

Glasgow City Development Plan

SCREENING REPORT

Supplementary Guidance to Policy CDP 2 – Strategic
Development Frameworks
(River Clyde Development Corridor SDF)

Glasgow City Council
Development and Regeneration Services
231 George Street
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STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Glasgow City Council

Title of the plan:

Supplementary Guidance to CDP2 – Strategic Development Frameworks
River Clyde Development Corridor Strategic Development Framework

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

Regulatory Provision - The Glasgow City Development Plan (CDP) contains a number of key policies. Policy CDP 2 – Sustainable Spatial Strategy in the Plan commits to the production of supplementary guidance for the priority areas identified in the Sustainable Spatial Strategy. Accordingly, SG2 Supplementary Guidance is being prepared for the following Strategic Development Framework Areas (SDF's);

- City Centre
- River Clyde
- Govan/Partick
- Inner East
- Greater Easterhouse
- Glasgow North

This Screening Report relates to the River Clyde Development Corridor SDF area.

Plan subject:

(e.g. transport)

Town and Country Planning and Land Use

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

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Date:

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STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The Planning etc. (Scotland) Act 2006, introduced the concept of supplementary guidance, on a statutory basis, as part of local development plans. Local development plans focus on vision, spatial strategy, overarching and other key policies and proposals. Supplementary guidance provides detailed information to support the policies and proposals in the Plan. The [Glasgow City Development Plan](#) (2017) was prepared and approved prior to The Planning (Scotland) Act 2019.

Description of the Plan:

Policy CDP 2 – Sustainable Spatial Strategy in the Plan commits to the production of [supplementary guidance](#) for the priority areas identified in the Sustainable Spatial Strategy. These priority areas present unique spatial opportunities and challenges and they also have a number of common issues such as poor connectivity and significant amounts of vacant land.

There are two levels of spatial supplementary guidance: Strategic Development Frameworks and Local Development Frameworks. This suite of documents (the adopted Plan and (topic and spatial) supplementary guidance) provides the statutory basis for assessing planning applications in Glasgow.

SDFs cover large areas of the City which span beyond neighbourhood level. These areas were identified as requiring a strategic approach to co-ordinate development activity, direct investment and address emerging opportunities. The SDFs support the key strategic aims of the City Council and each one will set out an agreed spatial framework and action plan to guide development and regeneration efforts in six key areas of the City. Although there are commonalities between the SDF areas, each one faces its own unique challenges and individual SDF documents are being prepared in recognition of this.

One of the SDF areas is the River Clyde Development Corridor. The River Clyde Development Corridor SDF, therefore, provides the detailed spatial strategy for this part of the City in line with the commitment in Policy CDP2 of the City Development Plan.

What are the key components of the plan?

The key components of the River Clyde Development Corridor SDF are:

A VIBRANT RIVER

The River Corridor will be a vibrant, attractive destination which supports inclusive economic growth. The strategic approach seeks to:

- Realise potential and unlock development
- Promote a new approach to growing the place
- Activate the water

A SUSTAINABLE RIVER

The River Corridor will balance environmental, social and economic pressures to create liveable, inclusive and distinctive places. The strategic approach seeks to:

- Support a higher density and a mix of uses
- Promote climate responsive design
- Create a distinctive townscape, and protect and enhance historic character

A CONNECTED RIVER

The River Corridor will be well-connected and link people, places and natural habitats. The strategic approach seeks to:

- Create seamless walking and cycling routes
- Cluster activities and link people to jobs, town centres, services and public transport
- Bring people to the river

GREEN AND RESILIENT RIVER

The River Corridor will provide integrated, high quality, green, blue and grey infrastructure that helps deliver climate change adaptation and promotes health and wellbeing. The strategic approach seeks to:

- Advocate climate readiness
- Create a network of open spaces
- Promote nature-based solutions

The River Clyde Development Corridor SDF has been structured to align with the four Strategic Outcomes of the Glasgow City Development Plan, which are:

- 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.

Have any of the components of the plan been considered in previous SEA work?

The River Clyde Development Corridor SDF implements policy CDP2 – Sustainable Spatial Strategy of the current adopted Glasgow City Development Plan (2017). Policy CDP2 has been subject to full SEA assessment as part of the Plan. The Key components of the SEA assessment process are detailed below.

The [SEA Scoping Report for City Plan 3](#) was submitted to the Consultation Authorities via the SEA Gateway in June 2010. The scoping process helped to identify and define:

- the geographical area of City Plan 3 coverage;
- existing environmental conditions and constraints in the City;
- the methods which would be used to analyse the environmental impacts in the Environmental Report; and
- the nature of consultation and engagement procedures.

Main Issues Report and Interim Environmental Report, September 2011

The Glasgow City Development Plan [Main Issues Report](#) (MIR) was the first stage in the local development plan process. The MIR highlighted areas of change from City Plan 2 and expressed a vision for the City as a whole. The accompanying [Interim Environmental Report](#) provided the basis for a preferred spatial strategy, highlighted preferred options and viable alternatives and put forward potential environmental mitigating measures, where these could be identified.

The policy framework proposed at the MIR stage reflected the need for:

- an enhanced sense of place, delivered through protecting, enhancing and capitalising on the best elements of the existing urban environment, whilst delivering new housing and other development;
- a continuing focus on the development of brownfield land over greenfield;
- continuing to direct major investment to the City Centre in order to reinforce its role as the core of the city and wider region and to capitalise on its accessibility by public transport and other sustainable modes;
- protecting and supporting the City's network of town centres to provide a focus for local economic development, community life and sustainable transport;
- developing a portfolio of attractive business and industrial sites offering a high quality environment for new and existing businesses and jobs for residents and others;
- promoting greater use of public transport and active travel;
- creating an urban fabric designed to enable the more efficient use of resources;
- enhancing the City's Green Network;
- prioritisation of resources in terms of where the greatest impact from public investment can be derived; and
- nurturing effective partnerships between the public, private and third sectors and communities, and across disciplines to ensure the long-term success of regeneration projects.

