

LOCAL DEVELOPMENT PLAN FOR GLASGOW – POTENTIAL LOCATIONS FOR DEVELOPMENT

The City Council has a duty to prepare, and keep up-to-date, a Local Development Plan (LDP) for Glasgow. To ensure that the City's coverage remains up-to-date and relevant, the City Council is preparing a new LDP for Glasgow which, on completion (scheduled for 2014), will replace City Plan 2.

The Glasgow and the Clyde Valley Strategic Development Plan identifies the review and designation of Green Belt boundaries as a priority for LDPs. A review for Glasgow has commenced, and has identified a number of locations where the Green Belt boundary could potentially be amended, either to remove land from, or include land within, the Green Belt. In undertaking the review of the Green Belt, one of the objectives was to assess the potential for the identification of additional land to meet Glasgow's housing targets - a generous land supply is required by the Scottish Government. We are keen to hear your views on the appropriateness of these potential changes, prior to the Green Belt Review being finalised, and the proposed LDP being published.

The consultation will run from 16th August until 1st of October. The document, and accompanying Interim Strategic Environmental Assessment, may also be inspected, free of charge, during normal business hours at the Mitchell Library and all local libraries and at the offices of Development and Regeneration Services, 231 George Street, Glasgow. Further information can be obtained by emailing developmentplan@glasgow.gov.uk. Anyone wishing to make representations on the locations should write to the Development Plan Team, D.R.S., Glasgow City Council, 231 George Street, Glasgow, G1 1RX, or email their representations to developmentplan@glasgow.gov.uk. Representations must be received **on or before Tuesday 1st October 2013** and must clearly state the name and postal or email address of the commentator, the location(s) to which the comments relate and the grounds on which they are made. Representations received after this date will not be taken into consideration. Comments received during the consultation period will be taken into consideration in determining those locations where the Green Belt should be reviewed for the LDP.

LOCAL DEVELOPMENT PLAN FOR GLASGOW - Additional Potential Locations for Development

The City Council has a duty to prepare, and keep up-to-date, a Local Development Plan (LDP) for Glasgow. To ensure that the City's coverage remains up-to-date and relevant, the City Council is preparing a new LDP for Glasgow which, on completion (scheduled for 2014), will replace City Plan 2. The Town and Country Planning (Scotland) Act 1997 requires the LDP to be consistent with the Strategic Development Plan (SDP) for Glasgow and the Clyde Valley.

Strategy Support Measure 8 of the SDP identifies the review and designation of Green Belt boundaries as a priority for the LDP, so as to ensure that a number of environmental objectives are achieved. These environmental objectives are:

- directing planned growth to the most appropriate locations;
- supporting regeneration;
- creating and safeguarding identity through place-setting and protecting the separation between communities;
- protecting open space and sustainable access;
- protecting the natural roles of the environment – e.g. floodplain capacity, carbon sequestration or biodiversity;
- protecting the farming economy of the city-region; and
- meeting the sustainability requirements of biomass renewable energy, timber production and natural resource developments.

At the same time, the Scottish Government requires the provision of a generous land supply to meet Glasgow's housing needs. In that context, the Glasgow and the Clyde Valley Strategic Development Plan sets targets for housing provision to 2020 and 2025.

The City Council has commenced the Green Belt Review, with one of the objectives being to assess the potential for identifying additional land for housing in the City, to meet the City's targets, in line with the first of the environmental objectives set out above. As such, all of the locations identified have emerged from an initial study of the whole of the City's Green Belt, including its boundaries, based on an assessment of environmental constraints to development. This has resulted in the identification of three locations considered to offer some potential for development, and two further locations where inclusion within the Green Belt may be appropriate.

Prior to the Green Belt Review being finalised, and the proposed LDP being published, the Council is seeking views on the appropriateness of these potential changes. Consultation on other sites within the vicinity of the two locations at Robroyston and Summerston have already been undertaken during the LDP process (e.g. during the Main Issues Report consultation in 2011 or the Potential Additional Sites consultation in 2012). These have been included to provide context but are not being consulted on at this time. The consultation sites are outlined in red on the following pages.

