeks to address some of the broad land use, environmental and social renewal issues facing the City. This is set out under the four broad, city-wide themes of People, Jobs, Environment and Infrastructure, and within the context of the City’s Key Regeneration Areas and Rest of the City.

1.5 Part 2 is supported by a Proposals Map (showing the location of the physical development activity proposed in the Plan) and a Development Planning Framework Map (illustrating the significant level of planning activity across the City in support of the Development Strategy). The latter includes Local Development Strategies, Masterplans, etc., which, on approval, will constitute a material consideration in the determination of development proposals, as will other frameworks such as the Glasgow Strategic Drainage Plan and Regional Transport Strategy.

PART 3 – DEVELOPMENT AND DESIGN POLICIES

1.6 Part 3 of the Plan is the Council’s Development Management Manual and provides policy guidance for those seeking information about the acceptability of different forms of development in the City.

1.7 The layered format starts with 12 broad land use Development Policy Principles against which development proposals are initially considered (these are supported by maps covering the North, South East and West Quadrants of the City and the City Centre).

1.8 This is followed by:

- a set of overarching design policies supporting Strategic Development Policy STRAT 1 (which will apply to all planning applications and require to be addressed by all masterplans, etc); and
- a series of more specific topic policies (residential, transport, environment, etc).

PART 4 - DEVELOPMENT GUIDES (DGs)

1.9 Part 4 of the Plan sets out the fine detail of many policy matters in a number of related DGs. In particular, DGs have been prepared in support of the Design, Residential, Transport and Environmental policies.

CITY PLAN TECHNICAL NOTES

1.10 Those wishing to examine the statistics and rationale behind the proposals and policies in Parts 2 and 3 in more detail should look to the City Plan Technical Notes on People (Population and Housing), Jobs (Review of Industrial and Business Areas and Policies; Industrial and Business Land Supply and Development Activity; and Office and Business Class Development) Infrastructure: Retail and Commercial Leisure and Infrastructure: Transport (available on the Council’s City Plan website).

SUPPLEMENTARY DEVELOPMENT GUIDANCE

1.11 Development frameworks prepared for local areas, such as local development strategies, masterplans, etc, will constitute Supplementary Development Guidance to the Plan (see paragraphs 2.24 to 2.29) and will be considered material considerations in the determination

of development proposals. It may be necessary to prepare additional supplementary development guidance in response to emerging issues.

STRATEGIC ENVIRONMENTAL ASSESSMENT

1.12 Under the Environmental Assessment (Scotland) Act 2005, a Strategic Environmental Assessment (SEA) Environmental Report was produced for City Plan 2. SEA is a systematic method for considering the likely significant environmental effects of the Plan. The Environmental Report can be viewed at www.glasgow.gov.uk.



STRATEGIC CONTEXT

2.1 The European Spatial Development Perspective (1999) promotes a consistent approach to land use development in the European Union, including:

- the development of more balanced metropolitan areas;
- improved transport links and parity of access to knowledge and opportunities; and
- the management of natural and cultural heritage, and water resources.

2.2 In addition, the City Plan requires to take due cognisance of European Directives (such as those on Habitats and Wild Birds, Waste Management and Water Quality).

2.3 The Council's development plan framework consists of:

- the Glasgow and the Clyde Valley Joint Structure Plan 2006 (the Joint Structure Plan)(approved by Scottish Ministers in April 2008) and subsequent Retail Alteration (March 2009); and
- City Plan 2



Figure 2.1: Glasgow and the Clyde Valley Joint Structure Plan Area

2.4 The City and Structure Plan strategies, policies and proposals seek to provide the context for delivering the Scottish Government's broad planning objectives as they relate to Glasgow and the surrounding Conurbation i.e.:

- enabling sustainable development;
- promoting a strong, diverse and competitive economy;
- promoting social justice;
- protecting and enhancing the quality of the environment;
- delivering good design; and
- delivering a more sustainable, effective, integrated transport system.

2.5 The wider strategic context for the development strategy is provided by the National Planning Framework 2 (NPF2), Scottish Planning Policies (SPPs), Planning Advice Notes (PANs), the Joint Structure Plan (JSP) and other relevant national frameworks such as the National Waste Plan.

