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PROPOSED CITY DEVELOPMENT PLAN

Revised Environmental Report



GLASGOW
PROPOSED CITY DEVELOPMENT PLAN

REVISED ENVIRONMENTAL REPORT

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NON-TECHNICAL SUMMARY

The purpose of this summary is to provide an easy read version of the main findings of the CDP Revised Environmental Report.

Background - Local Development Plan

The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, requires Councils to prepare a local development plan (LDP) for their area. These LDP's:

- must be updated every five years
- set out where new development will happen
- include policies that guide decision making on planning applications
- must take account of all other relevant plans, policies and strategies

In April 2010, the Notice of Intention to Start Preparation of City Plan 3 was published. The Glasgow Local Development Plan Main Issues Report (MIR) was the first stage in this process. Published in September 2011, the MIR highlighted areas of change from City Plan 2 and expressed a vision for the City as a whole. It provided the basis for a preferred spatial strategy, highlighted preferred options and viable alternatives and put forward potential environmental mitigating measures, where these could be identified.

Published alongside this Revised Environmental Report, on 1 May 2014, the new CDP:

- clearly indicates the way in which the City's physical structure is expected to develop over the lifetime of the Plan
- provides policy guidance on the shape, form and direction of future development and regeneration in the City
- identifies the necessary planning action and infrastructure investment required to deliver such change

Background – Revised Environmental Report (ER)

The Revised Environmental Report (ER) takes account of the comprehensive Strategic Environmental Assessment of City Plan 2 Strategy, Policies and Proposals and the LDP MIR. It should be noted, therefore, that many of the spatial areas, development sites and policies which are included in the Proposed Plan have already been through the formal strategic environmental assessment process. Where there has been no significant change in circumstances, there is no requirement to undertake a further environmental assessment.

The Scoping Report for this ER was submitted to the Consultation Authorities via the SEA Gateway in June 2010. The scoping process helped to identify and define the geographical area of plan coverage, existing environmental conditions and constraints in the City, the methods which would be used to analyse the environmental impacts in the ER and the nature of consultation and engagement procedures.

This ER constitutes the strategic environmental assessment of the new CDP. The primary purpose of the ER is to identify, describe and evaluate the likely significant effects on the environment of implementing the CDP.

Scope of the Environmental Report (ER)

This ER includes details of the:

- key stages in the SEA process
- Plan's relationship to other plans, programmes and strategies
- current state of the City's environment
- likely impacts if the CDP is not implemented
- wider strategic environmental objectives

The environmental assessment within the ER consists of two main parts. An assessment of:

- the CDP Strategy and Policies
- all key development sites

Assessment of the CDP Strategy and Policies

The ER assesses the CDP Strategy and Policies and identifies potential mitigating measures. This assessment has been carried out using a simple traffic lights system with:

- red for environmental issues which require further detailed assessment and mitigation
- orange for potential environmental issues which could require further assessment and potential mitigation
- green where there is likely to be either no significant environmental effect or the option could actively support the City's broad environmental objectives

The findings of the CDP Strategy and Policies environmental assessment conclude that implementation of the:

- **Strategy** is likely to have a **positive** impact in Glasgow
- **Policies** is likely to have either a **neutral or positive** impact

Site Assessment

The ER assesses:

- 47 additional potential development sites which came forward at the MIR stage
- 3 potential new housing sites stemming from the Greenbelt Review
- 2 new potential housing sites which have emerged from the updated Housing Land Supply
- 1 additional development proposal at Mount Vernon Avenue

The assessment details and explains why some of these sites have been taken forward within the CDP and feature on the CDP Policy and Proposals map (7 proposals and 31 policy related potential development opportunities).

Consultation and Engagement

Public consultation is a key element of the development plan process. There continues to be various opportunities for organisations, agencies and the public to comment on the CDP and Revised Environmental Reports. The statutory minimum requirement for consultation is set out in national legislation but the aim is to exceed this level.

A comprehensive monitoring report has already been undertaken for the CDP with the findings taken into account in the preparation of the MIR, the CDP and the Environmental Reports (both Interim and Revised). Future updates of the Monitoring Report will incorporate many of the mitigation measures identified within this environmental assessment.

Key Findings

In conclusion, the ER identifies a number of issues which should continue to be monitored throughout the lifetime of the CDP, namely:

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

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

- the effective application of CDP strategy and policy
- the introduction of detailed supplementary guidance which minimises negative environmental impact
- the promotion of sustainable development patterns across the City, underpinned by public transport connections will help to tackle greenhouse gas emissions and climate change
- promoting industrial and business proposals which encourage the regeneration of degraded environments
- exploring the potential conflict between the need for adequate energy infrastructure and protecting the City's existing landform and landscape character
- designing new residential environments through a placemaking and design approach which minimises negative environmental impacts

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

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

1. GLASGOW CITY DEVELOPMENT PLAN (CDP) AND REVISED ENVIRONMENTAL REPORT (ER) OBJECTIVES AND RELATIONSHIP TO OTHER PLANS, PROGRAMMES AND POLICIES

The purpose of this part of the report is to set out the policy framework within which the Glasgow City Development Plan (CDP) operates by describing what the Plan is trying to achieve and its relationship with other relevant plans and the Scottish planning framework.

Purpose of the CDP Revised Environmental Report (ER)

- 1.1 The purpose of the CDP Revised Environmental Report (ER) at the Proposed Plan stage is to:
 - describe and detail any relevant and significant changes that have been made since the MIR Interim Environmental Report
 - identify and assess the likely significant and cumulative environmental effects of the policies, proposals and new sites in the Proposed Plan
 - indicate appropriate mitigation
- 1.2 This ER accompanies the Proposed Plan and focuses on any substantive changes from the MIR and the environmental effects resulting from these new policies, proposals and sites.

Requirement to Prepare Development Plans

- 1.3 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, requires Councils and national park authorities to prepare a development plan for their area. These plans must be updated every five years.
- 1.4 Strategic Development Plans (SDP's) set out a vision for the long term development of City regions and deal with region-wide issues such as housing and transport. Local Development Plans (LDP's) set out where new developments will happen and include policies that guide decision making on planning applications.
- 1.5 Supplementary Guidance (SG) provides more detailed advice to support the development plan, for example:
 - development briefs or master plans
 - strategies or frameworks on specific issues such as the location of renewable energy facilities
 - detailed policies, for example, on the design of new development, etc
- 1.6 The detailed legal aspects of the development plan system are set out in a series of three statutory instruments:
 - The Town and Country (Development Planning) (Scotland) Regulations 2008
 - The Town and Country Planning (Grounds For Declining To Follow Recommendations) (Scotland) Regulations 2009
 - The Planning etc. (Scotland) Act 2006 (Development Planning) (Saving, Transitional and Consequential Provisions) Amendment (No.2) Order 2009
- 1.7 The relevant provisions in the Planning Acts and associated regulations are explained in Planning Circular 1/2009.
- 1.8 The process and timeframe for the preparation of the adopted CDP is set out in the Council's Development Plan Scheme.

Relationship with other Qualifying Plans and Programmes

- 1.9 Scottish Planning Policy (SPP) sets out the policy context for development plans. The Scottish Government expects development plans to:
- have a sharp focus on land and infrastructure
 - concentrate on what will happen, where and why
 - make more use of maps and plans to explain and justify the long-term settlement strategy
 - contain policies and proposals that will achieve predictable outcomes
- 1.10 A list of all the plans, policies and strategies that have been taken into consideration in relation to Glasgow's new CDP and Revised ER is provided in **Appendix 1: CDP Strategy and Policies - List of Relevant Policies, Programmes and Strategies**

Glasgow's Development Plan

- 1.11 Glasgow's Development Plan comprises the Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) and the Glasgow City Development Plan (CDP).
- 1.12 The GCVSDP provides the strategic planning context for Glasgow and the surrounding area. The Glasgow and the Clyde Valley Strategic Development Planning Authority (GCVSDPA) published its Main Issues Report and associated Environmental Report in September 2010. The GCVSDP was approved with modifications by Scottish Ministers on 29th May 2012 and published by the GCVSDPA on 13th July 2012. The Strategic Development Plan sets out a development strategy for the next 20 years identifying where new development should be located and providing 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. The Plan focuses on growing the economy of the city region in a low carbon and sustainable manner and setting out a planning framework which positively encourages investment within Glasgow and the Clyde Valley. The Strategic Development Plan is available to view online at www.gcvsdpa.gov.uk.
- 1.13 The CDP provides Glasgow's development strategy, defines spatial priorities and sets out development proposals and supporting policies and design guidance. The Plan, therefore, is a key consideration in determining the location, scale and nature of physical change throughout the City.
- 1.14 In April 2010, the Notice of Intention to Start Preparation of City Plan 3 was published. The completion of the new LDP within a 5 year timescale will:
- allow the Council to meet its statutory requirement to keep its local development plan up to date
 - ensure that the local policy framework and future development in Glasgow is in line with the National Planning Framework, national planning guidance and the Glasgow and the Clyde Valley Strategic Development Plan
 - accord with other land use related plans in the City such as Flood Risk Management Plans
 - consider the land use implications of other Council strategies, such as the Local Housing Strategy
 - meet the general requirement for local development plans to contribute to climate change, biodiversity and other any other new obligations placed on local government
 - help to establish a policy and development framework for managing land use, structural and environmental change in the City

1.15 A summary of the key facts relating to Glasgow's CDP are set out below:

Name of Local Authority:	Glasgow City Council
Title of the Plan:	Glasgow City Development Plan
Legislative Requirement	The Planning (Scotland) etc. Act 2006 requires all local authorities to have complete and up to date local development plan coverage.
Subject of the Plan	Glasgow's local development plan is a City-wide planning framework designed to tackle the key regeneration issues in the City and help to realise the many development opportunities. The Plan sets out the Council's land use strategy and policies and provides the basis for assessing planning applications. The new CDP will take account of the Glasgow and the Clyde Valley Strategic Development Plan, the Scottish Government's National Planning Framework and other key strategies, policies and advice as prescribed by Regulation.
Purpose of the Plan	Once adopted, the CDP along with the GCVSDP, will be the statutory development plan for Glasgow. The CDP will replace Glasgow City Plan 2, 2009.
Plan Period	The new CDP will be adopted in 2015 and will contain a land use planning strategy and policies and proposals designed to meet the needs of the City to 2020, but subject to periodic review.
Frequency of Update	The new CDP will be updated every 5 years, with up to date Action Programmes produced every 2 years.
Plan Coverage	Glasgow City Council local authority area (68 square miles)
Plan Objectives	The new CDP will: <ul style="list-style-type: none"> • clearly indicate the way in which the City's physical structure is expected to develop over the lifetime of the Plan • provide detailed policy guidance on the shape, form and direction of future development and regeneration in the City • identify the necessary planning action and infrastructure investment required to deliver such change • include SPG and Action Programmes which facilitate implementation
Contact Point	Development Plan Team Development and Regeneration Services Glasgow City Council 231 George Street G1 1RX Telephone: 0141 287 8540 Email: developmentplan@glasgow.gov.uk

Content and Main Objectives of Glasgow LDP Main Issues Report and CDP

- 1.16 The LDP Main Issues Report (MIR) does not include the same level of detail as the CDP. The MIR was concerned with highlighting areas of change from City Plan 2 and expressing a vision for the City as a whole which set out the basis for a preferred spatial strategy, highlighted any preferred options and alternatives and put forward potential mitigating measures, wherever possible.
- 1.17 On the basis of the various discussions, consultations and engagements (as described in the LDP MIR document) and taking the Glasgow and the Clyde Valley Strategic Development Plan Main Issues Report (SDP MIR) into account, a list of the **key drivers of change** for Glasgow together with a list of **potential main issues** was produced. The LDP MIR focused on these issues and commented on what action the Council proposed to take, along with its partner agencies, in terms of preferred and alternative options and potential mitigating action.
- 1.18 The key drivers of change identified those areas where there was a significant shift in the contextual background in terms of national policy and legislation which should influence the preparation of the CDP. As the SDP MIR indicated, these are the forces which will shape the long-term future of Glasgow and, therefore, the CDP would have to respond to them. The key drivers identified were:
- Climate Change - Mitigation and Adaption
 - Sustainability
 - Economy
 - Economic Development
 - Demographic Change and Housing Demand
 - Health, Place Making and Multiple Deprivation
 - Legacy and the Commonwealth Games
- 1.19 The preferred spatial strategy set out in the LDP MIR was based on that of the existing development plan, updated to reflect the preferred options set out in response to the main issues identified. It included a Spatial Agenda which set out the priority locations for development, environmental improvement, infrastructure provision and regeneration. It encompassed:
- **Legacy proposals** from City Plan 2
 - **National Planning Framework Developments** (the West of Scotland Strategic Rail Enhancements (WSSRE); a High-Speed Rail Link (HSR) to London; the Central Scotland Green Network; the Metropolitan Glasgow Strategic Drainage Scheme; and Commonwealth Games Facilities and Infrastructure)
 - **The Corridor of Growth along the River Clyde**
 - **Key spatial policy priorities** (including support for the City Centre, town centres, sustainable industrial and business locations and reflecting the proposed policy approach to issues such as air quality, noise management and the potential for the development and use of sources of renewable energy and new conservation areas)
- 1.20 Following the consultation period on the MIR, all representations were considered as work on the CDP progressed.
- 1.21 The CDP consists of five parts:
- **A 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 achieve the Plan's key aims

- **Policy and Proposals Map**
Graphically illustrates where policies and proposals are identified throughout the City
- **Action Programme**
Outlines how the Plan's policies and proposals will be delivered

Strategic Environmental Assessment (SEA)

1.22 Strategic development plans, local development plans and supplementary guidance fall within the scope of the Environmental Assessment (Scotland) Act 2005 and, therefore, require a Strategic Environmental Assessment (SEA).

SEA Legislation and Guidance

1.23 The Revised Environmental Report has been prepared in accordance with the Environmental Assessment (Scotland Act) 2005 and other relevant Strategic Environmental Assessment guidance.

1.24 The key requirements of the SEA are to:

- outline the key facts, the main objectives of the Strategy and describe the relationship with other relevant plans
- identify relevant aspects of the current state of the environment
- identify existing environmental problems relevant to the Plan
- describe broad environmental protection objectives which are relevant to the Strategy
- indicate any Plan alternatives
- describe the likely significant effects on the environment
- indicate measures which would prevent, reduce or offset significant adverse effects on the environment of implementing the Plan (mitigation)
- explain the reasons for selecting the alternatives considered
- monitor significant environmental effects
- set SEA targets and milestones

1.25 The CDP qualifies for an environmental assessment because of the likely impact its implementation would have on the environment. The purpose of this SEA is to assess how the Plan might affect the environment and to consider how environmental impacts could be avoided, reduced, mitigated or enhanced.

1.26 The SEA integrates environmental considerations into the Plan preparation process and has influenced decision making.

1.27 The Act also requires that the Council consult with:

- the statutory Consultation Authorities (Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage)
- other interested parties and the wider general public

1.28 The key stages in the SEA process are:

KEY STAGE	DESCRIPTION	STATUS	CONSULTATION
Screening	Screening determines whether a plan, programme or strategy is likely to have a significant environmental effect and whether an SEA is required.	N/A	N/A. All Local Development Plans in Scotland require an environmental assessment
Scoping	The Scoping Report helped to identify and define the geographical area of plan coverage, existing environmental conditions and constraints in the City, the methods used to analyse environmental impacts and the nature of consultation and engagement.	Completed	The Scoping Report was submitted via the SEA Gateway to the statutory Consultation Authorities in June 2010.
Engagement	Responses from the Statutory Consultation Authorities were received. These were considered and discussed in a series of follow up meetings.	Completed	Autumn 2010 February 2011
Main Issues Report Draft Interim Environmental Report (ER)	The Main Issues Draft Interim Environmental Report assessed the MIR proposals, preferred options and alternatives, key development sites and the proposed policy guidance structure in order to identify any significant and cumulative environmental impacts and highlight the best options.	Completed	The Draft Interim ER was submitted via the SEA Gateway to the Statutory Consultation Authorities in September 2011 and published for consultation alongside the MIR (10 week consultation period)
CDP Revised Environmental Report (ER)	The CDP Revised Environmental Report assesses the Plan's strategy, policies and proposals and additional potential development sites in order to identify any significant and cumulative environmental impacts and potential mitigation measures. The results of the environmental assessment are collated within this Revised Report and published for consultation alongside the plan.	Current	The CDP Revised Environmental Report will be submitted via the SEA Gateway to the Statutory Consultation Authorities on 1 May 2014 and published for consultation alongside the Plan (8 week consultation period)
Post Adoption Statement and Monitoring	The Post-Adoption Statement will consider the responses from the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.		

1.29 The [Proposed National Planning Framework \(NPF3\)](#) was laid in the Scottish Parliament on January 14, 2014. The 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.

1.30 Both the Approved Strategic Development Plan May 2012 and Proposed NPF3 are accompanied by Environmental Assessment Reports which include environmental protection objectives which the CDP is required to be consistent with and take account of.

1.31 A comprehensive Strategic Environmental Assessment of City Plan 2 Strategy, Policies and Proposals was carried out for City Plan 2. A further Strategic Environmental Assessment was carried out at the LDP MIR stage and this focussed on the main issues and the preferred issues and options. Many of the spatial areas, development sites and policies which are included in the new CDP, therefore, have already been through the formal Strategic Environmental Assessment process. Where there has been no significant further change in circumstances, there is no requirement to undertake a further Environmental Assessment. A summary of exactly what City Plan 2 and the LDP MIR assessed can be found in **Appendix 2: City Plan 2 and LDP MIR: Extent of SEA.**

Scoping Report and the Consultation Authorities Response

- 1.32 A Scoping Report for the City Plan 3 SEA was submitted to the Consultation Authorities via the SEA Gateway in June 2010.
- 1.33 The scoping process helped to identify and define:
- the geographical area of plan coverage
 - existing environmental conditions and constraints in the City
 - the methods that will be used to analyse the environmental impact of the new LDP
 - who will be consulted during the Environmental Assessment and at what stage
- 1.34 The three Consultation Authorities (Historic Scotland, Scottish Natural Heritage and the Scottish Environmental Protection Agency) were all content with the proposed 10 week consultation period for the City Plan 3 Environmental Report. The responses of the Consultation Authorities to the Scoping Report were received on 2 August 2010 and these are summarised in Appendix 3: Comments from the Consultation Authorities at the Scoping Stage along with the Council's response and any proposed actions, where appropriate.

Environmental Report

- 1.35 This Revised ER constitutes the strategic environmental assessment of the new CDP. The purpose of the Revised ER is to identify, describe and evaluate the likely significant effects on the environment of implementing the proposed CDP, as previewed in the MIR.
- 1.36 The Revised ER is a key document in the environmental assessment process. The Consultation Authorities and all other interested parties are invited to make representation on the assessment and on the CDP to which it relates.
- 1.37 The consultation process is intended to ensure the integration of environmental factors into the CDP process and to improve the development plan while enhancing environmental protection. It also ensures an appropriate level of consultation and transparency in setting out how the environmental assessment process has influenced the planning process and decision making.
- 1.38 Inevitably, since the Scoping Report was submitted, changes to the potential content of the CDP has occurred as a result of responses from the Consultation Authorities and early engagement with the key agencies and others. As a result, ongoing engagement was sought with the Consultation Authorities through an informal meeting in February 2011.
- 1.39 The Revised ER includes all the assessment work used to inform the CDP. In addition to the SEA assessment, a Greenbelt Review has also been completed. The Glasgow and the Clyde Valley Strategic Development Plan identifies the review and designation of Green Belt boundaries as a priority for all LDP's in the Strategic Development Plan area. Glasgow's Green Belt Review has identified three locations where the Green Belt boundary could potentially be amended to remove land for housing (Cathkin Road, Carmunnock, Auchinairn Road, Robroyston and Summerston (where a further feasibility study is required)) and two locations to include land within the Green Belt (Lainshaw Drive, Castlemilk and Ardenraig Road, Cathkin Braes). 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 as a generous land supply is required by the Scottish Government. The full findings of the Greenbelt Review can be viewed at www.glasgow.gov.uk

Natura Sites

- 1.40 NATURA 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation, designated under European legislation relating to the Habitats Directive and Special Protection Areas (SPAs), designated under European legislation relating to the Birds Directive and are internationally important for threatened habitats and species. Natura sites form a unique network of protected areas which stretches across Europe.
- 1.41 There are 147 classified Special Protection Areas in Scotland covering an area of just under 666,000 hectares, or about 2,570 square miles and 239 designated SACs in Scotland covering an area of approximately 963, 000 hectares, or about 3,717 square miles. There are no Natura 2000 sites in Glasgow and the Habitats Regulations Appraisal of the Proposed CDP has concluded that the Plan's policies and proposals could have no conceivable effect on the SPAs in the surrounding local authorities.

Public Consultation

- 1.42 Public consultation is a key element of the development plan process. There have been, and continue to be, various opportunities for the public to comment and make representation on the CDP and to endorse, or otherwise, the development strategy, supporting proposals and policies and strategic environmental assessment of the Plan. The statutory minimum requirement for consultation and engagement is set out in national legislation but the aim throughout the CDP process has been to exceed this.
- 1.43 The Council's consultation scheme for the CDP is set out in its Development Plan Scheme, available to view online at: www.glasgow.gov.uk The Council approved its first Development Plan Scheme (DPS) in March 2009. Updated annually, this document explains how the CDP will be prepared, what the key stages in the process are and how people and organisations can get involved.

2. BASELINE: CURRENT STATE OF THE ENVIRONMENT

The purpose of this part of the report is to provide a description of the current state of the environment and the environmental characteristics which could be affected if the CDP is not implemented.

Physical Structure

- 2.1 Glasgow and the Clyde Valley is bounded to the north by the Campsie and Kilpatrick Hills and by a series of lesser hills to the south. The City is bisected by the River Clyde and is built on the river terrace and surrounding drumlins. The River Kelvin flows through the West End of the City (joining the Clyde at Yorkhill) and the White Cart Water flows through the South Side of the City (joining the Clyde at Renfrew). These landscape features have influenced the settlement pattern of the City.
- 2.2 Glasgow has an extensive green network of sites which comprise about 20% of the City. This includes green belt, motorway and rail corridors, rivers and streams, lochs, ponds, parks, and various formal and informal recreation areas (including sports pitches and allotments).
- 2.3 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires an ER to include a description of the current state of the environment.
- 2.4 This section of the report provides a brief outline of the current state of Glasgow's environment, based on the information and data that is available. It should be noted that an up to date and accurate picture of the state of the City's environment can be found on via the Council's website at: www.glasgow.gov.uk

Glasgow Environmental Information Shared Resources

- 2.5 The Council has been developing a number of shared resources, as part of a dual-platform approach to improving the delivery of its statutory functions relating to the environment. Firstly, the creation of additional layers on ATOM has increased the availability of high quality environmental information by providing basic mapping facilities for non-specialist staff, complementing existing, more specialist mapping skills in place throughout the Council. Secondly, the Council has developed an "environment portal" as part of its existing website, organising environmental information in a more user friendly way and linking to data sources held by external partners. The environment portal is set to be succeeded, by a more up-to-date natural environment framework on the same platform, anticipated to be ready in time for the adoption of the proposed plan.

Glasgow Open Space Map

- 2.6 The Open Space Audit dataset has been created to comply with the requirements of the Scottish Government's Planning Advice Note (PAN) 65: Planning and Open Space. It is currently used in conjunction with City Plan 2 to identify areas subject to Policy ENV 1: 'Open Space Protection', and will identify the open spaces afforded protection by policy CDP 6: Green Belt and Green Network for the LDP. Baselined at 2009 using Ordnance Survey Mastermap, the audit is complete, and is updated on a regular basis. An update will be undertaken during 2014/2015 to ensure an up-to-date PAN 65 map at adoption of the CDP. Open space has been classified using an extended version of the typology contained in Annex 1 to PAN 65. For operational reasons, the Open Space dataset only classifies individual MasterMap generated polygons. It can, therefore, only be as accurate as the base map in identifying and defining individual pockets of open space. Where several protected open space uses share one polygon, one is identified as primary (attribute PLU) and the next most significant as secondary (SLU). In a small percentage of cases, the OS polygons do not reflect what is considered to be the protected open space, i.e. an amenity open space and an adjacent private garden are shown as one polygon. In such cases, the PLU and SLU are recorded along with the need for OS updating. Polygons are also identified which currently, or will in future, contain protected open space not yet captured by the OS.

- 2.7 The Glasgow Open Space map aims to protect land which is identified on the map from development. Land shown on the map is not development land. Development land, however, can be 'greened' whilst it is awaiting development to mitigate local environmental conditions, and providing temporary "open space" – such land is not protected policy. Glasgow has developed an innovative stalled spaces initiative to encourage such temporary greening and help address the poor environmental considerations, associated with vacant and derelict land, that have become more prevalent due to economic downturn. The project focuses on the temporary use of vacant land, under utilised open space and sites earmarked for development that has stalled, in the form of, for example, allotments, growing spaces, woodland etc. The Glasgow Open Space Map can be viewed online at www.glasgow.gov.uk

State of the Environment/Existing Environmental Baseline Data

- 2.8 Following the MIR stage, a series of Background Papers was produced for each of the CDP Policy areas. These Background Papers are based on the findings of the MIR, relevant topic based research and discussion/engagement with key agencies, organisations and individuals. The Background papers can be found at www.glasgow.gov.uk. These Papers also provide relevant updates in relation to the State of the Environment/Existing Environmental Baseline Data.
- 2.9 Each of the Background Papers provides:
- Introduction
 - Background
 - National and International Planning Context
 - Strategic Context
 - Glasgow's Sustainable Spatial Strategy
 - Glasgow City Development Plan - The Local Development Plan
 - References
- 2.10 At the MIR stage and for the purposes of consistency, the environmental baseline data remains organised under the same 12 SEA indicators which are used later in the actual assessment itself. Details of the relevant Background Papers have been assigned to each SEA indicator as outlined in **Appendix 4: Environmental Baseline Information - Background Papers**.

Likely Impact if the CDP is not Implemented

- 2.11 In broad terms, the quality of Glasgow's environment is improving, especially within the City Centre and along the River Clyde Corridor where significant investment has been made.
- 2.12 Regeneration is being rolled out in many parts of Glasgow and is actively at the planning stage in others with local development strategies and masterplans being prepared to guide the regeneration process.
- 2.13 However, a number of key environmental issues continue to impact on the City. These include declining air quality in some areas, concentrations of contaminated land and large amounts of vacant and derelict land. Other problems relate to the distribution and quality of green/open space, traffic congestion, waste disposal and recycling and water quality.
- 2.14 In the last decade significant progress has been made in Glasgow to confront local environmental problems through plans and strategies such as the City Plan. These problems include urban decay, industrial dereliction and the contamination of watercourses. Whilst these improvements are significant, it is generally accepted that more can be done to further protect and enhance the environment.

- 2.15 It is also widely appreciated that global environmental issues such as climate change and the international pollution of land, water and air affect local communities and the general quality of life.
- 2.16 The Council aims, through the new CDP, to address these issues and improve the quality of Glasgow's environment. Where development is proposed, the purpose of the Revised ER is to consider the development within its environmental context, actively promoting development which will have a positive environmental impact and restricting development or considering mitigation where proposals are likely to have a negative impact.

3. STRATEGIC ENVIRONMENTAL ASSESSMENT

The purpose of this part of the report is to:

- provide a clear assessment of the environmental impact of the CDP policies and proposals with findings that are concise and easy to understand
- identify where mitigation may be required

Background

- 3.1 Scottish Government Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans states that the “SEA has to form an integral part of the development plan preparation process. It should not duplicate work undertaken to develop the plan, but should help to interpret and inform the assessment of plan options and proposals” (paragraph 3.1).
- 3.2 The Environmental Assessment (Scotland) Act 2005 (‘the Act’) came into force on 20 February 2006 and is the implementing legislation for EC Directive 2001/42/EC, known as the “SEA” Directive. Schedule 3 of the Act sets out the information that the Revised ER should address, including the Plan’s likely significant effects (including short, medium, or long term, permanent and temporary and secondary, cumulative and synergistic effects) on the environment on issues such as:
- Biodiversity
 - Population
 - Human Health
 - Fauna
 - Flora
 - Soil
 - Water
 - Air
 - Climatic Factors
 - Material Assets
 - Cultural Heritage
 - Landscape
- 3.3 The Act also requires that the inter-relationship between these issues is addressed.
- 3.4 The SEA Assessment included in this Revised ER focuses on all the new information provided by the CDP in relation to:
- the CDP Strategy
 - the CDP Policies
 - additional sites that have come forward since the MIR
- 3.5 Recent guidance from the Scottish Government has advised that environmental assessments are proportionate to the scale of the plan or policy that they are assessing. This assessment has, therefore, focussed primarily on assessing the implications of the CDP Strategy, Policies and potential development sites at a strategic and City-wide level.

Assessment of CDP Strategy and Policies

- 3.6 Paragraph 4.15 of the PAN states that “the SEA would assess high level and significant effects of the spatial strategy from an area-wide perspective, looking at the impact of different spatial options on the area’s key environmental features.”
- 3.7 As outlined in the MIR, the policy framework for the CDP has been simplified and the number of policies in the Plan restricted to land use guidance and a core set of 12 key policies. Assessment of the options and reasonable alternatives at the MIR stage has allowed this core set of 12 key policies to be developed in the CDP which sit underneath the overarching Strategy, which in turn is made up of four different themes:
- a vibrant place with a growing economy
 - a connected place to move around in and do business in
 - a thriving and sustainable place to live and work
 - a green place which is resilient, accessible and attractive.
- 3.8 The introduction of this new system of topic based key policies with links to Supplementary Planning Guidance (SPGs) has cut down on both the number and level of detail of policies within the statutory plan itself and has helped to create a shorter more succinct local development plan. Each topic policy spells out what will/will not be supported in principle for that topic and provides all the necessary hooks to SPGs which, in turn, will provide the detail to support the key policies.
- 3.9 The environmental assessment of the CDP Strategy and Policies has been carried out using a similar approach to the SEA assessment methodology for City Plan 2. A simple matrix system considers the individual elements of the Strategy and Policies in turn against each of the 12 SEA indicators. Included in the assessment is consideration of any potential mitigating measures. The environmental assessment has been carried out using a simple traffic lights system with red for environmental issues which require further detailed assessment and mitigation, orange for potential environmental issues which could require further assessment and potential mitigation and green where the option would either have no significant environmental effect or could actively support the City’s broad environmental objectives. A full analysis of the CDP Strategy and Policies is detailed in **Appendix 5: Environmental Assessment of CDP Strategy and Policies**.
- 3.10 In summary, the findings of the CDP Strategy and Policies environmental assessment conclude that implementation of the :
- **Strategy** is likely to have a **positive** impact in Glasgow
 - **Policies** is likely to have either a **neutral or positive** impact
- 3.11 The only potentially negative impacts identified relate to:
- Policy CDP 3 Economic Development (in terms of the location and impact of low amenity industrial operations)
 - Policy CDP 5: Resource Management (in terms of the PEDL licenses that exist in small parts of Milton and Robroyston which allow the holder to explore for and develop unconventional gas)
- 3.12 It is anticipated that potentially negative impacts will be carefully considered and mitigated against as an integral part of the planning process.

CDP STRATEGY

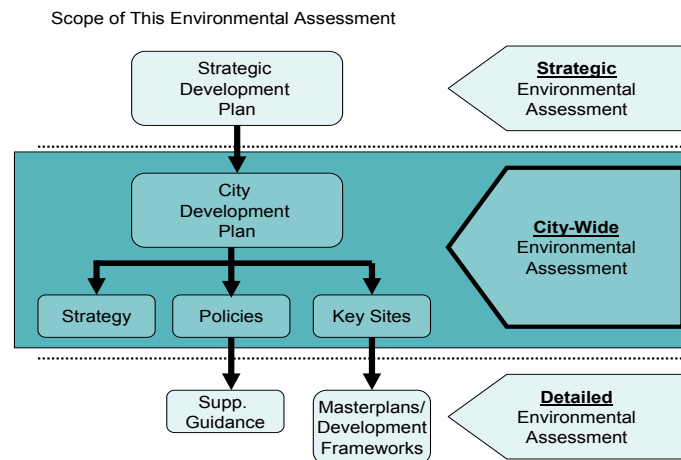
REF.	STRATEGY	ENVIRONMENTAL ASSESSMENT			MITIGATION
		Issues Identified	Potential Issues	Potential Benefits	
N/A	A vibrant place with a growing economy				The strategy is a mitigation measure in itself. Where any environmental issues do arise they should be minimised through appropriate mitigation measures at project level and through the effective application of policy.
N/A	A sustainable place to live and work				
N/A	A connected place to move around and do business in				
N/A	A green place				

CDP POLICIES

REF.	POLICY	ENVIRONMENTAL ASSESSMENT			MITIGATION
		Issues Identified	Potential Issues	Potential Benefits	
CDP 1	Placemaking and Design				This policy should be a mitigation measure in itself as it will help to integrate and maximise the benefits of urban regeneration efforts at City-wide and local levels.
CDP 2	Sustainable Spatial Strategy				This policy should be a mitigation measure in itself as it will help to build a resilient City, much better equipped and structured to deal with future economic, social and environmental demands.
CDP 3	Economic Development				Appropriate mitigation measures such as landscaping, habitats surveys, replacement of greenspace and sustainable drainage should be incorporated into development proposals through the planning system at the development framework, masterplanning and planning application stages.
CDP 4	Network of Centres				This policy should be a mitigation measure in itself as it will help to support, protect, maintain and enhance existing town centres. In a small number of cases, mitigation may required and this will be assessed on a site by site basis in relation to any retail development proposals which come forward.
CDP 5	Resource Management				This policy is a mitigating measure in itself as it will help promote greater sustainability as an integral component of all new development in the City.
CDP 6	Greenbelt and Green Network				This policy is a mitigation measure in itself as it will contribute towards further enhancing the City's natural environment generally. Extensive environmental mitigation measures will be necessary in relation to any development in the Greenbelt.
CDP 7	Natural Environment				This policy is a mitigation measure in itself as it will help to develop a more integrated approach to the expansion and enhancement of habitats networks. Where development could impact negatively on the natural environment it should be designed to minimise any adverse impacts and, where these cannot be avoided, suitable mitigation should be provided.
CDP 8	Water Environment				This policy is a mitigation measure in itself as mitigating against the impact of extreme weather events and delivering a comprehensive approach to flood management across the City will contribute towards further enhancing the City's natural environment generally.
CDP 9	Historic Environment				This policy is a mitigating measure in itself as it will contribute towards further enhancing the City's architectural and cultural heritage generally.
CDP 10	Meeting Housing Needs				All of the sites that are identified on the Proposals Map and seen as necessary to deliver the housing need identified in the Plan have been subject to individual SEA compatible site assessments. These assessments indicate where mitigation is required and the nature of that mitigation.

Site/Proposals Assessment

- 3.15 The MIR environmental assessment focussed on those sites proposed by the development industry, landowners and others in response to a pre-MIR questionnaire published by the Council in June 2010 and any other sites which came forward through discussions with the key agencies and from within the Council itself. From these sources, some 24 potential development sites were put forward.
- 3.16 A simple traffic lights system was used to help identify:
- environmental issues which required further detailed assessment and mitigation (red)
 - potential environmental issues which could require assessment and mitigation (orange)
 - no environmental issues or development could actively enhance the environment (green)
- 3.17 The environmental assessment considered each individual site in relation to the 12 standard SEA indicators which have been defined by the relevant geographical data sets which the Council maintains and others which have been sourced from elsewhere, such as agricultural land quality. Because a number of different data sets were used, it was possible for a site to have more than one environmental issue and it could, therefore, flag up a combination of red, orange and green in the traffic lights system. This information was used to highlight which of the potential development sites, in the very broadest sense, had or could potentially have associated environmental issues and to explore possible mitigation measures which could neutralise potentially negative environmental effects. It is expected that, where appropriate, such measures will be secured as a necessary through the planning process in terms of:
- more localised and detailed planning studies and analysis such as development frameworks and masterplans
 - element of any subsequent planning permission, including through conditions or planning agreements



3.18 In summary, the environmental assessment of the 24 potential development sites concluded that 13 of these (more than half) required further more detailed environmental assessment and potential mitigation. The most common environmental issues relate to the site's location within or near greenbelt, greenspace, a scheduled ancient monument (The Forth and Clyde Canal), areas of potential flooding, ancient long established or semi-natural woodland or high tension electricity safety zones.

REF	SITE ADDRESS	SIZE (Ha)	ENV ISSUE IDENTIFIED	POTENTIAL ENV ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED	CDP MAP PROPOSAL	CDP MAP POLICY	GREENBELT REVIEW
0001	Port Dundas		✓	✓	✓	✓	✗	✓ CDP 3	✗
0002	Stronend Street		✗	✗	✓	✗	✗	✗	✗
0003	Gallowgate	1.88	✗	✓	✓	✓	✗	✗	✗
0004	Templeton Business Centre	2.14	✗	✓	✓	✓	✗	✗	✗
0005	Knightswood, Teal Dr	0.85	✓	✓	✓	✓	✗	✗	✗
0006	Silverburn East	6.05	✓	✓	✓	✓	✗	✗	✗
0007	Dumbarton Road	0.09	✗	✓	✓	✓	✗	✗	✗
0008	Robroyston	15.01	✗	✓	✓	✓	✗	✓ CDP 4	✗
0009	St Agnes School	0.85	✗	✓	✓	✓	✗	✗	✗
0010	Phase 1 – Fara St	0.47	✗	✓	✓	✓	✗	✗	✗
0011	Phase 2 – Skirsa St	1.42	✗	✓	✓	✓	✗	✗	✗
0012	Phase 3 – Herma St	0.38	✓	✓	✓	✓	✗	✗	✗
0013	Phase 5 – Vaila Pl	14.16	✓	✓	✓	✓	✗	✗	✗
0014	Phase 4 – Vaila Pl	0.53	✓	✓	✓	✓	✗	✗	✗
0015	Cathkin Rd – Ph1	2.24	✓	✓	✓	✓	✓	✗	✓
0016	Cathkin Rd – Ph2	12.39	✓	✓	✓	✓	✓	✗	✓
0017	Victoria Infirmary	3.66	✗	✓	✓	✓	✗	✓ CDP 2	✗
0018	Mansionhouse Rd	0.99	✗	✓	✓	✓	✗	✓ CDP 2	✗
0019	Stobhill Road	4.74	✗	✓	✓	✓	✗	✓ CDP 2/3	✗
0020	Sandbank Street	0.25	✓	✓	✓	✓	✓	✗	✗
0021	Anniesland Lock 27	0.38	✓	✓	✓	✓	✗	✗	✗
0024	Cadder	10.50	✓	✓	✓	✓	✗	✗	✗
0025	Cowglen South	7.04	✓	✓	✓	✓	✗	✗	✗
0026	Corselet Road	2.41	✓	✓	✓	✓	✓	✗	✓

3.19 The initial pre MIR environmental assessment of sites also considered some other 322 development sites which it was possible to identify, at this early stage in the plan process, which had potential to come forward during the lifetime of the CDP. These were evaluated in the same similar systematic way, looking at the potential environmental effects on the SEA Indicators as set out in the Directive. These sites, which largely emerged from survey work, included:

- the housing land supply (211 sites)
- industrial and business sites (39 sites)
- urban capacity study sites (72 sites)

3.20 Following publication of the MIR, some 47 Additional Potential Development Sites were put forward. All of these sites were assessed in a similar manner. In summary:

REF	SITE ADDRESS	SIZE (Ha)	ENV ISSUE IDENTIFIED	POTENTIAL ENV ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED	CDP MAP PROPOSAL	CDP MAP POLICY	GREENBELT REVIEW
0030	Crookston Site D	10.12	✓	✓	✓	✓	✗	✗	✓
0031	Crookston Site F	26.75	✓	✓	✓	✓	✗	✗	✓
0032	Lomond St/Hawthorn St/Denmark St		✗	✓	✗	✓	✗	✓ CDP 3	✗
0033	Temple Road	0.25	✓	✓	✗	✓	✗	✗	✗
0034	Damshot Crescent	15.17	✓	✓	✓	✓	✗	✗	✓
0035	Mid Netherton, Carmunnock	3.52	✓	✓	✓	✓	✗	✗	✓
0036	Charles St (Springburn Depot)	3.57	✗	✓	✓	✓	✗	✓ CDP 3	✗
0037	5 Southpark Avenue	0.05	✗	✓	✗	✓	✗	✗	✗
0038	Trongate/Wilson St	1.23	✗	✓	✓	✓	✗	✓ CDP 4	✗
0039	Maxwell Road	5.43	✗	✓	✓	✓	✓	✗	✗
0040	Osborne Street	1.90	✓	✓	✗	✓	✗	✓ CDP 4	✗
0041	2229 London Road	12.55	✓	✓	✓	✓	✗	✓ CDP 3/4	✗
0042	Western Infirmary (Part)	1.47	✗	✓	✗	✓	✗	✓ CDP 2/3	✗
0043	Royal Hospital for Sick Children	7.63	✓	✓	✓	✓	✗	✓ CDP 2	✗
0044	Lightburn Hospital	2.04	✗	✗	✗	✗	✗	✗	✗
0045	Orchard Wards, Ruchill	2.46	✗	✓	✓	✓	✗	✗	✗
0046	Parkhead Hospital	1.88	✗	✓	✗	✓	✗	✓ CDP 4	✗
0047	Auchinairn Road	9.20	✓	✓	✗	✓	✓	✗	✓
0048	South of Cardowan	56.56	✓	✓	✗		✗	✗	✓
0049	Otago St	0.48	✓	✓	✓	✓	✗	✗	✗
0050	Baillieston/ Broomhouse/ Carmyle CGA	19.93	✓	✓	✓	✓	Consented	✗	✓
0051	Baillieston/ Broomhouse/ Carmyle CGA	20.12	✓	✓	✓	✓	✓	✗	✓
0052	Summerston	90.23	✓	✓	✓	✓	✓	✗	✓

0053	Cathcart Rd/Caledonia Rd	9.47	✘	✓	✓	✓	✘	✓ CDP 3	✘
0054	Cathkin Rd, Carmunnock	5.39	✓	✓	✓	✓	✓	✘	✓
0055	Kennishead Farm	11.31	✓	✓	✓	✓	✘	✘	✓
0056	Causewayside St	0.26	✘	✓	✘	✓	✘	✓ CDP 3	✘
0057	Linthouse Road	4.08	✓	✓	✓	✓	✘	✓ CDP 3	✘
0058	Provan Gas Works	35.77	✓	✓	✓	✓	✘	✓ CDP 3	✘
0059	110 Easter Queenslie Rd	5.44	✘	✘	✓	✘	✘	✓ CDP 3	✘
0060	Anniesland Business Park	5.28	✘	✓	✘	✓	✘	✓ CDP 3	✘
0061	Stanley Street/ Seaward St	1.73	✘	✓	✘	✓	✘	✓ CDP 3	✘
0062	Barrachnie Rd (Baillieston Distribution Centre)	4.25	✓	✘	✓	✓	✘	✓ CDP 3	✘
0063	Lambhill Quadrant – Milnpark Trading Estate	1.21	✘	✓	✘	✓	✘	✓ CDP 3	✘
0064	Darnley Mains	31.63	✓	✓	✓	✓	✘	✓ CDP 3	✘
0065	Carlisle St	6.69	✓	✓	✓	✓	✘	✓ CDP 3	✘
0066	Clouston Street	1.32	✘	✓	✓	✓	✘	✘	✘
0067	Duke St/Netherfield St/Flemin St	1.94	✘	✓	✓	✓	✘	✓ CDP 3	✘
0068	Ashfield St/Allander St	0.80	✘	✘	✓	✘	✘	✘	✘
0069	Lambhill Allotments, Balmore Rd	6.74	✓	✓	✓	✓	✘	✘	✘
0070	Blawarthill Hospital	2.12	✘	✓	✘	✓	✓	✘	✘
0071	North Hanover St	0.39	✘	✓	✘	✓	✘	✓ CDP 2	✘
0072	Cathedral St (College of Commerce)	0.33	✘	✓	✘	✓	✘	✓ CDP 2	✘
0073	Cathedral St (College of Food & Technology)	1.41	✘	✓	✓	✓	✘	✓ CDP 2	✘
0074	Florence St	0.16	✘	✓	✓	✓	✘	✓ CDP 2	✘
0075	Rogart St	0.25	✘	✓	✘	✓	✘	✓ CDP 2	✘
0076	Dornoch St	0.24	✘	✓	✘	✓	✘	✓ CDP 2	✘
0077	Croftburn Road		✓	✘	✘	✓	✘	✘	✘

3.21 During 2013, and in response to advice from the Scottish Government, the Council also undertook a comprehensive review of its Greenbelt in order to ascertain if there were further potential development opportunities. The full Greenbelt Review can be found on the Council's website at www.glasgow.gov.uk. The Greenbelt Review identified a further 3 potential development sites, details below:

REF	SITE ADDRESS	SIZE (Ha)	ENV ISSUE IDENTIFIED	POTENTIAL ENV ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED	CDP MAP PROPOSAL	CDP MAP POLICY	GREENBELT REVIEW
0078	North West of Kerfield Lane, Drumchapel	0.56	✓	✓	✓	✓	✗	✗	✓
0079	Summerston	242.9	✓	✓	✓	✓	✓ (Prop0052)	✗	✓
0080	Auchinairn Road, Robroyston	13.84	✓	✓	✗	✓	✗	✗	✓

3.22 Two new potential housing sites have also emerged from annual updates of the Housing Land Supply that was listed and identified at the MIR stage. These sites are:

REF	SITE ADDRESS	SIZE (Ha)	ENV ISSUE IDENTIFIED	POTENTIAL ENV ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED	CDP MAP PROPOSAL	CDP MAP POLICY	GREENBELT REVIEW
0083	Station Road	7.87	✓	✓	✗	✓	✓	✗	✗
0084	Burnmouth Rd	1.23	✗	✗	✗	✗	✓	✗	✗

3.23 One additional potential site at Mount Vernon Avenue, not included at the MIR stage, has also been considered and assessed.

REF	SITE ADDRESS	SIZE (Ha)	ENV ISSUE IDENTIFIED	POTENTIAL ENV ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED	CDP MAP PROPOSAL	CDP MAP POLICY	GREENBELT REVIEW
0085	Mount Vernon Avenue	2.24	✓	✓	✗	✓	✗	✗	✗

3.24 A full SEA Assessment template for each of the above sites can be found in Appendix 7: Environmental Assessment of Potential Development Sites. These templates include further detailed analysis of the sites within the context of the CDP development process. After further detailed consideration, the sites marked Ü in terms of the CDP Map Policy column and CDP Map Proposals column above have been taken forward and can be seen on the CDP Policy and Proposals map. The SEA Assessment templates include full details of site size, location, the nature of proposal, environmental issues, the planning context and potential mitigation measures.

3.25 In summary, the proposals taken forward are:

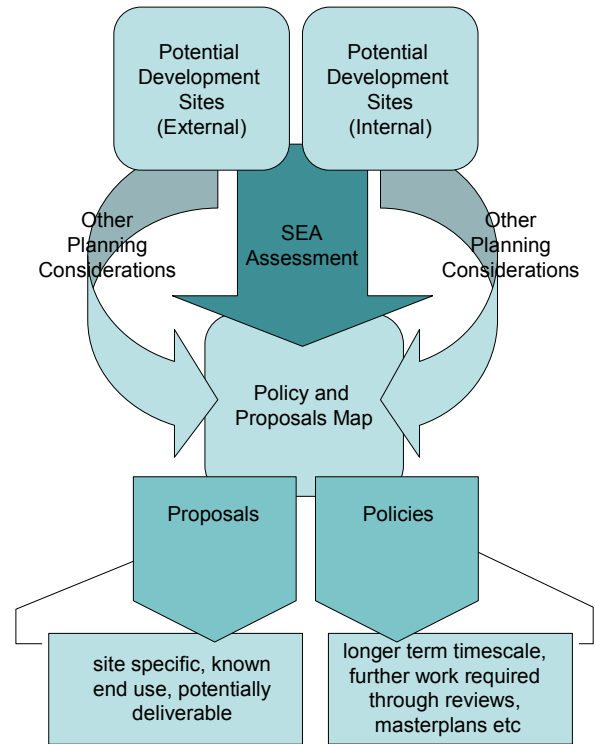
- Prop 0015 (Part), Prop 0016 (Part), and Prop 0054(Part), Cathkin Road (Additional Land Release) - H114
- Prop 0026 Corselet Road (Additional Land Release) - H112
- Prop 0039 Maxwell Road (Housing Land Supply)- H081
- Prop 0047 Auchinairn Road (Additional Land Release) - H111
- Prop 0052 Summerston (Additional Land Release) - H113
- Pop 0083 Station Road (Housing Land Supply) - H109
- Pop 0084 Burnmouth Road (Housing Land Supply) - H110

3.26 All of the above proposals are site specific, have a known end use and are potentially deliverable within the timescale of the Plan.

3.27 The potential development sites which will be taken forward within the context of the CDP Policies are:

CDP2 (Masterplans) Sustainable Spatial Strategy	CDP 3 Economic Development	CDP 4 Network of Centres
Prop0017 Victoria Infirmary Prop0018 Mansionhouse Road Prop0019 Stobhill Hospital Prop0042 Western Infirmary Prop0071 North Hanover Street Prop0072 Cathedral Street Prop0073 Cathedral Street Prop0074 Florence Street Prop0075 Rogart Street Prop0076 Dornoch Street Prop0080 Summerston	Prop0001 Port Dundas Prop0032 Lomond Street Prop0036 Charles Street Prop0041 London Road Prop0053 Cathcart Road Prop0056 Causewayside Street Prop0057 Linthouse Road Prop0058 Provan Gas Works Prop0059 Queenslie Road Prop0060 Anniesland Business Park Prop0061 Station Road Prop0062 Barrachnie Road Prop0063 Lambhill Quadrant Prop0064 Darnley Mains Prop0065 Carlisle Steet Prop0067 Duke Street	Prop0008 Robroyston Prop0038 Trongate Prop0040 Osborne Street Prop0043 Royal Hospital

3.28 The potential development sites identified above have a longer term timescale and there are still some unanswered questions in relation to end land use and site detail. Many of these questions will be considered and answered through additional studies and work, in particular the Town Centres and Industry and Business Reviews or through masterplans for large complex sites and local areas, see diagram below.

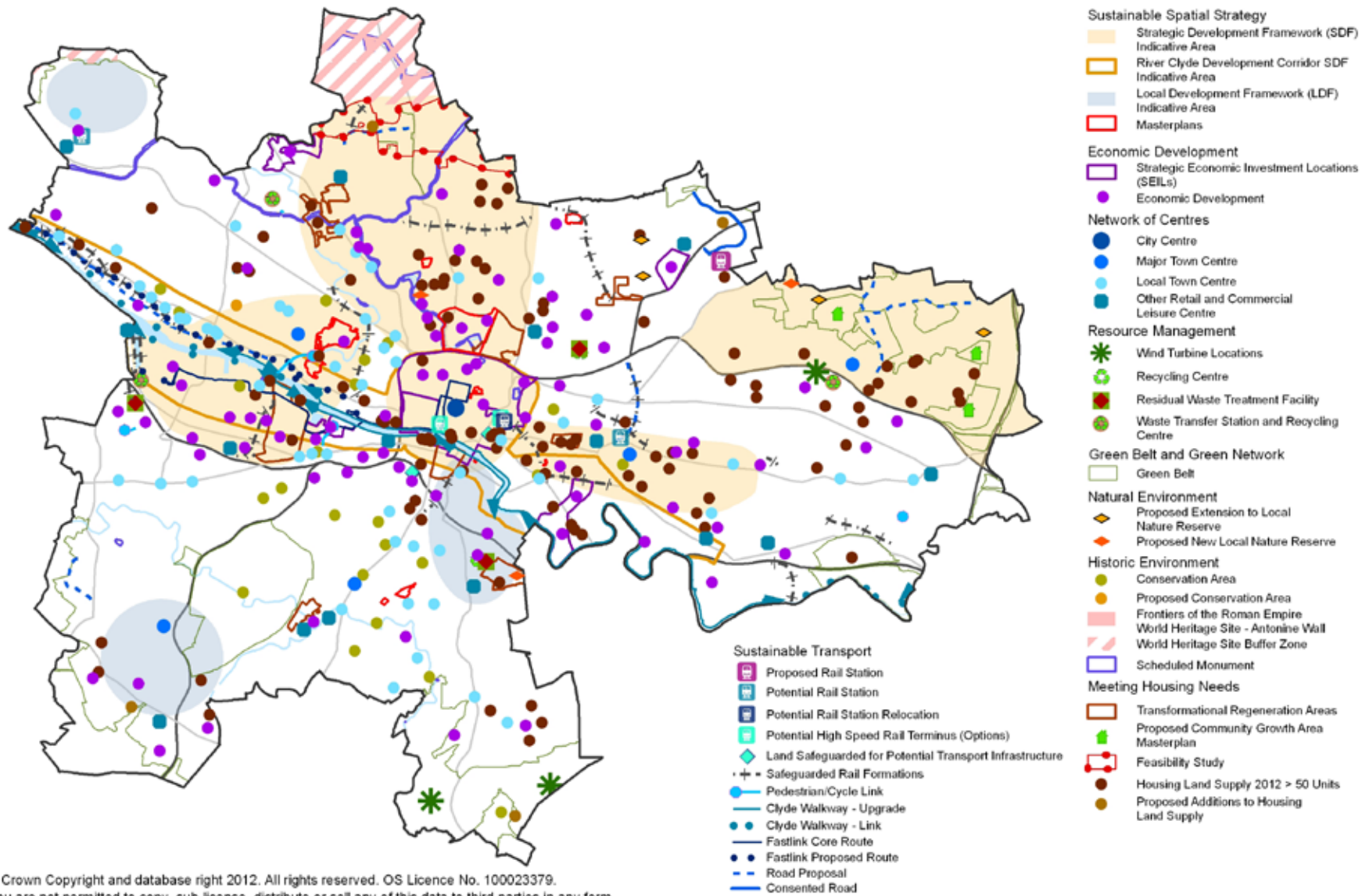


3.29 All of the other proposal sites which appear on the CDP Policies and Proposals map have emerged internally as a result of the general planning and development process. All of these have been subject to full consultation and planning/SEA assessment as shown in **Appendix 6 - Summary of Environmental Assessment of CDP Proposals.**

Cumulative Impact

3.30 In certain areas of the City, and during the lifetime of the Plan, significant change is anticipated. The CDP identifies those areas of potential change and has a strategy in place to ensure that where there is likely to be significant and cumulative environmental impact that this is considered and mitigated against through the planning process. The CDP, therefore, proposes a number of Strategic and Local Development Framework areas within which major sites and concentrations of development opportunities exist, as shown in the diagram below. The future development of these sites and opportunities will be considered within the context of the Local and Strategic Development Frameworks and through a holistic approach operating in accordance with the placemaking and design principles set out in the CDP.