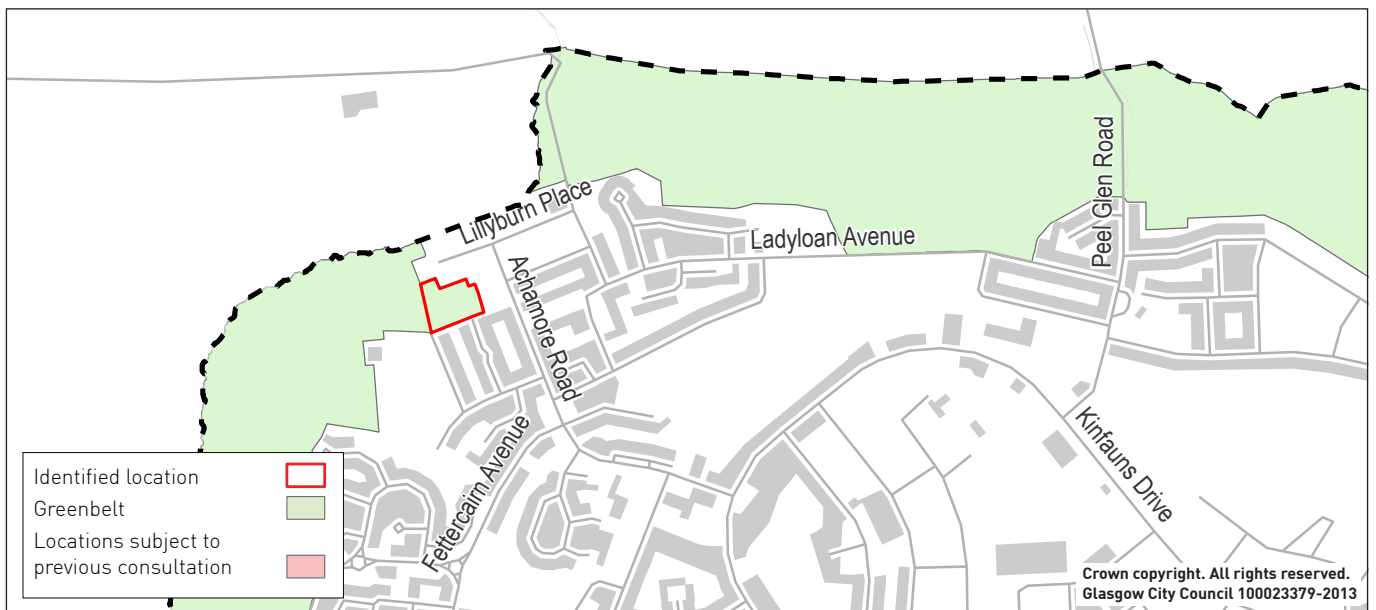
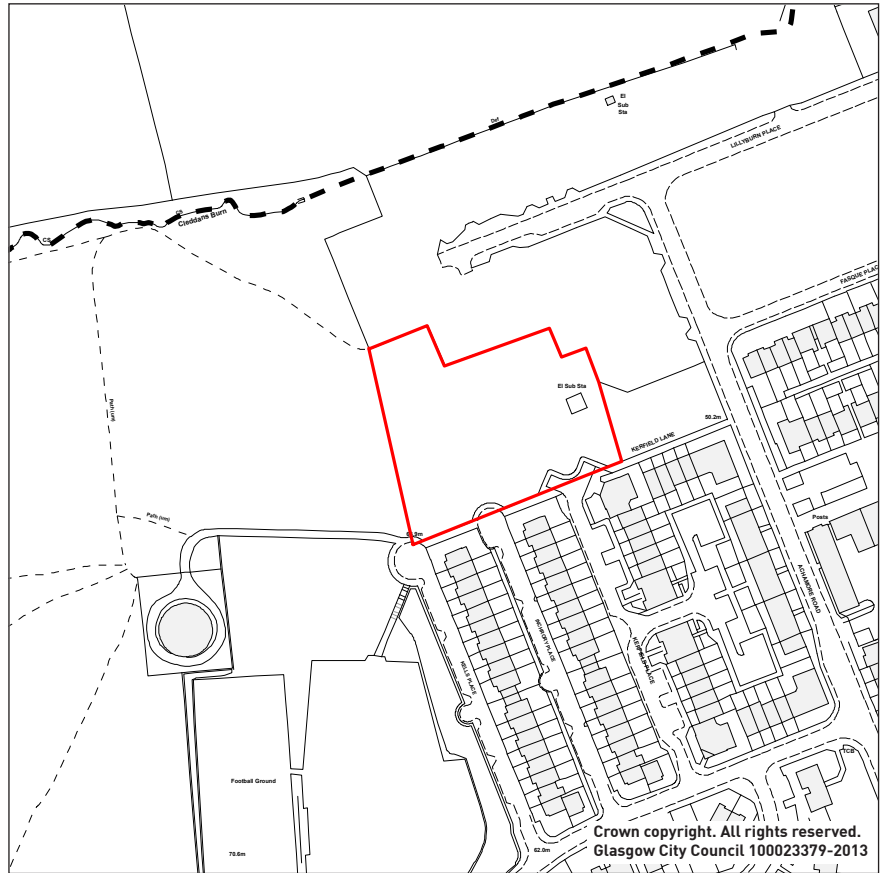
The consultation is accompanied by an interim Strategic Environmental Assessment of the three potential development locations in question.

The consultation will run from **16 August** until **01 October**. Anyone wishing to make representations on the locations should write to the **Development Plan Team, D.R.S., Glasgow City Council, 231 George Street, Glasgow, G1 1RX**, or email their representations to developmentplan@glasgow.gov.uk. Representations must be received on or before **Tuesday 01 October 2013** and must clearly state the name and postal or email address of the commentator, the location(s) to which the comments relate and the grounds on which they are made. Representations received after this date will not be taken into consideration by the Council. Comments received during the consultation period will be taken into consideration in determining those locations where the Green Belt should be reviewed for the LDP.

North West of Kerfield Lane, Drumchapel

Drumchapel's Green Belt represents a strong and defined portion of Glasgow's green network. The area is covered by a number of environmental designations, however one potential exception is a small area of land west of Achamore Road and North West of Kerfield Lane, where small scale green belt release could help provide a stronger green belt boundary.