In terms of Policy CDP2 - The Sustainable Spatial Strategy, the Interim Environmental Report considered the following preferred and alternative options:

- Issue 1.1 – Is Land Release Required for Private Housebuilding?
- Issue 1.3 – Local Renewable/Low Carbon Sources of Heat and Power
- Issue 1.5 – Alternative Uses for Vacant and Derelict Land
- Issue 2.1 – Maintaining the City Centre as Scotland's Primary Retail Centre
- Issue 2.2 – Reviewing Town Centres
- Issue 2.4 – Role and Function of Other retail and Commercial/Leisure Centres
- Issue 2.6 – The Scale of Industrial and Business land Supply
- Issue 2.7 – Review of Industrial and Business Areas

- Issue 3.1 – Engaging with Local Communities
- Issue 3.2 – Addressing Multiple Deprivation
- Issue 3.3 – Level of Affordable Housing Need
- Issue 3.4 – Meeting Affordable Housing Need Across the City
- Issue 3.5 – Providing for Local Services in New Residential Areas
- Issue 3.6 – The Commonwealth Games as a Catalyst for Regeneration and Renewal
- Issue 4.3 – Delivery of Local Rail Infrastructure
- Issue 4.4 – Development of the Local Road Network (Red)
- Issue 4.5 – Clyde Fastlink
- Issue 4.6 – Strategic Cycle Route
- Issue 4.7 – Making Best Use of Enhanced Connectivity
- Issue 4.8 – City Centre Car Parking Provision
- Issue 5.2 – Flooding and Drainage
- Issue 5.3 – Green Network Priorities
- Issue 5.4 - Ecosystems and Integrated Habitats Networks
- Issue 6.1 – Designing Streets and Places
- Issue 6.5 – Retrofitting the Urban Environment

The results of this initial environmental assessment indicated that no major environmental issues were identified relating to the preferred option for any of the issues listed above that required further detailed environmental assessment / mitigation, with the exception of Issue 4.4.

In terms of Issue 4.4, the assessment indicated that any potential adverse environmental implications arising from future road proposals would require to be assessed and mitigated, if necessary, on an individual case by case basis.

City Development Plan – Background Paper 2: Sustainable Spatial Strategy, 2013

This [background paper](#) set out the role of the Sustainable Spatial Strategy in supporting the delivery of the City Development Plan. The paper noted that the City Development Plan would create a spatial framework for Glasgow’s development over a ten year period up to 2024. It was the Council’s aspiration, however, that the Plan would influence change in the shape and form of the City well beyond these timeframes, and would create the connected building blocks on which the City’s environment, economy and neighbourhoods can develop.

The key themes and policy framework outlined in the MIR were further developed with the identification of the four strategic outcomes that the delivery of the LDP’s spatial vision would achieve. These are:

- a thriving and sustainable place to live and work;
- a connected place to move around and do business in;
- a vibrant place with a growing economy;
- a green place.

The background paper noted that the Sustainable Spatial Strategy would be supported by spatial planning guidance that will form supplementary guidance. This would take the form of Strategic Development Frameworks (SDF) and Local Development Frameworks (LDF). The SDFs and LDFs had been identified through a process of examining local areas and identifying what opportunities and challenges exist and where there would be most benefit from a co-ordinated intervention. The appendices to the background paper outline the considerations which led to the areas being identified and also highlight opportunities that exist within each spatial location.

The background paper identified the River Clyde Development Corridor as a location for a Strategic Development Framework. The paper set out the key needs and opportunities which prioritised the River Corridor for SDF status, these were grouped under key themes;

- National Significance
- Demographics (demographic change)
- Vacant & Derelict Land
- Infrastructure
- Housing
- Economic Growth
- Major Masterplanning Areas
- Green Network

Proposed Glasgow City Development Plan and Revised Environmental Report, May 2014

At the Proposed Plan stage a [Revised Environmental Report](#) (ER) was published. The purpose of this document was to:

- describe and detail any relevant or substantive changes that had been made since the MIR Interim Environmental Report;
- identify and assess the likely significant and cumulative environmental effects of the policies, proposals and new sites in the Proposed Plan; and
- indicate appropriate mitigation.

The Revised ER took account of both the comprehensive Strategic Environmental Assessment of City Plan 2 Strategy, Policies and Proposals and the MIR Interim Environmental Report. It should be noted that by this point, many of the spatial areas, development sites and policies included in the Proposed Plan had already been through the formal strategic environmental assessment process. Where this was the case, and where there had been no significant change in circumstances, there was no requirement to undertake further environmental assessment.

In conclusion, the Revised ER identified a number of issues which it noted should continue to be monitored throughout the lifetime of the Plan.

In relation to Sustainable Spatial Strategy these related to:

- the potential environmental impact of any new development
- realising opportunities to 'retrofit' existing buildings and the environment

- understanding and responding to flood patterns across the City and delivering the Strategic Metropolitan Drainage Plan
- considering environmental issues relating to the development of the City's brownfield land, especially in terms of dealing with contamination and pollution
- protecting existing environmental, cultural and habitat designations
- ensuring adequate and thorough environmental assessments are carried out for all major transport infrastructure projects
- realising green network strategic opportunities and other strategically significant projects
- reducing CO2 emission levels

In addition, the key mitigation measures identified at a City-wide level include:

- the effective application of CDP strategy and policy
- the introduction of detailed supplementary guidance which minimises negative environmental impact
- the promotion of sustainable development patterns across the City, underpinned by public transport connections will help to tackle greenhouse gas emissions and climate change
- promoting industrial and business proposals which encourage the regeneration of degraded environments
- designing new residential environments through a placemaking and design approach which minimises negative environmental impacts

