



GLASGOW

CITY DEVELOPMENT PLAN



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FOREWORD



It is my great pleasure to introduce the Glasgow City Development Plan.

This new look document is the first of a new generation of local development plans for the city. It is introduced in line with Scotland's modernised planning system and aims to be more accessible and concise using more visual techniques to convey the strategy and key policies and proposals.

Glasgow's City Development Plan belongs to each and every one of us. I believe that the City Development Plan will build upon the already significant regeneration work that has taken place across Glasgow. Over the last two decades we have seen a great transformation in our city

centre, our neighbourhoods and universities, as well as our visitor and cultural offering. The Plan will continue to shape our great city as a place people want to live, work, visit, and importantly, continue to invest in. There are many challenges in doing this, however I believe that Plan will provide strong direction and certainty in the key decisions that will allow us to deliver our aspirations for the city.

People Make Glasgow.

Councillor George Redmond

INTRODUCTION

The City Development Plan (The Plan) is the new statutory Local Development Plan for Glasgow. The Plan's geographical boundary is highlighted in Figure 1. It is the first of its kind for the City, and is designed to help residents and communities understand, and get involved in, the planning issues affecting their area.

A clear 10 year planning framework for the City is set out in The Plan, including a spatial strategy, policies and proposals for the future use of land and infrastructure. It is recognised that the efficient use of land and provision of good infrastructure are important for the wellbeing of the City, particularly when supported by a commitment to create and maintain high quality places.

The Plan aims to give certainty for investment decisions for the public and private sectors by indicating where development, including regeneration, should happen and where it should not. Future planning applications will be determined according to

the policies in The Plan, the Strategic Development Plan and associated Supplementary Guidance, as required by Section 25 of the Town and Country Planning (Scotland) Act 1997. The Plan is more concise than previous Local Plans, and makes greater use of mapping and illustration. As The Plan needs to remain relevant, it will be reviewed and updated every five years.

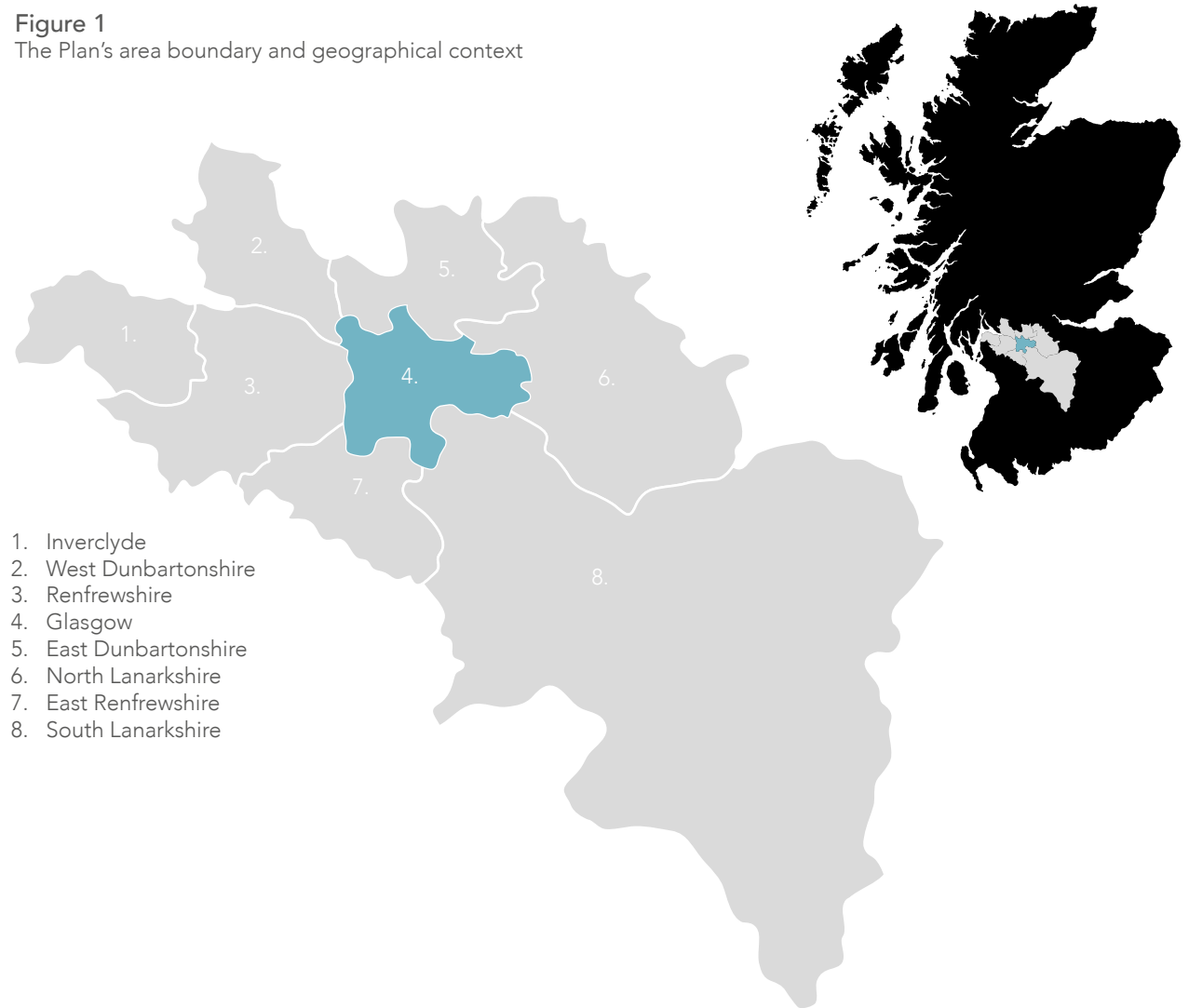
The relationship between The Plan and other policies, plans and strategies is illustrated in Figure 2. The Plan was prepared during a period when both National Planning Framework (NPF) 2 and Scottish Planning Policy (SPP) 2010 were under review. The new

SPP (2014) and NPF3 were finalised in mid-2014, post-production of the Proposed Plan. The Plan has attempted, where possible, to reflect the overall direction of policy and spatial priorities of the Scottish Government. It has also taken cognisance of other relevant planning, environmental and legislative requirements.

The Plan is consistent with the strategy of the approved Glasgow and the Clyde Valley Strategic Development Plan (SDP, May 2012), which includes the City of Glasgow and seven other local authority areas within its boundary, as illustrated in Figure 1. When The Plan is adopted, the two documents combined (including Supplementary Guidance) will become 'The Development Plan for Glasgow'.

At a more local level, The Plan takes cognisance of the provisions of other partnership plans and strategies that affect or influence the urban planning of the City. In particular, it seeks to deliver on Glasgow's

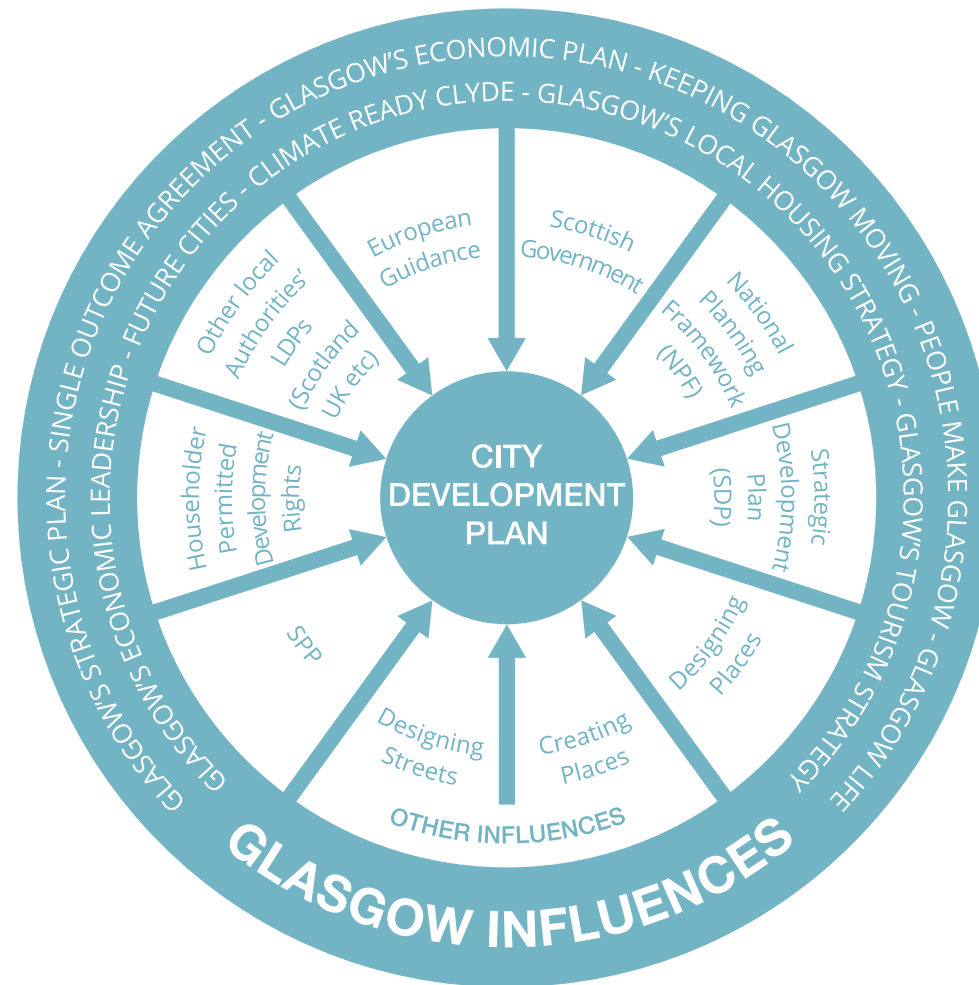
Figure 1
The Plan's area boundary and geographical context



Strategic Plan, which sets out the Council's priorities to 2017 focusing on economic growth and resilience for the City and its communities. It also seeks to integrate with Glasgow Community Planning Partnership's Single Outcome Agreement 2013, which is a 10 year "plan for place" focusing on tackling inequalities within specific neighbourhoods.

Crucially, The Plan has taken into account the comments received from organisations, local communities, and individuals in response to the Key Issues and Options set out in the Main Issues Report, as well as the subsequent consultations. The Main Issues Report documented the policy context in some detail. The consultation confirmed that the major issues facing Glasgow over The Plan period included housing land supply; provision of new infrastructure; the role of the network of centres and green network priorities. More details can be seen in the Main Issues Report and Monitoring Statement.

Figure 2
Relationship between the Plan and other documents



STRUCTURE OF THE PLAN

The Plan consists of five parts:

City Profile - Highlights key statistics shaping the City today

Strategic Approach - Identifies The Plan's key aims and outlines the strategy to help achieve those aims during The Plan period

Policies - Addresses the key topics to be considered when planning development in order to help achieve The Plan's key aims

Policy and Proposals Map - Illustrates where policies and proposals are identified throughout the City

Action Programme - The Plan's Action Programme outlines how The Plan's policies and proposals will be delivered. It will be published within three months of the adoption of the Plan. Online at <http://www.glasgow.gov.uk>

SUPPORTING DOCUMENTS

The Plan is supported by:

- Supplementary Guidance, which explains in detail how the Council expects The Plan policies to be implemented, and how they will be used in the consideration of planning applications;
- Background Papers, which outline the context and rationale behind The Plan's policies and proposals;
- An Environmental Report, which assesses the environmental impact of The Plan;
- A Habitats Regulations Appraisal, which appraises The Plan to ensure it will not have adverse impact on the conservation objectives of European Natura 2000 sites, and;
- A Schedule of Land owned by the Planning Authority which is affected by the Plan. These are available online at www.glasgow.gov.uk

HOW TO USE THE PLAN

The Plan has been designed to be concise and easy to use. It consists of five parts which require to be read as a whole, and is supported by Supplementary Guidance, Background Papers, an Environmental Report and a Habitats Regulations Appraisal. The structure and content of The Plan is detailed in [Figure 3](#).

City Profile; Outline of some of the social, economic and environmental indicators throughout the city.

Strategic Approach; Description of how the key aims for the City will help to guide development to fulfil the outcome of Glasgow being a healthy Sustainable place. This section contains maps, diagrams and words to explain the main strategic outcomes for the city over the Plan period.

Policies; The policies help us deal with the main land use challenges that affect Glasgow. They form the basis for making decisions on planning applications in a way that will

deliver The Plan's strategic outcomes and aims. Unless stated otherwise, all criteria used in each policy will apply to relevant proposals and should be considered holistically. More than one policy is likely to apply in any particular case. The policies are linked to supplementary guidance, which is published and consulted on separately.

Policy and Proposals Map; A combined Policy and Proposals map is provided at city-wide level. The map illustrates the specific locations that are identified for policy protection in policies CDP2 – CDP 12. The map also shows the proposals that are identified in the policies and are expected to happen during the life of the Plan. Along with the policy and proposals the map identifies sites of potential activity which are identified in the policy text. Finally, in order to illustrate greater context of potential future development (and for information only), the map shows the extent of major housing developments that have planning permission along with identified opportunity sites within Economic Development Areas which represents the marketable business and industry land supply.

Action Programme; Sets out how the Planning Authority proposes to implement the Local Development Plan including a list of actions required to deliver each of the Plan's policies and proposals, the name/department/organisation that is to carry out the action, and the timescale for carrying out each action. The Actions are also conveyed spatially in an Action Programme map.

SUPPORTING DOCUMENTS

Supplementary Guidance; Forms part of the development plan and has statutory status. Incorporating guidance and/or design advice to support a particular policy, proposal or spatial area. This includes proposals and policy which have little impact upon the Spatial Strategy or where they are not significantly different from the current City Plan; provided there is a clear link to the policies in the Plan. Supplementary Guidance can be produced throughout the 5 year life span of the Plan.

Environmental Report; Procedure governed by the Environmental Impact Assessment (Scotland) Regulations 2011, whereby the likely environmental effects of certain types and scales of development, and developments in sensitive locations are outlined.

Background Papers; Papers containing evidence and supporting information used in the production of the City Development Plan.

Habitats Regulations Appraisal; A staged procedure, to determine whether or not a plan or project is likely to have a significant effect on a European site. An 'appropriate assessment' is required where a plan or project is likely to have a significant effect on a European site either alone or in combination with other plans or projects.

Figure 3
Structure and content of the City Development Plan



CITY PROFILE AND CONTEXT

Glasgow is the biggest City in Scotland. It is the economic engine and main commercial hub not only for the City region, but also for the country.

"Almost 2.5 million people, half of Scotland's population, live within an hour of the City."*

Since the 1980s the City has been undergoing an economic revival through regeneration, restructuring and reinvention of some of its communities. To allow The Plan to guide future use of land it is important to understand how the City has been changing and what its current economic, social and environmental position is. The data on the following pages provides an illustration of where the City is in terms of the key statistics and changes that should be informing future land use strategy.

**Sources for the following pages: Glasgow Economic Facts 2013, Invest Glasgow; National Register Scotland, 2011 Census; Understanding Glasgow*

SOCIAL

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



ECONOMY

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



ENVIRONMENT

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





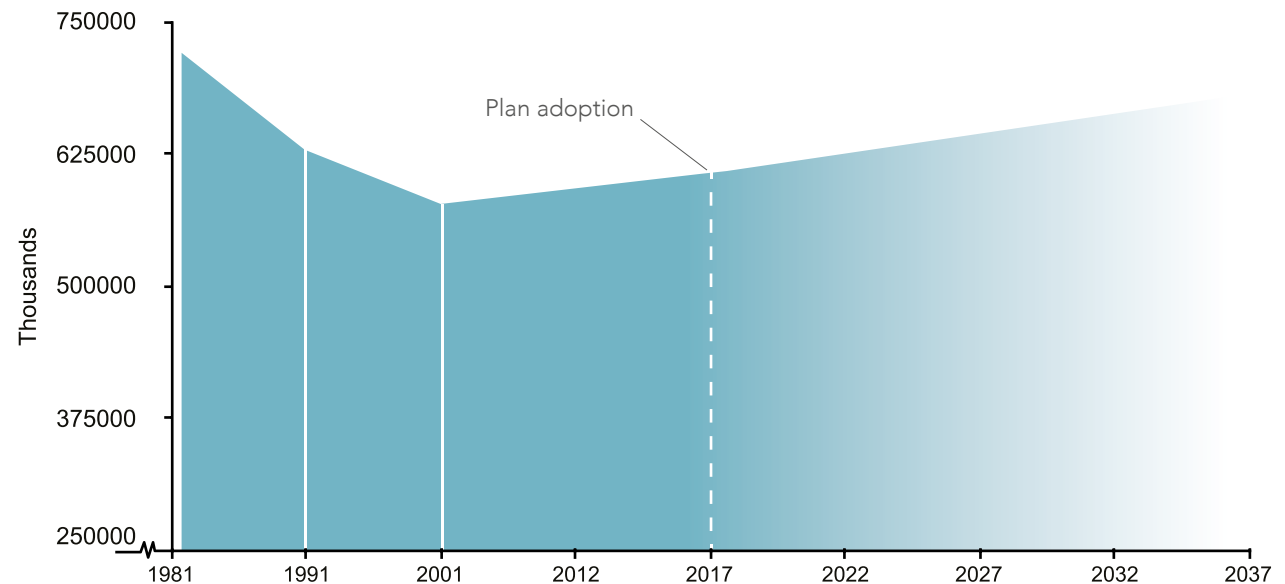
CITY CHALLENGES

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

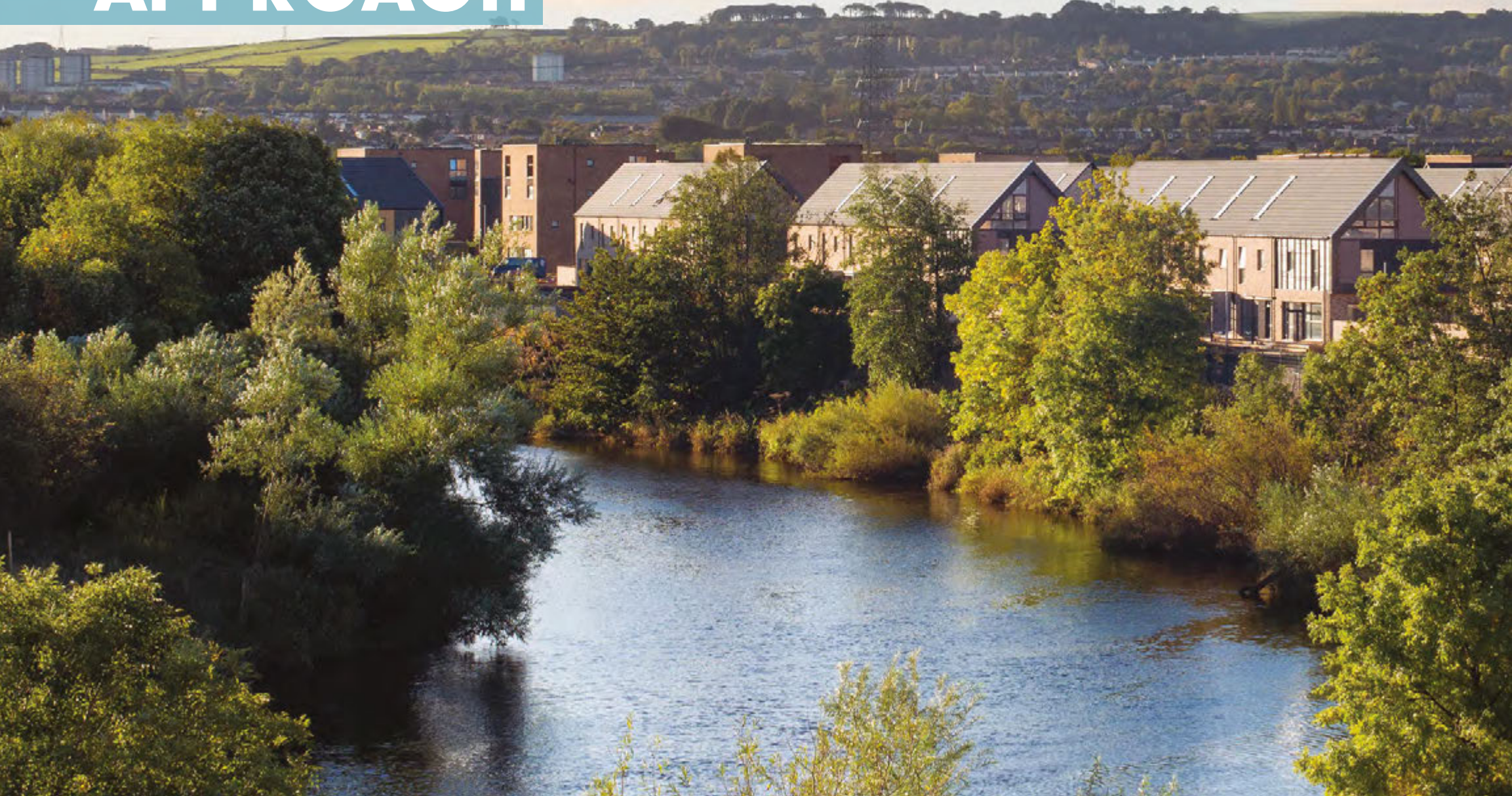
- the overall financial climate which is affecting private and public sector investment;
- the increase in population which is projected;

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

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



STRATEGIC APPROACH





Key Aims of The Plan

The following key aims have been pivotal to the preparation of The Plan:

- ***Creating and maintaining a high quality, healthy place.***
- ***Developing a compact city form that supports sustainable development.***

THE STRATEGY

The Plan puts forward positive measures that will keep Glasgow at the heart of Scotland's future and allow it to make the most of its resources for the benefit of residents, businesses, employees and visitors.

To achieve the key aims set out above, and to address the City's challenges as identified in the City Profile, the Plan sets out a strategy that seeks to deliver on four strategic outcomes.