Greenbelt Location Assessment	
Ref:	Prop0078
Address:	North West of Kerfield Lane, Drumchapel
Proposer:	Glasgow City Council Greenbelt Strategy



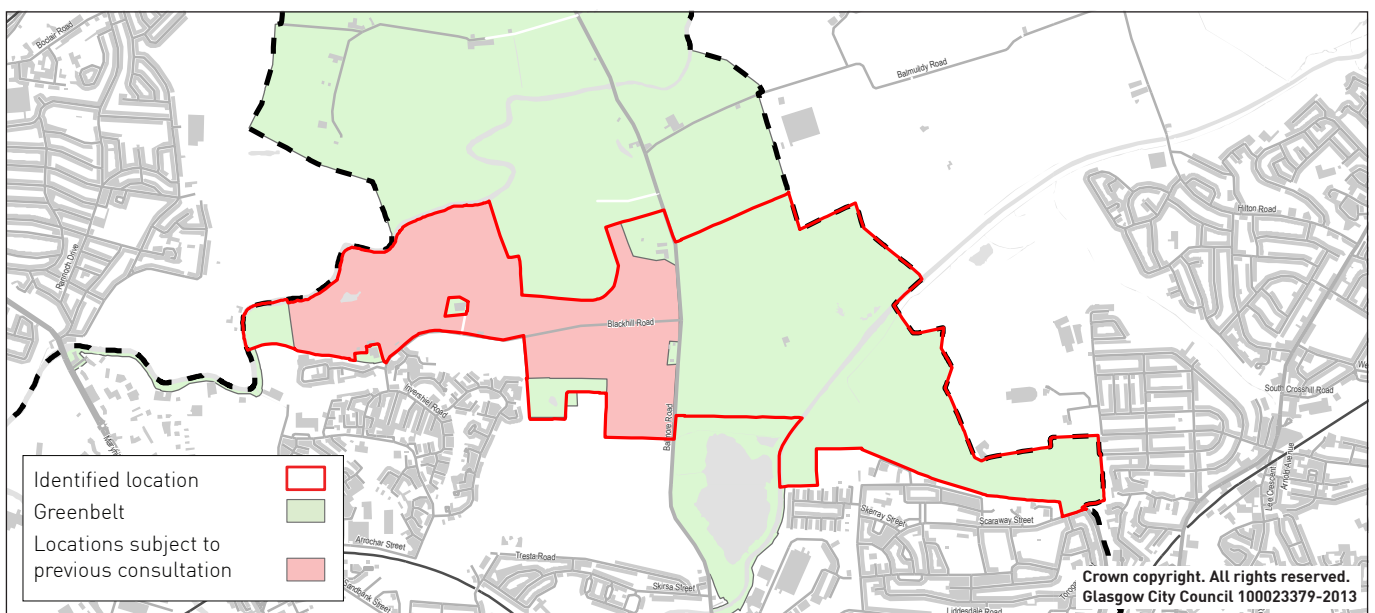
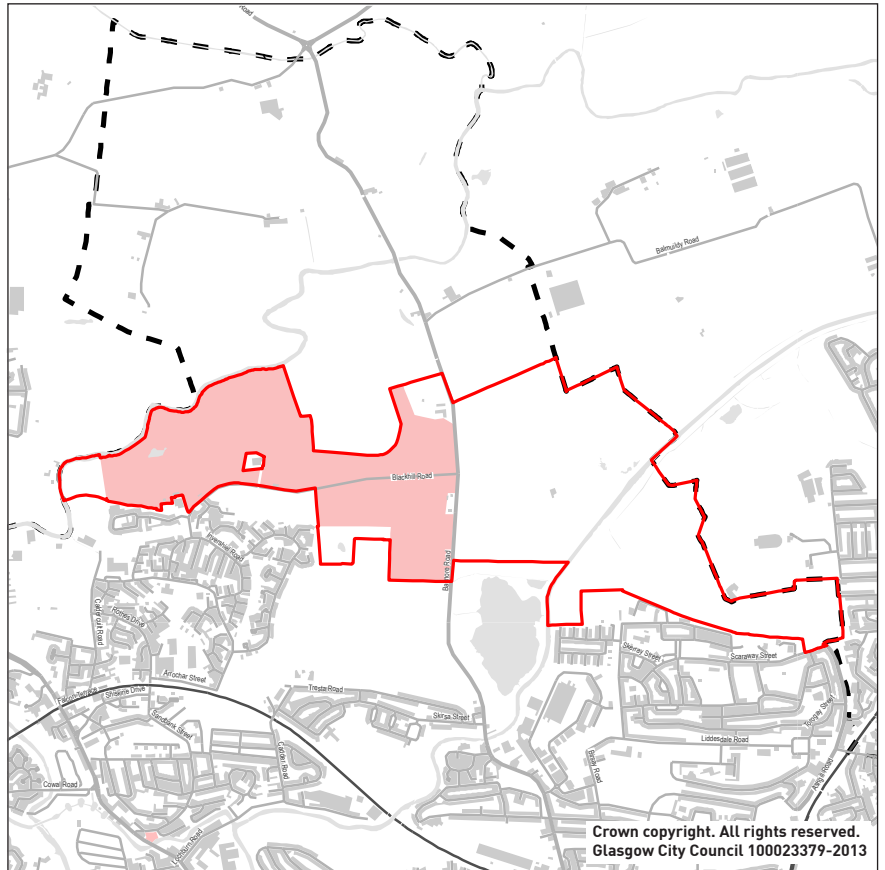
- Identified location
- Greenbelt
- Locations subject to previous consultation

West Blackhill Gardens; North Lambhill Cemetery; West Balmore Road, Summerston.