DEVELOPMENT OPPORTUNITIES IN RELATION TO LOCAL AND STRATEGIC DEVELOPMENT FRAMEWORK AREAS



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4. MONITORING

The purpose of this part of the report is to describe the monitoring measures that will be undertaken.

Monitoring

- 4.1 It will be important to monitor the significant environmental effects of implementing the new CDP in such a way as to also identify unforeseen adverse effects on the environment with a view to taking appropriate remedial action. Wherever possible, monitoring measures will be linked to targets, objectives and indicators, in accordance with Section 19 of the Environment Act (Scotland) 2005.
- 4.2 The primary purpose of monitoring is to help prevent, reduce and, wherever possible, offset any adverse environmental effects that have been identified in the assessment. Glasgow is a large City local authority and, therefore, monitoring will concentrate primarily on the significant environmental effects of the CDP.
- 4.3 It should also be noted that substantial mitigation measures have been identified as part of the City Plan 2 SEA assessment and other environmental projects, with many measures either already underway or proposed, for example:
- the Community Growth Areas
 - the Glasgow and Clyde Valley Green Network
 - the Clyde Corridor
 - Metropolitan Glasgow Strategic Drainage Scheme
 - the Commonwealth Games facilities and infrastructure
- 4.4 A comprehensive monitoring report has already been undertaken for City Plan 2 and this is available to view online at www.glasgow.gov.uk with the findings taken into account in the preparation of the MIR, CDP and associated Revised and Interim Environmental Reports. Future updates of the Monitoring Report will incorporate many of the mitigation measures identified within this assessment.
- 4.5 In conclusion, the following issues should continue to be monitored throughout the lifetime of the CDP:
- the potential environmental impact of any new development
 - realising opportunities to 'retrofit' existing buildings and the environment
 - understanding and responding to flood patterns across the City and delivering the Strategic Metropolitan Drainage Plan
 - considering environmental issues relating to the development of the City's brownfield land, especially in terms of dealing with contamination and pollution
 - protecting existing environmental, cultural and habitat designations
 - ensuring adequate and thorough environmental assessments are carried out for all major transport infrastructure projects
 - realising green network strategic opportunities and other strategically significant projects
 - monitoring the extent and impact of further greenfield development
 - considering the siting of waste facilities and levels of waste management in the City
 - reducing CO2 emission levels

Mitigation

4.6 Mitigation measures identified at the City-wide level include:

- the effective application of CDP policy
- the introduction of supplementary guidance which minimises negative environmental impact
- the promotion of sustainable development patterns across the City, underpinned by public transport connections which will help to tackle greenhouse gas emissions and climate change
- promoting industrial and business proposals which encourage the regeneration of degraded environments
- exploring the potential conflict between the need for adequate energy infrastructure and protecting the City's existing landform and landscape character
- designing new residential environments in such a way as to minimise negative environmental impacts

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

- mitigation measures in relation to transport infrastructure and traffic volume and the relationship to air quality levels
- identifying and implementing appropriate measure in relation to individual development applications which minimises the impact of flooding across the City
- master planning exercises at the project level which include assessments designed to minimise the impact on landscapes and habitats

5. ADDITIONAL INFORMATION

The purpose of this part of the report is to provide any additional useful information not specifically required by the Act.

Next Stages

- 5.1 Stakeholder involvement is an essential part of the local development plan process. The Council is keen to encourage representation and will, therefore continue to:
 - liaise with the three Consultation Authorities, namely Historic Scotland, Scottish Natural Heritage and the Scottish Environment Protection Agency
 - inform the general public
- 5.2 Representation is welcome on the CDP and Revised ER. From 1 May 2014, copies of the Proposed CDP, Revised ER and associated documents may be inspected, during normal business hours, at the Mitchell Library, all local libraries and at Development and Regeneration Services, 231 George Street, Glasgow. The documents can also be viewed and downloaded on the Council's website www.glasgow.gov.uk/developmentplan and further information on them can be obtained via the website, by emailing developmentplan@glasgow.gov.uk or by phoning 0141 287 8608.
- 5.3 Anyone wishing to make representations on the Proposed CDP, Revised ER or associated documents, must do so using the representation form. The form can be found on the Council's website at: www.glasgow.gov.uk/developmentplan It can be submitted electronically or downloaded and returned by email to developmentplan@glasgow.gov.uk. Alternatively, hard copies can be returned to the Development Plan Team, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow, G1 1RX.
- 5.4 Representations **must be received by 5pm on Friday 27 June 2014.**
- 5.5 The Revised ER will also be submitted to the Consultation Authorities (Scottish Natural Heritage, Historic Scotland and Scottish Environmental Protection Agency) via the SEA Gateway.

APPENDIX 1

CDP STRATEGY AND POLICIES: LIST OF RELEVANT POLICIES, PROGRAMMES AND STRATEGIES

CDP STRATEGY

STRATEGY REFERENCE	STRATEGIC AIM	LIST OF RELEVANT POLICIES, PROGRAMMES AND STRATEGIES
A Vibrant Place With A Growing Economy	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.	<p>The Policies, Plans and Strategies detailed below are applicable to all four elements of the Strategy and all the CDP Policies below:</p> <ul style="list-style-type: none"> • National Planning Framework 2 - The Scottish Government, June 2009 • National Planning Framework 3 - The Scottish Government, June 2014 • Scottish Planning Policy - The Scottish Government, February 2010 • Draft Scottish Planning Policy - The Scottish Government, April 2013 • Glasgow and Clyde Valley Joint Structure Plan- Glasgow and the Clyde Valley Strategic Development Planning Authority, approved May 2006 • Glasgow and the Clyde Valley Strategic Development Plan - Glasgow and the Clyde Valley Strategic Development Planning Authority, approved May 2012 • Glasgow City Plan 1 - Glasgow City Council, adopted August 2005 • Glasgow City Plan 2 - Glasgow City Council, adopted December 2009 • The Local Development Plan for Glasgow: Main Issues Report - Glasgow City Council, Autumn 2011 • Monitoring Report - Glasgow City Council, 2011 • Strategic Plan 2012 – 2017 - Glasgow City Council, 2012
A Sustainable Place To Live And Work	To achieve a City that is made up of sustainable, vibrant and distinctive places which are well-designed, 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	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.	
A Green Place	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.	

CDP POLICIES

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 1 Placemaking and Design	<p>To improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute in 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.</p>	<ul style="list-style-type: none"> • Glasgow City Test Site: Towards Healthy Sustainable Neighbourhoods A guide to Current and Future Practice - Equally Well, 2012 • Glasgow City Test Site: Planning for Better Health - Equally Well, 2012 • The Built Environment and Health - An Evidence Review - GCPH, 2013 • Building Resilient Communities - British Mental Health Forum, 2 013 • Designing Streets - Scottish Government, 2010 • Designing Places - Scottish Government:, 2009 • Creating Places - Scottish Government , 2013 • By Design - DETR, 2000 • Investing the Impact! - Greenspace Scotland, 2013
CDP 2 Sustainable Spatial Strategy	<p>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.</p>	<ul style="list-style-type: none"> • Cities of Tomorrow – European Commission, 2011 • Designing Places – Scottish Government, 2010 • Strategic Futures Group Visioning - BR03, 2011 • Monitoring Report - Glasgow City Council, 2011

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 3 Economic Development	<p>To support the aspiration for Glasgow to emerge from the current economic downturn in a strong position, to have a resilient City economy, and to foster sustainable economic growth to benefit the City, its residents and businesses. This can be achieved by supporting the following aims:</p> <ul style="list-style-type: none"> • Promote Glasgow as a Learning City, through the attraction of inward investment and other development opportunities, particularly within the key growth sectors of Engineering, Design and Manufacturing, Life Sciences, Creative Industries, Low Carbon Industries, Financial and Business Services and Tourism and Events • Encourage a broad based economy with diverse business opportunities • Promote a more skilled, resilient, confident, healthier and competitive workforce by focusing on people and learning • Promote a low carbon economy • Support emerging industries by promoting the clustering of activity to encourage collaborative working • Develop competitive advantages that make Glasgow the first choice for a range of new investment. 	<ul style="list-style-type: none"> • Community and Enterprise in Scotland's Town Centres - National Review of Town Centres External Advisory Group, June 2013 • Designing Places - Scottish Government, 2010 • Town Centre Action Plan The Scottish Government Response to the National Review of Town Centres - The Scottish Government, November 2013 • Strategic Futures Group Visioning - BR03, 2011 • Cities of Tomorrow - European Commission, 2011 • Glasgow Economic Strategy - Glasgow City Council, 2013 • Glasgow Single Outcome Agreement - Glasgow City Council, 2013

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 4 Network of Centres	<p>To ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional destinations providing a range of goods and services, and act as focal points for communities. This will be achieved by:</p> <ul style="list-style-type: none"> • Supporting the 'town centres first' principle by encouraging all uses likely to generate significant footfall to locate in town centres • Protecting and revitalising the network of centres • Maintaining and strengthening the role of Glasgow City Centre as the primary regional centre in the West of Scotland • Supporting the role that town centres play as integrated transport hubs, and encouraging travel by sustainable means to, within and between centres • Embracing the principles of placemaking, and building on the strengths of each centre 	<ul style="list-style-type: none"> • Community and Enterprise in Scotland's Town Centres – National Review of Town Centres External Advisory Group, June 2013 • Town Centre Action Plan: The Scottish Government response to the National Review of Town Centres – The Scottish Government, November 2013

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 5 Resource Management	To ensure that Glasgow: <ul style="list-style-type: none"> • 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 • Benefits from secure supplies of low carbon energy and heat 	<ul style="list-style-type: none"> • Europe 2020 Growth Strategy, 2010 • Conserve and Save, Energy Efficient Action Plan for Scotland - Scottish Government, 2010 • Directive 2008/98/EC on Waste (Waste Framework Directive) - European Commission, 2008 • The Climate Change (Scotland) Act 2009 • Renewable Heat Action Plan for Scotland: A Plan for the Promotion of the Use of Heat from Renewable Sources, 2009 • Renewables Action Plan - Scottish Government, 2009 • 2020 Routemap for Renewable Energy in Scotland - Scottish Government, 2011 • Conserve and Save, Energy Efficient Action Plan - Scottish Government, 2010 • Scotland's Zero Waste Plan - Scottish Government, 2010 • Planning Advice Note 63: Waste Management Planning, 2002 • On-line Renewables Advice - Scottish Government • Zero Waste Plan Annex – B, Scottish Government, 2011 • Strategic Plan 2012 – 2017, Glasgow City Council, 2012 • Sustainable Glasgow Report, Glasgow City Council and Others, 2010

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 6 Greenbelt and Green Network	To ensure the development and enhancement of Glasgow's Green Network by: <ul style="list-style-type: none"> • 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 • Supporting development proposals that safeguard and enhance the Green Network and Green Belt 	<ul style="list-style-type: none"> • Green Infrastructure – Enhancing Europe's Natural Capital – European Commission, 2013 • Planning Advice Note 65 – Scottish Government, 2008 • Green Infrastructure: Design and Placemaking - Scottish Government, 2012 • Green Networks in Development Planning – Scottish Natural Heritage, 2012 • Planning Guidance Draft - Glasgow and the Clyde Valley Green Network Partnership, 2010

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 7 Natural Environment	<p>To:</p> <ul style="list-style-type: none"> • 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 • Protect important landscape and geological features in the City 	<ul style="list-style-type: none"> • Convention on Biological Diversity, 1993 • Convention on Biological Diversity, Strategic Plan for Biodiversity 2011–2020, 2010 • Biodiversity Action Plan - European Union, 2006 • Biodiversity Strategy to 2020, 2011 - European Union • Convention on the Conservation of European Wildlife and Natural Habitats, 1982 • Nature Conservation (Scotland) Act 2004 • The UK Biodiversity Action Plan, 1994 • Conserving Biodiversity – the UK Approach, 2007 • UK Post-2010 Biodiversity Framework, 2012 • Scotland’s Biodiversity: It’s in Your Hands 2004 • 2020 Challenge for Scotland’s Biodiversity 2013 • Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) - European Union 1992 • Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds) - European Union, 2009 • Wildlife and Countryside Act 1981 • National Parks and Access to the Countryside Act 1949 • Planning Advice Note 60: Planning for Natural Heritage -Scottish Government • Scotland’s Land Use Strategy - Scottish Government, 2011 • Applying an Ecosystems Approach to Land Use Information Note - Scottish Government, 2011 • Scotland’s Geodiversity Charter - Scottish Geodiversity Forum, 2013 • Glasgow’s Local Biodiversity Action Plan - Glasgow City Council, 2001

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 8 Water Environment	<p>To:</p> <ul style="list-style-type: none"> • 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 • Contribute to the reduction of overall flood risk and make satisfactory provision for SUDS 	<ul style="list-style-type: none"> • Water Framework Directive – European Union, 2000 • Water Environment and Water Services (Scotland) Act 2003 • The Flood Risk Management (Scotland) Act 2009 • The Water Environment (Controlled Activities) (Scotland) Regulations 2011 • Climate Ready Scotland Draft Scottish Climate Change Adaptation Programme Consultation Document – Scottish Government, 2013 • Planning Advice Note 61: Planning and Sustainable Urban Drainage Systems – Scottish Government, 2001 • Planning Advice Note 69: Planning and Building Standards Advice on Flooding – Scottish Government, 2004 • Planning Advice Note 79: Water and Drainage – Scottish Government, 2006 • River Basin Management Plan for the Scotland River Basin District 2009–2015 – Scottish Government, 2009 • Clyde Area Management Plan – Clyde Area Advisory Group

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 9 Historic Environment	<p>To ensure the appropriate protection, enhancement and management of Glasgow’s heritage assets by providing clear guidance to applicants and developers.</p>	<ul style="list-style-type: none"> • A Policy on Architecture and Placemaking For Scotland. Public Consultation - The Scottish Government, 2012 • A Land Use Strategy for Scotland - Scotland Government, 2011 • Planning Advice Note 71 - Scottish Government • Planning Advice Note 2/2011 - Historic Scotland • Scottish Historic Environment Policy, 2011 • Historic Scotland, Managing Change in the Historic Environment, 2010

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 10 Meeting Housing Needs		<ul style="list-style-type: none"> • Housing Land Audit 2013 – link to Council website when finalised. • Green Belt Review – Background Paper • Assessment of Additional Housing Sites – Background Paper • 2011 Census release 1 and 2a • 2011 and 2012 Population and Household Estimates • Demographic Change in Glasgow • 2012 Dwellings by Ward • Commentary on Estimates • Housing Needs and Demand Assessment. • Glasgow’s Housing Strategy 2011-16 • Glasgow Strategic Housing Investment Plan 2012/13 to 2014/15 • Letter from Chief Planner 29 October 2010

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 11 Sustainable Transport	<p>To ensure that Glasgow is a connected City, characterised by sustainable and active travel, by:</p> <ul style="list-style-type: none"> • 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 • Optimising the sustainable use of transport infrastructure, including the River Clyde and Forth and Clyde Canal, and supporting economic development 	<ul style="list-style-type: none"> • Roadmap to a Single European Transport Area – Towards a Competitive and Resource-Efficient Transport System – European Commission, 2011 • The Climate Change (Scotland) Act 2009 • Scottish Planning Policy Consultation Draft, Scottish Government, 2013 • Planning Advice Note 75: Planning for Transport - Scottish Government, 2005 • Scotland’s National Transport Strategy –Scottish Government, 2006 • Strategic Transport Projects Review Final Report – Scottish Government, 2009 • Cycling Action Plan for Scotland – Scottish Government, 2013 • Glasgow’s Strategic Plan for Cycling 2010-2020 – Glasgow City Council • Keeping Glasgow Moving-Glasgow’s Local Transport Strategy 200-2009 – Glasgow City Council • Sustainable Glasgow Report – Glasgow City Council and Others, 2010 • Core Paths Plan – Glasgow City Council, 2012 • Strathclyde Partnership for Transport, Transport Outcomes Report: Glasgow 2013/14, 2013 • A Catalyst for Change-The Regional Transport Strategy for the West of Scotland 2008-21 – Strathclyde Partnership for Transport , 2008 • Getting Ahead of Change – the Glasgow City Centre Strategy and Action Plan 2014-19

CDP POLICY REF.	CDP POLICY AIM	LIST OF RELEVANT POLICIES PLANS AND STRATEGIES
CDP 12 Delivering Development	<p>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.</p>	

APPENDIX 2

CITY PLAN 2 AND LDP MIR: EXTENT OF SEA ASSESSMENT

CITY PLAN 2 STRATEGIC AIMS

- People
- Jobs
- Infrastructure
- Heritage and the Built Environment
- Biodiversity and Greenspace
- Vacant and Derelict Land
- Energy
- Transport
- Retail and Other Town Centre Uses
- Waste Management
- Water Supply
- Drainage and Sewerage
- Information and Communication Technologies
- Other Utilities
- Education
- Hospital Provision
- Culture and Sport

City Plan 2 SEA Assessment Method - Recorded whether each of the above strategic aims had a positive, negative, neutral or unknown effect on the environment, including a summary of the environmental impact of the combined aims and a summary of any potential mitigation measures related to the combined aims

Positive	+
Neutral	0
Negative	X
Unknown	?

City Plan 2 SEA Assessment Findings -

Summary of Environmental Impact	Overall, the strategic aims had a neutral and positive impact on the environment with some unknown effects, depending on the type and location of development
Environmental Mitigation Measures	<p>A number of potentially negative impacts were identified and the aim was to prevent or minimise the impact of these through appropriate mitigation measures at the project level and the effective application of City Plan policy.</p> <p>In summary, these were as follows:</p> <ul style="list-style-type: none"> • Transport Infrastructure Potential conflict with protecting landscape character, protecting and creating green spaces, urban form, townscape and historic environment • Energy Infrastructure Potential conflict with protecting landform and landscape character • ICT Infrastructure Potential conflict with protecting landscape character, urban form, townscape and the historic environment

CITY PLAN 2 DEVELOPMENT POLICIES

City Plan 2 SEA Assessment Method - Records whether each policy is likely to have a direct or indirect, permanent or temporary, short, medium or long term impact on the environment, describing the aims of each policy and highlighting any relevant issues/comments:-

Positive	+
Potential to be Positive	△+
Neutral	0
Negative	-
Potential to be Negative	△-
Unknown	?

DEVELOPMENT POLICY PRINCIPLES

- DEV 1 - Transport Infrastructure
- DEV 2 - Residential and Supporting Uses
- DEV 3 - Industry and Business
- DEV 4 - Town Centre
- DEV 5 - Principal Retail Area (City Centre)
- DEV 6 - Principal Office Area (City Centre)
- DEV 7 - Other Retail and Commercial
- DEV 8 - Mixed Development
- DEV 9 - Civic, Hospital and Tertiary Education
- DEV 10 - Stadium
- DEV 11 - Green Space
- DEV 12 - Green Belt

CITY PLAN 2 SEA ASSESSMENT FINDINGS - DEVELOPMENT POLICY PRINCIPLES	
Summary of Environmental Impact	Overall, the Development Policy Principles policies are likely to have either a positive or neutral effect on the City's environment.
Environmental Mitigation Measures	Environmental mitigation measures should be identified and applied within individual development applications, or through masterplans, etc.

DESIGN

- DES 1 - Development Design Principles
- DES 2 - Sustainable Design and Construction
- DES 3 - Protecting and Enhancing the City's Historic Environment
- DES 4 - Protecting and Enhancing the City's Natural Environment
- DES 5 - Development and Design Guidance for the River Clyde and Forth and Clyde Canal Corridors
- DES 6 - Public Realm and Lighting
- DES 7 - Developments Affecting City Centre Lanes, Wynds and Courtyards
- DES 8 - Signs and Advertising
- DES 9 - Alterations to Shops and Other Commercial Buildings
- DES 10 - External Fittings to Buildings
- DES 11 - Tall Buildings
- DES 12 - Provision of Waste and Recycling Space

CITY PLAN 2 SEA ASSESSMENT FINDINGS - DESIGN POLICIES	
Summary of Environmental Impact	Overall, the Design policies will have a positive or neutral effect on the environment. The policies aim to ensure that high standards of urban design are met through new development. New development should respect existing local character, townscape and built form while protecting aspects of the natural environment.
Environmental Mitigation Measures	None identified.

RESIDENTIAL

- RES 1 - Residential Density
- RES 2 - Residential Layouts
- RES 3 - Residential Development in the City Centre
- RES 4 - Barrier Free Homes
- RES 5 - Conversion and Subdivision to Residential Use
- RES 6 - Residential Development in Lanes and Gardens
- RES 7 - Car Free Housing
- RES 8 - Short-Stay Serviced Apartments
- RES 9 - Retention of Traditional Sandstone Buildings Outside Conservation Areas
- RES 10 - Multiple Occupancy
- RES 11 - Commercial Uses in Residential Property
- RES 12 - Non Residential Development within Residential Areas
- RES 13 - Day Care Nurseries
- RES 14 - Care in the Community Developments
- RES 15 - Guest Houses
- RES 16 - Alterations to Dwellings and Gardens

CITY PLAN 2 SEA ASSESSMENT FINDINGS - RESIDENTIAL POLICIES	
Summary of Environmental Impact	Overall, the residential policies are likely to have a neutral, or a positive effect on the environment.
Environmental Mitigation Measures	None identified.

INDUSTRIAL AND BUSINESS

- IB 1 - Industrial and Business Land Supply
- IB 2 - Strategic Industrial and Business Areas
- IB 3 - Safeguarded High Amenity Locations
- IB 4 - Office and Business Class Development
- IB 5 - Non-Industrial or Non-Business Uses in Industrial and Business Areas
- IB 6 - Local Industrial and Business Uses
- IB 7 - Live-Work Units
- IB 8 - Telecommunications
- IB 9 - Low Amenity Industrial Operations
- IB 10 - Minerals, Land Fill and Land Raise

CITY PLAN 2 SEA ASSESSMENT FINDINGS - INDUSTRY AND BUSINESS POLICIES	
Summary of Environmental Impact	Overall, the Industry and Business policies will have a neutral impact on the environment. Most new development will take place in existing established industrial and business areas or on sites identified in the City Plan for high amenity single user industrial/business. The policies seek to ensure that the quality of new industrial/business development takes account of environmental factors and the surrounding landscape and uses.
Environmental Mitigation Measures	Depending on the type and location of development, proposals should encourage the regeneration of degraded environments, implementation of energy efficient quality design in new development and landscaping and minimising of impacts on landform and landscape.

RETAIL AND COMMERCIAL LEISURE

- SC 1 - The City's Network of Centres
- SC 2 - Policy Objectives for Tier 1 and 2 Town Centres
- SC 3 - The Sequential Approach for Retail and Commercial Leisure Developments
- SC 4 - Large Scale Retail or Commercial Leisure Development
- SC 5 - Town Centre Action Plans, Local Development Strategies and Masterplans
- SC 6 - Retention of Retail and Commercial Leisure Floorspace within Tier 1-3 Town Centres
- SC 7 - Protection and Promotion of Local Shopping Centres and Local Shops
- SC 8 - Sales of Goods in Large Retail Stores Outwith Town Centres
- SC 9 - Retail Development - Related Matters
- SC 10 - Non-Retail Uses in Tier 1, 2 and 3 Town Centres
- SC 11 - Food, Drink and Entertainment Uses

CITY PLAN 2 SEA ASSESSMENT FINDINGS - RETAIL AND COMMERCIAL LEISURE POLICIES	
Summary of Environmental Impact	Overall, the Retail and Commercial Leisure policies will have a neutral impact on the environment. The policies aim to protect existing town centres and retain their vitality and viability. They also seek to avoid unacceptable adverse effects on the natural and built environments.
Environmental Mitigation Measures	None identified.

TRANSPORT AND PARKING

- TRANS 1 - Transport Route Reservations
- TRANS 2 - Development Locational Requirements
- TRANS 3 - Traffic Management and Traffic Calming
- TRANS 4 - Vehicle Parking Standards
- TRANS 5 - Providing for Pedestrians and Cycling in New Development
- TRANS 6 - Cycle Parking Standards
- TRANS 7 - International Freight Transport Facilities
- TRANS 8 - Developer Contributions - Transport Infrastructure
- TRANS 9 - Air Quality
- TRANS 10 - Provision of Taxi/Private Hire Vehicle Stances in Retail and Commercial Leisure Developments
- TRANS 11 - Permanent and Temporary Public Car Parks

CITY PLAN 2 SEA ASSESSMENT FINDINGS - TRANSPORT AND PARKING POLICIES	
Summary of Environmental Impact	Overall, the Transport and Parking policies have a broadly neutral impact on the environment. The policies aim to enhance transport infrastructure in Glasgow and create more sustainable patterns of transport which supports the City's environmental, social and economic well being.
Environmental Mitigation Measures	Mitigation measures are already being proposed or are being implemented in relation to transport infrastructure and traffic volume and their relationship to air quality levels. Where appropriate, mitigation measures will also be applied to individual development schemes.

ENVIRONMENT

- ENV 1 - Open Space Protection
- ENV 2 - Open Space and Public Realm Provision
- ENV 3 - Development in the Green Belt
- ENV 4 - Sustainable Drainage Systems (SUDS)
- ENV 5 - Flood Prevention and Land Drainage
- ENV 6 - Biodiversity
- ENV 7 - National, Regional and Local Environmental Designations
- ENV 8 - Trees, Woodlands and Hedgerows
- ENV 9 - Allotments
- ENV 10 - Access Routes and Core Path Network
- ENV 11 - Treatment of Waste and Recycling Materials
- ENV 12 - Development of Brownfield Land and Contaminated Sites
- ENV 13 - Ancient Monuments and Scheduled Ancient Monuments
- ENV 14 - Sites of Archaeological Importance
- ENV 15 - Energy
- ENV 16 - The Antonine Wall
- ENV 17 - Protecting the Water Environment

CITY PLAN 2 SEA ASSESSMENT FINDINGS - GREENSPACE, LANDSCAPE AND ENVIRONMENT POLICIES	
Summary of Environmental Impact	Overall, the Greenspace, Landscape and Environment policies will have a neutral or positive impact on the environment. The principle role of the policies is to protect and enhance the natural environment and discourage development that may have a significant adverse effect on the City's environment.
Environmental Mitigation measures	None required.

CITY PLAN 2 PROPOSALS

City Plan 2 SEA Assessment Method - Describes what impact there will be on each SEA indicator in terms of environmental features, issues and mitigation required related to individual proposals, including a short summary of each assessment:-

Positive	+
Potential to be Positive	△+
Neutral	0
Negative	-
Potential to be Negative	△-
Unknown	?

- **Robroyston/Millerston Community Growth Area**

The assessment highlights that the development of the Community Growth Area at Robroyston/Millerston has the potential to impact in a number of ways which could adversely affect the environment. While, to a large extent, these can be mitigated through the masterplan process and by adopting the standards required of the policies contained in City Plan 2, the area will undergo significant change which will be irreversible, e.g. the permanent loss of green belt land.

The further development of the local public transport system in Robroyston, in particular, will help to meet the goal of reducing the impacts of car borne commuting. It will be important that the masterplan has a strong sustainable design emphasis to ensure the area is not overdeveloped and is of a scale, layout and design which is commensurate with its peripheral location close to permanent countryside. The masterplan will, amongst other things, require to address the list of issues identified in this Report. The City Plan's development design and sustainable design and construction principles should feature strongly in the masterplan to ensure the development of energy efficient homes, sustainable drainage and the minimisation of the area's ecological footprint.

- **Broomhouse/Ballieston/Carmyle Community Growth Area**

The assessment highlights that the development of the Community Growth Area at Broomhouse/Baillieston/ Carmyle has the potential to impact in a number of ways which could adversely affect the environment. While, to a large extent, these can be mitigated through the masterplan process and by adopting the standards required of the policies contained in City Plan 2, the area will undergo significant change which will be irreversible, e.g. the permanent loss of green belt land.

The masterplan will be responsible for defining specific areas suitable for development having regard to the landscape designations and existing communities, including the recently developed site at Broomhouse East, which was released for development through City Plan 1. There is scope to capitalise on the existing transport infrastructure and it will also be necessary to ensure that any new development minimises its impact on water. Any release identified at Carmyle will be subject to careful scrutiny with regard to flooding, safeguarding the Carmyle Chord rail route (see policy TRANS 1: Transport Route Reservations) and other environmental considerations. Similarly, any release identified on the eastern fringes of the area which slopes towards the motorways will require to be treated sensitively to minimise visual impact and to retain valuable landscape features, wherever possible, e.g. hedgerows.

As with the other Community Growth Areas, it will be important that the masterplan has a strong sustainable design emphasis to ensure the area is not overdeveloped and is of a scale, layout and design which is commensurate with its peripheral location close to permanent countryside. The masterplan will, amongst other things, require to address the list of issues identified in this Report. The City Plan's development design and sustainable design and construction principles should feature strongly in the masterplan to ensure the development of energy efficient homes, sustainable drainage and the minimisation of the area's ecological footprint.

- **Easterhouse/Gartloch Community Growth Area**

As with the other two proposed community growth areas, the assessment highlights that the development of the Community Growth Area at Easterhouse/Gartloch has the potential to impact in a number of ways which could adversely affect the environment. While, to a large extent these can be mitigated through the masterplan process and by adopting the standards required of the policies contained in City Plan 2, the area will undergo significant change which will be irreversible, e.g. the permanent loss of green belt land.

A number of mitigation measures must be taken to reduce the potential for significant environmental impact, in particular relating to adverse effects on the area's natural environment which includes a sensitive hydrological system, incorporating Bishop's Loch and surrounding areas. The masterplan will, amongst other things, require to address the list of issues identified in this Report. The City Plan's development design and sustainable design and construction principles should feature strongly in the masterplan to ensure the development of energy efficient homes, sustainable drainage and the minimisation of the area's ecological footprint.

- **Glasgow Housing Association Redevelopment Areas**

The redevelopment of the eight redevelopment priority areas, due to their location within the built up area of Glasgow, does not highlight any significant environmental issues other than ensuring, through the individual masterplans, that appropriate development design and sustainable design and construction principles are utilised, and that opportunities are taken to provide new accessible open spaces and well connected walking and cycling routes. Sustainable drainage should be adopted as standard, where required, and habitats should be protected against any development impacts with attention being given to promoting biodiversity, wherever possible.

- **Phase 3 Strategic Industry and Business Sites**

The proposal to promote the development of additional strategic industrial and business sites will meet the aims of the Economic Strategy (2006). The selected sites are distributed around Glasgow. The assessment indicates that there is the potential for environmental impact at Darnley Mains and at King George V Dock, where there are designated sites of environmental importance. Mitigation measures will be required in these areas to mitigate any harmful impacts.

- **Central Govan Conservation Area**

The proposal to designate Central Govan as a new conservation area, as would be expected, will not give rise to any environmental impacts. As recorded, the designation may lead to additional funding being made available to improve the quality of the area over time and will lead to the need for high quality design of any new buildings and developments which will be to the benefit of the regeneration of Govan and the wider area. No mitigation issues have been identified.

- **Local Nature Reserves**

The designation of Local Nature Reserve status for these areas is unlikely to have an environment impact. No mitigation measures are required to support this proposal.

- **Designed Gardens and Landscapes**

The proposal to add Kelvingrove Park and Victoria Park to the statutory list of designated gardens and landscapes will not give rise to any environmental impacts. No mitigation measures are required to support this proposal.

- **Antonine Wall World Heritage Site**

The designation of the Antonine Wall as a World Heritage Site will have no environmental impact other than giving greater protection to an outstanding historic and archaeological feature and helping to ensure the protection of habitats and the environment surrounding the site of the wall.

- **Clyde Fastlink Extension**

The proposal to extend the Fastlink system will aid delivery of an improved modern public transport system in Glasgow. Although the precise routes have not been finally determined, they are likely to lead to any significant environmental impacts.

- **Easterhouse Regeneration Route**

The proposal to develop a new north-south road route between Easterhouse and Steps/Gartloch will help to take pressure from existing roads and road junctions in the network. However, it is acknowledged that the area within which it requires to be developed is an environmentally sensitive one and care in the design and construction of the road is required to ensure that existing fragile habitats and environments remain intact. Under the proposal for the Easterhouse/Gartloch Community Growth Area, a habitats survey and hydrology study are required.

- Gartloch Road Upgrade**

The proposal to upgrade the existing east-west Gartloch Road route between Easterhouse and Gartcosh/North Lanarkshire will help to take pressure from existing roads and road junctions in the network. However, it is acknowledged that the area within which it requires to be developed is within the green belt and contains some environmentally sensitive areas and features. Care in the design and construction of the road upgrade is required to ensure that existing fragile habitats and environments remain intact.
- Crookston Spine/Bus Link Road**

The assessment highlights that the development is likely to have minimal impact on the environment. A number of mitigation measures are required through the development process in relation to safeguarding designated sites for nature conservation and associated habitats and providing walking and cycling routes along the bus link road.
- Robroyston/Millerston Bus Access Road**

The development of the bus access road is likely to have an adverse impact on greenspace and could have the potential to have an adverse impact on landform and landscape. Mitigation measures will be required to minimise the visual impact of development, the re-grading of land and water run-off.
- Blackhill Road Upgrade (Summerston)**

The development of the road upgrade is likely to have an adverse impact on hedgerow habitats and has the potential to have an adverse impact on landscape features. Mitigation measures will be required to minimise the visual impact of development and the replacement of any valuable habitats where any loss is unavoidable.
- Other Road Upgrades**

The scale of these proposals will not lead to adverse effects on the environment.
- Park and Ride Facilities**

The proposal to develop park and ride facilities at appropriate locations will have a number of benefits including helping to reduce the environmental impact of private car commuting. Other than at Robroyston, where there are some environmental issues concerning a C-SINC and green belt land, the proposals are unlikely to have a significant environmental impact.
- Yorkhill Kelvingrove Tourist Link**

The proposal to develop the short transport route will assist the development of the public transport network in the City. The route of the link has not yet been fully investigated and, therefore, any impact on habitats and the water and historic environment is unknown.
- Kenmuir Road Waste Recycling Park**

The further development of the City's waste and recycling facilities will assist the Council to achieve targets set by the EU and nationally to increase the amount of waste being recycled. The proposal to develop a waste recycling park in an area which can accommodate low amenity uses without significant detriment to the environment will be innovative for the City. In addition to domestic and commercial waste minimisation, the City requires to deal with a significant amount of waste generated through the construction operations. Other than generating additional heavy vehicle movements in this part of the City, the development is unlikely to have other significant environmental impacts. The operations that will be located at Kenmuir Road may provide opportunities to produce renewable energy.
- Upgrading of Waste Recycling Centres**

The further development of the City's recycling facilities will assist the Council to achieve targets set by the EU and nationally to increase the amount of waste being recycled. Easter Queenslie centre has already been upgraded and the proposal to upgrade these three centres will provide a good distribution of centres around the City. The largest of the centres, at Polmadie, provides an opportunity to create renewable energy for other developments. The upgrades may mean an increase in private car use to access these facilities.
- Toryglen Regional Indoor Football Training Facility**

The development of the Regional Indoor Football Training Facility at Toryglen will add to the City's sports infrastructure provision and provide another avenue to promote healthy lifestyles through sports activities. Although the development will take place on an area of green space in the south side of the City, it will have a limited environmental impact. There may be increased private car use to the facility, particularly as it will serve the wider region, including outwith Glasgow. It will benefit, however, from its location near the national football stadium at Hampden Park.

- **Surface Water Management Plans**

Surface Water Management Plans will provide the basis for the development of sustainable drainage solutions to facilitate future development and will provide potential solutions to manage flood risk. The implementation of SWMPs has the potential to improve conditions for habitats and biodiversity creation, and also improve landscape and retention or creation of greenspace. Mitigation measures will be required to minimise the visual impact of development through measures, such as landscaping and tree planting. A habitats survey may be required via masterplanning as well as the provision of strong sustainable design guidance and safeguarding of historic features.

LDP MIR

ANALYSIS OF MIR ISSUES

1. THE SUSTAINABLE USE OF RESOURCES		
MIR REF	ISSUE	PREFERRED OPTION
1.1	Is Land Release Required for Private Housebuilding?	No further release of land from the greenbelt for private housebuilding.
1.2	Renewable Energy	Investigate the potential for wind and biomass installations in the City.
1.3	Local Renewable/Low Carbon Sources of Heat and Power	Revise existing policy to, wherever possible, require major new development to be designed to connect to existing or planned district heating networks and/or to develop opportunities for decentralised and local renewable (such as ground-source heat) or low carbon sources of heat and power to meet their own, on-site, needs and potentially those of others in a local heat network
1.4	Options for Waste Management	Identify a preferred option for the treatment of residual waste, including a preferred location and any land use implications arising from it.
1.5	Alternative Uses for Vacant and Derelict Land	Promote the use of legal agreements with landowners to provide for the temporary use of vacant and derelict sites for the growing of food, or other greening initiatives.
1.6	Urban Lighting	Prepare a policy statement, supported by Supplementary Guidance, on the reduction of light pollution and energy consumption associated with urban lighting.

2. SUSTAINABLE, STRONG ECONOMY		
MIR REF	ISSUE	PREFERRED OPTION
2.1	Maintaining the City Centre as Scotland's Primary Retail Centre	Set limits on the amount of retail development that is acceptable at locations around the City, outwith the City Centre, and identify suitable locations for such development.
2.2	Reviewing Town Centres	Review the Town Centres set out in City Plan 2 with a view to establishing the health of the centres and whether other uses should be promoted in particular centres..
2.3	Potential for a New Town Centre at Robroyston	Undertake a study to determine the potential impact of identifying a new town centre at Robroyston.
2.4	Role and function of "Other Retail and Commercial/ Leisure Centres"	Review the role of the Other Retail and Commercial/Leisure Centres set out in City Plan 2, with a view to clearly defining the role and function of each.
2.5	The Development of Large Superstores within Glasgow	No further development of new superstores, outwith town centres, and with the exception of those proposals currently with planning consent.
2.6	The Scale of Industrial and Business Land Supply	The Council will seek to maintain a range and choice of industrial and business sites over the plan period and will focus on sites which lie within areas designated for industrial and business development, benefit from good access to the strategic road network, and/or benefit from high public transport accessibility.
2.7	Review of Industrial and Business Areas	The Council will undertake a review of all of the City's industrial and business areas to ascertain which should remain for industrial and business use, remain, in part, for industrial and business use and be identified for alternative uses

3. SUSTAINABLE, STRONG COMMUNITIES

MIR REF	ISSUE	PREFERRED OPTION
3.1	Engaging with Local Communities	Bring forward guidance setting out how to more effectively engage with local communities on the preparation of planning frameworks.
3.2	Addressing Multiple Deprivation	Pursue a more comprehensive approach to strategy/policy-making which continues the focus on renewal and regeneration, but with a stronger emphasis on placemaking, health and sustainability issues.
3.3	Level of Affordable Housing Need ?	The scale of affordable housing need in the City to be determined (as a range) through ongoing work on the LHS.
3.4	Meeting Affordable Housing Need across the City	Should the ongoing work on the LHS establish a requirement to meet an additional affordable housing need to 2025, the Council will consider increasing urban densities to deliver additional units and the use of the private sector land supply.
3.5	Providing For Local Services in New Residential Development	Develop a new policy approach to secure the provision of local services or community infrastructure in association with new development, where appropriate.
3.6	The Commonwealth Games as a Catalyst for Regeneration and Renewal	Assess the need to review aspects of the EELDS and the masterplan for the redevelopment of the SECC campus, to ensure they take cognisance of the opportunities for regeneration presented by the Commonwealth Games.

4. SUSTAINABLE CONNECTIONS

MIR REF	ISSUE	PREFERRED OPTION
4.1	Future Public Transport Network	Work with SPT, Transport Scotland and others to identify and deliver a modern, high quality public transport system for the City which is achievable within the resources available.
4.2	What is The Optimum Location for a High Speed Rail Terminus and Route?	Identify, and safeguard, High Street East as the location for the High Speed Rail Terminus, with a new line, running alongside the existing Airdrie-Bathgate line, as the favoured route into the City.
4.3	Delivery of Local Rail Infrastructure	Review the City Plan 2 rail designations to identify proposals and aspirational designations
4.4	Development of the Local Road Network	Retain the local roads safeguarded in City Plan 2 as proposals.
4.5	Clyde Fastlink	Give consideration to extending the route reservations and developer contribution requirement to include the potential East Route and update the level of developer contributions by the cost index for road construction
4.6	Strategic Cycle Routes	Review potential opportunities for the creation of strategic cycle routes with a view to establishing a Network of Strategic Routes that can be protected and promoted through the LDP.
4.7	Making Best Use of Enhanced Connectivity	Investigate options for maximising the potential benefits of the re-opening of the Airdrie Bathgate line for the stations on the line in the East End of Glasgow and of the enhanced accessibility advantages offered by certain other locations in the City.
4.8	City Centre Car Parking Provision	Retain the City Centre parking standards and public parking provision policy approaches set out in City Plan 2 and allow no further temporary car parks in the City Centre and do not renew planning applications for those which lapse.
4.9	Managing Noise	The new plan will include a policy which aims to manage noise in the Noise Management Areas and discourage noisy development affecting the Quiet Areas.

5. SUSTAINABLE BUILT AND NATURAL ENVIRONMENT		
MIR REF	ISSUE	PREFERRED OPTION
5.1	New Conservation Areas	The Council will investigate the areas set out in the MIR with a view to designating them as Conservation Areas
5.2	Flooding and Drainage	Meet the requirements of the Flood Risk Management (Scotland) Act 2009 through continuing to work with partners in the MGSDP and delivering its objectives through new or revised policy.
5.3	Green Network Priorities	Identify priorities for the delivery of green network enhancements through the Open Space Strategy and through work with the Green Network Partnership to interpret the priorities identified in the SDP at a more local level.
5.4	Ecosystems and Integrated Habitat Networks	An integrated policy approach which protects, and promotes the expansion and enhancement of, habitat networks, helping safeguard species and habitats and the ecosystem services they provide.
5.5	Geodiversity	Undertake an assessment to ascertain whether there are additional geological features worthy of protection through the LDP

6. SUSTAINABLE DESIGN		
MIR REF	ISSUE	PREFERRED OPTION
6.1	Designing Streets and Places	Produce a "Design for Residential Development" guidance as Supplementary Guidance
6.2	Residential Densities and Types of Homes	Amend current residential policy to allow for higher densities in major new developments outwith the inner urban area of the City and encourage terraced housing and ground floor garden flats as a means of delivering more appropriate densities whilst helping address potential demographic changes.
6.3	Residential Parking Requirements	Limited change to City Plan 2 policy to require developers to provide residential parking underground, or in separate provision, off street, wherever feasible.
6.4	Reducing the Need for Energy in New Developments	Revise existing policy to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions through the installation and operation of low and zero-carbon generating technologies and consider what role a policy perspective which promotes greater "overall" sustainability in new development might play.
6.5	Retro-fitting the Urban Environment	Investigate options for retro-fitting the urban environment to help contribute to climate change mitigation and adaptation and the reduction of the City's ecological footprint
6.6	Student Accommodation and Other Large Scale Quasi Residential Uses	Bring forward policy to ensure the provision of on-site facilities in new student accommodation and other large scale quasi-residential uses and, potentially, to ensure concentrations of such developments do not impact on residential amenity

APPENDIX 3 COMMENTS FROM THE CONSULTATION AUTHORITIES AT THE SCOPING STAGE

SCOTTISH NATURAL HERITAGE (SNH)

SNH were broadly content with the scope and level of which builds on the method applied to previous SEA's of local plans. SNH hoped that the new local development plan (LDP) process will enable further innovative use of SEA's of local plans to be able to better fulfil their environmental objectives.

SNH - Issues Identified	Response
Hoped that the SEA is able to draw out the linkages between the different issues that the City Plan is required to address, many of which interact and overlap	A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.
Hoped that the SEA is able to avoid negative environmental impacts wherever possible and take advantage of any opportunities for positive environmental benefits	The MIR Interim Environmental Report considered the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considered the potential for mitigating measures in relation to key development sites.
Assess the environmental impacts of MIR alternatives at a strategic level, possibly using maps	The MIR Interim Environmental Report considered the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considered the potential for mitigating measures in relation to key development sites.
Draw out the criteria for scoring impacts against the environmental issues with notes to highlight any key points	The MIR Interim Environmental Report detailed the criteria which have been used to score environmental impacts in this assessment.
In terms of water baseline indicators the source should be SEPA and not SNH	Appropriate text change was made to the Scoping Report.

HISTORIC SCOTLAND (HS)

Historic Scotland found the Scoping Report to be clearly written and concise, noting that the historic environment had been scoped in to the assessment. HS were also content with the proposed 8 week proposed consultation period.

HS - Issues Identified	Response
Assessment of the Plan's strategy, policies and proposals against the environmental topics in the matrix should consider additional criteria for each of the environmental topics in order to focus/guide the assessment.	A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.
Noted that there are references to the legislative framework for the historic environment but suggested that more detail is provided in the ER on the key environmental messages for the historic environment.	Noted. See SEA Objectives.
Current state of the environment baseline data should consider gardens and designed landscapes as part of the historic environment.	Noted. Gardens and Designed Landscapes have been baselined under 'Biodiversity'.
Current state of the environment baseline data should include reference to the Antonine Wall (Frontiers of the Roman Empire) World Heritage Site, inscribed in 2008.	The Antonine Wall (Frontiers of the Roman Empire) World Heritage Site has been included as a GIS mapping indicator in relation to the development proposals assessments.
Consider other measures in the current state of the environment baseline data, for example, the number of historic buildings at risk which help to provide a clearer picture of the condition of the historic environment.	Noted.
Ensure that the ER contains an assessment of all reasonable alternatives in terms of strategy, policies and proposals.	All the reasonable alternatives described in the MIR are fully assessed in the MIR Interim Environmental Report
Mitigation measures should outline any changes made to the Plan as a result of the assessment.	The MIR Interim Environmental Report considered the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considered the potential for mitigating measures in relation to key development sites.

SCOTTISH ENVIRONMENT PROTECTION AGENCY

SEPA generally found the proposed assessment methodology to be clear with relevant information on the proposed scope and level of detail required. SEPA noted that the proposed assessment covered most aspects that required to be addressed.

