



The Local Development Plan for **GLASGOW**



Main Issues Report Summary



Background

Following approval of City Plan 2 in 2009, work is underway to produce a new local development plan for Glasgow. The Scottish Government has asked all Scottish local authorities to produce an up to date local development plan for their area to guide future development and investment. It has also asked local authorities to try to engage with local residents, businesses, organisations and local communities in a much more effective way.

We are, therefore, keen to get your views at this early stage in the local development plan process. The new plan will not be published until the end of next year but, before that, we would like your comments on three documents which we have produced to help us understand what should be included in the new Plan:

- The Main Issues Report (MIR) is the most important of these documents. It contains our initial thoughts about what we feel are the major issues which the new plan will have to cover. All of the issues in this summary booklet are explained in much more detail in the MIR.
- The Strategic Environmental Assessment (SEA) takes all these ideas from the MIR and explores what the environment implications of implementing them would be.
- The Monitoring Statement (MS) looks at what has happened in Glasgow since City Plan 2 was prepared. It will help you to understand why we identified the issues to be included in the MIR and how we came to some of our conclusions.

The following pages explain, very briefly, what the main issues are. These are issues that either we have identified as being important or that people living, working or investing in the City have made us aware of. Your view are welcomed on these issues and also on any other planning issues which you feel may be important. Perhaps you have a strong opinion on one or more of these issues or perhaps you feel that we have missed something important out.

Because of this, each issue raised relates to one of six themes:

- The Sustainable Use of Resources
- A Sustainable Strong Economy
- Sustainable Communities
- A Sustainable Environment
- Sustainable Connections
- Sustainable Design

It is very much hoped that everyone who has an interest in the new local development plan will take this opportunity to have their say and to be involved.

How to Comment

This Summary document is structured in such a way that anyone can comment on one or more of the issues that they feel strongly about by filling out the reverse side of the card. All completed cards can then be removed from the document and returned to us.

Remember that this is only a summary and if you need more information, the full version of all three documents can be viewed in any one of the Glasgow libraries which are spread throughout the City or at our offices in 229 George Street, Glasgow. They can also be viewed online on the Council's website, www.glasgow.gov.uk/developmentplan, where comments can be made and emailed back to the Council.

Regeneration Strategy

Our current strategy is based on further sustained growth, with an emphasis on economic and social regeneration and the further enhancement of the natural and built environment. While still relevant, this approach needs to be tweaked in the light of the wider economic, environmental and social changes which have occurred throughout the UK and beyond.

The proposed new approach looks to build on Glasgow's current strengths, as a place, so that the City is well positioned to meet the challenges of both the post-recession period and a low carbon future. It has a greater focus on improving health and making Glasgow one of Europe's most sustainable Cities.

We would prefer not to release any more land in the greenbelt for private housing.




We would like to promote more wind and biomass projects and look at other renewable energy options and sources, as this could help to further reduce carbon emissions.



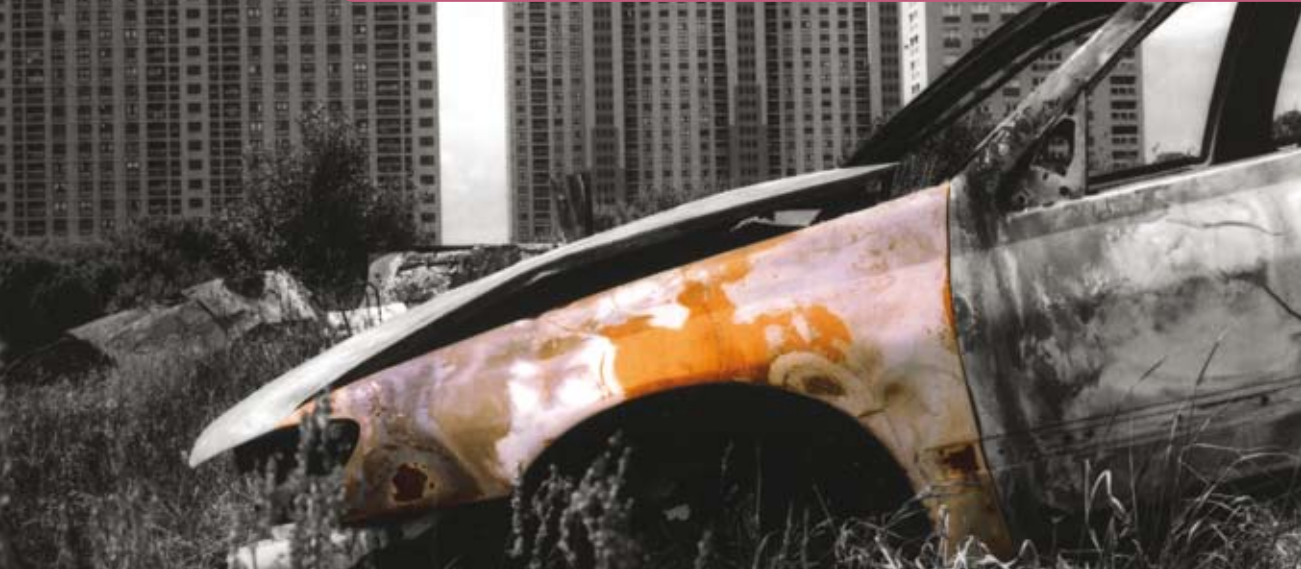
A photograph showing several large black pipes with red stripes, laid out in a trench. The pipes are arranged in a curved line, and the surrounding area is filled with dark soil and rocks. The pipes appear to be part of a heating or cooling system.