In October 2012, through the 'Main Issues Report Additional Sites Consultation' the Council sought views on a proposal for development of a large site within the green belt at Summerston lying to the north of the built-up area / Lambhill Cemetery and west of Balmore Road (Prop 0052). Subsequently, the Green Belt Review process has highlighted the need for a wider study of the Summerston green belt to assess its development potential whilst taking into account hydrological, landscape, access, nature conservation and other important considerations.

The Council is proposing to undertake a feasibility study of the development potential of the green belt in Summerston, as shown in red on the map below. Views are sought on the appropriateness of this approach, the matters which should be addressed by the study and other considerations. Please note that specific comments on Prop 0052 alone are not being sought at this time.

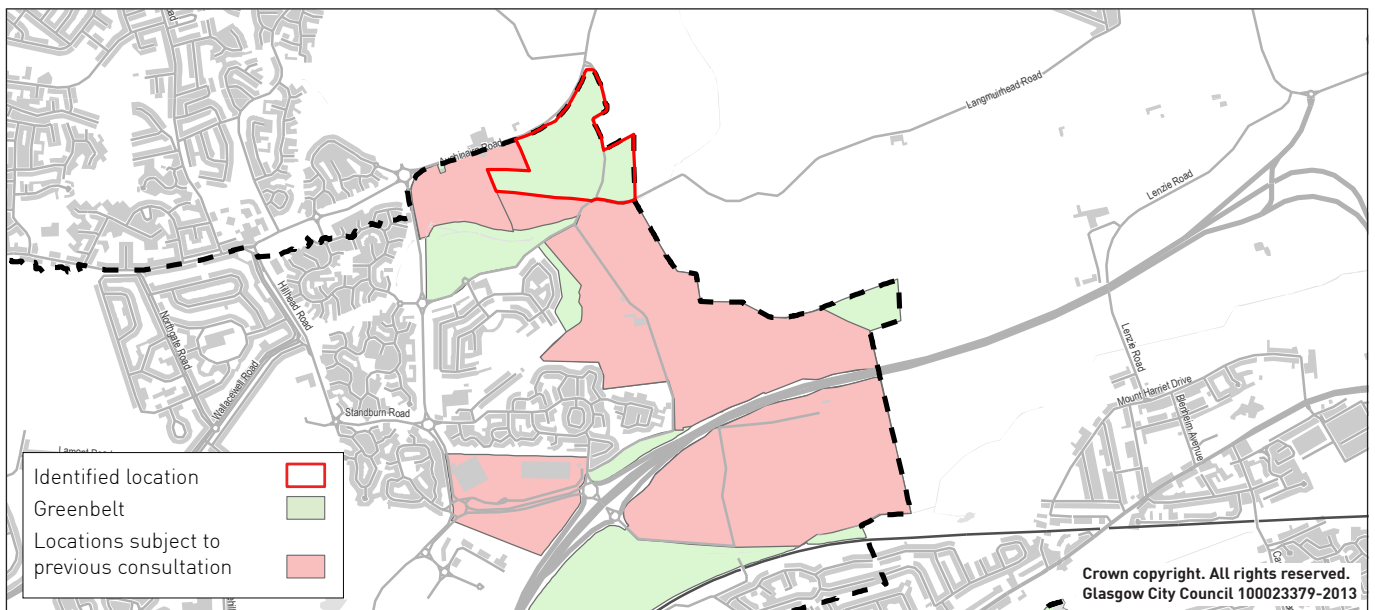
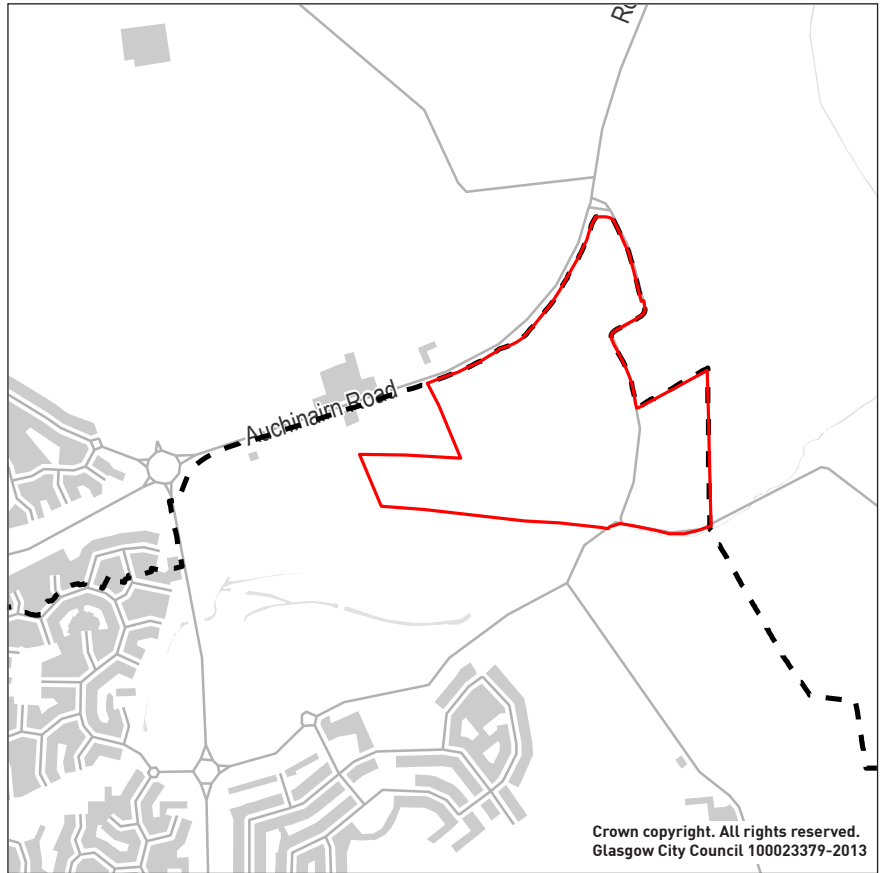
Greenbelt Location Assessment	
Ref:	Prop0079
Address:	West Blackhill Gardens; North Lambhill Cemetery; West Balmore Road, Summerston.
Proposer:	Glasgow City Council Greenbelt Strategy