SEPA Issues Identified	Response
Need to consider baseline data on flood risk in the form of a Strategic Flood Risk Assessment and how policies and proposals in the Plan will avoid flood risk.	Flood Risk has been included as a GIS mapping indicator in relation to the development site assessments.
Important that the Environmental Report incorporates matters which flow from the Glasgow and Clyde Valley SEA, particularly where significant effects have been identified and where mitigation measures refer to lower level plans. This could also help to reduce duplication.	Both the MIR, CDP and associated (Interim and Revised) Environmental Reports refer to relevant information from the Glasgow and the Clyde Valley Strategic Development Plan MIR and Environmental Report.
Noted that the preferred strategy outlines the broad planning objectives for Glasgow in terms of land, infrastructure and opportunities for development which include housing and economic development, transportation and infrastructure, waste management, renewable energy, climate change, flooding and drainage, among others. Expected that the assessment of the effects on the environment of any proposed infrastructure, including energy proposals, waste infrastructure or flood management infrastructure will be included in the Environmental Report	Proposed infrastructure schemes in the MIR have been fully assessed.
Need to refer to additional plans, policies and strategies that will be analysed in terms of their relationship to the Plan namely, neighbouring authority local development plans, the Clyde Area Management Plan, Scotland's Zero Waste Plan and the Scottish Soil Framework 2009	The MIR Interim Environmental Report highlighted any major and relevant policy implications from other Plans, Policies and Strategies.
Welcome the proposal to include, in more detail, the relevant aspects of the current state of the environment in the Environmental Report, including the likely evolution of the baseline if the LDP is not implemented.	The relevant aspects of the current state of the environment, including the likely effects if City Plan 3 is not implemented the MIR Interim Environmental Report
Welcome the proposal to include a summary of the key findings of the City Plan 2 monitoring exercise, including the City Plan 2 SEA monitoring, which will be considered as part of baseline data.	A summary of the key findings of the City Plan 2 SEA is detailed in the MIR Interim Environmental Report
Noted that any information gaps or limitations will be highlighted in the Environmental Report	Noted
Recommended that the Plan preparation process is informed and supported by a strategic overview of flood risk management issues in the form of a Strategic Flood Risk Assessment (SFRA) which supports the identification of areas most suitable for development. It can involve the collection, analysis and presentation of all existing and readily available flood risk information for the area and could be complemented with strategic level hydraulic modelling analyses. This information may be presented and summarised in the Environmental Report.	Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see MIR Interim Environmental Report
Need to be satisfied that due weight has been given to flood risk issues throughout the development plan preparation.	Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see MIR Interim Environmental Report

<p>Consider several sources of flooding when undertaking the SEA: fluvial, coastal, pluvial or surface water flooding, sewer flooding and groundwater flooding. The Indicative River and Coastal Flood Map (Scotland) provides an indication of areas that may be at risk of flooding from watercourses and tidal surge and provides an indication of fluvial and coastal flooding with an annual probability of 0.5% (1:200). This information could be supported by other easily derived information such as information on historical flood events or the impact of flood alleviation schemes, biennial flood reports prepared by the flood prevention authorities, flood studies commissioned by the flood prevention authority, river level and flow data held by SEPA, newspaper articles, epigraphic flood data on buildings and bridges and the Chronology of British Hydrological Events website .</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see MIR Interim Environmental Report</p>
<p>Consider development areas which contain small watercourses which are not identified on the 1 in 200 year Indicative Flood Map due to their size (catchments of watercourses less than 3km² are not included within the indicative flood map).</p>	<p>Noted.</p>
<p>Make contact with your local authority's Flood Prevention team with regards to the sources on information relating to flood risk.</p>	<p>Noted.</p>
<p>Ensure avoidance of flood risk and development in the functional floodplain as this represents the most sustainable solution in terms of sustainable flood management and should be the primary mitigation measure in relation to flood risk. Expected that the Environmental Report will clearly set out how proposals and policies in the plan will avoid flood risk.</p>	<p>The CDP has a crucial role to play in ensuring that due weight is afforded to flood risk and that wherever possible, unnecessary risks are avoided. This Environmental Report aims to ensure that new development does not lead to an increase in flood risk or the need for additional flood alleviation or prevention measures and that new properties are fully insurable.</p>
<p>The Flood Risk Management (Scotland) Act (2009) prescribes a new duty for local authorities to exercise their functions with a view to reducing overall flood risk. PAN 69 also provides guidance on building and flooding supporting planning policy.</p>	<p>Ensure the CDP contributes to flood management by e.g. promoting flood storage areas, and offers opportunities to use more natural approaches to managing flood waters across catchments.</p>
<p>The Scottish Planning Policy (SPP) 2010 contains a flood risk framework with flood risk generally expressed in terms of probability. Medium to high risk areas have an annual probability of flooding greater than 0.5% (1:200) and low to medium flood risk areas have an annual probability of flooding in the range of 0.1% (1:1,000) to 0.5% (1:200).</p> <p>Medium to high risk (1:200) areas are generally not suitable for essential civil infrastructure and residential, commercial and industrial development is only suitable where there is already formal flood mitigation measures in place that are designed to the appropriate standard and have a design life expectancy greater than the proposed development. Where brownfield redevelopment is being considered in areas at medium to high risk of flooding, sensitive uses such as residential buildings may not be acceptable. In brownfield development locations, it is recommended that the risk of flooding is identified, limited and appropriate development allocated.</p> <p>Areas with a low to medium flood risk (1:1000) are generally not suitable for essential civil infrastructure, for example hospitals, fire stations etc. Nursing homes and sheltered housing should be located outwith these areas as flooding can have serious consequences for the health and well being of the residents. Schools should also be located outwith the low to medium flood risk areas particularly if it is proposed to use the buildings for emergency shelter during such events.</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see MIR Interim Environmental Report</p>

<p>Avoid development up to the edges of watercourses to maintain continuous river corridors that will enable the movement and establishment of wildlife along urban rivers and biodiversity.</p>	<p>Noted.</p>
<p>Consider locating footpaths and roads alongside watercourses as this will provide an amenity for local residents and allow access to the watercourses for flood prevention authorities to inspect and undertake essential maintenance. It will also provide the space to erect flood alleviation measures should climate change impacts become more severe than currently expected.</p>	<p>Noted.</p>
<p>Consider the Flood Risk Act 2009 within relevant policies, topics and objectives which is designed to reduce the adverse consequences of flooding for human health, the environment, cultural heritage and economic activity.</p>	<p>Noted.</p>
<p>In relation to the baseline data on the water environment, ensure that the baseline indicator refers to the new classification system introduced by the Water Framework Directive which is based on a new ecological classification system and covers all rivers, lochs, transitional, coastal and groundwater bodies. This classification is based on the "ecological status" of a water body which takes account of not only water quality, but also water quantity, physical properties and ecological aspects.</p>	<p>Noted.</p>
<p>Consider the potential impacts on water bodies and water dependent ecological interests resulting from point source pollution (including collection and treatment of waste water), diffuse pollution, physical impacts (culverting and engineering of watercourses) or abstraction.</p>	<p>Noted.</p>
<p>Identify opportunities for the restoration of watercourses within any development area.</p>	<p>Noted.</p>
<p>Consider baseline data on drainage and waste water treatment infrastructure and how this may be affected by development proposals in the Plan. The provision of adequate drainage infrastructure to support new development will be a key consideration for the assessment of potential adverse effects on the water environment, including surface water, groundwater and areas that require special protection such as drinking water protected areas or water-dependent areas of international importance for conservation.</p>	<p>Noted.</p>
<p>Consider the potential negative effects on human health from poor air quality and areas where thresholds are close to being exceeded and may become future AQMAs. Development has the potential to exacerbate air quality issues.</p>	<p>The CDP provides the opportunity to ensure that measures proposed to improve local air quality are not undermined by new development and also an opportunity to ensure that an increased road traffic does not result in a corresponding increase in roadside pollution, particularly along the key routes</p>
<p>Integrate climate change and local air quality. Road traffic is the main source of atmospheric pollution in the urban centres and is also the second largest source of greenhouse gas emissions, therefore the two are inextricably linked and could addressed as a single issue.</p>	<p>Noted.</p>
<p>Ensure that the assessment of site allocations considers the co-location of sensitive development in the vicinity of existing sites regulated for emissions to air, or that may generate nuisance, odour, noise and any potential adverse effects that may result from this.</p>	<p>Noted.</p>
<p>Include further baseline data on climate change using sources such as the SNIFFER publication 'A Handbook of Climate Change Across Scotland', the Scottish Climate Change Impacts Partnership and the United Kingdom Climate Protections 2009 (UKCP09) probabilistics projections.</p>	<p>Baseline data on climate change has been from the SNIFFER publication 'A Handbook of Climate Change Across Scotland' has been referred to in the MIR Interim Environmental Report</p>

Consider the contribution of the proposals in the Plan towards greenhouse gas emissions and how they may contribute to the Scottish Government climate change targets. Site allocations should also seek to minimise emissions of greenhouse gases	Noted
Proposals to reduce resource use and minimise waste going to landfill, protection of carbon rich soils from loss/sealing through new development will also contribute to climate change mitigation.	Noted
Consider the potential environmental effects of implementing energy policies.	Noted
Include a broad indication of the impact of the Plan on waste generation and how the Plan proposes to prevent waste from landfill in line with the Scottish Governments Zero Waste Plan and associated targets and policies.	Noted
Scottish Planning Policy emphasises the importance of the planning system in delivering waste infrastructure which may mean the need for new and more sustainable waste management infrastructure.	Noted
Consider the potential limitations of existing waste infrastructure in the baseline data.	Noted
Consider referring to SEA guidance on how to take account of air, water and soil.	Noted
Consider presenting the baseline data by using maps and developing constraints mapping.	A series of Constraints Maps covering the whole City, and relating to the 12 SEA indicators, have been created and are available to view online.
Content with the proposed assessment approach which includes the consideration of alternatives and possible options as formal components of the Plan. The Environmental Report should explain how the findings of the assessment have informed the choices of the preferred options.	The MIR Interim Environmental Report details the MIR preferred options and alternatives and explains how the findings of the assessment have influenced choices.
Welcome that all the issues in Schedule 3, Paragraph 6(a) of the Act are scoped into the assessment.	Noted
Noted that the assessment of environmental effects makes use of an assessment matrix to assess the Plan's strategy, major policies and proposals and it is expected that the assessment covers all aspects of the Plan likely to have significant environmental effects.	See MIR Interim Environmental Report
Welcome that the assessment template provides a column for general comments and general notes. Recommended that enough information is included in these columns to allow the Consultation Authorities to understand how the results of the assessment were reached.	See MIR Interim Environmental Report
Developing objectives and criteria in relation to each of the SEA topics can contribute towards a more systematic, rigorous and consistent framework within which to consider environmental effects.	Objectives for each of the SEA topics are described the MIR Interim Environmental Report
Recommend that the assessment includes the detailed assessment of land allocations and their alternatives so that environmental effects and constraints are fully taken into account for the assessment of sites the allocation of development sites.	Noted

<p>Develop checklists from a planning perspective for the assessment sites which includes some environmental data. Consider widening the criteria to include as far possible environmental criteria relevant to the SEA process. This will help to ensure that all the environmental considerations constraints are used to inform the site selection process.</p>	<p>A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.</p>
<p>Link the assessment question with possible mitigation measures.</p>	<p>The MIR Interim Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>
<p>Consider how the MIR will identify new or changed issues that require a policy response and how the assessment of policies can be integrated within the SEA. Where policies are rolling forward the potential significant environmental effects of the SEA policies will need to be considered. Sites which are being rolled forward should also be considered in the assessment.</p>	<p>Any new and changed development policies are identified and fully assessed in the MIR Interim Environmental Report The City's housing land supply, industrial and business sites and sites from the urban capacity study are assessed online.</p>
<p>Welcomed that the potential measures identified that could prevent, reduce or offset any adverse effects will be linked to the predicted environmental effects in the assessment matrix. Mitigation is a crucial part of the SEA assessment process and not only addresses potential adverse effects but also makes the Plan more positive than it could be.</p>	<p>The MIR Interim Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>
<p>Identify any changes made to the MIR as a result of the environmental assessment and/or recommendations for changes in the final Plan. The Environmental Report should also clearly set out the detailed mitigation measures proposed to be delivered through the implementation of the Plan. The detailed mitigation may also include actions for the Plan or for lower level plans and projects.</p>	<p>The MIR Interim Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. The MIR Interim Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>
<p>Set out all the mitigation measures proposed in a way that could be clearly identified i.e. the measures required, when they would be required and who will be required to implement them.</p>	<p>Noted</p>
<p>Welcomes the early consideration of monitoring requirements, particularly the consideration of a comprehensive list of indicators. The monitoring framework for the Plan should be detailed in the Environmental Report.</p>	<p>The MIR Interim Environmental Report details the proposed monitoring framework</p>
<p>Content with the proposed consultation periods for the MIR and Environmental Report</p>	<p>Noted</p>
<p>The Environmental Report should include a summary record of the scoping outcomes, particularly how comments from the consultation authorities were taken into account.</p>	<p>See MIR Interim Environmental Report</p>

APPENDIX 4 ENVIRONMENTAL BASELINE INFORMATION - BACKGROUND PAPERS

SEA INDICATOR	ENVIRONMENTAL PROBLEMS	SEA OBJECTIVE	RELEVANT BACKGROUND PAPERS
Biodiversity	<u>Potential loss of biodiversity and fragmentation of habitats</u>	<u>SEA Objective:</u> To conserve and enhance the biodiversity of habitats and species.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 8 Water Environment CDP 7 Natural Environment CDP 12 Delivering Development
Human Health	<u>Challenges of a changing climate and economy and the resilience of the physical and social environment</u>	<u>SEA Objective:</u> To respect and enhance the quality of urban form, settlement and community patterns, local identity and to improve the quality of life in disadvantaged communities.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 3 Economic Development CDP 4 Network of Centres CDP 5 Resource Management CDP 6 Greenbelt 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
Population	<u>Challenges of a changing climate and economy and the resilience of the physical and social environment</u>	<u>SEA Objective:</u> To create the environmental conditions necessary to improve health and well-being	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 3 Economic Development CDP 4 Network of Centres CDP 5 Resource Management CDP 6 Greenbelt 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

Fauna	<u>Potential loss of biodiversity and impact on species</u>	<u>SEA Objective:</u> To protect, enhance and, where necessary, restore species.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 8 Water Environment CDP 7 Natural Environment CDP 12 Delivering Development
Flora	<u>Potential loss of biodiversity and fragmentation of habitats</u>	<u>SEA Objective:</u> To protect, enhance and, where necessary, restore habitats.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 8 Water Environment CDP 7 Natural Environment CDP 12 Delivering Development
Soil	<u>Potential loss of agricultural land</u> <u>Impact of vacant and derelict land</u>	<u>SEA Objective:</u> To avoid any adverse (direct or indirect) development impact on soil stability structure or quality and to promote the use of soils in a sustainable way.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 8 Water Environment CDP 7 Natural Environment CDP 12 Delivering Development
Water	<u>Increased likelihood of flooding from pluvial, fluvial, coastal sources and sewers</u>	<u>SEA Objective:</u> To protect and enhance the water environment.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 8 Water Environment CDP 7 Natural Environment
Air	<u>Possible decrease in air quality</u>	<u>SEA Objective:</u> To protect and enhance air quality.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 5 Resource Management CDP 6 Greenbelt and Green Network CDP 7 Natural Environment CDP 8 Water Environment CDP 11 Sustainable Transport CDP 12 Delivering Development
Material Assets	<u>The effectiveness of existing infrastructure and the pressure for new development</u>	<u>SEA Objective:</u> To promote and secure sufficient sustainable infrastructure to meet future development needs.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 5 Resource Management CDP 12 Delivering Development

Climatic Factors	<u>Predicted climate change</u>	<u>SEA Objective:</u> To reduce GCH omissions and support climate change mitigation measures	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 5 Resource Management CDP 6 Greenbelt and Green Network CDP 7 Natural Environment CDP 8 Water Environment CDP 11 Sustainable Transport CDP 12 Delivering Development
Cultural Heritage	<u>Historic environment under pressure from an evolving city</u>	<u>SEA Objective:</u> To protect and enhance the cultural and built environment.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 9 Historic Environment
Landscape	<u>The potential impact of development on existing landscape character</u>	<u>SEA Objective:</u> To protect and enhance landscape character, distinctiveness and scenic value.	CDP 1 Placemaking and Design CDP 2 Sustainable Spatial Strategy CDP 6 Greenbelt and Green Network CDP 7 Natural Environment CDP 8 Water Environment CDP 12 Delivering Development

APPENDIX 5

ENVIRONMENTAL ASSESSMENT OF CDP STRATEGY AND POLICIES

City Development Plan Strategy and Policies SEA Assessment Method - Records whether each of the elements of the CDP Strategy and Policies is likely to have an effect on the environment using the simple traffic lights system below. The assessment includes a brief comment and identifies any potential mitigation measures.

KEY:

	Environmental issues which will require further detailed assessment and mitigation
	Potential environmental issues which could require further assessment and potential mitigation
	No environmental issues or development could actively enhance the City's broad environmental objectives
UK	Environmental issues unknown

STRATEGY: A Vibrant Place With A Growing Economy

Strategy Aim:

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

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
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.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★
Protect the City's key business locations and support their role in meeting the needs of key employment sectors.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★
Support continued mixed use regeneration at Clyde Waterfront and Clyde Gateway.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★
Facilitate the aspirations of emerging sectors, such as those related to universities and health care, cultural and creative industries, low carbon research and manufacture.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★
Support employment in sustainable locations.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★
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.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★

Comments:

The assessment indicates that the Strategy is likely to enhance the City's broad environmental objectives.

Mitigation:

The Strategy is a mitigation measure in itself. Where environmental issues do arise, which is a possibility given that some issues remain unknown, they should be minimised through appropriate mitigation measures at project level and through the effective application of policy.

STRATEGY: A Sustainable Place To Live and Work

Strategy Aim:

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

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
Apply a ‘placemaking’ approach to the design and development of areas where people live, work and spend leisure time.	★	★	★	★	★	★	★	★	★	★	★	★
Provide for housing which is affordable at different levels of the market, with a variety of house types and tenures to increase choice.	★ ★	★	★	★ ★	★ ★	★	★	★	★	★	★	★
Increase access to open space and the green network, and improve its quality.	★	★	★	★	★	★	★	★	★	★	★	★
Deliver environments that support healthy lifestyles, reduce harm to health and contribute to well being across the life course.	★	★	★	★	★	★	★	★	★	★	★	★
Encourage the provision of accessible community facilities to support neighbourhood living.	★ ★	★	★	★ ★	★ ★	★	★	★	★	★	★	★
Recognise and support the unique position of the City Centre as the principal location for City-region scale shopping, leisure, tourism and other functions.	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★
Promote a ‘town centre first’ approach, so that centres provide a range of shops, community facilities and services.	★ ★	★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★
Ensure that the range of centres within the Network of Centres complement each other and offer choice to communities.	★ ★	★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★
Ensure high quality, creative and innovative design is encouraged.	★ ★	★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★
Maintain and enhance residential quality through good design and through measures to protect residential amenity.	★	★ ★	★	★ ★	★ ★	★	★	★	★	★	★	★
Protect and enhance the built heritage as a core asset of a vibrant and distinctive place.	★ ★	★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★

Comments:

The assessment indicates that the Strategy is likely to enhance the City’s broad environmental objectives.

Mitigation:

The Strategy is a mitigation measure in itself. Where environmental issues do arise, which is a possibility given that some issues remain unknown, they should be minimised through appropriate mitigation measures at project level and through the effective application of policy.

STRATEGY: A Connected Place To Move Around And Do Business In

Strategy Aim:

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

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
Improve opportunities for movement within neighbourhoods and to the network of centres and business locations by active travel and public transport.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	★ ★	★ ★
Deliver key elements of road, rail and digital 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.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Ensure that new development is in locations that are accessible by sustainable means, or that can be made more accessible and, therefore, sustainable.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	★ ★	★ ★
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.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Repair or replace walking and cycling connections that have been lost through vehicular dominated design.	★ ★	★	★	★	★	★	★ ★	★	★	★ ★	★ ★	★ ★
Reduce non-essential car journeys by restricting parking and designing roads and streets that are pedestrian and cycle friendly.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	★ ★	★ ★
Support the development of digital connections to allow mobile working and local businesses to flourish.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Increase transport activity on the City's rivers and canals.	★ ★	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Minimise the impact of strategic road infrastructure on local movement networks.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★

Comments:

The assessment indicates that the Strategy is likely to enhance the City's broad environmental objectives.

Mitigation:

The Strategy is a mitigation measure in itself. Where environmental issues do arise, which is a possibility given that some issues remain unknown, they should be minimised through appropriate mitigation measures at project level and through the effective application of policy.

STRATEGY: A Green Place

Strategy Aim:

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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
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.	★	★	★	★	★	★	★	★	★	★	★	★
Define and safeguard a robust and defensible green belt and direct new development and regeneration towards brownfield land.	★	★	★	★	★	★	★	★	★	★	★	★
Promote the redevelopment of vacant and derelict land.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★
Maintain and enhance the quality and integrity of the City's biodiversity, geodiversity and landscape.	★	★	★	★	★	★	★	★	★	★	★	★
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.	★	★	★	★	★	★	★	★	★	★	★	★
Protect and manage Glasgow's heritage assets, and ensure that development enhances their character and features to contribute to the identity of local places.	★ ★	★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	★	★	★
Enhance the ability of Glasgow's natural environments to adapt and be resilient to change, including climate change.	★	★	★	★	★	★	★	★	★	★	★	★
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.	★	★	★	★	★	★	★	★	★	★	★	★

Comments:

The assessment indicates that the Strategy is likely to enhance the City's broad environmental objectives.

Mitigation:

The Strategy is a mitigation measure in itself. Where environmental issues do arise, which is a possibility given that some issues remain unknown, they should be minimised through appropriate mitigation measures at project level and through the effective application of policy.

CDP 1: Placemaking and Design

CDP 1 Aims:

To improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute in 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
Ensure that new development aspires to achieve the six qualities of place as defined in draft Scottish Planning Policy, and reinforced by Creating Places and Designing Streets, ie that it is distinctive, safe and pleasant, easy to move around and beyond, welcoming, adaptable and resource efficient.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★
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.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★
Making the City an appealing place to live, work and visit.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★
Embedding community facilities in communities and recognising the needs of all members of society.	★	★	★	★	★	★	★	★	★	★	★	★
Creating healthy and more equitable environments and promoting healthy lifestyle opportunities.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Demonstrating efforts to responsively engage with all stakeholders.	★	★	★	★	★	★	★	★	★	★	★	★
Demonstrating a creative and iterative process in developing the proposals.	★	★	★	★	★	★	★	★	★	★	★	★
Delivering highly creative, innovative and technical standards in design of buildings, structures, infrastructures and their setting.	★ ★	★ ★	★ ★	★ ★	★	★	★	★	★	★	★	★
Respecting the historic and natural environment by responding to its qualities and character and encouraging their use.	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★
Providing high quality amenity to existing and new residents in the City.	★ ★			★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
Promoting connectivity and active travel rather than motorised journeys.	★	★	★	★	★	★	★	★	★	★	★	★
Taking the opportunity to deliver an integrated approach to infrastructure delivery.	★	★	★	★	★	★	★	★	★	★	★	★

Bringing, where possible, vacant and derelict land back into effective use via both short term (e.g. Stalled Spaces) or long term solutions.	✱ ✱	✱	✱	✱ ✱	✱ ✱	✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱
Ensuring new activity does not result in the deterioration of air quality particularly in, or adjacent to, Air Quality Management Areas.	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱
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.	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱	✱
Assessing major developments using the Glasgow Healthy Sustainable Neighbourhood Model and demonstrating healthy outcomes have been considered (via application forms).	✱ ✱	✱	✱	✱ ✱	✱ ✱	✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱	✱ ✱

Comments:

The assessment indicates that the policy is likely to have a mainly positive impact on the environment. The policy is likely to have a positive effect in relation to respecting existing urban form and townscape, safeguarding sites of historic importance, improving design quality and energy efficiency in new development, encouraging a more comprehensive approach to development and regeneration across the City, improving levels of health and being, increasing both the quantity and quality of opportunities within the physical environment and delivering more sustainable environments.

Mitigation:

This policy should be a mitigation measure in itself as it will help to integrate and maximise the benefits of urban regeneration efforts at City-wide and local levels. It will encourage higher standards of design with resultant potential spin off social and environmental benefits. The policy will help to encourage a placemaking approach at the community level throughout the City with resultant spin off benefits for local people in terms of improved living environments, increased local opportunities and improved general levels of health and well being.

CDP 2: Sustainable Spatial Strategy

CDP 2 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city.	★ ★	★	★	★ ★	★ ★	★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy.	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
The Council will support new development proposals that meet the requirements of relevant spatial planning guidance as defined in the Supplementary Guidance that supports this Plan.	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
The Council will support new development proposals that protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★	★	★ ★
The Council will support new development proposals that support the regeneration of the Clyde Waterfront and Clyde Gateway strategic priority areas.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
The Council will support new development proposals that protect and reinforce town centres as the preferred locations for retail, leisure and business development and for community facilities.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that support the regeneration and redevelopment of key housing investment areas.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★	★	★
The Council will support new development proposals that utilise brownfield sites in preference to greenfield sites.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that prioritise the remediation and reuse of vacant and derelict land.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that focus economic development in Strategic Economic Investment Locations, the City's designated business and industrial areas, town centres and other appropriate sustainable locations.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that contribute to the development of vibrant and accessible residential neighbourhoods.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that support higher residential densities in sustainable locations.	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that protect and enhance the function and integrity of the green belt and contribute towards the development of an integrated green infrastructure.	★	★ ★	★ ★	★	★	★ ★	★ ★	★	★	★ ★	★ ★	★ ★
The Council will support new development proposals that meet the requirements of the Metropolitan Glasgow Strategic Drainage Plan.	★	★	★	★	★	★	★	★	★ ★	★ ★	★	★

The Council will support new development proposals that support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation.	★	★	★	★	★	★	★	★	★	★	★	★	★
The Council will support new development proposals that protect and enhance the integrity and character of the City's historic and natural environment.	★	★	★	★	★	★	★	★	★	★	★	★	★
The Council will support new development proposals that contribute towards the development of an active travel network and enhanced public transport accessibility within and between neighbourhoods, town centres and major employment destinations.	★	★	★	★	★	★	★	★	★	★	★	★	★

Comments:

The assessment indicates that the policy is likely to have a mainly positive impact on the environment. The policy puts forward a spatial development strategy which reinforces the role of the City Centre, prioritises key economic investment locations, supports existing town centres and promotes housing investment in sustainable brownfield locations and within existing neighbourhoods. This is likely to have a positive effect in relation to encouraging sustainable patterns of development and regeneration across the City as a whole which take account of wider strategic and national plans and which place a focus on encouraging the reuse and redevelopment of brownfield sites.

Mitigation:

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

CDP 3: Economic Development

CDP 3 Aims:

To support the aspiration for Glasgow to emerge from the current economic downturn in a strong position, to have a resilient City economy, and to foster sustainable economic growth to benefit the City, its residents and businesses. This can be achieved by supporting the following aims:

- Promote Glasgow as a Learning City, through the attraction of inward investment and other development opportunities, particularly within the key growth sectors of Engineering, Design and Manufacturing, Life Sciences, Creative Industries, Low Carbon Industries, Financial and Business Services and Tourism and Events;
- Encourage a broad based economy with diverse business opportunities;
- Promote a more skilled, resilient, confident, healthier and competitive workforce by focusing on people and learning;
- Promote a low carbon economy;
- Support emerging industries by promoting the clustering of activity to encourage collaborative working; and
- Develop competitive advantages that make Glasgow the first choice for a range of new investment.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
Promote Glasgow as a Learning City by supporting the growth of Higher and Further Education Institutions as well as building upon and enhancing the City's existing knowledge base.	★	★ ★	★ ★	★	★	★	★	★	★	★	★	★
Promote investment within the key growth sectors of Low Carbon Industries, Engineering, Life Sciences, Creative Industries, Financial and Business Services, Tourism and Events and Higher and Further Education.	★	★ ★	★ ★	★	★	★	★	★	★	★	★	★
Contribute to growth in the City's economy, and in particular: <ul style="list-style-type: none"> • promote and sustain development for industrial and business uses within the Economic Development Areas and protect the City's SEIL's and Areas of Economic City-Wide Importance for those uses • Locate key growth sector developments in the River Clyde Development Corridor and Glasgow's Strategic Economic Investment Locations and direct these sectors to locations shown in the Key Sector Opportunities Conceptual Diagram • promote appropriate uses which support employment within the City's Economic Development Areas, as set out in supplementary guidance • support investment in new infrastructure and environmental improvements to unlock the development potential of constrained Economic Development locations including through the use of planning agreements (see CDP 11 Delivering Development) 	★	★ ★	★ ★	★	★	★ ★	★	★	★	★	★	
Ensure Glasgow's centres are vibrant places for working, living and recreation, and in particular: <ul style="list-style-type: none"> • reinforce the role of the City Centre as the primary location within the City-region for retail, employment, leisure, tourism and evening economy uses, with a particular preference for retail use within the Principal Retail Area and for high quality business use within the Principal Office Area • support the creation of employment opportunities within the City's town centres, in accordance with Policy CDP 4: Network of Centres and Supplementary Guidance. 	★	★	★	★	★	★	★	★	★	★	★	
Support development proposals and strategies that ensure the City has an adequate range of marketable sites to meet the current and future needs of existing businesses.	★	★ ★	★ ★	★	★	★ ★	★	★	★	★	★	★ ★
Support development proposals and strategies that support and improve the City's energy, transport and digital infrastructure.	★	★ ★	★ ★	★	★	★	★	★ ★	★ ★	★ ★	★	★
Support development proposals and strategies that locate low amenity industrial operations on sites that will minimise the environmental impact on surrounding areas.	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★	★ ★

Comments:

The assessment indicates that the policy is likely to have a mainly neutral or positive impact on the environment. The policy is likely to have a positive impact in relation to promoting the regeneration/reuse of degraded land or vacant/derelict land and redundant buildings and enhancing design quality and energy efficiency in new development. The policy seeks to locate new development in sustainable locations which should have a positive impact in relation to reducing the need to travel and encouraging a greater proportion of journeys to be taken by public transport, walking and cycling. Depending on the type of development there is the potential for the loss of greenspace and negative effects in relation to landform and landscape character. There are also some unknown effects in relation to water, habitats and species, pollution, climate change due to insufficient information which will depend on the specific nature of the individual sites.

Mitigation:

Appropriate mitigation measures such as landscaping, habitats surveys, replacement of greenspace and sustainable drainage should be incorporated into development proposals through the planning system at the development framework, masterplanning and planning application stages.

CDP 4: Network of Centres

CDP 4 Aims:

To ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional destinations providing a range of goods and services, and act as focal points for communities. This will be achieved by:

- supporting the 'town centres first' principle by encouraging all uses likely to generate significant footfall to locate in town centres;
- protecting and revitalising the network of centres;
- maintaining and strengthening the role of Glasgow City Centre as the primary regional centre in the West of Scotland;
- supporting the role that town centres play as integrated transport hubs, and encouraging travel by sustainable means to, within and between centres; &
- embracing the principles of placemaking, and building on the strengths of each centre.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>The Network comprises:</p> <p>1. Town Centres:</p> <ul style="list-style-type: none"> • The City Centre: The primary location for retail, office, education, 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. <p>2. Other Retail and Commercial Leisure Centres: Locations for trading formats that cannot be easily accommodated in a town centre.</p> <p>3. Local Shopping Facilities: Small scale shops and service provision to meet the day to day needs of local communities.</p>	★	★	★ ★	★	★	★	★	★	★	★	★	★
<p>Assessment of Development Proposals: In general, 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</p>	★	★	★ ★	★	★	★	★	★	★	★	★	★

<p>Development proposals within the Network of Centres will be assessed according to the following: Town Centres</p> <p>The Council will favour proposals that:</p> <ul style="list-style-type: none"> • 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 • 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 • Support the function of each Local Town Centre by maintaining an appropriate balance of uses, as outlined in Supplementary Guidance • Support improved public transport connections from the City Centre to Major Town Centres, and from Major Town Centres to surrounding Local Town Centres, as highlighted in Figure 13 of Policy CDP 1: Sustainable Spatial Strategy. (Refer also to Policy CDP 12: Delivering Development). • 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). 	●	●	●	●	●	●	●	●	●	●	●	●
<p>Tier 2: Major Town Centres - Support the retail function of Major Town Centres through the application of a minimum threshold of 70% retail use and 80% within Principal Retail Areas. Support improved sustainable connections from Major Town Centres to the City Centre and from Major Town Centres to surrounding Local Town Centres.</p>	●	●	●	●	●	●	●	●	●	●	●	●
<p>Tier 3: Local Town Centres - Support the specific function of each centre by maintaining an appropriate balance of uses. Support improved sustainable connections from Local Town Centres to the nearest Major Town Centre.</p>	●	●	●	●	●	●	●	●	●	●	●	●
<p>Development proposals within the Network of Centres will be assessed according to:</p> <p>Other Retail and Commercial Leisure Centres</p> <p>Ensure development is:</p> <ul style="list-style-type: none"> • Complementary to and does not undermine Town Centres • Consistent with the role and function of these centres as set out in Supplementary Guidance. 	●	●	●	●	●	●	●	●	●	●	●	●
<p>Development proposals within the Network of Centres will be assessed according to:</p> <p>Local Shopping Facilities</p> <ul style="list-style-type: none"> • 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. • 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 (refer to Policies CDP 1: The Placemaking Principle and CDP 12: Delivering Development). 	●	●	●	●	●	●	●	●	●	●	●	●

Comments:

The principle role of this policy is to categorise the Centres within Glasgow in relation to their role and range of functions and to encourage and maintain a network of adequate shopping and related facilities to meet the needs of the whole population of Glasgow. The assessment indicates that the policy is likely to have a mainly positive effect on the environment in relation to the regeneration of previously used land, urban form and reducing the need to travel and encouraging a greater proportion of journeys to be taken by public transport, walking and cycling. Depending on the type and location of development, there is the potential for positive effects in relation to townscape and the historic environment. This policy will help to safeguard the role of the City Centre and other town centres, which as a result of excellent public transport links are easily accessible from throughout the City.

Mitigation:

This policy should be a mitigation measure in itself as it will help to support, protect, maintain and enhance existing town centres. In a small number of cases, mitigation may be required and this will be assessed on a site by site basis in relation to any retail development proposals which come forward.

CDP 5: Resource Management

CDP 5 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>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.</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>Currently, two very small parts of the City Council’s area at Milton and Robroyston fall within a PEDL area. Given the size of these areas, and their proximity to communities (either existing or proposed), applications for extraction of on-shore oil and gas are unlikely to be acceptable in Glasgow. Should the PEDL licence areas be extended to include more of the City, then the Council will:</p> <ul style="list-style-type: none"> • require to be satisfied, on grounds of safety (given the extensive undermining affecting many parts of the City), that a proposal would be acceptable • require to be satisfied that the risks of adverse environmental and other impacts (such as those specified in the SPP and on Climate Change Act targets) have been fully addressed • bring forward Supplementary Guidance which provides more detail out how points 1 and 2 will be assessed and applications determined. 	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★	★ ★	★ ★

<p>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. The Plan illustrates those areas of the City considered to have greatest potential for District Heating networks, based on an initial assessment of demand. This position is being 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 appropriate. The Council will support proposals by developers who wish to connect to existing district heating schemes.</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>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.</p>	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★
<p>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). 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. All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability.</p>	★ ★	★	★	★	★	★	★	★	★	★	★	★
<p>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 the Table included in the Policy entitled 'Required levels of sustainability for proposed domestic and non-domestic properties'.</p>	★ ★	★	★	★	★	★	★	★	★	★	★	★

Comments:
The assessment indicates that the policy is likely to have a mainly positive impact on the environment and will help towards meeting the requirements of the Climate Change Act. The policy aims to ensure that new development is undertaken in such a manner that it embraces sustainable design and construction through improved design quality and energy efficiency in new development. Depending on the type and location of development there is the potential for positive effects in relation to habitats and species, reducing waste, climate change and health. For example, the implementation of measures such as heat from renewable sources, green roofs or designing for surface water management is likely to have a positive impact on drainage, the protection of biodiversity, reducing waste and the effects of pollution and climate change and enhancing human health.

Mitigation:
This policy is a mitigating measure in itself as it will help promote greater sustainability as an integral component of all new development in the City and help to contribute to the City's wider sustainability objectives.

CDP 6: Greenbelt and Green Network

CDP 6 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
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.	🟡 🟢	🟢	🟢	🟡 🟢	🟡 🟢	🟡	🟡	🟢	🟢	🟡	🟡	🟡 🟢
Support the retention, as open space, of the categories of open space specified, together with the Green Belt and those spaces protected through Policy CDP 7: Natural Environment, 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 the existing Green Network will be resisted unless it includes appropriate mitigation, as detailed in associated Supplementary Guidance.	🟡 🟢	🟢	🟢	🟡 🟢	🟡 🟢	🟡	🟡	🟢	🟢	🟡	🟡	🟡 🟢
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.	🟢	🟢	🟢	🟢	🟢	🟡 🟢	🟢	🟢	🟢	🟡	🟡	🟡 🟢
Support development that delivers an enhanced/extended Green Network as an integral, functioning part of the neighbourhood/area, and that can be sustained over the long term. The implementation of Policy CDP 1: The Placemaking Principle will ensure that the Green Network is a key component in the preparation of planning studies and other Spatial Supplementary Guidance. The form that the Green Network will take in new development should be informed by OSS and a design-led approach to the development of the site, which takes cognisance of links to the wider Green Network (see Policy CDP 1 and associated Supplementary Guidance). It should reflect the Green Network priorities which have been identified for the City by the Glasgow and Clyde Valley Green Network Partnership, utilising work undertaken for the OSS; the Metropolitan Glasgow Strategic Drainage Partnership Scheme; the Core Paths Plan; the City Cycle Network; the Natural Environment Strategy; and other relevant policies and strategies.	🟢	🟢	🟢	🟢	🟢	🟡 🟢	🟢	🟢	🟢	🟡	🟡	🟡 🟢

CDP 7: Natural Environment

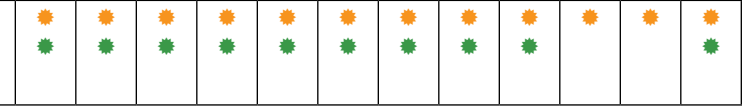
CDP 7 Aims:

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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>New development should not have an unacceptable effect, either directly, indirectly, or cumulatively, on:</p> <ul style="list-style-type: none"> • the integrity or character of areas designated for their landscape importance; • sites, habitats, species or ecosystems protected by law or which are designated as important for their nature conservation value; • sites designated as important for their geodiversity value; or • trees, woodlands or hedgerows that are of importance. <p>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 detail on the assessment of impact.</p>	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★	★ ★	
<p>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:</p> <ul style="list-style-type: none"> • helping to develop linkages between habitats; • restoring degraded habitats; • maintaining and enhancing the health and function of ecosystems; and • promoting resilience and adaptation to climate change. <p>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).</p>	★	★	★ ★	★	★	★ ★	★ ★	★	★	★	★ ★	
<p>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.</p>	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	★	★	★	
<p>The Plan 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 designated in the Plan; and a proposed review of existing site boundaries and justifications.</p>	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★ ★	★ ★	

All development should take into account, and be compatible with, the Glasgow Open Space Strategy and the emerging Natural Environment Framework.



Comments:

The assessment indicates that the policy is likely to have a neutral/positive impact on the environment. The policy seeks to protect and enhance the character and landscape setting of the City and the City's species and habitats which in turn helps to safeguard the long term future of ecological resources and ecosystems which underpin well being, life-support systems and economic activity. The policy is likely to have a positive effect in relation to landform, soil, water, habitats, species, greenspace, degraded land, pollution and human health.

Mitigation:

















































































Developing a more integrated approach to the expansion and enhancement of habitats networks is a mitigation measure in itself. This policy will contribute towards further enhancing the City's natural environment generally. Where development could impact negatively on the natural environment it should be designed to minimise any adverse impacts and, where these cannot be avoided, suitable mitigation should be provided.

CDP 8: Water Environment

CDP 8 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

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>Applicants will be required to demonstrate that proposals contribute to:</p> <ul style="list-style-type: none"> • 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. <p>In doing so, opportunities should be taken, to deliver integrated and multifunctional 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.</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>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.</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>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.</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>For areas potentially at flood risk (see indicative flood risk maps produced by Scottish Environment Protection Agency (SEPA)), 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). 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.</p>	★	★	★	★	★	★	★	★	★	★	★	★

<p>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 will, 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 will only be acceptable where they can be demonstrated to be consistent with the requirements of national policy.</p>	 			 	 	 		 		 	 	 
<p>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 and Firth of Clyde Marine Spatial Plan.</p>	 	 	 	 	 	 	 	 	 	 	 	 
<p>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 in a functional floodplain must demonstrate that it is consistent with the requirements of SPP, including compensatory storage.</p>	 	 	 	 	 	 	 	 	 	 	 	 
<p>Whilst avoiding development on sites liable to flooding should always be the primary objective, the Council is unlikely to support 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), unless the developer can demonstrate that this would have a neutral or positive effect on the probability of flooding elsewhere; be linked to the provision of compensatory storage; and not create islands of development.</p>												





















Comments:
The principle role of this policy is to safeguard all development from the risk of flooding and to ensure that new development does not have an adverse effect on the water environment, does not materially increase the probability of flooding elsewhere and does not interfere detrimentally with the storage capacity of any functional flood plain or associated water flows. The assessment indicates that the policy is likely to have a mainly positive effect on the environment. By ensuring that satisfactory measures are provided for the sustainable drainage of surface water, the policy has the potential to positively effect water quality, habitats and species, open space and human health. The policy should help the City adapt to the effects of climate change. By protecting and enhancing the water environment and discouraging development that could have a significant adverse effect, the policy should help prevent the deterioration of aquatic ecosystems and enhance their quality.

Mitigation:
Mitigating against the impact of extreme weather events and delivering a comprehensive approach to flood management across the City will contribute towards further enhancing the City's natural environment generally.

CDP 9: Historic Environment

CDP 9 Aims:

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

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
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..	 			 	 	 	 	 	 			 

Comments:

The principle role of this policy is to protect and enhance the City's historic environment, archaeology, ancient monuments and their settings. The assessment indicates that the policy is likely to have a mainly positive effect on the environment in relation to the historic environment, human health, landscape character and greenspace, urban form. It is likely to have a positive effect in relation to design quality and energy efficiency and, therefore, is likely to impact positively in the long term in terms of renewable energy and reducing the effects of climate change. By not supporting development that would have a negative impact on the historic environment, this should increase the City's attractiveness and appearance to existing and prospective residents.

Mitigation:

This policy is a mitigating measure in itself as it will contribute towards further enhancing the City's architectural and cultural heritage generally.

CDP 10: Meeting Housing Needs

CPD 10 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>The Council will:</p> <ul style="list-style-type: none"> aim to deliver the land supply identified in the Plan in order to address housing needs in Glasgow; and maintain a five year supply of effective housing land at all times, and will support the principle of residential development on these sites. Where an audit identifies that a five year land supply is not being maintained, the Council will consider the reasons for this, and, where a supply issue is highlighted, identify additional sites to meet the shortfall, according to the approach set out in Strategy Support Measure 10 of the Strategic Development Plan. 	★	★	★	★	★	★	★	★	★	★	★	★
<p>In relation to the private sector shortfall at 2020, the Council will support housing development in the following additional locations: Cathkin Road (Carmunnock), Corselet Road, (Darnley) and Auchinairn Road (Robroyston).</p>	★	★	★	★	★	★	★	★	★	★	★	★
<p>In relation to requirements in the private sector for the period 2014 - 2025, the Council will also:</p> <ul style="list-style-type: none"> undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area shown within the Green Belt to the north of Summerston and to assess the potential for additional land supply with the smaller area highlighted; support new housing at Standburn Road, Robroyston, taking care to ensure that any development does not adversely affect the Robroyston Park Local Nature Reserve or its proposed extension and advise on the preparation of masterplans, within the wider context of identified spatial frameworks where appropriate, with a view to shaping the future development of brownfield sites within the following surplus NHS locations (Victoria Infirmary/Mansionhouse Road, Orchard Wards (Ruchill Hospital, site at Stobhill Hospital, Western Infirmary and Queen Mother's/Yorkhill Sick Children's Hospital Campus.) 	★	★	★	★	★	★	★	★	★	★	★	★
<p>In relation to requirements in the private sector for the period 2014 - 2025, the Council will also undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the area shown within the green belt to the north of Summerston (see Proposals Map) and to assess the potential for additional land supply within the site shown.</p>	★	★	★	★	★	★	★	★	★	★	★	★

<p>In relation to requirements in the private sector for the period 2014 - 2025, the Council will also:</p> <ul style="list-style-type: none"> • undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area shown within the Green Belt to the north of Summerston (see Policy and Proposals Map) and to assess the potential for additional land supply with the smaller area highlighted; • support mixed tenure solutions in the six active Transformational Regeneration Areas (see Policy and Proposals Map), and in a further two which are not currently active; • advise on the preparation of masterplans for the three greenfield locations identified within the Gartloch/ Easterhouse Community Growth Area (see Policy and Proposals Map); • support new housing at Standburn Road, Robroyston, taking care to ensure that any development does not adversely affect the Robroyston Park Local Nature Reserve or its proposed extension (see Policy and Proposals Map) and • advise on the preparation of masterplans, within the wider context of identified spatial frameworks where appropriate, with a view to shaping the future development of brownfield sites within the following surplus NHS locations (see Policy and Proposals Map): <ul style="list-style-type: none"> - Victoria Infirmary / Mansionhouse Road; - Orchard Wards (Ruchill Hospital); - Site at Stobhill Hospital; - Western Infirmary; and - Queen Mother's / Yorkhill Sick Children's Hospital Campus. 												
<p>In relation to the affordable sector requirements, the Council has taken account of the flexibility recommended in paragraph 4.86a of the Strategic Development Plan, and has identified sufficient land for the development of the new build affordable sector targets set out in the Glasgow's Housing Strategy 2011-2016. These targets will be addressed through the priorities identified in the annual Strategic Housing Investment Plan. The Council also promotes the provision of housing in the affordable sector by supporting partner organisations to deliver a range of affordable housing options, and making better use of existing stock.</p>												
<p>The Council will, subject to compliance with other policies in The Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation and is:</p> <ul style="list-style-type: none"> • in or adjacent to main campuses (see Supplementary Guidance); or • in locations with good access to university and college facilities by public transport and active travel routes. 												

Comments:
The principal role of this policy is to identify a generous land supply to meet the demand for new housing. The assessment indicates that the policy is likely to have a mainly positive or neutral effect on the environment. A limited number of greenfield locations have been identified through a comprehensive Greenbelt Review which considered all of Glasgow's remaining Greenbelt. The Review concluded that most of the locations that were rejected ran counter to the Plan's Sustainable Spatial Strategy.

Mitigation:
All of the sites that are identified on the Proposals Map and seen as necessary to deliver the housing need identified in the Plan have been subject to individual SEA compatible site assessments. These assessments indicate where mitigation is required and the nature of that mitigation.

CDP 11: Sustainable Transport

CDP 11 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>This policy will safeguard:</p> <ul style="list-style-type: none"> • existing transport infrastructure (including the River Clyde and Forth and Clyde Canal) from inappropriate development • land required for committed transport schemes, including the upgrade of Subway stations as part of the Subway modernisation programme and priority pedestrian/cycle links (detailed design/route to be determined through development proposals) • former rail formations with a reasonable prospect for re-use for transport • land for schemes brought forward through ongoing or proposed studies and where justified by STAG appraisals, including land for new rail stations at Parkhead and Drumchapel (West) and a relocated High Street Station, improvements to local roads around junctions 19 (Anderston) and 15 (Townhead) of the M8 and land for a Northern Circumferential Route (if required after investigation through the Summerston feasibility study) • 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 • land for potential stations at West Street and Glasgow Cross • land for the Garngad Chord 	★	★ ★	★ ★	★	★	★	★	★ ★	★ ★	★	★	★
<p>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 23 (detailed design/route to be determined through development proposals.</p>	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★
<p>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.</p>	★ ★	★	★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★ ★	★	★

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.	● ●	● ●	● ●	● ●	● ●	● ●	● ●	● ●	● ●	● ●	● ●	● ●
<p>The Council will:</p> <ul style="list-style-type: none"> • apply restraint-based maximum parking standards to non-residential development • expect parking spaces and charging points for the charging of electric vehicles in larger developments • expect parking in residential developments to minimise routine on-street parking of residents' cars • support the development of car-free housing on suitable sites • 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 or replacement provision that does not exceed that being replaced • not support proposals for temporary car parking in the City Centre (unless necessary as an interim measure when replacing permanent provision) • 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 • 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 • 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 	●	● ●	● ●	●	●	●	● ●	● ●	●	●	●	●
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). 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).	● ●	●	●	● ●	● ●	● ●	● ●	●	●	●	●	●

Comments:

The principle role of this policy is to ensure that Glasgow is a well connected city which offers high quality transport networks capable of meeting the Council's aspirations for the regeneration of the City, which encourages active, healthy travel and is helps reduce greenhouse gas emissions. The assessment indicates that the policy is likely to have a mainly positive or neutral effect on the environment. The policy aims to direct new development to those areas well served by public transport and active travel routes which is likely to have a positive impact by encouraging the regeneration of brownfield land and by helping deliver more sustainable travel patterns. Designing new development to promote active travel should help enhance human health. Depending on the type and location of development there is also the potential for positive environmental effects in relation to design quality. This policy will support the essential functions of the City, improving its attractiveness as a location for new investment and making best use of its sustainable transport provision. The assessment indicates that the policy could make a contribution towards climate change by ensuring new development is designed to facilitate and promote walking and cycling and to ensure that minimum cycle parking standards are incorporated in new development to support wider sustainable transport and health/placemaking objectives. It is largely unknown what effect the policy might have in the longer term in relation to landscape.

Mitigation:

The policy aim of delivering a modern high quality public transport system would be beneficial to the City in terms of sustainability and to its residents in terms of improved general health and well being. Any potential adverse environmental implications arising from public transport proposals will require to be assessed and mitigated against, if necessary, on a case by case basis. Ensuring that major development proposals are informed by a Transport Assessment will be a mitigation measure in itself. Limiting the amount of car parking in the City could have a positive general environmental impact and would also be a mitigating measure in itself. There are unlikely to be many, if any, potential adverse environmental implications arising from the further development and expansion of the City's walking/cycling network and infrastructure.

CDP 12: Delivering Development

CDP 12 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.

	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural heritage	Landscape
<p>The Council will require developers to undertake an assessment of the proposal site and its surroundings (according to the approach set out in Policy CDP 1: The Placemaking Principle) in order to determine the need for, and the proposed response to, the provision of infrastructure or facilities. 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 (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.</p> <p>On the basis of this assessment, developers are required to make specific provision relating to the proposed development to address the following matters on a City-wide basis:</p> <ul style="list-style-type: none"> • 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); • drainage requirements, either as part of the development or in relation to a wider solution that is consistent with the MGSDP Scheme; and • transport needs (including active travel solutions). 	★	★	★	★	★	★	★	★	★	★	★	★
<p>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 on the Proposals Map or in locations considered to be acceptable in principle:</p> <ul style="list-style-type: none"> • Community Growth Areas, Transformational Regeneration Areas, and greenfield housing locations (capacity 500 houses or greater); • Business Areas where significant change is anticipated or proposed; • Network of Centres or sequentially preferred locations; • Glasgow City Centre Strategy and Action Plan 2014-19 area; and • Areas covered by Strategic Development Frameworks and Local Development Frameworks. <p>Detailed aspects of these requirements, including: calculations for financial contributions; legal agreements; and timing and phasing of payments, are set out in Supplementary Guidance. This policy should be read in conjunction with Policies CDP 3: Economic Development, CDP 4: Network of Centres, CDP 6: Greenbelt and Green Network, CDP 8: Water Environment, CDP 10: Meeting Housing Needs and CDP 11: Sustainable Transport.</p>	★	★	★	★	★	★	★	★	★	★	★	★

Comments:

The purpose of the policy is to ensure that development proposals provide appropriate infrastructure and community facilities, in order to mitigate the effect of development on the City's resources and people. The assessment indicates that the policy is likely to have mainly a positive impact in relation to water, habitats and species, greenspace, urban form and townscape, the historic environment, design quality and energy efficiency, reducing the need to travel, encouraging walking and cycling and health.

Mitigation:

This policy has the potential to have a positive impact in terms of the regeneration of degraded land and reducing the effects of pollution.

APPENDIX 6 SUMMARY OF ENVIRONMENTAL ASSESSMENT OF CDP PROPOSALS

The following table details when and how the proposals on the CDP Policies and Proposals were subject to environmental assessment.

CDP REF	REF.	PROPOSAL TYPE	PROPOSAL	SEA
T001		Transport Infrastructure	Proposed Rail Station and Park and Ride Facility Robroyston/ Millerston	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.3 Delivery of Local Rail Infrastructure
T002		Transport Infrastructure	Fastlink	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.5 Clyde Fastlink and Developer Contributions to Transport Infrastructure
T003		Transport Infrastructure	Crookston Spine Road	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.4 Development of the Local Road Network
T004		Transport Infrastructure	East End Regeneration Route Phase 3	City Plan 2 TRANS 1 - Transport Route Reservations MIR Issue 4.4 Development of the Local Road Network
T005		Transport Infrastructure	Easterhouse Regeneration Route	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.4 Development of the Local Road Network
T006		Transport Infrastructure	Blackhill Road Upgrade	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.4 Development of the Local Road Network
T007		Transport Infrastructure	North Clydeside Route	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.4 Development of the Local Road Network
T008		Transport Infrastructure	Gartloch Road Upgrade	City Plan 2 TRANS 1 - Transport Route Reservations LDP MIR Issue 4.4 Development of the Local Road Network

CDP REF	REF.	PROPOSAL TYPE	PROPOSAL	SEA
H111	Prop0047	New Housing (Greenbelt)	Auchinairn Rd	LDP MIR Additional Sites Prop 0047
H112	Prop0026	New Housing (Greenbelt)	Corselet Road	LDP MIR Additional Sites; Prop0026
H113	Prop0052	New Housing (Greenbelt)	Summerston	LDP MIR Additional Sites Prop 0052
H114	Prop0015 /16 /54	New Housing (Greenbelt)	Carmunnock	LDP MIR Additional Sites Prop 0054

CDP REF	REF.	PROPOSAL TYPE	PROPOSAL	SEA
H115	Easterhouse CGA	Masterplan Area	Between Commonhead and M73, and Rogerfield and M8	City Plan RES 1 - Residential Density City Plan 2 PEOPLE; Principal Housing Development Areas
H116	Easterhouse CGA	Masterplan Area	East of Lochend and South of Lochend Road	City Plan RES 1 - Residential Density City Plan 2 PEOPLE; Principal Housing Development Areas Areas
H117	Easterhouse CGA	Masterplan Area	North and East of Garthamlock	City Plan RES 1 - Residential Density City Plan 2 PEOPLE; Principal Housing Development Areas

CDP REF.	REF.	PROPOSAL TYPE	PROPOSAL	SEA
H118		Transformational Regeneration Area	Maryhill	City Plan 2 PEOPLE; Social Rented Sector
H119		Transformational Regeneration Area	Laurieston	City Plan 2 PEOPLE; Social Rented Sector
H120		Transformational Regeneration Area	Gallowgate	City Plan 2 PEOPLE; Social Rented Sector
H121		Transformational Regeneration Area	Sighthill	City Plan 2 PEOPLE; Social Rented Sector
H122		Transformational Regeneration Area	North Toryglen	City Plan 2 PEOPLE; Social Rented Sector
H123		Transformational Regeneration Area	Shawbridge	City Plan 2 PEOPLE; Social Rented Sector
H124		Transformational Regeneration Area	Red Road/Barmulloch	City Plan 2 PEOPLE; Social Rented Sector
H125		Transformational Regeneration Area	East Govan/Ibrox	City Plan 2 PEOPLE; Social Rented Sector

CDP REF.	REF.	PROPOSAL TYPE	PROPOSAL	SEA
H001	0287	Housing Land Supply	Maryhill Locks, Collina St	LDP MIR Additional Sites Assessment
H002	0452	Housing Land Supply	Abercrombie St/Green St (S Calton)	LDP MIR Additional Sites Assessment
H003	0499	Housing Land Supply	W Graham St/ Scott St (West)	LDP MIR Additional Sites Assessment
H004	0509	Housing Land Supply	Bunhouse Rd/ Kelvin Walkway	LDP MIR Additional Sites Assessment
H005	0531	Housing Land Supply	Water Row	LDP MIR Additional Sites Assessment
H006	0561	Housing Land Supply	Parkhead Forge 3 / Westmuir St/	LDP MIR Additional Sites Assessment
H007	0571	Housing Land Supply	201 Victoria Rd/ Butterbiggins Rd	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H008	0588	Housing Land Supply	rear Thornliebank Ind Est	LDP MIR Additional Sites Assessment
H009	0769	Housing Land Supply	Ronaldsay St/ Liddesdale Sq	LDP MIR Additional Sites Assessment
H010	0804	Housing Land Supply	Hawthorn St/ Saracen St	LDP MIR Additional Sites Assessment
H011	0876	Housing Land Supply	Standburn Rd/ Wallacewell Rd	LDP MIR Additional Sites Assessment
H012	1033	Housing Land Supply	Old Shettleston Road	Full planning consent which has lapsed, but site has been through the planning process.
H013	1050	Housing Land Supply	Woodhead Path/Nitshill Rd	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H014	1137	Housing Land Supply	Barlia Terr / Barlia Nursery	LDP MIR Additional Sites Assessment
H015	1228	Housing Land Supply	Govan Graving Docks, Govan Rd	LDP MIR Additional Sites Assessment
H016	1434	Housing Land Supply	Dungeonhill Rd / Netherhouse Rd	LDP MIR Additional Sites Assessment
H017	1513	Housing Land Supply	Ardencraig Rd / Bogany Terr	LDP MIR Additional Sites Assessment
H018	1523	Housing Land Supply	Gartloch Road (Commercial Area)	Full planning consent which has lapsed, but site has been through the planning process.
H019	1536	Housing Land Supply	Abbeycraig Rd/ St Collettes PS	LDP MIR Additional Sites Assessment
H020	1588	Housing Land Supply	Skerryvore Rd/ St Gregory's SS	LDP MIR Additional Sites Assessment

H021	1662	Housing Land Supply	Machrie Rd 'Braeside'	LDP MIR Additional Sites Assessment
H022	1688	Housing Land Supply	Dyke Rd/ Speirs Close	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H023	1703	Housing Land Supply	Sanda St/Kelbourne St/Clouston St	LDP MIR Additional Sites Assessment
H024	1724A	Housing Land Supply	Arnisdale Rd/ Kildermorie Rd	LDP MIR Additional Sites Assessment
H025	1724D	Housing Land Supply	Shandwick St/ Grudie St Ph3	LDP MIR Additional Sites Assessment
H026	1730	Housing Land Supply	Aberdalgie Rd (South Blairtummock)	LDP MIR Additional Sites Assessment
H027	1731	Housing Land Supply	Baldragon Rd	LDP MIR Additional Sites Assessment
H028	2272	Housing Land Supply	566 Dalmarnock Road	Outline planning consent which has lapsed, but site has been through the planning process.
H029	2688	Housing Land Supply	Cowlairs/ East Keppoch	LDP MIR Additional Sites Assessment
H030	2696	Housing Land Supply	Liddesdale Rd (south)	LDP MIR Additional Sites Assessment
H031	2756	Housing Land Supply	South of Easterhill St	LDP MIR Additional Sites Assessment
H032	2832	Housing Land Supply	Greendyke St/ London Rd HFF B	LDP MIR Additional Sites Assessment
H033	2839	Housing Land Supply	Stepford Road	LDP MIR Additional Sites Assessment
H034	2845	Housing Land Supply	Fielden St/Barrowfield St, NE	Full planning consent which has lapsed, but site has been through the planning process.
H035	2923	Housing Land Supply	Ruchill Hospital/ Bilsland Dr	LDP MIR Additional Sites Assessment
H036	2932	Housing Land Supply	Glenacre Dr, Westcastle ph2	LDP MIR Additional Sites Assessment
H037	2980A	Housing Land Supply	Great Dovehill/ Spoutmouth	LDP MIR Additional Sites Assessment
H038	2980C	Housing Land Supply	London Rd/ Moir St (West)	Outline planning consent which has lapsed, but site has been through the planning process.
H039	2980D	Housing Land Supply	Molendinar St/Spoutmouth (West)	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H040	2982A	Housing Land Supply	Bardowie St/ Carbeth St	LDP MIR Additional Sites Assessment
H041	2982C	Housing Land Supply	Auckland St,St Cuthbert/Saracen PS	LDP MIR Additional Sites Assessment

H042	2982D	Housing Land Supply	Auckland St, St Cuthbert/Saracen PS	LDP MIR Additional Sites Assessment
H043	2984A	Housing Land Supply	Stornoway St (School for the Deaf)	LDP MIR Additional Sites Assessment
H044	3070	Housing Land Supply	Custom House Quay Gardens	LDP MIR Additional Sites Assessment
H045	3294	Housing Land Supply	Glamis Rd/ London Rd (Newbank)	LDP MIR Additional Sites Assessment
H046	3296B	Housing Land Supply	Westerhouse Rd/ Brunstane Rd	LDP MIR Additional Sites Assessment
H047	3433B	Housing Land Supply	Appin Rd/ Todd St	LDP MIR Additional Sites Assessment
H048	3444A	Housing Land Supply	Nitshill Rd/Glentyan Dr, Craigbank	LDP MIR Additional Sites Assessment
H049	3446	Housing Land Supply	Bellrock St/ Lamblash Cres	LDP MIR Additional Sites Assessment
H050	3502B	Housing Land Supply	Yoker Ferry Rd/ Greenlaw Rd	Planning permission granted, subject to a Section 69/75 H0 Agreement being signed. Now withdrawn, but site has been through the planning process.
H051	3524A	Housing Land Supply	Gartnavel Hospital, Shelley Rd	LD P MIR Additional Sites Assessment
H052	3524B	Housing Land Supply	Gartnavel Hospital, Shelley Rd	LDP MIR Additional Sites Assessment
H053	3545	Housing Land Supply	99 Baillieston Rd	LDP MI R Additional Sites Assessment
H054	3585	Housing Land Supply	Forbes St/Abercromby St	Full planning consent which has lapsed, but site has been through the planning process.
H055	3599A	Housing Land Supply	Lochgilp St (Maryhill Locks)	LDP MIR Additional Sites Assessment
H056	3645	Housing Land Supply	Laurieston Rd/ Crown St	LDP MIR Additional Sit H0es Assessment
H057	3703	Housing Land Supply	Anderston Quay/ Cheapside St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H058	3790ABCD	Housing Land Supply	Clyde Pl/Kingston St (West)	Full planning consent which has lapsed, but site has been through the planning process.
H062	3805	Housing Land Supply	Possil Rd/Garscube Rd	Full planning consent which has lapsed, but site has been through the planning process.
H063	3821	Housing Land Supply	121-157 Lancefield St	LDP MIR Additional Sites Assessment
H064	3826	Housing Land Supply	23 Cook St	Outline planning consent which has lapsed, but site has been through the planning process.