2.6 The JSP identifies a Corridor of Growth, with the Clyde Corridor and City Centre at its heart, to promote new economic development in sustainable locations, well linked to areas of social need. This is supported by the Scottish Government's Regeneration Policy Statement: People and Place which identifies the Clyde Corridor (Clyde Waterfront and Clyde Gateway) as the national regeneration priority. The JSP also promotes a number of other geographic initiatives (e.g. Community Growth Areas) in support of its agenda for sustained growth for the City and the surrounding region.

2.7 The City Plan also takes cognisance of, and reflects:

- the content of other Council policies and strategies and those of the Council's partners including the Council Plan and its Key objectives, Metropolitan Glasgow – Our Vision for the Glasgow City Region (the strategy of the Clyde Valley Community Planning Partnership), Our Vision for Glasgow – Glasgow's Community Plan (which promotes the aims of the City's new Community Planning Partnership) and various plans and strategies, including the Economic Strategy, Local Housing Strategy, School Estate Management Plan, Local Transport Strategy, Regional Transport Strategy, Glasgow's Cultural Strategy, Glasgow's Tourism Strategy, Local Biodiversity Action Plan and Area Waste Plan;

- the various annual monitoring and review reports produced by the Council including: population and household estimates, private sector housing land supply, industrial and business land supply, retail/hotel/leisure sector planning applications, the scale of the overall private sector development activity and the review of planning and enforcement appeals; and
- many of the local development strategies and planning studies required by City Plan 1 which have now been prepared and approved by the Council.

2.8 Some of these documents will carry weight in the decision making process, as material considerations. Including them in full, however, would make the plan unnecessarily unwieldy. They can be found on the Council's website or obtained from the Council and details of how to do so are included in the relevant sections of the Plan.

VISION

That the design, location, scale and nature of new development in Glasgow will help to create a City of successful, sustainable places and will result in an improved quality of life for those living, investing, working in and visiting the City.

2.9 The Vision will be achieved through the implementation of the Plan, supplementary development guidance and other related strategies, improved service delivery and continuing partnership working between the public, private and voluntary sectors. It is underpinned by three Guiding Principles:

GUIDING PRINCIPLES

PROMOTING SOCIAL RENEWAL AND EQUALITY OF OPPORTUNITY

Whilst Glasgow's physical renewal has proceeded apace, and the number of jobs in the City has increased by almost 20% since 1996, not all parts of Glasgow, or all Glaswegians, have benefited from this progress. The Scottish Index of Multiple Deprivation (SIMD) 2006 indicates that, on measures relating, for example, to income, health and education, 52% of the most deprived (worst 5%) SIMD zones in Scotland are in Glasgow. Although this is a welcome drop from 70% in the SIMD 2004, multiple deprivation remains a major issue for the City.

Whilst the number of jobs in the City has been growing, unemployment, at 7.6%, remains 35% above the Scottish average and 58% higher than that for Great Britain

(2005). Although a considerable improvement on the relative position in 2002, when the rate was 63% above that of Scotland and 113% above that for Great Britain, unemployment remains a problem.

City Plan 2 will help address these issues by, amongst other things, facilitating, and providing locations for, jobs and services which are accessible by public transport, foot and bicycle and by improving the image of the City, thereby helping attract inward investment, through securing the highest possible quality of design in new development.

The nature of the built environment can also hinder some sectors of society from being able to participate fully, or independently, in City life as a result of, e.g., disability or age.

City Plan 2 will seek to address this issue by promoting accessibility and inclusive design in new developments.

DELIVERING SUSTAINABLE DEVELOPMENT

The pursuit of sustainable development is central to the Global, European, UK and Scottish agendas. The Scottish Government, for example, is committed to an integrated approach to development that recognises that the environmental, economic and social dimensions of life are inter-related and equally important. There is also a growing recognition of the need to achieve sustainable development and a just society. This means promoting social renewal and fairness, encouraging sustainable economic development, protecting and enhancing the physical and natural environment and ensuring the efficient use of energy and resources. Addressing both the sources and impacts of climate change, and improving air quality and biodiversity, are some of the key components in delivering sustainable development.

City Plan 2 will help address these issues through the implementation of specific policies related to the location, nature and design of new development.

