

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

Subject: Glasgow Proposed City Development Plan

1. Purpose

- 1.1** To advise of the publication of the Proposed City Development Plan for Glasgow and agree the Council's response to the Plan.

2. Recommendations

- 2.1** It is recommended that a response be submitted to Glasgow City Council supporting the Plan on the following basis:
- protection of the green belt to the west of the city;
 - focus of housing development opportunities on brownfield land;
 - support of the city centre and other town centres; and
 - identification of the Fastlink project along the north bank of the River Clyde

3. Background

- 3.1** Glasgow City Council is preparing a new Local Development Plan for its authority area, which on adoption will replace the Glasgow City Plan 2 which was adopted on 7 December 2009. This is the second stage in the preparation of the Plan, with this Council having previously responded on the Main Issues Report in December 2011.

4. Main Issues

- 4.1** The Proposed City Development Plan for Glasgow was published on 1 May 2014 with an eight week period for the submission of representations ending on 27 June 2014.
- 4.2** The Plan has two key aims: (1) a healthy, high quality place and (2) a compact city form that supports sustainable development. There are four strategic outcomes: (1) a vibrant place with a growing economy, (2) a thriving & sustainable place to live and work, (3) a connected place to move around and do business in, and (4) a green place which is resilient, accessible & attractive. The key aims and strategic outcomes are supported by twelve policies, details of which are set out below.

The Placemaking Principle

- 4.3** The aim of this policy is to improve the quality of development taking place in Glasgow by promoting a design-led approach. It will contribute to protecting

and improving the environment, improving health and reducing health inequalities, making the planning process inclusive and ensuring that development attains the highest sustainability levels.

Sustainable Spatial Strategy

- 4.4** This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development.

Economic Development

- 4.5** The aim of this policy is to promote the creation of economic opportunity for all of the City's residents and businesses and encourage sustained economic growth.

Network of Centres

- 4.6** 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.

Resource Management

- 4.7** 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.

Green Belt and Green Network

- 4.8** 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 multifunctional open space to support new development;
 - protecting the Green Belt; and
 - supporting development proposals that safeguard and enhance the Green Network and Green Belt.

Natural Environment

- 4.9** 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.

Water Environment

- 4.10** 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, Scottish Planning Policy and the Metropolitan Glasgow Strategic Drainage Plan (MGSDP) Scheme; and
 - contribute to the reduction of overall flood risk and make satisfactory provision for SUDS.

Historic Environment

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

Meeting Housing Needs

- 4.12** 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.

Sustainable Transport

- 4.13** 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 supporting economic development.

Delivering Development

- 4.14** 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.

What it means for West Dunbartonshire

- 4.15** The Proposed Local Development Plan for Glasgow does not raise any issues of concern for West Dunbartonshire. With regard to matters of common interest:
- Housing Land – the plan continues to identify greenfield 'community growth areas' to the east of the city that were first identified in City Plan 2. Some smaller greenfield releases, all with a capacity of less than 50 units, are made at Carmunnock, Darney and Robroyston, none of which are close to West Dunbartonshire. Otherwise, the Plan focuses development on brownfield land, which is supportive of the regeneration agenda of Glasgow and adjoining authorities.
 - The Green Belt adjoining West Dunbartonshire is unchanged.
 - Fastlink – The Fastlink route along the north bank of the River Clyde continues to be identified by the Plan.
 - Network of Centres – the Plan seeks to strengthen and support the City Centre and protect and revitalise other town centres within Glasgow.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** There are no financial implications associated with this report.

7. Risk Analysis

- 7.1** There are no known risks associated with this report.

8. Equalities Impact Assessment (EIA)

8.1 There are no equalities issues associated with this report.

9. Consultation

9.1 The views of the Council's Housing, Roads, Waste, Greenspace, Asset Management, and Economic Development sections were sought for the preparation of this report. No concerns were received in respect of the content of the Proposed Glasgow Local Development Plan.

10. Strategic Assessment

10.1 The Glasgow Proposed City Development Plan is concerned with the use of land outwith the West Dunbartonshire Council area. However, as an important employment location for West Dunbartonshire residents it is important with regard to the strategic priority of 'Improve economic growth and employability'. The City Development Plan addresses key employment locations through the Economic Development and Network of Centres sections.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 2 June 2014

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Rosebery Place, Clydebank, G81 1TG

Alan Williamson, Team Leader – Forward Planning,
Housing, Environmental and Economic Development
Council Offices, Rosebery Place, Clydebank, G81 1TG

Appendices: None

Background Papers: Glasgow Proposed City Development Plan

Wards Affected: None