We would like major new developments in Glasgow to be connected to existing or planned district heating networks. We would also like to develop opportunities for decentralised and local renewable or low carbon sources of heat and power.

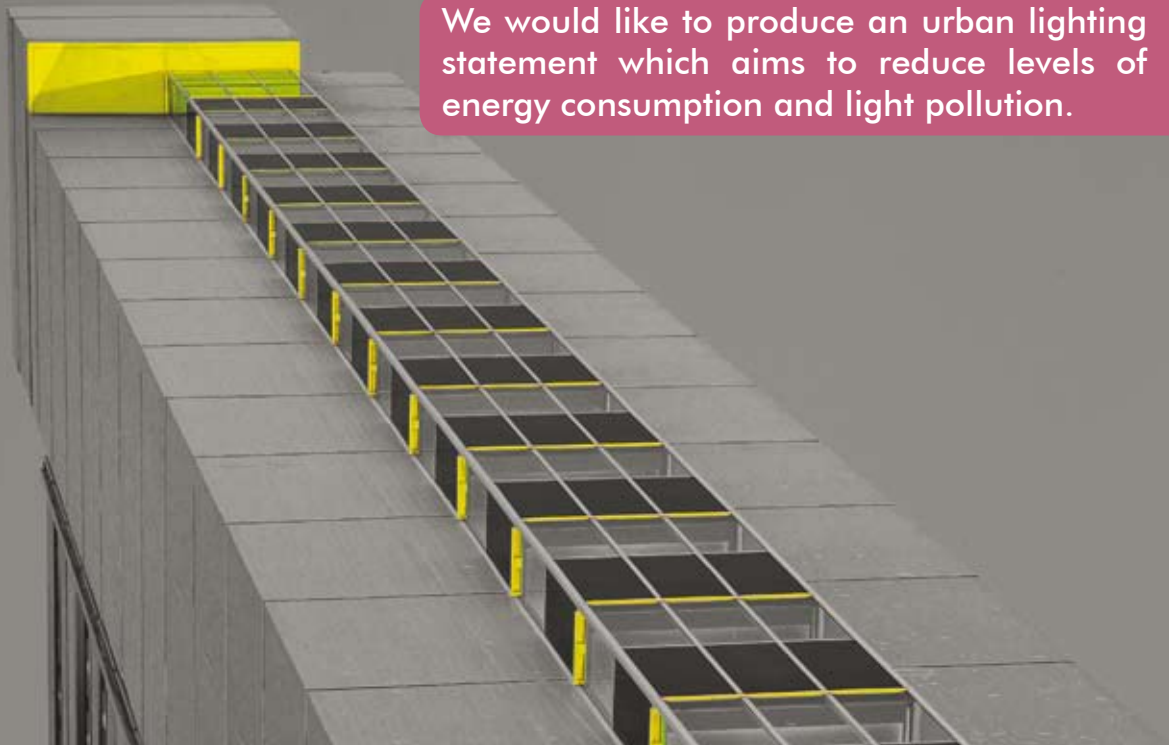
A large, chaotic pile of waste, including plastic bags, cardboard, and other debris, filling the frame. A semi-transparent pink text box is overlaid on the upper portion of the image.