A vibrant place with a growing economy

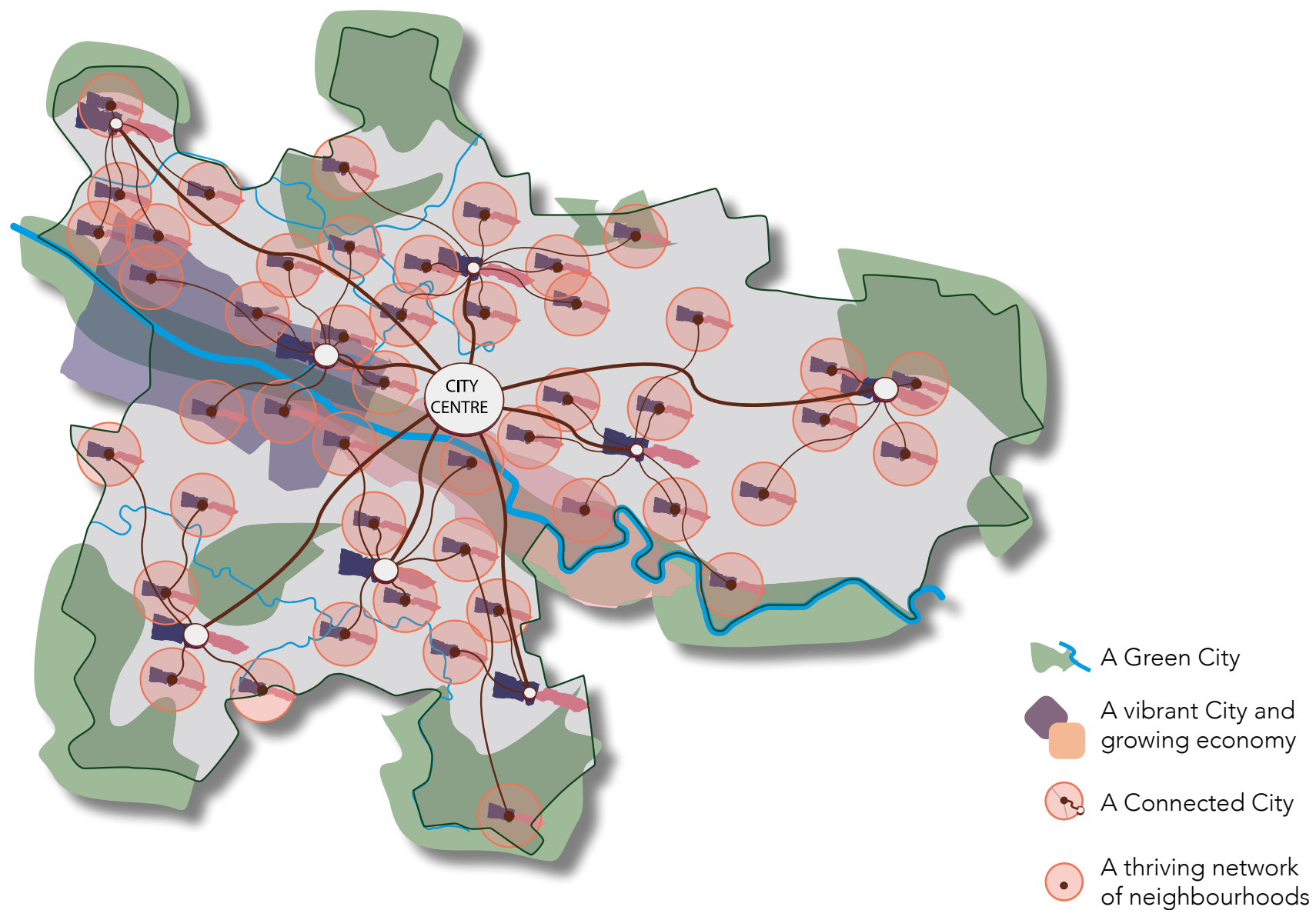
A thriving and sustainable place to live and work

A connected place to move around and do business in

A green place

Figure 5

A City-wide spatial representation of the broad location and form of development required to help achieve the four strategic outcomes.



STRATEGIC OUTCOMES

- **A vibrant place with a growing economy**

by providing the right environment for businesses to develop;

- **A thriving and sustainable place to live and work**

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

- **A connected place to move around and do business in**

by improving accessibility for all citizens to employment, education, healthcare, shopping and leisure destinations, and providing more sustainable travel options and creating an integrated and efficient transport network; and

- **A green place**

by helping to care for Glasgow's historic and green environments, increasing the City's resilience to climate change, and reducing energy use.

The strategic outcomes, and supporting objectives, are detailed on the following pages. They are inter-related and are intended to be supportive of each other. In some cases, the benefits of one outcome may conflict with another, so it is important that the correct balance is struck between encouraging change and growth and the need to conserve important assets for the benefit of the City. The four strategic outcomes provide a rationale for The Plan's Policies and Proposals.

A VIBRANT PLACE

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



Employment

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



Business

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



Alternatives

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



River Clyde

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



Creative Industry

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



Sustainability

Support employment in sustainable locations.

WITH A GROWING ECONOMY

A SUSTAINABLE PLACE

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



Design

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



Healthy Living

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



Built Heritage

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



Community

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



Choice

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



Innovation

Ensure high quality, creative and innovative design is encouraged.



Residential Quality

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



Open Space

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



City Centre

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

TO LIVE AND WORK

A CONNECTED PLACE

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



Transport

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



Sustainability

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



Friendly Streets

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



Digital Connectivity

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



Road Impact

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



Connections

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



Choice

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



Infrastructure

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



Town Centres

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



Waterways

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

TO MOVE AROUND AND DO BUSINESS

A GREEN PLACE

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



Greenbelt

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



Adapt to Change

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



Vacant Land

Promote the redevelopment of vacant and derelict land.



Open Spaces

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



Biodiversity

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



Waterways

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



Renewable Resources

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



Heritage

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

RESILIENT, ACCESSIBLE AND ATTRACTIVE

POLICIES

CDP 1

The Placemaking Principle

CDP 2

Sustainable Spatial Strategy

CDP 3

Economic Development

CDP 4

Network of Centres

CDP 5

Resource Management

CDP 6

Green Belt and Green Network

CDP 7

Natural Environment

CDP 8

Water Environment

CDP 9

Historic Environment

CDP 10

Meeting Housing Needs

CDP 11

Sustainable Transport

CDP 12

Delivering Development

This section details 12 policies which should be considered when planning development within the City of Glasgow.

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which must be considered for all development proposals to help achieve the key aims of The Plan.

Policies CDP 3 to CDP 12 provide more detail on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

The policies should be read in conjunction with associated Supplementary Guidance, as listed in Table 1. The table reflects the most likely cases where a policy will relate with supplementary guidance. However, the location and nature of a development should ultimately inform what policies and supplementary guidance are used to consider a proposal

Table 1: Plan policies and associated Supplementary Guidance

	SG 1: The Placemaking Principle	SG 2: Sustainable Spatial Strategy	SG 3: Economic Development	SG 4: Network of Centres	SG 5: Resource Management	SG 6: Green Belt and Green Network	SG 7: Natural Environment	SG 8: Water Environment	SG 9: Historic Environment	SG 10: Meeting Housing Needs	SG 11: Sustainable Transport	SG 12: Delivering Development
CDP1: The Placemaking Principle												
CDP 2: Sustainable Spatial Strategy												
CDP 3: Economic Development												
CDP 4: Network of Centres												
CDP 5: Resource Management												
CDP 6: Green Belt and Green Network												
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CDP 9: Historic Environment												
CDP 10: Meeting Housing Needs												
CDP 11: Sustainable Transport												
CDP 12: Delivering Development												

CDP 1

THE

PLACEMAKING

PRINCIPLE





THE PLACEMAKING PRINCIPLE

Context

Glasgow is a vibrant, exciting City which has a unique character. Its grand historic areas and buildings and growing collection of striking contemporary architecture make a substantial contribution to the City's sense of place.

Individual streets, spaces, buildings and waterways are all important in making the City recognisable; however the character and identity of the City is reflected by the way these elements are combined to form a complex and dynamic whole. Its current identity is significantly shaped by the way physical regeneration has sought to respond to periods of industrial and urban growth and decline. These factors, and the attempts to address them, have also played a significant role in influencing the lives of Glasgow's residents. The health of Glasgow's population and extent of health inequalities have been intrinsically linked to these periods of change, and the strong connection between

physical environment and health must form a key part of how the City seeks to manage future change.

Experience has shown that efforts to address the City's physical legacy and improve the environment have been successful where they have sought to address, not only appearance and context, but also anticipate the full range of benefits and opportunities that new development can generate in how people interact with and benefit from their environment.

By taking a creative and holistic approach to regenerating buildings, sites and areas, the outcomes have been more successful and sustainable,

and have included health improvements and reduction in health inequalities. It is vital that the City learns from these experiences and builds upon an approach that considers all of the potential benefits that new development can bring.

PLACEMAKING

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context, and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

Placemaking involves understanding the elements that contribute to an area, considering what is currently successful and what is failing. It also relies on a meaningful dialogue with stakeholders and effective engagement with communities in order to harness local knowledge and understand how new development can be successfully integrated. The aim is for new development to contribute towards the creation of successful places, based upon balancing the relationship between the physical, social and economic characteristics of the area. It is important to stress that the principles behind placemaking are not new and have informed local and national policy on new development for some time. However, the emphasis given to the principles is changing to put them at the forefront of the development process.

Creating a link between people and place encourages ownership and stewardship. Successful places can provide communities with an important cultural context, a sense of pride and belonging, and a sense of local and national identity; all of which are likely to improve people's health, happiness, and wellbeing. It can provide environments which function well, link well with surrounding settlements, and provide attractive areas in which to socialise, to move around and to do business. It can also have a major influence upon the sustainable economic growth of an area. By making it an appealing place to live, to work and to visit and by providing a high quality environment with good infrastructure, the City will attract new business and investment.

HEALTH AND WELLBEING

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

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

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

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

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

Table 2: Relationship between health and placemaking objectives

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

THE PLACEMAKING PRINCIPLE

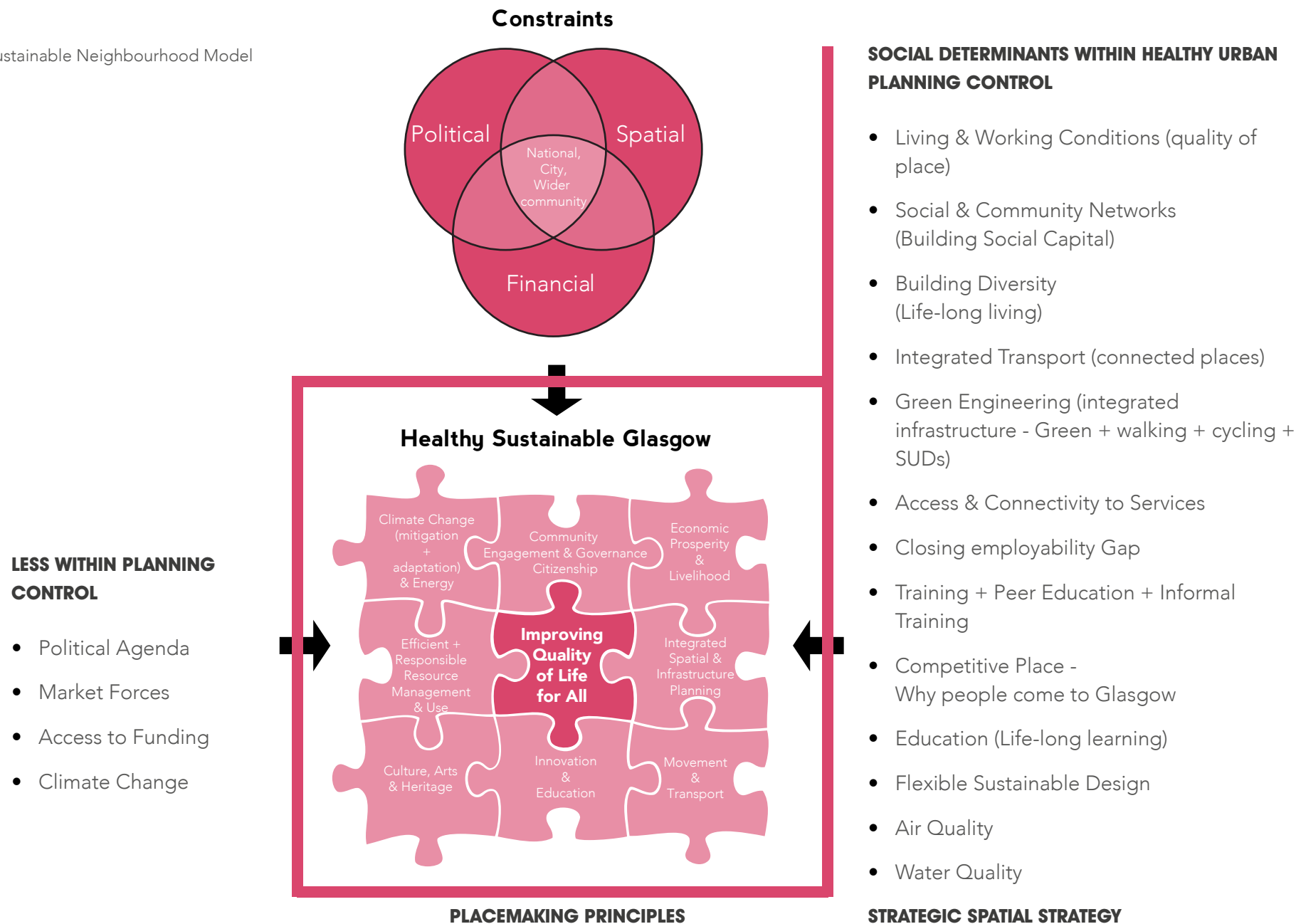
To achieve the Plan's key aim of creating and maintaining a high quality, healthy place, an overarching policy, Policy CDP 1: The Placemaking Principle, will be applied to all development proposals throughout the City. By giving increased weight and importance to placemaking and the impact of development on health and wellbeing, it is intended that there will be an obligation for developers to demonstrate how The Placemaking Principle has been applied. This should include clear evidence of the benefits of adopting the approach for all stakeholders in the development process.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

AIMS

The Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

Figure 6
Healthy Sustainable Neighbourhood Model



CDP 1

THE PLACEMAKING PRINCIPLE

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

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

These qualities shall be further elaborated in Supplementary Guidance.

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

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

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

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

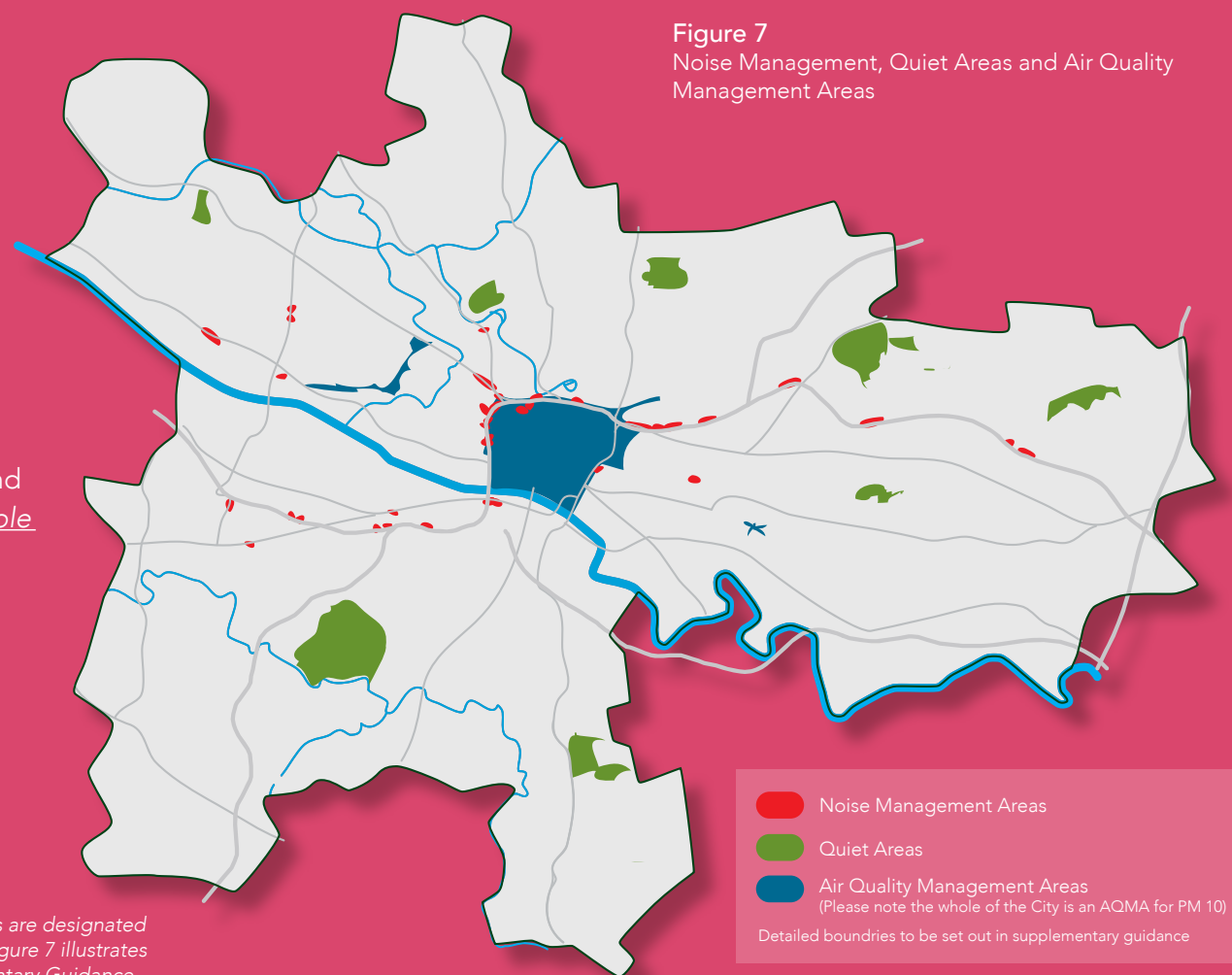
9. Providing high quality amenity to existing and new residents in the City;
10. Promoting connectivity, active travel and public transport use rather than private car use;
11. Taking the opportunity to deliver an integrated approach to infrastructure delivery;
12. Bringing, where possible, vacant and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

14. Ensuring new activity does not introduce unacceptable additional noise particularly in, or adjacent to, Noise Management Areas nor have an adverse effect on Quiet Areas (see Figure 7); and
15. Assessing major developments using the Glasgow Healthy Sustainable Neighbourhood Model and demonstrating healthy outcomes have been considered (via application forms).

The level of detail and design tools required to deliver on Policy CDP 1: The Placemaking Principle will be considered in the context of the size of development and the relationship to delivering on Policy CDP 2: Sustainable Spatial Strategy.

The Supplementary Guidance that supports this policy, as outlined in Table 1 will provide details on how development proposals shall be assessed in terms of meeting The Placemaking Principle.

* Air Quality Management Areas, Noise Management Areas and Quiet Areas are designated under separate legislation and could change over the lifetime of this Plan. Figure 7 illustrates their current extent, with the detailed boundaries to be set out in Supplementary Guidance.



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 1 : THE PLACEMAKING PRINCIPLE

[SG1](#) supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development in the city.

The guidance will set out how developers will be expected to incorporate a design-led approach within the context of the Placemaking Principle CDP1 and Glasgow's interpretation of the Six Qualities of Place. It will provide a toolkit, designed to

illustrate how development should seek to respond to the physical and spatial context (Character Environments) as well as a means to demonstrate how the development has responded to the expectations set out in Policy CDP1.

SG 1 also provides guidance on a number of specific topics outlined below

- Residential development;
- Amenity;
- Sustainable development;
- Public realm;
- Air quality;
- Managing noise;
- Waste storage, recycling and collection in new development;
- Development affecting commercial premises;
- Signs and advertising;
- External fittings to buildings; and
- Detailed design guidance



CDP 2

SUSTAINABLE

SPATIAL

STRATEGY



SUSTAINABLE SPATIAL STRATEGY

Context

This policy provides a spatial representation of The Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. It should be read in conjunction with Policy CDP1: The Placemaking Principle. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City.

The Policy therefore highlights that Spatial Supplementary Guidance will be prepared for these priority areas in accordance with the [Sustainable Spatial Strategy](#) at [Figure 9](#). [Figure 8](#) shows the different scales of guidance and how each fits with the Sustainable Spatial Strategy including the two levels of spatial guidance being Strategic Development Frameworks and Local Development Frameworks. This suite of documents will provide the statutory basis for assessing planning applications.

STRATEGIC DEVELOPMENT FRAMEWORKS (SDFs)

SDFs will cover large areas of the City which span beyond neighbourhood level. Six priority areas have been identified as requiring a SDF; the City Centre, Glasgow North, Greater Easterhouse, Govan/Partick, Inner East and the River Clyde Development Corridor. Further details of the scope and content of the SDFs and the rationale for the identification of the six priority areas is provided in the policy background paper. The Council may identify other priority SDF areas during The Plan period to respond to changing circumstances.

The [*City Centre Strategy and Action Plan 2014-2019*](#), which is a regeneration strategy and therefore includes actions beyond planning and design, was approved by the Council on 14th November 2013. A SDF will be produced for the City Centre to encapsulate the spatial elements of the Strategy and this will be regarded as Supplementary Guidance.

The preparation of SDFs will respond to the context of the area and its particular identified issues and will follow a structured process that has been set out in a template which explains the scope and content required and the relationship to other documents. Each SDF will contain a section that identifies resources and actions to progress implementation of the strategy, and will also consider how the impact of the strategy will be measured. SDFs may also set broad design parameters to be taken forward in Local Development Frameworks.

LOCAL DEVELOPMENT FRAMEWORKS (LDFs)

LDFs will be prepared to guide development at a neighbourhood level. In some cases these will have been identified through the development of other strategies, for example the City Centre Strategy and Action Plan 2014-2019 has already identified that 9 LDFs will be produced for each of the newly designated City Centre Districts. In other cases, the need for a LDF will have been brought forward through changed circumstances, e.g. the need to refresh efforts to support regeneration which has been hampered by the economic downturn. Drumchapel, Pollok and South Central have been identified as areas that require such an approach. Whilst the principles of Strategic Development Frameworks may also be relevant to these areas in setting strategic design parameters, LDFs will concentrate on action at the local level.

The proposed Strategic Development Frameworks and Local Development Frameworks will provide a spatial context for future development in specific areas of the City. By outlining a shared vision and future development intentions for the wider area, it is anticipated that the Frameworks will provide certainty for investment decisions including the delivery of existing regeneration priority areas.