H065	3881	Housing Land Supply	Flemington St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H066	3933	Housing Land Supply	138 Hydepark St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H067	3948	Housing Land Supply	280 Hawthorn St/ Ashfield St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H068	3963	Housing Land Supply	183 Dorchester Ave	LDP MIR Additional Sites Assessment
H070	3994	Housing Land Supply	West Greenhill Pl/ Finnieston St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H071	4003	Housing Land Supply	830-840 Springfield Rd	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H072	4095	Housing Land Supply	36a St Vincent Cres	Full planning consent which has lapsed, but site has been through the planning process.
H073	4099	Housing Land Supply	60 Maxwell Road	Full planning consent which has lapsed, but site has been through the planning process.
H074	4128	Housing Land Supply	131 Craighall Rd/ Dawson Rd	LDP MIR Additional Sites Assessment
H075	4129	Housing Land Supply	South St/ Ferryden St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H076	4139	Housing Land Supply	47 Old Wynd	Full planning consent which has lapsed, but site has been through the planning process.
H077	4150	Housing Land Supply	Petershill Rd/ Springburn Rd/	LDP MIR Additional Sites Assessment
H078	4172	Housing Land Supply	Kennisholm Ave	LDP MIR Additional Sites Assessment
H079	4176	Housing Land Supply	Ellesmere St, Westercommon PS	LDP MIR Additional Sites Assessment
H080	4178	Housing Land Supply	Bellgrove St/Duke St/Melbourne St	LDP MIR Additional Sites Assessment
H081	4243	Housing Land Supply	55 Maxwell Rd	Full planning consent which has lapsed, but site has been through the planning process.
H082	4260	Housing Land Supply	Strathclyde St/ Beechgrove St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.

H083	4299	Housing Land Supply	Petershill Rd/Southloch Rd	Full planning consent which has lapsed, but site has been through the planning process.
H084	4301	Housing Land Supply	Drumlochy Rd/ Gartloch Rd	LDP MIR Additional Sites Assessment
H085	4303	Housing Land Supply	Bellrock Cres, St Modan's PS	LDP MIR Additional Sites Assessment
H086	4321	Housing Land Supply	Copland Rd/Fairley St/Carmichael S	Outline planning consent which has lapsed, but site has been through the planning process.
H087	4366	Housing Land Supply	15 Davidson St	Outline planning consent which has lapsed, but site has been through the planning process.
H088	4382	Housing Land Supply	Baillieston, Broomhouse & Carmyle CGA	LDP MIR Additional Sites Assessment
H089	4389	Housing Land Supply	Dunn St, Gas Works	LDP MIR Additional Sites Assessment
H090	4392	Housing Land Supply	Ware Rd, Easthall PS	LDP MIR Additional Sites Assessment
H091	4394	Housing Land Supply	Quarryknowe St/Caroline St	LDP MIR Additional Sites Assessment
H092	4395	Housing Land Supply	Dunira St/ Braidfauld St	LDP MIR Additional Sites Assessment
H093	4396	Housing Land Supply	Altyre St/ Dalness St	LDP MIR Additional Sites Assessment
H094	4399	Housing Land Supply	Mingulay Place, St Ambrose PS	LDP MIR Additional Sites Assessment
H095	4400	Housing Land Supply	Craighead Ave, Littlehill PS	LDP MIR Additional Sites Assessment
H096	4401	Housing Land Supply	Torr St/ Sloy St/ Ashfield St	LDP MIR Additional Sites Assessment
H097	4410	Housing Land Supply	Nethan St, Hill's Trust PS	LDP MIR Additional Sites Assessment
H098	4416	Housing Land Supply	Prospecthill Circu/ Crossbank Ave	LDP MIR Additional Sites Assessment
H099	4417	Housing Land Supply	Lochend Rd/ Baldragon Rd	LDP MIR Additional Sites Assessment
H101	4420B	Housing Land Supply	Millerston St Gallowgate Ph2]	LDP MIR Additional Sites Assessment
H101	4420C	Housing Land Supply	Slatefield St (Gallowgate Ph3)	LDP MIR Additional Sites Assessment
H102	4420D	Housing Land Supply	Comelypark St (Gallowgate Ph4)	LDP MIR Additional Sites Assessment
H103	4462	Housing Land Supply	Adj to 515 Shettleston Road	Outline planning consent which has lapsed, but site has been through the planning process.
H104	4482	Housing Land Supply	Dungeonhill Rd, C'head & Coll PSs	LDP MIR Additional Sites Assessment





H105	4484	Housing Land Supply	Balado Rd, Wellhouse PS	LDP MIR Additional Sites Assessment
H106	4496	Housing Land Supply	22 Summer St/ 47 Olympia St	Planning permission granted, subject to a Section 69/75 Agreement being signed. Now withdrawn, but site has been through the planning process.
H107	4526	Housing Land Supply	10 & 20 Kingsway Ct, Kingsway MSFs	LDP MIR Additional Sites Assessment
H108	4527	Housing Land Supply	Lincoln Ave, Lincoln MSF	LDP MIR Additional Sites Assessment
H109	4564	Housing Land Supply	Station Rd	CDP Site Assessment Prop00083
H110	4566	Housing Land Supply	Burnmouth Rd	CDP Site Assessment Prop00084

APPENDIX 7

SEA TEMPLATES: ENVIRONMENTAL ASSESSMENT OF POTENTIAL DEVELOPMENT SITES

The following templates record the SEA assessment for all the external site proposals. The templates indicate whether each of the potential development sites are likely to have an effect on the environment using the simple traffic lights system below which cross refers the 12 SEA indicators with key GIS data sets. The assessment also includes general comments and identifies potential mitigation measures.

KEY:

	Environmental issues which would require further detailed assessment and mitigation
	Potential environmental issues which could require further assessment and potential mitigation
	No environmental issues or development could actively enhance the City's broad environmental objectives
	Environmental issues unknown

Proposal	Address	Page	Proposal	Address	Page
PROP 0001	Port Dundas	108	PROP 0046	Parkhead Hospital	176
PROP 0002	Stronend Street	110	PROP 0047	Auchinairn Road	178
PROP 0004	Templeton Business Centre	112	PROP 0048	South of Cardowan	180
PROP 0005	Knightswood, Teal Drive	114	PROP 0050	Baillieston/Broomhouse/Carmyle CGA	182
PROP 0006	Silverburn East	116	PROP 0051	Baillieston/Broomhouse/Carmyle CGA	184
PROP 0008	Robroyston	118	PROP 0052	Summerston	186
PROP 0009	St Agnes School	120	PROP 0053	Cathcart Road/Caledonia Road	188
PROP 0010	Phase 1 - Fara Street	122	PROP 0054	Cathkin Road, Carmunnock	190
PROP 0011	Phase 2 - Skirsa Street	124	PROP 0055	Kennishead Farm	192
PROP 0012	Phase 3 - Herma Street	126	PROP 0056	Causewayside Street	194
PROP 0013	Phase 5 - Vaila Place	128	PROP 0057	Linthouse Road	196
PROP 0014	Phase 4 - Vaila Place	130	PROP 0058	Provan Gas Works	198
PROP 0017	Victoria Infirmary	132	PROP 0059	110 Easter Queenslie Road	200
PROP 0018	Mansionhouse Road	134	PROP 0060	Anniesland Business Park	202
PROP 0019	Stobhill Road	136	PROP 0061	Stanley Street/Seaward Street	204
PROP 0020	Sandbank Street	138	PROP 0062	Barrachnie Road (Baillieston Dist. Centre)	206
PROP 0021	Anniesland - Lock 27	140	PROP 0063	Lambhill Quadrant - Milnpark Trading Est.	208
PROP 0024	Cadder	142	PROP 0064	Darnley Mains	210
PROP 0025	Cowglen (South)	144	PROP 0065	Carlisle Street	212
PROP 0026	Corselet Road, Darnley	146	PROP 0067	Duke St/Netherfield St/Fleming St	224
PROP 0030	Crookston Site D	148	PROP 0070	Blawarthill Hospital	216
PROP 0031	Crookston Site F	150	PROP 0071	North Hanover Street	218
PROP 0032	Lomond St/Hawthorn St/Denmark St	152	PROP 0072	Cathedral Street (College of Commerce)	220
PROP 0033	Temple Road	154	PROP 0073	Cathedral Street (College of Food and Tech)	222
PROP 0034	Damshot Crescent	156	PROP 0074	Florence Street	224
PROP 0035	Mid Netherton, Carmunnock	158	PROP 0075	Rogart Street	226
PROP 0036	Charles Street (Springburn Depot)	160	PROP 0076	Dornoch Street	228
PROP 0038	Trongate/Wilson Street	162	PROP 0078	North West of Kerfield Lane, Drumchapel	230
PROP 0039	Maxwell Road	164	PROP 0079	Summerston	232
PROP 0040	Osborne Street	166	PROP 0080	Auchinairn Road, Robroyston	234
PROP 0041	2229 London Road	168	PROP 0083	Station Road	236
PROP 0042	Western Infirmary (part)	170	PROP 0084	Burnmouth Road	238
PROP 0043	Royal Hospital for Sick Children	172	PROP 0085	Mount Vernon Avenue	240
PROP 0045	Orchard Wards, Ruchill Hospital	174			

KEY

 Proposal

CDP2 - Sustainable Spatial Strategy - City Wide

 Masterplan Area

CDP3 - Economic Development

 Economic Development Areas


 City Centre Strategic Economic Investment Location (SEIL)

 Strategic Economic Investment Locations (SEIL)

 Opportunity Site within Economic Development Area (For Information)
(See Industrial and Business Land Supply 2013)

CDP4 - Network of Centres

 The City Centre Principal Retail Area

 Major Town Centre

 Local Town Centre


 Other Retail and Commercial Leisure Centres

CDP5 - Resource Management

 Recycling Centre (Polmadie, Blochairn)

 Residual Waste Treatment Facility (Polmadie, Blochairn, Bogmoor Road)

 Waste Transfer Station and Recycling Centre
(Dawsholm, Helen St, Queenslie)

 Potential for Wind Turbines

CDP6 - Green Belt and Green Network


 Green Belt


CDP7 - Natural Environment

 New Local Nature Reserve

 Proposed Extension to Local Nature Reserve

CDP9 - Historic Environment

 Frontiers of the Roman Empire
World Heritage Site

 Antonine Wall and Buffer Zone

 Scheduled Monument

 Conservation Area

 Proposed Conservation Area

CDP10 - Meeting Housing Needs

 Proposed Community Growth Area Masterplan

 Feasibility Study Area


 Proposed Additions to Housing Land Supply

 Transformational Regeneration Area

 Housing Land Supply 2012 >50 Units

 Consented or Subject to Legal Agreement Housing Sites >50 Units

CDP11 - Sustainable Transport

 Proposed Rail Station (including Park and Ride)

 Potential Rail Station

 Potential Rail Station Relocation

 Potential High Speed Rail Terminus (Options)

 Land Safeguarded for Potential Transport Infrastructure


 Safeguarded Rail Formation


 Pedestrian Cycle Link


 Clyde Walkway - Upgrade

 Clyde Walkway - Link

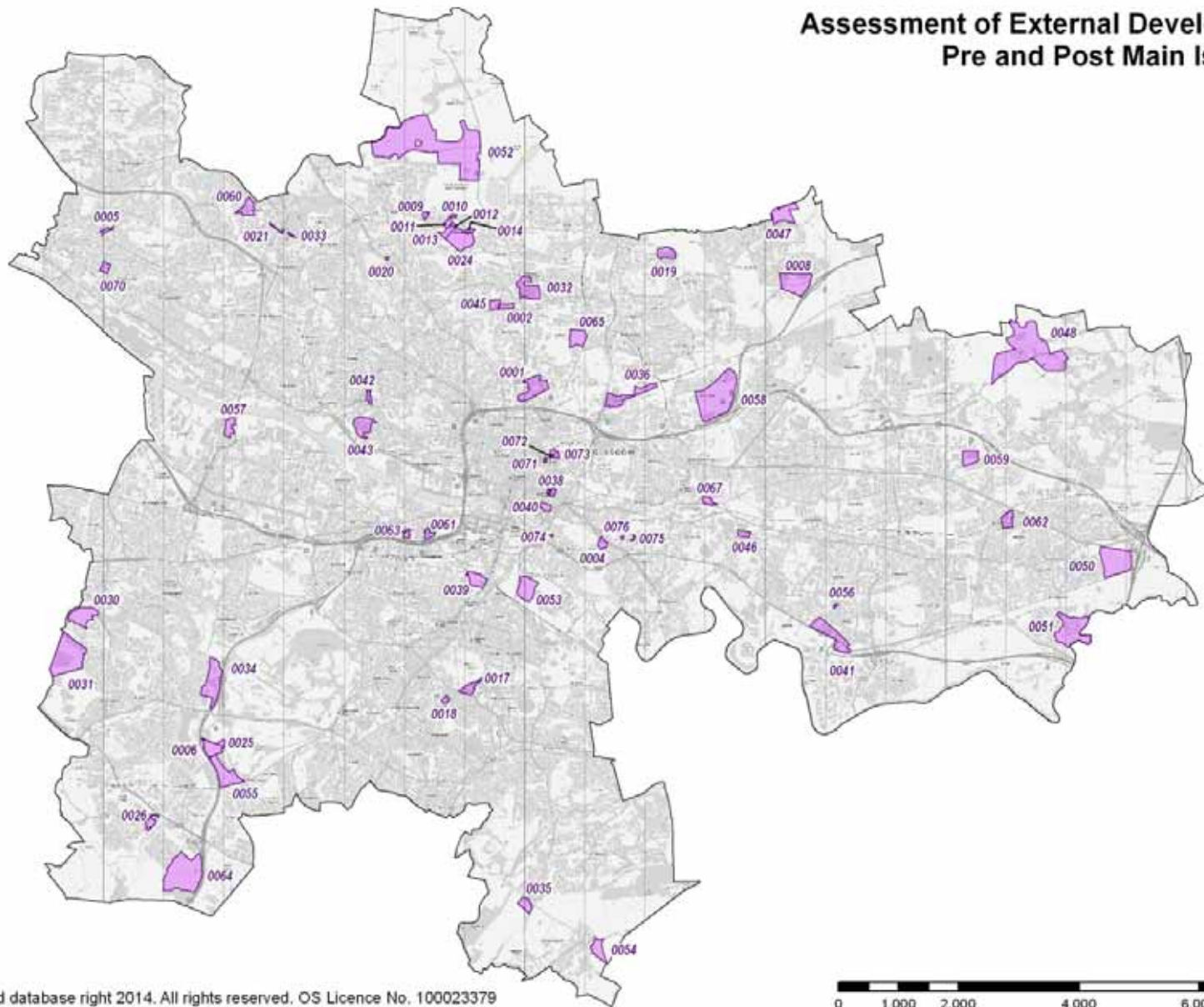
 Fastlink Core Route

 Fastlink Proposed Route

 Road Proposal

 Consented Road

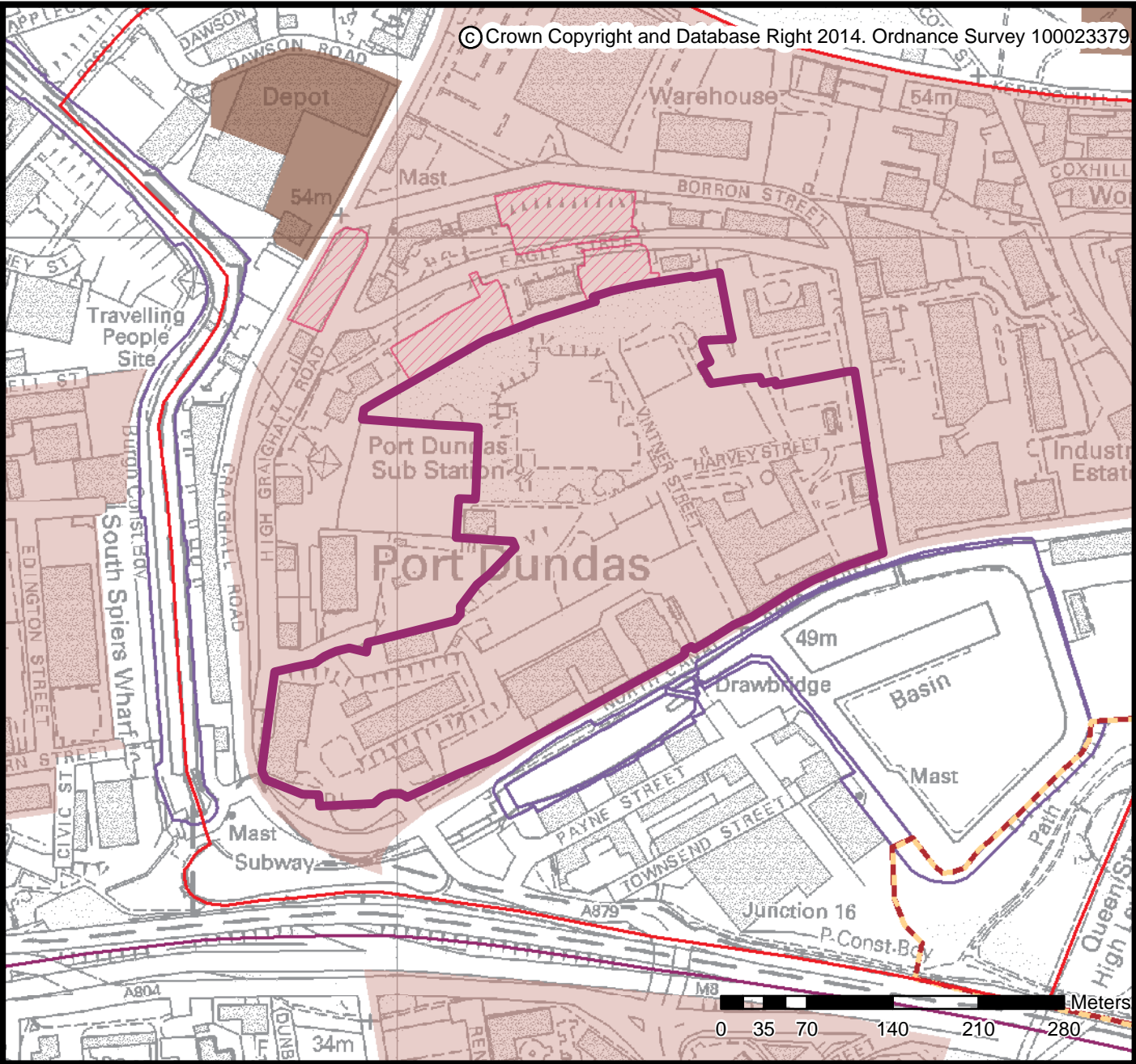
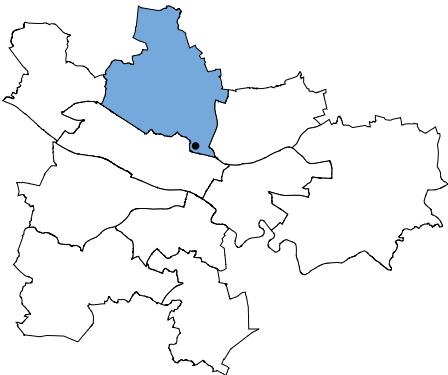
Assessment of External Development Sites Pre and Post Main Issues Report



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Strategic Environmental Assessment



Site Reference: PROP 0001

Site Address: Port Dundas

Site Area: 11.03Ha

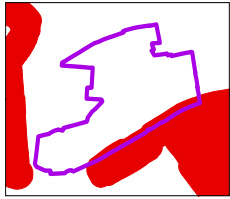
Proposer: Diageo

Proposal: Mixed

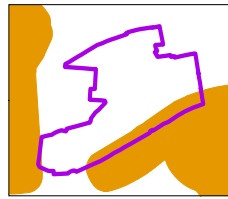
Assessment:



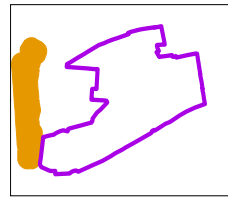
Environmental Issues Potential Environmental Issues



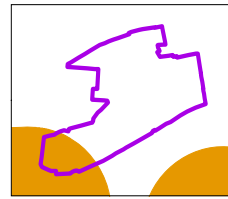
Scheduled Ancient Monuments 30m buffer



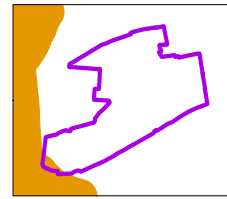
Archaeological Sensitive Trigger Areas



Listed Building 30m buffer



Noise Management Area 200m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is in close proximity to a Scheduled Ancient Monument (the Forth and Clyde Canal) and consists of a significant amount of vacant, derelict and potentially contaminated land. The site is also close to a Noise Management Area, an Archaeological Sensitive Trigger Area, listed building buffer and Site of Importance for Nature Conservation buffer.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas and the Glasgow North Strategic Development Framework. The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

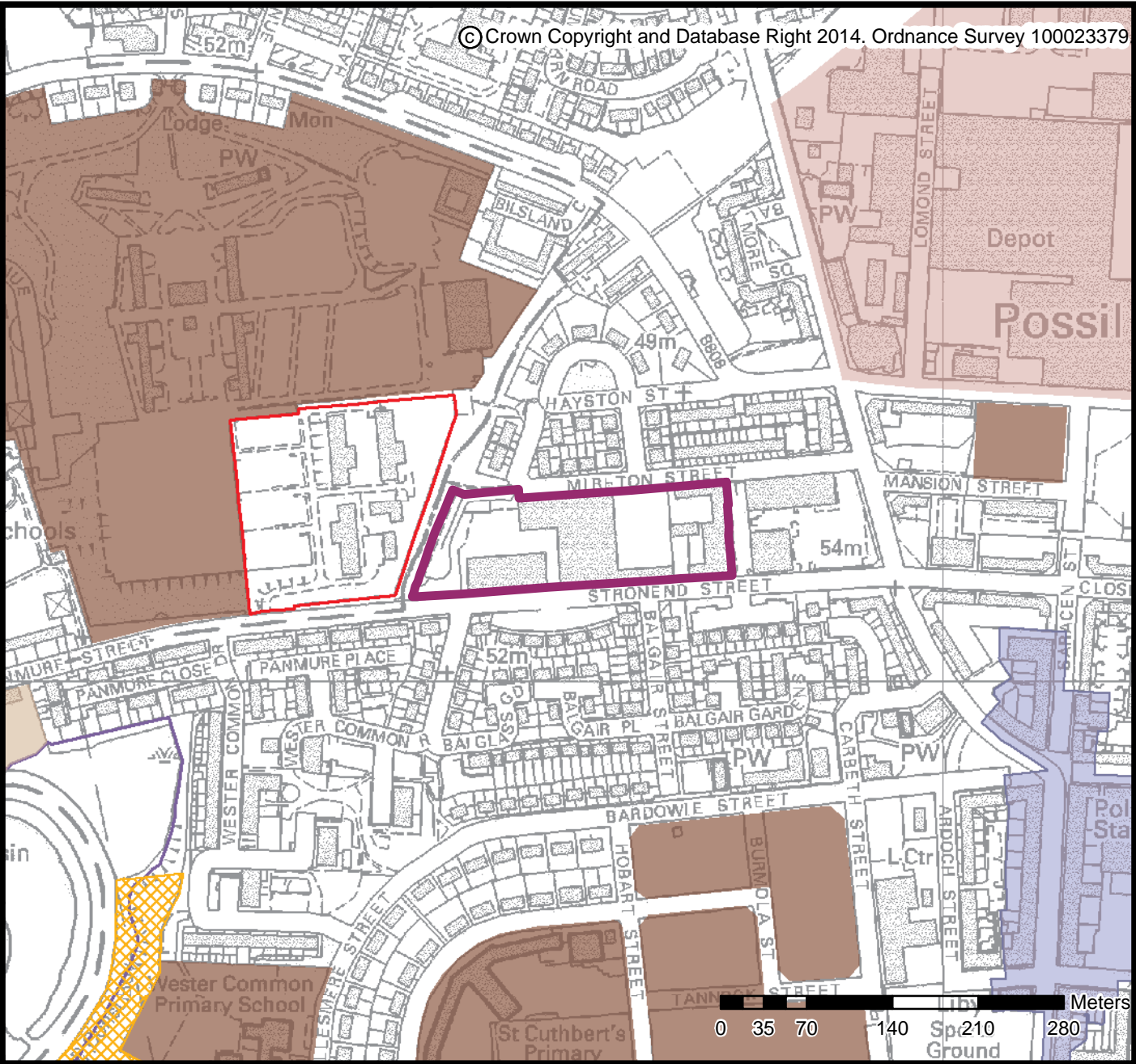
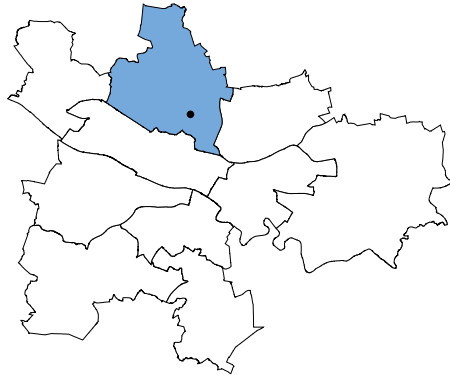
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. Particular attention would need to be given to the design of any new development given the proximity to the Forth and Clyde Canal. Major efforts would also be required to deliver improved public transport accessibility. An Archaeological Survey may be required. Potentially contaminated land and the potential for flooding would require further investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0002

Site Address: Stronend Street

Site Area: 1.88Ha

Proposer: MacDonald Estates

Proposal: Retail

Assessment: 

SEA Assessment

There are no significant environmental issues.

Planning Assessment

The site will be considered as part of the Review of the City's Retail Areas and the Glasgow North Strategic Development Framework.

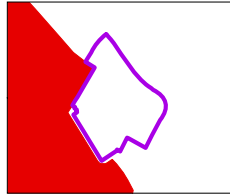
Potential Mitigation

The potential for flooding would require further investigation.

Consultation Responses

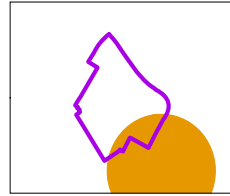


Environmental Issues

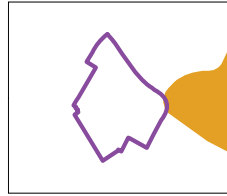


Greenspace

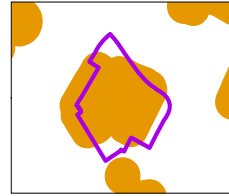
Potential Environmental Issues



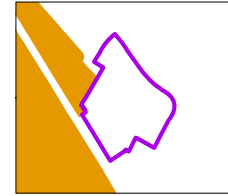
Archaeological Sensitive Trigger Areas



Conservation Area 30m buffer



Listed Building 30m buffer



Sites of Special Landscape Importance

SEA Assessment

The site is adjacent to Greenspace (Glasgow Green) and a Site of Special Landscape Importance, is a Grade A listed building and adjacent to an Archaeological Sensitive Trigger Area.

Planning Assessment

The Placemaking Policy in the new City Development Plan provides for local shops, public buildings, open space and small businesses.

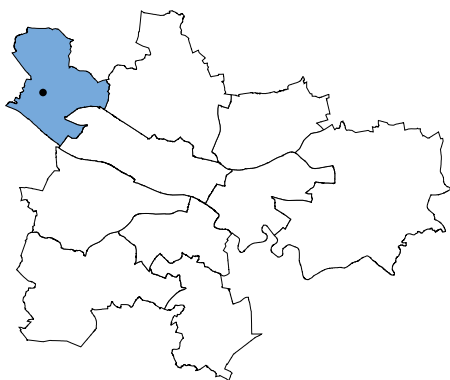
Potential Mitigation

The status of the listed building can be dealt with through design considerations that respect the architectural quality of the listed building and retain all the original features. Any new build on land east of Templeton Street must respect the character of the adjacent listed building. An Archaeological Survey may be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0005

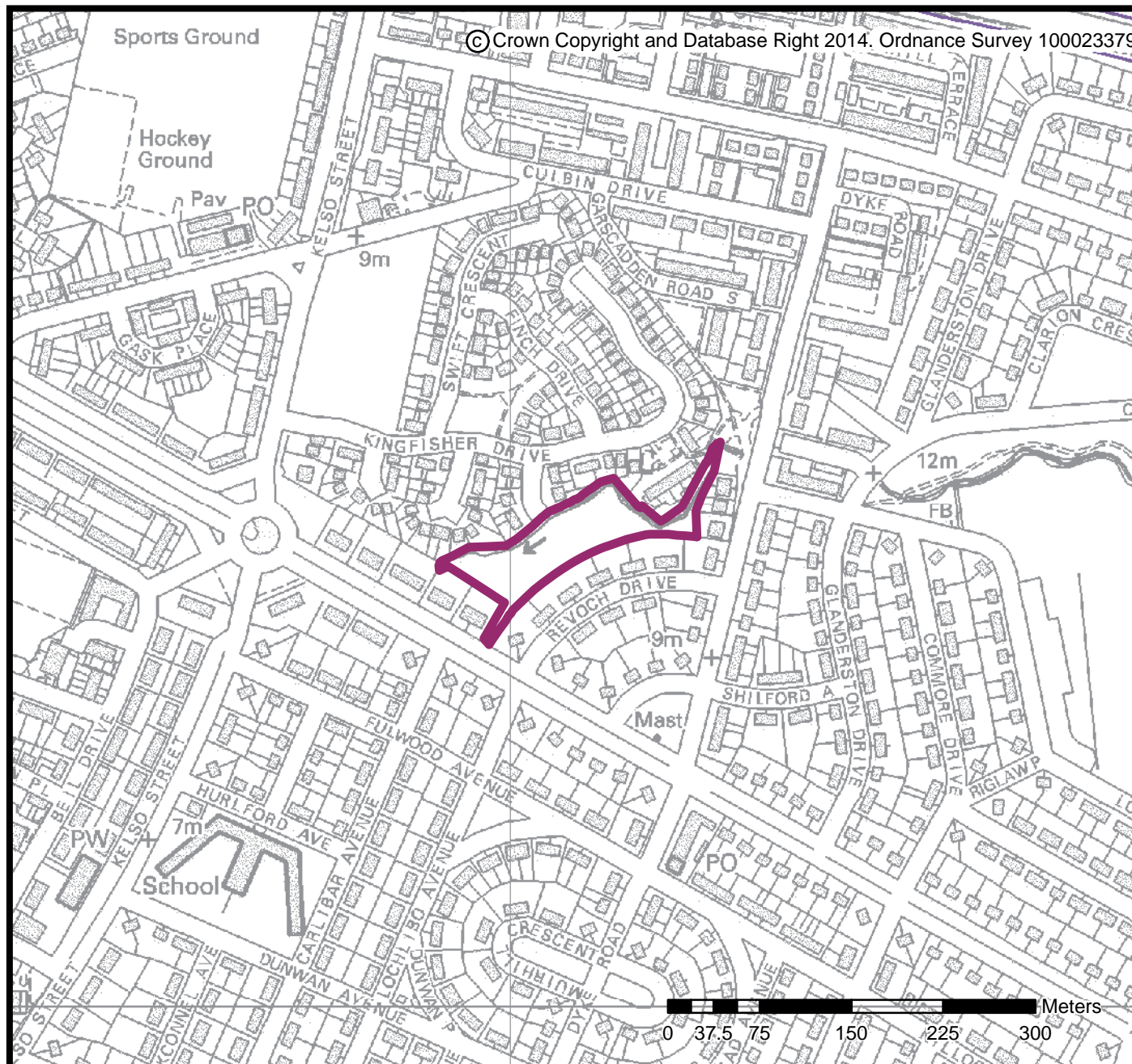
Site Address: Knightswood, Teal Drive

Site Area: 0.85Ha

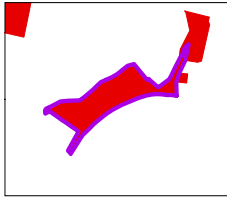
Proposer: Credential Holdings

Proposal: Residential (and supporting uses)

Assessment:

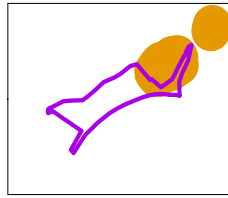


Environmental Issues



Greenspace

Potential Environmental Issues



Listed Building 30m
buffer



SEA Assessment

The site is designated Greenspace and adjacent to a listed building buffer.

Planning Assessment

The site is existing Greenspace.

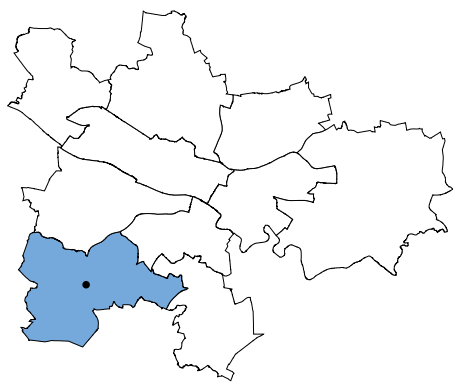
Potential Mitigation

There are significant potential flooding and access issues which would require extensive mitigation. A detailed Flood Risk assessment would need to determine more accurately the extent of the functional flood plain, developable area and site capacity.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0006

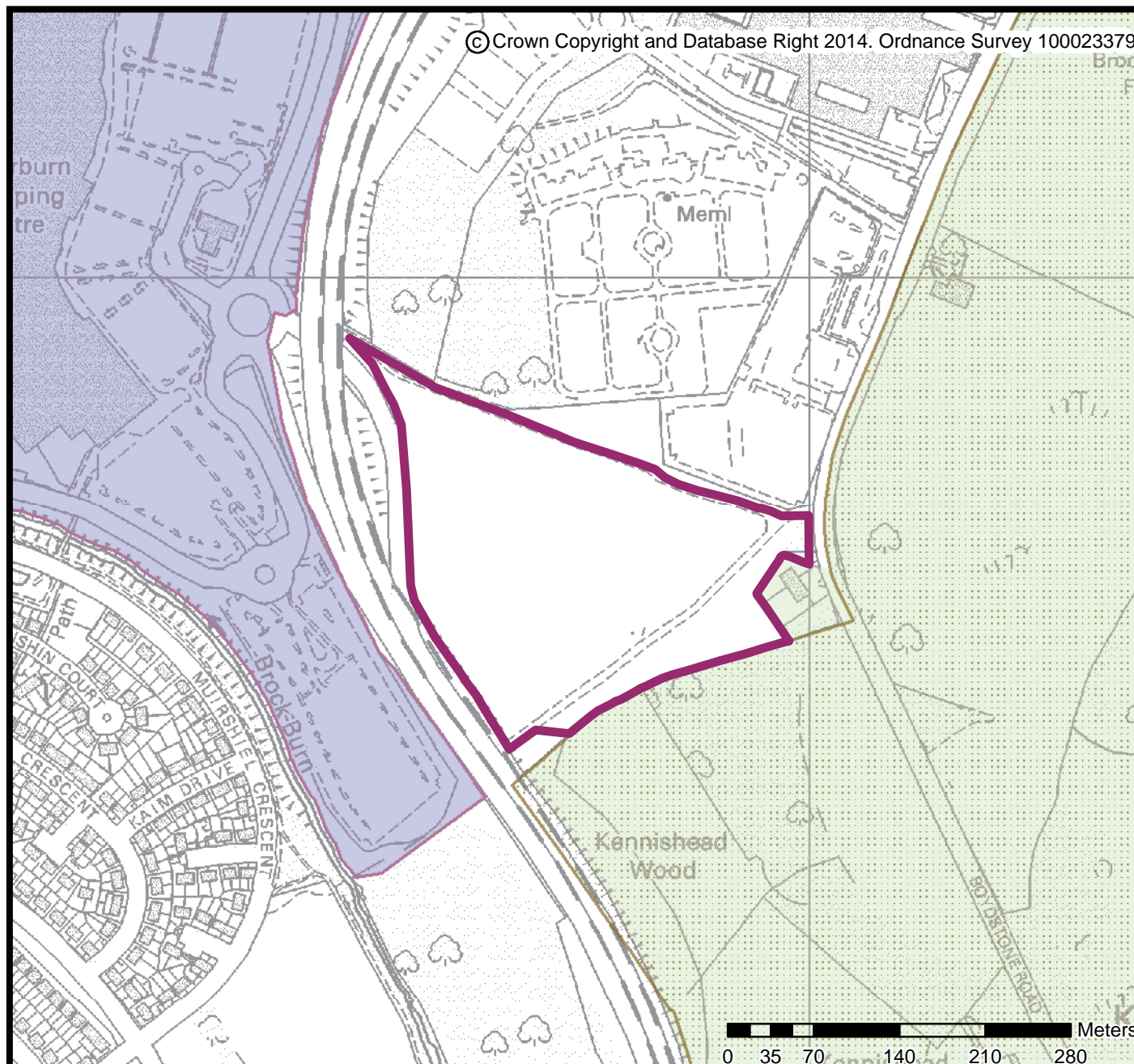
Site Address: Silverburn East

Site Area: 6.05Ha

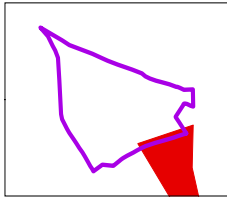
Proposer: Retail Property Holdings (SE Ltd)

Proposal: Mixed

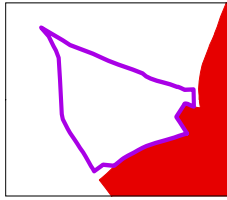
Assessment:



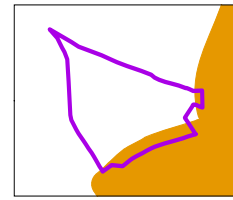
Environmental Issues



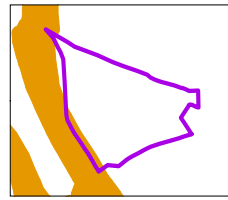
Ancient, Long Established or Semi-Natural Woodland



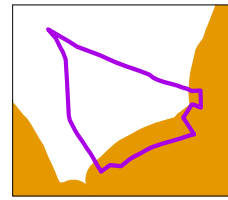
Green Belt



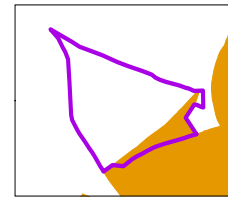
Conservation Area 30m buffer



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance

Potential Environmental Issues

SEA Assessment

The site is adjacent to Ancient, Long Established or Semi-Natural Woodland, Green Belt, a Green Corridor, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance and (Pollok Park) Conservation Area buffer.

Planning Assessment

There are significant access and environmental constraints. The future development context of this site will be considered as part of the Pollok Local Development Framework.

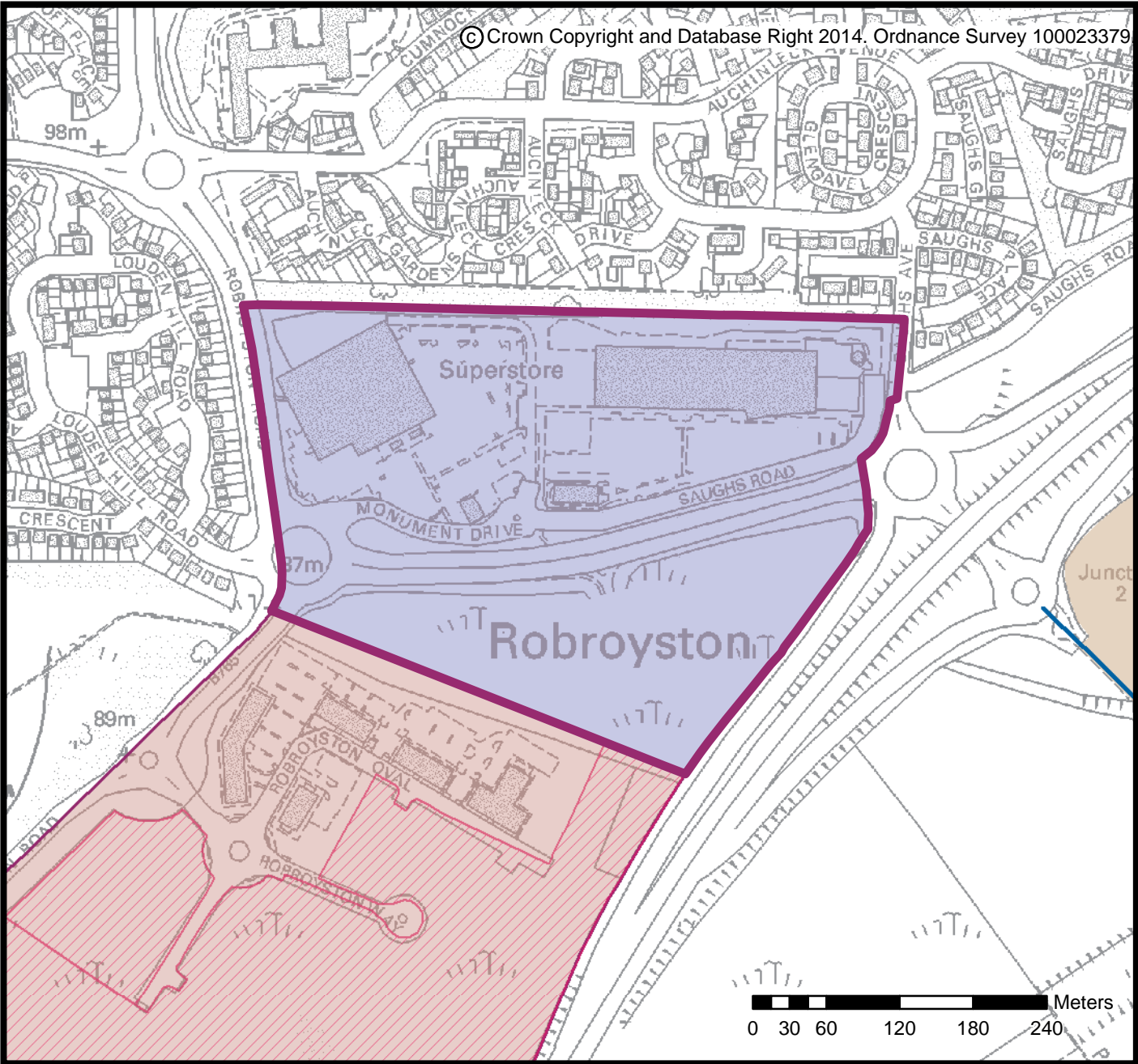
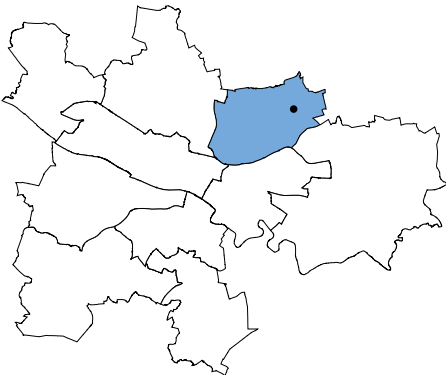
Potential Mitigation

The significant environmental designations would require special consideration in the design of any new development.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0008

Site Address: Robroyston

Site Area: 15.01Ha

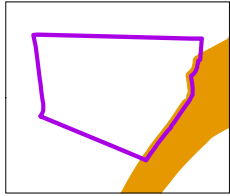
Proposer: Dawn Group

Proposal: A New Town Centre at Robroyston

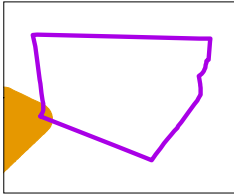
Assessment:



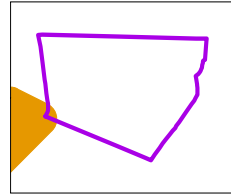
Potential Environmental Issues



Green Corridors 15m buffer



Local Nature Reserves 50m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is adjacent to buffer zones for a Local Nature Reserve, a Green Corridor and a Site of Importance for Nature Conservation.

Planning Assessment

A Masterplan has yet to be undertaken and, therefore, it is premature to approve any change in designation at this stage. The site will be considered as part of the Review of the City's Retail Areas.

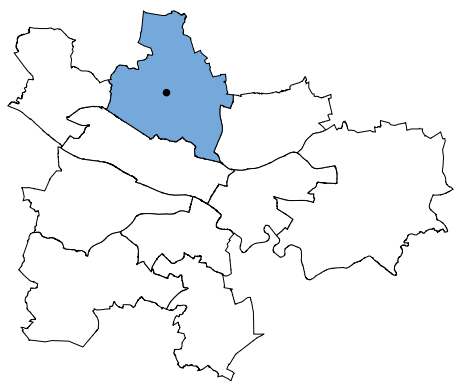
Potential Mitigation

The environmental designations would require special consideration in the design of any new development.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0009

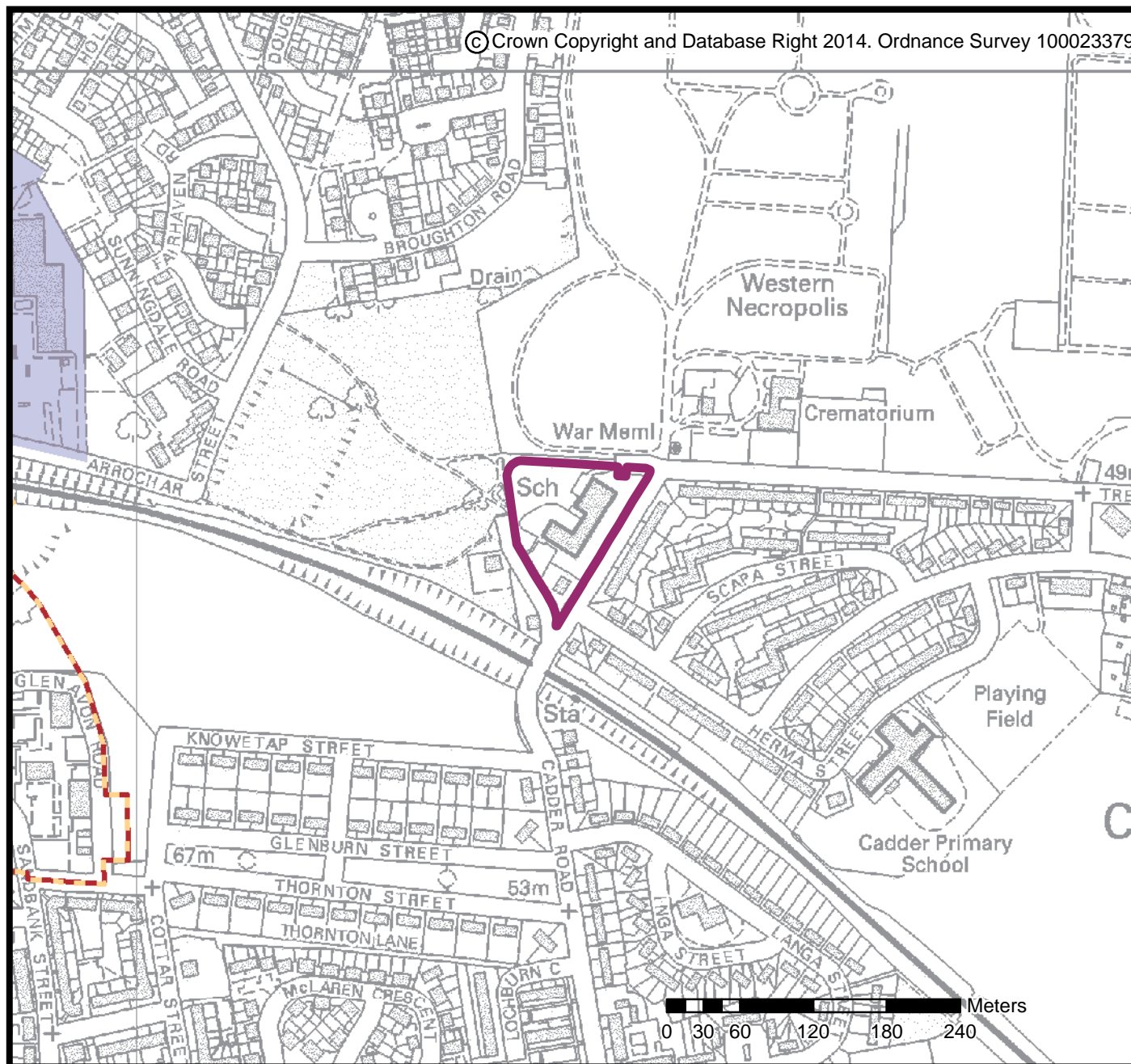
Site Address: St Agnes School

Site Area: 0.89Ha

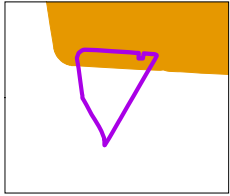
Proposer: Cadder Housing Association

Proposal: Residential

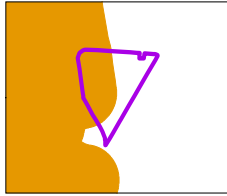
Assessment:



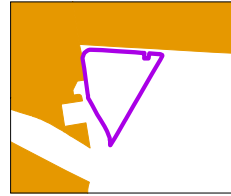
Potential Environmental Issues



Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance

SEA Assessment

The site is adjacent to a Site of Importance for Nature Conservation buffer, a listed building buffer and a Site of Special Landscape Importance.

Planning Assessment

A planning application needs to be submitted and considered as appropriate.