We would like to identify a site for the treatment of residual waste (which can't be reused or recycled) and consider any land use implications that may arise from this.

We would like to work with the owners of vacant and derelict sites to see where it would be possible to use these sites, on a temporary basis, for other purposes (such as growing food), until the owner wishes to develop them.




We would like to produce an urban lighting statement which aims to reduce levels of energy consumption and light pollution.





We would like to limit the amount of shopping development outside the City Centre and clearly identify the areas where it would be appropriate.

A photograph of a wooden crate filled with grey bell peppers. In the foreground, a small section of the crate contains four bright red bell peppers. The rest of the crate is filled with grey bell peppers. A purple text box is overlaid on the top right of the image.


We would like to review the current list of town centres in Glasgow and see how healthy they are. We would also look to see whether any of their boundaries need to be reviewed or alternative uses considered.



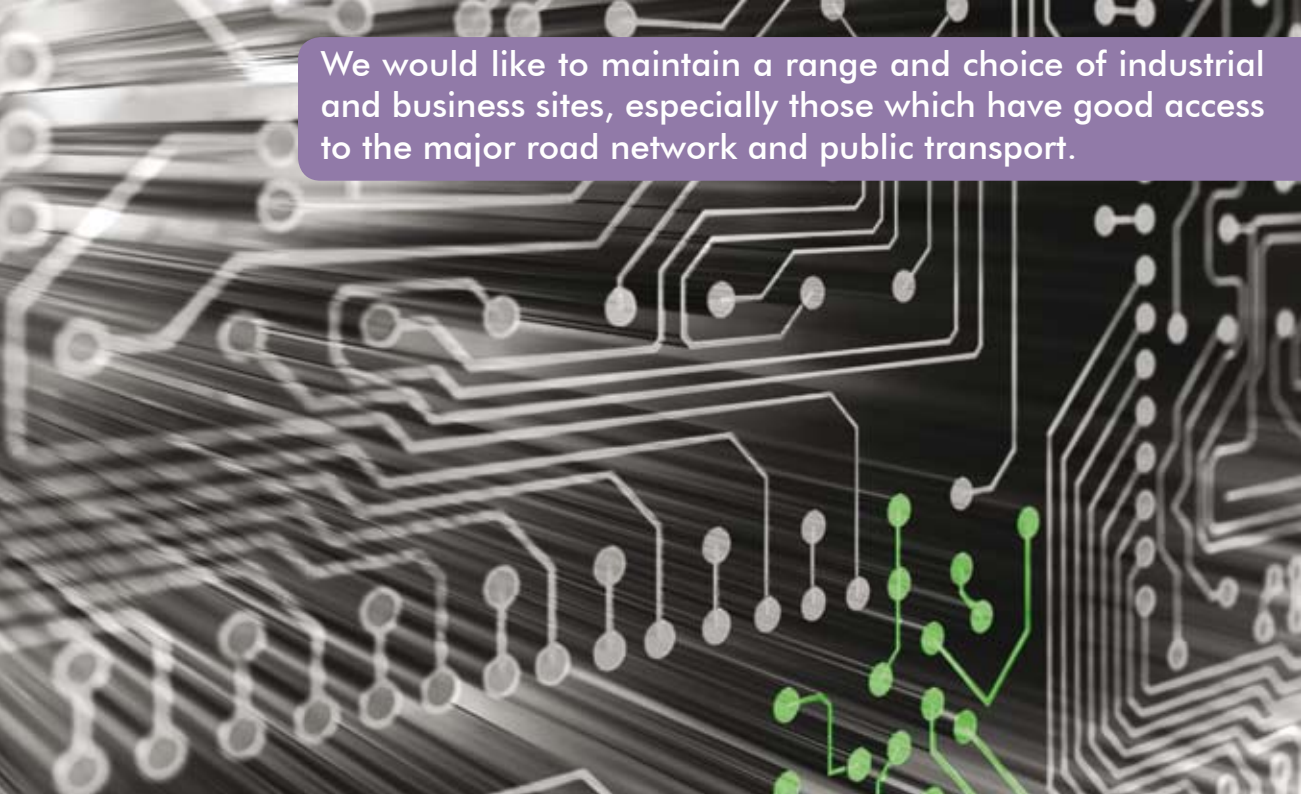
We would like to undertake a study that investigates the impact of creating a new town centre at Robroyston.