AIMS

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

SCALE OF SUPPLEMENTARY GUIDANCE

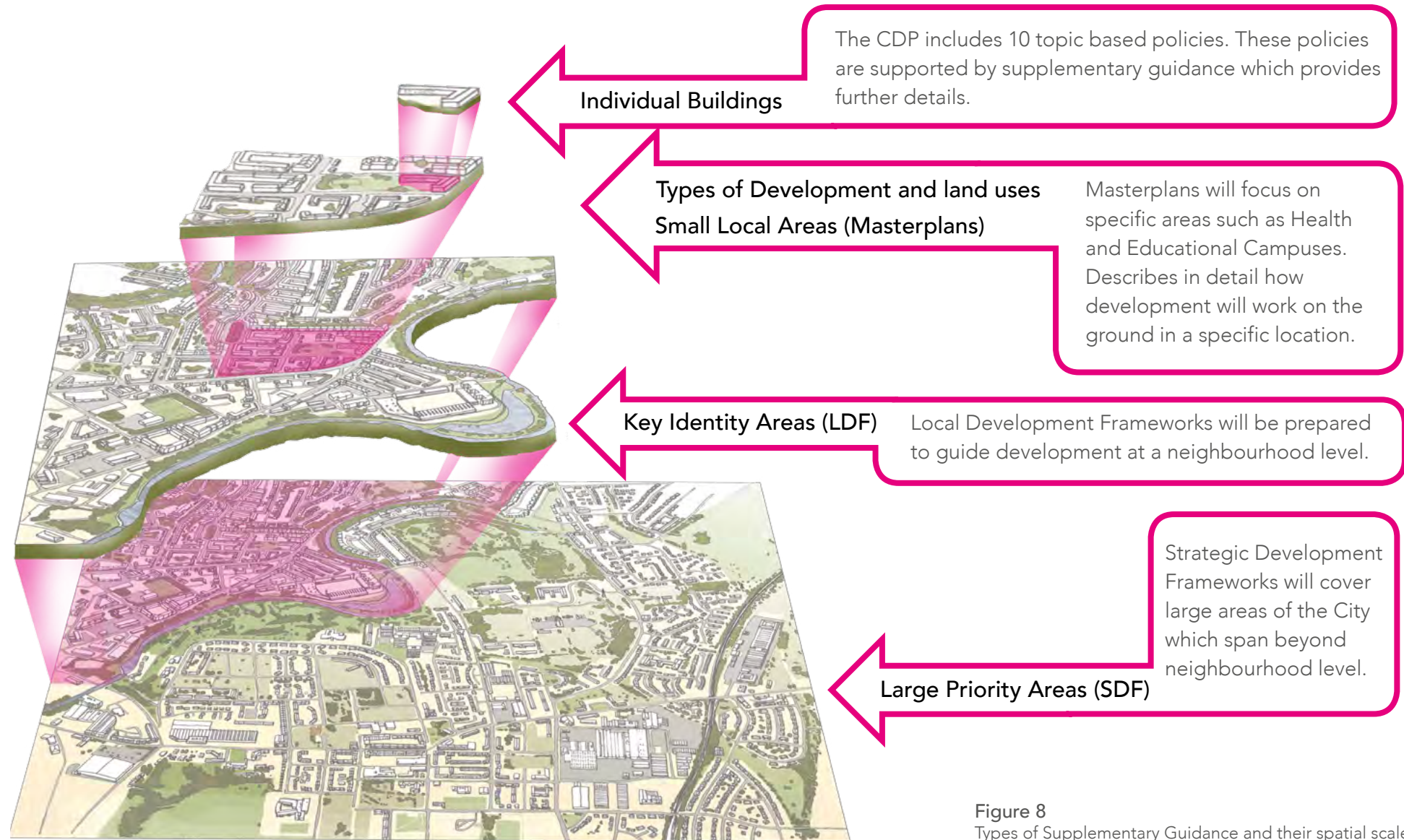


Figure 8
Types of Supplementary Guidance and their spatial scale

CDP 2

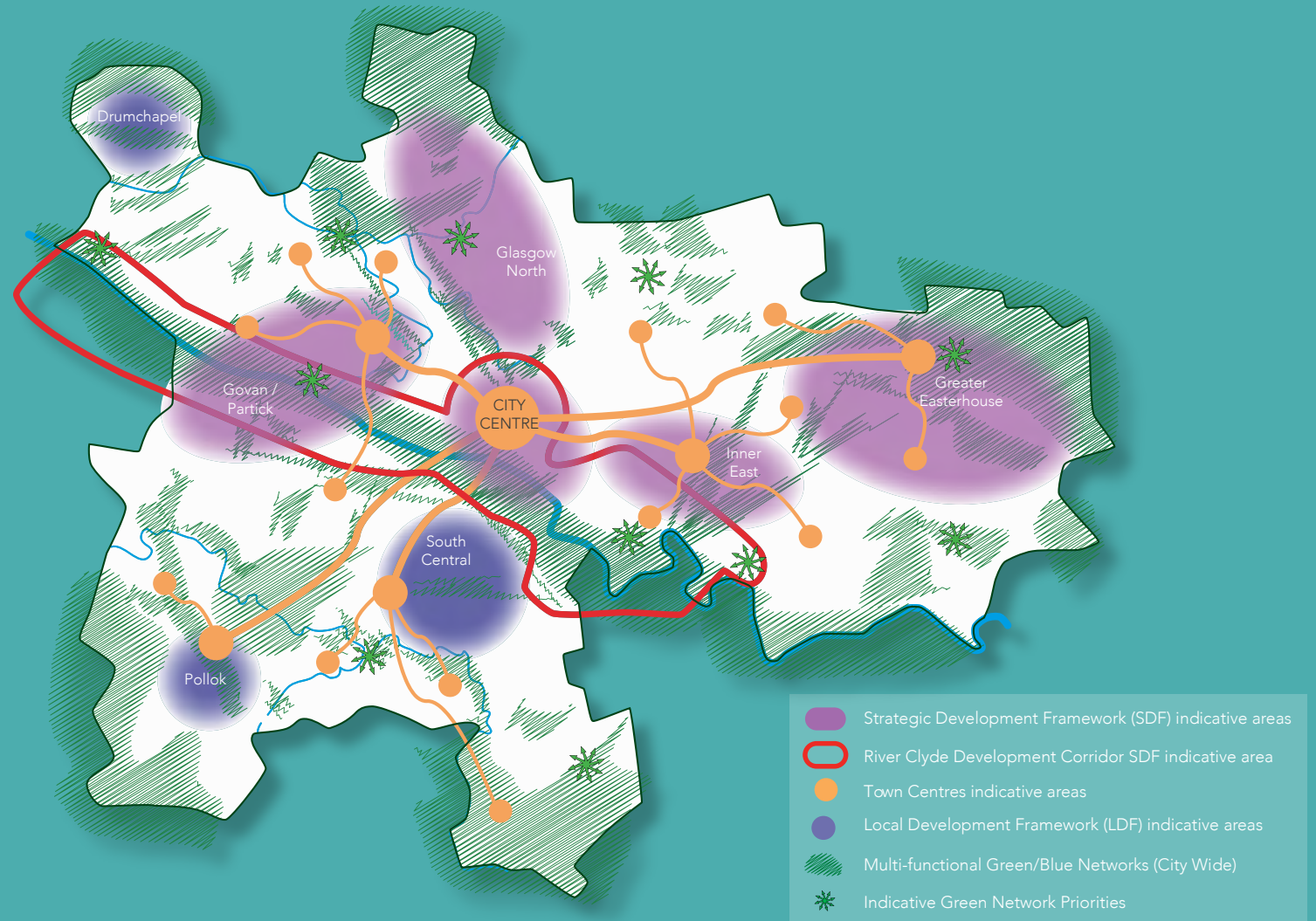
SUSTAINABLE SPATIAL STRATEGY

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that:

1. Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy;
2. Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;
3. Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland;
4. Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas;
5. Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities;
6. Support the regeneration and redevelopment of key housing investment areas;
7. Utilise brownfield sites in preference to greenfield sites;
8. Prioritise the remediation and reuse of vacant and derelict land;
9. Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations;
10. Contribute to the development of vibrant and accessible residential neighbourhoods;
11. Support higher residential densities in sustainable locations;
12. Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;
13. Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme;
14. Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation;

Figure 9
Sustainable Spatial Strategy

15. Protect open space and provide for the development and expansion of the multi-functional green/blue network; and
16. Contribute towards the development of an active travel network and enhanced public transport accessibility within and between neighbourhoods, town centres and major employment destinations.



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 2: SUSTAINABLE SPATIAL STRATEGY

[SG2](#) supports the above policy by providing guidance that will emerge through the life of the plan for the priority areas identified in the Sustainable Spatial Strategy. Accordingly SG2 includes advice on:

- Strategic Development Frameworks Areas (large areas of the City)
 - City Centre
 - River Clyde
 - Govan/Partick
 - Inner East
 - Greater Easterhouse
 - Glasgow North
- Local Development Frameworks (neighbourhood level)
 - Drumchapel
 - South Central
 - Pollok
- Locations identified within the City Centre Strategy

CDP 3

ECONOMIC

DEVELOPMENT





ECONOMIC DEVELOPMENT

Context

Glasgow's economy generates over £17bn Total Gross Value Added each year and supports almost 400,000 jobs. The City's economy is diverse and increasingly service based with financial/business services, retail, healthcare, higher education and the creative industries all being major sources of employment.

The Glasgow Economic Leadership (GEL) Board highlights the need to focus on the following key economic sectors and associated actions in order to ensure that the City's economy continues to grow:

- low carbon industries – potential for the creation of a hub based on the City's renewable energy asset base;
- engineering, design and manufacturing – capitalise on advances in technology and science and translate these into business creation and expansion;
- life sciences - exploit the commercial opportunities created by the City's university and NHS based research excellence including development of the South Glasgow Hospitals Campus and associated research facilities;
- financial and business services; develop IFSD-2 by focussing on niche business support services for the Financial sector that will differentiate Glasgow from other cities;

- tourism and events – build on the City's reputation as a City break/business tourism destination and on its ability to host major international events which has been enhanced by the Scottish Hydro National Arena and the hosting of the Commonwealth Games; and
- higher and further education. Expand the sector's role as a major employer within the City by attracting more students from outwith Scotland and promote partnership working between the HFE sector and private enterprise

The Policy and supporting Supplementary Guidance set out a spatial framework that accommodates these priorities by directing development to appropriate locations and identifying where in the City economic development will be encouraged. In recent years investment has been focussed on the locations identified in the Policy Context

Diagram: the City Centre, other major town centres, Clyde Waterfront and Clyde Gateway and growth shall continue to be directed towards these areas.

A key priority of the Plan is to maintain the attractiveness of the City Centre as an investment location. It is important to provide the physical and digital infrastructure that will attract investors to Glasgow in preference to competitor cities. There are opportunities to build on the success of the International Financial Services District (IFSD), including City Centre West Strategy, to increase the supply of Grade A office space within the Principal Office Area (see supplementary guidance for location) and support the continued development of the International Technology and Renewable Energy Zone (ITREZ).

Supporting the expansion ambitions of the city's universities and other higher education institutions is also of critical importance since they produce the skilled workforce upon which the City's economic success is based and are also a source of innovation. Aligned to this there is a need to fully engage with higher and further education institutions and the NHS at a strategic level to encourage sharing of knowledge which may help inform future decisions on development opportunities in the growth sectors.

While growth will be focussed on the key economic sectors, the City also faces a number of challenges if it is to fulfil its economic potential. Not least among these is how to improve the employability of those with little or no qualifications and address the level of workless households which is among the highest in the UK. Another obstacle is the amount of vacant and derelict land across the

City and the remediation and infrastructural cost involved in bringing this land back into productive use.

Some of the City's traditional industry and business areas have not benefited from the transition to a post industrial, knowledge based economy. Therefore a review of all Economic Development areas (see Background Paper for Existing Industrial Areas Review) will be undertaken in order to identify the areas which can help achieve the City's economic objectives. The review will look at a range of factors including physical condition, infrastructure provision, demand potential as well as the availability of marketable land. Some areas will be afforded protection as Areas of City-Wide Economic Importance and the review will also identify those areas which may, through a planned process, provide opportunities for the planned integration of other land uses. Where such opportunities are

identified a critical factor will be the protection and retention of existing jobs.

By way of context the Policy and Proposals Map has identified the Marketable Industrial and Business Land Supply as "Opportunity Sites Within Economic Growth Areas".

The Glasgow City Council Strategic Plan sets out that the City will need a resilient city economy which will grow and benefit the City's businesses and residents. This is reflected in the following aims it identifies relative to economic growth:

A resilient and growing City economy;

- A broad based and more integrated economy with diverse business opportunities, including in the social enterprises sector;

- Better skills for Glaswegians to create a more confident and competitive workforce in the City;
- An improved supply of good quality and sustainable housing for the City; and
- Better access to the internet, information technology and an improved active travel and public transport network for business and residents

AIMS

The Plan will promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth.

CDP 3

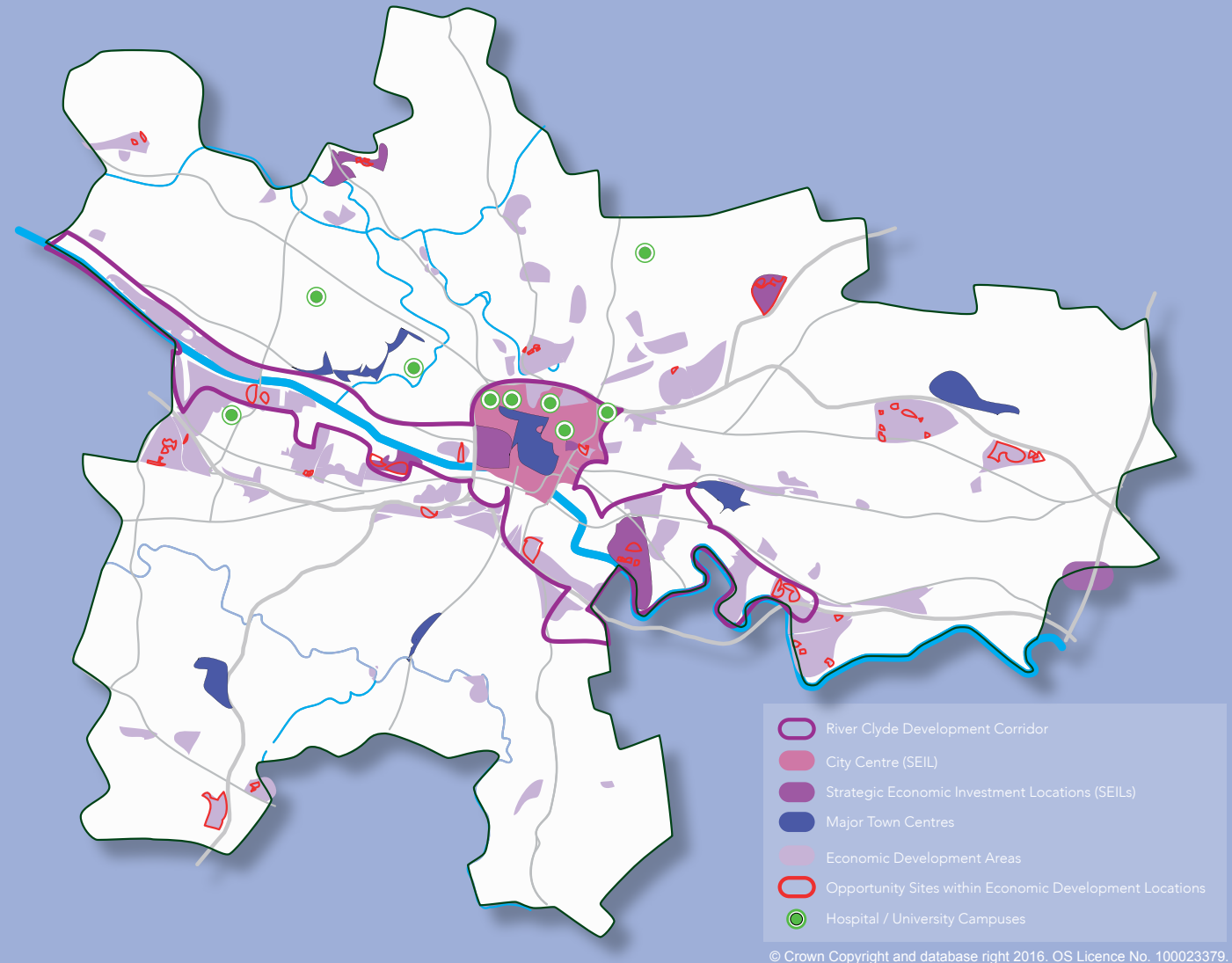
ECONOMIC DEVELOPMENT

The Plan will support development proposals that:

1. Promote economic growth by:
 - a. directing development in the GEL key growth sectors to the River Clyde Development Corridor and the City's Strategic Economic Investment Locations (SEILs) set out in Figure 10;
 - b. directing industry and business uses to the city's Economic Development Areas (see Policy and Proposals Map) and safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses;
 - c. Integrating other compatible, employment supporting land uses to Economic Development Areas in accordance with the findings of the Existing Industrial Areas Review and Supplementary Guidance;
 - d. supporting investment in new infrastructure and environmental improvements to unlock the development potential of constrained Economic Development locations including through the use of planning agreements;
 - e. supporting and encouraging existing employment-generating business and industry;
2. Promote Glasgow as a Learning City by supporting the growth of Higher and Further Education Institutions and other training opportunities;
3. Ensure Glasgow's town centres are vibrant places, in which to live and work by;
 - a. reinforcing the role of the City Centre as the primary location within the City-region for retail, employment, leisure, tourism and evening economy uses;
 - b. supporting the creation of employment opportunities within the City's town centres, in accordance with Policy CDP 4: Network of Centres and Supplementary Guidance;

Figure 10
Economic Development Policy Context Diagram

4. Ensure the City has an adequate range of marketable sites to meet the current and future needs of incoming and existing businesses;
5. Support and improve the City's energy, transport and digital infrastructure; and
6. Locate low amenity industrial operations on sites that will minimise the environmental impact on surrounding areas.



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 3: ECONOMIC DEVELOPMENT

[SG3](#) will support the above policy by providing guidance on the creation of economic opportunities. Accordingly SG3 includes advice on:

- directing key growth sector development in the City;
- SEILs and Areas of City-Wide Economic Importance;
- non business or industrial development in Economic Development Areas;
- business and industrial development outwith Economic Development Areas;
- economic development in the City and Town Centres;
- higher and further education and major health facilities;
- infrastructure for economic growth; and
- low amenity industrial operations.

A photograph of a busy pedestrian street in Glasgow. In the foreground, a large crowd of people is walking, some in focus and some blurred. In the background, there are pink banners hanging from poles that read "PEOPLE MAKE GLASGOW". A white canopy structure is visible in the middle ground. A red circular "no entry" sign is on the right. The overall scene is a vibrant, busy urban environment.

CDP 4 NETWORK OF CENTRES



NETWORK OF CENTRES

Context

Scottish Planning Policy highlights the important role that town centres play as a focus for local services and employment opportunities for local communities. Glasgow has a diverse network of 40 town centres which are the preferred location for town centre uses as defined in SPP.

They form a hierarchy that ranges from the City Centre, which is an entertainment, shopping and business destination of international significance, down to small high street centres that serve the local community. Many of the City's town centres have developed a strong retail character over time. However, in recent years, competition from alternative locations, internet shopping and the general downturn in the economy have served to challenge the retail function of some of the local town centres.

To help revitalise town centres, the draft revised SPP (published for consultation by Scottish Government in April 2013) and the National Review of Town Centres Report both propose a 'Town Centres First' approach where town centres are the preferred location, not just for retail uses, but for a range of uses including cultural and community facilities, leisure, entertainment, recreation, as well as homes and businesses. In response, the Council has conducted a review of the changing balance of land uses within each town centre and this has informed the approach set out in the Network of Centres Policy and elaborated in Supplementary Guidance.

AIMS

This policy aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services.

This will be achieved by:

- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
- protecting and revitalising all Town Centres within the Network;
- supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres;
- supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and
- embracing the principles of placemaking, and building on the strengths of each Centre.

CDP 4

NETWORK OF CENTRES

Glasgow's Network (as shown on *Figure 11*) comprises:

1. Town Centres including the following:

- The City Centre:
The primary location for retail, office, commercial leisure, tourism and civic uses serving the city region as well as a national transport hub.
- Major Town Centres (consisting of Partick/Byres Road, Shawlands, Pollok, Parkhead and Easterhouse, and are identified as the City's Strategic Centres in the SDP): These locations provide a full range of town centre uses, and are important shopping, commercial and civic

destinations serving a wider population catchment than Local Town Centres.

- Local Town Centres (a sub-network of 34 Centres):
These locations serve local communities, but vary widely in scale, function and character with some being predominantly retail based and others service based. Supplementary Guidance sets out a policy approach to development that is tailored to the different types of Local Town Centre in the City.

2. Other Retail and Commercial Leisure Centres: Locations for trading formats that cannot be easily accommodated in a town centre.

3. Local Shopping Facilities:
Small scale shops and service provision to meet the day to day needs of local communities.

ASSESSMENT OF DEVELOPMENT PROPOSALS

The Plan directs appropriate uses to Town Centres in line with the 'town centres first' principle set out in SPP. Development proposals outwith town centres will be assessed in line with the sequential approach and other criteria set out in SPP and Supplementary Guidance.

Development proposals within the Network of Centres will be assessed according to the following approach:

1. Town Centres

The Council will favour proposals that:

- a. Support the primary retail, office and leisure functions of the City Centre, in accordance with Supplementary Guidance, the Glasgow City Centre Strategy and Action Plan 2014-2019 and associated Spatial Supplementary Guidance.
- b. Support the retail function and/or improve the quality and diversity of Glasgow's Major Town Centres, subject to compliance with criteria set out in Supplementary Guidance.

- c. Support the function of each Local Town Centre by maintaining an appropriate balance of uses, as outlined in Supplementary Guidance.
- d. Support public transport connections between Town Centres, as highlighted in Figure 9 of *Policy CDP2: Sustainable Spatial Strategy*, and also promote access to Major Town centres and local shopping facilities for peripheral communities.
- e. Support new and enhanced active travel routes to, within and between Town Centres. (Refer also to *Policies CDP 1: The Placemaking Principle* and *CDP 12: Delivering Development*).