Given the size and scale of the City, however, some mitigation measures issues will be better dealt with at the local or project level. These include:

- ensuring a holistic approach is taken to the future development of key areas through the introduction and implementation of Strategic and Local Development Frameworks
- master planning exercises at the project level which include assessments designed to minimise the impact on landscapes and habitats
- identifying and implementing appropriate measure in relation to individual development applications which minimises potential negative environmental impacts such as flooding across the City
- mitigation measures in relation to transport infrastructure and traffic volume and the relationship to air quality levels

All of the key CDP policies were put through the SEA assessment process. The results of the SEA assessment for Policy SG 2 – Sustainable Spatial Strategy (Pages 74 – 75) indicates that the policy is likely to have a mainly positive impact on the environment. The policy puts forward a spatial development strategy which reinforces the role of the City Centre, priorities key economic investment locations, supports existing town centres and promotes housing investment in sustainable brownfield locations and within existing neighbourhoods. This is likely to have a positive effect in relation to encouraging sustainable patterns of development and regeneration across the City as a whole which take account of wider strategic and national plans and which place a focus on encouraging the reuse and redevelopment of brownfield sites.

The CDP SEA assessment concluded that the policy should be a mitigation measure in itself as it will help to build a robust and resilient City which is much better equipped and structured to deal with future economic, social and environmental demands. Implementation of the Spatial Development Strategy will maximise the benefits of urban regeneration efforts at City-wide and local levels.

A number of key development sites within the River Clyde Development Corridor SDF were proposed by the development industry, landowners and others and were considered through the City Development Plan SEA process.

PROP 0038 Trongate/Wilson Street was assessed as having potential issues due to their location (Archaeological Sensitive Trigger Area, Air Quality Management Area and Central Conservation Area). There is pluvial flooding spread around the site. The SEA noted that mitigation would be required to overcome the significant environmental issues relating to the listed buildings and Conservation Area status. A detailed Flood Risk assessment would be required. An Archaeological Survey may be required. The future development of this site will be considered as part of the City Centre Strategic Development Framework.

PROP 0040 Osborne Street was assessed as having potential issues due to its location within an Archaeological Sensitive Trigger Area and Air Quality Management Area. The site is adjacent to listed buildings and within Central Conservation Area, within an Archaeological Sensitive Trigger Area and Air Quality Management Area. There is a potentially significant flood risk constraint that requires further detailed assessment to determine developable area and site capacity. The SEA noted that

Two sites (**PROP 0042 Western Infirmary** and **PROP 0043 Royal Hospital for Sick Children**) were assessed as having potential issues which may require further assessment and mitigation. The SEA noted the large scale and nature of both sites, which include listed buildings, and recommended a masterplan approach to redevelopment to consider the future potential of the site within the wider context of the surrounding area.

PROP 0057 - Linthouse Road was also assessed as having potential flood risk issues which would require mitigation.

PROP 0074 – Florence Street contains a listed building and is adjacent to a Site of Importance for Nature Conservation. It has a potential for flood risk which would require investigation.

Appendix 6 of the Proposed CDP [Revised Environmental Report](#) details when and how proposals on the CDP Policies and Proposals were subject to environmental assessment. In relation to the River Clyde Development Corridor SDF the following proposals listed in Appendix 6 are relevant:

- T002 – Fastlink
- T008 - North Clydeside Route
- H004 – Housing Land Supply (Bunhouse Road / Kelvin Walkway)
- H005 – Housing Land Supply (Water Row)

- H015 – Housing Land Supply (Govan Graving Docks, Govan Road)
- H086 – Housing Land Supply (Copland Road/Fairley St/Carmichael St)
- H057 – Housing Land Supply (Anderston Quay/Cheap Side)
- H044 – Housing Land Supply (Custom House Quay Gardens)
- H058 – Housing Land Supply (Clyde Pl/Kingston St (west))
- H119 - Laurieston Transformational Regeneration Area
- H125 - East Govan/Ibrox Transformational Regeneration Area

In terms of the Strategic Environmental Assessment of Economic Development and Network of Centre Areas along the River Corridor, further details relating to the potential environmental impact of policies and proposals can be found within Appendix 5 of the Proposed CDP [Revised Environmental Report and within the accompanying Strategic Environmental Assessment Screening Reports for SG3 - Economic Development and SG4 - Network of Centres](#)

Following Glasgow City Development Plan adoption in 2017, nine separate topic based pieces of Supplementary Guidance have been brought forward and adopted. All of this Supplementary Guidance has been through the SEA (Screening) process. The primary purpose of the Strategic Development Framework Spatial Supplementary Guidance is to take forward adopted Plan policies and proposals and apply these principles and the supporting topic based Supplementary Guidance to key strategic spatial parts of the City (i.e. SDF areas).

River Clyde Development Corridor Strategic Development Framework

The River Clyde Development Corridor SDF has been prepared as Supplementary Guidance, to implement Policy CDP2 of the City Development Plan (2017). The SDF does not propose any new policies or sites for development - it notes emerging/current activity and committed public sector investment – and provides guidance where appropriate. The SDF develops and takes forward the policies of the plan with regard to the spatial, environmental, social and economic conditions of a defined area of the City of Glasgow and identifies key themes, design principles, connections and strategic priorities.