IMPROVING THE HEALTH OF THE CITY AND ITS RESIDENTS

Whilst the health of Glaswegians is improving, this improvement is not keeping pace with that of Scotland or the UK, generally. Glaswegian males, for example, are twice as likely to die before the age of 65 than males in England and Wales, and significantly more likely than those in the rest of Scotland. The root causes of poor health are numerous and interlinked. Many determinants of health, however, have some basis in land use. Air and water quality, for example, are, in part, determined by the pollution emitted by transport or through contaminated land. Accessibility to health services, cultural and sporting facilities and local recreation and greenspace, and facilitating more active lifestyles, are some of the other issues which can improve both physical and mental health.

City Plan 2 will help address such issues by, amongst other things, promoting new development in locations easily accessible by healthy modes of transport, piloting the Health Impact Assessment process (see CLYDE GATEWAY) and creating attractive, accessible and sustainable places in which to live and work.

2.10 The three Guiding Principles set the context within which the Joint Structure Plan's (JSP) Sustained Growth Agenda can be pursued. The Sustained Growth Agenda seeks to achieve a major shift in the economic competitive position of the Structure Plan area. Glasgow has a major role to play in delivering sustained growth and City Plan 2 seeks to provide the conditions in which businesses can thrive, employment can grow and population stabilise/increase.

2.11 The Guiding Principles also form the central, cross-cutting themes which run through, and inform, the different sections of the Plan. They provide a common, strategic link with the aims and policies of partner organisations, such as the Community Planning Partnership and Strategic Development Plan Joint Committee (formerly the Structure Plan Joint Committee), and with the other strategies produced by the Council. Implicit in this approach is a recognition that the Guiding Principles are interrelated and cannot be addressed in isolation. Strategic Development Policy STRAT 1 reflects this approach, and recognises the key role of design in addressing the Guiding Principles and delivering the Plan's vision.

STRAT 1 – DESIGN AND SUSTAINABLE DEVELOPMENT

The City Council will require to be satisfied that the following considerations (based on those outlined in the Scottish Government's Policy Statement: Designing Places) have been addressed, from the outset, in the preparation of development proposals, including development frameworks such as local development strategies, masterplans, etc.

1. **Creating a Sense of Identity** – including the proposal's response to landscape, natural features, building design, streets and street patterns, spaces, skylines, building forms, practices and materials;
2. **Creating Accessible, Safe and Pleasant Places** – including the proposal's success in incorporating inclusive design, creating activity (including evening activity), usable, attractive, overlooked spaces, distinguishing between public and private space, and providing for and encouraging passive surveillance;
3. **Creating Easier and Healthier Movement** – including the way the proposal links to, capitalises upon and provides for public transport services,

connects to neighbouring uses and routes and creates an environment which is inclusive, encourages walking and cycling and minimises the impact of vehicular traffic;

4. **Creating a Sense of Welcome** – including the way in which the proposal encourages legibility through opening up, or creating new, views, landmarks, artwork and attractive buildings and how it improves safety through well-designed lighting;

5. **Making Places Adaptable** – including the way in which the proposal can help create successful, sustainable, vibrant places through the provision of a mix of compatible uses (such as shops, cafes, greenspaces, allotments, sports/cultural facilities, etc) and homes of various types and tenures and through building design which provides for inclusiveness, flexibility and adaptability to a number of uses; and

6. **Making More Effective Use of Resources** – including the way in which the proposal minimises use of energy, materials and other resources, facilitates use of renewable energy, utilises sustainable and reclaimed materials, minimises pollution and water consumption, promotes and enhances biodiversity, conserves/protects/emphasises important natural and man made features, including built heritage, reduces waste, delivers sustainable drainage systems, provides for recycling, encourages local trips by foot or cycle and, where appropriate, concentrates facilities and services together into community focal points accessible to the public.

City Plan 2's Development and Design policies (see Part 3), and associated Development Guides (see Part 4), address these matters in greater detail.

THE CITY'S SPATIAL PRIORITIES

2.12 The spatial priorities are based on the priorities identified in the NPF2, the Scottish Government's Regeneration Policy Statement People and Place and the JSP. They are focused on delivering co-ordinated planning action on a significant scale to ensure successful and sustainable regeneration within the Key Regeneration Areas of the Metropolitan Growth Corridor and Strategic Growth Corridors (see PART 2, section 7).

2.13 The Plan also aims to maintain, protect and enhance amenity in those parts of the City which are outwith the Key Regeneration Areas (see PART 2, section 8).