2. Other Retail and Commercial Leisure Centres

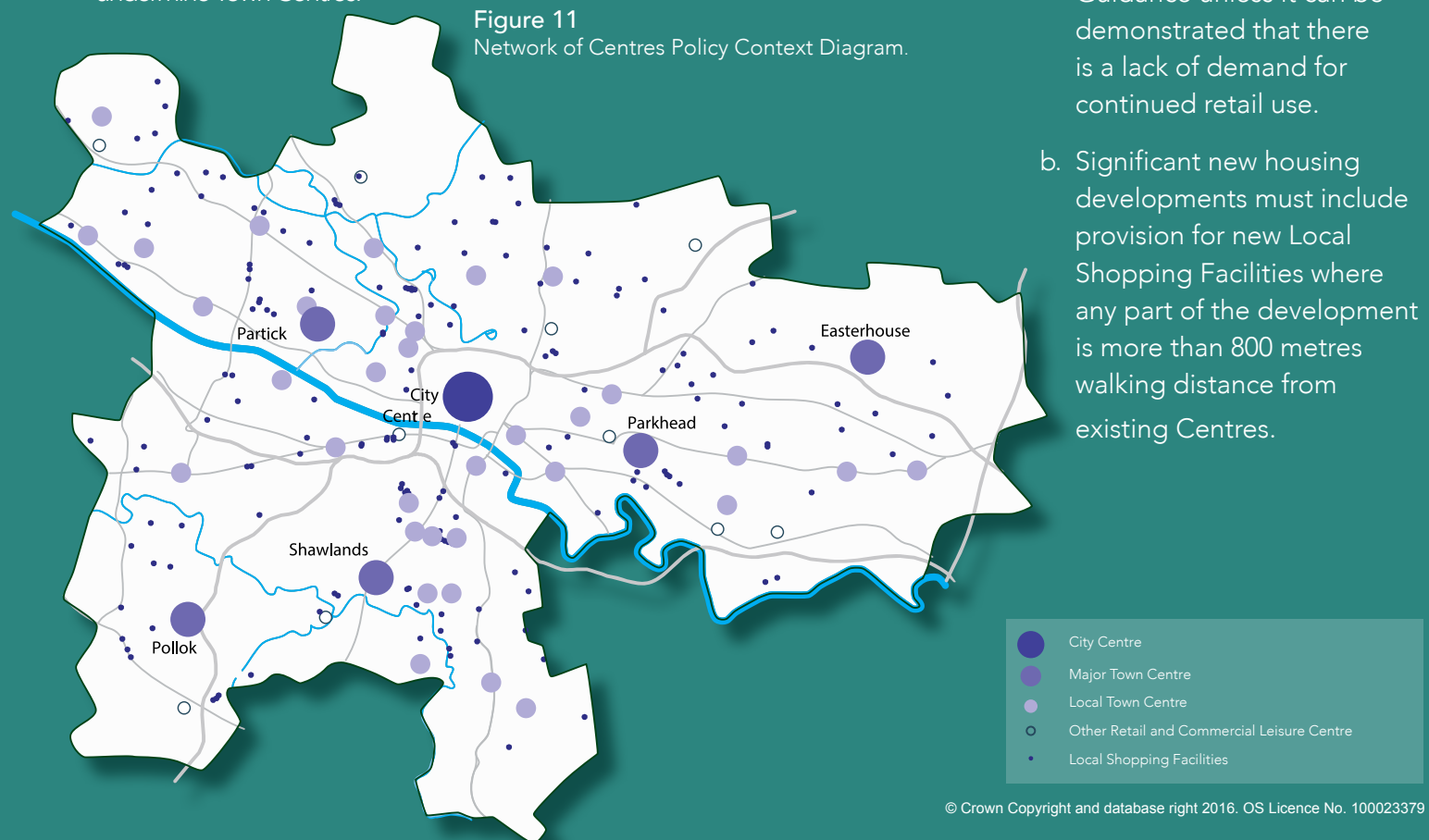
Ensure development is:

- a. Complementary to and does not undermine Town Centres.

- b. Consistent with the role and function of these centres as set out in Supplementary Guidance

3. Local Shopping Facilities

- a. Local Shopping Facilities will be protected in line with the criteria defined in Supplementary Guidance unless it can be demonstrated that there is a lack of demand for continued retail use.
- b. Significant new housing developments must include provision for new Local Shopping Facilities where any part of the development is more than 800 metres walking distance from existing Centres.



CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 4: NETWORK OF CENTRES

[SG4](#) supports the above policy by providing guidance on the role and function of the City's Network of Town Centres and associated key issues and by providing advice on types of retail and commercial leisure developments. Accordingly SG4 includes advice on:

- Assessing development proposals by location, including guidance on the Town Centres First Principle and Sequential Approach;
- The role and function of the City's Network of Centres (which includes Town Centres, other retail and commercial leisure centres, local shopping facilities and locations outwith the Network of Centres); and
- Assessing specific types of Retail and Commercial Leisure Development including large scale retail and commercial leisure development, food, drink and entertainment uses and other retail development.

CDP 5

RESOURCE

MANAGEMENT



RESOURCE

MANAGEMENT

Context

Reducing the demand for energy and planning for renewable electricity and heat are key elements of climate change mitigation. Glasgow is taking a strategic approach to energy planning, seeking to reduce energy consumption and utilise cleaner and more renewable sources of energy.

Scottish Government policy is that, by 2020:

- the equivalent of 100% of the country's gross annual electricity consumption will be met by renewable sources;
- Scottish final energy consumption will be reduced by 12%;
- 11% of heat demand will be sourced from renewable sources; and
- 500MW of energy will be generated by community and locally owned renewable energy.

The Council is producing an Energy and Carbon Masterplan for the City (a strategic plan for the City's

future energy infrastructure and carbon emissions), which aims to reduce Glasgow's CO₂ emissions by 30% by 2020 (on 2006 levels). This will be a key tool in helping meet the Scottish Government's targets. Installation of a wide range of renewable energy technologies, including energy storage, will be required. The Council is also keen to facilitate and encourage Combined Heat and Power and District Heating systems and to work towards improving the energy efficiency of, and reducing fuel costs for, all homes in the City. Figure 12 provides an initial indication of the areas of the City with greatest potential for district heating networks – this position is being updated through heat mapping and the detailed

outcomes will be set out in Supplementary Guidance.

The Council also aims to ensure that buildings in new development are designed and constructed to be energy efficient and make use of low and zero carbon generating technologies. The use of biomass to generate electricity and heat may raise air quality issues in some instances, and may not always be acceptable (see [Policy CDP 1: The Placemaking Principle](#) and associated Supplementary Guidance).

The Town and Country Planning (Scotland) Act 1997, as amended by the Climate Change Act 2009, requires buildings in new developments to be designed to avoid a specified and rising proportion of projected greenhouse gas emissions from their use through the installation of low and zero carbon generating technologies.

Building and development design will also need to take account of a wider range of factors influencing energy demand and use, including orientation, access to sustainable transport and access to local facilities (see Supplementary Guidance), as part of a wider placemaking approach.

The Council supports an integrated approach to the planning and development of the infrastructure which can often be necessary to facilitate new development. This includes sub-surface infrastructure such as utility services, district heating, energy and broadband infrastructure and transport, SUDS and water management infrastructure. The Council intends to bring forward a strategy to support such an approach. Updated Supplementary Guidance may be necessary to address any land use planning implications arising from such a strategy. This work will help highlight potential

infrastructure opportunities and constraints across the City.

The [LDP Main Issues Report](#) highlighted that the Sustainable Glasgow Report identified potential for a small number of large wind turbines at 9 potential locations in the City and that further assessment of these locations was required. This assessment has now been undertaken, and three sites have been identified for further, more detailed investigation at Queenslie, Netherton Braes and Cathkin. Should this further investigation conclude that the development of a limited number of turbines would be acceptable when considered against environmental, transport and other considerations (including local amenity), the Council will bring forward Supplementary Guidance to identify the specific locations and proposed number of turbines at each. The Council is committed to the development of renewable energy.

* This includes conventional on-shore oil and gas development, coal bed methane, the capture of methane that has accumulated in coal mine workings and gas derived from shale reservoir.

However, on-shore oil and gas extraction* is licensed by the UK Government through Petroleum Exploration and Development Licences (PEDLs). Scottish Planning Policy indicates that applicants should undertake a risk assessment of proposals for onshore oil and gas production to determine impacts on local communities, neighbouring uses and the environment. The assessment should identify onsite activities that pose a potential risk and explain how measures will be used to monitor, manage and mitigate any identified risks to health, amenity and the environment. The assessment should inform the identification of buffer zones to protect sensitive receptors (including population, fauna, flora, soil, water, air, climatic factors, material assets, landscape and the interrelationship between these factors) from unacceptable risks. Where proposed distances are considered inadequate planning permission will be refused.

In terms of waste, Scotland's Zero Waste Plan (2010) identifies the economic and environmental benefits of treating waste as a valuable resource and preventing re-usable materials from being unnecessarily disposed of. It aspires to an overall recycling and composting level of 70% and a maximum of 5% to landfill for total Scottish waste by 2025. Increased recycling rates will require new development to be designed to support sustainable waste management and for the City's strategic recycling infrastructure to be protected and developed. To this end, the Plan continues to protect the strategic waste recycling infrastructure at Queenslie, Dawsholm, Polmadie and Shieldhall, and the Council continues to investigate options for additional infrastructure to deliver waste targets. This infrastructure includes the new Glasgow Recycling and Renewable Energy Centre Residual Waste Treatment Facility at the existing Polmadie Waste Facility

which will help to divert waste from landfill and contribute towards national recycling targets. The facility will utilise state of the art technology to process residual wastes managed by the Council and to extract recyclable material in the form of paper and card, plastics, ferrous and non-ferrous metals. The Zero Waste Plan indicates that energy from waste has an important role to play in delivering renewable heat and renewable electricity, but only for waste which cannot, practicably, offer greater environmental and economic benefits through reuse or recycling. The Polmadie facility will treat organic material via Anaerobic Digestion to recover energy in the form of electricity and heat. Residual material will be converted into a fuel and treated within an Advanced Conversion Facility utilising gasification technology to produce renewable electricity and, potentially, heat. The Council is also purchasing the existing private sector facility

at Blochairn with a view to complementing the Polmadie facility by enhancing options for handling and processing residual waste and processing dry recyclables from both households and the commercial sector. In addition, planning permission has been granted for a private Residual Waste Treatment Facility at Bogmoor Road, Govan. These facilities should help the Council meet the aims of the Zero Waste Plan.

AIMS

This policy aims to ensure that Glasgow:

- supports energy generation from renewable and low carbon sources;
- promotes energy efficient design and use of low and zero carbon generating technologies in new development;
- helps safeguard communities from the potentially adverse impacts of energy generation or oil/gas extraction;
- makes efficient use of energy generation and/or industrial processes by supporting combined heat and power systems and district heating networks;
- manages its waste to minimise landfill and help meet national targets; and
- benefits from secure supplies of low carbon energy and heat.

CDP 5

RESOURCE MANAGEMENT

REDUCING GREENHOUSE GAS EMISSIONS

The Council will support proposals that contribute to reducing greenhouse gas emissions and overall energy use and which facilitate the delivery of renewable energy and heat. This includes support for a wide range of technologies that generate energy and/or heat from renewable sources, and distribute it efficiently. Such proposals should not result in unacceptable impacts on landscape character, transport infrastructure, the amenity of surrounding uses or the water, natural or built environments, and should be acceptable when considered against the other policies of the Plan and

associated Supplementary Guidance. The Council considers that there may be scope to develop a limited number of additional wind turbines at Queenslie, Cathkin and Netherton Braes and will further investigate options at these locations. Should the Council consider that landscape, transport, amenity and environmental issues can be satisfactorily resolved, [Supplementary Guidance](#) will be brought forward to identify specific locations and the proposed number of turbines at each.

ONSHORE OIL AND GAS

The council will require the potential developers of any proposals for onshore oil and

gas production to undertake a risk assessment to determine impacts on local communities, neighbouring uses and the environment. The assessment should identify onsite activities that pose a potential risk and explain how measures will be used to monitor, manage and mitigate any identified risks to health, amenity and the environment. The assessment should inform the identification of buffer zones to protect sensitive receptors (including population, fauna, flora, soil, water, air, climatic factors, material assets, landscape, and the interrelationship between these factors) from unacceptable risks. Where proposed distances are considered inadequate planning permission will

be refused. [Supplementary Guidance](#) will set out further detail on how this is to be undertaken.

PREVIOUS MINE WORKINGS

Development proposals in some parts of the City may be at risk from unstable ground; a legacy of previous mining works. The Coal Authority publishes maps of such areas and development proposals in these parts of the City may require to be accompanied by a Coal Report to help determine how development may best proceed.

DISTRICT HEATING

The Council will support proposals to develop District Heating networks based on low carbon and renewable sources, or that facilitate the more efficient use of heat from existing energy generation or other processes. Figure 12 provides an initial indication of those parts of the City considered to have greatest potential for District Heating networks, based on an initial assessment of demand. This position will be updated through heat mapping to more accurately identify the potential for co-locating developments with a high heat demand with sources of heat supply, and Supplementary Guidance will be brought forward to identify the areas with greatest potential. In these areas, in

particular, the Council expects that the feasibility of delivering district heating/connecting to existing schemes, and the potential to extend such a system to adjacent uses/sites, as part of a local heat network, will be fully evaluated by the developer during the design of new development and incorporated into the design where viable. The Council will support proposals by developers who wish to connect to existing district heating schemes.

STRATEGIC WASTE AND RECYCLING

The Council will safeguard the Waste Transfer Stations/ recycling centres at Queenslie, Dawsholm, Polmadie and Shieldhall, the recycling and residual waste facility at

Blochairn and land for the new residual waste treatment facilities at Polmadie and Bogmoor Road. Proposals for new waste management/ recycling operations will be considered against locational, design, amenity, transport, noise and air quality considerations and other environmental matters, including potential for energy recovery.

All new developments must include appropriate and well designed provision for waste storage, recycling and collection and should also be designed to reduce the need for energy from the outset. This should be done through careful siting, layout and design and should make the best use of energy efficiency techniques

and materials to drive down energy consumption within the building over its lifespan (see [*Policy CDP 1: The Placemaking Principle*](#) and associated Supplementary Guidance).

LOW AND ZERO-CARBON GENERATING TECHNOLOGIES

New buildings should also include low and zero-carbon generating technologies (LZCGT) to offset a proportion of emissions arising from the use of the buildings, as specified in the table below. All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability.

As a minimum, the specified level of sustainability for a dwelling or non-domestic

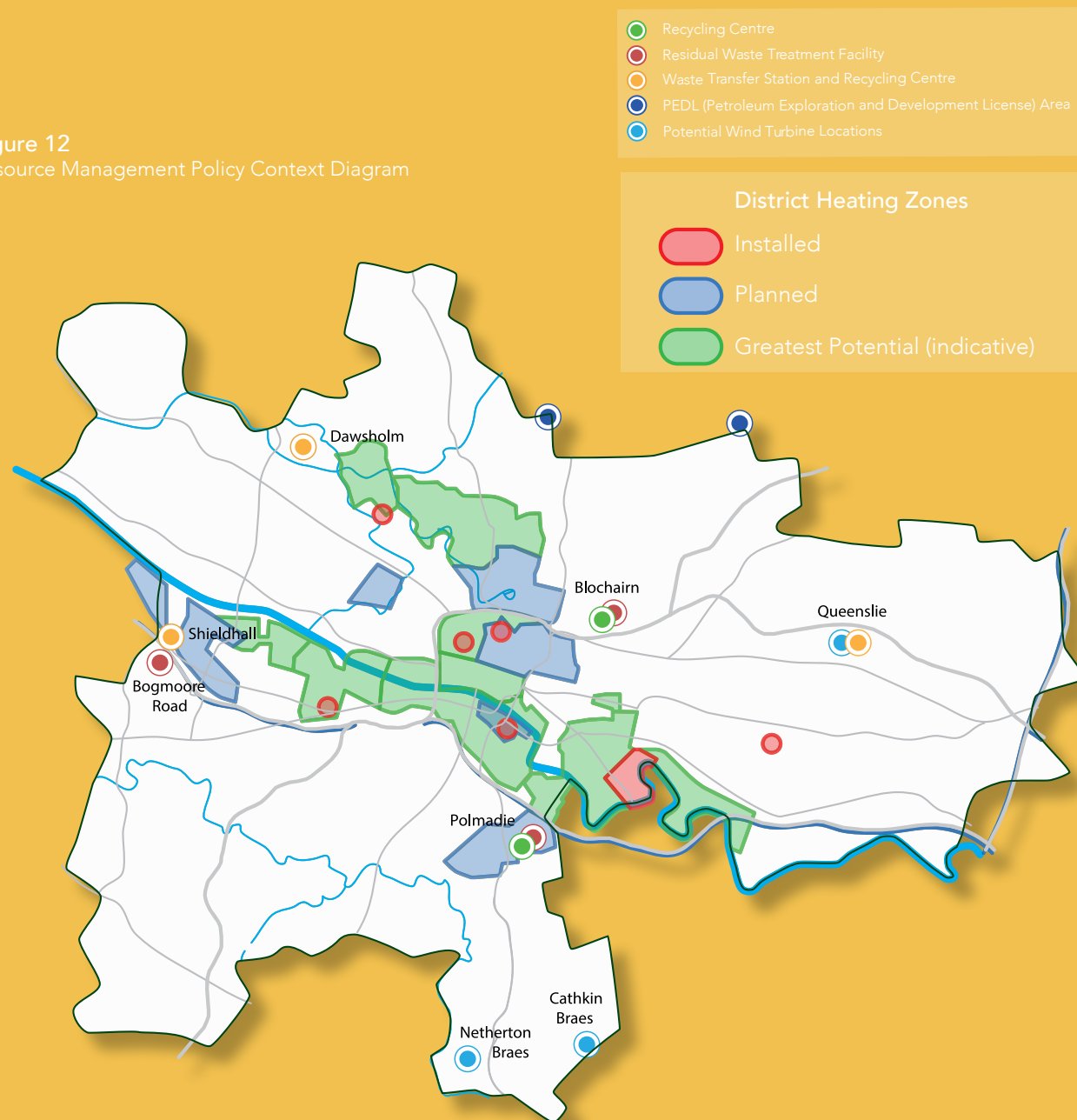
property, at the planning application submission date, should be as set out in Table 3.

Table 3 Required levels of sustainability for

proposed domestic and non-domestic properties

Submission Date	Domestic and Non-domestic Properties
2014	Bronze Active – the baseline level for sustainability achieved where the building meets the functional standards set out in Sections 1-6 of the Technical Handbook and includes a minimum 10% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology (LZCGT).
2016	Silver Active – where the building complies with the Silver Active level in each of the 8 aspects in the handbook and includes a minimum 15% carbon dioxide emissions abatement through the use of LZCGT.
2018	Gold – where the building complies with the Gold level in each of the 8 aspects in the handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

Figure 12
Resource Management Policy Context Diagram



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 5: RESOURCE MANAGEMENT

[SG5](#) supports the above policy by providing guidance on the use and derivation of energy and the processing of waste in new development. Accordingly, SG5 includes advice on:

- the production of renewable energy and heat (including different sources and, where appropriate, favoured locations), its use in new development and how new proposals will be assessed;
- more efficiently using, and distributing, energy and heat, including through heat mapping and district heating;
- designing new development to reduce energy use including, if appropriate, urban lighting;
- the use of low and zero carbon generating technologies (including different sources) in new development;
- the means by which the impact of new energy/heat proposals will be assessed;
- sub-surface infrastructure;
- on-shore oil and gas extraction and the means by which its land use implications will be assessed;
- energy and carbon masterplanning; and
- the means by which proposals for new waste management facilities will be assessed.



CDP 6

GREEN BELT AND

GREEN NETWORK

GREEN BELT AND GREEN NETWORK

Context

Good quality, well-linked open spaces can help provide a range of benefits, including: amenity; a setting for the urban area; biodiversity; growing spaces; active travel; recreation; and flood management (including SUDS), all of which can improve health and are essential to a sustainable and economically competitive city.

The Green Network consists of a variety of elements – from strategic hubs (e.g. parks), through connecting corridors and links (e.g. waterways or walkways/cycleways) down to small scale elements (such as local open spaces, hedgerows or green roofs). Many of these elements are protected as sites designated for their nature conservation or landscape importance (see [Policy CDP 7: Natural Environment](#)) or through inclusion in the Council's Open Space Map. All help deliver benefits for the City but, when they function together, this potential is greatly enhanced. [Policy CDP 1: The Placemaking Principle](#)

sets increased importance on the health and environmental benefits of the contribution the Green Network makes to people's lives. Therefore it is critical that new development should enhance, wherever possible, the functionality, quality, connectivity and accessibility of the Green Network, and its role as green infrastructure. The critical interaction between the delivery and functionality of the Green Network and placemaking is recognised in the work of the Glasgow and Clyde Valley Green Network Partnership (GCVGNP).

The Partnership aims to facilitate the creation of a large functional Green Network which will: increase the attractiveness of the area as a location for business; create opportunities for health improvement; build stronger, better connected communities; and protect and enhance wildlife and the environment.

The GCVGNP will help deliver the Central Scotland Green Network, a National Development as identified in National Planning Framework 3. Development plans are required, through Scottish Planning Policy, to protect core and other important routes and access rights (see [Policy CDP 11: Sustainable Transport](#)), and to identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open

spaces and habitats in and around cities.

The Green Belt is a key element in the Green Network, linking the elements within the urban area to the wider countryside beyond. It also has an important role to play in achieving other environmental objectives, including: supporting regeneration; protecting the identity, character and landscape setting of the City; and protecting the natural roles of the environment (such as floodplain capacity). To inform The Plan, a review of the inner and outer boundaries of the Green Belt has been undertaken, in line with the requirement in the [Strategic Development Plan \(SDP\)](#). The review was based on an assessment of the current Green Belt against the criteria set out in Scottish Planning Policy and the SDP, and was

intended to determine whether boundary alterations were appropriate and where land could be identified for development to help meet housing needs, as set out in [Policy CDP 10: Meeting Housing Needs](#). The City's Green Belt has contracted significantly in recent years, particularly following the release of land for development in City Plans 1 and 2. The Green Belt Review concluded that there is little scope for any further contraction of Glasgow's Green Belt if it is to continue to meet environmental objectives. The only exceptions were relatively small areas of land at Cathkin Road, Carmunnock, Corselet Road, Darnley and Robroyston Road, which offer limited scope for development; and a larger site north of Summerston (west of Balmore Road), where the potential for development needs to be further assessed in

relation to environmental, hydrological and infrastructure issues. Policy CDP 10 provides further detail. It is considered that, with the exception of these sites, there remains no further scope for Green Belt release in the City of Glasgow. The Review identified two additional sites, in Castlemilk, which have been incorporated into the Green Belt.

AIMS

This policy aims to ensure the development and enhancement of Glasgow's Green Network by:

- protecting and extending the Green Network and linking habitat networks;
- providing for the delivery of multi-functional open space to support new development;
- protecting the Green Belt; and
- supporting development proposals that safeguard and enhance the Green Network and Green Belt.