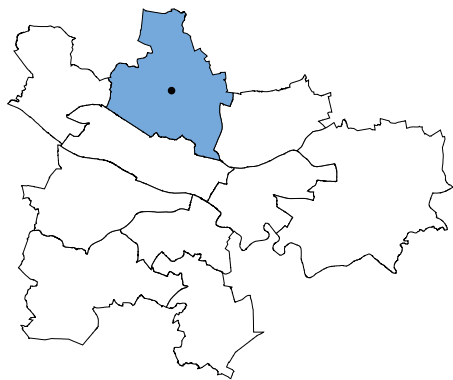
Potential Mitigation

The environmental designations would require consideration in the design of any new development. This is one of a number of small proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0010

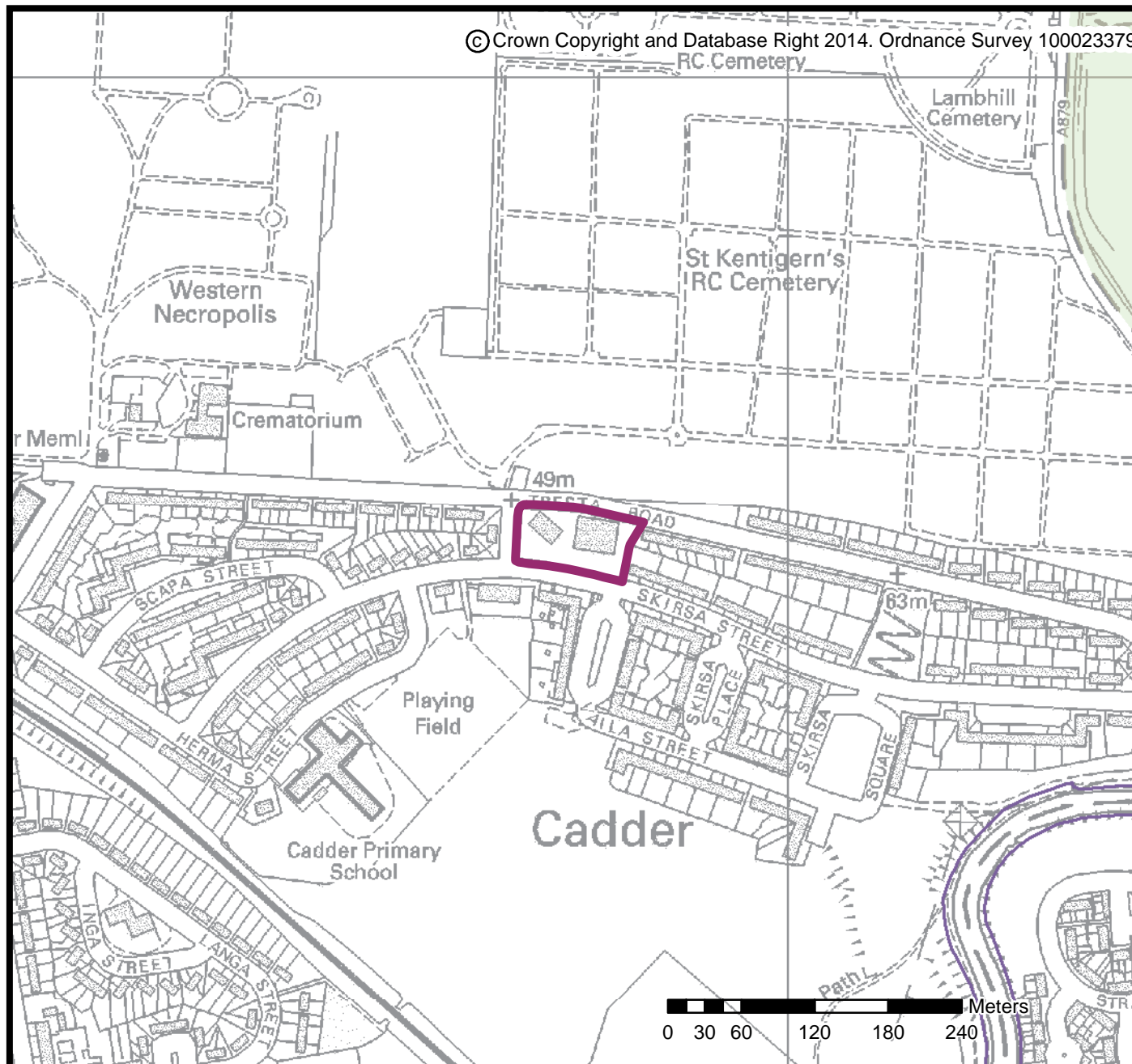
Site Address: Phase 1 - Fara Street

Site Area: 0.47Ha

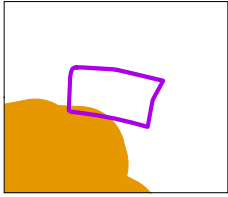
Proposer: Cadder Housing Association

Proposal: Residential

Assessment:



Potential Environmental Issues



Sites of Importance for Nature Conservation
50m buffer

SEA Assessment

The Site is adjacent to a buffer for a Site of Importance for Nature Conservation.

Planning Assessment

A planning application needs to be submitted and considered as appropriate. Less than 50 units.

Potential Mitigation

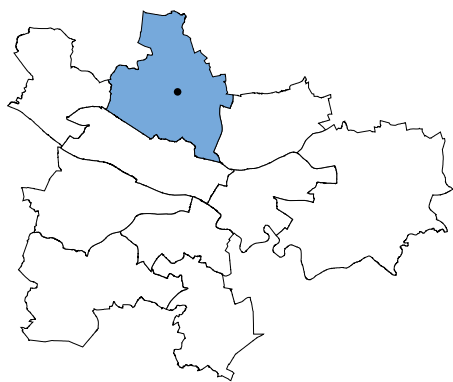
This is one of a number of small proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. There is a need to investigate the potential extent of any flood risk.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0011

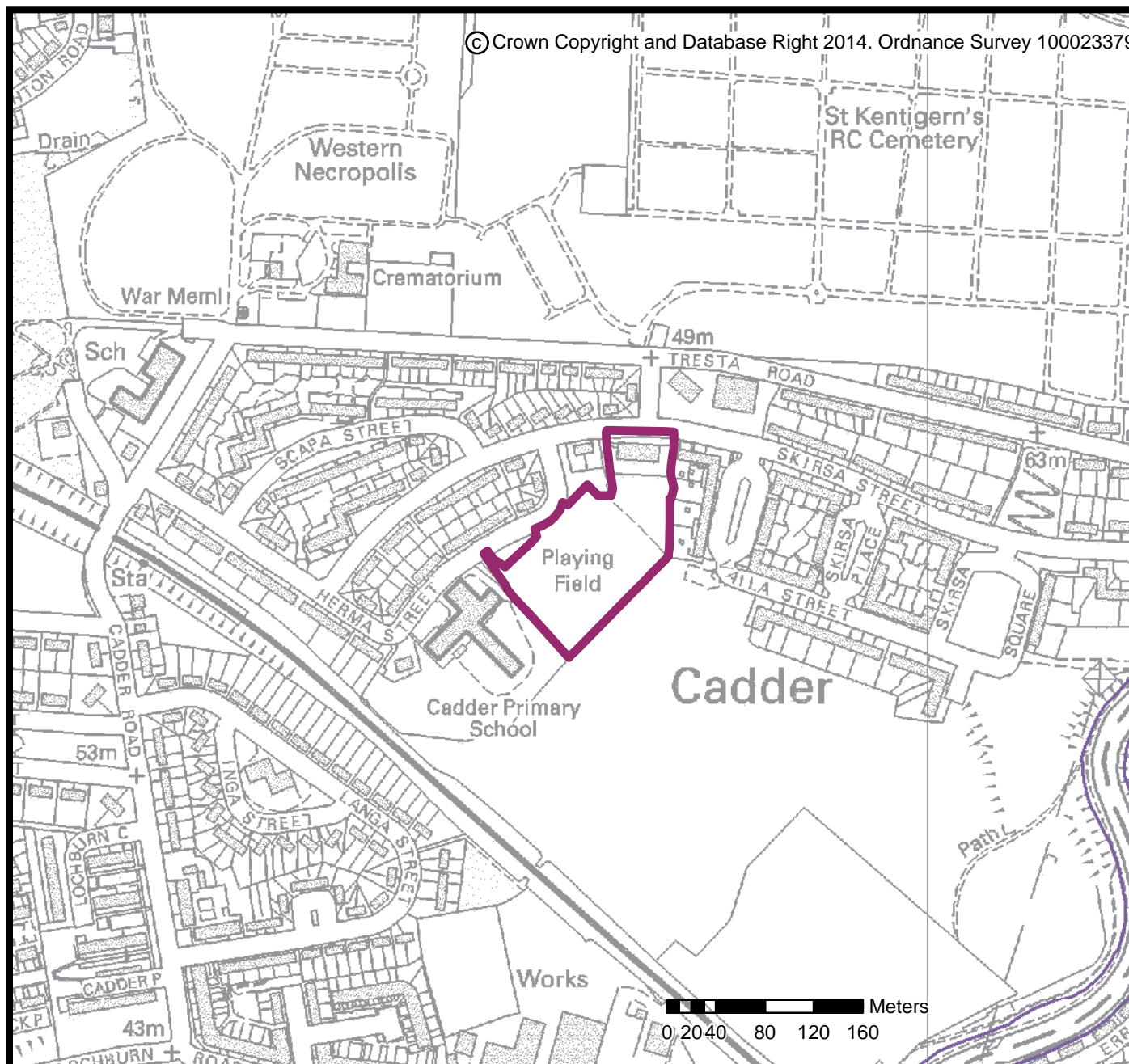
Site Address: Phase 2 - Skirsa Street

Site Area: 1.42Ha

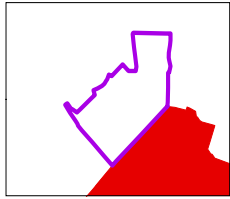
Proposer: Cadder Housing Association

Proposal: Mixed (shops, community centre, sports hall)

Assessment:

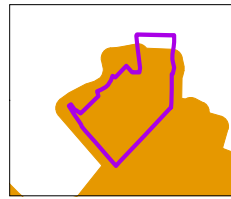


Environmental Issues

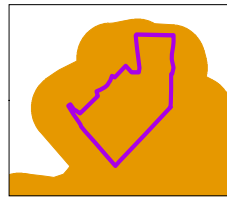


Greenspace

Potential Environmental Issues



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is adjacent to Greenspace and incorporates a Green Corridor buffer and Site of Importance for Nature Conservation buffer. The site includes a blaes football pitch.

Planning Assessment

The Placemaking policy in the new City Development Plan provides for local shops, public buildings, open space and small businesses. A planning application needs to be submitted and considered as appropriate.

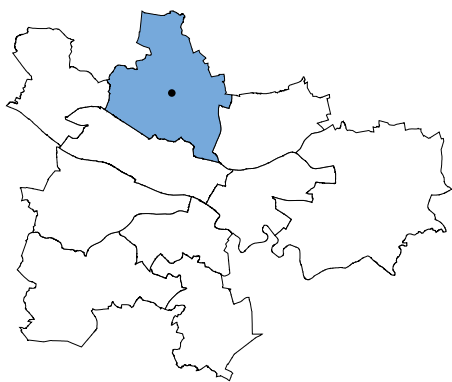
Potential Mitigation

The removal of the existing blaes pitch may be an issue in terms of its replacement. This is one of a number of small proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. The environmental designations would require special consideration in the design of any new development. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0012

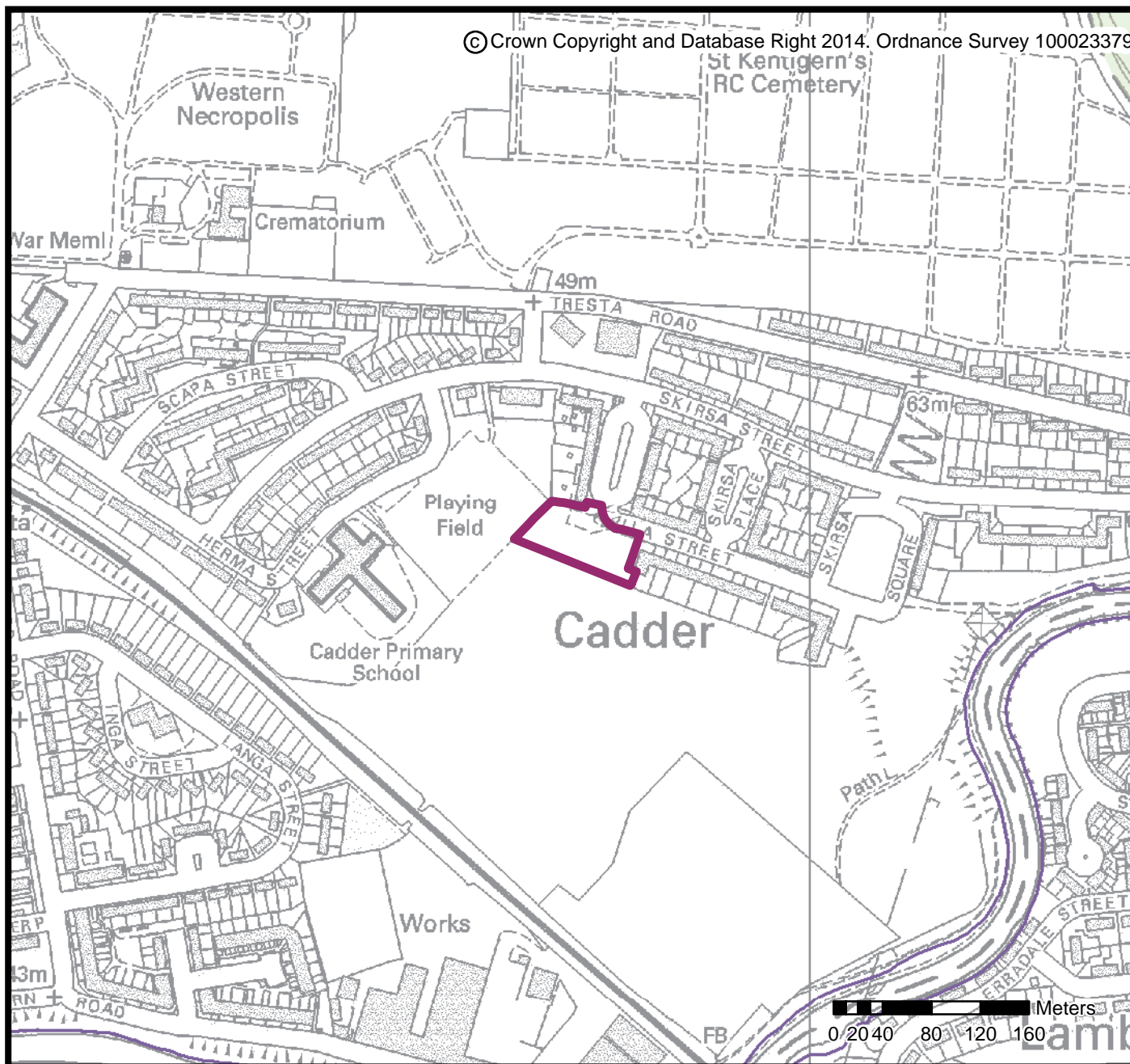
Site Address: Phase 3 - Herma Street

Site Area: 0.38Ha

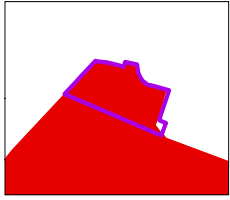
Proposer: Cadder Housing Association

Proposal: Residential (and supporting uses)

Assessment:

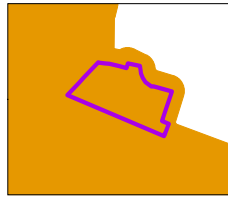


Environmental Issues

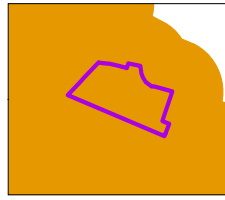


Greenspace

Potential Environmental Issues



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

This is a relatively small site (a former play area). The site is Greenspace, a Green Corridor and a Site of Importance for Nature Conservation.

Planning Assessment

The site is suitable for a small residential development subject to appropriate levels of environmental mitigation. Less than 50 units.

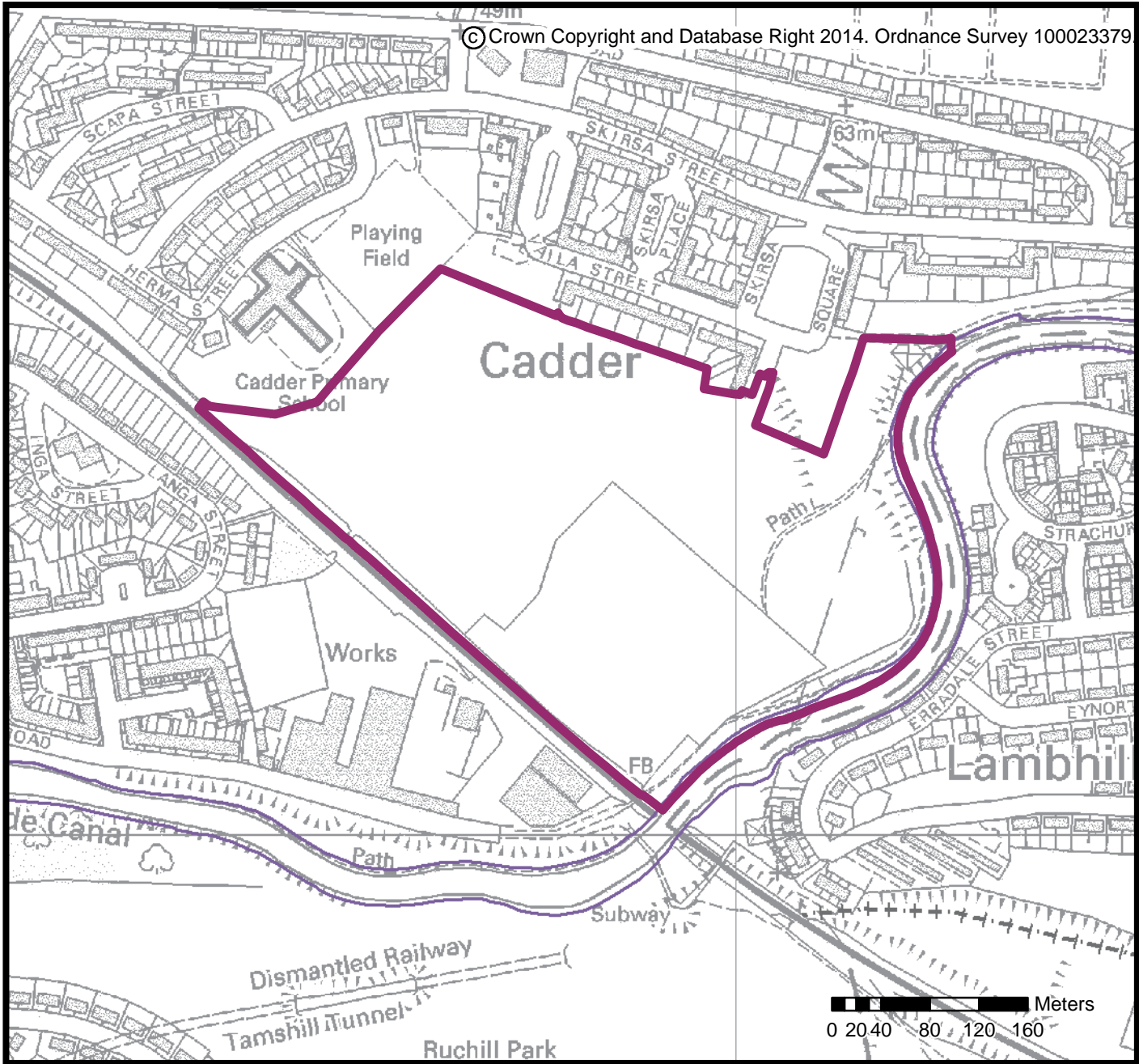
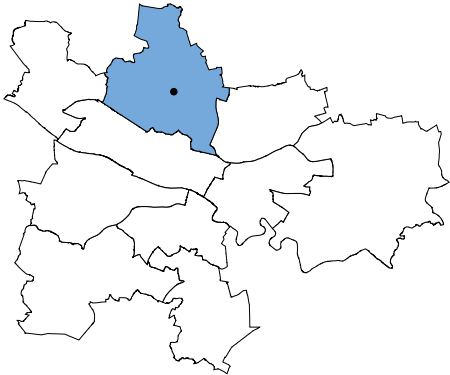
Potential Mitigation

Any loss of Greenspace would require appropriate compensation. This is one of a number of proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. The environmental designations would require special consideration in the design of any new development. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0013

Site Address: Phase 5 - Vaila Place

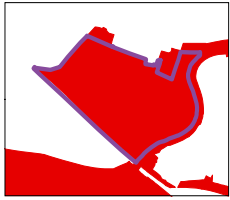
Site Area: 14.16Ha

Proposer: Cadder Housing Association

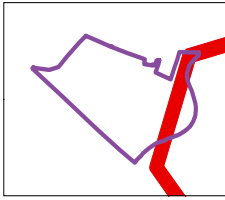
Proposal: Residential

Assessment: 

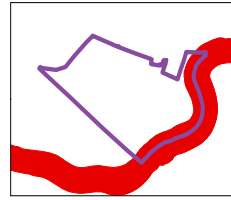
Environmental Issues



Greenspace

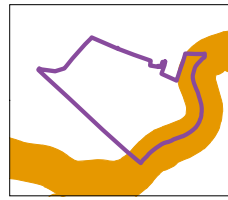


High Tension Electricity Safety Zone

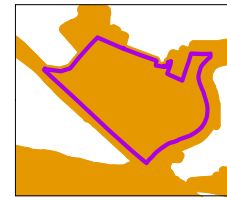


Scheduled Ancient Monuments 30m buffer

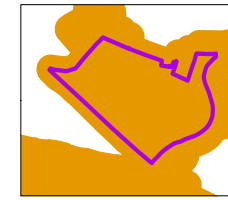
Potential Environmental Issues



Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Greenspace, a Green Corridor and includes a Site of Importance for Nature Conservation. The site is also adjacent to an Archaeological Sensitive Trigger Area, a Scheduled Ancient Monument (the Forth and Clyde Canal) and includes a High Tension Electricity Safety Zone.

Planning Assessment

There may be some scope for limited development but further investigation would be required. The future development of this site will be considered within the context of the Glasgow North Strategic Development Framework.

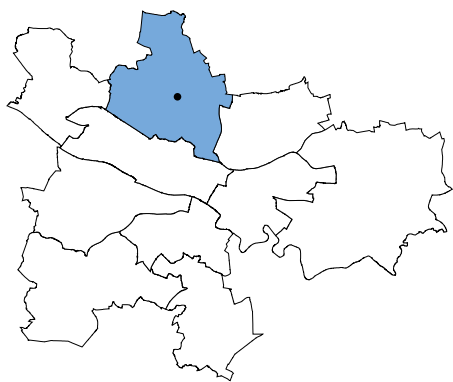
Potential Mitigation

Any loss of Greenspace would require appropriate compensation. This is one of a number of proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. The environmental designations would require special consideration in the design of any new development. An Archaeological Survey may be required. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0014

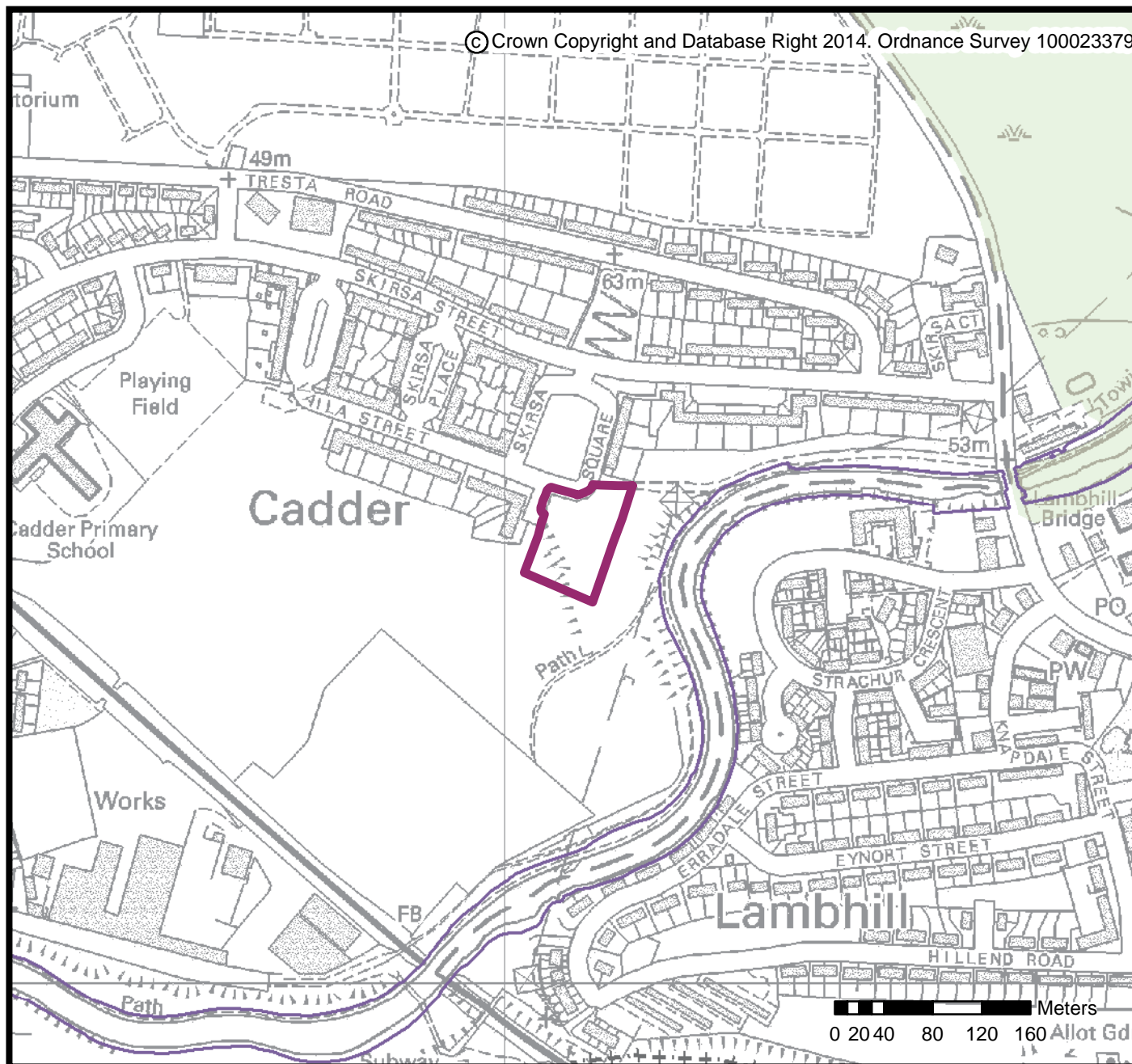
Site Address: Phase 4 - Vaila Place

Site Area: 0.53Ha

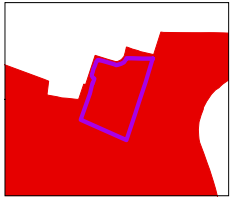
Proposer: Cadder Housing Association

Proposal: Residential (and supporting uses)

Assessment:

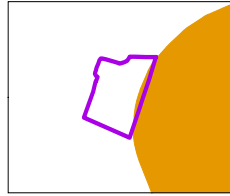


Environmental Issues

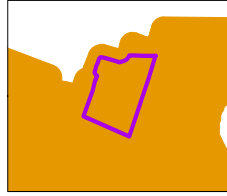


Greenspace

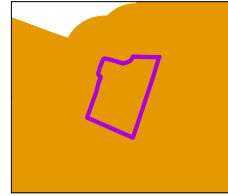
Potential Environmental Issues



Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Greenspace, a Green Corridor and includes a Site of Importance for Nature Conservation. The site is also adjacent to an Archaeological Sensitive Trigger Area.

Planning Assessment

The site is suitable for a small residential development subject to appropriate levels of environmental mitigation. This is a natural extension of the residential area with good access to public transport. Less than 50 units.

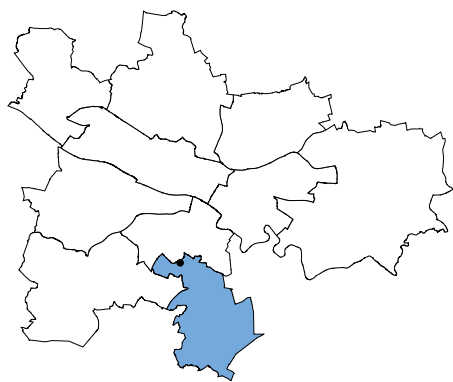
Potential Mitigation

Any loss of Greenspace would require appropriate compensation. This is one of a number of small proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. The environmental designations would require special consideration in the design of any new development. An Archaeological Survey may be required. Potentially contaminated land and flooding would require further investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0017

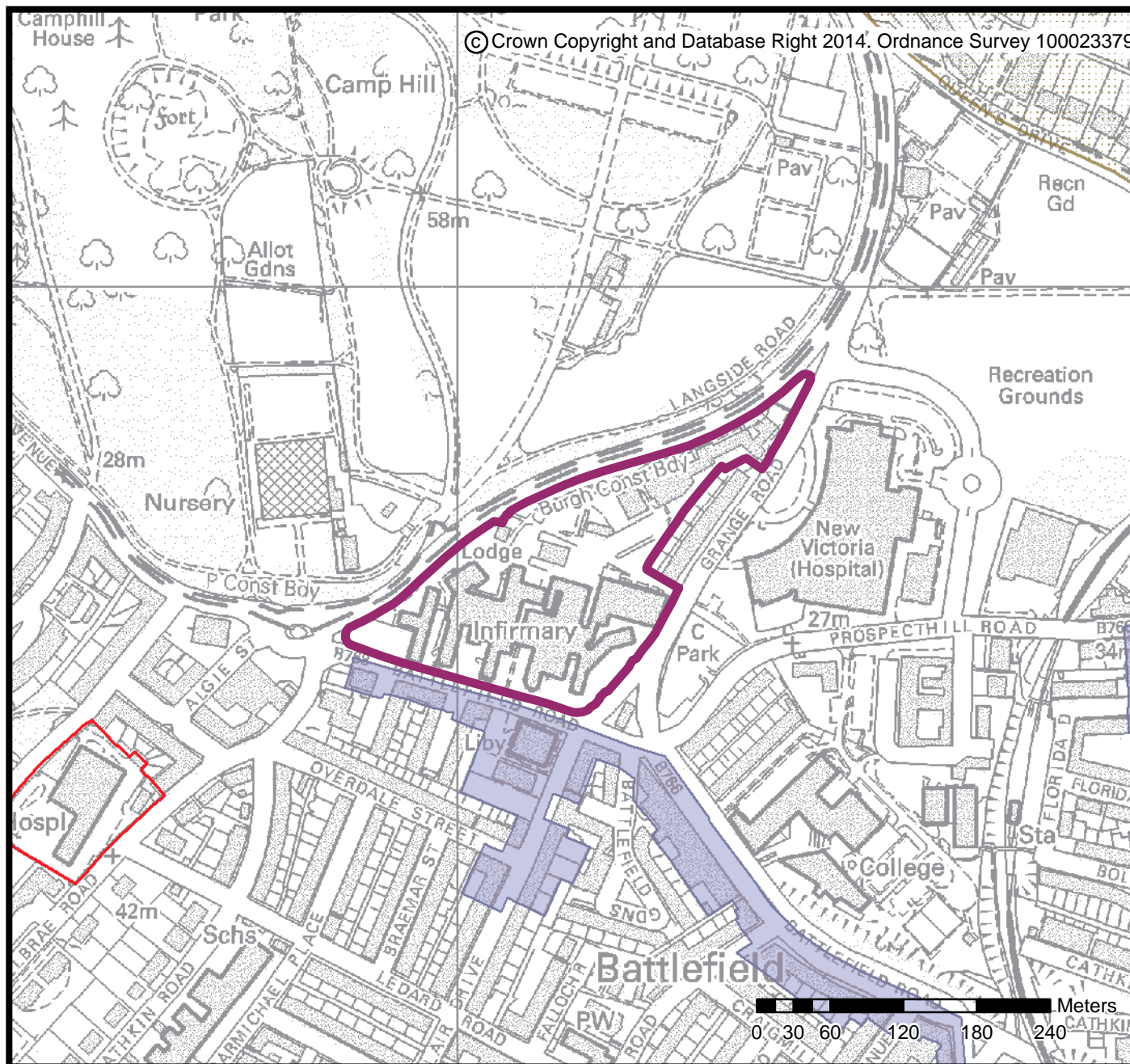
Site Address: Victoria Infirmary

Site Area: 3.66Ha

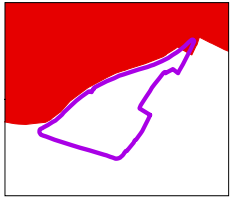
Proposer: NHS Greater Glasgow and Clyde

Proposal: Residential

Assessment:

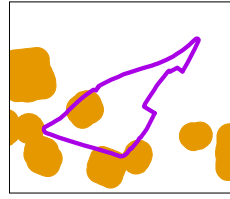


Environmental Issues



Greenspace

Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

The site is currently part of an operational hospital which contains listed buildings. This is a potentially significant constraint. The site is adjacent to Greenspace.

Planning Assessment

The hospital is closing in 2015. The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area. The site has good access to facilities and high accessibility to public transport.

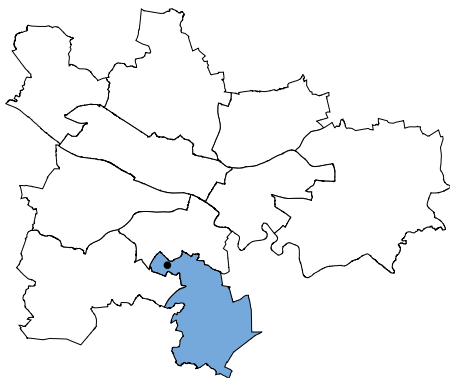
Potential Mitigation

A small part of the complex is listed. Retention and conversion of the listed/stone buildings and any new development should be in accordance with policy. A detailed site survey is required to identify buildings that could be retained and structures that could be demolished. If selective demolition is allowed, then stone and other materials should be salvaged, as appropriate, for reuse on the site. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0018

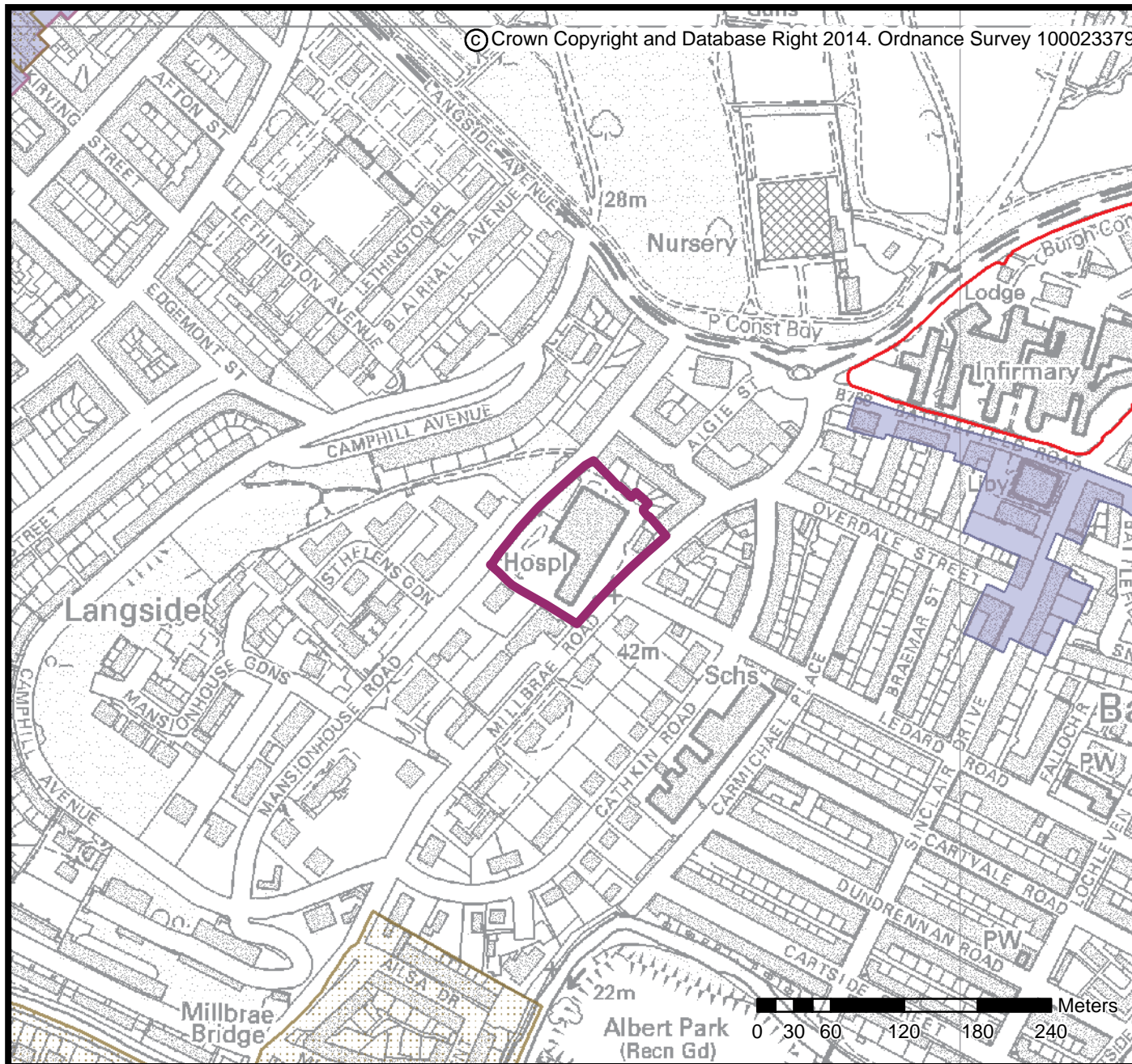
Site Address: Mansionhouse Road

Site Area: 0.99Ha

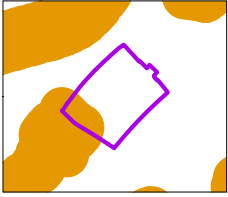
Proposer: NHS Greater Glasgow and Clyde

Proposal: Residential

Assessment:



Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

The site is currently part of an operational hospital which is a potentially significant constraint. The site is adjacent to a listed building (23 Mansionhouse Road)

Planning Assessment

The hospital is closing in 2015. The nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area. The site has good access to facilities and high accessibility to public transport.

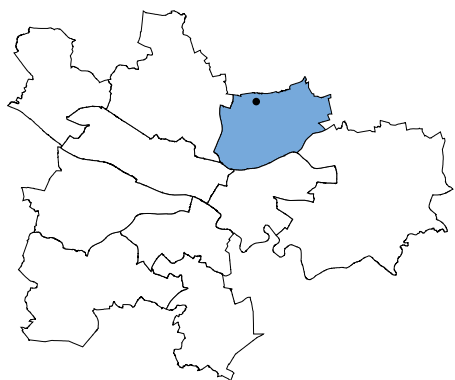
Potential Mitigation

The design of any proposed development should respect the scale and character of the adjacent listed building. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0019

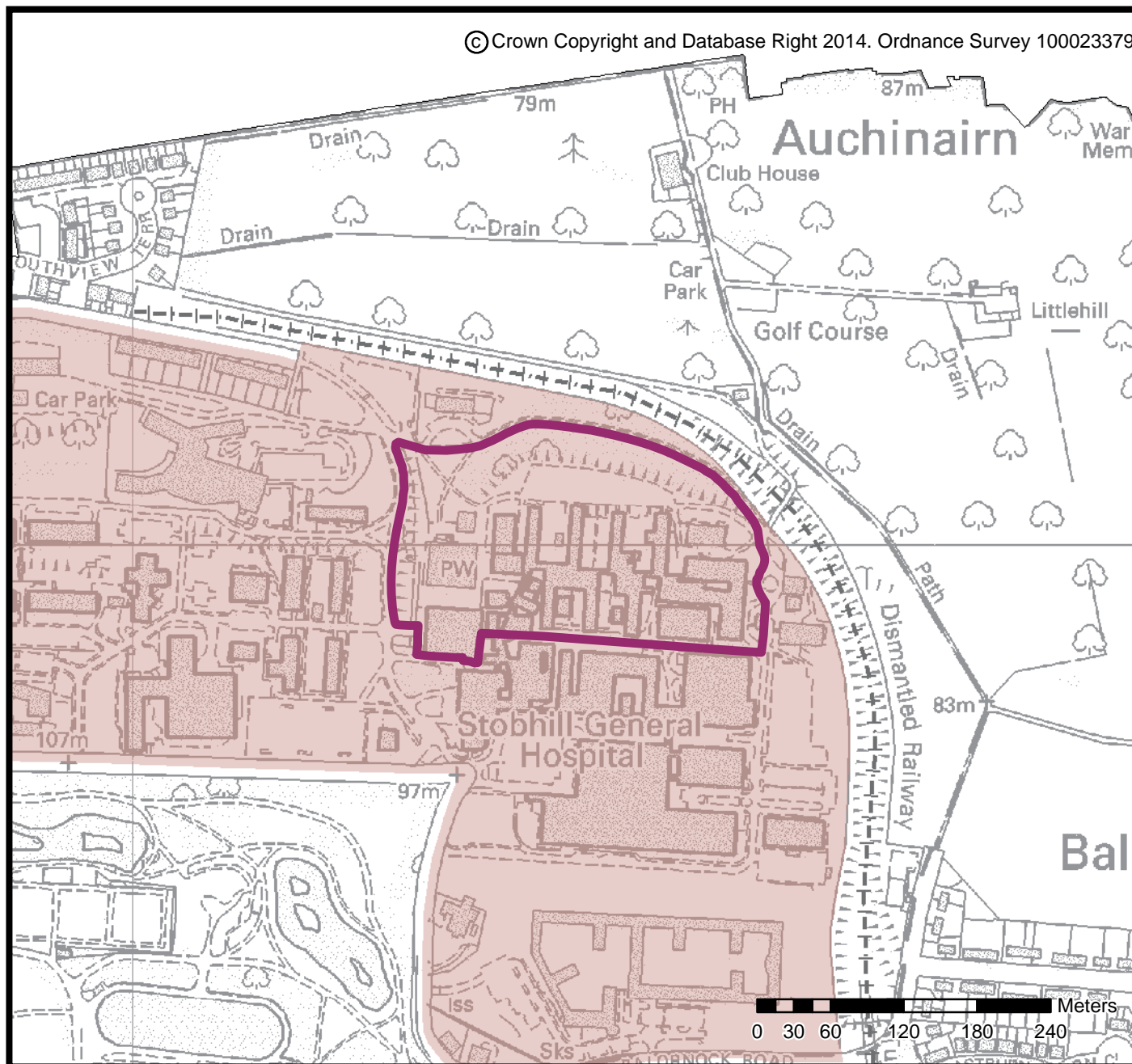
Site Address: Stobhill Road

Site Area: 4.74Ha

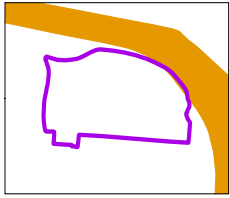
Proposer: NHS Greater Glasgow and Clyde

Proposal: Residential

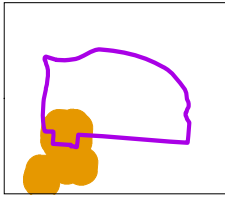
Assessment:



Potential Environmental Issues



Green Corridors 15m buffer



Listed Building 30m buffer

SEA Assessment

The site is currently part of an operational hospital which contains listed buildings. This is a potentially significant constraint. The site is adjacent to a Green Corridor buffer and listed building buffer. The site may include potentially contaminated land.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area. The site has poor public transport accessibility.

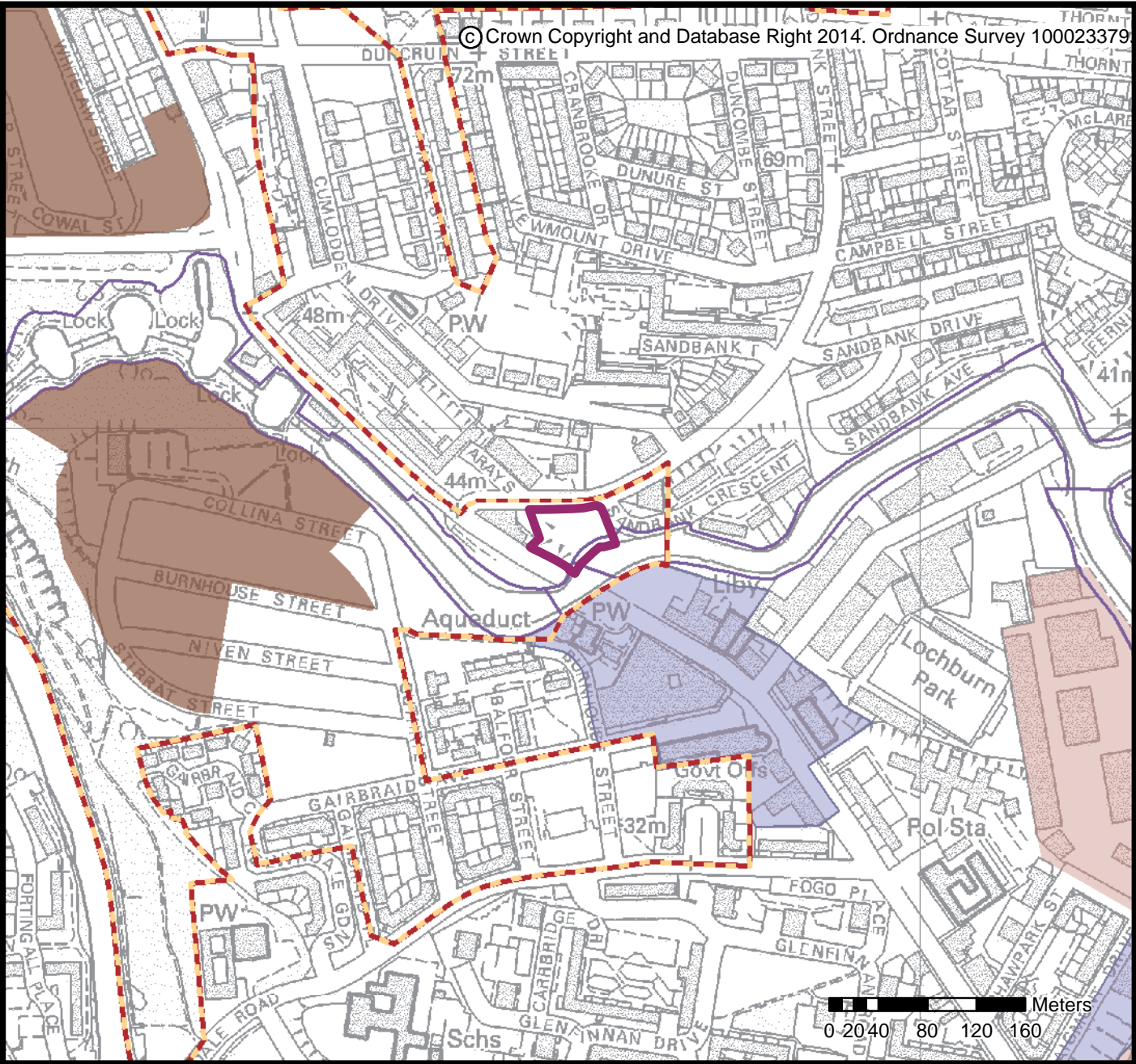
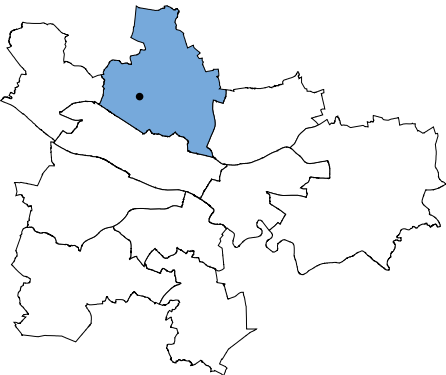
Potential Mitigation

A small part of the complex is listed. Retention and conversion of the listed/stone buildings and any new development should be in accordance with existing policy. A detailed site survey is required to identify buildings that could be retained and structures that could be demolished. If selective demolition is allowed, then stone and other materials should be salvaged, as appropriate, for reuse on the site. Potentially contaminated land and transport infrastructure requirements would require further investigation. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0020

Site Address: Sandbank Street

Site Area: 0.25Ha

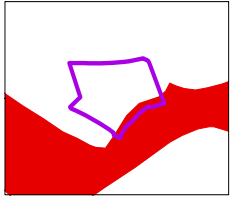
Proposer: British Waterways Scotland

Proposal: Residential

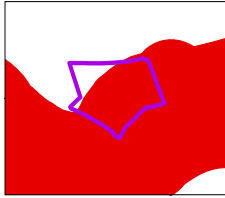
Assessment:



Environmental Issues

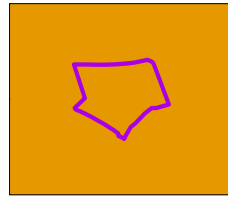


Greenspace

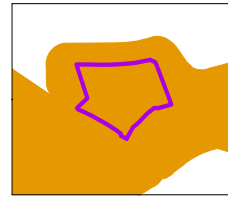


Scheduled Ancient Monuments 30m buffer

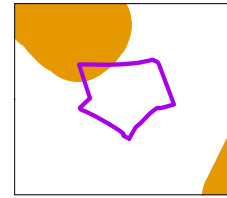
Potential Environmental Issues



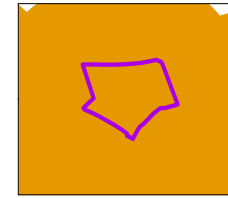
Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is a Green Corridor, Site of Importance for Nature Conservation and within an Archaeological Sensitive Trigger Area. The site is adjacent to a Scheduled Ancient Monument (the Forth and Clyde Canal), Greenspace and listed buildings.

Planning Assessment

The site is suitable for a small residential development subject to appropriate levels of environmental mitigation. This is a natural extension of the residential area with good access to public transport. Less than 50 units.

Potential Mitigation

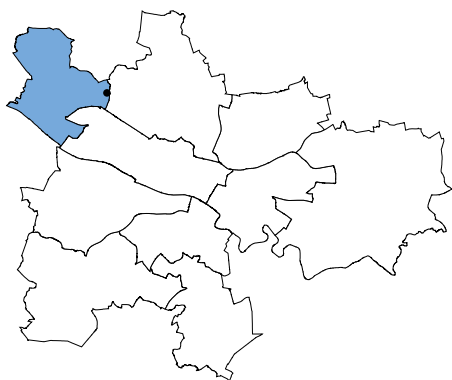
Any loss of Greenspace would require appropriate compensation. The environmental designations, and adjacency to the Forth and Clyde Canal, would require consideration in the design of any new development. An Archaeological Survey may be required. There is a need to investigate the potential extent of any flood risk.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0021

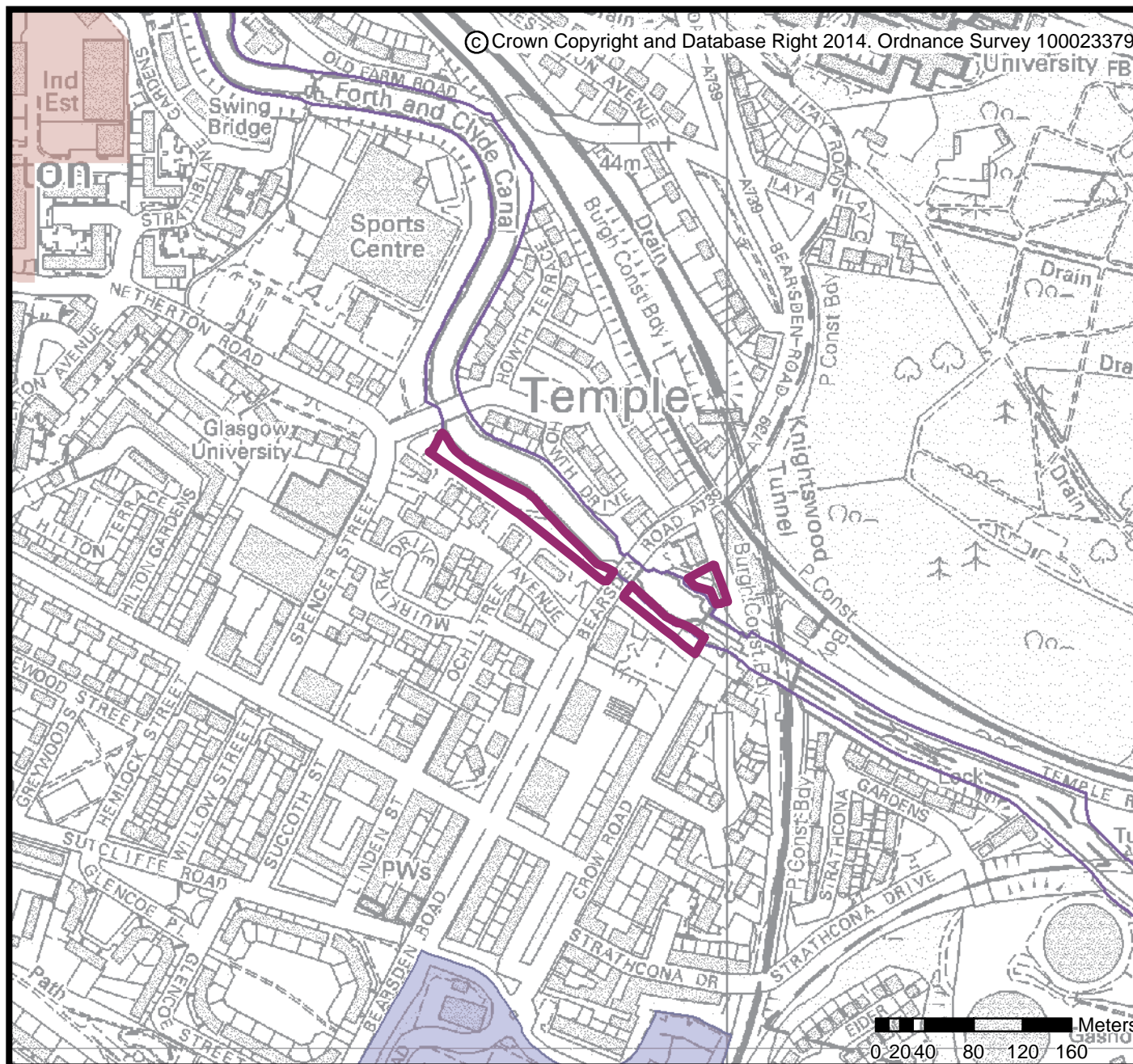
Site Address: Anniesland - Lock 27

Site Area: 0.38Ha

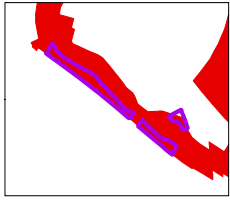
Proposer: British Waterways Scotland

Proposal: Residential

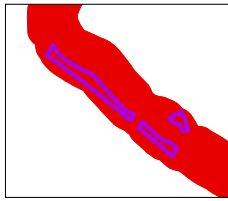
Assessment:



Environmental Issues

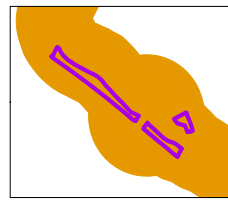


Greenspace

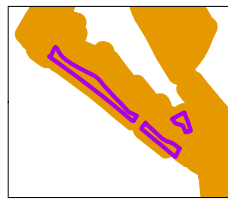


Scheduled Ancient Monuments 30m buffer

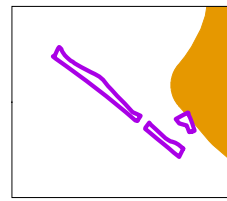
Potential Environmental Issues



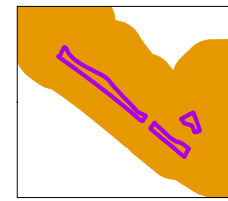
Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Local Nature Reserves 50m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Greenspace, a Scheduled Ancient Monument (the Forth and Clyde Canal), a Green Corridor, a Site of Importance for Nature Conservation and an Archaeological Sensitive Trigger Area. The site is adjacent to a Local Nature Reserve buffer.