Following the identification of the River Clyde Development Corridor SDF as Supplementary Guidance within the Proposed City Development Plan (2014), the City Council recognised the need to engage proactively with local communities and key stakeholders in developing effective long term planning. Due to the complete breakdown in the urban fabric between the communities on either side of the River Clyde it was felt that this required a very socially focussed engagement strategy. A Charrette for the Govan-Partick area took place over 3 days in March 2015 in the Riverside Museum. This followed an extensive process of pre-charrette engagement, which involved targeted stakeholders and on-street open public engagement. The Charrette also helped to inform the wider River Strategy developed by GCC and the resulting River Clyde SDF. The Charrette process was useful in building a strong consensus between public agencies, communities and private sector interests with regard to the strategic approach to regeneration in this part of the City. Following Committee approval, the [Charrette Report](#) marked the inception of preparation of the Strategic Development Framework for Govan-Partick. The City

Development Plan was approved in March 2017. Following this a detailed period of spatial analysis and further stakeholder engagement was undertaken to produce the Consultative Draft River Corridor SDF.

The Consultative Draft of the SDF was published as 'River Clyde 2050' for consultation between December 2018 and Feb 2019. Responses to the consultation were received from SEPA, SNH and HES. A Table of Responses has been prepared, which includes the comments received and notes how Glasgow City Council have responded to these in preparing the final version of the SDF

The public consultation exercise resulted in 240 individual representations from 42 different respondents including: public agencies; interest groups; commercial interests and individual members of the public. The majority of respondents offered broad support for the River Corridor SDF, its priorities and its strategic aims. Only 1 respondent specifically objected to the SDF, with the objection relating to existing designations in the City Development Plan.

Key themes emerging from the comments included:

- heritage
- connectivity
- the creation of continuous walking and cycling routes
- public transport
- green infrastructure
- water activation
- ongoing engagement
- repairs to urban fabric
- extending the boundary west to Yoker.

Summary of responses:

- In total, 70 of the 240 individual responses expressed broad support for the SDF, its strategic direction and emerging priorities;
- One respondent strongly objected to a key element of the SDF (expressed over a number of individual comments);
- One respondent raised a number of concerns relating to repopulation and the proposed Govan-Partick bridge;
- One respondent expressed disagreement with the strategic direction and with the key priorities of the SDF;
- The remaining responses suggested amendments/additions to the SDF or identified areas that they considered needed strengthening or further clarification;
- Around 60 of the responses resulted in direct changes to the document.

The comments of the three consultation authorities are summarised below:

- **HES** – Overall, HES welcomed the preparation of the SDFs as a mechanism of supporting the future development and regeneration of the River Clyde and Govan-Partick areas. HES consider that the historic environment is integral to meeting the regeneration aims and encouraged greater consideration of the opportunities presented by this within the SDFs. Further comments were provided with a particular focus on historic assets (including Govan Graving Docks) and the impact of development.

Following consultation, the River Corridor SDF has been amended to highlight heritage assets and the historic urban form. It now includes a section on Townscape and Historic Character in recognition that protecting and enhancing heritage assets can contribute to a vibrant and distinctive place and provide a sense of identity and continuity.

- **SEPA** - Expressed support for the overarching aim of reconnecting people to the river and improving the quality of the areas immediately adjacent to the Clyde. SEPA recognise the important role that good quality rivers play in supporting health and wellbeing as well as the natural environment and climate change adaptation.

SEPA further stated that safeguarding existing functional flood plain from inappropriate development or use and supporting measures to protect and improve the water environment should underpin the SDF and agreed that climate change, flood and surface water management are key cross-cutting issues. SEPA supported the consideration of ‘a city-scale high quality green, blue and movement network’ through the SDF. They provided detailed comments on a number matters.

Following the consultation process the River Clyde Development Corridor SDF has been amended to include the following as an overarching priority: *‘Unlocking sustainable development along the River Corridor by addressing immediate challenges, and developing a long-term, responsive approach to manage the predicted increase in flooding in future years’.*

In order to realise the potential of the river and unlock development, the SDF promotes an iterative approach, working in partnership with key agencies (including SEPA) and other stakeholders to manage flood risk and support the preparation of an updated River Clyde Flood Management Strategy.

- **SNH** - considered that the River Corridor SDF is a critical first step towards delivering the ambition to create a high quality multifunctional waterfront at the heart of a city-scale strategic green, blue and movement network, connecting the River Clyde, River Kelvin and the Forth and Clyde Canal. Further SNH supported the Emerging Priorities of the River Corridor SDF, in particular: the intention to enhance and reinforce the distinctive character; the importance of a landscape framework; and the need to enhance, grow and safeguard biodiversity value and environmental quality both of the River Corridor and the

water environment. The masterplan level was noted as critical to achieve the ambitions. Further comments focused on the draft maps, areas where further information could be included and the potential for moving the tidal weir.

Enhancing, growing and safeguarding the environmental quality of the River Corridor continue to be promoted in the final River Corridor SDF. In addition, an approach based on adopting 'nature-based solutions' is promoted to ensure green infrastructure is multi-functional and integrated. It will enhance biodiversity, create quality places for people and support new development and economic growth while helping to address and manage the predicted increase in flooding. The SDF recognises that relocating the tidal weir, river performance and climate readiness are key challenges that requires further investigation and testing.

The River Corridor SDF is considered to represent a mitigation measure in itself and has been designed to have an overall positive impact on the local environment and indeed the City as a whole. It takes forward the broad strategic policy principles established within the adopted Glasgow City Development Plan and applies these at a more localised level.

The River Corridor SDF provides a structure for the future development and regeneration of the area by establishing an overarching framework and identifying key priorities, design principles, connections and strategic relationships. It concentrates on strategic priorities, and focuses on key themes and principles rather than detailed policy issues or outputs, to facilitate the transition from a fragmented urban form, to a **vibrant, inclusive, liveable and well-connected** place.

The River Clyde Development Corridor SDF was prepared in parallel with the Govan-Partick SDF. The geographic coverage of the documents overlaps in part. The River Corridor SDF addresses a number of issues in greater detail, for example the Council's strategic approach to flood management in relation to development planning.