CDP 6

GREEN BELT AND GREEN NETWORK

GREEN BELT

The Council will not support development that would adversely affect the function and integrity of the Green Belt. Some forms of development (as set out in Supplementary Guidance) may be acceptable in the Green Belt provided other considerations can be satisfactorily addressed. Proposals for mineral working, including extensions or renewals, will not be supported where impacts on local communities and the natural and historic environments cannot be adequately controlled or mitigated.

OPEN SPACE

The Council will support the retention, as open space, of the categories of open space specified and shown on Figure 13 (and identified on the Council's Open Space Map*), together with the Green Belt and those spaces protected through Policy CDP 7: Natural Environment (*see Figure 13*), as the core elements and links in the Green Network. These, and other smaller-scale green infrastructure elements of the Green Network, need to be taken into account in the design of new development. Development that is likely to adversely impact on open

spaces identified on the Council's Open Space Map and/or on the existing Green Network will not be supported unless it includes appropriate mitigation, as detailed in associated Supplementary Guidance.

OPEN SPACE PROVISION

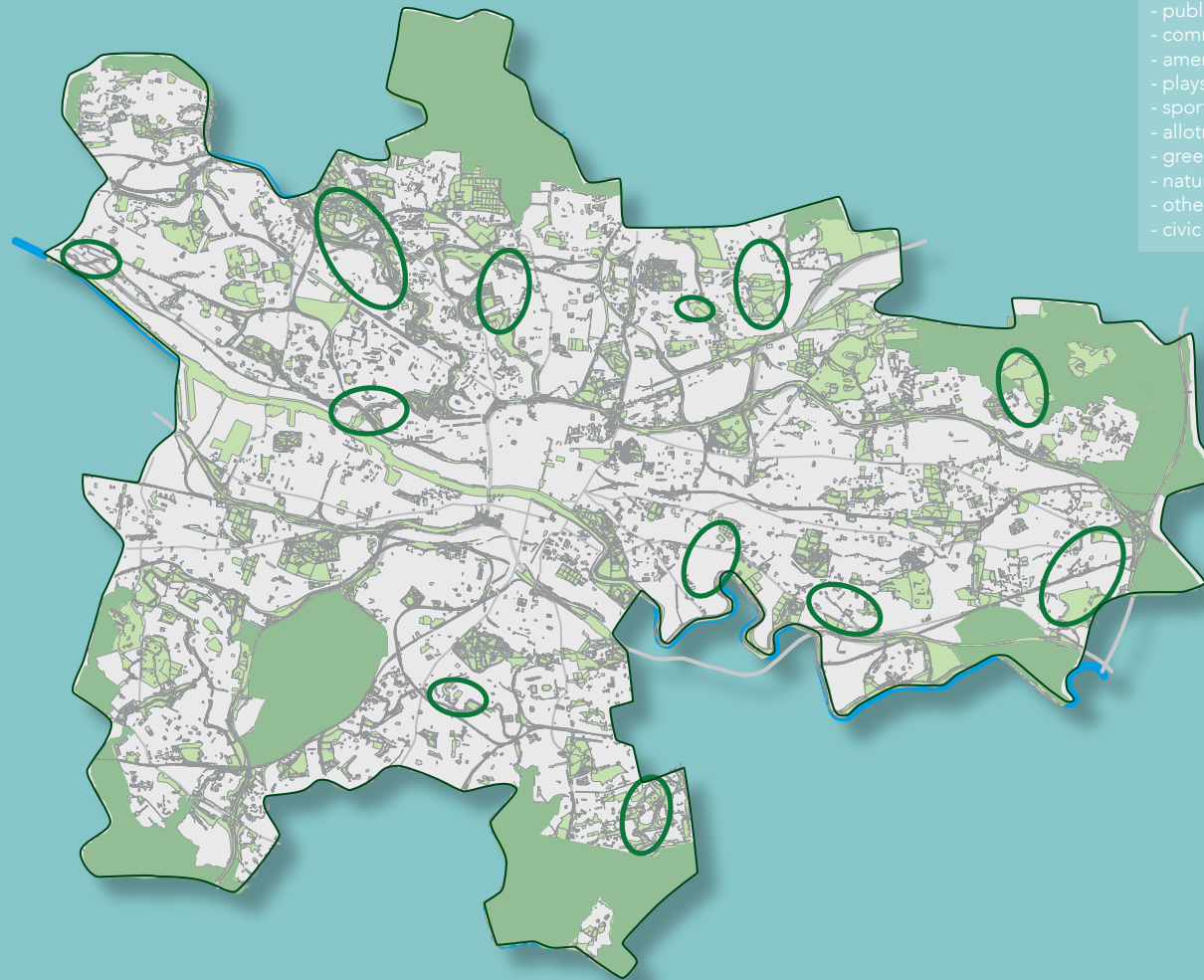
Standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy (OSS). The OSS will form the basis for the production of Supplementary Guidance aimed at enhancing and

extending the Green Network. The standards (which will be included in Supplementary Guidance) will aim to deliver enhancements to the Green Network, in terms of its quality (including multi-functionality), accessibility and quantity (as appropriate). The Council will expect new development to meet these standards, in line with the approach set out in the OSS. Where applicable this will require assessment against *Policy CDP 12: Delivering Development*.

The contributions which may be sought from new development will reflect any requirements based on application of quality,

* The Open Space (or PAN 65) Map shows all open spaces within the City, including those protected, as open space, by planning policy. It will change over time as new development takes place and new open spaces are delivered, sometimes replacing older ones. The Open Space Map can be found at: <https://glasgowgis.maps.arcgis.com/apps/webappviewer/index.html?id=a968a2a7fa514eb1ac66abc571949c2e>

Figure 13
Green Belt & Green Network Policy Context Diagram



Existing Green Network

Green Belt

Strategic Green Network Opportunities

PAN 65 Open Space Categories Protected by this policy:

- public parks and gardens
- communal private gardens
- amenity space
- playspace for children and teenagers
- sports areas
- allotments
- green corridors
- natural/semi-natural greenspace
- other functional greenspace
- civic space

CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 6: GREEN BELT AND GREEN NETWORK

[SG6](#) supports the above policy by providing guidance on the Green Belt, open space and the Green Network. Accordingly, SG6 includes advice on:

- the means by which proposals for development in the Green Belt will be assessed including types of development that may be acceptable provided other considerations can be satisfactorily addressed;
- the means by which proposals for development that may adversely impact on the Green Network, including open space, will be assessed and, where appropriate, mitigated (including, where appropriate, in the form of compensatory provision);
- additional advice on the assessment of proposals for development in parks;
- the enhancement and extension of the green network in new development (including the role of green roofs) to deliver improved links and multifunctional benefits;
- standards for the provision of open space in new development and how they will be used;
- the role of the Open Space Strategy in guiding new development and the enhancement of the Green Network and Open Spaces; and
- the assessment of proposals for mineral extraction.



CDP 7

NATURAL

ENVIRONMENT



NATURAL

ENVIRONMENT

Context

Local authorities have a duty to further the conservation of biodiversity under the Nature Conservation (Scotland) Act 2004 and an obligation to protect certain habitats and species, in addition to promoting healthy, well-functioning ecosystems.

Glasgow contains a number of designated sites that are protected for their habitats, fauna and flora, and is home to a number of protected/ priority species. [Glasgow's Local Biodiversity Action Plan \(LBAP\)](#) sets out how it is proposed to conserve and enhance Glasgow's habitats and species.

The Council is a signatory to the Scottish Geodiversity Charter, making a commitment to maintain and enhance geodiversity.

Scotland's Land Use Strategy indicates that when public bodies are making plans and taking significant decisions affecting the use of land, they should have an understanding of the functioning of the

ecosystems in order to maintain the benefits of ecosystem services. Glasgow supports a wide range of species and habitats that form important ecological networks and ecosystems, many of which are sensitive or vulnerable to change but not always protected in their own right. Loss of even some of these habitats, or the connections between them, can have significant impacts on the integrity of the ecosystem as a whole and the important socio-economic benefits (or ecosystem services) it provides. An integrated approach to the protection of habitats and species, the enhancement of biodiversity more generally, and the protection and enhancement of ecosystem

services is, therefore, necessary. An Integrated Habitat Network (IHN) approach will help inform the delivery of the Green Network and benefits for biodiversity. IHN modelling has been undertaken and provides a tool that can identify areas that are ecologically connected and can be used to inform decision making. This can help deliver solutions for individual sites which do not negatively affect proposed developments, but which can incorporate strategically located habitats to provide connectivity and enhance the network.

The City contains a number of landscapes

which are designated for their contribution to a sense of place and quality of life. It also contains trees, woodlands and hedgerows which are of importance in terms of their ecological, recreational, historical, shelter or landscape function, including those covered by Tree Preservation Orders or those in Conservation Areas. It is important that the character and integrity of these landscapes and other features are protected from inappropriate development and that opportunities for enhancement are realised.

AIMS

This policy aims to:

- ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development;
- help enhance biodiversity and protect the health and function of ecosystems;
- help the natural environment adapt to climate change and; and
- protect important landscape and geological features in the City.

CDP 7

NATURAL ENVIRONMENT

IMPACT OF NEW DEVELOPMENT

New development should not have an unacceptable effect, either directly, indirectly, or cumulatively, on:

1. the purpose, integrity or character of areas designated for their landscape importance;
2. sites, habitats, species or ecosystems protected by law or which are designated as important for their nature conservation value;
3. sites designated as important for their geodiversity value; or
4. trees, woodlands or hedgerows that are of importance.

Where development, which may have an impact on such assets, is permitted, it should be designed to minimise adverse impacts and, where these cannot be avoided, suitable mitigation should be provided. The Council may require the developer to undertake surveys, prior to planning applications being determined. Supplementary Guidance will provide further information on the level of protection afforded under each natural heritage designation within Glasgow and detail on the assessment of impact.

New development should not further fragment habitats, networks or isolate habitats or species, but should enhance the natural and landscape assets listed above wherever possible, including by:

1. helping to develop linkages between habitats;
2. restoring degraded habitats;
3. maintaining and enhancing the health and function of ecosystems; and
4. promoting resilience and adaptation to climate change.

This can often be provided in conjunction with other requirements, such as surface water management (see [*Policy CDP 8: Water Environment*](#)) or sustainable access (see [*Policy CDP 11: Sustainable Transport*](#)) as part of a multi-functional green network (see [*Policy CDP 6: Green Belt and Green Network*](#)).

PROTECTED SPECIES

The Council will not support development that will have an adverse effect on protected species unless it satisfies criteria set out in Supplementary Guidance and is demonstrated to be capable of achieving the requirements of the relevant protected species legislation. The indirect and/or cumulative effects of incremental changes on the natural environment arising from development will be considered when assessing planning applications.

DESIGNATIONS

Figure 14 illustrates the extent of designated landscape and nature conservation sites. Supplementary Guidance will set out the detailed boundaries of these existing sites, and will, in due course, require to be refreshed to reflect: geodiversity sites and a proposed review of existing site boundaries and justifications. The Council is proposing a number of new Local Nature Reserves, and extensions to existing LNRs, as shown on Figure 14. The detailed boundary of the Claypits LNR will be determined through a masterplanning process based on the outcomes of the charrette for the area.

All development should take into account, and be compatible with, the Glasgow

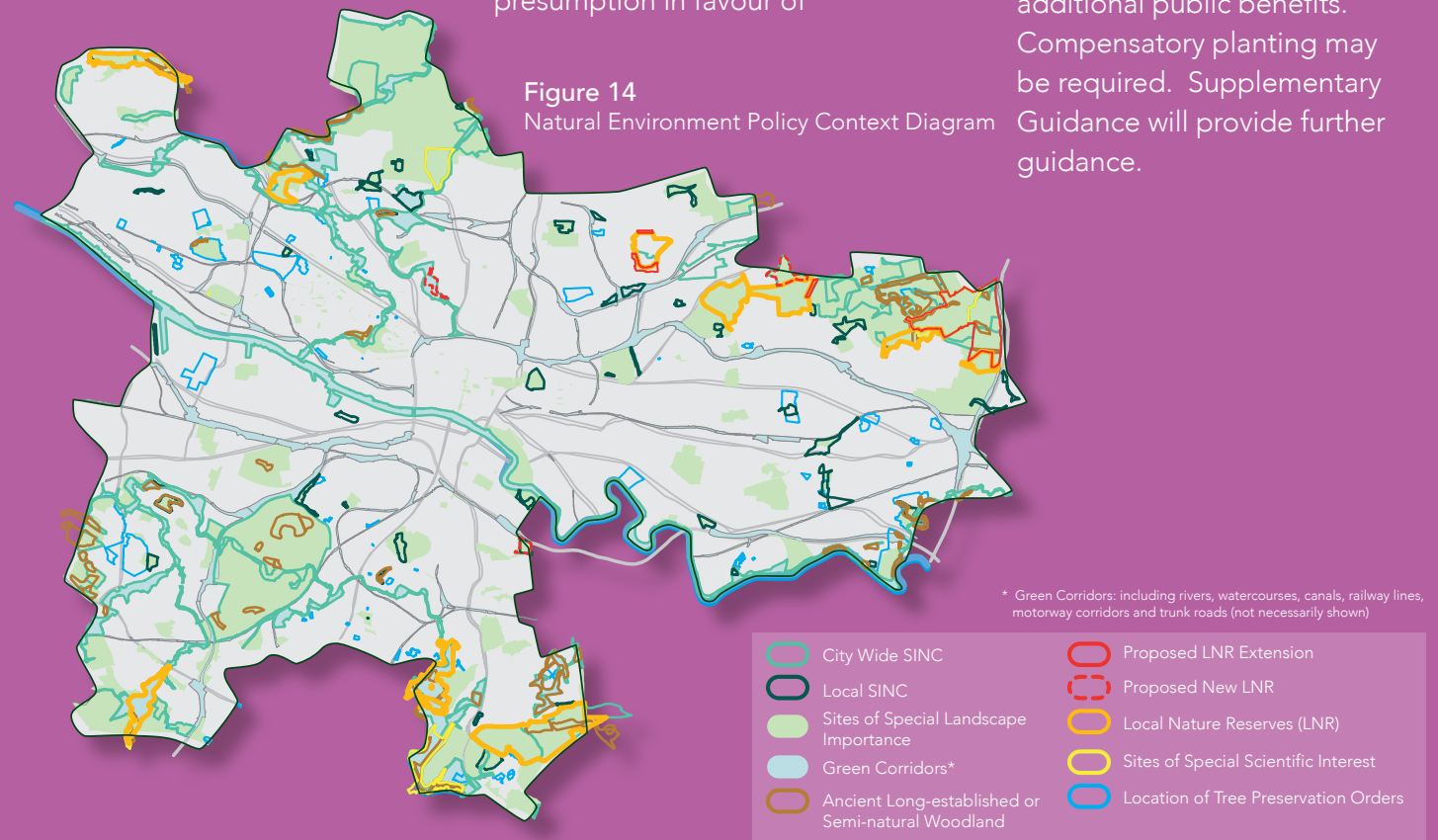
Open Space Strategy and the emerging Natural Environment Framework.

WOODLAND

The Scottish Government's Policy on Control of Woodland Removal states a strong presumption in favour of

protecting Scotland's woodland resources. Woodland removal is likely to be acceptable only where it would achieve significant and clearly defined additional public benefits. Compensatory planting may be required. Supplementary Guidance will provide further guidance.

Figure 14
Natural Environment Policy Context Diagram



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 7: NATURAL ENVIRONMENT

[SG7](#) supports the above policy by providing guidance on the natural environment, including protected sites and species and the enhancement of biodiversity. Accordingly, SG7 includes advice on:

- sites designated for their importance for nature conservation, landscape or geodiversity, including the detailed boundaries of such sites and justifications for their designation (justifications for nature conservation and landscape designations to be set out in a future iteration of Supplementary Guidance);
- protected species and habitats;
- the means by which proposals for development that may adversely impact (including indirectly and/or cumulatively) on a protected species or habitat, or a site designated for nature conservation, landscape or geodiversity importance, should be accompanied by an assessment of such impacts and, where appropriate, details of how impacts will be minimised and/or mitigated (including site appraisal and survey, licensing, mitigation and management);
- the means by which new development can enhance habitats/biodiversity (including geodiversity), including through creating, improving and better linking habitats and ecosystems;
- the responsibilities of the developer with regard to invasive non-native species; and
- how trees, woodland and hedgerows, not covered by a Tree Preservation Order (or as if covered by a TPO), should be addressed in new development (including the role of the Scottish Government's Policy on Control of Woodland Removal).

CDP 8

WATER

ENVIRONMENT





WATER

ENVIRONMENT

Context

Climate change predictions suggest that the severity of storm events across Scotland is likely to increase, with an increased likelihood of flooding from pluvial (surface water), fluvial (watercourses such as rivers or burns) and coastal (the Clyde Estuary) sources and, as a result of the interconnectivity of sewerage and drainage infrastructure, an increased likelihood of flooding from sewers also. This can have direct implications for the places, facilities and properties affected as well as an impact on biodiversity and health, not least through impacts on water quality.

The Flood Risk Management (Scotland) Act 2009 (FRM Act) requires local authorities to manage and reduce flood risk and promote sustainable flood risk management, which will entail working with responsible authorities and stakeholders, such as SEPA, to meet legislative requirements. This will require action to assess and address flood risk in new development, including restricting development in certain areas of flood risk and designing new development to reduce flood risk at the development site and impact elsewhere. It also entails an assessment of flood risk across the City, as a basis for the identification and

implementation of flood risk management measures. The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) consists of organisations involved with the operation of the sewerage and drainage network within the area, including Scottish Water, the City Council, Scottish Canals, Clyde Gateway URC, and SEPA. The Partnership vision recognises the need for substantial improvements in drainage infrastructure and water catchment management to reduce flood risk and improve water quality, whilst improving habitats and enabling development. Major investment will be required over the next 50 years to ensure that

Glasgow's drainage networks can cope with a changing climate, and modelling is being undertaken to understand how rivers, sewers and watercourses work and interact with a view to helping identify the most effective integrated solutions. Solutions will be brought forward in the form of, for example, Surface Water Management Plans (SWMPs) and will, in some instances, necessitate the use of land in the City for flooding and drainage measures. Such land, where used for more naturalised forms of surface water management, also has the potential to deliver additional benefits such as biodiversity, recreation and amenity. The upgrading and replacement of drainage infrastructure, including new water treatment plants, and associated catchment management and flood risk reduction measures, as part of the

MGSDP approach, is a national development identified in NPF2.

There are capacity issues within the sewer network in certain parts of the City and Scottish Water is working with relevant parties to address these. SWMPs will identify the scope for removing surface water from the combined sewer network system, treating it and then discharging it to the nearest watercourse, thereby freeing up capacity for wastewater discharges from new development. Scottish Water has indicated that insufficient capacity within their network should not act as a barrier to development, and that they will provide additional capacity where the proposal meets certain criteria, including support in The Plan, a full planning permission and a plan to mitigate

any network constraints created by the development.

Within this wider context, consideration requires to be given to the River Clyde, and the City's other key waterways, and the potential impact of tidal flooding. The Clyde runs through the City Centre and, on certain stretches, its banks are highly developed, or are proposed to be. Flood management measures are required to protect residential, commercial, cultural and other property, in addition to essential transport and leisure routes and facilities. In bringing forward such measures, cognisance requires to be taken of the Clyde's functions as a working river, transport route, barrier, green corridor and resource to be enjoyed by those living or working beside it, or visiting its environs.

A coordinated approach to managing development, flooding and the water environment along the Clyde will be required and a Strategic Development Framework for the River will have a role to play in this regard.

The Water Environment and Water Services (Scotland) Act 2003 requires local authorities to exercise their functions to implement the Water Framework Directive (2000/60/EC) in protecting the water environment, including preventing further deterioration of, and protecting and enhancing, the status of aquatic ecosystems. The Water Environment (Controlled Activities) (Scotland) Regulations 2011 require all surface water from new development (with the exception of single houses) to be treated by a sustainable drainage system (SUDS) before it is

discharged into the water environment.

AIMS

This policy aims to:

- aid adaptation to climate change;
- protect and improve the water environment;
- support the development of integrated green infrastructure throughout the City;
- meet the requirements of the Flood Risk Management (Scotland) Act 2009 and Scottish Planning Policy 2014;

- help deliver the Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) Scheme, a National Development in NPF3; and
- contribute to the reduction of overall flood risk and make satisfactory provision for SUDS.

CDP 8

WATER ENVIRONMENT

NEW DEVELOPMENT

Applicants will be required to demonstrate that proposals contribute to:

- minimising and reducing flood risk;
- avoiding any increased risk of flooding from any source either within the development site, or outwith the site as a consequence of the development; and
- avoiding any increase in the quantity and rate of surface water run-off from any site.

In doing so, opportunities should be taken, to deliver integrated and multi-functional benefits such as ecological connectivity, amenity, and active travel routes and to implement the MGSDP vision as promoted in [Policies CDP 6: Green Belt and Green Network](#) and [CDP 11: Sustainable Transport](#).

There is a strong presumption against development likely to have an adverse effect on the water environment. Developers are required to ensure that natural physical characteristics, as well as water quality, are

protected, wherever possible. Development proposals requiring foul drainage should be connected to the public sewerage system.

SUDS

All development proposals will require to make satisfactory provision for Sustainable Urban Drainage Systems (SUDS) that should be designed to deliver enhancements for biodiversity and people. The only exception to this requirement will be proposals for single dwellings. Surface water drainage during the construction phase should

be dealt with by separate SUDS.

FLOOD RISK

For areas potentially at flood risk, the Council will require developers to consider the flood risk to their proposed development through a Flood Risk Assessment (FRA); and the impact of discharging surface water from the proposed development to any water body or wetland, through a Drainage Impact Assessment (DIA). Potential flood risk will be determined by a screening process, including

consideration of the indicative flood risk maps produced by the Scottish Environment Protection Agency (SEPA) and the flood risk framework. Further to this, the Council will take cognisance of any new information available through the Flood Risk Management (Scotland) Act 2009, particularly in relation to Flood Hazard and Risk Maps, together with Flood Risk Management Strategy and associated Local Flood Risk Management Plans.

FLOOD MANAGEMENT

Where appropriate, the Council will protect land that contributes towards sustainable flood management, including land identified by SWMPs for this purpose (including for new green infrastructure and facilities). The Council may require developer contributions from development proposals which would benefit from the provision of off-site measures of this type or SUDS (see [Policy CDP 12: Delivering Development](#)). This green infrastructure will be used to

develop the multi-functional Green Network and deliver a range of benefits for the City. SEPA has identified that effectively the whole of Glasgow is within a designated Potentially Vulnerable Area (PVA) to flooding under the terms of the Flood Risk Management Act. The Council will prepare SWMPs for the PVAs. The SWMPs may have implications for development and may, once prepared and adopted, become Supplementary Guidance to the Plan. Wherever possible, and with reference to the Scotland

River Basin Management Plan, new development proposals should take opportunities to reinstate natural flood management measures, including the removal of culverts. Proposals for the formation of new culverts are unlikely to be acceptable - the limited circumstances where they may be will be set out in Supplementary Guidance.