We would like to review the role of the City's other retail and commercial/leisure centres, with a view to clearly defining the role and function of each.

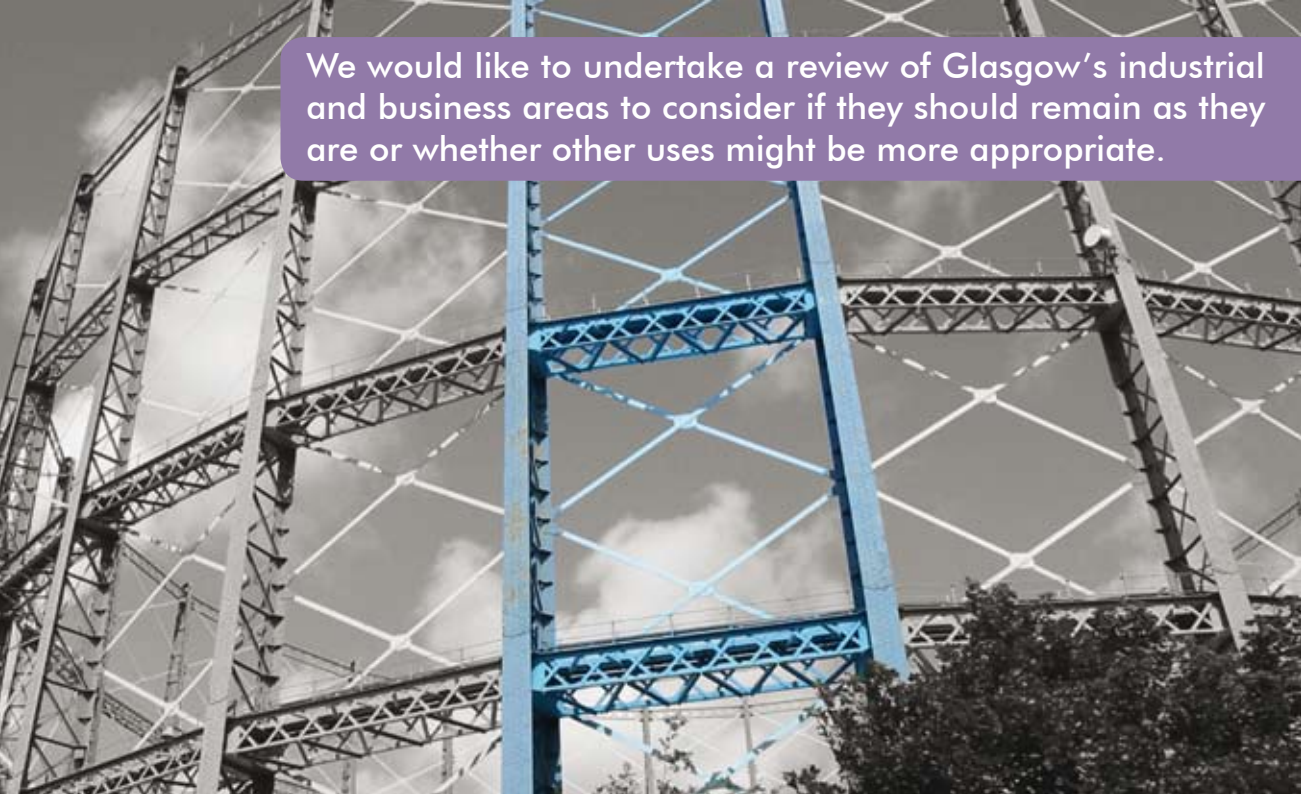
A row of metal shopping carts with red wheels, viewed from a low angle, creating a strong sense of perspective. The carts are arranged in a line, receding into the distance. The metal is a light, possibly aluminum, color. The wheels are black with a red inner ring. The background is a dark, textured surface, likely a parking lot or a paved area.

We would prefer not to allow any new superstores, outwith existing Town Centres, with the exception of those that already have planning consent.