Auchinairn Road, Robroyston.

The Robroyston Community Growth Area was subject to consultation as part of City Plan 2, additionally a further section of the green belt was consulted on (Prop0047) through the 'Main Issues Report Additional Sites Consultation'. The expansion of the city boundary in 2011 means that there is an area of Green Belt to the north of Auchinairn Road where the green belt status requires consideration in the context of the surrounding proposals.

Greenbelt Location Assessment	
Ref:	Prop0080
Address:	Auchinairn Road, Robroyston
Proposer:	Glasgow City Council Greenbelt Strategy

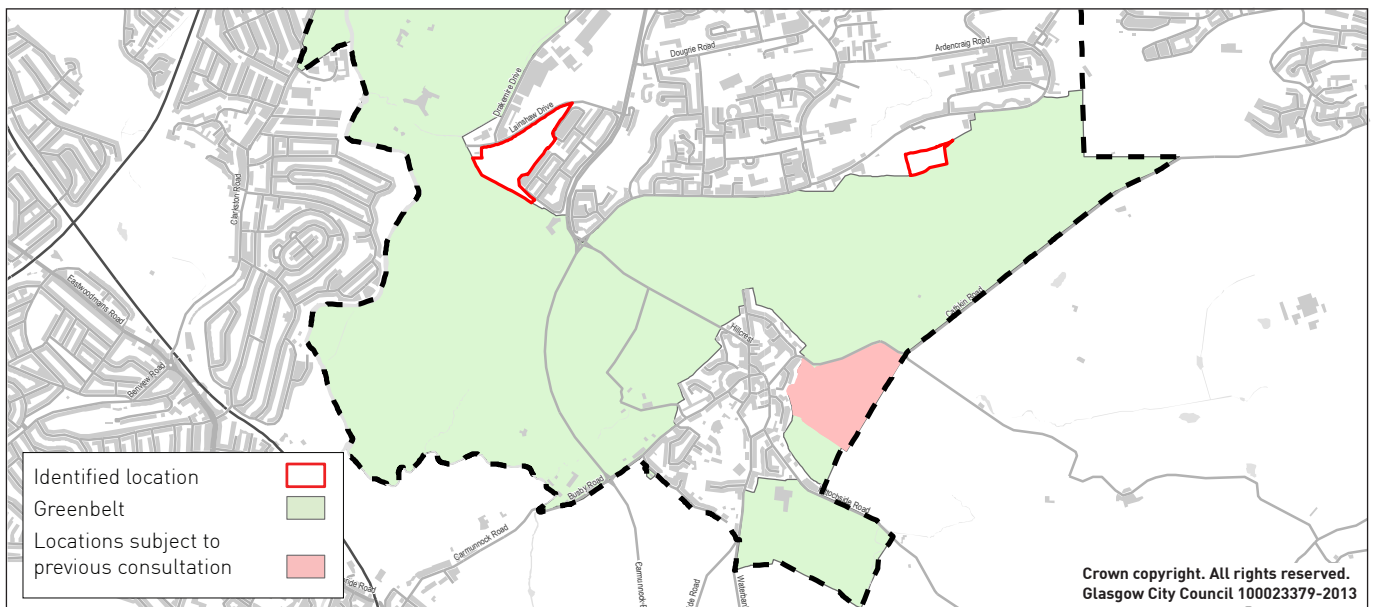
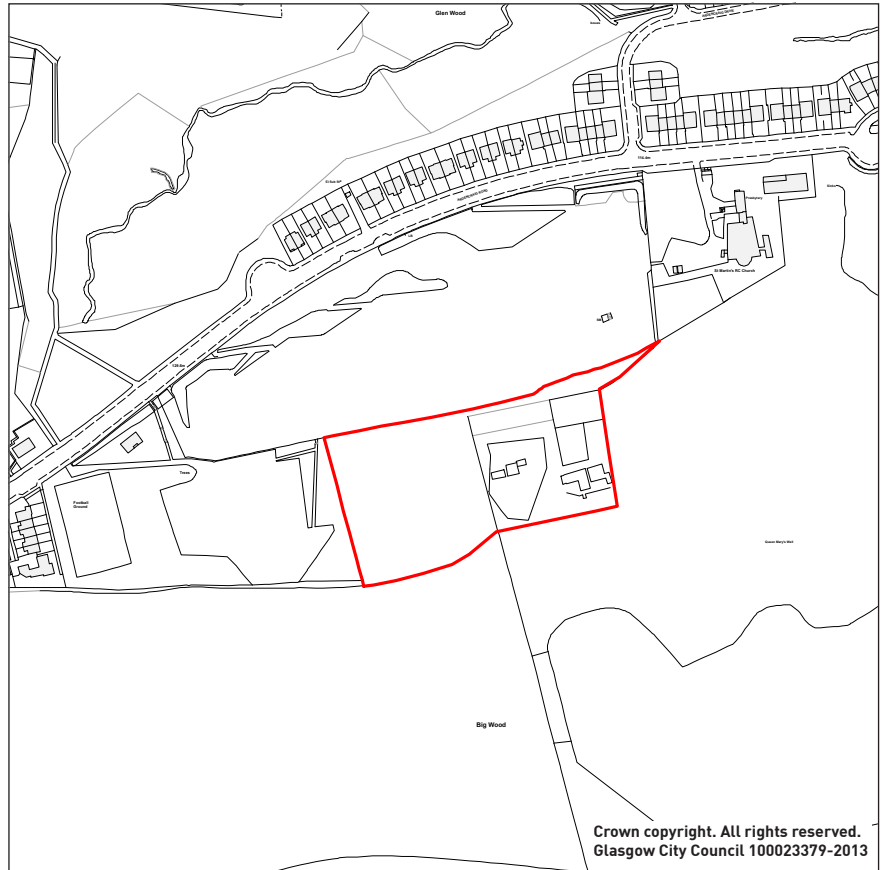