Development proposals likely to have an impact on the function or character of the River Clyde or its surroundings, or any of the City's other key

waterways (the Forth and Clyde canal, the Kelvin and the White Cart), will require to address the Council's aspirations for flood management, access, sustainable travel, navigation, leisure and the Green Network, as appropriate, including the River Clyde Flood Management Strategy (as set out in [*Supplementary Guidance*](#)) and the Strategic Development Framework for the River Corridor. Development proposals must also take account of relevant requirements in, for example,

the City Centre Strategy and Action Plan 2014-2019, the Firth of Clyde Marine Spatial Plan and the statutory National Marine Plan and Regional Plan.

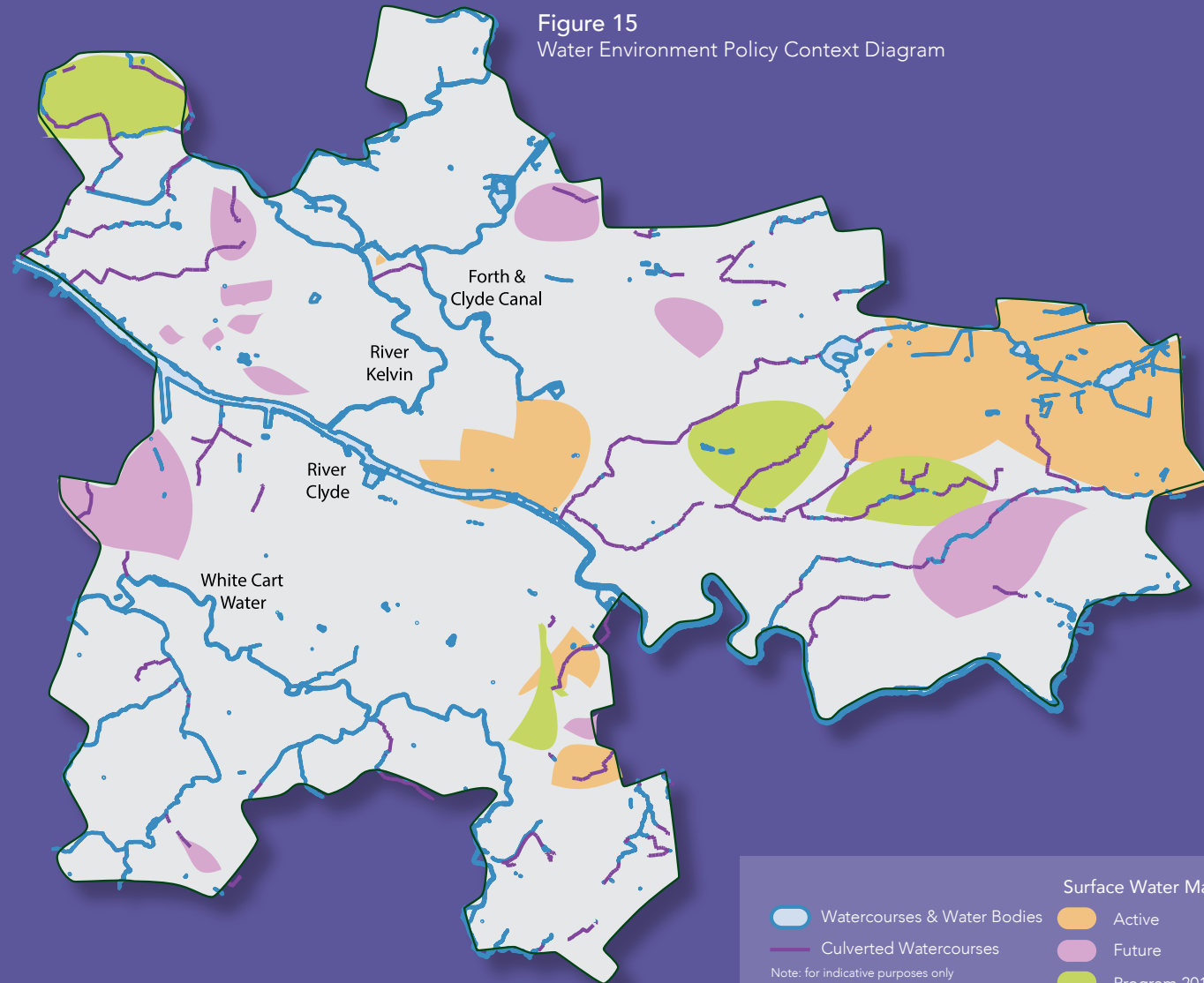
The Council will develop the Scottish Planning Policy (SPP) flood risk framework, through Supplementary Guidance, to provide a basis for determining the likely acceptability of development proposals relative to their flood risk. Development proposed in a functional flood plain is unlikely to be acceptable.

Development should only take place in a functional flood plain where it can be designed to be commensurate with potential flood risk, generally without the need to raise or defend land, and where it provides for appropriate compensatory storage. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity. Supplementary Guidance will be brought forward to provide further detail.

Whilst avoiding development on sites liable to flooding should always be the primary objective, proposals for land raising (work that permanently raises a site above the functional flood plain of a watercourse, or elsewhere if flooding is an issue) will only be considered in exceptional circumstances, including where the developer can demonstrate that this:

1. would have a neutral or positive effect on the probability of flooding elsewhere;
2. would be linked to the provision of compensatory storage; and
3. would not create islands of development.

Supplementary guidance will provide further detail.



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 8: WATER ENVIRONMENT

[SG8](#) supports the above policy by providing guidance on the water environment, including reducing flood risk, provision of SUDS, improving water quality and habitats and enabling development. Accordingly, SG8 includes advice on:

- avoiding an increase in, and where possible reducing, flood risk;
- the role of the Metropolitan Glasgow Strategic Drainage Partnership, Surface Water Management Plans and the River Clyde Flood Management Strategy, including identification and protection of land that contributes towards sustainable flood management;
- when flood risk screening, flood risk assessment and drainage impact assessment may be required and, in conjunction with the flood risk framework, the role they will play in the assessment of development proposals;
- development on the functional flood plain;
- land raising, including the exceptional circumstances in which it may be acceptable;
- surface water drainage strategies and sustainable urban drainage strategies;
- the role of Scottish Water as provider of water and waste water services;
- proposals including culverting, deculverting, the naturalising of watercourses and/or natural flood management;
- opportunities for the development of the green network, including active travel and habitat enhancement;
- the protection and improvement of the water environment; and
- maintenance and adoption.

CDP 9

HISTORIC

ENVIRONMENT



HISTORIC ENVIRONMENT

Context

Glasgow's distinctive character has been shaped over many years. Previous generations have left their mark in the form of buildings, scheduled monuments, battlefields, townscapes, gardens and designed landscapes, and in the pattern of the City's streets and parks. This rich historic tapestry of buildings, spaces and places is the historic environment and is covered by designations including a World Heritage Site, Listed Buildings, Conservation Areas and Designed Landscapes. The historic environment is part of our everyday lives and gives us a sense of place, well-being and cultural identity.

It also:

- projects a high quality image of the City, reflects historic achievement and enhances regional and local distinctiveness;
- helps to connect people and places, and makes Glasgow a great place to live, work and visit;
- provides a sense of identity, place and continuity for local communities;
- contributes to economic growth, development and regeneration;
- supports the growth of tourism and leisure and helps to foster craft and construction skills; and
- contributes to sustainability through the conservation of resources.

The policies for the protection and management of the built heritage are underpinned by the Historic Environment (Amendment) (Scotland) Act 2011.

AIMS

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants.

The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that

respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

CDP 9

HISTORIC ENVIRONMENT

The Council will protect, preserve and, where appropriate, conserve and/or enhance the historic environment, in line with Scottish Planning Policy, Historic Environment Scotland Policy Statement, and this policy together with associated supplementary guidance (SG), for the benefit of our own and future generations. For clarity, historic environment encompasses, in this context, world heritage sites, listed buildings, conservation areas, scheduled monuments, archaeological sites, Inventory and non-Inventory gardens and designed landscapes and Inventory battlefields. The Council will assess the impact of proposed developments that affect historic environment features and/or their settings

according to the principles set out in relevant SG. The Council will not support development that would have an adverse impact on the historic environment, unless SG criteria are fully satisfied. Figure 16 illustrates the extent of designated historic environment assets, with the exception of listed buildings (which is available online).

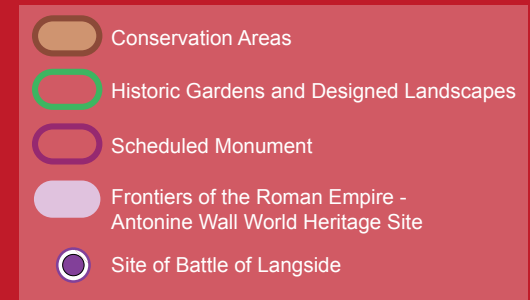
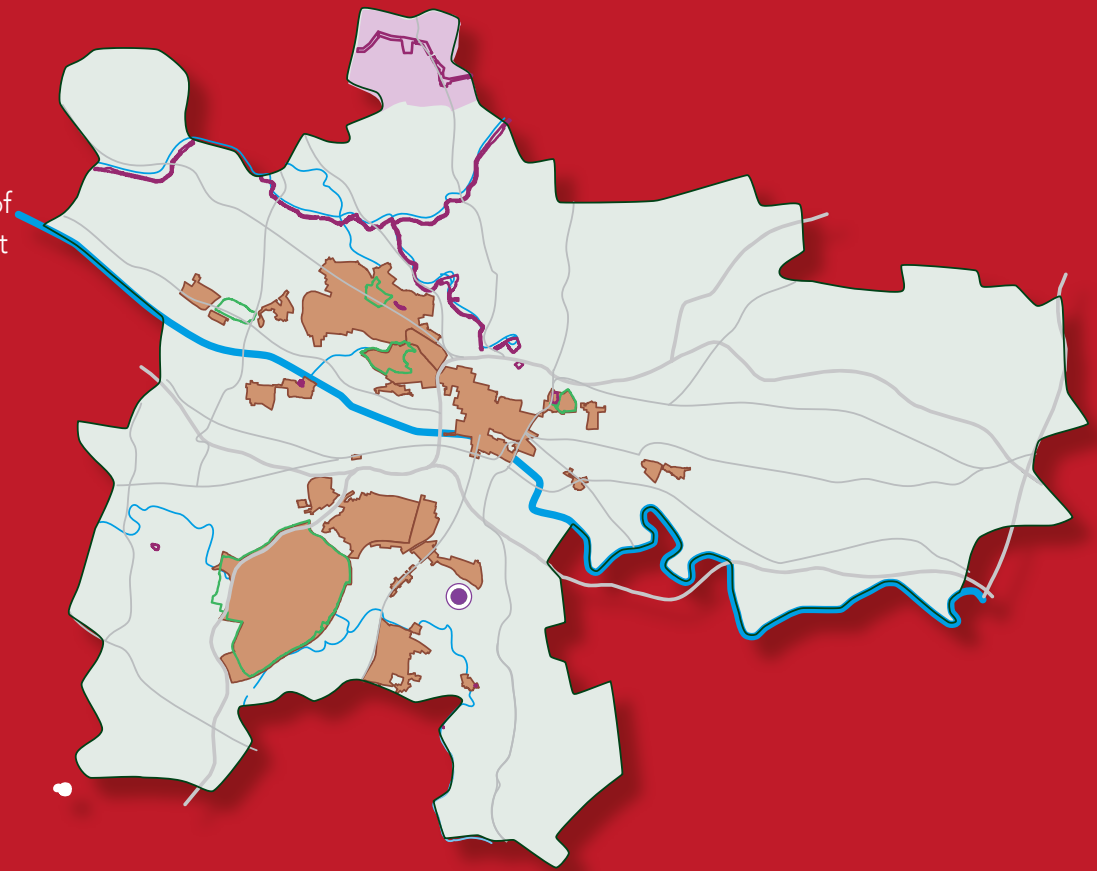


Figure 16
Historic Environment Policy Context Diagram



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 9 : HISTORIC ENVIRONMENT

[SG9](#) supports the above policy by providing guidance on the Historic Environment. Accordingly SG9 includes advice on:

- Design guidance for Listed Buildings and Conservations Areas;
- Maintenance of Listed Buildings and Conservation Areas;
- Article 4 Directions affecting Conservation Areas;
- Gardens and designed landscapes

- Battlefields;
- Ancient Monuments and Scheduled Monuments;
- Sites of Archaeological Importance; and
- The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance produced by Historic Scotland will be adopted as statutory Supplementary Guidance alongside the Plan. This Guidance provides advice

for developers, decision makers and the general public and will be a material consideration in the assessment and determination of planning applications affecting the Antonine Wall and its setting.

CDP 10 MEETING HOUSING NEEDS





MEETING HOUSING NEEDS

Context

The Scottish Government is committed to increasing the supply of new housing in Scotland, to accommodate population and household growth, and identifies that the planning system has a key role in delivering on this objective by ensuring that there is an adequate land supply.

In Glasgow, population and household growth to 2035 (as projected by National Records of Scotland (NRS)) is expected to be significant. It is acknowledged, however, that household growth in Glasgow, and in Scotland generally, has slowed down in the last decade, partly due to the economic downturn. While it is considered that a return to economic growth will boost household formation rates, it is not expected that these will reach the levels seen in the 1990s. It is possible, therefore, that the next set of NRS projections will result in a lower household projection for Glasgow than the current NRS projections, despite an

anticipated population increase for the City.

The 2008 Housing Needs and Demand Assessment (2008 HNDA) undertaken for the Strategic Development Plan (SDP) included population and household figures which were below those produced by NRS (however both projections assumed household formation rates now seen to be too optimistic). The HNDA figures provide the basis for the all-tenure housing requirements for Glasgow and the Clyde Valley for the periods to 2020 and 2025. Table 4 below summarises these figures for Glasgow.

Table 4: Glasgow CDP Housing Land 2015-2025.

	Total	Total	Private	Private	Affordable	Affordable
	2015-2020	2020-2025	2015-2020	2020-2025	2015-2020	2020-2025
SDP Housing Requirement + 10% SPP allowance	24,209	15,651	9,086	7,850	15,123	7,801
Glasgow City Development Plan – Housing Supply	14,509	18,358	9,312	10,779	5,197	7,579
SDP HLR 2009-2015 Shortfall	-12,167		-2,667		-9,500	
Glasgow City Development Plan – Additional sites	1,630	261	1,630	261		
Windfall Allowance	1,500		1,500			
Shortfall/Surplus	-18,737	2,968	689	3,190	-19,426	-222

For the private sector, Glasgow City Council has re-considered the above requirements in the light of: confirmation by the 2011 Census of slower growth in household formation between 2001 and 2011 than indicated in the HNDA; ongoing tenure change; reductions in house building activity and consequent downward revision of the effective land supply; and the outcome of the Citywide Green Belt Review. The Council's response, which is considered to be reasonable in the current market circumstances, focuses on

the amount of housing that can be delivered in the short term through the removal of obstacles to development. As improved lending conditions feed through to recovery in the housing market, it is anticipated that the City's brownfield opportunities (some of which were non-effective during the downturn) will contribute to a rise in housing completions.

Table 5: Additional housing locations

	Current Designation	Programming	Indicative Capacity
Cathkin Road, Carmunnock	Green Belt	SDP target for 2020	30
Corselet Road, Darnley*	Green Belt	SDP target for 2020	<50
South of Auchinairn Road, Robroyston**	Green Belt	SDP target for 2020	<50

In relation to the private sector housing requirement at 2020, the Council will support housing development in the above additional locations (see Policy and Proposals Map):

** The Council recognises that there may be scope to develop a limited number of houses at this location, which takes account of the site's ground conditions and the identified need for enhanced parking provision for the Park, as identified in the Dams to Darnley Country Park Masterplan.*

*** The design of any development at this location should reflect a placemaking approach, must not adversely impact on the Wester Lumloch L-SINC, or isolate it from the wider green network, and should deliver enhancement to the wildlife value of the L-SINC.*

In terms of greenfield locations, the focus will be on securing the necessary infrastructure to allow progress in the three Community Growth Areas, at Robroyston (which has Planning Permission in Principle), at Baillieston/Broomhouse/Carmyle (where construction is underway in a small part of the area), and at Gartloch/Easterhouse (where three masterplan locations have been identified). New housing is also anticipated on those sites which have emerged from the Green Belt Review at Carmunnock, Darnley and Summerston. Beyond these opportunities, the Council considers that further housing development in the Green Belt would be counter-productive to The Plan's sustainable spatial strategy, which states a preference for brownfield development. More detail on the Council's reasoning behind this approach is set out in the Policy Background Paper.

In the affordable sector, the SDP acknowledged that there were methodological issues in the HNDA which impacted significantly on the indicative requirement for Glasgow. The SDP outlined a number of factors for further consideration in Local Housing Strategies and Local Development Plans. Further analysis undertaken for Glasgow's Housing Strategy (GHS) identified a more complex picture of the changing housing system and Glasgow's housing needs than could be reflected in a simple housing need figure. Housing needs vary in different parts of the City, and affect particular household groups differently. The approach taken in GHS, and the Strategic Housing Investment Plan which supports the delivery of the GHS, has therefore been to focus on a variety of investment and policy responses to housing need in the City. Some of these include; altering the size and type of

stock to better fit housing need and demand, demolition with appropriate replacement, stock adaptation or improvement, and new provision of a range of different housing options to meet particular and mainstream needs. More fundamental change is planned in the City's eight Transformational Regeneration Areas, where surplus multi-storey social rented stock has been demolished, and is in the process of being replaced by new mixed tenure housing.

The council's Housing Investment Team advises that a realistic level of delivery in the affordable sector in Glasgow would be approximately 1,000 homes per year. The delivery of affordable homes in the city is driven and determined by the availability of funding and resources, and is often delivered by agencies other than the council. The affordable element of the Housing Land

Requirement in this Plan is some 64% of the total requirement in the period 2015-2020. The constraints on delivering affordable homes are acknowledged, but nonetheless the SDP 2012 HNDA identifies a pressing need for such homes in the City, and the scale of shortfall in the Housing Land Supply for affordable homes in this Plan is such that the council must continue to work towards maximising delivery throughout the Plan period.

In terms of other housing needs, one of the factors in the reverse in the City's population decline has been the increasing number of students who live in Glasgow, either in university accommodation, private rented flats in the second hand market, or more latterly in purpose-built student

accommodation operated by the private sector. New build student accommodation has tended to locate largely around the universities or in the City Centre. These areas, particularly the West End, are also characterised by concentrations of houses in multiple occupation. The Council is generally supportive of the development of student accommodation, in terms of both meeting demand in this sector and reducing the City's reliance on houses in multiple occupation. The focus of the Council's approach is on ensuring that good quality places are created, with a mix of accommodation to suit different household types, and at densities that are appropriate to the surrounding area.

AIMS

This policy aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

CDP 10

MEETING HOUSING NEEDS

The Council will:

- Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;
- Maintain a five-year supply of effective housing land at all times;
- Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;
- Work with the house building industry and the Scottish Government to address site constraints and infrastructure issues in the established housing land supply.

Table 6: Glasgow CDP Housing Land Requirement (+10% generosity allowance)

	15-20	+10%	20-25	+10%
Private	8,260	9,086	7,136	7,850
Affordable	16,500	18,150	7,092	7,801
Total	24,760		14,228	
+10%	27,236		15,651	

Where an audit identifies that the five-year effective supply is not being maintained, the Council will support housing development proposals for all tenures that can be delivered in accordance with the approach set out in Strategy Support Measure 10 of the Strategic Development Plan 2012. Such sites will be supported if they:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location as guided by Diagram 4 of the Glasgow and the Clyde Valley Strategic Development Plan; and

- are capable of complying with other relevant policies and proposals in the Plan, and any relevant Supplementary Guidance.

In addition to supporting the development of the effective and established housing land supply, the Council will:

- Undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area to the north of Summerston, including phasing and delivery, to assess the potential for additional housing land in the area highlighted on the Policy and Proposals Map;

- Support mixed tenure solutions in the six active Transformational Regeneration Areas, and in the two Transformational Regeneration Areas which are not currently active, as identified on the Policy and Proposal Map;
- Advise on the preparation of masterplans for the three greenfield locations within the Gartloch/Easterhouse Community Growth Area and the surplus HNS locations, as identified on the Policy and Proposals Map. A Schedule of Masterplans can be found on-line and forms part of this Plan.