KEY REGENERATION AREAS: METROPOLITAN GROWTH CORRIDOR

2.14 The Metropolitan Growth Corridor consists of the City Centre, Clyde Waterfront and Clyde Gateway. Significant development has already taken place within the Corridor, much of which has been high profile and is immediately evident. These areas, however, remain critically important to the success of the City, the wider region and indeed Scotland as a whole. Together, they offer outstanding potential for economic, environmental and social renewal, and cover a large area of the Corridor of Growth identified in the JSP.

2.15 The Scottish Government's Regeneration Policy Statement: People and Place, identifies the Clyde Corridor, encompassing the Clyde Gateway and Clyde Waterfront Initiatives, as Scotland's regeneration priority. This reflects, amongst other things, the concentration of deprived communities along the Corridor, proximity to the City Centre, the availability of land and extensive range of development opportunities.

2.16 Whilst City Plan 2's role in the Waterfront will be to manage development pressure to help create successful, sustainable places which link well, physically and functionally, with the surrounding communities, the Clyde Gateway, which contains some of Scotland's poorest communities, presents different challenges. The scale of vacant and derelict land in the Gateway means that the regeneration of this area will require the longer term commitment of a range of parties. Completion of major infrastructure proposals such as the M74 Completion, East End Regeneration Route and new rail stations will also help to open the area up for regeneration. The potential of the Clyde Gateway area, however, is clearly of national significance. Within the City, it occupies a strategic position linking the Metropolitan Growth Corridor with the M80 and M8 East Corridors. As such, it represents the most significant single opportunity to address imbalances in, for example, income, health and education between the East End and other, more affluent, parts of the City.

2.17 The JSP recognises the City Centre as the strategic focus for the Metropolitan Area. It is the economic, cultural, employment and entertainment heart of the West of Scotland (and the Clyde Corridor) and the hub of the conurbation's public transport system. As such, it is vitally important that the City Centre's functions are further consolidated and enhanced. This is fundamental to the delivery of the overall strategy for the City and, to this end, a precautionary approach will be taken in respect of development likely to impact negatively on the City Centre.

2.18 Glasgow's Economic Strategy also highlights the importance of the metropolitan core/ Corridor of Growth and the need to ensure its continued successful transition

towards a more knowledge based economy. It advocates a more strategic approach involving key stakeholders, aimed at securing a step change in the performance of the metropolitan core. The higher education sector is vital, in this respect, to the City's international competitiveness and positioning.

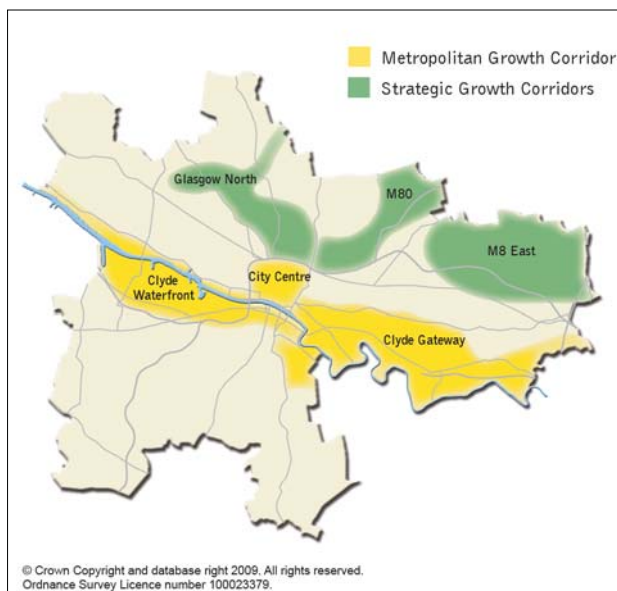


Figure 2.2: Key Regeneration Areas

KEY REGENERATION AREAS: STRATEGIC GROWTH CORRIDORS

2.19 The Strategic Growth Corridors are the M8 East, M80 and Glasgow North. These are parts of the City that require, or offer the potential for co-ordinated planning action on a significant scale in order to stimulate and deliver sustainable regeneration. Outwith the Metropolitan Growth Corridor, the Strategic Growth Corridors have the most significant role to play in delivering the JSP's sustained growth agenda in the City. They contain, amongst other priorities, Community Growth Areas (see paragraphs 3.28-3.39), the New Neighbourhoods (see paragraphs 3.22-3.24) at Garthamlock and Ruchill/Keppoch, Green Network Priorities, and the Millennium Link (Forth and Clyde Canal).