The proposed River Clyde Development Corridor SDF will be reported to City Administration Committee in January 2020 for approval and following that will be submitted to the Scottish Ministers for approval to adopt as statutory Supplementary Guidance to the City Development Plan.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

The key components of the River Clyde Development Corridor SDF that are likely to require SEA screening are:

A VIBRANT RIVER

- Realising potential and unlock development
- Promoting a new approach to growing the place
- Activating the water

A SUSTAINABLE RIVER

- Supporting a higher density and a mix of uses
- Promote climate responsive design
- Create a distinctive townscape, and protect and enhance historic character

A CONNECTED RIVER

- Creating seamless walking and cycling routes
- Clustering activities and link people to jobs, town centres, services and public transport
- Bringing people to the river

GREEN AND RESILIENT RIVER

- Advocating climate readiness
- Creating a network of open spaces
- Promoting nature-based solutions

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
A VIBRANT RIVER: REALISING POTENTIAL AND UNLOCKING DEVELOPMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>This component seeks to promote the sustainable redevelopment of vacant and derelict brownfield sites to support a vibrant mix of uses and attract people and jobs to the River Corridor.</p> <p>In 2005, Glasgow City Council adopted the River Clyde Flood Management Strategy, which promoted the creation of flood protection measures to facilitate the redevelopment of sites along the river.</p> <p>This strategy unlocked significant land and resulted in a series of cultural, leisure and education destinations, together with housing and employment hubs.</p> <p>However, there are sections of the River Corridor which have not yet been redeveloped. A number of emerging proposals, many of them supported through the City Deal programme, would contribute to regeneration and result in a significant economic uplift for the city. Development of these sites could also bring wider social and environmental benefits by contributing to the creation of a compact urban form, repopulating</p>	<p>This component does not seek to change or amend policies contained in the adopted City Development Plan (CDP).</p> <p>The CDP sets out policy and provides guidance on development within the functional flood plain (see CDP 8: Water Environment). It states that development should only take place in a functional flood plain where it can be designed to be commensurate with potential flood risk.</p> <p>Supplementary Guidance SG8 (which has been subject to SEA Screening) provides more detail and sets out the exceptional circumstances in which the Council may consider land raising or defence of a functional flood plain in support of new development. These include:</p> <ul style="list-style-type: none"> • critical infrastructure • major regeneration projects • recreational facilities • where this would have a neutral or positive effect on the probability of flooding elsewhere.

										<p>existing neighbourhoods, supporting local facilities and reducing the need to travel by car.</p> <p>The risk of flooding remains a key challenge, and recent development proposals in the functional flood plain have not been realised due to concerns about their impact on wider flood management.</p> <p>The assessment of proposals within the River Corridor should give due weight to the economic, social and environmental value of development. Proposals should demonstrate wider benefits to the local area, such as:</p> <ul style="list-style-type: none"> • supporting the delivery of additional jobs and homes; • providing a mix of uses and active ground floor frontages, particular to the river; • delivering new or enhanced walking and cycling routes connected to the wider network. 	<p>To unlock development and to optimise the potential of the River Corridor as a major regeneration project, the Council is preparing an updated Flood Model to identify the likelihood of flooding along the river, and its potential impact upon specific sites. It will set out allowances for development within the functional floodplain, and the cumulative impact of proposals.</p> <p>The guidance contained within the River Corridor SDF will help to continue to support and promote Glasgow's sustainable development strategy and has the potential to contribute significantly to the City's wider general placemaking objectives. In many ways, this component is an environmental mitigation measure in its own right as it will help to support, protect, maintain and enhance existing neighbourhoods and contribute to the creation of a compact urban form.</p> <p>Where development is brought forward, mitigation may be required but this will be assessed on a site by site basis.</p> <p>The Council will work with SEPA to develop a framework and work with relevant partners on a responsive approach for adaptation and management of the River Corridor as an integral part of the future regeneration of the city and the wider region.</p> <p>There is a critical need to retain and enhance the built-up, urban nature of the River Corridor. In line with national policy, the concentration and distribution of vacant and derelict sites should be viewed as exceptional circumstances.</p>
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												This strategic approach set out the River Corridor SDF could be considered as a strategic environmental mitigation measure in its own right.
A VIBRANT RIVER: A NEW APPROACH TO GROWING THE PLACE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>Glasgow City Council’s Stalled Spaces programme has been successful in supporting projects on vacant sites or open spaces for a number of uses, including growing spaces and art installations.</p> <p>There is scope to tailor this programme to the specific requirements of the River Corridor to test a mix of uses and events. These could include:</p> <ul style="list-style-type: none"> • activities that stimulate greater use of the River Corridor at different times of the day • pop-up cafés, restaurants and play spaces • temporary greening of vacant and derelict land to raise quality and support biodiversity • proposals that animate walkways and spaces along the river and between venues • planting along the edges of vacant sites. <p>To be acceptable, temporary interventions should be well-designed, should complement the overall multi-functionality of the River Corridor, and should not create barriers to movement.</p>	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. It provides further detailed guidance relating to established programmes.</p> <p>In terms of creating A Vibrant River, this sensitive approach to testing ideas has significant potential to have positive effects in relation to landscape, biodiversity, pollution, health and wellbeing, material assets and cultural heritage.</p> <p>This approach also has potential to contribute to the City’s wider placemaking, sustainable development and environmental improvement objectives.</p>
A VIBRANT RIVER: ACTIVATING THE WATER	✓	✓	x	✓	x	✓	✓	✓	✓	✓	The River Corridor SDF recognises that there is significant potential for increased use of the river for water-based events and festivals, for river trips and for leisure purposes, particularly by small craft such	This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking),

