

Glasgow



CITY PLAN 2

Summary



The Importance of the City Plan

Glasgow City Council wants to make its plans and strategies fully accessible to all citizens. To this end, this leaflet summarises the second Glasgow City Plan, adopted in December 2009.

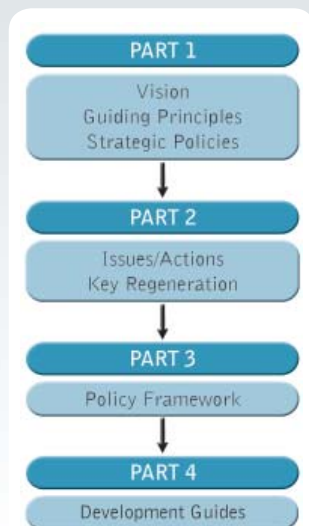
The City Plan forms part of the city's development plan. It is used to guide the location, scale and quality of developments and, also, to inform decisions on planning applications. The plan's 20 year vision lays the foundation for development across the City and includes development proposals up to 2014. It takes account of other national and local strategies and plans, including the City's community plan and a wide range of subject plans ranging from biodiversity and housing to transport and waste management. The Plan aims to tackle growing concerns about climate change and also the health of residents. Many policies are included in the Plan to help address these issues and tackle the City's carbon footprint. The ultimate aim of the Plan is to improve the quality of the physical environment and the quality of life for people living and working in the City and provide the conditions to promote sustainable development.

The Plan is in four parts and each part serves a particular function. Parts 1 and 2 describe the development strategy for the City and highlight where planning activity to regenerate Glasgow will be focused over the next few years. Parts 3 and 4 contain the development and design policies and guides to be used by developers and the Council when devising and assessing development proposals. The policies and development guides support the delivery of the development strategy.

Part 1 – 'Development Strategy Overview'

The development strategy is based on a vision for the City that the design, location, scale and nature of new development will help to create successful sustainable places and result in an improved quality of life for those living, working in and visiting Glasgow.

The vision is supported by three 'guiding principles' – 'promoting social renewal and equality of opportunity', 'delivering sustainable development' and 'improving the health of the City and its residents'. These guiding principles are embedded into the City Plan's development strategy, policies and proposals.



Part 2 – 'Development Strategy Priorities and Proposals'

Part 2 sets out the development strategy in more detail, for specific key regeneration areas (e.g. the City Centre, Clyde Waterfront and Clyde Gateway) and deals with some of the broad land use, environmental and social renewal issues facing the City. The latter are set out under the four broad, city-wide themes of 'People', 'Jobs', 'Environment' and 'Infrastructure'.

City-wide themes – People



The Plan aims to create successful, sustainable and attractive places which offer a choice of residential environments and provide for all sectors of the housing market, thereby helping to stabilise Glasgow's population and maintain and attract families.

The main policies and programmes include:

- continuing to promote brownfield housing, including new neighbourhoods and other major redevelopment opportunities;
- redeveloping significant areas of social housing;
- identifying community growth areas to meet housing demand which cannot be met on brownfield sites; and
- creating residential environments which have a sense of identity, are safe and pleasant, contain a mix of compatible uses and promote the use of resources in a sustainable way.

City-wide themes – Jobs

The Plan aims to build on Glasgow's distinctive qualities and develop an internationally competitive economy that creates wealth and provides good-quality, sustainable and accessible work opportunities for all residents of the City.



The main policies and programmes include:

- maintaining the attractiveness of the city centre as Glasgow's main location for offices;
- protecting important industrial and business sites;
- identifying locations for future industrial and business investment;
- improving the quality of the environment in industrial and business areas; and
- maintaining a minimum 10-year land supply for industrial and business development.

City-wide themes – Environment

This section covers all aspects of the environment, including listed buildings and conservation areas, wildlife, green spaces, vacant and derelict land and energy.

The Plan aims to protect, improve and develop Glasgow's historic and natural environments, improve the image of the city and make sure that new development is sustainably designed and built with a view to, for example, lowering greenhouse-gas emissions and tackling climate change.