Planning Assessment

This site has significant environmental issues and is immediately adjacent to a Scheduled Ancient Monument (the Forth and Clyde Canal). Development of Greenspace at this location would break a continuous section of the Green Network. The release of Greenspace land for housing is not justified against the wider environmental and heritage considerations.

Potential Mitigation

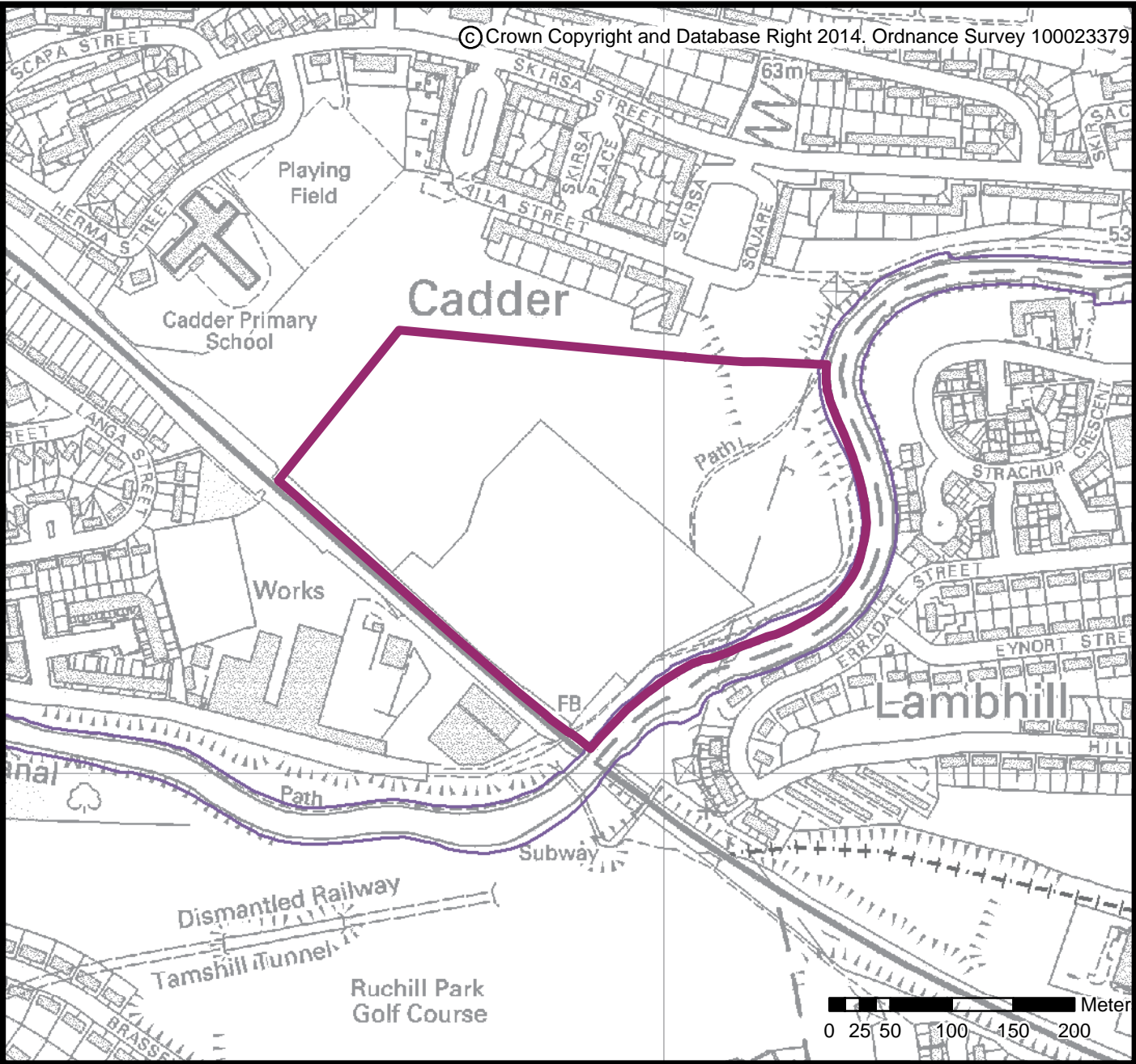
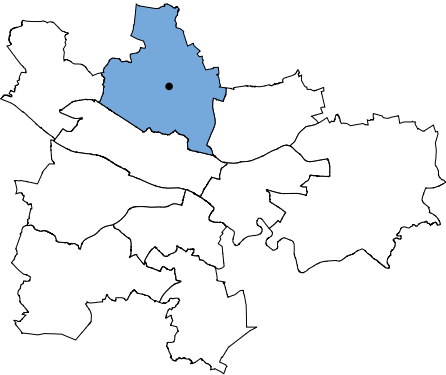
Any loss of Greenspace would require appropriate compensation. The environmental designations, and adjacency to the Forth and Clyde Canal, would require consideration in the design of any new development. An Archaeological Survey may be required.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0024

Site Address: Cadder

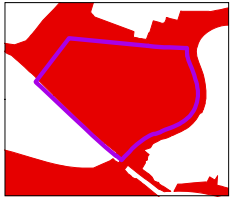
Site Area: 10.5Ha

Proposer: British Waterways Scotland

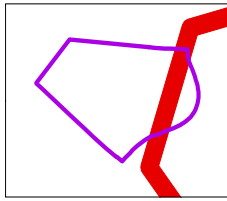
Proposal: Leisure Development (Marina)

Assessment: 

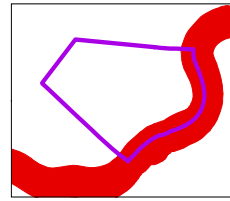
Environmental Issues



Greenspace

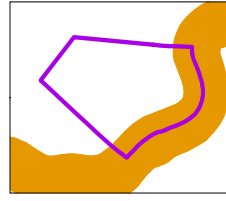


High Tension Electricity Safety Zone

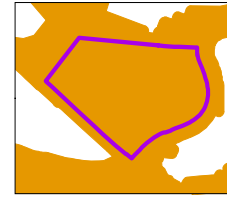


Scheduled Ancient Monuments 30m buffer

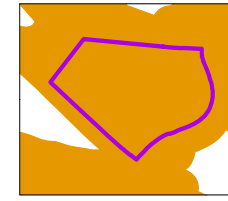
Potential Environmental Issues



Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Greenspace, a Green Corridor and includes a Site of Importance for Nature Conservation. The site is also adjacent to an Archaeological Sensitive Trigger Area, a Scheduled Ancient Monument (the Forth and Clyde Canal) and includes a High Tension Electricity Safety Zone.

Planning Assessment

There may be some scope for limited development but further investigation would be required. The future development of this site will be considered within the context of the Glasgow North Strategic Development Framework. The proposed nature of the development may require Scheduled Ancient Monument consent.

Potential Mitigation

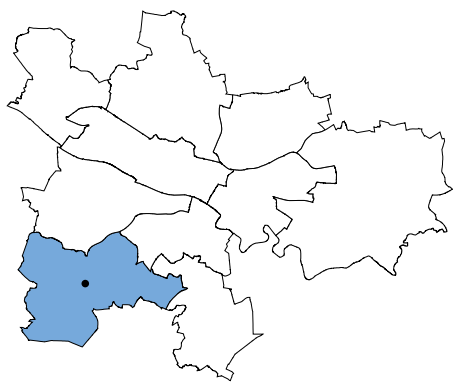
Any loss of Greenspace would require appropriate compensation. This is one of a number of proposed developments in the area. Given the potential cumulative impact, these developments would benefit from a planning study or masterplan approach which considers wider access, open space, greenspace provision and the adjacency of the Forth and Clyde Canal. The environmental designations would require special consideration in the design of any new development. An Archaeological Survey may be required. There is a need to investigate the potential extent of any flood risk.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0025

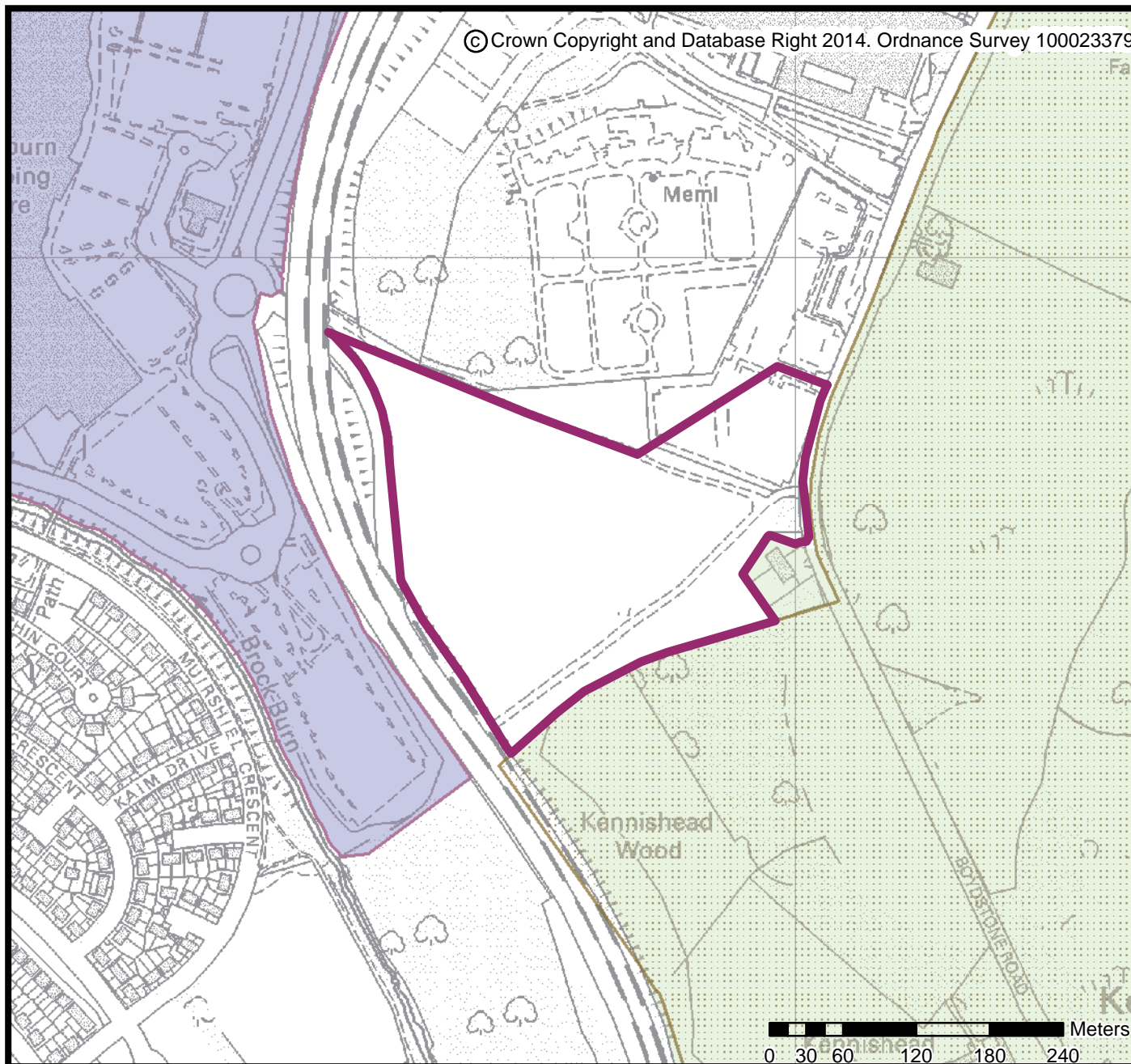
Site Address: Cowglen (South)

Site Area: 7.04Ha

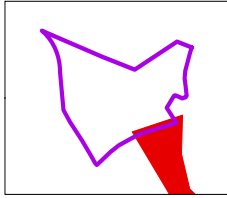
Proposer: Cowglen Planning

Proposal: Office and Business

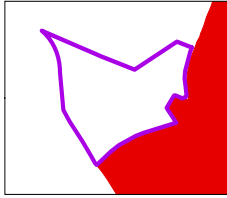
Assessment:



Environmental Issues

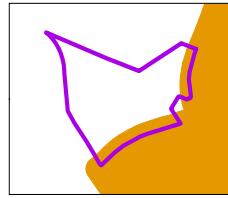


Ancient Long Established or Semi-Natural Woodland

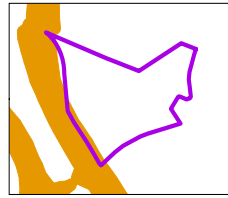


Green Belt

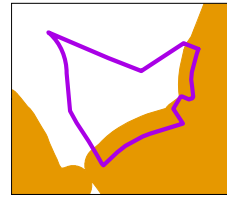
Potential Environmental Issues



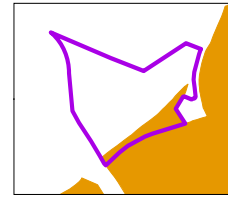
Conservation Area 30m buffer



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance

SEA Assessment

The site is adjacent to Ancient, Long Established or Semi-Natural Woodland, Green Belt, a Green Corridor, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance and (Pollok Park) Conservation Area.

Planning Assessment

There are significant access and environmental constraints. The future development context of this site will be considered as part of the Pollok Local Development Framework.

Potential Mitigation

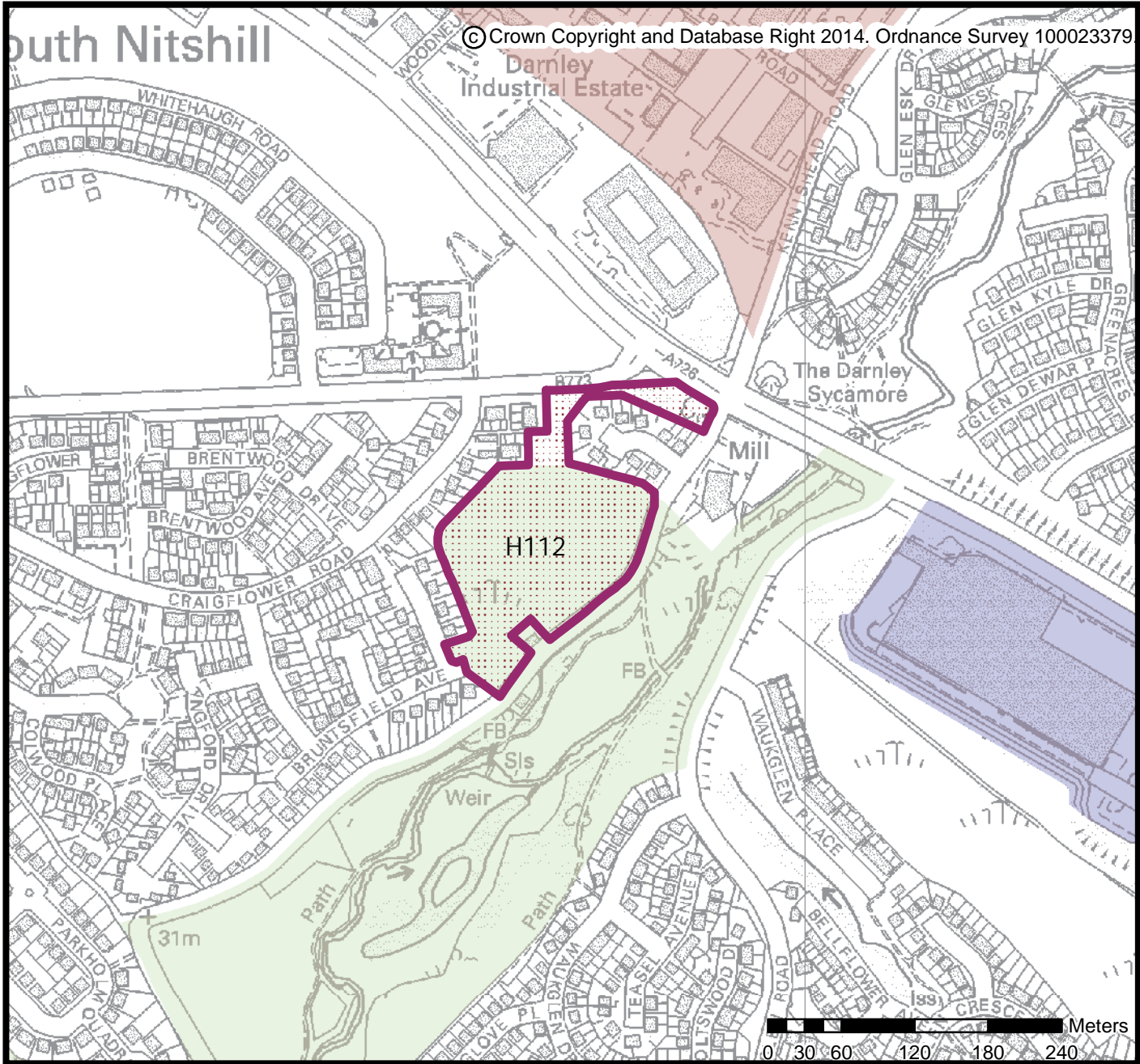
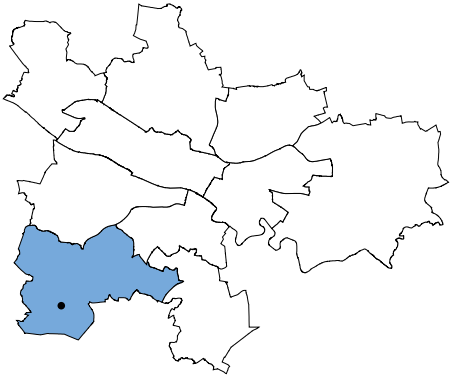
The environmental designations would require special consideration in the design of any new development. Transport infrastructure requirements would require further investigation. There is a need to investigate the potential extent of any flood risk.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0026

Site Address: Corselet Road, Darnley

Site Area: 2.41Ha

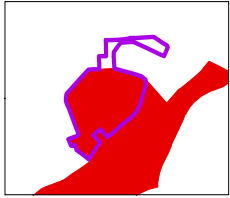
Proposer: Mackay Planning

Proposal: Residential

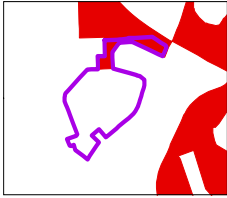
Assessment:



Environmental Issues

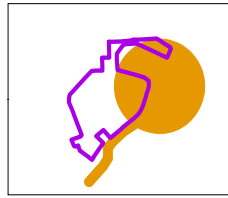


Green Belt

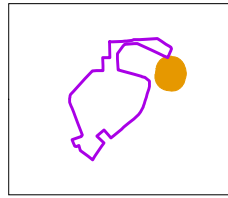


Greenspace

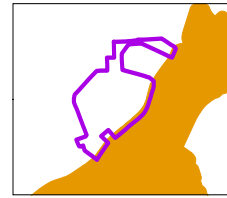
Potential Environmental Issues



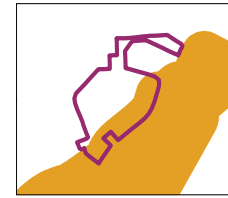
Archaeological Sensitive Trigger Areas



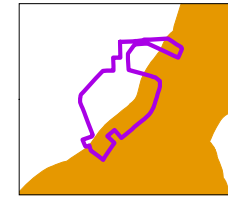
Listed Building 30m buffer



Green Corridors 15m buffer



Local Nature Reserves 50m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Green Belt/Greenspace and adjacent to a Green Corridor, a Site of Importance for Nature Conservation, a Local Nature Reserve, a listed building and an Archaeological Sensitive Trigger Area.

Planning Assessment

There are significant environmental constraints. The site is within an area of open space within a residential area. The site is fully wooded, apart from a grass path which runs from Corselet Road to Bruntsfield Avenue, which forms a valuable greenspace surrounded on three sides by housing. There are likely to be issues associated with undermining and the developability of the site would need to be determined.

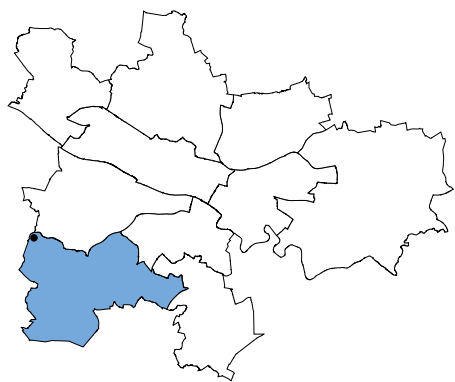
Potential Mitigation

The environmental designations would require special consideration in the design of any new development. There is potential for benefits to be delivered in relation to the adjacent Dams to Darnley Country Park. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0030

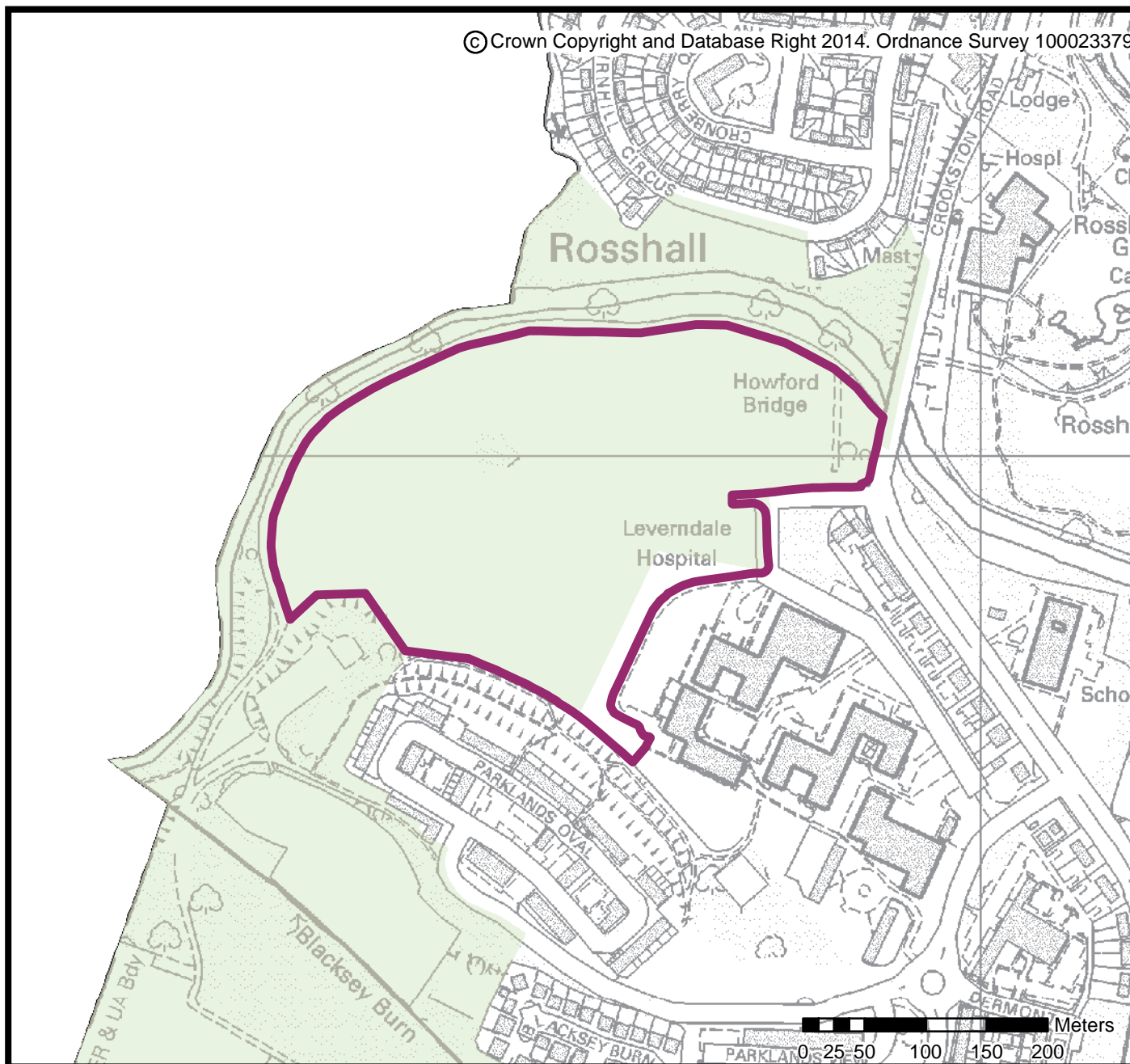
Site Address: Crookston Site D

Site Area: 10.12Ha

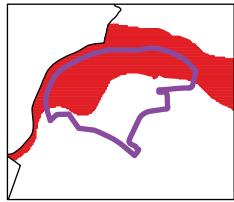
Proposer: Miller Homes

Proposal: Residential (and supporting uses)

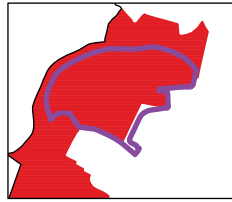
Assessment:



Environmental Issues

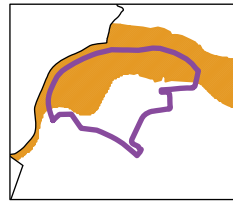


Flood Risk (1 in 200)

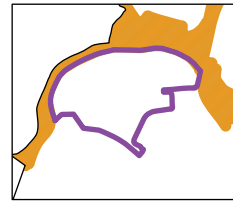


Green Belt

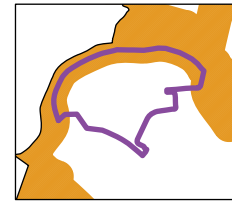
Potential Environmental Issues



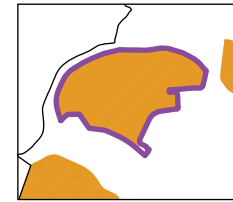
Flood Risk (1 in 1000)



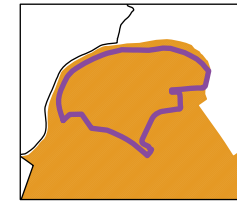
Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Tree Preservation Order

SEA Assessment

The site is Green Belt (surrounding Levernale Hospital), a Site of Special Landscape Importance, is covered by Tree Preservation Orders and has a significant flood risk. The site is adjacent to a Site of Importance for Nature Conservation and a Green Corridor. It is likely that the site provides wildlife habitats.

Planning Assessment

This site has significant environmental issues. This is an important green corridor between Glasgow and Renfrewshire which prevents coalescence. Development of the site would result in a loss of Green Belt. The site is part of the floodplain for the White Cart which would significantly constrain development. The site performs an important landscape function as part of the setting of the listed hospital buildings (Towerview). The site also provides outdoor amenity for nearby residential areas. The vast majority of the site is not suitable for development due to flooding and landscape issues. There may be a small area at the bottom of the slope (underneath the tower) on which development is possible, but the scale of this would deliver little benefit in terms of meeting housing need, and would have a significant landscape impact.

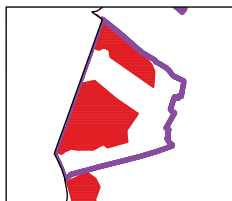
Potential Mitigation

The significant environmental designations would be very difficult to mitigate against. A detailed Flood Risk assessment would need to determine impact on the functional flood plain. Further investigation would be required in relation to protected/important species (eg otters, badgers etc) and habitats (eg rivers, woodland, grassland).

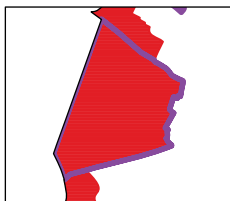
Consultation Responses



Environmental Issues

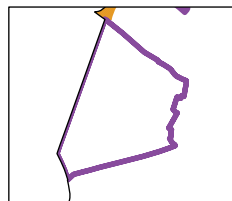


Ancient, Long Established or Semi-Natural Woodland

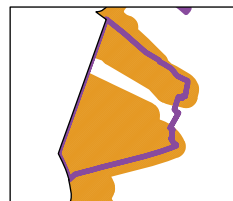


Green Belt

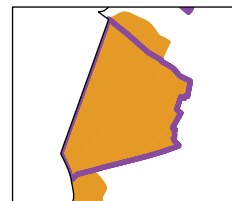
Potential Environmental Issues



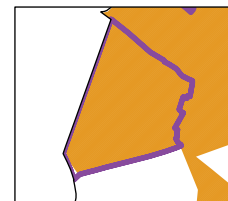
Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Tree Preservation Order

SEA Assessment The site is Green Belt, a Site of Importance for Nature Conservation and a Site of Special Landscape Importance. The site includes Ancient, Long Established or Semi-Natural Woodland and is covered by Tree Preservation Orders. The site is adjacent to a Green Corridor. The Blacksey Burn runs through this site and has a history of flooding.

Planning Assessment Development at this location would result in a loss of Green Belt. This site has significant environmental issues in the form of Ancient, Long Established or Semi-Natural Woodland and Tree Preservation Orders. This is an important Green Corridor between Glasgow and Renfrewshire which prevents coalescence and has an important wildlife function. The site also performs an important landscape function as part of the setting for the listed buildings (Towerview) and more recent housing sites. The site also provides outdoor amenity for local residents and is accessible by footpaths. There may be some scope for limited development related to the Crookston Spine/Bus link road proposed in the eastern part of the site, west of the existing built up area which cuts (north to south) through the eastern edge of site, but the scale of this would deliver little benefit in terms of meeting housing need, and would have a significant landscape impact.

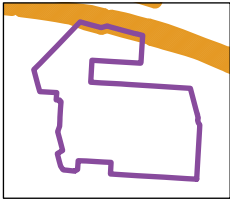
Potential Mitigation

The significant environmental designations would be very difficult to mitigate against. A detailed Flood Risk assessment would need to determine the extent of the functional flood plain. Further investigation would be required in relation to protected/important species (eg otters, badgers etc) and habitats (eg rivers, woodland, grassland).

Consultation Responses



Potential Environmental Issues



Green Corridors 15m buffer

SEA Assessment

The site is adjacent to a Green Corridor and is known to flood.

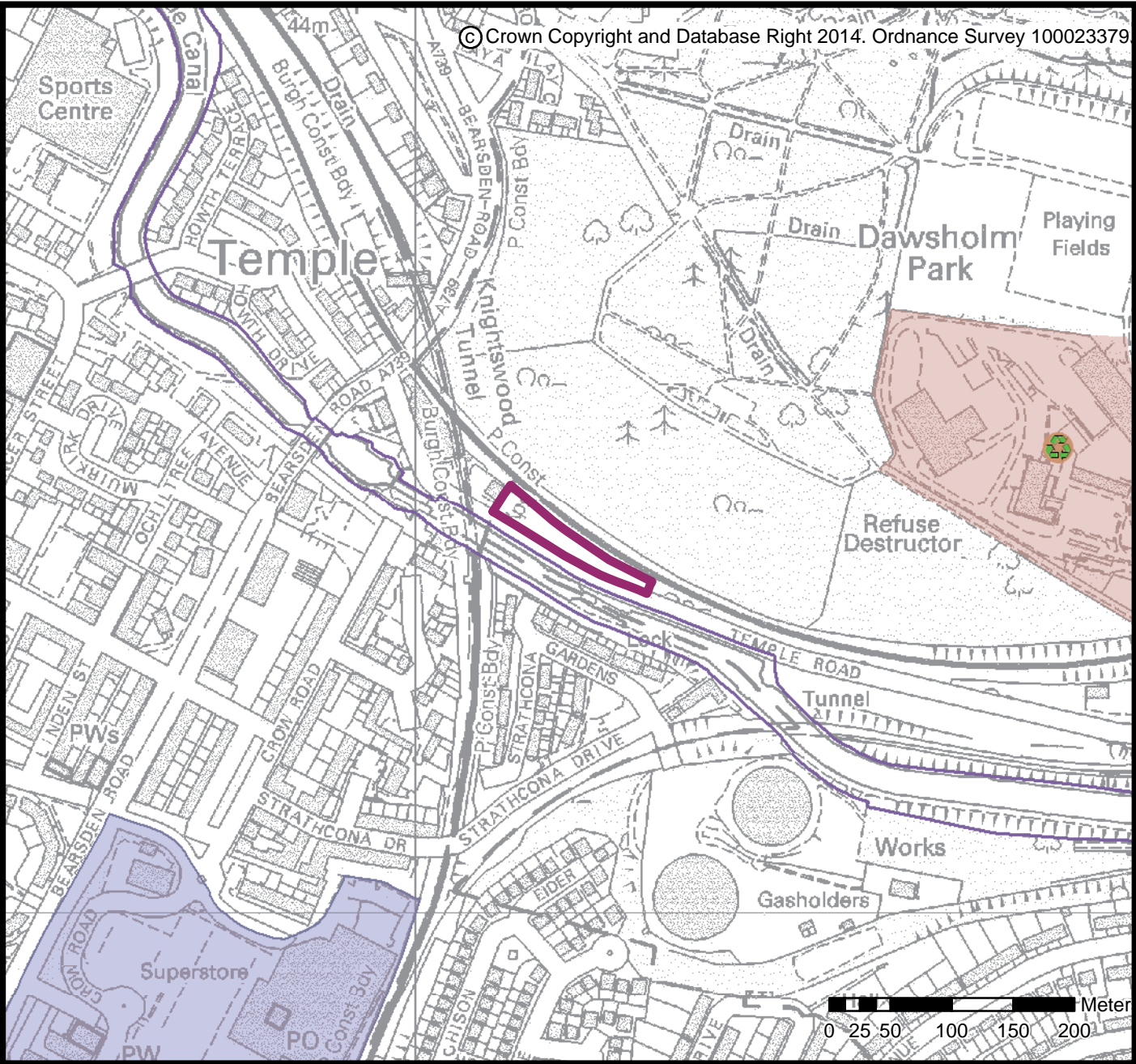
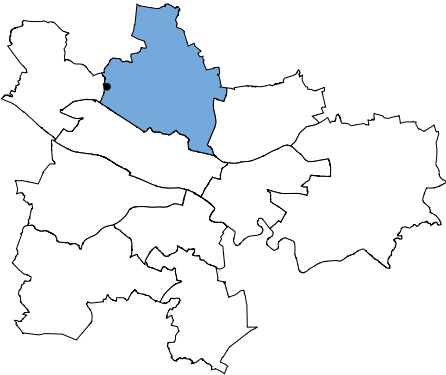
Planning Assessment The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas and by Glasgow North Strategic Development Framework. There are concerns about the impact that a superstore at this location could have on retailing in Possilpark Town Centre.

Potential Mitigation A detailed Flood Risk assessment would be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0033

Site Address: Temple Road

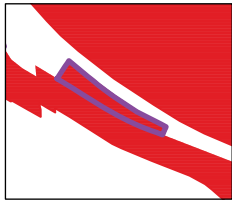
Site Area: 0.25Ha

Proposer: Network Rail

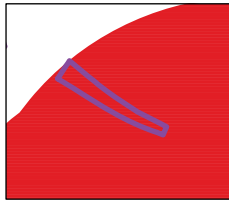
Proposal: Residential

Assessment: 

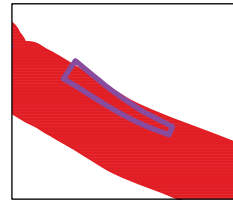
Environmental Issues



Greenspace

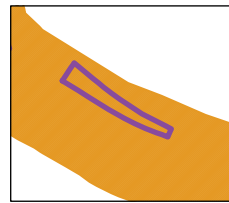


Hazardous Industry Safety Zone

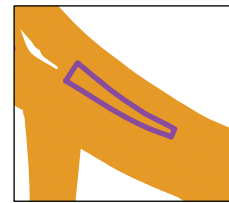


Scheduled Ancient Monuments 30m buffer

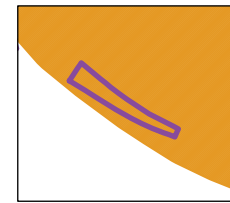
Potential Environmental Issues



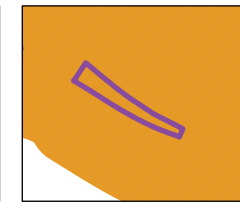
Archaeological Sensitive Trigger Areas



Green Corridors 15m buffer



Local Nature Reserves 50m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is Greenspace, within a Scheduled Ancient Monument buffer (the Forth and Clyde Canal), a Hazardous Industry Safety Zone, a Local Nature Reserve buffer, a Green Corridor buffer, a Site of Importance for Nature Conservation buffer and an Archaeological Sensitive Trigger Area. The site runs parallel to the Forth and Clyde Canal and has a history of flooding.

Planning Assessment

This site is Greenspace and there are significant environmental issues. The site consists of visually important grassland. Development at this location would break this continuous section of the Green Network.

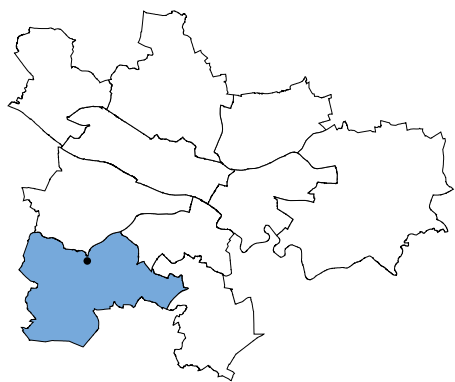
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. Particular attention would need to be given to the design of any new development given the proximity to the Forth and Clyde Canal. A detailed Flood Risk assessment would be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0034

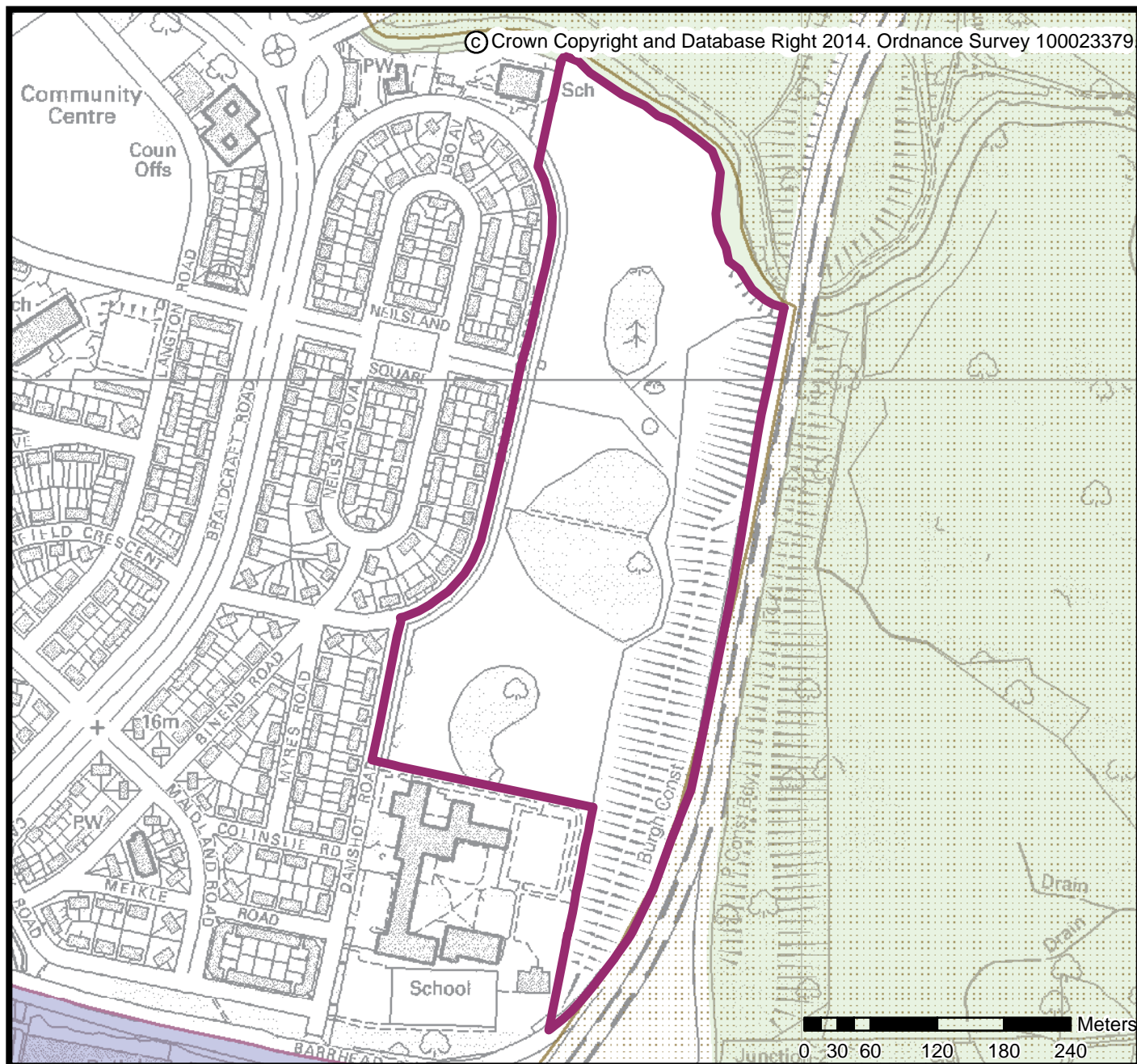
Site Address: Damshot Crescent

Site Area: 15.17Ha

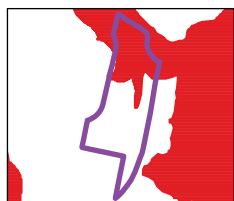
Proposer: Pollok and Corrour

Proposal: Residential (and supporting uses)

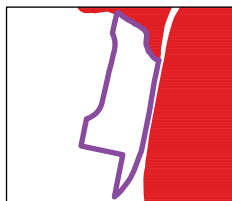
Assessment:



Environmental Issues



Flood Risk (1 in 200)

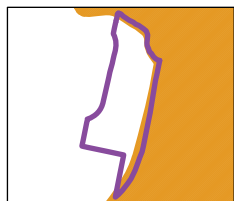


Green Belt

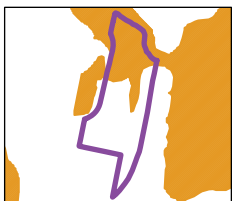


Greenspace

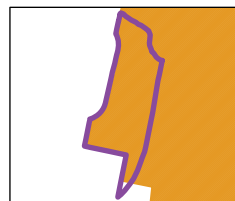
Potential Environmental Issues



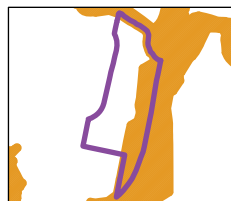
Conservation Area
30m buffer



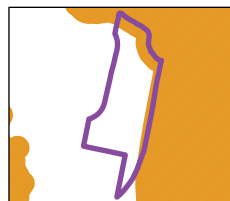
Flood Risk (1 in 1000)



Gardens and
Designated
Landscapes



Green Corridors 15m
buffer



Sites of Importance for
Nature Conservation
50m buffer



Sites of Special
Landscape
Importance

SEA Assessment

The site is Greenspace, a Site of Special Landscape Importance, subject to flood risk, a Garden and Designated Landscape and is adjacent to Green Belt, a Green Corridor, a Site of Importance for Nature Conservation and a Conservation Area (Pollok Park). Important habitats include woodland.

Planning Assessment

This site is Greenspace and is part of the Pollok Estate. Although this land is now cut off from the rest of Pollok Park by the M77 motorway, it has a high visual impact. Development would not be appropriate on the northern part of the site (which is prone to flooding) or on the western edge of the site (along the green visual/landscape motorway corridor buffer). There may be some scope for limited development on the southern part of the site around the school, providing compensatory provision can be made for loss of greenspace in the form of enhanced access and management to the remainder of the site and cognisance is taken of the existing designed wooded areas.

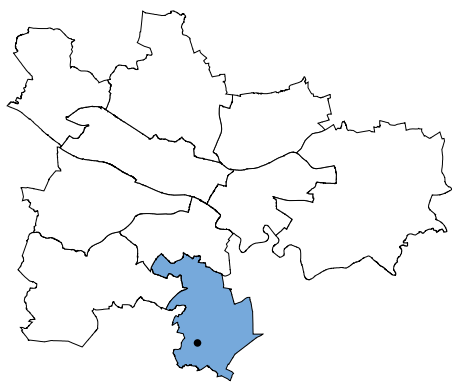
Potential Mitigation

The scope for any development is very limited and extensive mitigation would be required to overcome the significant environmental issues. A detailed Flood Risk assessment would be required. Any development would need to retain a visual and landscape buffer to the motorway edge. Noise from the motorway may also be an issue which would require remediation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0035

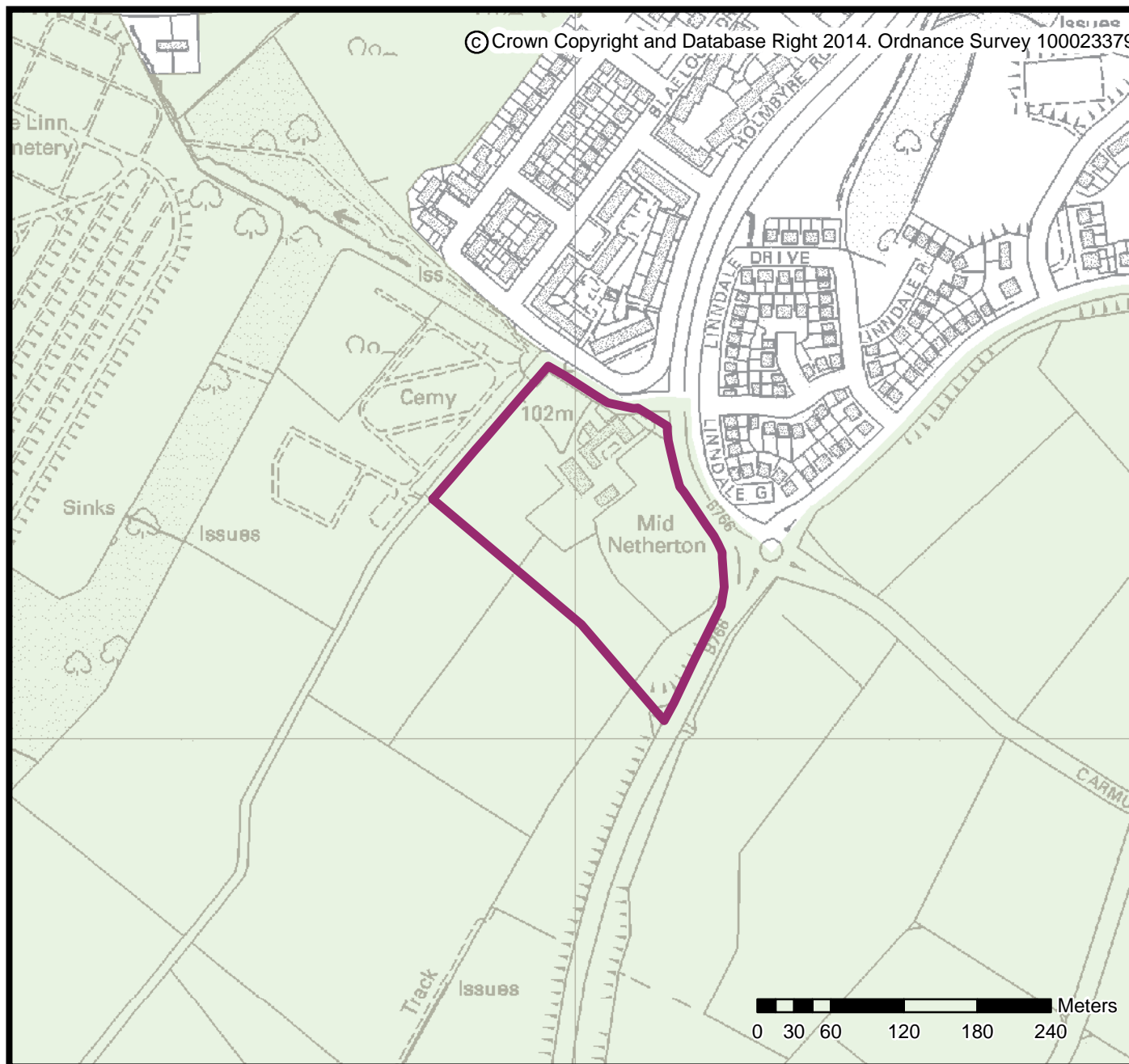
Site Address: Mid Netherton, Carmunnock

Site Area: 3.52Ha

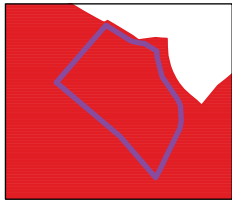
Proposer: Comstock

Proposal: Residential

Assessment:

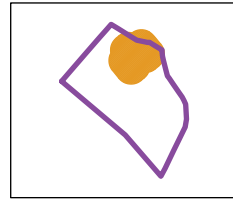


Environmental Issues

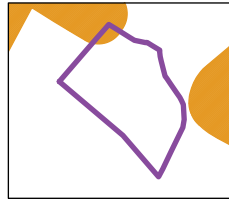


Green Belt

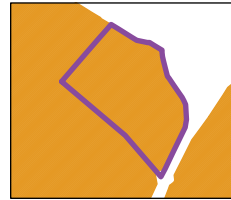
Potential Environmental Issues



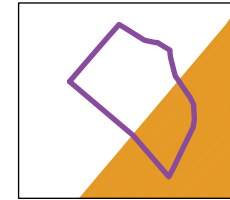
Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Urban Fringe Land



SEA Assessment

Mid Netherton Farm is a listed building. The site is Green Belt, a Site of Special Landscape Importance, Urban Fringe Land and adjacent to a Site of Importance for Nature Conservation. The site includes important habitats and is adjacent to the new Muslim graveyard extending from New Carmunnock Cemetery. The area is part of a green connection from Cathkin Braes to Linn Park.

Planning Assessment

Development at this location would result in a loss of Green Belt. The site forms part of the Green Belt separating Castlemilk, Carmunnock, East Kilbride, and Busby/Clarkston. This is a visually prominent site in the Green Belt with significant environmental issues and poor access. The site forms part of one of the main approaches to the City from the south. The site is extremely prominent from the south and adds to the visual containment of the Castlemilk area when seen from the by-pass. Development at this location could result in encroachment with South Lanarkshire.