• AFFORDABLE HOUSING

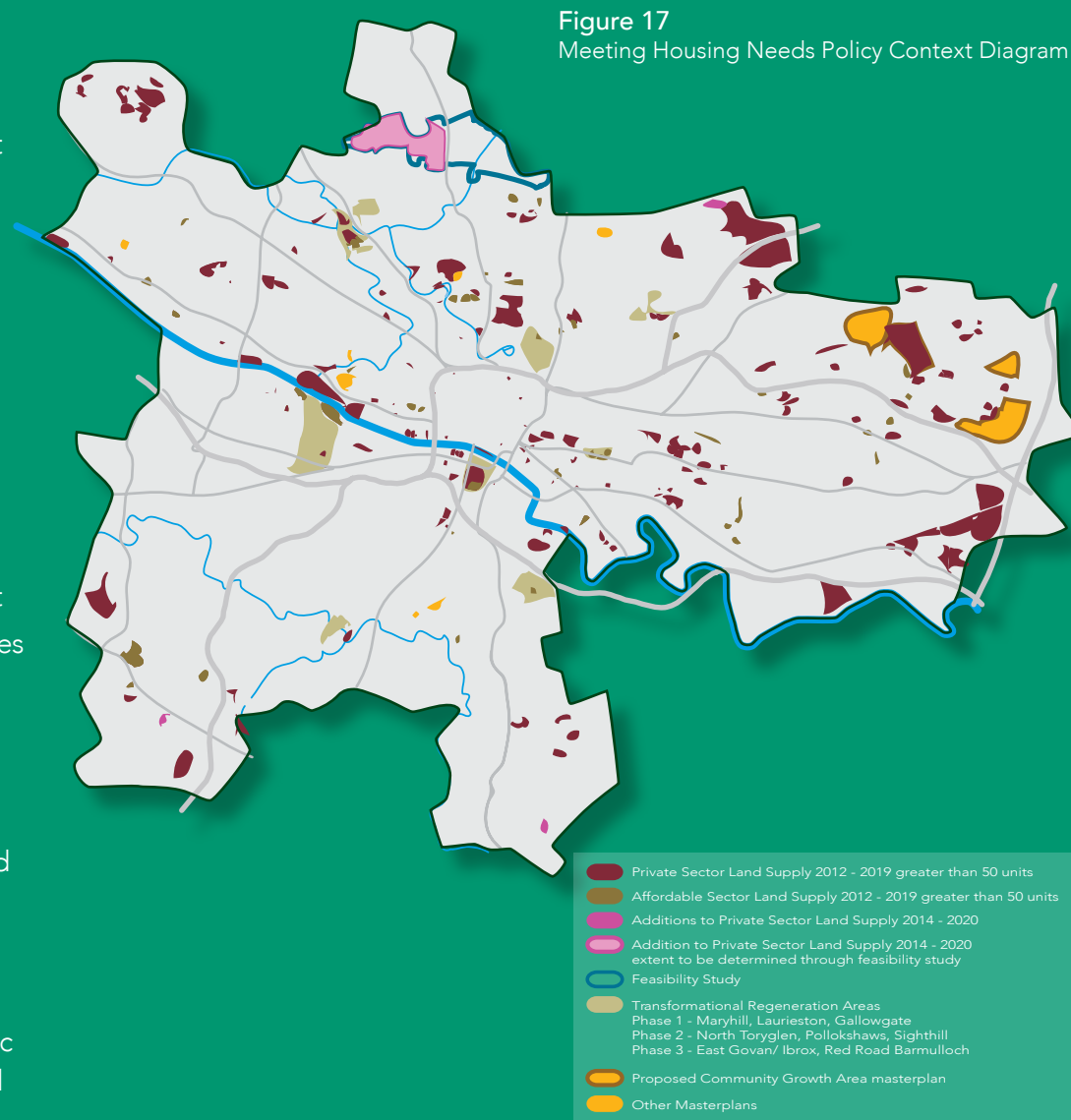
The affordable sector targets of the Glasgow Housing Strategy will be met, and these targets will be reviewed annually in the

Strategic Housing Investment Plan. The Council will support partner organisations in the provision of homes in the affordable sector.

STUDENT ACCOMMODATION

The Council will, subject to compliance with other policies in this Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation, and is:

- In or adjacent to identified main campuses;
- In locations with good access to university and college locations by public transport and active travel routes.



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CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 10: MEETING HOUSING NEEDS

[SG10](#) supports the above policy by providing guidance on the locational and residential amenity implications of development proposals for residential and visitor accommodation. Accordingly, SG10 includes detailed advice and guidance on development of:

- short stay and tourist accommodation;
- purpose-built student accommodation;
- houses in multiple occupancy; and
- care in the community housing.

CDP 11

SUSTAINABLE TRANSPORT



SUSTAINABLE TRANSPORT

Context

The City's networks of walking and cycling routes, waterways, railways, roads and motorways, together with bus, rail and subway stations, form the basis for movement around the City, and between the City and elsewhere. Ensuring these networks continue to function effectively is important to the economic development of the City and to delivering more sustainable travel patterns. In some instances, this will entail the further development of these networks.

Of particular importance is the need for further study to examine the transport and regeneration benefits of two potential City Centre options for the location of a High Speed Rail terminus in Glasgow. High Speed Rail, including a City Centre terminus, is a National development identified in National Planning Framework 3. The Council recognises that both locations (High Street and Central Station) offer potential benefits and that further work is required to determine the best option. As such, this policy identifies both the High Street site and Central Station as potential locations for a High Speed Rail terminus, until such times as a preferred option has been identified. Development

proposals which would impact on the deliverability of a High Speed Rail terminus at either site (including associated connections) would require to be considered in terms of their potential impact. Once a preferred site has been identified, it will be safeguarded by the Plan - Supplementary Guidance will be brought forward to clarify the extent of the site, and any necessary connections which require protection.

Network Rail has plans to redevelop Queen Street Station as part of the Edinburgh Glasgow Improvement Programme (EGIP), helping meet projected growth in passenger volumes.

The Glasgow Airport Strategic Transport Appraisal study considered options for delivering a new public transport link to Glasgow Airport. The City Deal agreed by the Glasgow and Clyde Valley local authorities will deliver a new rail link to Glasgow Airport, however the link will have no physical land take implications for Glasgow as it already exists in the city.

The Council had previously supported the development of a Crossrail scheme, which would have linked the suburban rail networks north and south of the Clyde and facilitated strategic, cross-Scotland journeys. Whilst this scheme is no longer being pursued, the key elements: an existing freight line (the City Union line); and a former rail formation (the Strathbungo link) are safeguarded, from inappropriate development, by this policy. In addition, the Council recognises the potential benefits which use of the City Union line by passenger services could have for strategic connectivity in future years. New stations, at

Glasgow Cross (to serve this quarter of the City Centre and for potential interchange with the Argyle line) and West Street (for interchange with the Subway), could help make best use of such services. This policy safeguards land for the potential future development of these stations – this land is generally in Council ownership or forms part of the rail formation. A positive appraisal of the impact of passenger services on the line, and of the associated stations, would be required before any scheme could be delivered. Previous Local Plans had safeguarded land for the Garngad Chord, which could have helped facilitate greater connectivity of the rail network. Whilst land for the Garngad Chord is not safeguarded by this policy, the Council will continue to investigate options for securing its transport potential.

The Council is also keen to investigate the regeneration benefits and other implications (in terms of, cost, current services, etc) of providing additional rail stations at Drumchapel

(West) and Parkhead Forge, and a relocated High Street station. Relocating High Street further to the east would better serve the Collegelands development and provide for a more suitable, modern and attractive gateway to the City Centre from the east. The policy also safeguards land for a number of local road proposals, necessary to improve safety, promote regeneration or improve public transport accessibility.

The Council has a duty to act in a way considered to be most sustainable and best calculated to deliver reductions in greenhouse gas emissions. Reducing the need to travel, particularly by car, is one of the key ways in which the City can help reduce emissions of greenhouse gases. Cutting the amount of vehicular traffic on the City's roads can also help reduce congestion, air and water pollution and noise, helping create a better environment for people and business.

The Fastlink scheme is intended to help deliver enhanced public transport activity to the Clyde Waterfront and major destinations such as the New South Glasgow Hospital. Phase 1 (The Core route) is now operational and its extension to provide connections to Renfrew and Clydebank would further improve connectivity and promote more sustainable modes of travel in this area. On the north bank, it is proposed that the route will utilise a former rail formation, currently used as part of the National Cycle Network. A segregated walking and cycling route, on this alignment, will require to be provided as part of the Fastlink proposal.

The Council is also keen to consider the possibilities for reconfiguring the local road network around junctions 15 and 19 of the M8, with a view to reducing the impact of traffic on the local environment. Fewer vehicles on the City's streets can help address physical and perceptual barriers and create a safer environment in which to walk and cycle. These

"active" modes of travel are efficient, cost-effective, sustainable and healthy and can facilitate social interaction and cost-effective access to services, facilities and jobs. This policy identifies a number of pedestrian/cycle links considered desirable for overcoming barriers to movement on foot or by bicycle - others links should be explored through the development management process. The Scottish Government's vision, as set out in the Cycling Action Plan for Scotland, is that "by 2020, 10% of all journeys taken in Scotland will be by bike".

The planning system has a key role to play in addressing these issues. This will involve safeguarding land for existing and proposed transport infrastructure which supports The Plan's strategy, managing transport demand and designing and locating new development to encourage walking, cycling and use of public transport.

AIMS

This policy aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel, by:

- supporting better connectivity by public transport;
- discouraging non-essential car journeys;
- encouraging opportunities for active travel;
- reducing pollution and other negative effects associated with vehicular travel; and
- optimising the sustainable use of transport infrastructure, including the River Clyde and Forth and Clyde Canal, and the route of the Rail Link to Glasgow Airport and supporting economic development.

CDP 11

SUSTAINABLE TRANSPORT

SAFEGUARDED INFRASTRUCTURE AND LAND

This policy safeguards:

1. existing transport infrastructure (including the River Clyde, Forth and Clyde Canal and strategic freight hubs) and the route of the Rail Link to Glasgow Airport from inappropriate development;
2. land required for Fastlink, Robroyston Station and road schemes, as shown on [Figure 18](#) (land for Fastlink and the North Clydeside Development Route to be safeguarded pending the outcomes of a study into traffic and transportation issues, and associated

matters including residential amenity, road safety and the Green Network, in the North West of the City);

3. former rail formations with a reasonable prospect for re-use for transport, as shown on [Figure 18](#);
4. land for schemes brought forward through ongoing or proposed studies (see Action Programme), and where justified by STAG appraisals, including:
 - a. land for new rail stations at Parkhead and Drumchapel (West), and a relocated High Street Station;
 - b. improvements to local

roads around junctions 19 (Anderston) and 15 (Townhead) of the M8; and

- c. land for a Northern Circumferential Route (if required after investigation through the Summerston feasibility study – see [Policy CDP 10: Meeting Housing Needs](#)).
5. land for a High Speed Rail terminus, and associated connections, once ongoing studies have identified a preferred site. In the meantime, development proposals which would impact on the deliverability of a terminus at either the High Street or Central

Station sites (including associated connections) will require to be considered in terms of their potential impact; and

6. land for potential stations at West Street and Glasgow Cross.

CITY CENTRE TRANSPORT STRATEGY

The Council has produced a City Centre Transport Strategy that will inform Spatial Supplementary Guidance in the City Centre and that constitutes an important material consideration in determining planning applications in the City Centre and surrounding areas.

The Council will support, in principle, transport infrastructure required to facilitate new development that supports the Plan's strategy, including the upgrade of subway stations (as part of the subway modernisation programme) and the aspirational pedestrian/ cycle links shown on *Figure 18* (detailed design/ route to be determined through development proposals).

NEW DEVELOPMENT

New road schemes will be required to deliver, where appropriate, benefits for pedestrians and cyclists in the streets surrounding the route of any new road, through traffic management measures which will

achieve a reduction in car use.

The Council will direct major development to locations well served by existing public transport services and active travel routes or will seek contributions for the provision or enhancement of such services/routes on sites where this is not the case, including for Fastlink (see *Policy CDP 12: Delivering Development*). New development should be designed at densities appropriate to maintain and/or extend public transport services whilst taking into account local context and other requirements.

Major development proposals should be informed by a Transport Assessment (TA) that considers all modes of transport and, where appropriate, a Travel Plan (TP) that sets out sustainable mode share targets and measures to deliver them.

The Council will:

1. apply restraint-based maximum parking standards to non-residential development;
2. expect parking spaces and charging points for the charging of electric vehicles in larger developments;

3. expect parking in residential developments to minimise routine on-street parking of residents' cars;
4. support the development of car-free housing on suitable sites;
5. limit public off-street parking in the City Centre to the levels to be identified in the City Centre SDF and LDFs. Until these documents are adopted, City Centre public off-street parking will be limited to existing levels (as shown on Figure 19) or replacement provision that does not exceed that being replaced;

6. not support proposals for temporary car parking in the City Centre (unless necessary as an interim measure when replacing permanent provision);
7. outwith the City Centre, not support proposals for permanent or temporary public parking, intended to serve commuting demand, except where consistent with an approved transport strategy for park and ride;
8. support car parking at basement level within buildings, where possible, and not at ground or street level where this would be at the expense of an active frontage onto a public street or space; and

9. support redevelopment proposals on the current King Street car park in line with the [*City Centre Strategy and Action Plan 2014-2019*](#). The appropriate City Centre District LDF will determine the appropriate amount of parking for this part of the City Centre, and it may be that any redevelopment proposal may need to incorporate an element of permanent public off-street parking provision to support the needs of this area.

ACTIVE TRAVEL

The Council will require new developments to be designed to promote and facilitate walking and cycling, including the

provision of cycle parking and direct connections to the walking and cycling network (in particular to Core Paths and designated cycle routes) – this may require off-site solutions (see [*Policy CDP 12: Delivering Development*](#)). Work has recently started to refresh Glasgow's Strategic Plan for Cycling (SPC) 2010-2020. The Council has also been working with Sustrans to identify a network of deliverable cycle routes throughout the City. This network will help deliver the refreshed SPC by setting out a city cycle network which incorporates on road and off-road elements and sections through development sites. Both the SPC and Network will be the subject of public engagement in due course and, when adopted, will be considered material

considerations. Wherever possible, opportunities offered by the development of the Green Network (e.g. in conjunction with surface water management (see [*Policy CDP 8: Water Environment*](#)) or open space provision (see [*Policy CDP 6: Green Belt and Green Network*](#)) should be utilised to deliver enhancements to active travel infrastructure. Development proposals should protect/enhance the quality and continuity of cycle routes and core paths and take account of rights of way and other significant paths.

Such proposals should provide for the development/ improvement of proposed routes, including interim routes. New developments should take account of access rights (as defined by the Land Reform (Scotland) Act 2003).

Figure 18
Sustainable Transport Policy Context Diagram

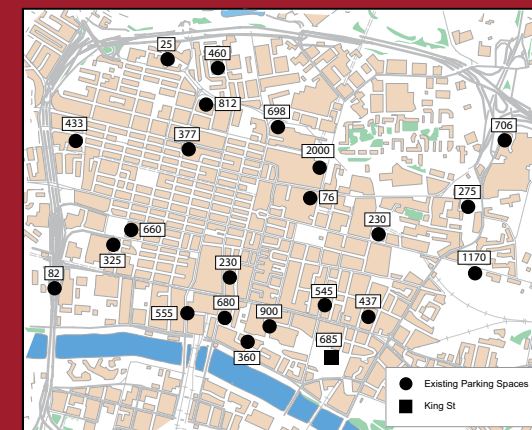
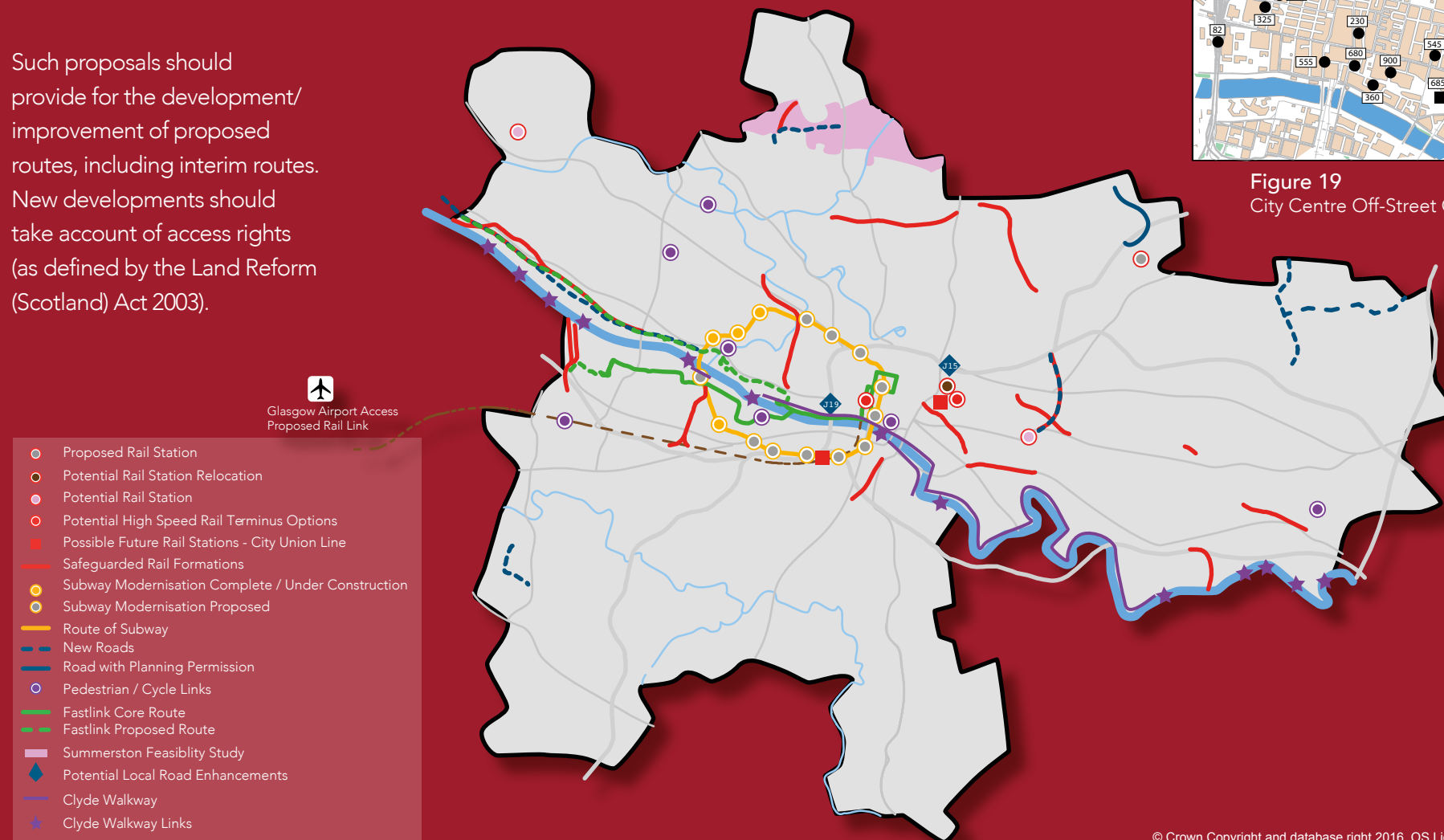


Figure 19
City Centre Off-Street Car Parking

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2

3

4

Welcome to Glasgow Queen Street
Fàilte gu Sràid na Banrighinn

ScotRail
Scotland's Rail

CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 11: SUSTAINABLE TRANSPORT

[SG11](#) supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on:

- the provision and design of parking for vehicles, including the charging of electric vehicles, in new development;
- the provision and design of parking for bicycles in new development;
- car free housing;
- public off-street parking in the City Centre;
- outdoor access rights;
- promoting active travel in new developments;
- the safeguarding of existing transport routes and core paths;
- development and design of new walking and cycling routes, including; network proposals emerging from the refresh of the Council's Strategic Plan for Cycling; the aspirational cycle routes identified in this policy; and linkages to existing and proposed routes;
- transport assessments and travel plans;
- guiding developments to locations which are accessible by public transport and active travel;
- former rail formations;
- safeguarding land required for transport proposals identified in the CDP or through ongoing or proposed studies, and where justified by STAG appraisals, including a High Speed Rail Terminus;
- the Glasgow Airport Safeguarding Area; and
- the design of new residential areas, interpreting the guidance set out in Designing Streets for the Glasgow context.

CDP 12

DELIVERING

DEVELOPMENT



DELIVERING

DEVELOPMENT

Context

As Glasgow changes through regeneration, it is important that the City's infrastructure is capable of both absorbing the impact of new development, and of providing the facilities that people who live and work in these areas would expect. Many of these requirements should be designed into the development. Where off-site facilities or infrastructure are required, development contributions can play a role.

The policy context for development contributions is provided by Circular 3/2012 Planning Obligations and Good Neighbour Agreements. This sets out the policy tests that should be applied when considering whether development contributions may be an appropriate mechanism to use to enable development.

Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms (paragraph 15);
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);
- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
- be reasonable in all other respects (paragraphs 24-25).

In preparing its approach to delivering development, the Council has recognised the limits set by these legal tests, the impact of current market conditions on development viability, and the need to put the Placemaking Principle at the centre of how development is enabled and how it integrates with its environment. As a result, the Council has focused its attention only on those elements of social, environmental or physical infrastructure that are required: (a) to make the development function; and (b) to mitigate the most significant impacts of development on the City's resources.

AIMS

This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's

employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

CDP 12

DELIVERING DEVELOPMENT

The Council will require developers to undertake an assessment of the proposal site and its surroundings (according to the approach set out in CDP 1 – Placemaking Principle and associated Supplementary Guidance) in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities outwith the site, or to meet these requirements through the payment of a financial contribution or the transfer of land. The assessment should also include where appropriate

(on a confidential basis) a programme for the delivery of these requirements, and details of how this will impact on development phasing and the developer's cash flow.

On the basis of this assessment, developers are required to make specific provision relating to the proposed development to address the following matters:

City-wide

1. Open Space - quantitative or qualitative deficiencies in open space provision or access to open space (according to the standards and priorities identified by the Glasgow Open Space Strategy)
 - a. Class 9: Residential (10 units or more)
 - b. Purpose-built student accommodation
2. Surface water drainage and flood management requirements, either as part of the development or in relation to a wider project identified within a Surface Water Management Plan or elsewhere (all development)

3. Transport needs (including active travel solutions and public transport infrastructure and facilities)

Clyde Fastlink

4. All development within the Developer Contribution Zone of the Clyde Fastlink Proposed Route.

City Centre

5. Open Space and Public Realm - quantitative or qualitative deficiencies in open space and public realm provision or access to open space and public realm (according to the standards and priorities identified by the Open Space Strategy)
 - a. Class 9: Residential (10 units or more)
 - b. Class 1: Retail (greater than 2,000 square metres gross floor area);
 - c. Class 4: Office (greater than 2,000 square metres gross floor area);
 - d. Class 11: Assembly and Leisure (greater than 2,000 square metres gross floor area)

- e. Purpose-built student accommodation

Over and above these obligations, individual assessments will be required to identify the impacts arising from development and the mitigation required in the following areas identified in the Plan, or in locations considered to be acceptable in principle:

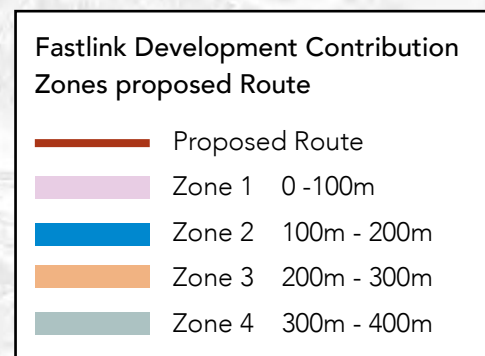
1. Gartloch/Easterhouse Community Growth Area, Transformational Regeneration Areas, and Proposed Additions to Land Supply (see [Policy and Proposals Map](#))

2. Economic Development locations (see [Policy and Proposals Map](#)) where significant change is anticipated or proposed
3. Network of Centres (see [Policy and Proposals Map](#)) or sequentially preferred locations
4. Strategic Development Framework (SDF) Areas, River Clyde Development Corridor SDF, (see [figure 9 – Sustainable Spatial Strategy](#));
5. Local Development Frameworks (see [Figure 9 – Sustainable Spatial Strategy](#)); and
6. Fastlink Proposed Route (see [Figure 20](#)).