South of Arden Craig Road, Cathkin Braes LNR

The feasibility study is not only about potential land release, redesignation can also represent inclusion into the green belt. Two sites in the Castlemilk / Carmunnock study area have been identified for potential inclusion into the green belt on the basis that they're viewed as providing positive contributions to ensuring the strength and quality of the green belt.

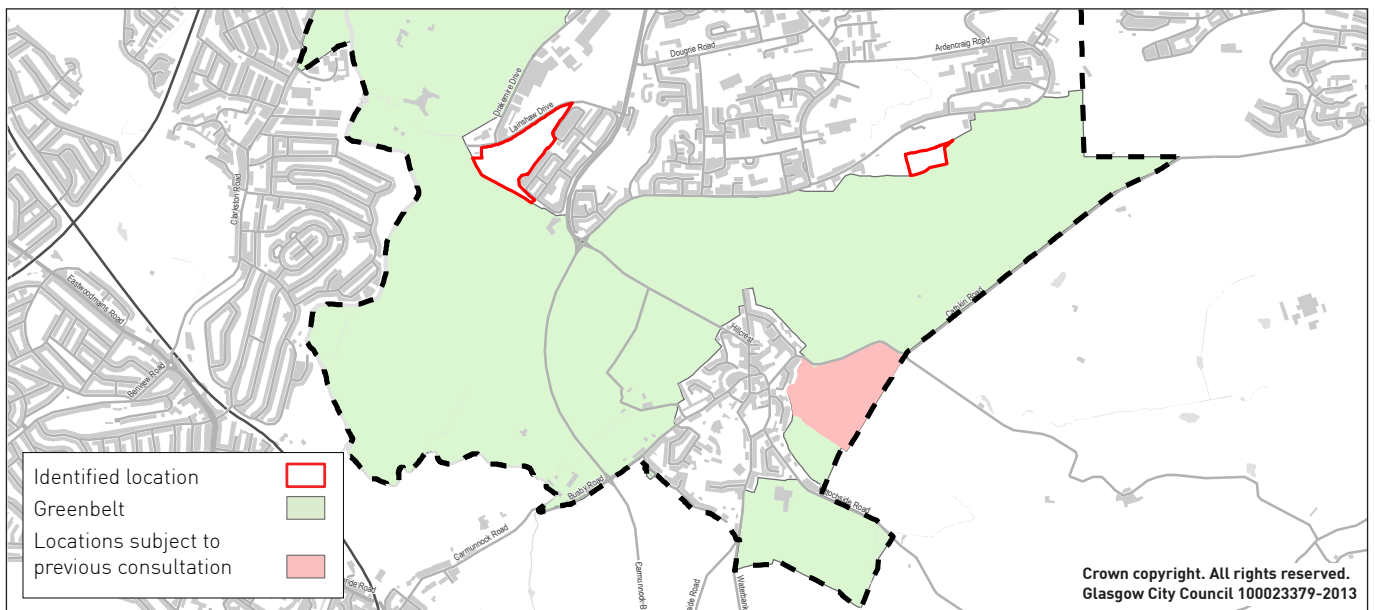
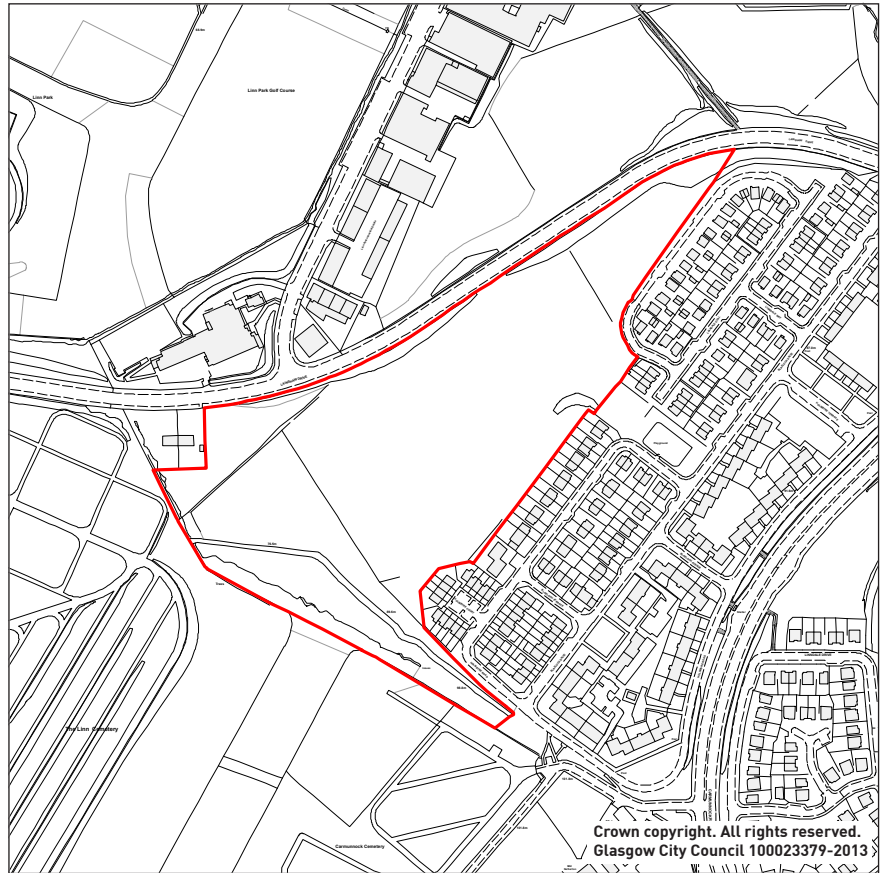
Greenbelt Location Assessment