2.20 Much of the infrastructure and other investment promoted by the Plan, therefore, is aimed at kick-starting, or supporting, regeneration in these areas. The Council, for example, is using its land portfolio on a significant scale to help establish a market for private housing in New Neighbourhoods such as Garthamlock and Ruchill/Keppoch, to promote major restructuring in areas of social rented housing (in conjunction with Glasgow Housing Association) such as Sighthill and Red Road and, in partnership with ISIS Waterside Regeneration and others, to promote the development of a vibrant quarter of the City around the Forth and Clyde Canal.

2.21 Many of the Plan's major transport infrastructure proposals also focus on the Key Regeneration Areas, including the Easterhouse Regeneration Route and new stations at, e.g., Parkhead Forge and Millerston. In addition, many of the campus-style pre-12 educational establishments are within the Key Regeneration Areas. They offer the potential to provide for community access to culture and leisure facilities and the collocation of leisure, cultural, health and learning services, with primary schools as the hub.

2.22 Local Development Strategies for areas such as the Canal Corridor will help set the detailed planning context for the successful regeneration of these areas. They will take account of changing circumstances and emerging opportunities. Over time, this may result in proposed changes in the Development Policy Principle designations of land within their coverage in support of the Plan's Vision. These changes will be reflected in subsequent reviews of the Plan.

STRAT 2 – SPATIAL PRIORITIES

The City Council will continue to support, guide and co-ordinate planning action and investment with a view to delivering successful and sustainable regeneration in the Metropolitan Growth Corridor and Strategic Growth Corridors.

REST OF THE CITY

2.23 Substantial effort and resources will, of course, continue to be directed to parts of the City outwith these broader spatial priorities. Most of this activity will be undertaken within the context of a Local Development Strategy, Masterplan or other planning framework. The Development Planning Framework Map illustrates the extensive nature of this coverage and also highlights where such frameworks are proposed in support of the Plan. These include:

2.24 Local Development Strategies - prepared for specific parts of the City where successful development/regeneration requires to take changing circumstances and emerging opportunities into account. They may lead to proposed changes to Development Policy Principle designations, and will constitute a significant material consideration in the determination of planning applications. The outcome of approved Local Development Strategies will be reflected, as appropriate, in subsequent City Plan Reviews.

2.25 Masterplans - prepared where more detailed local planning guidance than is provided in the Plan is required in support of City Plan 2's vision/development strategy. The need for a Masterplan can emerge from a Local Development Strategy or as a response to the issues involved in the development of a single site.

2.26 Local Development Strategies and Masterplans may provide, or identify a need for, detailed design guidance. Where this is provided it will be regarded as a material consideration in the determination of planning applications.

2.27 Campus Plans - prepared in support of the development of larger sites, generally higher/further education or hospital campuses, these are intended to establish the scale, nature, timing and likely impacts of changes in the operation of these institutions.

2.28 Town Centre Action Plans - prepared to provide a framework for the improvement of Town Centres, ranging from small scale public realm works to the assembly of larger scale development sites. They will be informed by monitoring and review and the use of health checks, and will dovetail with other strategies affecting the centre in question.

2.29 These frameworks will be considered material considerations in the determination of planning applications and will constitute Supplementary Development Guidance to the Plan. In many instances, this guidance will not be subject to the full formal statutory Development Plan process. Nevertheless, they should be subject to a process of public consultation and scrutiny and approval at Committee, and should also take account of Community Planning Partnership and other related area strategies.

KEY ISSUES AND DEVELOPMENT PROPOSALS

2.30 Key Issues and development proposals for the City as a whole, not just the Key Regeneration Areas, are discussed in Part 2 of the Plan, under the four city-wide themes of People, Jobs, Environment and Infrastructure (see also the accompanying Proposals Map).

POLICY FRAMEWORK

2.31 Similarly, the majority of the policy framework, set out in Part 3 of the Plan, is also applicable city-wide, and will be used to assess development applications and maintain, protect and enhance amenity in support of the development strategy. Some policies, however, have a more specific geographical focus, e.g. in relation to Conservation Areas. Others are intended to address issues which are of particular concern in certain areas of the City e.g. in relation to Houses in Multiple Occupancy.