Detailed aspects of these requirements, including: calculations for financial contributions; legal agreements; and timing and phasing of payments, methodology and justification for the Fastlink Proposed Route Developer Contribution assessments are set out in Supplementary Guidance (see [Figure 20](#)).

This policy should be read in conjunction with those on the Placemaking Principle, Sustainable Transport, Meeting Housing Needs, Greenbelt and Green Network, and Water Environment, and in conjunction with the Action Programme where applicable.

Figure 20
Fastlink Development Contribution
Zones Proposed Route



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0 125 250 500 750 1,000 mtrs

CONTENTS OF SUPPLEMENTARY GUIDANCE TO SUPPORT POLICY

CDP 12: DELIVERING DEVELOPMENT

[SG 12](#) supports the above policy by providing guidance on the contributions that developers will be expected to make to ensure that the City's infrastructure can accommodate new development. Accordingly, SG12 includes detailed advice and guidance on:

- the provision of open space of appropriate quality, quantity and accessibility in association with new development;
- the requirements of development within the identified zone of the Clyde Fastlink proposal;
- the surface water drainage and flood management requirements of development, either on site or in the form of strategic solutions identified by the MGSDP scheme; and
- transport needs (including active travel solutions and public transport infrastructure and facilities).

MAPS

A combined Policy and Proposals map is provided at city-wide level. This map has also been split into the three smaller areas for easier reference (north-west, north-east and south).

The maps illustrate the specific locations that are identified for policy protection in policies CDP2 – CDP 12. The maps also show the proposals that are identified in the policies and are expected to happen during the life of the Plan. Along with the policy and proposals the maps identify sites of potential activity which are identified in the policy text. Finally, in order to illustrate greater context of

potential future development (and for information only), the maps show the extent of major housing developments that have planning permission along with identified opportunity sites within Economic Development Areas which represents the marketable business and industry land supply.

GLOSSARY

ACTIVE FRONTAGE

Building frontage where there is an active visual engagement between those on the street and those on the ground floors of buildings.

ACTIVE TRAVEL

Travel and transport by physically active, human-powered modes (e.g. on foot or by bicycle) as opposed to motorised ones.

AFFORDABLE HOUSING

Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.

AIR QUALITY MANAGEMENT AREAS (AQMA)

Designated parts of the city where the Council considers that air quality objectives are unlikely to meet the criteria set by Air Quality (Scotland) Regulations 2000. AQMA's then require the Council to produce an air quality action plan, setting out the measures that the authority will introduce in pursuit of the air quality objectives

AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity. Includes residential amenity which takes into account factors like privacy and open space.

AREAS OF CITY WIDE ECONOMIC IMPORTANCE

Increased level of policy protection given to some designated Economic Development Areas.

BIODIVERSITY

The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

BROWNFIELD

Land which has previously been developed. The term may encompass vacant or derelict land; infill land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered suitable. A brownfield site should not be presumed to be suitable for development, especially in Green Belt or other countryside areas.

CARBON-BASED FUEL

Any fuel whose energy derives principally from the oxidation or burning of carbon. There are two main carbon fuels, biofuels and fossil fuel.

CAR-FREE HOUSING

Housing development with no off street parking provision.

CENTRAL SCOTLAND GREEN NETWORK

The Central Scotland Green Network (CSGN) is a long-term initiative to bring about a step change in environmental quality, woodland cover and recreational opportunities in Central Scotland.

COMBINED HEAT AND POWER (CHP) Combined Heat and Power is the simultaneous generation of usable heat and power in a single process. CHP systems are highly efficient, making use of the heat which would otherwise be wasted when generating electrical or mechanical power. This allows heat requirements to be met that would otherwise require additional fuel to be burnt.

COMPENSATORY STORAGE

Compensatory storage is new, excavated storage volume equivalent to any flood storage which is lost by building, filling or grading within the flood plain.

CONSERVATION AREAS

An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

CROSSRAIL

A previously proposed rail scheme to connect the suburban rail networks north and south of the Clyde and provide for enhanced local and strategic connectivity by rail.

CULVERT

A culvert is a structure that allows water to flow under a road, railroad, trail, or similar obstruction. Typically embedded so as to be surrounded by soil, a culvert may be made from a pipe, reinforced concrete or other material.

DEVELOPMENT CONTRIBUTION

A contribution, either financial or in kind, which allows the provision of infrastructure (such as roads, open space or drainage) that is necessary for development to go ahead.

DIGITAL INFRASTRUCTURE

The physical and organisational structures required for the operation of a digital economy. (For example the installation of fibre optic broadband cabling to improve access to high speed internet)

DISTRICT HEATING

A district heating system uses centralised plant to provide hot water to deliver heat to properties through a pipe network. District heating networks can work from a range of technologies generating heat (or heat and power in a combined heat and power (CHP) scheme), including biomass, heat pumps, solar thermal, deep geothermal, energy from waste and conventional gas.

DRAINAGE IMPACT ASSESSMENT (DIA)

A DIA is a report, prepared by a developer, which sets out the drainage issues relevant to a proposal where it is proposed to discharge surface water to a waterbody/watercourse.

ECOLOGICAL CONNECTIVITY

The functional connectivity between ecosystems, allowing habitats to expand and adapt and allowing species to feed, move, reproduce, etc. and helping avoid the negative effects of isolated habitats – similar to integrated habitat network

ECOSYSTEMS

An ecosystem is a community of living organisms (plants, animals and microbes) in conjunction with the non-living components of their environment (things like air, water and mineral soil), interacting as a system.

ECOSYSTEM SERVICES

The benefits that people get from nature (including fresh water and air, flood water management, climate regulation, recreation, pollination, etc) and which are necessary for people to survive and prosper.

EFFECTIVE LAND SUPPLY

That part of the established land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

FASTLINK

Fastlink is a bus system which provides an alternative to the car. The route focuses on running along the Clydeside via the International Financial Services District to the SECC on the north bank, and to Govan and the new Southern General Hospital on the south bank. It will make use of the city centre's main bus corridors to improve journey times.

FLOODPLAIN CAPACITY

The volume of water that can be retained within a floodplain during times of flooding.

FLOOD RISK MANAGEMENT ACT (FRM)

The Flood Risk Management (Scotland) Act 2009 was enacted on June 16, 2009. The Act introduces a more sustainable and modern approach to flood risk management, suited to the needs of the 21st century and to the impact of climate change. It creates a more joined up and coordinated process to manage flood risk at a national and local level.

FORMER RAIL FORMATIONS

The track bed and associated surrounding land of disused railways. Often suitable for reuse for rail, tram or active transport.

FUNCTIONAL FLOODPLAIN

The areas of land where water flows in times of flood which should be safeguarded from further development because of their function as flood water storage areas.

GEODIVERSITY

The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them

GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN (GCVSDP)

The GCVSDP was approved with modifications by Scottish Ministers on 29 May 2012. It sets out a development strategy for the next 20 years outlining where new development should be

located and provides a policy framework to help deliver sustainable economic growth, shape good quality places and enhance the quality of life in the Glasgow and the Clyde Valley city region.

GLASGOW AND THE CLYDE VALLEY GREEN NETWORK PARTNERSHIP (GCVGNP)

The GCVGNP was established to oversee the development of the green network. The four themes of the Green Network Programme are health improvement, biodiversity and environment, stronger communities and enterprise development. The GCVGNP is involved in a number of projects in Glasgow such as Clyde Waterfront, Clyde Gateway, Seven Lochs Wetland Park and a number of smaller scale neighbourhood projects which encourage the creation and management of local greenspace.

GLASGOW ECONOMIC LEADERSHIP (GEL)

GEL was established in 2011 to provide independent leadership and direction to economic development activity in Glasgow and to champion the implementation of the recommendations made by the Glasgow Economic Commission.

GLASGOW HOUSING STRATEGY (GHS)

Approved on 1st March 2012, GHS sets out the housing issues and priorities for Glasgow and provides a strategic framework for housing in all tenures. It represents a shared understanding developed in partnership with housing interests and stakeholders in the City.

GREEN BELT

Green belt is a designation for land surrounding towns and cities, but can also take other forms including buffers, corridors, coastal strips or wedges. Its purpose is to protect and enhance the quality, character and landscape setting and to give access to open space within and around settlements, as part of the wider structure of green space. In addition, it aims to direct planned growth

to the most appropriate locations and support regeneration

GREEN CORRIDOR

Areas provided protection by policy CDP7; Natural Environment and including canals, river corridors, railway lines (active and disused), motorway and trunk road corridors and other areas of open space which can act as links between habitats and which can help the natural environment adapt to climate change.

GREEN NETWORK

The linking together of natural, semi natural and man made open spaces (which may include leisure or recreational facilities) to create an interconnected network that provides multi-function benefits including opportunities for physical activity, increased accessibility within settlements and to the surrounding countryside, enhanced biodiversity, water management, active travel and the quality of the external environment.

GREENFIELD

Land which has not previously been developed, or fully restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation

GREENHOUSE GAS EMISSIONS

Emissions represent what is discharged into the atmosphere. Greenhouse gases include methane, chlorofluorocarbons and carbon dioxide. These gases act as a shield that traps heat in the earth's atmosphere. Increasing concentrations of the greenhouse gases in the atmosphere are drivers of climate change.

GROSS VALUE ADDED (GVA)

A measure of the value of goods and services produced in an area, industry or sector of an economy.

HABITAT

A habitat is an ecological or environmental area that is inhabited by a particular species of animal, plant, or other type of organism. It is the natural environment in which an organism lives, or the physical environment that surrounds a species population.

HIGHER AND FURTHER EDUCATION SECTOR (HFE)

Further education relates to courses taken at college, excluding degree level courses. Further education tends to be work-focused (vocational) and is usually fully funded. Further education includes: National Qualifications, City and Guilds vocational courses, Access courses and Modules. Higher education relates to degree level education and can be taken at university or college. Higher education includes: Degrees, Higher National Certificates (HNC's), Higher National Diplomas (HND's) and Postgraduate courses such as PhDs.

HIGH SPEED RAIL

Potential new high speed rail network from Glasgow and Edinburgh to the rest of the UK.

HOUSING NEEDS AND DEMAND ASSESSMENT (HNDA)

The statutory basis for an HNDA is contained in the Housing (Scotland) Act 2001, which requires local authorities to carry out an assessment of housing provision and provision of related services and prepare, and submit to the Scottish Ministers, a Local Housing Strategy. The assessment of housing provision must include the nature and condition of the housing stock, the needs of persons in the area for housing accommodation, the demand for, and availability of, housing accommodation and the availability of housing accommodation designed or adapted for persons with special needs.

HYDROLOGY

The scientific study of the properties, distribution, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

INFRASTRUCTURE

Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and waste water drainage and services for occupants of developments such as public transport measures, schools and healthcare.

INTEGRATED HABITAT NETWORK

A set of separate areas of habitat which are sufficiently connected for a particular species to move between the individual areas – similar to ecological connectivity.

INTERNATIONAL FINANCIAL SERVICES DISTRICT (IFSD)

Since its launch in 2001, Glasgow's IFSD has created a highly attractive environment for indigenous and overseas firms in finance and related sectors. The IFSD, located in the south-western sector of the City Centre, is driven by a partnership between the public and private sectors. Over £1 billion investment has been secured to date (over 90% from the private sector) with over 15,500 net new jobs moving into the District through new investment, expansion or diversified development.

INTERNATIONAL TECHNOLOGY AND RENEWABLE ENERGY ZONE (ITREZ)

Centred in Glasgow, ITREZ is Scotland's International Technology and Renewable Energy Zone. It aims to bring business and academia together by stimulating co-location, innovation, and investment in Scotland's offshore renewable energy sector.

KNOWLEDGE BASED ECONOMY

An expression used to describe trends in advanced economies towards greater dependence on knowledge, information and high skill levels, and the increasing need for ready access to all of these by the business and public sectors.

LIFE SCIENCES

The sciences concerned with the study of living organisms, including biology, botany, zoology, microbiology, physiology, biochemistry, and related subjects.

LISTED BUILDING

Buildings designated by Historic Scotland which are of special interest, architecturally or historically, and which satisfy set criteria from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which are used to distinguish this significance.

LOCAL BIODIVERSITY ACTION PLAN (LBAP)

LBAPs are seen as crucial for implementing the UK Biodiversity Action Plan at a local level. In Glasgow a local Steering Group, comprising some 18 partner organisations and Council services, has guided the development of the City's LBAP. Launched in September 2001, Glasgow's LBAP comprised an introductory booklet along with 9 Species Action Plans (SAPs) and 11 Habitat Action Plans (HAPs). A further 10 Action Plans were produced in September 2002, with more being planned for future publication.

LOCAL DEVELOPMENT FRAMEWORK

see Policy CDP2

LOCAL (GLASGOW) HOUSING STRATEGY (GHS)

Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area.

LOCAL NATURE RESERVE (LNR)

Areas of at least locally important natural heritage, designated and managed by local authorities, to give people better opportunities to learn about and enjoy nature close to where they live.

LOCAL SHOPPING FACILITIES

Small groups of shops and related outlets serving a residential neighbourhood, considered too limited to constitute a Town Centre as defined in this Plan and Scottish Planning Policy.

LOW AMENITY INDUSTRIAL OPERATIONS

Include: scrapyards or yards for breaking of motor vehicles; waste transfer stations; waste recycling centres; incinerators; concrete batching plants; storage or distribution of minerals; and works required to register with the Scottish Environment Protection Agency (SEPA).

LOW CARBON INDUSTRIES

Low-Carbon industries refers to any businesses which have a minimal output of Greenhouse Gas emissions into the biosphere, but specifically refers to the greenhouse gas Carbon Dioxide.

LOW AND ZERO CARBON GENERATING TECHNOLOGIES (LZCGT)

Technologies which generate electricity or heat (or both), from sources which produce very low or zero carbon emissions, when compared to conventional fossil fuel sources.

MAJOR DEVELOPMENT

One of the 3 categories of development (others being National and Local) used for Development Management purposes and defined in The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

MASTERPLAN

A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of a landowner, including a representation of the three dimensional form of proposals and an implementation programme

THE METROPOLITAN GLASGOW STRATEGIC DRAINAGE PARTNERSHIP (MGSDP)

The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) is an innovative and collaborative venture between local authorities, the Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Enterprise and Scottish Canals that will upgrade and modernise the Glasgow area's drainage and sewerage network, reduce flooding and support urban development requirements while improving water quality and the environment.

NATIONAL HEALTH SERVICE (NHS)

The four publicly funded health care systems in the countries of the UK are referred to as the NHS. These systems, primarily funded through central taxation, provide a comprehensive range of health services, the vast majority of which are free at the point of use for people legally resident in the United Kingdom.

NATIONAL PLANNING FRAMEWORK (NPF)

The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Government's development priorities over the next 20-30 years and identifies national developments which support the development strategy.

NATIONAL RECORDS OF SCOTLAND (NRS)

NRS was established on 1 April 2011, following the merger of the General Register Office for Scotland (GROS) and the National Archives of Scotland (NAS). NRS performs the registration and statistical functions of the Registrar General for Scotland, including

responsibility for demographic statistics, census and archives.

NOISE MANAGEMENT AREAS

Areas of the City, identified under the Environmental Noise (Scotland) Regulations 2006, as being where people are most likely to be affected by environmental noise (noise from roads, railways, airports and industrial noise, but not from domestic or workplace activities).

OPEN SPACE

The term 'open space' covers greenspace consisting of any vegetated land or structure, water, path or geological feature within and on the edges of settlements, and civic space consisting of squares, market places and other paved or hard landscaped areas with a civic function (Planning Advice Note 65 - Planning and Open Space).

OPEN SPACE STRATEGY (OSS)

It is a requirement of local authorities that they undertake an open space audit and on the basis of it, prepare an OSS for their area. Work is currently ongoing to produce a draft

Open Space Strategy for Glasgow, which will include open space standards for the City. The Open Space Strategy will be used to help deliver a better distribution of good quality, multifunctional open spaces that meet the needs of the City.

OTHER RETAIL AND LEISURE CENTRES

Areas outwith Town Centres where the principal activities are retail and commercial leisure.

PETROLEUM EXPLORATION AND DEVELOPMENT LICENCE (PEDL)

A UK Petroleum Exploration and Development licence (PEDL) allows a company to pursue a range of oil and gas exploration activities, subject to necessary drilling/development consents and planning permission.

POLICY AND PROPOSALS MAP

A supporting map showing the location of the proposals contained within the Development Strategy of the City Plan.

POTENTIALLY VULNERABLE AREA (PVA)

Areas identified by the Scottish Environment Protection Agency as areas where the scale of potential impact from flooding (based on the National Flood Risk Assessment) is sufficient to justify further assessment and appraisal. Effectively all of Glasgow is covered by a PVA.

PUBLIC OFF STREET PARKING

Designated parking spaces which the general public can use (i.e. not private spaces associated with a particular workplace), often in the form of multi-storey car parks or surface level parking provision. Owners/operators of public off-street parking generally charge for its use.

QUIET AREA

Areas of the City identified under the Environmental Noise (Scotland) Regulations 2006, where environmental noise quality is good and should be protected against an increase in noise. In Glasgow, Quiet Areas are exclusively parks.

RAIL FORMATIONS

The physical materials that form the base of a railway track

RENEWABLE ENERGY

Any naturally occurring, theoretically inexhaustible source of energy, such as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

RIGHTS OF WAY

In Scotland, a right of way is a route over which the public has been able to pass unhindered for at least 20 years. The route must link two "public places".

SCOTTISH PLANNING POLICY (SPP)

Published on 23 June 2014, SPP sets out national planning policies for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to, amongst other things, the preparation of development plans.

SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINC, L-SINC OR C-SINC)

A SINC is a non-statutory designation given to a locally important area of nature conservation interest

SPATIAL STRATEGY

Sets out long-term spatial strategy for the local planning authority area and the strategic policies and proposals to deliver the aims of the strategy. A detailed statement of the planning authority's policies and proposals as to the development and use of land. Broad locations for development are set out in key diagrams.

SPATIAL SUPPLEMENTARY GUIDANCE

Supplementary Guidance which is related to a geographical area

SPECIES

A group of living organisms consisting of similar individuals capable of exchanging genes or interbreeding and formally recognized as distinct from other groups.

STRATEGIC DEVELOPMENT FRAMEWORK

see Policy CDP2

STRATEGIC ECONOMIC INVESTMENT LOCATIONS (SEIL)

Locations identified as possessing an ability to offer low carbon economic growth and to support the Scottish Government's key sectors and Scottish Enterprise locational priorities. As strategic priorities, they best reflect the need for sustainable locations to address long-term drivers of change.

STRATEGIC FREIGHT HUBS

Freight facilities that have an important economic role in supporting modal shift and the transportation demands of the key sectors, such as King George V Dock.

STRATEGIC TRANSPORT APPRAISAL GUIDELINES (STAG APPRAISAL)

STAG involves the appraisal of options which could potentially address identified transport problems and opportunities against a range of criteria, including value for money. The completion of a STAG study and production of the STAG Report should precede any application for planning consent or the production of development management Transport Assessments in support of developments.

STUDENT ACCOMMODATION

Purpose built accommodation that is occupied exclusively by students.

SUPPLEMENTARY GUIDANCE

Guidance prepared, consulted on and adopted by the Planning Authority to deal with further information or detail in respect of particular LDP issues. Supplementary guidance must be expressly identified in the LDP and be submitted to the Scottish Ministers. Once adopted, supplementary guidance forms part of the development plan

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

SUDS, or Sustainable Urban Drainage Systems are a sequence of water management practices and facilities designed to mimic natural systems, by creating alternatives to rapid run-off. Infiltration drains, ponds, and other methods attenuate flood flows, allow for pollutants to settle out, and also provide opportunities for habitat creation. More sustainable than the traditional practice of routing run-off through a pipe to treatment works or a watercourse.

SURFACE WATER MANAGEMENT PLAN (SWMP)

A plan which seeks to provide a simplified overarching framework which allows different organisations to work together and develop a shared understanding of the most suitable solutions to surface water flooding problems.

SUSTAINABLE DEVELOPMENT

The UK shared framework for sustainable development sets out five guiding principles, which are supported by the Scottish Government in SPP:

living within environmental limits;
ensuring a strong, healthy and just society;
achieving a sustainable economy;
promoting good governance; and
using sound science responsibly.

The principles of sustainable development are embedded in national planning policy.

SUSTAINABLE FLOOD MANAGEMENT

Sustainable flood management means planning at a catchment level and considering a wide range of measures to reduce the risk of flooding. Natural land use management techniques, such as managing flood plains and restoring wetlands, are an important component of sustainable flood management

SUSTAINABLE LOCATIONS

Areas of the City where higher density development will be encouraged in order to make most efficient use of the City's infrastructure and services.

TOWN CENTRES FIRST

An approach where town centres are the preferred location, not just for retail uses, but for a range of uses including cultural and community facilities, leisure, entertainment, recreation, as well as homes and businesses.

TRANSFORMATIONAL REGENERATION AREA (TRAS)

Large-scale housing-led regeneration projects. The programme aims to provide new sustainable mixed tenure communities through the provision of new housing, community facilities, green space and where appropriate commercial units. There are eight TRA's located in Glasgow.

TRANSPORT ASSESSMENT (TA)

A form of appraisal and forecasting of the various impacts of the vehicular traffic likely to be generated by a new development, with proposals to mitigate these effects, and to encourage walking, cycling and the use of public transport as alternatives.

TRANSPORT INFRASTRUCTURE

The means and equipment necessary for the movement of passengers or goods.

TRAVEL PLAN (TP)

Tool for an organisation to manage its transport needs to encourage safe, healthy and sustainable travel options. It is site based, reflecting the different needs and

problems of different locations. The principal objective of the plan is typically to minimise car use associated with development

VACANT AND DERELICT LAND

Vacant Land is previously developed land, without physical constraint, which the planning authority has indicated is currently available for redevelopment or a new use. The land must not be in use or include a usable building.

Derelict Land is previously developed land, which has a physical constraint caused by its previous use, which hampers its redevelopment or naturalisation. It must not be ready for new development without remediation.

WATER ENVIRONMENT

The water environment' includes all surface water, groundwater and wetlands.

WATER FRAMEWORK DIRECTIVE

A European Union directive which commits European Union member states to achieve good qualitative and quantitative status for all water bodies (including marine waters up to one nautical mile from shore) by 2015. It is a framework in the sense that it prescribes steps to reach the common goal rather than adopting the more traditional limit value approach which is based on common standards.

ZERO WASTE PLAN

Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource. Waste is minimised valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.



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