										<p>as canoes, kayaks and non-motorised boats.</p> <p>It also recognises that the Clyde’s significant tidal range impacts on water levels, and this affects the type of access, activity and interaction people can have with the river.</p> <p>To realise the river’s full potential for activity while preparing for the effects of climate change, the future design of quay walls and the extent of the tidal reach are priorities.</p> <p>The River Corridor SDF provides the following as guidance:</p> <p>Greater activation and engagement with the water, together with ease and safety of access, should be key considerations in the redesign of quay walls.</p> <p>Interaction with the water could be further improved by interventions that regulate the water level, such as a relocated tidal weir.</p> <p>Where appropriate, development on the River Corridor should include measures that facilitate increased activation of the water. This could include:</p> <ul style="list-style-type: none"> • access infrastructure suitable for a range of craft, for example slipways, pontoons and stairs • facilities, such as changing rooms and showers • boat storage and dedicated parking for vehicles transporting small craft to and from the river. 	<p>which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>In terms of creating vibrant, liveable places, there is the potential for positive effects in relation to biodiversity, health, landscape and cultural heritage.</p> <p>The introduction of greater activity would not only provide interest on the river and help promote it as a destination, but would also contribute to the City’s wider placemaking, sustainable development and environmental improvement objectives.</p>

										<p>Water-based events and festivals which promote river use - such as the Commonwealth Flotilla in 2014 - are encouraged.</p> <p>In areas such as Pacific Quay, pressure on land for a range of development may result in the water space becoming viable for ancillary uses to support and enhance vibrancy. Provided the design solution is safe, accessible and resilient, the following uses may be considered:</p> <ul style="list-style-type: none"> • floating art installations • semi-permanent floating structures for culture etc. 	
<p>A SUSTAINABLE RIVER: DENSITY AND A MIX OF USES</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF recognises that there is a need to rebalance the differences in population density along the River Corridor and well-designed, human scale, mixed-use development is encouraged within specific target areas.</p> <p>Where single uses dominate, the potential for accommodating complementary uses and diversification through a managed process should be explored.</p> <p>The River Corridor SDF states that development proposals will be assessed against the current policies contained within the City Development Plan and relevant Supplementary Guidance such as SG 1 Placemaking.</p> <p>The SDF provides guidance for new development and seeks to achieve diversity, with a mix of uses that will attract people, sustain neighbourhoods and provide a range of housing types and tenures. It states that:</p>	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>In terms of the River Clyde, there is the potential for positive effects in relation to climate change, pollution and health, material assets and cultural heritage.</p> <p>This approach also has potential to contribute to the City's wider placemaking, sustainable development and environmental improvement objectives.</p> <p>Measures such as this, which encourage the assessment of key development opportunities, within a wider development framework and context will help to ensure that the quality of the environment in key</p>

											<ul style="list-style-type: none"> • building height, scale and massing should be appropriate to the location • design should be innovative, resilient and sustainable with the flexibility to respond to the challenges of a changing climate • ground floors should have active uses and active frontages • consideration should be given to the vertical integration of a mix of uses • key vistas and views should be respected • microclimatic conditions should be taken into account, and development should provide shelter, mitigate wind tunnel effects, and avoid the creation of sterile spaces. 	<p>areas of the City is maintained and/or improved.</p> <p>This River Corridor SDF objective could be viewed as a strategic environmental mitigation measure in its own right.</p>
<p>A SUSTAINABLE RIVER: CLIMATE RESPONSIVE DESIGN</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF recognises that a design-led masterplan approach to development along the River Corridor will assist in front-loading infrastructure, ensure responsive adaptation measures are fully integrated, and enhance connectivity.</p> <p>The River Corridor SDF provides further guidance and states that site design should consider future flood predictions and follow an adaptive approach, incorporating multifunctional landscape architecture and nature-based solutions. Where development requires that less vulnerable uses are positioned at lower levels, there should be active ground floor uses and frontages, particularly facing the river and key routes. In addition, consideration should be given to</p>	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>This approach also has potential to contribute to the City's general placemaking, sustainable development and environmental improvement objectives.</p> <p>This River Corridor SDF objective could be viewed as a strategic environmental mitigation measure in its own right.</p>

											<ul style="list-style-type: none"> options for creating space for flood waters as part of works to the quay walls promoting renewable energy and energy capture. 	
A SUSTAINABLE RIVER: DISTINCTIVE TOWNSCAPE, HISTORIC CHARACTER	x	✓	x	x	x	x	✓	✓	✓	✓	<p>The River Corridor SDF recognises that the townscape character and identity of the River Corridor has been shaped by Glasgow’s industrial past, and has a symbiotic relationship with the wider city.</p> <p>While the decline of shipbuilding and trading has resulted in commercial interest in the quays largely disappearing, a number of heritage assets remain, including the Category ‘A’ listed Govan Graving Docks, the Finnieston Crane and other maritime infrastructure.</p> <p>Recent regeneration initiatives and the building of major attractions and landmarks, along with residential and light industrial development, have significantly transformed the River Corridor. However, development has been incremental, and a number of large vacant and derelict sites remain, impacting on connectivity and creating a fragmented urban form.</p> <p>The River Corridor SDF provides guidance and states that proposals should be brought forward as part of a masterplanning approach, with particular attention paid to:</p> <ul style="list-style-type: none"> respecting the distinctive River Corridor townscape and protecting and enhancing heritage assets and their setting building on the industrial legacy of the River Corridor 	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>In terms of supporting enhancements to townscape, historic character and placemaking, there is the potential for positive effects in relation to health and wellbeing, material assets and cultural heritage.</p> <p>This approach also has potential to contribute to the City’s wider placemaking, sustainable development and environmental improvement objectives.</p> <p>Measures such as this, which encourage a sensitive approach to regeneration, within a wider development framework context will help to ensure an uplift in the quality of the environment in key areas of the City.</p> <p>As such, this River Corridor SDF objective could be viewed as a strategic environmental mitigation measure in its own right.</p>