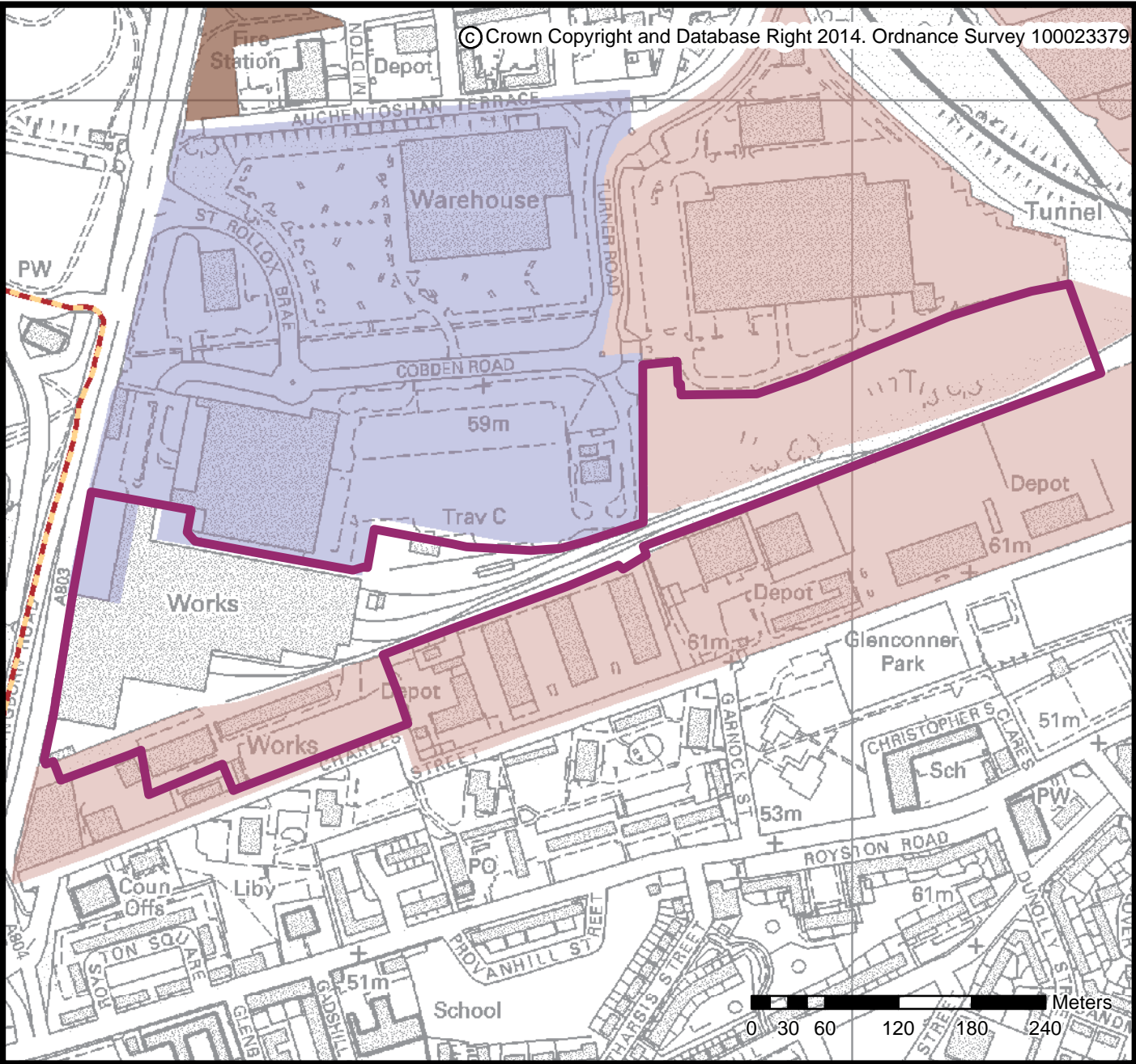
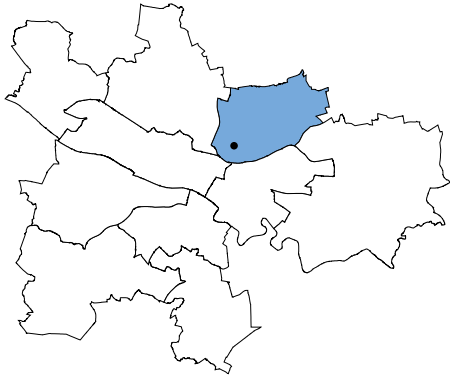
Potential Mitigation

Mid Netherton Farm is a listed building and should be retained as part of any redevelopment proposal. Extensive mitigation would be required to overcome the significant environmental issues.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0036

Site Address: Charles Street (Springburn Depot)

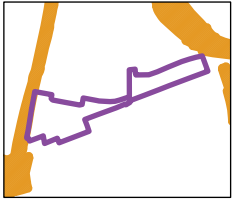
Site Area: 9.57Ha

Proposer: St Moden

Proposal: Mixed

Assessment: 

Potential Environmental Issues



Green Corridors 15m
buffer

SEA Assessment

The site is adjacent to a Green Corridor.

Planning Assessment

A mixed designation should only be considered where an appropriate percentage and specified mix is established as suitable for the area in the context of a masterplan, local development strategy or area development framework process and appropriate level of community engagement. This site will be considered within the context of the Review of the City's Industrial and Business Areas and the Glasgow North Strategic Development Framework.

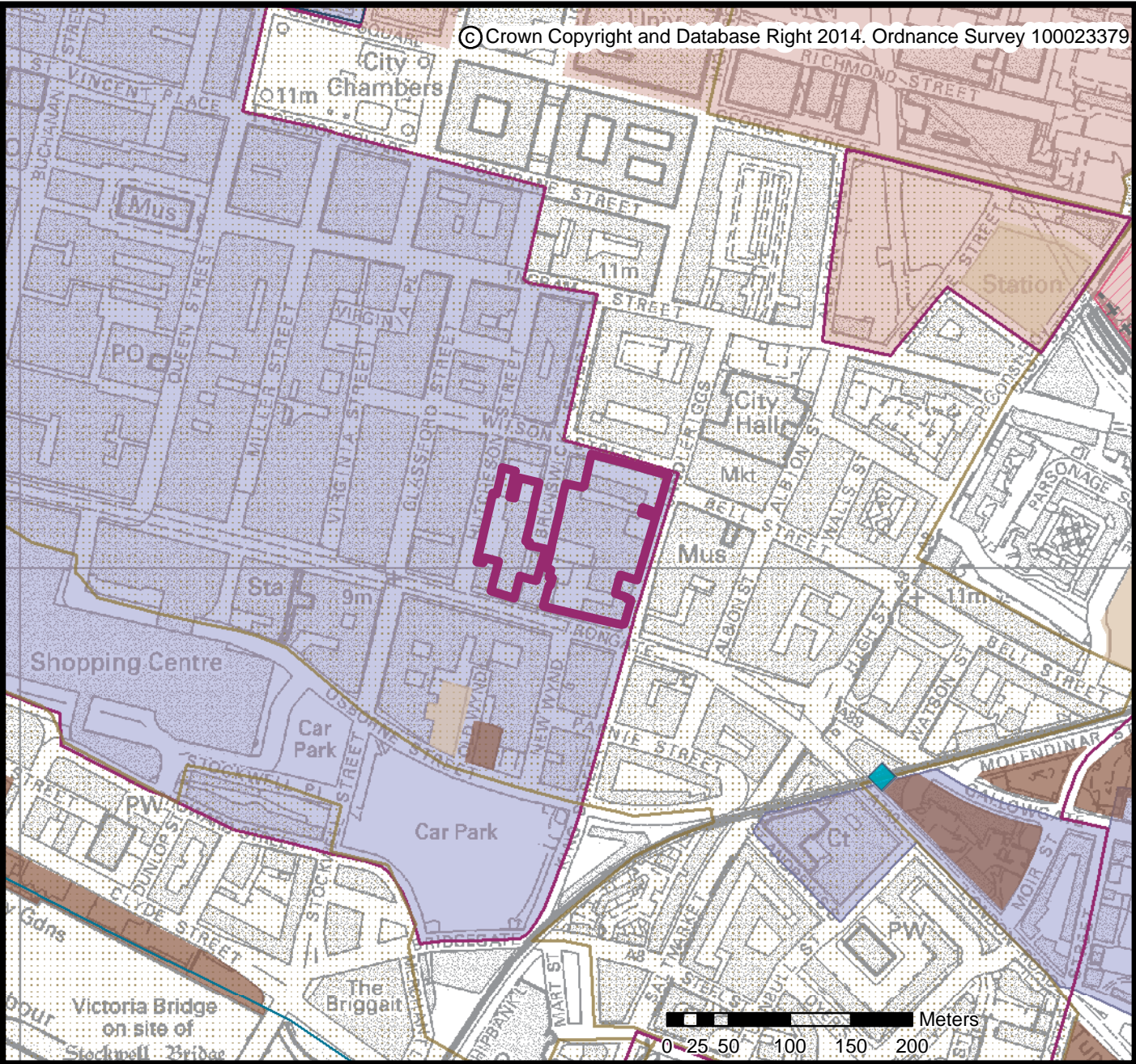
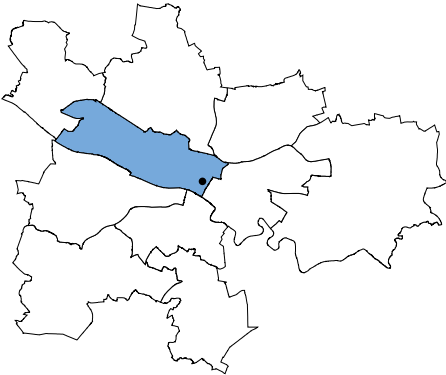
Potential Mitigation

Any future development would need to provide an appropriately scaled frontage to Springburn Road.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0038

Site Address: Trongate/Wilson Street

Site Area: 1.23Ha

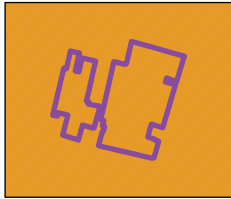
Proposer: Selfridges Retail Ltd

Proposal: Mixed Development

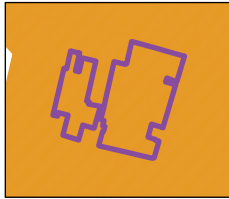
Assessment:



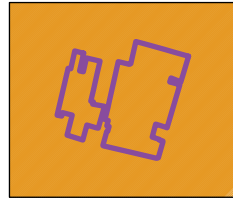
Potential Environmental Issues



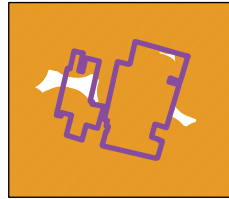
Air Quality Management Area



Archaeological Sensitive Trigger Areas



Conservation Area 30m buffer



Listed Building 30m buffer

SEA Assessment

The site is in an Archaeological Sensitive Trigger Area and an Air Quality Management Area. The site is adjacent to listed buildings and within Central Conservation Area. There is pluvial flooding spread around the site.

Planning Assessment

The future development of this site will be considered as part of the City Centre Strategic Development Framework.

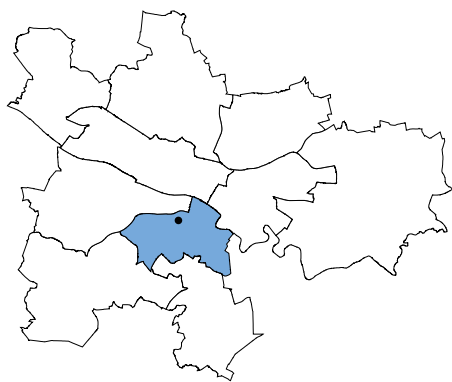
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues relating to the listed buildings and Conservation Area status. A detailed Flood Risk assessment would be required. An Archaeological Survey may be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0039

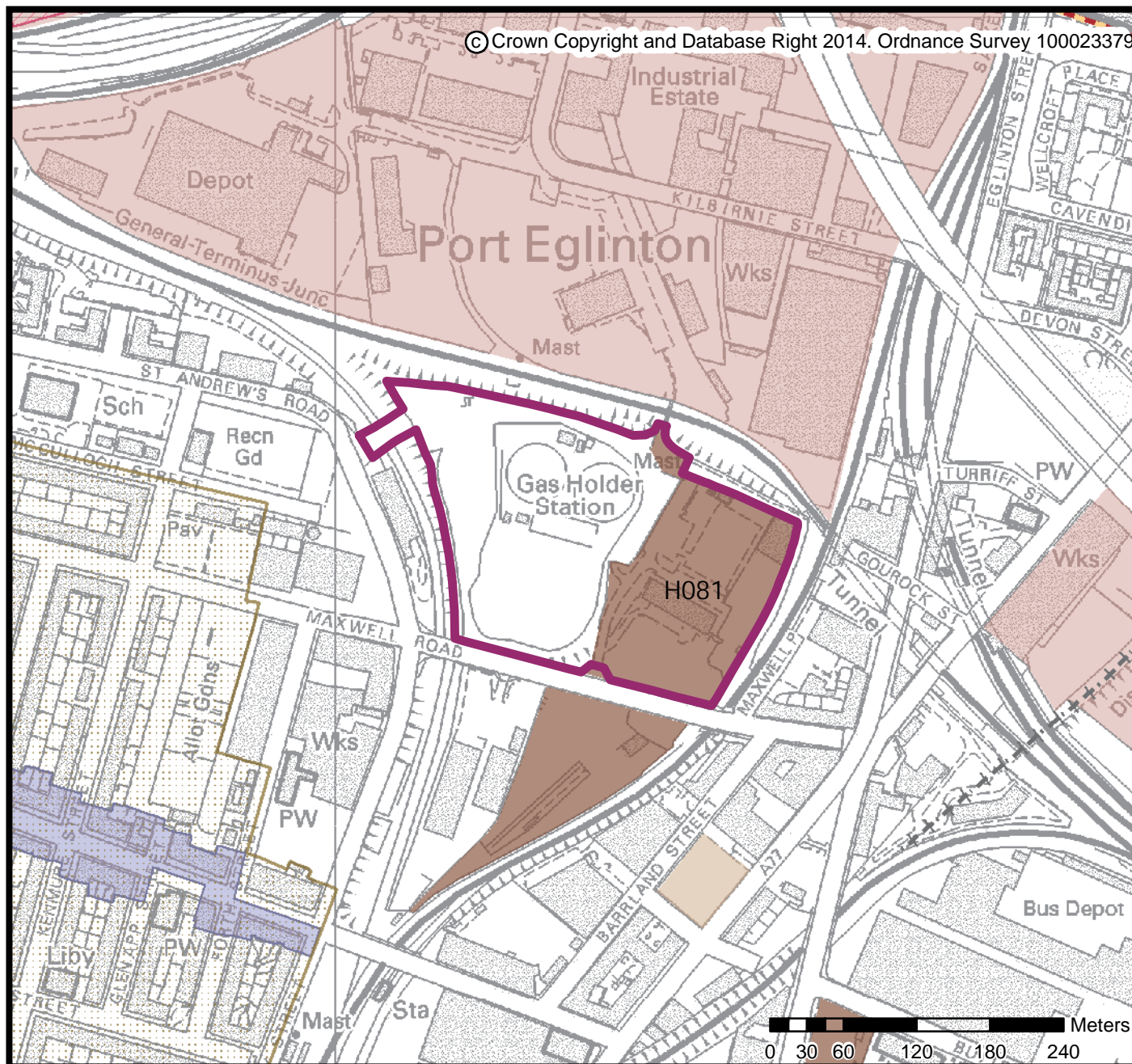
Site Address: Maxwell Road

Site Area: 5.43Ha

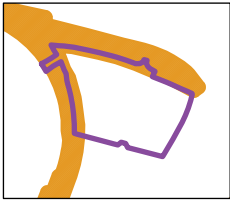
Proposer: SGN

Proposal: Retail

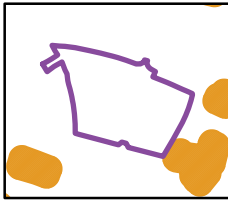
Assessment:



Potential Environmental Issues



Green Corridors 15m buffer



Listed Building 30m buffer

SEA Assessment

The site is adjacent to fine listed tenements at the junction of Maxwell Road and Pollokshaws Road/Eglinton Street and on the approach to East Pollokshields Conservation Area. The proposal is also adjacent to a Green Corridor.

Planning Assessment

The site will be considered as part of the Review of the City's Retail Areas. The site is located outwith the designated Tier 3 Town Centre for Pollokshields, Albert Drive.

Potential Mitigation

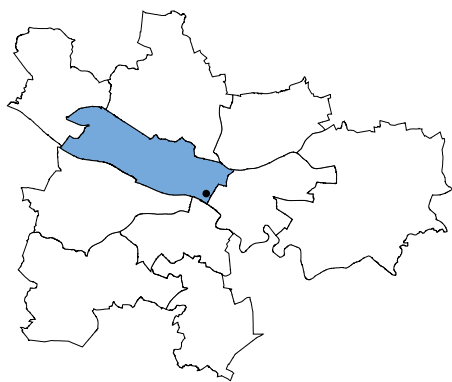
Any future development would need to provide appropriately scaled frontage to Maxwell Drive and respect the design quality of the adjacent listed buildings and nearby Conservation Area. This site was formerly used as a gas works, therefore, development may enable its reuse and decontamination. Habitat connections need to be retained.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0040

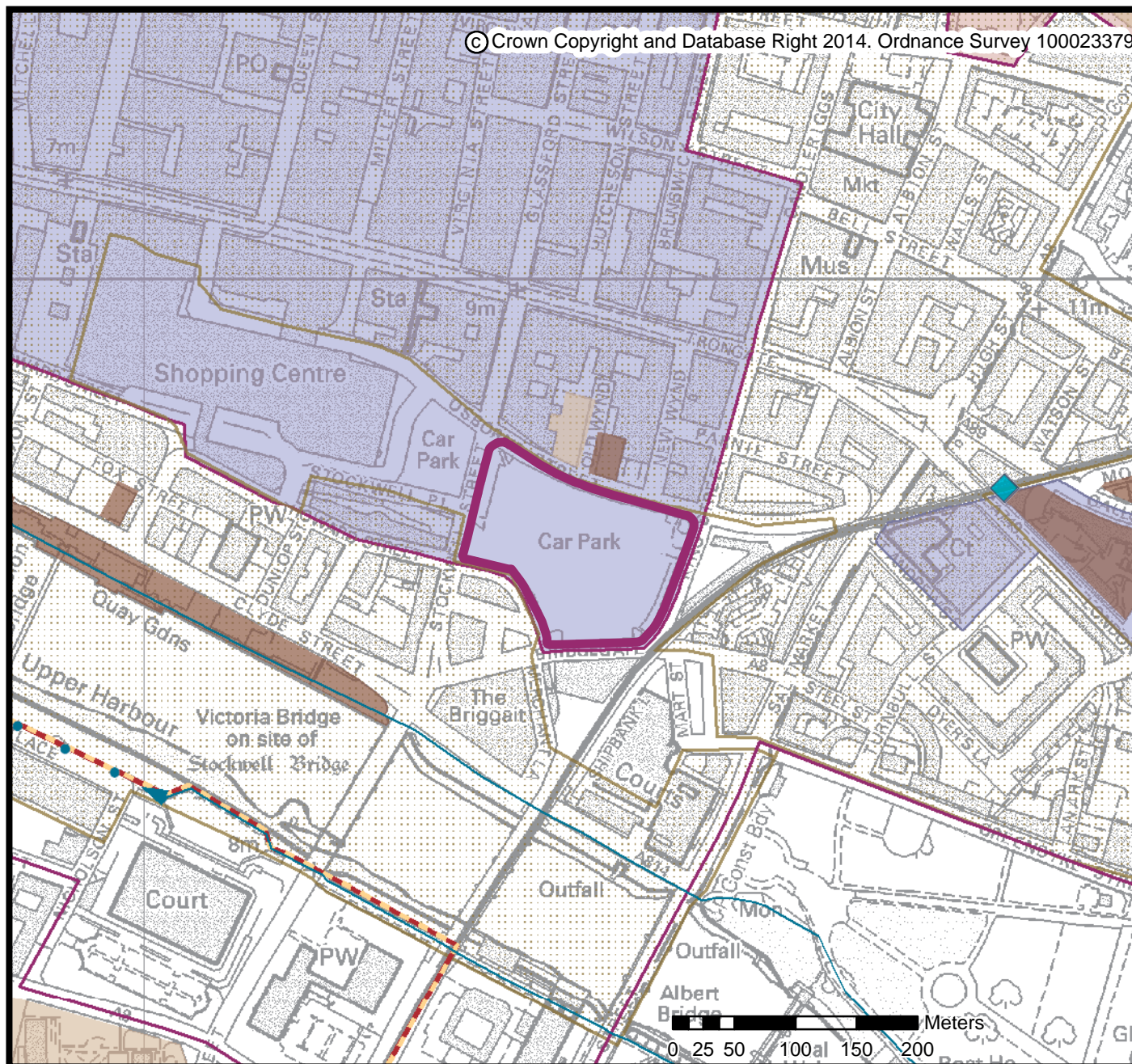
Site Address: Osborne Street

Site Area: 1.90Ha

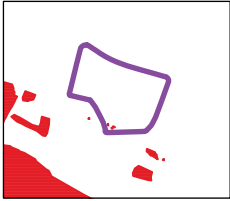
Proposer: Motcomb Estates Ltd

Proposal: Mixed Development

Assessment:

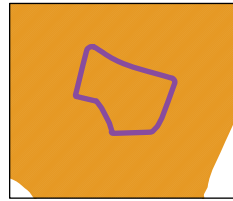


Environmental Issues

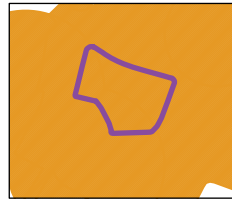


Flood Risk (1 in 200)

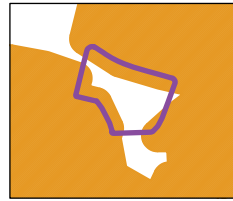
Potential Environmental Issues



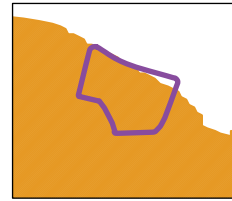
Air Quality Management Area



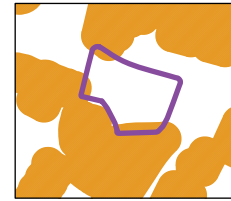
Archaeological Sensitive Trigger Areas



Conservation Area 30m buffer



Flood Risk (1 in 1000)



Listed Building 30m buffer

SEA Assessment

The site is surrounded by the Central Conservation Area and listed buildings. The site also falls within an Archaeological Sensitive Trigger Area and Air Quality Management Area. There is a potentially significant flood risk constraint that requires further detailed assessment to determine developable area and site capacity.

Planning Assessment

The site will be considered as part of the City Centre Strategic Development Framework. This site forms part of the southern edge of the City Centre Principal Retail Area. Retail remains the dominant use in the surrounding area and any change to the designation could create a contraction in the City Centre Principal Retail Area.

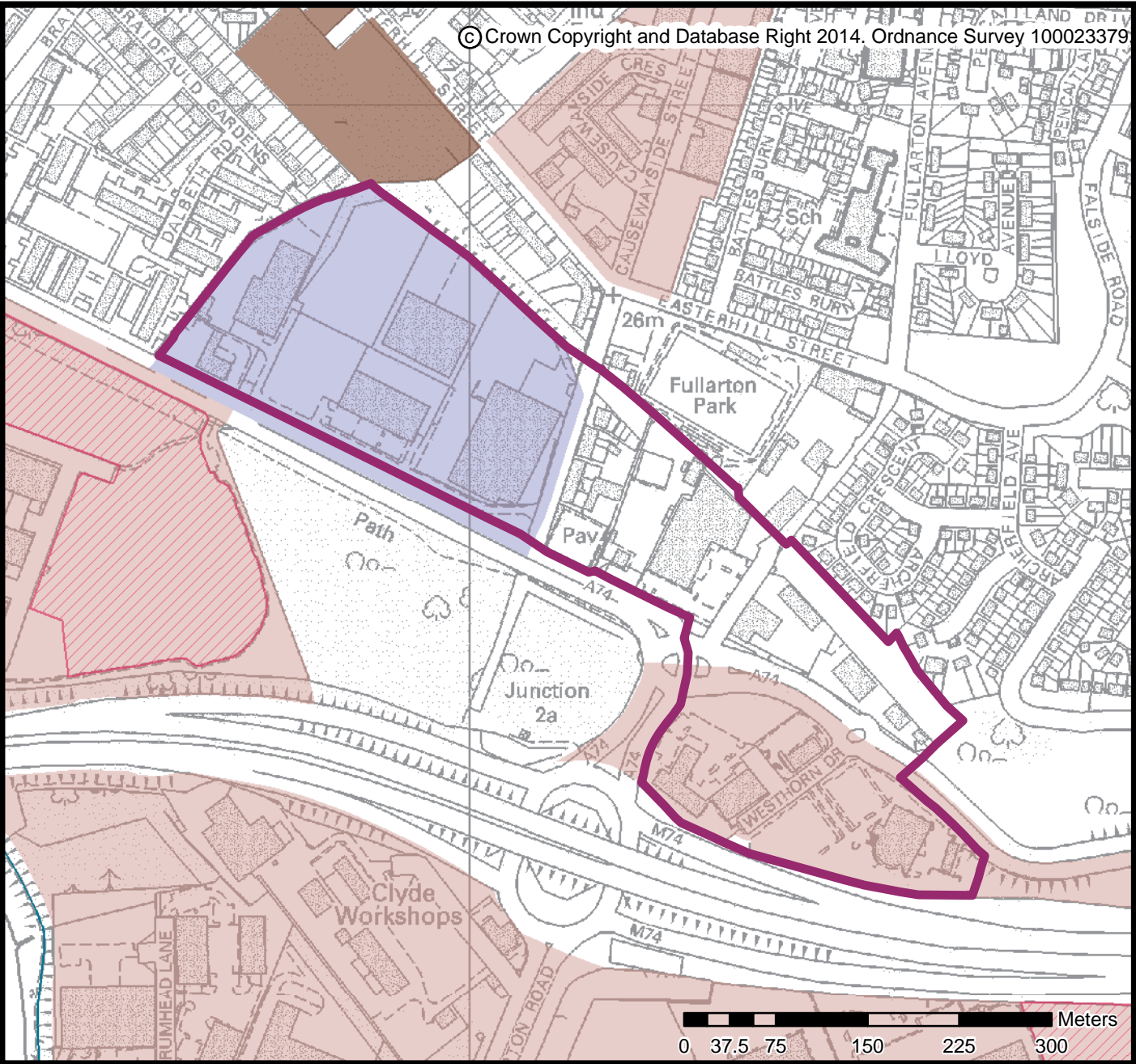
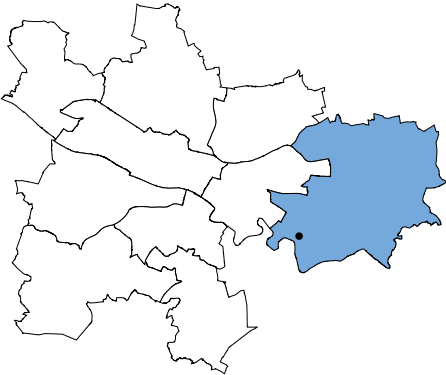
Potential Mitigation

Mitigation would be required to overcome the environmental issues relating to the adjacent listed buildings and Conservation Area. A detailed Flood Risk assessment would be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0041

Site Address: 2229 London Road

Site Area: 12.5Ha

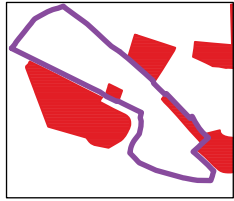
Proposer: Adam Bruce

Proposal: Mixed Development

Assessment:

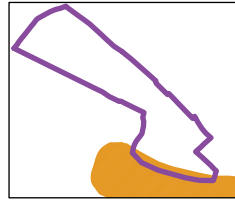


Environmental Issues

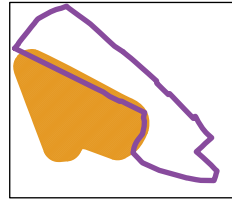


Greenspace

Potential Environmental Issues



Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is adjacent to Greenspace, a Green Corridor and a Site of Importance for Nature Conservation buffer.

Planning Assessment

The site is partly within an existing industrial/business area and will be considered as part of a Review of the City's Industrial and Business Areas.

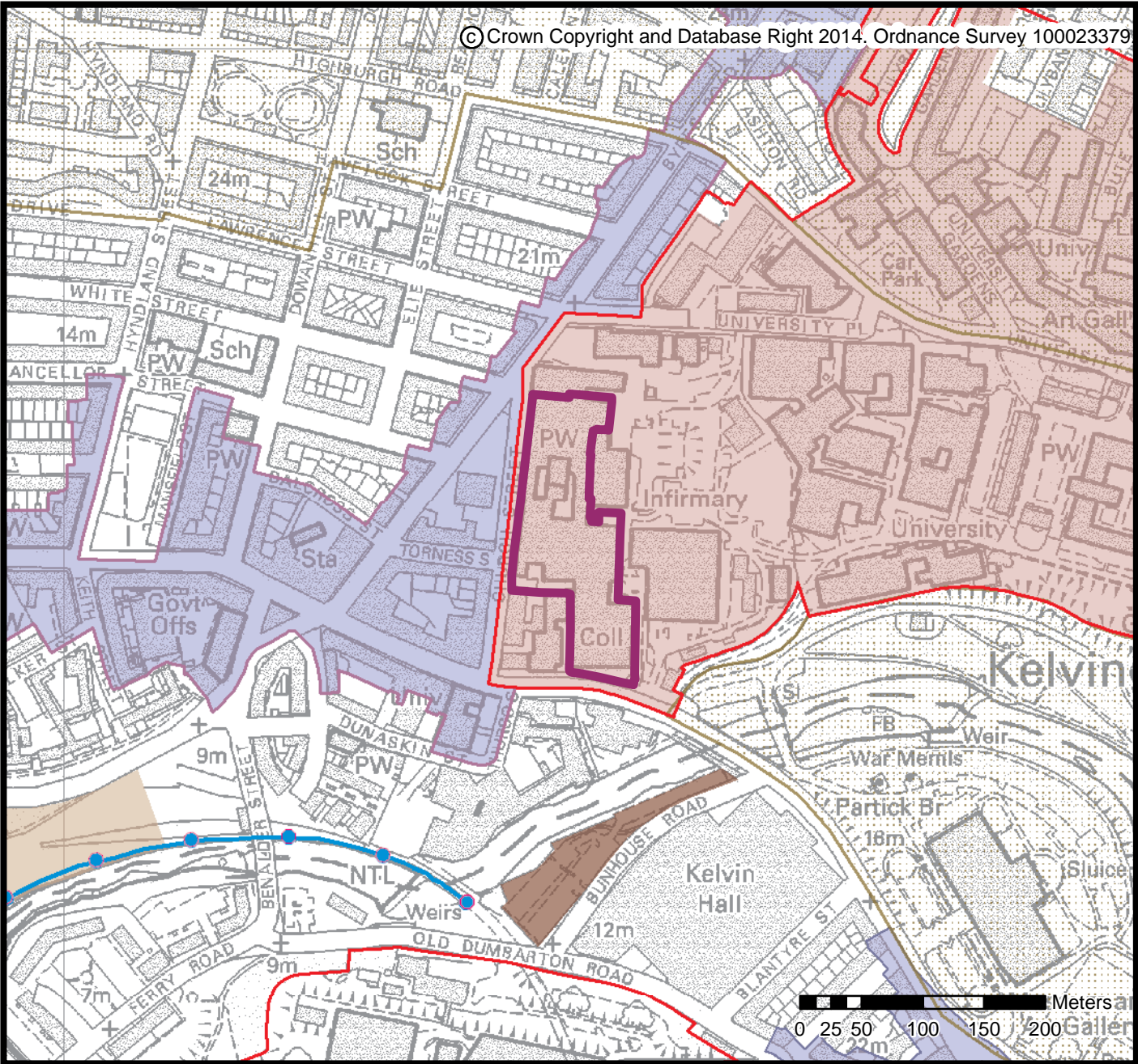
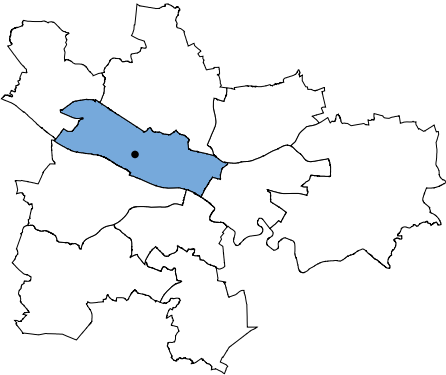
Potential Mitigation

There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0042

Site Address: Western Infirmary (part)

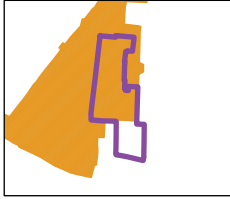
Site Area: 1.47Ha

Proposer: NHS Greater Glasgow and Clyde

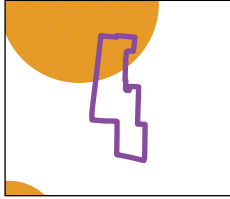
Proposal: Mixed (Residential/Commercial/ Student Accommodation)

Assessment: 

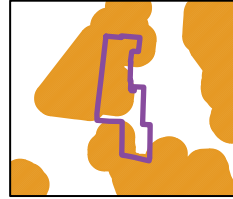
Potential Environmental Issues



Air Quality Management Area



Archaeological Sensitive Trigger Area



Listed Building 30m buffer

SEA Assessment

The site forms part of the Western Infirmary complex and includes various listed buildings. The site is within an Archaeological Sensitive Trigger Area and partially within an Air Quality Management Area.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area. The hospital is closing in approximately 2015.

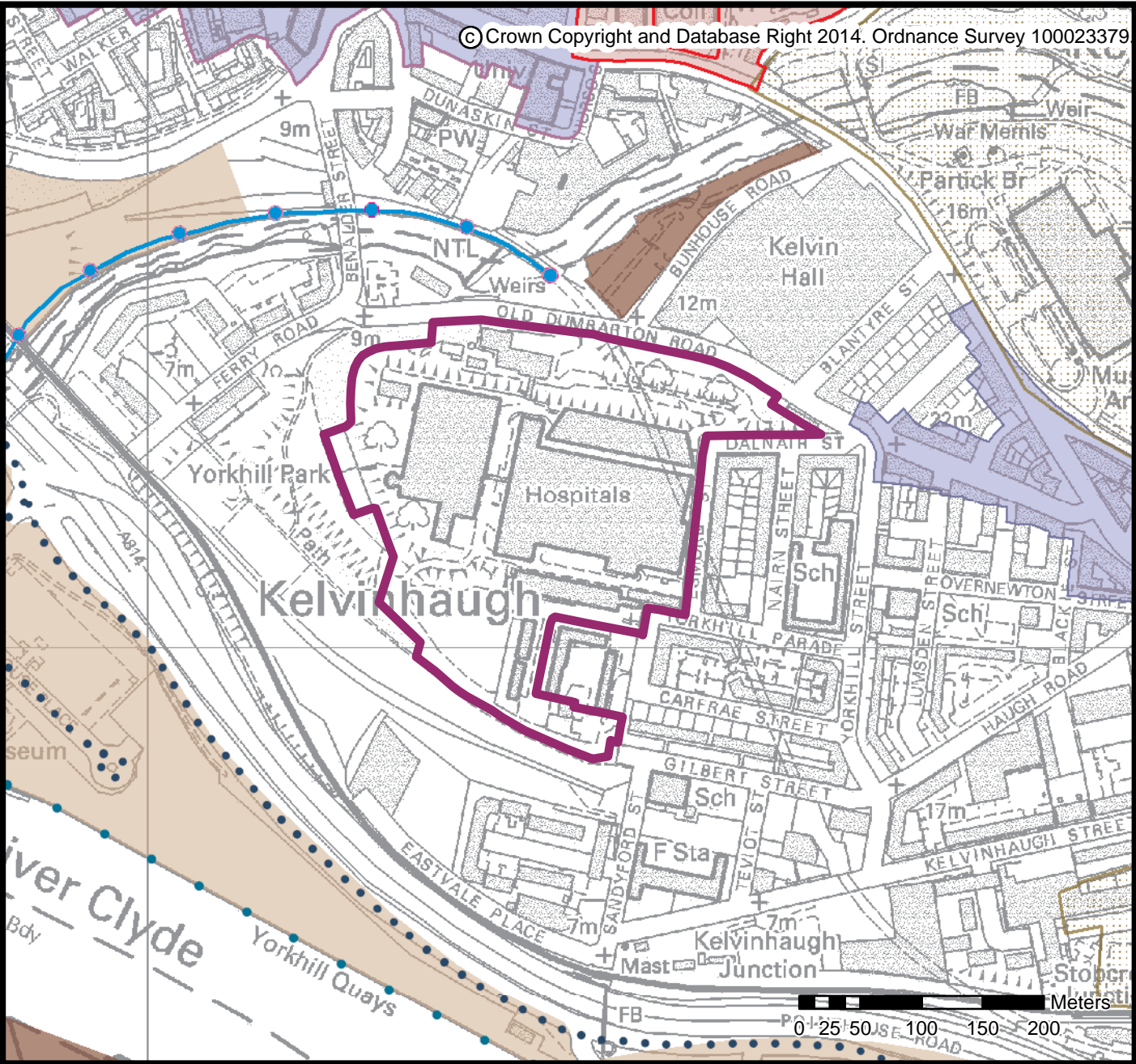
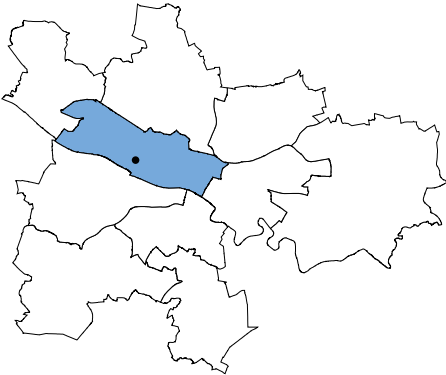
Potential Mitigation

There are listed buildings within the complex which may require mitigation. A Conservation Plan and Archaeological Survey may be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0043

Site Address: Royal Hospital for Sick Children

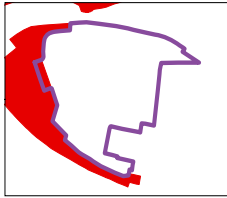
Site Area: 7.63Ha

Proposer: NHS Greater Glasgow and Clyde

Proposal: Mixed (Residential/Commercial/
Student Accommodation)

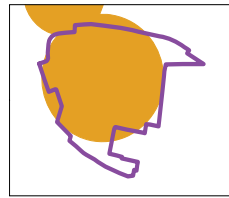
Assessment: 

Environmental Issues

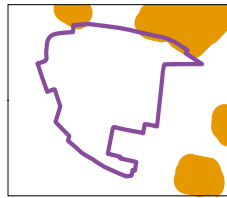


Greenspace

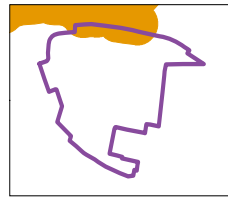
Potential Environmental Issues



Archaeological Sensitive Trigger Areas



Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is adjacent to Greenspace, a Site of Importance for Nature Conservation, listed buildings and is within an an Archaeological Sensitive Trigger Area. Protected species include bats, which have been recorded on this site.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area. This is a potentially sensitive site adjacent to Yorkhill Park.

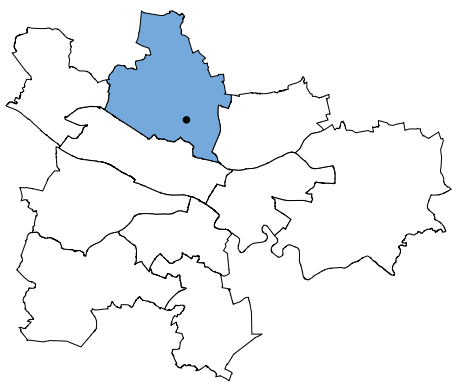
Potential Mitigation

There are listed buildings adjacent to the complex which may require mitigation. A Conservation Plan and Archaeological Survey may be required. There is a need to maintain the connectivity and integrity of the river network and corridor.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0045

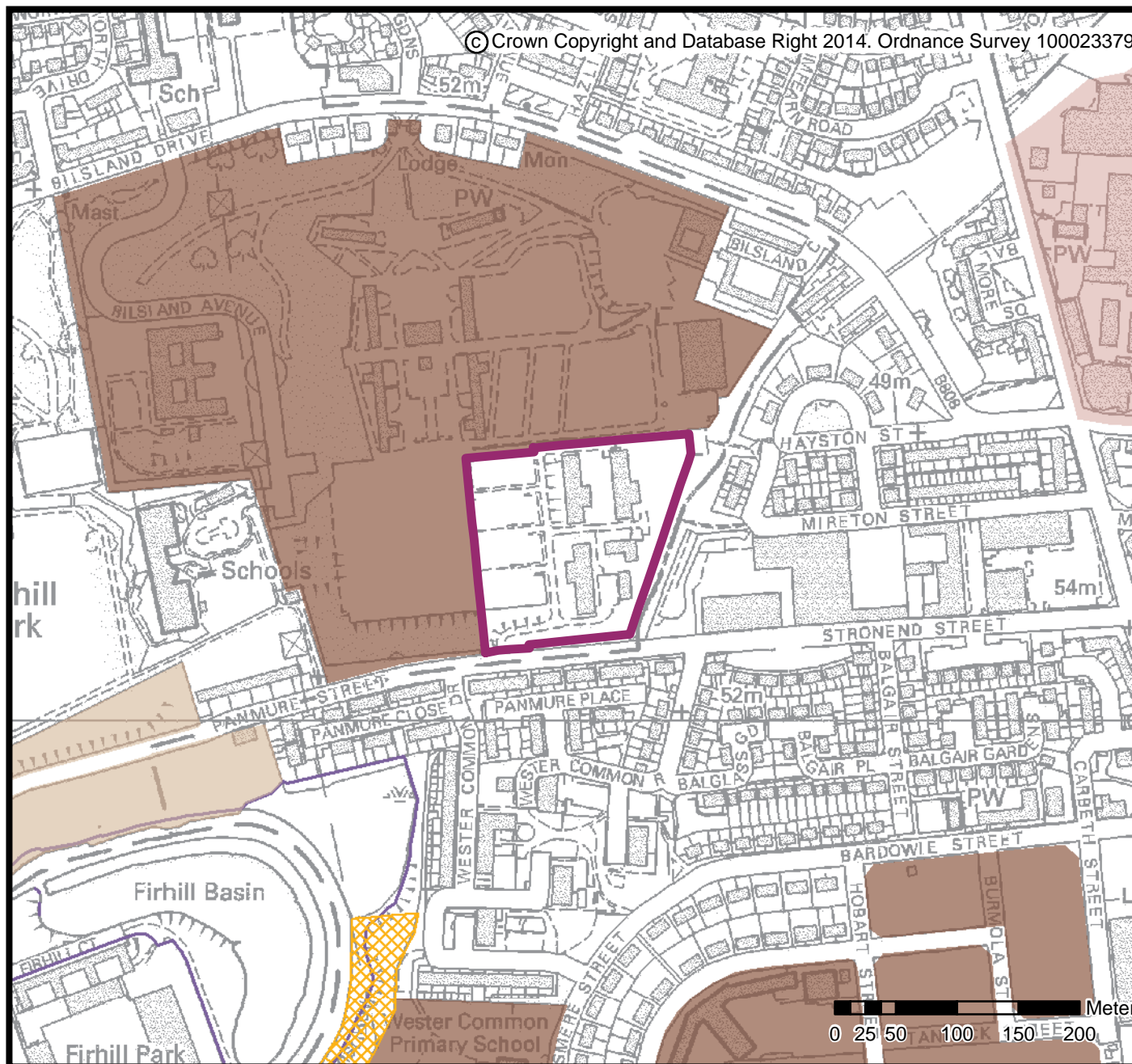
Site Address: Orchard Wards, Ruchill Hospital

Site Area: 2.46Ha

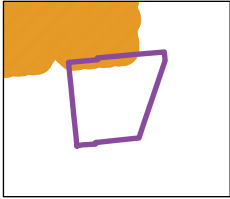
Proposer: NHS Greater Glasgow and Clyde

Proposal: Residential (and supporting uses)

Assessment:



Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

The site is part of the Ruchill Hospital complex and is adjacent to listed buildings.

Planning Assessment The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

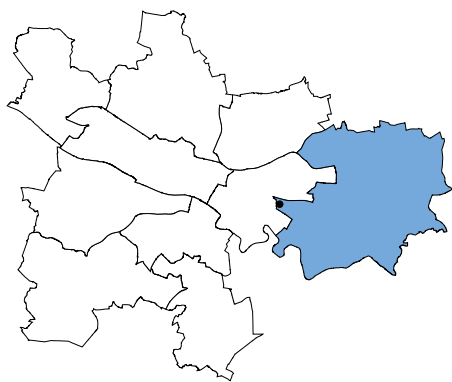
Potential Mitigation

There are listed buildings adjacent to the complex which may require mitigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0046

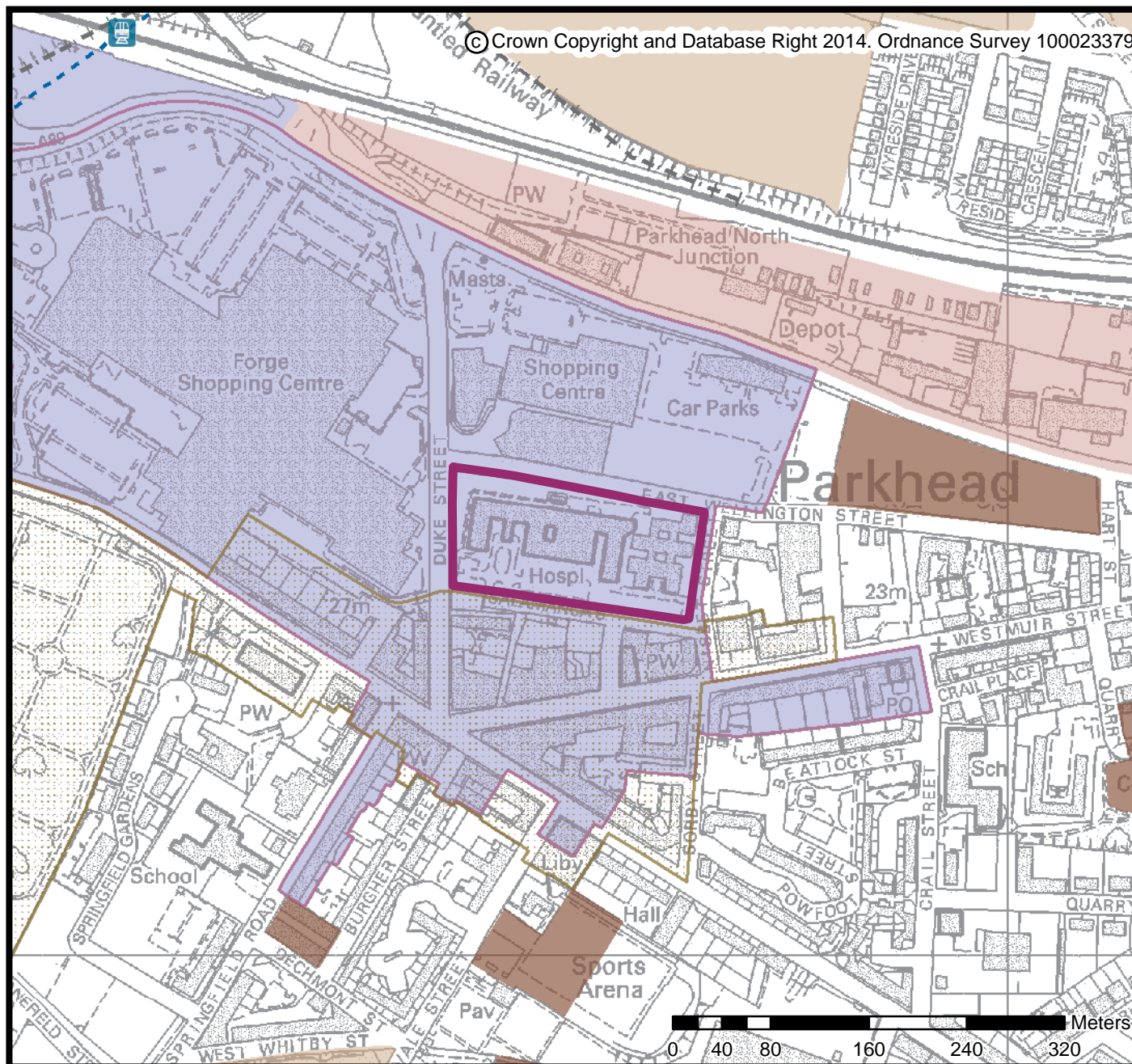
Site Address: Parkhead Hospital

Site Area: 1.88Ha

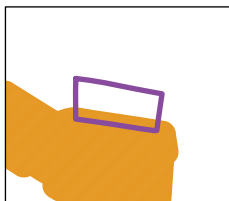
Proposer: NHS Greater Glasgow and Clyde

Proposal: Retail (Town Centre)

Assessment:



Potential Environmental Issues



Conservation Area
30m buffer

SEA Assessment

The site is adjacent to a Conservation Area buffer.

Planning Assessment

The site is already within a designated Town Centre, therefore, there are no issues in terms of designation. A planning application needs to be submitted and considered as appropriate.

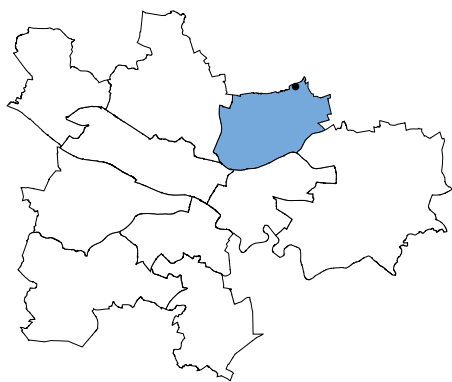
Potential Mitigation

The adjacency to a Conservation Area buffer may require mitigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0047

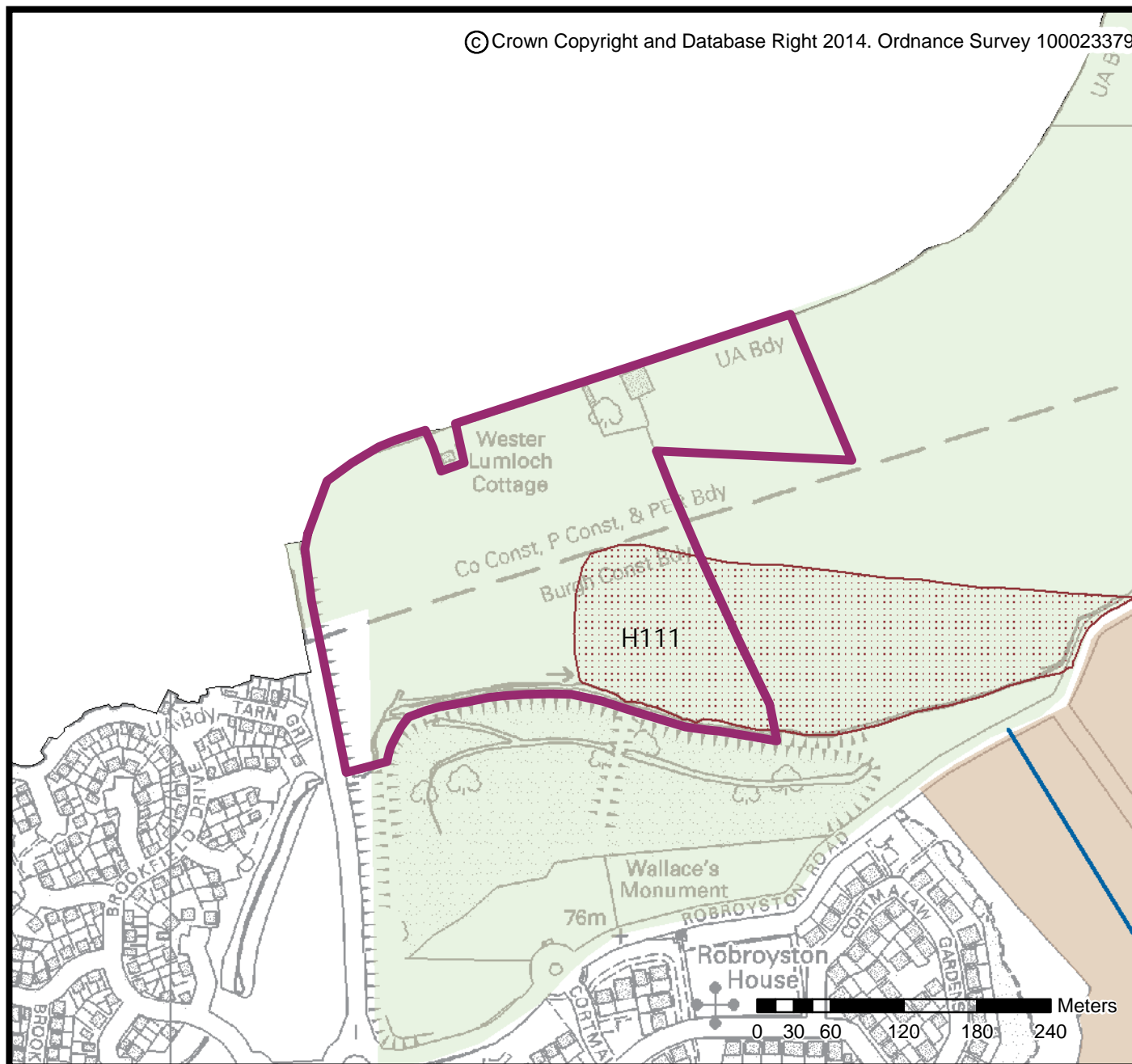
Site Address: Auchinairn Road

Site Area: 9.20Ha

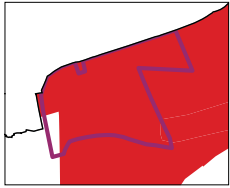
Proposer: Taylor Wimpey

Proposal: Residential (and supporting uses)

Assessment:

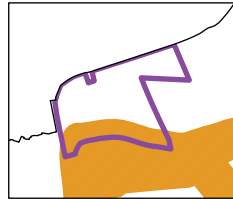


Environmental Issues

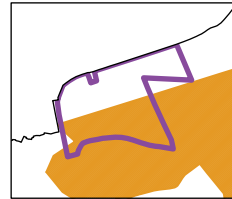


Green Belt

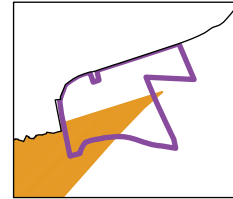
Potential Environmental Issues



Sites of Importance for Nature Conservation
50m buffer



Sites of Special Landscape Importance



Urban Fringe Land

SEA Assessment

The site is predominantly within the Green Belt and includes a Site of Special Landscape Importance and Urban Fringe Land. The site is adjacent to a Site of Importance for Nature Conservation. Protected species include water voles, present along Standburn.

Planning Assessment

A Masterplan has been prepared for the comprehensive planning study part of the site.