DELIVERY

2.32 The value of any plan is in its ability to deliver development and bring about change. A good plan is one that makes a difference. The City Plan is not a shopping

or wish list but a Plan for action that recognises the need for partnership working and shared responsibility for driving forward the development agenda.

2.33 The public sector alone cannot deliver the Vision any more than can the private sector. The voluntary sector also has a key role to play. The Plan, therefore, seeks to recognise the respective roles of each sector and provide for the complementary application of their many skills and resources in addressing the various regeneration issues facing the City. The Council will work with the private and voluntary sectors, including with local communities, to sustain regeneration efforts in the city through stakeholder involvement, negotiation and legal agreements, where appropriate.

2.34 The Council will continue to use its property and land portfolio to unlock development opportunities and stimulate the market. It is willing, for example, to be an active participant in a range of development options and will consider positively any proposals for the use of its property holdings as a catalyst for development (subject to addressing the relevant policies of the plan and associated development guidance), site assembly and brokering development options in areas relatively untested by the market. All forms of partnership arrangements will be considered where it can be demonstrated that they will help deliver the Plan's vision and satisfy the supporting guiding principles.

2.35 The Council, in partnership with the Scottish Government, Strathclyde Partnership for Transport and others, is also delivering on a programme of major infrastructure works, including the M74 Completion and Clyde Fastlink, which are intended to help facilitate the regeneration of the Plan's Key Regeneration Areas. Contributions will be required, as appropriate, from developments which benefit directly from such schemes.

2.36 In addition, the Plan requires that planning frameworks are prepared to direct the development or renewal of specific sites or locations in the City in support of the development strategy (e.g. in relation to Community Growth Areas (see paragraphs 3.28-3.39)). These will be prepared in accordance with Strategic Development Policy STRAT 1 and policies DES 1: Development Design Principles and DES 2: Sustainable Design and Construction and, where appropriate, will identify the physical, social and community infrastructure which will be required to be delivered to support the proposal in question and incorporate any environmental mitigation measures identified in DG/ENV 5: Broad Environmental Mitigation Measures. This will involve consultation with other major service providers (health, social care, education, etc).

2.37 The Plan does not set out a definitive programme for the preparation of planning frameworks or other forms of supplementary development guidance. Additional supplementary development guidance may be required in

response to emerging issues or new government policy over the lifetime of the Plan, and will be prepared, and consulted on, as necessary.

DEVELOPMENT MANAGEMENT

2.38 The Plan's development and design policies and development guides will be used to assess planning applications submitted to the Council. The Town and Country Planning (Scotland) Act 1997 requires that decisions on planning applications shall be made in accordance with the Plan unless material considerations, e.g. supplementary development guidance, such as an approved masterplan, indicate otherwise.

ENFORCEMENT

2.39 City Plan 2 provides the context and policy framework within which applications for permission or consent are determined. Where activities occur without the necessary permission or consent, or where conditions of a permission or consent are not complied with, the City Council can take action to remedy the breach. This action can be informal, e.g. a negotiated solution, or formal by the serving of Enforcement or Breach of Conditions Notices. In general terms, the action taken will seek compliance with the policies of City Plan 2. An enforcement strategy for the City will be produced which will describe how the City Council will discharge its planning enforcement responsibilities.

LEGAL AGREEMENTS

2.40 In certain circumstances, the Council will require developers to enter into legal agreements to ensure the delivery, and, where appropriate, future maintenance, of developments (e.g. physical and community infrastructure to support the development of the proposed Community Growth Areas, etc.). Generally, these legal agreements will be entered into under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 or under section 69 of the Local Government (Scotland) Act 1973.

STRAT 3 – DELIVERY

The City Council will continue to work with its partners to deliver the Plan's Vision of a Glasgow in which the design, location, scale and nature of new development will help to create a City of successful, sustainable places and will result in an improved quality of life for those living, investing and working in, and visiting, the City. This will be done by:

- preparing an action plan to support the delivery of the Plan's proposals;
- preparing planning frameworks to inform the development of specific sites or locations (including Local Development Strategies, Masterplans, etc);
- using the development management function to determine and enforce development decisions in support of the Plan's aims and to deliver developer contributions where required, including legal agreements;
- exploring and utilising imaginative and innovative means of unlocking regeneration opportunities and funding sources; and
- where appropriate, the City Council giving consideration to using its Compulsory Purchase Powers to facilitate development.