Ref:	Prop0081
Address:	South of Arden Craig Road Cathkin Braes LNR
Proposer:	Glasgow City Council Greenbelt Strategy



Lainshaw Drive, Castlemilk

Greenbelt Location Assessment	
Ref:	Prop0082
Address:	Lainshaw Drive, Castlemilk
Proposer:	Glasgow City Council Greenbelt Strategy





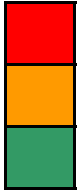
The Local Development Plan for Glasgow Additional Potential Locations for Development

Interim SEA

August 2013

**Prop 0078
Nw of Kerfield
Lane,
Drumchapel**

	Greenspace	Sites of Special Scientific Interest	Ancient Long Established or Semi Natural Woodlands	Greenbelt	Licensed Landfill	Flood Risk (1 in 200)	Hazardous Industry Safety Zone	High Pressure Gas Safety Zone	High Tension Electricity Safety Zone	Prime Agricultural Land	World Heritage Site (Antonine Wall) Consultation Zone	Scheduled Ancient Monuments 30m buffer	Glasgow School of Art Buffer	SSSIs 50m buffer	Local Nature Reserves - 50m buffer	Green Corridors - 15m buffer	Sites of Importance for Nature Conservation 50m buffer	Sites of Special Landscape Importance	Tree Preservation Orders	Gardens and Designated Landscapes	Urban Fringe Land	Noise Management Area - 200m buffer	Quiet Area	SEPA Waste Management Point - 20m buffer	Licensed Landfill 250m buffer	Flood Risk (1 in 1000)	Conservation Area - 30m buffer	Listed Building - 30m buffer	Archaeological Sensitive Trigger Areas	Air Quality Management Area	Core Path - 50m Buffer	Potential Contaminated Land	Vacant and Derelict Land				
Biodiversity				Red													Orange	Orange														Green	n/a				
Population				Red														Orange	Orange																n/a		
Human Health				Red														Orange	Orange																n/a		
Fauna				Red														Orange	Orange														Green	n/a			
Flora				Red														Orange	Orange															Green	n/a		
Soil				Red														Orange	Orange																n/a		
Water																																			n/a		
Air																																				n/a	
Climatic Factors																																				n/a	
Material Assets																																				n/a	
Cultural Heritage																																				n/a	
Landscape				Red														Orange	Orange															Green	n/a		

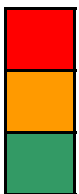


Additional Information -
Location is covered by City Plan 2 Policy DEV12 Greenbelt (Size 0.56ha) and has a SSSI designation. Potentially problematic greenbelt constraint. C-SINC within part of boundary

Potential Mitigation Measures
Greenbelt constraint requires further investigation, detailed assessment and potential mitigation.
Environmental constraints require assessment and potential mitigation in terms of Policy ENV7 and DG/ENV4
Public Access requires to be protected in line with Policy ENV10
Any development requires to address Policies including ENV2, ENV4, ENV5 and ENV6 as appropriate
Any development on potentially contaminated land requires further investigation in accordance with Policy ENV12