The main policies and programmes include:

- promoting high-quality, sustainable design and construction;
- protecting and improving conservation areas, listed buildings, archaeological sites and sites that are important for their wildlife and plant life;
- improving the quality of public spaces (for example, street lighting and street surfacing);
- improving biodiversity;
- developing the City's core paths network; and
- investigating the possibilities for renewable-energy developments (developments that use types of energy which do not run out, such as wind and solar energy).

City-wide themes – Infrastructure

Infrastructure includes the City's transport, retail and commercial leisure and water and drainage networks as well as other essential facilities such as hospitals and schools.

The Plan aims to develop the City's infrastructure and pattern of land use to make new development easier by, among other things:

- reducing the need to travel, particularly by car;
- promoting development in the city centre and other town centres;
- promoting an overall reduction in waste;
- reducing flooding;
- providing modern education and hospital facilities; and
- improving the quality, range and accessibility of cultural and sporting facilities in the City.



The main policies and programmes include:

- new transport schemes and increasing links between different transport networks;
- improving and maintaining the city centre and town centres;
- extending the recycling services and facilities;
- delivering drainage and flooding strategies;
- preparing campus plans to guide the development of hospital, university and college sites; and
- developing the City's cultural and sporting infrastructure, such as the National Indoor Sports Arena and new Museum of Transport.

Part 2 is supported by a proposals map (showing the location of the development proposed in the Plan) and a development planning framework map (showing the significant level of planning across the City to support the development strategy). The development planning framework map includes local development strategies, master plans and other planning guidance being prepared for specific areas in consultation with local communities.

Key Regeneration Areas

Metropolitan Growth Corridor

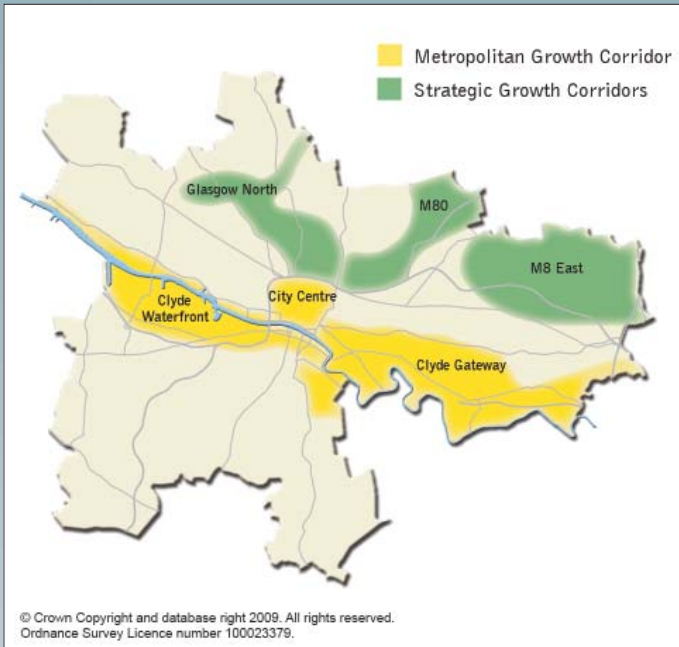
The Metropolitan Growth Corridor is made up of the city centre, Clyde Waterfront and Clyde Gateway. These areas are highly important to the success of the city, the wider region and Scotland as a whole. The Scottish Government has identified the Clyde Corridor – including the Clyde Gateway and Clyde Waterfront as Scotland's priority for urban regeneration.

The city centre is the economic, cultural, employment and entertainment heart of the West of Scotland (and the Clyde Corridor) and the focus of the area's public-transport system. As a result, it is vitally important that the city centre's functions are strengthened and improved.

The Plan's role in the Waterfront (the river corridor west of the city centre) is to manage development to help create successful, sustainable places which link well with the surrounding communities. The Clyde Gateway (much of the East End of the City), which contains some of Scotland's poorest communities, presents different challenges. The scale of vacant and derelict land in the Clyde Gateway means that the regeneration of this area will involve a range of organisations making a longer-term commitment to the work. Putting major infrastructure proposals in place, such as the M74 Completion, East End Regeneration Route and new rail stations, will also help to open the area up for investment and redevelopment.