										<ul style="list-style-type: none"> the articulation of development along the River Corridor how new developments are viewed from a range of locations, including from the water space the creation of a finely grained urban form that integrates with the existing townscape character and supports a mix of uses the retention and incorporation of historic riverside features ensuring the waterfront is the primary 'front door' to development on the River Corridor 	
A CONNECTED RIVER: SEAMLESS WALKING AND CYCLING ROUTES	✓	✓	✗	✗	✓	✓	✓	✓	✓	<p>The River Corridor SDF provides guidance on enhancing connectivity along the river. It states that development along the River Corridor should seek to:</p> <ul style="list-style-type: none"> prioritise walking and cycling over other forms of travel reinforce the role of the River Corridor as a central east-west movement spine include new walking and cycling routes, while enhancing existing ones provide direct connections to the wider walking and cycling network repair links where there is severance employ innovative river-edge treatments to support connectivity promote an integrated, placemaking approach to the provision of new infrastructure that recognises the requirements 	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>In terms of supporting a high quality and highly integrated movement network together with a finer urban grain there is the potential for positive effects in relation to climate change, pollution and health and material assets.</p> <p>Promoting an active travel system and integrated movement is likely to contribute towards:</p> <ul style="list-style-type: none"> meeting wider environmental objectives such as reaching greenhouse gas emission targets

											<ul style="list-style-type: none"> of different modes and reduces conflict enhance opportunities for sustainable transport on the river promote inclusive, integrated public transport and access for all. 	<ul style="list-style-type: none"> improved levels of general health and well being <p>This SG component is also a strategic environmental mitigation measure in its own right.</p>
A CONNECTED RIVER: SUPPORTING CLUSTERS, LINKING COMMUNITIES	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF provides guidance on enhancing connectivity across the river. It states that interventions should seek to:</p> <ul style="list-style-type: none"> ensure new bridges provide direct walking and cycling routes, are at grade or have limited level change, are safe and overlooked, and provide lighting and shelter maximise access to new bridges from existing walking and cycling infrastructure support the development of digital connections that link communities across the river celebrate the existing bridges and tunnels through innovative lighting and signposting ensure good access to public transport, major hospitals, learning hubs, open space and cultural attractions. 	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p> <p>In terms of supporting a high quality and highly integrated movement network together with a finer urban grain there is the potential for positive effects in relation to climate change, pollution and health and material assets.</p> <p>Promoting an active travel system and integrated movement is likely to contribute towards meeting greenhouse gas emission targets and could be viewed as a strategic environmental mitigation measure in its own right.</p>
A CONNECTED RIVER: BRINGING PEOPLE TO THE RIVER	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF recognises that although the river is adjacent to the city centre, there is currently little to draw people from the main shopping and entertainment areas to the waterfront.</p> <p>This is partly due to limited views to the river, poor signposting, and the urban form. The quality of the landscape and</p>	<p>This SG component does not seek to change or amend policies contained in the adopted Plan. Indeed, it supports and further develops a number of Plan policies (particularly Policy CDP1 - Placemaking), which has been subject to full SEA assessment, and associated Supplementary Guidance (particularly SG1 - Placemaking which has been subject to SEA Screening).</p>

										<p>safety perceptions at some locations also act as detractors.</p> <p>There are a number of visitor attractions and destinations along the River Corridor, however, pedestrian and cycle access is limited due to existing rail and road infrastructure. The Clydeside Expressway is a significant barrier in terms of achieving access to the river and integration with adjacent neighbourhoods.</p> <p>The River Corridor is well served by frequent and fast public transport options and these should be maximised by improving the pedestrian and cycling connections between transport nodes and the river. Other challenges include raising the quality of the environment, addressing vacant and derelict land and buildings, and improving the experience of being beside the river.</p> <p>The River Corridor SDF provides guidance on bringing people to the river. It states that interventions should seek to:</p> <ul style="list-style-type: none"> • introduce a fine urban grain and enhance permeability • promote a placemaking, design-led approach that creates high-quality spaces where people want to spend time • support innovative river-edge treatments promoting interaction with the river, such as lighting, artwork, heritage interpretation, way finders and digital technology • enhance the quality of the existing urban realm. 	<p>In terms of supporting a high quality and highly integrated movement network together with a finer urban grain there is the potential for positive effects in relation to climate change, pollution and health and material assets.</p> <p>Promoting an active travel system and integrated movement is likely to contribute towards meeting greenhouse gas emission targets and could be viewed as a strategic environmental mitigation measure in its own right.</p>
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<p>A GREEN AND RESILIENT RIVER: ADVOCATING CLIMATE READINESS</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF recognises that although there have been no recorded coastal flooding events within the SDF area, existing data shows that a 1:200 year flood event would result in the river over-topping quay walls at a number of locations. Longer-term climate change projections, when applied to Glasgow, indicate a significant increase in the area of land vulnerable to flooding, and an increase in the severity of flood events. The existing tidal weir and quay walls are reaching the end of their design life. Whilst repairs to sections of the quay walls are being progressed through the City Deal programme, the future of the existing tidal weir needs further consideration. The current tidal range of the River Clyde results in continually changing water levels downstream of the weir at Glasgow Green. This impacts on the performance of the river through:</p> <ul style="list-style-type: none"> • increased silting, which impedes navigation and creates a need for regular dredging • deterioration, instability and staining of the quay walls due to tidal erosion • poor water quality and significant visual disconnection with the water • accumulation of deleterious materials. <p>The SDF recognises that a relocated weir and/or a tidal barrage to the west would provide significant benefits in terms of regulating the water level. It could also enhance interaction, and improve access to and activation of the water.</p>	<p>The City Development Plan provides comprehensive guidance on how to address flooding through the planning process (Policy CDP 8 and related Supplementary Guidance - which have been subject to full SEA and /or SEA Screening assessment. This SG component does not seek to change or amend policies contained in the adopted Plan. It provides further detailed guidance relating to established policy principles.</p> <p>This component has the potential to contribute positively to the natural environment by supporting a long term, integrated, responsive approach to the City's green, blue and grey network.</p> <p>It promotes the assessment of key development opportunities within a wider development framework and context and, as such, seeks to ensure that the quality of the environment in key areas of the City is maintained and/or improved.</p>
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										<p>To ensure the River Corridor is climate-ready and well placed to respond to longer term flooding predictions, an iterative, responsive approach is required that:</p> <ul style="list-style-type: none"> • addresses existing and future climate risks • ensures adaptation is considered early, and climate-risk screening is undertaken • seeks to review and update information, deal with uncertainty and manage long term climate risks • considers the wider impact of interventions on the water environment, including impact on flooding, water quality and activation • supports creative solutions that improve interaction with the water space, enhance energy efficiency, and support renewable energy. 	
<p>A GREEN AND RESILIENT RIVER: AN INTEGRATED NETWORK OF OPEN SPACES</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor is protected as Open Space by existing designations including the Council’s Open Space Strategy. This identifies the River Clyde as Natural or Semi-Natural Green Space, and the City Development Plan designates the River as a Green Corridor of Landscape and Wildlife Importance.</p> <p>However, the intensive use of land adjacent to the river for a range of commercial, leisure and residential uses has impacted on access and on the perception of the River Corridor as providing quality, continuous open space.</p>	<p>The City Development Plan provides comprehensive guidance on how to address flooding through the planning process (Policy CDP 8 and related Supplementary Guidance - which have been subject to full SEA and /or SEA Screening assessment. This SG component does not seek to change or amend policies contained in the adopted Plan. It provides further detailed guidance relating to established policy principles.</p> <p>This component has the potential to contribute positively to the natural environment by supporting a long term, integrated, responsive approach to the City’s green, blue and grey network.</p>