We would like to maintain a range and choice of industrial and business sites, especially those which have good access to the major road network and public transport.

We would like to undertake a review of Glasgow's industrial and business areas to consider if they should remain as they are or whether other uses might be more appropriate.



We would like to look at how we can help retain and protect the jobs which currently exist in those industrial and business areas which might be identified for other uses.





We would like to engage more effectively with local communities when we prepare planning frameworks.

We would like to continue to focus on renewal and regeneration, but with a stronger emphasis on placemaking, health and sustainability.



A black and white photograph of a washing machine drum with a hand holding a measuring cup. The cup is filled with a blue liquid. The background shows the interior of the machine and a radiator.

We would like to use the ongoing work on the Local Housing Strategy to establish how much affordable housing is needed.

If we find we need more affordable housing then we would like to consider a number of options, including urban densities and using the private sector land supply to deliver additional affordable homes for Glasgow.





We want to make sure that local services and community facilities are provided with new development, where this is appropriate.

We would like to consider whether we need to revise the East End Local Development Strategy and the SECC masterplan to take full advantage of the opportunities for regeneration provided by the 2014 Glasgow Commonwealth Games.



We would like to work with SPT, Transport Scotland and others to plan and deliver a modern, high quality public transport system for Glasgow with the resources likely to be available.



We would like the area immediately east of High Street Station to be the location for a High Speed Rail Terminus, served by a new line, running alongside the existing Airdrie-Bathgate line.





We would like to promote some rail proposals for development during the lifetime of the plan, and identify other aspirations for development in the longer term, should circumstances allow.



We would like to retain the local road proposals identified in City Plan 2, together with the potential M8 interchange proposals, for development during the lifetime of the plan. We would like to identify the Baillieston/Broomhouse bus link road proposal as an aspiration and further investigate a north circular route.

We would like to consider extending the Fastlink proposals to include a potential route to the East End of the City and extend the requirement for developers of sites around the proposed route to contribute to its development. We would also like to update the level of developer contributions and give consideration to which stage in the process is the best to take this.





We would like to look at the opportunities to create more cycle routes with a view to establishing, protecting and promoting a comprehensive City network.

We would like to consider how best to maximise the benefits of the City's most accessible locations and the re-opening of the Airdrie-Bathgate line.

Service	Destination	Via City	Due
F 62	Faifley		1 min
F 9	Drumchapel		11:29
F 62	Faifley		11:33

We would like to keep existing City Centre parking standards and provision. We would prefer not to allow any further temporary car parks in the City Centre and not renew planning applications for any which have lapsed.



We would like to manage noise in the City's 37 Noise Management Areas and discourage noisy development affecting the City's 10 Quiet Areas.



Bar



We would like to investigate designating some new Conservation Areas and extending some existing ones.



We would like to meet the requirements of the Flood Risk Management (Scotland) Act 2009 by continuing to work with our partners in the Metropolitan Glasgow Strategic Drainage Plan.

We would like to identify priorities for enhancing the green network based on the proposed Glasgow Open Space Strategy and the priorities identified in the Glasgow and Clyde Valley Strategic Development Plan.



We would like to protect and promote the expansion and enhancement of ecosystems and habitat networks to help safeguard these natural resources.






We would like to investigate whether there are additional geological features in the City which are worthy of special protection.

We would like to produce guidance on “Design for Residential Development” which will interpret the Scottish Government’s Designing Streets document in a Glasgow context.



An aerial photograph of a residential roof. The roof is covered in dark grey tiles. A section of the roof is covered in bright orange tiles. There are several skylights on the roof. A white gutter runs along the edge of the roof. The background shows more of the roof and some surrounding buildings.

We would like to review our housing density policy to identify how this can best contribute to the delivery of more sustainable neighbourhoods and places to live.

We would like developers to provide either underground or off street parking in new residential buildings, where possible and appropriate.



We would like to ensure that all new buildings help deliver reductions in greenhouse gas emissions and energy use through use of low carbon technologies and other considerations such as design.





We would like to investigate options for improving the energy efficiency of existing buildings when extensions, redevelopment or refurbishment is proposed.



We would like to ensure that new student accommodation includes on-site facilities and investigate whether a new policy is required to ensure these and other similar types of development are not concentrated in a way which impacts on other residents.