Strategic Growth Corridors

The Strategic Growth Corridors are the M8 East Corridor, M80 Corridor and Glasgow North. These are parts of the City that need co-ordinated planning on a significant scale to encourage and deliver sustainable redevelopment. Outwith the Metropolitan Growth Corridor, the Strategic



Growth Corridors have the most significant role to play in delivering the Structure Plan's (which sets out the strategic planning context for Glasgow and the Clyde Valley area) sustained growth agenda in the city. They contain, among other priorities, community growth areas, the new neighbourhoods at Garthamlock and Ruchill/Keppoch and the Forth and Clyde Canal Corridor.

Much of the infrastructure and other investment promoted by the plan is aimed at kick-starting, or supporting, redevelopment in these areas – for example, using Council land to promote new neighbourhoods and promoting the development of land around the Forth and Clyde Canal. A number of the Plan's major transport infrastructure proposals also focus on the Key Regeneration Areas, including the Easterhouse Regeneration Route and new rail stations at places such as Robroyston.

Local development strategies for areas such as the Canal Corridor and areas in the Clyde Waterfront and Clyde Gateway will bring forward more detailed proposals for these areas.



Rest of the City

While many of the actions and proposals set out in the 'People', 'Jobs', 'Environment' and 'Infrastructure' sections are relevant across the city, some of the areas that need targeted planning are not covered in these sections. These are dealt with in the 'Rest of the City' section of the plan.

Part 3 – 'Development and Design Policies'

Part 3 is the development management guidance for those who are looking for information about which forms of development are acceptable in the City. The policies will be used to deliver the plan's development strategy. There are 89 policies and the policy justifications are cross referenced to the development strategy.

Five maps (covering the north, south, east, west and the city centre) identify 12 broad land use development policy principles against which development proposals are initially considered.



Development Policy Principles Map

This is supported by a series of more specific policies.

- 12 design policies – covering matters ranging from sustainable design principles to guidance for the City's historic and natural environments
- 16 residential policies – covering matters ranging from residential density (the number of houses that can fit on a site) and residential layouts to guidance for dwellings used as multiple occupancies
- 10 industry and business policies – covering matters ranging from industrial and business land supply to telecommunications
- 11 retail and commercial leisure policies – covering matters ranging from large-scale retail developments to protecting and promoting local shopping centres and local shops
- 11 transport and parking policies – covering matters ranging from reserving land for major transport schemes to air quality
- 17 environment policies – covering matters ranging from protecting open space to biodiversity and energy.

Part 3 is also supported by maps showing the areas of the City affected by environmental policies (e.g. conservation areas, listed buildings and various 'green' designations).

Part 4 – ‘Development Guides’

The fine detail of many policy matters is set out in a series of 23 development guides.

Supplementary Guidance

In time, it may be necessary to prepare other supplementary guidance in response to emerging issues. Planning development frameworks prepared for local areas, such as local development strategies and master plans, will be treated as supplementary guides and will be a material consideration when assessing development applications, where appropriate.

Strategic Environmental Assessment (SEA)

City Plan 2 is supported by a strategic environmental assessment. The SEA considered the likely effects the plan will have on the environment and highlights ways of limiting damage to the environment, where appropriate. Mitigation guidance can be found in Part 4 of the Plan.

Gaining Access to the Plan

City Plan 2 is available to read at all the city’s local libraries, the Mitchell Library and also at the office of Development and Regeneration Services, 229 George Street, Glasgow G1 1QU. It can be viewed on the council’s website www.glasgow.gov.uk/en/business/cityplan. The website allows you to download PDFs, read the plan (see City Plan 2) and also to interrogate the plan using the ‘Do You Have a Development Proposal’ icon on the menu bar. The ‘Maps’ icon can also be used to retrieve information about areas and sites affected by planning policies. A copy of the plan has been sent to all the City’s active community councils and to all the elected members.

Monitoring and Updating the City Plan

The Scottish Government require local planning authorities to review their development plans at least every 5 years. This is to ensure development plans are kept up to date. Work on City Plan 3 started in early 2010. The city plan website includes information on the documents being prepared for the next plan. Public engagement and consultation form an important part of the local development plan process. The ‘Development Plan Scheme’ (updated every March) provides information on the planned activities and timescales should you wish to become involved.



If you have difficulty understanding the plan, would like to raise issues for consideration for the next plan or would like to make your views known on the quality of Glasgow’s planning service, please email them to cityplan@glasgow.gov.uk or write to the City Plan team at the above address (telephone 0141 287 8540/8678).



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