										<p>The River Corridor SDF provides guidance and states that interventions should seek to:</p> <ul style="list-style-type: none"> • provide multifunctional open space that supports climate adaptation and surface water management solutions • incorporate innovative design solutions and detailing to reinforce a distinct identity and reactive space • prioritise walking and cycling • stimulate interest and increase legibility through creative, interactive proposals such as lighting, art and wayfinding • promote cultural and maritime heritage • create places that are accessible, attractive, safe and welcoming, and which encourage social interaction • employ a palette of high quality materials which are robust and easily maintained • consider function, day and night uses, and seasonality • include a clear maintenance and management strategy • be adaptable and responsive to microclimate • implement best practice in integrated infrastructure, taking into consideration flooding, drainage, biodiversity and broadband connectivity. 	<p>It promotes the assessment of key development opportunities within a wider development framework and context and, as such, seeks to ensure that the quality of the environment in key areas of the City is maintained and/or improved.</p>
<p>A GREEN AND RESILIENT RIVER: PROMOTING NATURE BASED SOLUTIONS</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The River Corridor SDF recognises that the River Corridor has the potential to support a wide range of environments, species and habitats while providing wider benefits, such as promoting health and well-being, climate adaptation, nature experience, quality of place and local distinctiveness.</p>	<p>The City Development Plan provides comprehensive guidance on how to address flooding through the planning process (Policy CDP 8 and related Supplementary Guidance - which have been subject to full SEA and /or SEA Screening assessment. This SG component does not seek to change or amend policies contained in the adopted</p>

										<p>In addition to the policies and guidance in the CDP, the River Corridor SDF states that proposals on the River Corridor should seek to:</p> <ul style="list-style-type: none"> • promote a holistic, design-with-nature, ecosystems approach which considers the wider context of the place, its functions and activities, species (including aquatic species) and habitats • improve water quality by removing surface water from the sewers, and limiting storm sewage being released into the river • provide new, multifunctional and integrated landscaping to create environmental assets, including habitat for a range of species and a range of activities. This could be on underused, vacant and derelict land, or on incidental spaces adjacent to the river. • reverse the fragmentation and ensure connectivity of the ecological network by removing physical barriers and by providing habitat 'stepping stones' • introduce components to support wildlife, including year-round access to water, food and shelter • protect and enhance existing landscaping and ensure habitat links are maintained • provide innovative design features which deliver on economic and social outcomes and help enhance, grow and safeguard environmental quality. 	<p>Plan. It provides further detailed guidance relating to established policy principles.</p> <p>This component has the potential to contribute positively to the natural environment by supporting a long term, integrated, responsive approach to the City's green, blue and grey network.</p> <p>It promotes the assessment of key development opportunities within a wider development framework and context and, as such, seeks to ensure that the quality of the environment in key areas of the City is maintained and/or improved.</p>

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The above analysis indicates that the River Clyde Development Corridor Strategic Development Framework (SDF), within the context of Glasgow City Development Plan policy CDP2 – Sustainable Spatial Strategy, is likely to have a mainly positive or neutral impact on the environment and will help towards meeting the requirements of the Climate Change Act, delivering the City's wider placemaking objectives and implementing the City's Sustainable Spatial Strategy.

It should be noted, that at the SEA level it is the principle of a policy's inclusion in the Plan, rather than the impact of any future development, that should be under scrutiny. As set out in the River Clyde Development Corridor SDF the guidance it contains should be understood as part of an overarching approach aiming to address post-industrial issues, unlock sustainable development and optimise potential. Further, it establishes the framework for co-ordinating development activity, directing investment and addressing emerging opportunities and encourages the creation of a multi-agency group to drive, deliver and support the long term vision for the River Corridor. The actual impact of individual developments, local interventions and flooding adaptation and mitigation measures will be considered on a case by case basis, using an EIA as appropriate.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