**Prop0079
Summerston**

	Greenspace	Sites of Special Scientific Interest	Ancient Long Established or Semi Natural Woodlands	Greenbelt	Licensed Landfill	Flood Risk (1 in 200)	Hazardous Industry Safety Zone	High Pressure Gas Safety Zone	High Tension Electricity Safety Zone	Prime Agricultural Land	World Heritage Site (Antonine Wall) Consultation Zone	Scheduled Ancient Monuments 30m buffer	Glasgow School of Art Buffer	SSSI's 50m buffer	Local Nature Reserves - 50m buffer	Green Corridors - 15m buffer	Sites of Importance for Nature Conservation 50m buffer	Sites of Special Landscape Importance	Tree Preservation Orders	Gardens and Designated Landscapes	Urban Fringe Land	Noise Management Area - 200m buffer	Quiet Area	SEPA Waste Management Point - 20m buffer	Licensed Landfill 250m buffer	Flood Risk (1 in 1000)	Conservation Area - 30m buffer	Listed Building - 30m buffer	Archaeological Sensitive Trigger Areas	Air Quality Management Area	Core Path - 50m Buffer	Potential Contaminated Land	Vacant and Derelict Land						
Biodiversity				Red									Orange			Orange	Orange	Orange													Green	n/a							
Population				Red		Red			Red					Orange		Orange	Orange	Orange							Orange			Orange					Green	n/a					
Human Health				Red		Red			Red	Red															Orange									Green	n/a				
Fauna				Red										Orange		Orange	Orange	Orange																Green	n/a				
Flora				Red										Orange		Orange	Orange	Orange																	Green	n/a			
Soil										Red																									Green	n/a			
Water						Red																														Green	n/a		
Air																																				Green	n/a		
Climatic Factors																																					Green	n/a	
Material Assets						Red			Red																Orange												Green	n/a	
Cultural Heritage												Red																									Green	n/a	
Landscape				Red										Orange		Orange	Orange	Orange																			Green	n/a	



Additional Information

Location is covered by City Plan 2 Policy DEV12 Greenbelt (Size 143.85ha). It is within 250m of a licensed landfill site. Prime agricultural and urban fringe land classifications cover this location. Environmental designations including C-SINC, SSSI, Ancient Monument (F&C Canal) and green corridor all run through the boundary. Possil Marsh SSSI, World Heritage Site Consultation Zone and the B Listed Lambhill Cemetery entrance arch, railings and gates are adjacent. Potentially problematic greenbelt and 1 in 200 flood risk constraint. Elevated position/scale of development could have an adverse impact on landscape setting and character Site is crossed by Core Paths and High Tension Electricity Lines.

Potential Mitigation Measures

Greenbelt constraint requires further investigation, detailed assessment and potential mitigation.
 Environmental constraints require assessment and potential mitigation in terms of Policy ENV7 and DG/ENV4
 Public Access requires to be protected in line with Policy ENV10
 Any development requires to address Policies including ENV2, ENV4, ENV5 and ENV6 as appropriate. A detailed flood risk assessment is required.
 Any development on potentially contaminated land requires further investigation in accordance with Policy ENV12
 An archaeological survey may be required (ENV13)
 Any development must respect the character of listed buildings

**Prop0080
Auchinairn Road,
Robroyston**

	Greenspace	Sites of Special Scientific Interest	Ancient Long Established or Semi Natural Woodlands	Greenbelt	Licensed Landfill	Flood Risk (1 in 200)	Hazardous Industry Safety Zone	High Pressure Gas Safety Zone	High Tension Electricity Safety Zone	Prime Agricultural Land	World Heritage Site (Antonine Wall) Consultation Zone	Scheduled Ancient Monuments 30m buffer	Glasgow School of Art Buffer	SSSIs 50m buffer	Local Nature Reserves - 50m buffer	Green Corridors - 15m buffer	Sites of importance for Nature Conservation 50m buffer	Sites of Special Landscape Importance	Tree Preservation Orders	Gardens and Designated Landscapes	Urban Fringe Land	Noise Management Area - 200m buffer	Quiet Area	SEPA Waste Management Point - 20m buffer	Licensed Landfill 250m buffer	Flood Risk (1 in 1000)	Conservation Area - 30m buffer	Listed Building - 30m buffer	Archaeological Sensitive Trigger Areas	Air Quality Management Area	Core Path - 50m Buffer	Potential Contaminated Land	Vacant and Derelict Land				
Biodiversity				Red														Orange			Orange												n/a				
Population				Red																														n/a			
Human Health				Red																															n/a		
Fauna				Red																															n/a		
Flora				Red																															n/a		
Soil																																			n/a		
Water																																				n/a	
Air																																				n/a	
Climatic Factors																																				n/a	
Material Assets																																				n/a	
Cultural Heritage																																				n/a	
Landscape				Red																																n/a	



Additional Information
Location is covered by DEV12 Greenbelt (13.8ha) Includes SSLI designation and urban fringe land classification.

Potential Mitigation Measures
Greenbelt constraint requires further investigation, detailed assessment and potential mitigation.
Environmental constraints require assessment and potential mitigation in terms of Policy ENV7 and DG/ENV4
Any development requires to address Policies including ENV2, ENV4, ENV5 and ENV6 as appropriate.