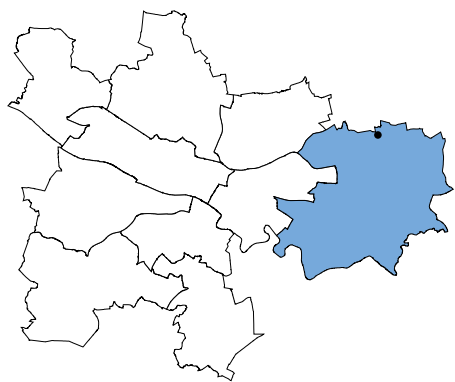
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. Particular attention would need to be given to the design of any new development given the proximity to the Site of Importance for Nature Conservation and the elevated slope of the site which provides a distinct landscape setting to the new and proposed Robroyston communities. A detailed Flood Risk assessment would be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0048

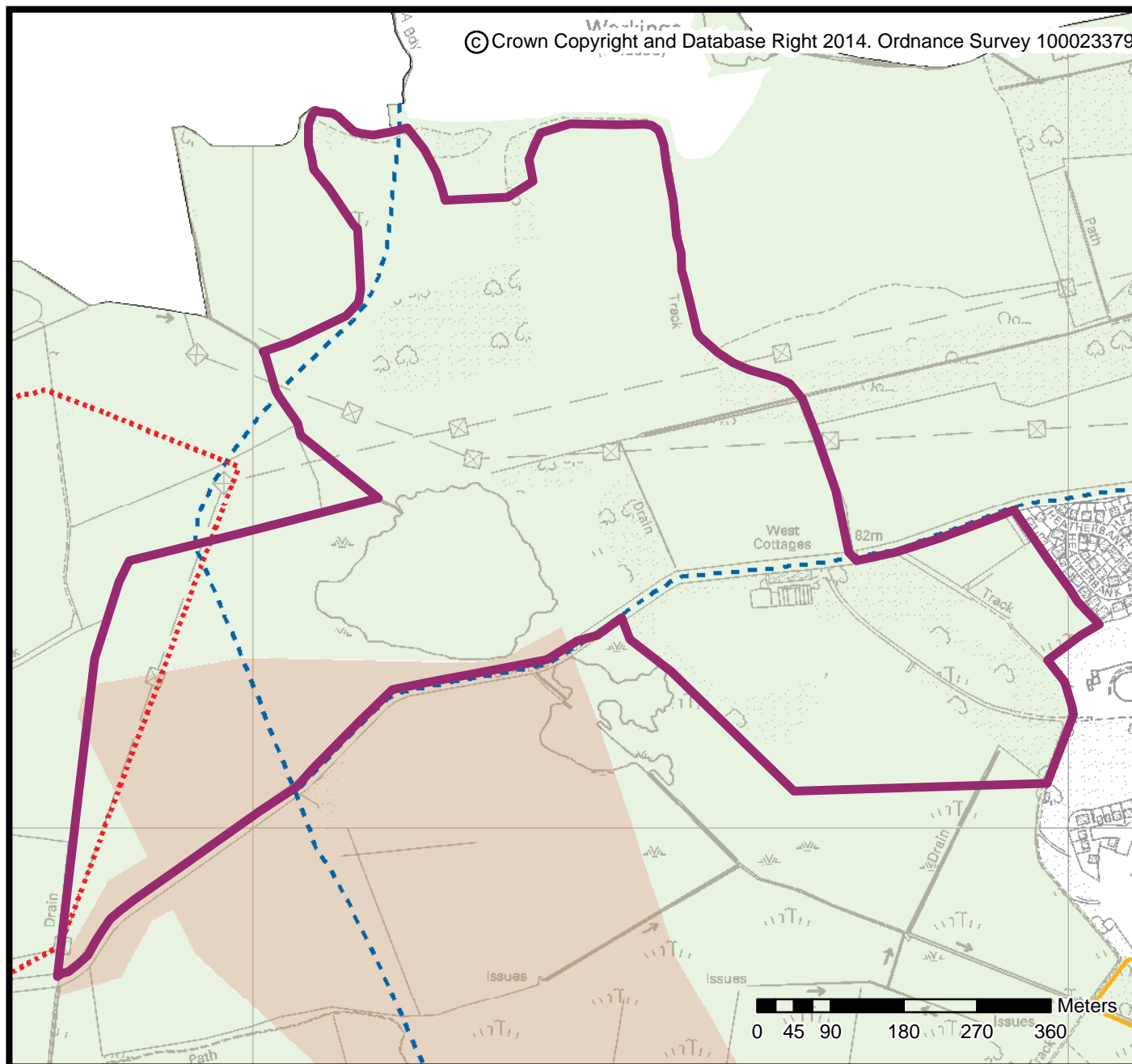
Site Address: South of Cardowan

Site Area: 56.6Ha

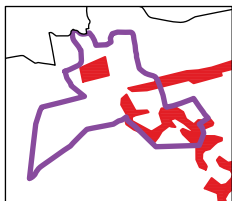
Proposer: AWG Property Ltd

Proposal: Residential (and supporting uses)

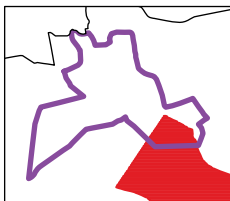
Assessment:



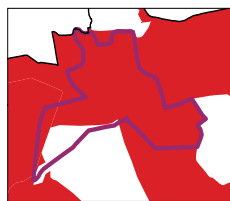
Environmental Issues



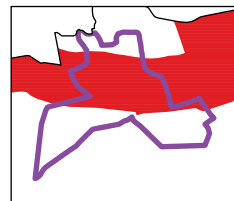
Ancient, Long Established or Semi-Natural Woodland



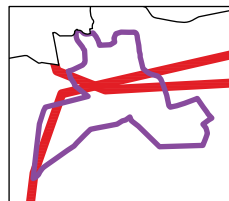
Flood Risk (1 in 200)



Green Belt

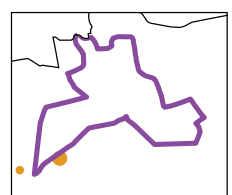


High Pressure Gas Safety Zone

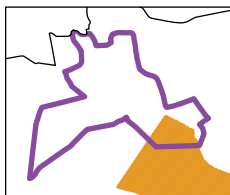


High Tension Electricity Safety Zone

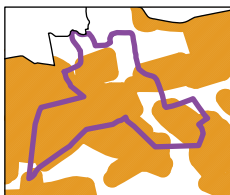
Potential Environmental Issues



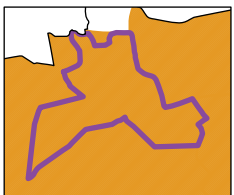
Archaeological Sensitive Trigger Areas



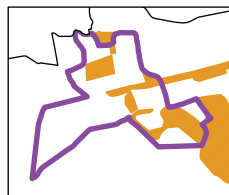
Flood Risk (1 in 1000)



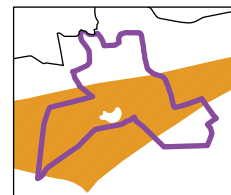
Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Tree Preservation Order



Urban Fringe Land

SEA Assessment

The site is within the Green Belt and includes Sites of Importance for Nature Conservation, a Site of Special Landscape Importance, Tree Preservation Orders, Ancient Long Established and Semi-Natural Woodland and Urban Fringe Land. Parts of the site are subject to Flood Risk (1 in 200 and 1 in 1000), a High Pressure Gas Safety Zone and a High Tension Electricity Safety Zone. The site is adjacent to an Archaeological Sensitive Trigger Area. The site is an integral part of an Ancient Woodland Proposed Woodland Park and includes peatland, the third largest body of peatland in Glasgow (Garnkirk Moss raised bog). Gartloch Pools and the farmland around it are of international importance to wintering Greylag geese. This is the only site for breeding Gadwall in Glasgow. Important habitats include wetland, woodlands, raised bog and open water.

Planning Assessment

Development at this location would result in a loss of Green Belt. The site is within the area of the proposed Seven Lochs Wetland Park. There are major environmental issues and constraints, Green Belt and infrastructure issues. A masterplan process would identify the potential for development within the Gartloch/Easterhouse Community Growth search area.

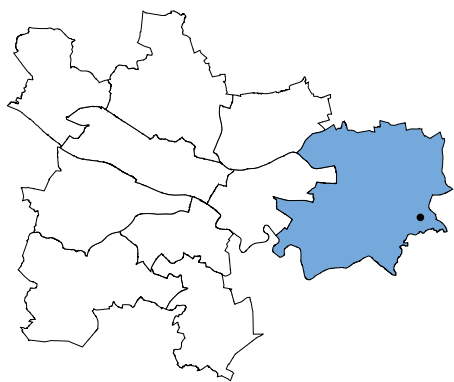
Potential Mitigation

The significant environmental designations would be very difficult to mitigate against.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0050

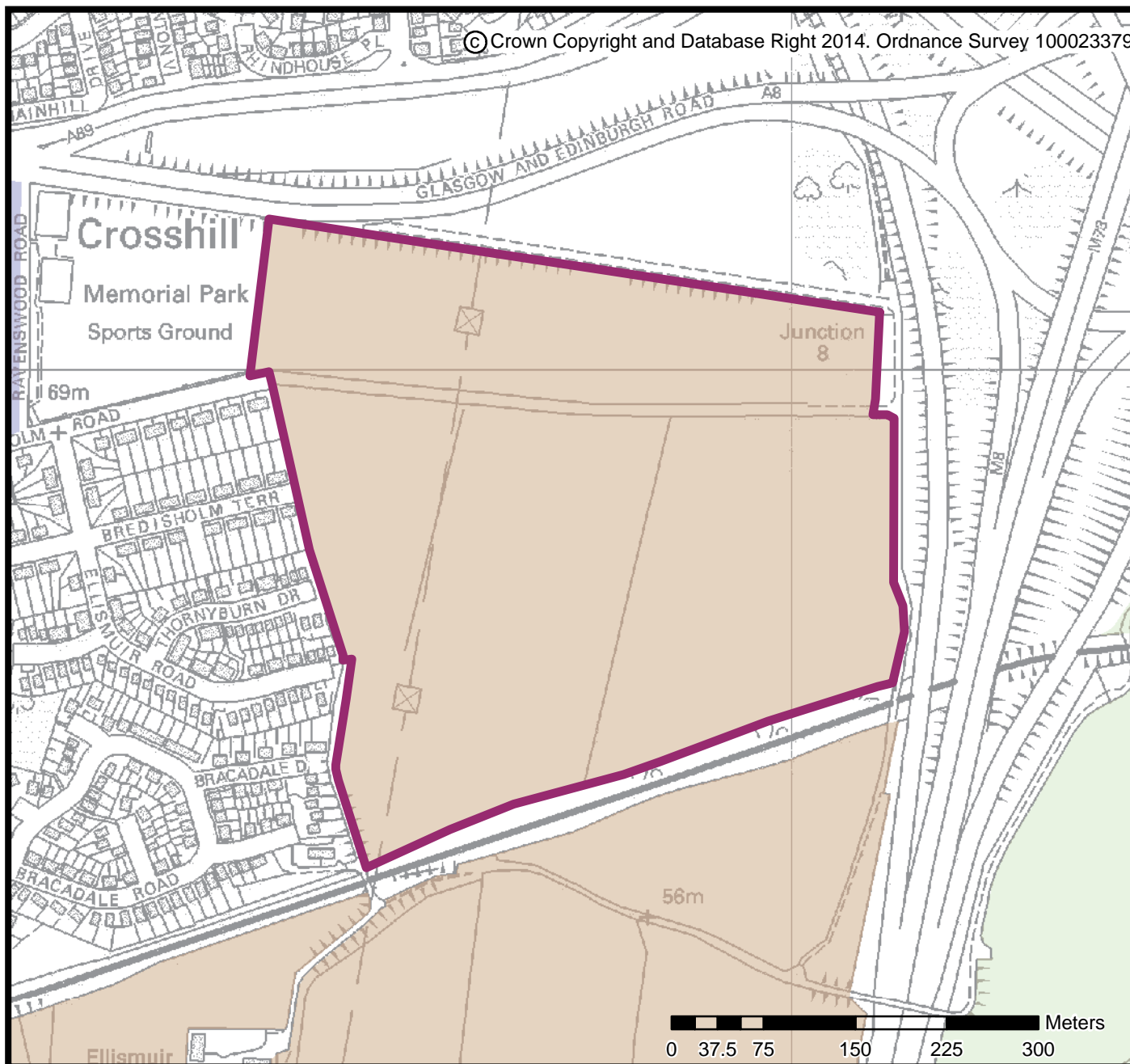
Site Address: Baillieston/Broomhouse/
Carmyle CGA

Site Area: 19.9Ha

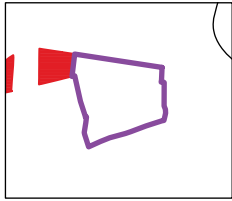
Proposer: Elphinstone Estates Ltd

Proposal: Residential

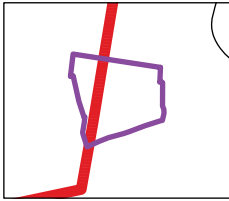
Assessment:



Environmental Issues

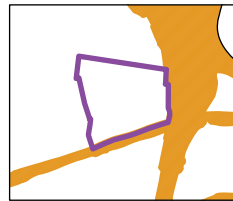


Greenspace

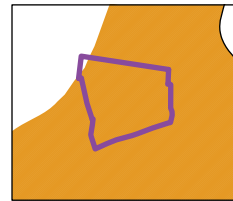


High Tension
Electricity Safety Zone

Potential Environmental Issues



Green Corridors 15m
buffer



Urban Fringe Land

SEA Assessment

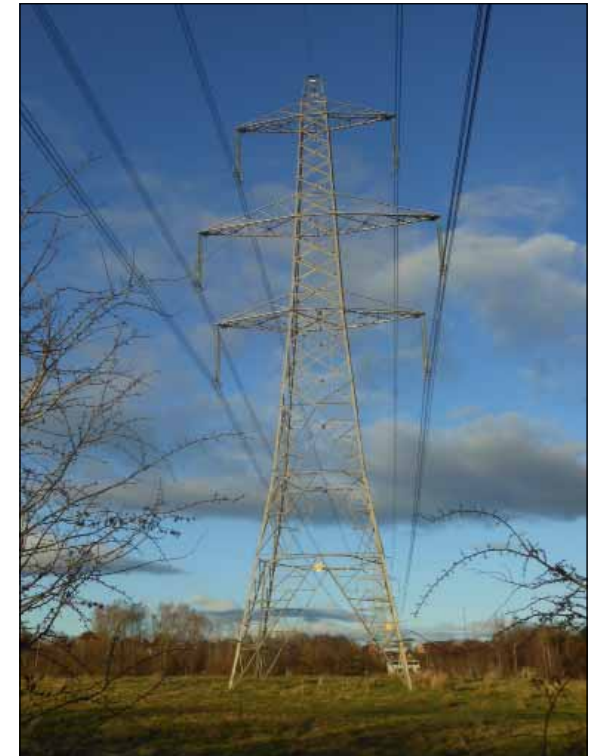
The site is Urban Fringe Land. The site is adjacent to Greenspace, a Green Corridor and includes a High Tension Electricity Safety Zone.

Planning Assessment

This site is part of Baillieston/Broomhouse/Carmyle Community Growth Area. Planning permission has been granted in principle for 1,500 units. Full planning permission granted (S75) for 300 units.

Potential Mitigation

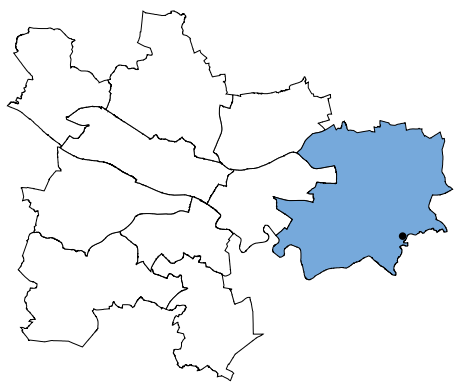
Any development will need to take account of the various environmental designations. Potential mitigation measures may involve tree planting and the retention of hedgerows as part of habitat creation.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0051

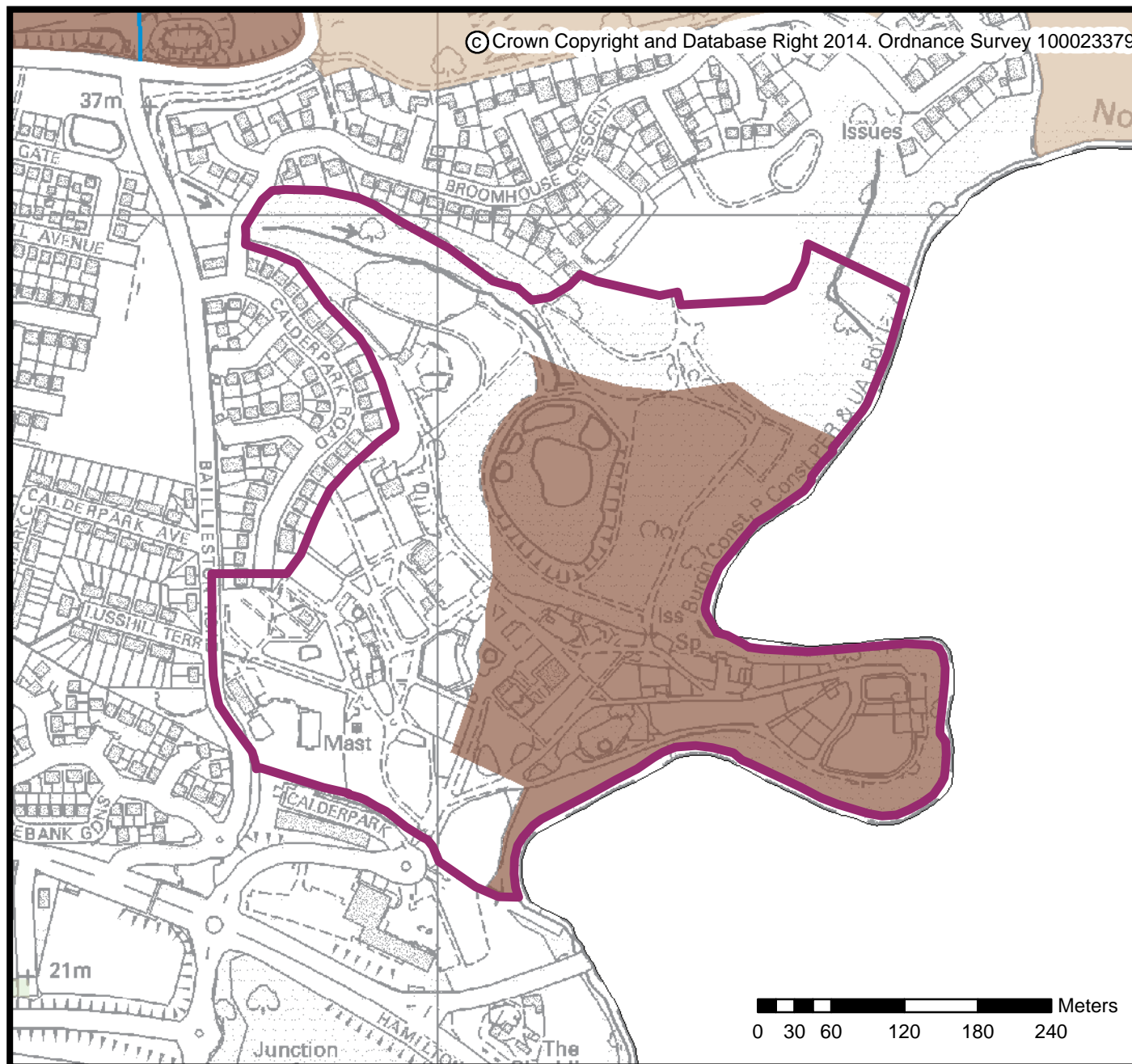
Site Address: Baillieston/Broomhouse/
Carmyle CGA

Site Area: 20.1Ha

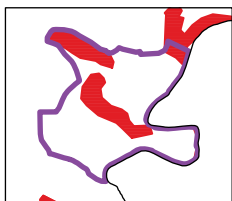
Proposer: Glasgow and West Zoological
Society

Proposal: Residential

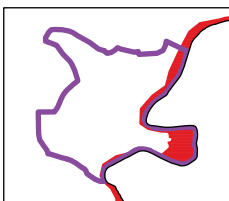
Assessment:



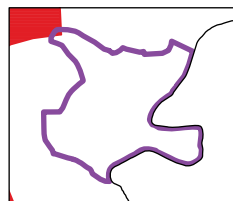
Environmental Issues



Ancient, Long Established or Semi-Natural Woodland

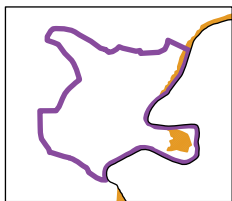


Flood Risk (1 in 200)



Prime Agricultural Land

Potential Environmental Issues



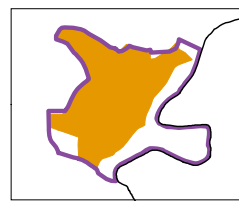
Flood Risk (1 in 1000)



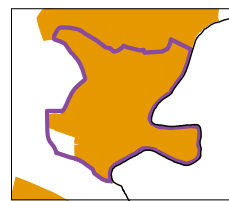
Green Corridors 15m buffer



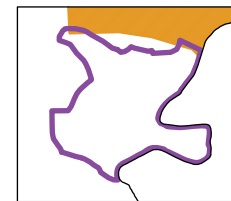
Sites of Importance for Nature Conservation 50m buffer



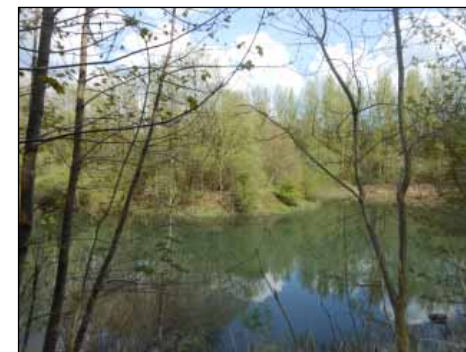
Sites of Special Landscape Importance



Tree Preservation Order



Urban Fringe Land



SEA Assessment

The site includes Ancient Long Established and Semi-Natural Woodland, Tree Preservation Orders, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance, a Green Corridor. The site is adjacent to Prime Agricultural Land and Urban Fringe Land. Parts of the site are subject to Flood Risk (1 in 200 and 1 in 1000). Protected and important species include otters, water voles, green wood peckers, wintering Greylag geese, breeding black headed gull and breeding Gadwell. There is former mining and spoil on some parts of the site.

Planning Assessment

This site is part of Baillieston/Broomhouse/Carmyle Community Growth Area. Planning permission has been granted in principle for 1,500 units. Full planning permission granted for 63 units.

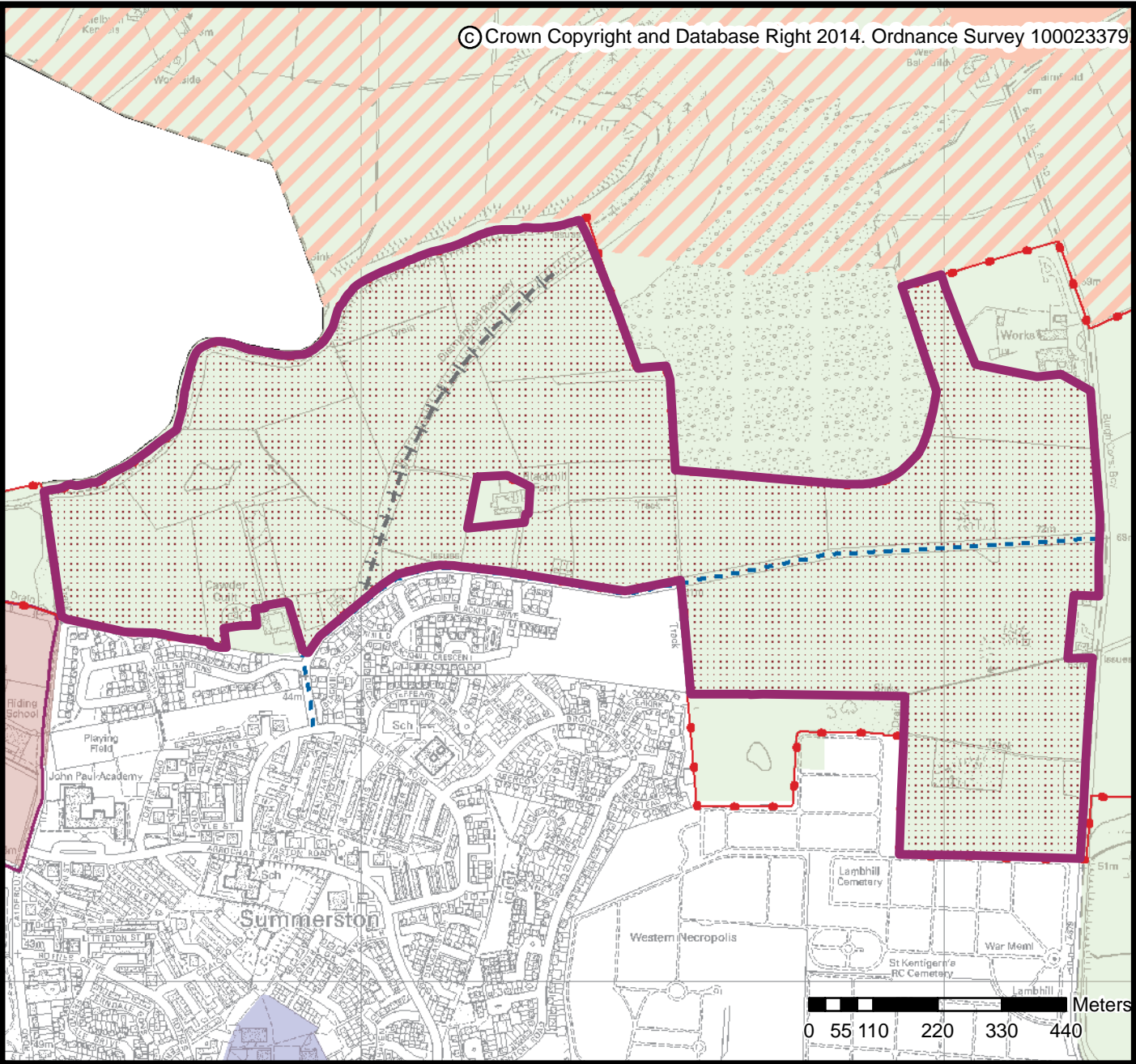
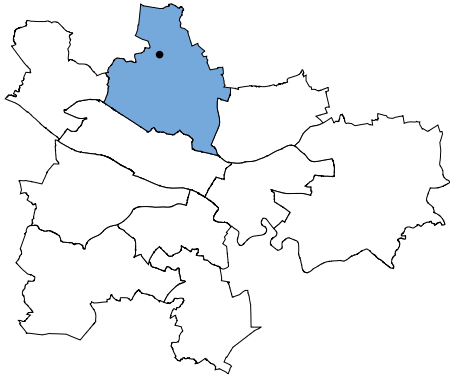
Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0052

Site Address: Summerston

Site Area: 90.23Ha

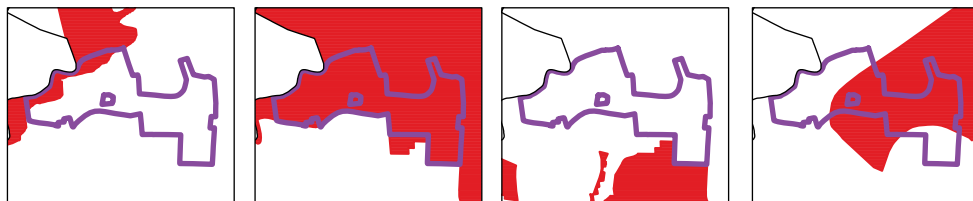
Proposer: Caledonian Properties

Proposal: Residential, Community Facilities,
Potential Expansion of Lambhill Cemetery

Assessment:



Environmental Issues



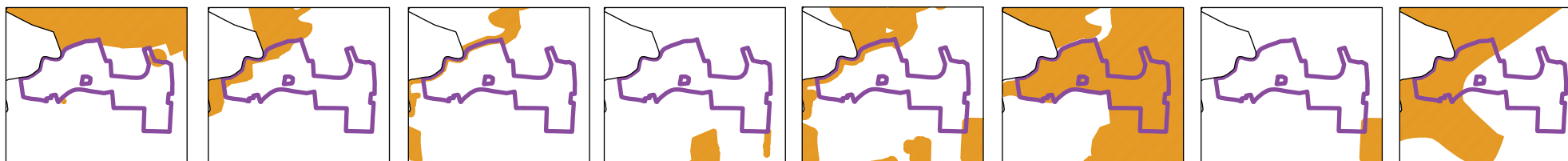
Flood Risk (1 in 200)

Green Belt

Greenspace

Prime Agricultural Land

Potential Environmental Issues



Archaeological Sensitive Trigger Areas

Flood Risk (1 in 1000)

Green Corridors 15m buffer

Listed Building 30m buffer

Sites of Importance for Nature Conservation 50m buffer

Sites of Special Landscape Importance

Sites of Special Scientific Interest 50m buffer

Urban Fringe Land

SEA Assessment

The site is Green Belt, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance, a Green Corridor and Prime Agricultural Land and Urban Fringe Land. The site is adjacent to a Site of Special Scientific Interest buffer, Greenspace, a World Heritage Site (The Antonine Wall), listed buildings and an Archaeological Sensitive Trigger Area. Parts of the site are subject to Flood Risk (1 in 200 and 1 in 1000). Protected and important species include otters, bats, wintering Greylag geese and pink footed geese, tree sparrow and other farmland birds. There is also a deer population. Important habitats include farmland, boundary features (hedgerows) and rivers/marsh.

Planning Assessment

The future development of this site will be considered as part of the Glasgow North Strategic Development Framework. Further investigation is required to determine which areas of the site are developable.

Potential Mitigation

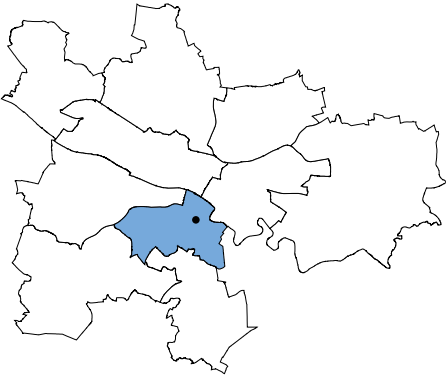
The major environmental issues would require extensive mitigation. Any development should be kept well away from the river, including associated wetland habitats. Space should also be retained for access and walkway provision. There are opportunities for Sustainable Urban Drainage Systems to provide additional wetland habitats.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0053

Site Address: Cathcart Road/Caledonia Road

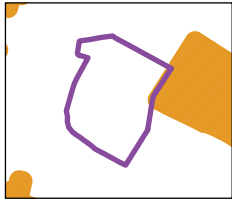
Site Area: 9.47Ha

Proposer: Cathcart Developments Ltd

Proposal: Mixed

Assessment: 

Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

The site is adjacent to a listed building (the Southern Necropolis).

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

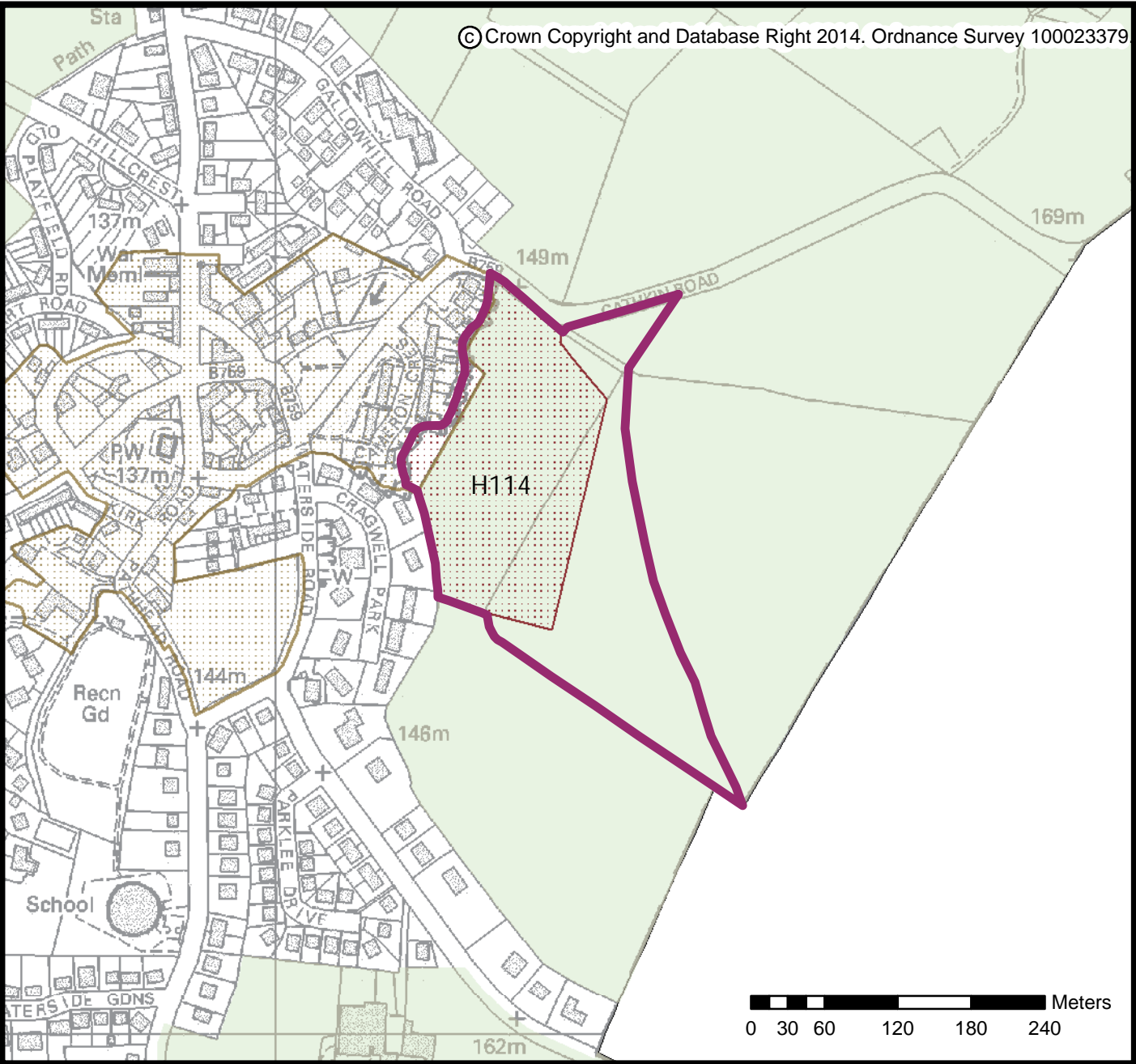
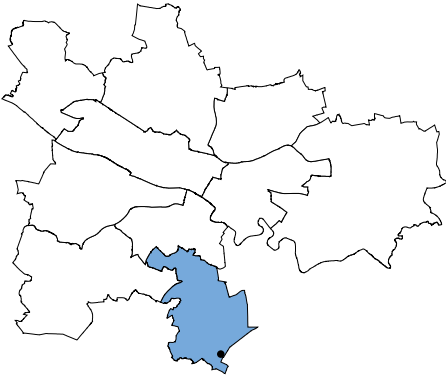
Potential Mitigation

Any future development should involve appropriate scaled frontage to Cathcart Road/Caledonia Road and respect the setting of the adjacent cemetery.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0054

Site Address: Cathkin Road, Carmunnock

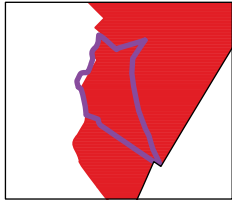
Site Area: 5.39Ha

Proposer: Stewart Milne

Proposal: Residential

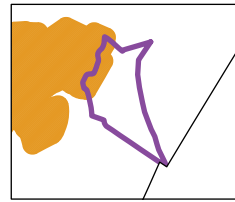
Assessment: 

Environmental Issues

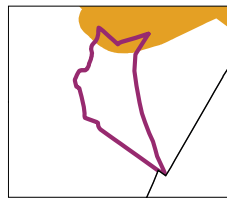


Green Belt

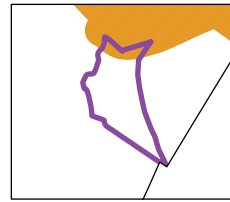
Potential Environmental Issues



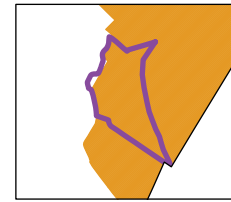
Conservation Area
30m buffer



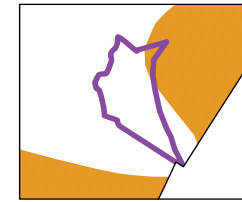
Local Nature Reserve
50m buffer



Sites of Importance for
Nature Conservation
50m buffer



Sites of Special
Landscape
Importance



Urban Fringe Land

SEA Assessment

The site is Green Belt, a Site of Special Landscape Importance and adjacent to a Site of Importance for Nature Conservation, a Local Nature Reserve, Urban Fringe Land and a Conservation Area (Carmunnock Village). Adjacent community woodland is seen as a community asset. Protected and important species include skylark, tree sparrow and badgers. Important habitats include hedgerows.

Planning Assessment

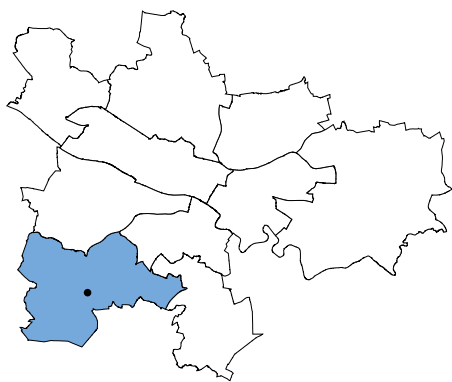
This is a prominent site with significant environmental, heritage/conservation and public transport accessibility issues. Any development would intrude greatly into any views from Cathkin Road and Cathkin Braes looking west. Site access could prove difficult due to the proximity of the bend on Cathkin Road. The 30 mile per hour zone for the village may need to be extended.

Potential Mitigation The significant environmental and other issues would require extensive mitigation. Any development would need to have regard to the character of Carmunnock Conservation Area. Any development will extend the envelope of the village and should be kept to a fairly low density and concentrated in the northern field only, with the other fields not appropriate for development.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0055

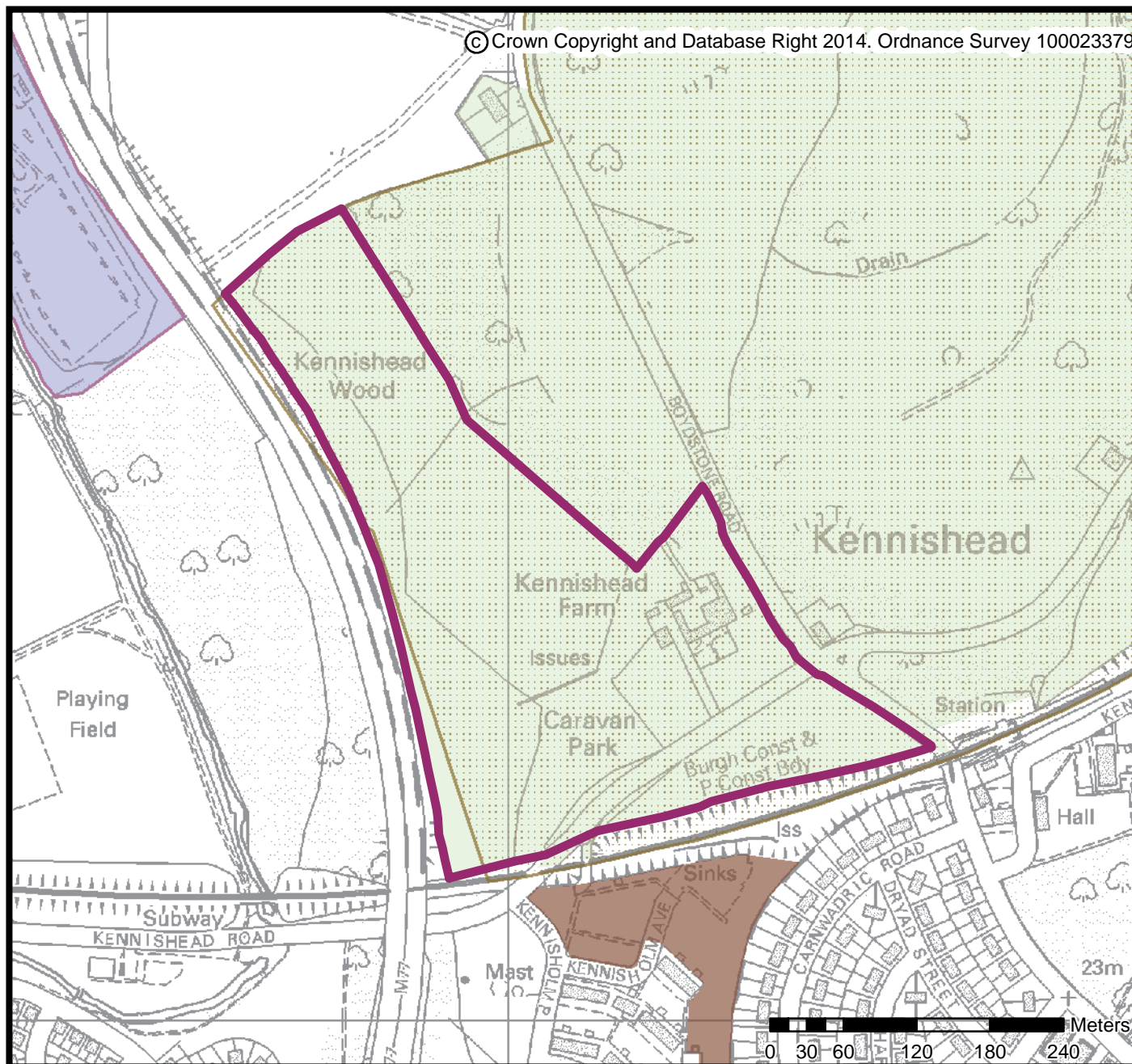
Site Address: Kennishead Farm

Site Area: 11.31Ha

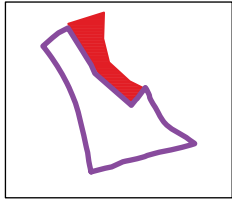
Proposer: Pollok and Corrour

Proposal: Residential and Greenspace

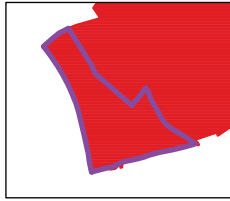
Assessment:



Environmental Issues

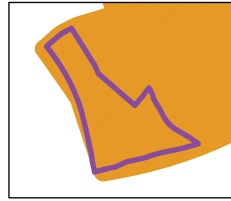


Ancient, Long Established or Semi-Natural Woodland



Green Belt

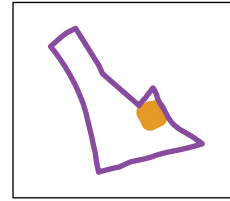
Potential Environmental Issues



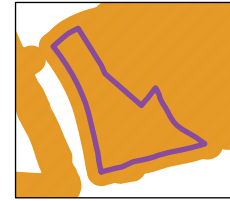
Conservation Area 30m buffer



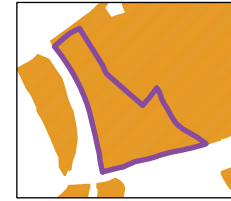
Green Corridors 15m buffer



Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance

SEA Assessment

The site is Green Belt, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance, contains listed buildings (the farmhouse at 532 Kennishead Road is C listed and on the Buildings at Risk Register) and is within Pollok Conservation Area. The site is adjacent to Ancient Long Established or Semi-Natural Woodland and Green Corridors. This is a very wet low lying site and there are major drainage issues. The whole of this Estate is on an Inventory of Gardens and Designed Landscapes.

Planning Assessment

Development at this location would result a in loss of Green Belt.

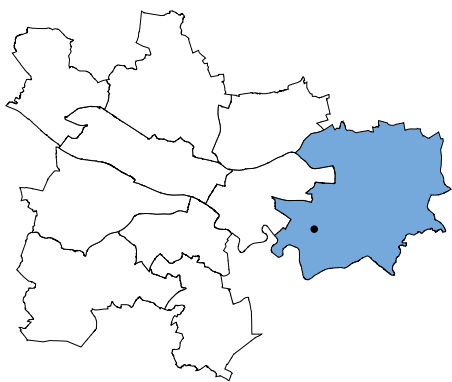
Potential Mitigation

The significant environmental designations would be very difficult to mitigate against.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0056

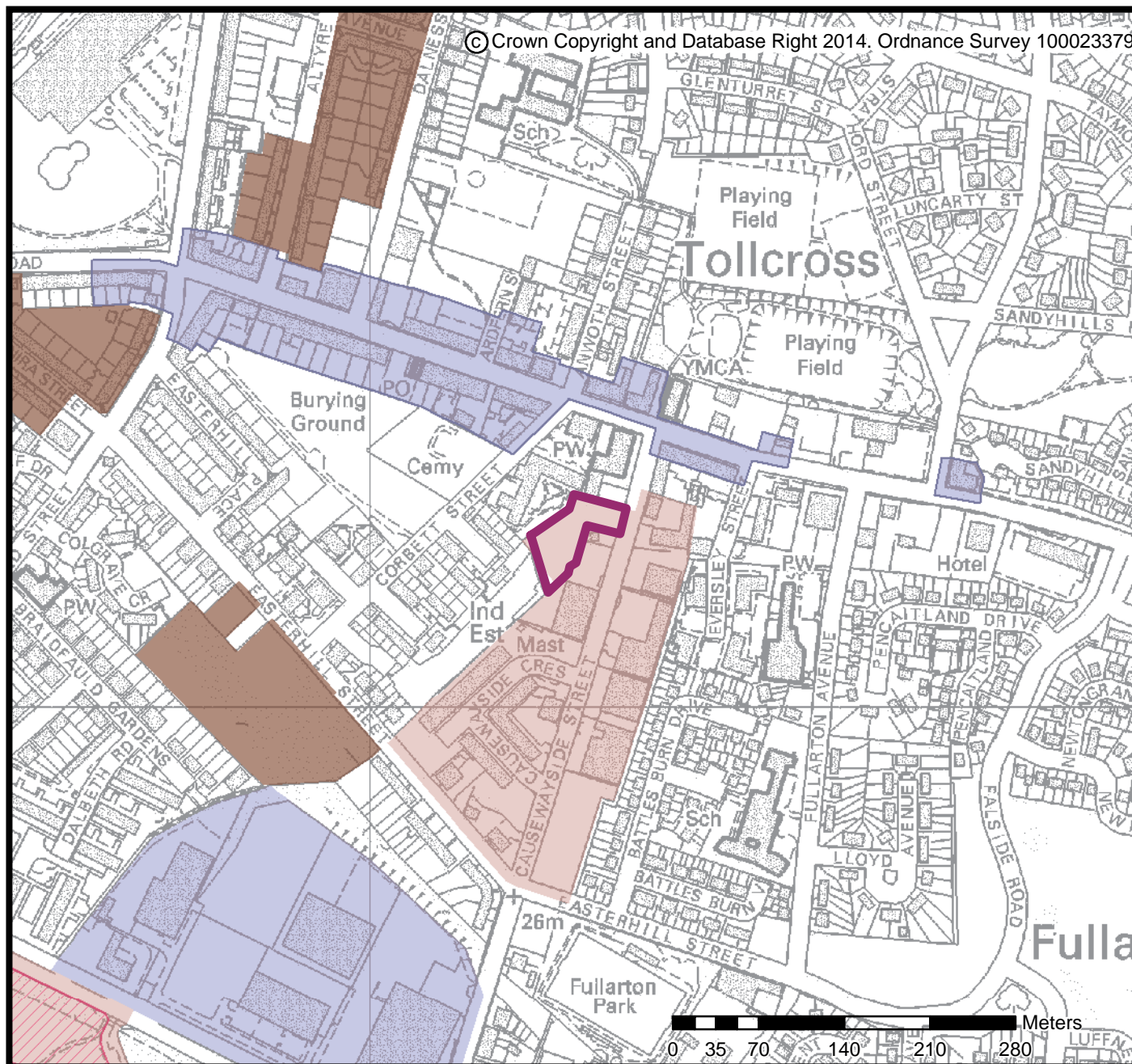
Site Address: Causewayside Street

Site Area: 0.26Ha

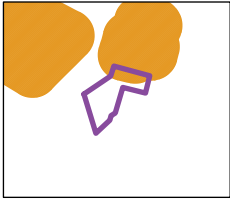
Proposer: G&S for Client

Proposal: Residential

Assessment:



Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

The site is adjacent to a listed church on Tollcross Road. The Battle Burn is on the boundary of the site and there are some pluvial flooding issues.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

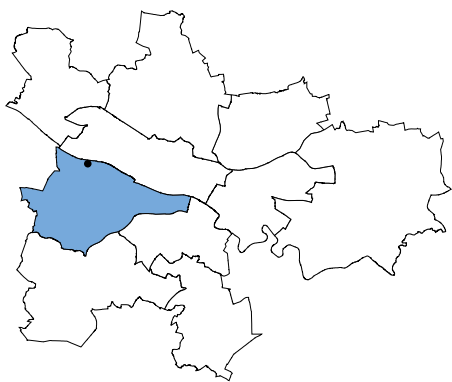
Potential Mitigation

Any future development should respect the setting of the listed church. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0057

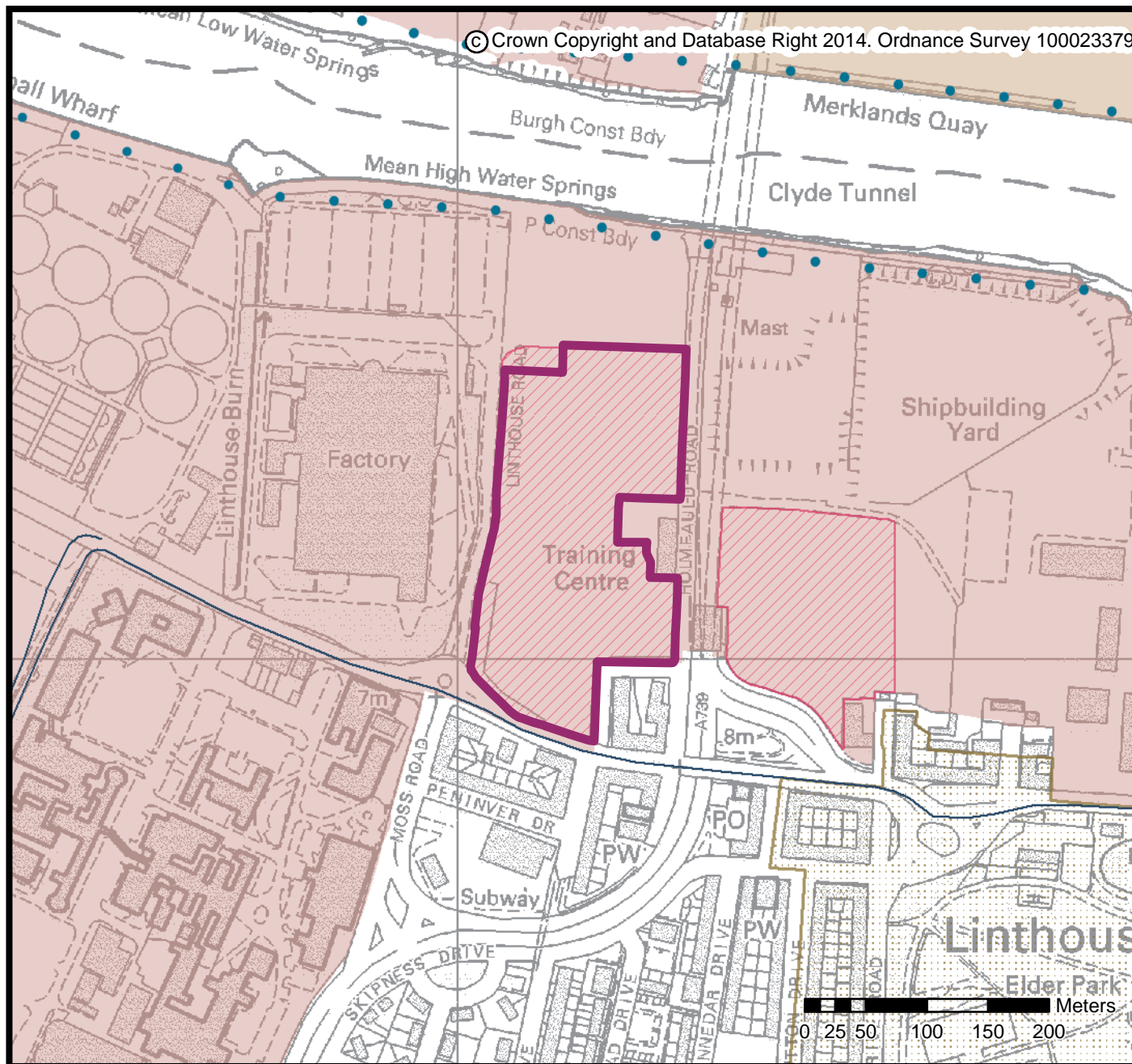
Site Address: Linthouse Road

Site Area: 4.08Ha

Proposer: Linthouse Business Park Ltd

Proposal: Mixed

Assessment:

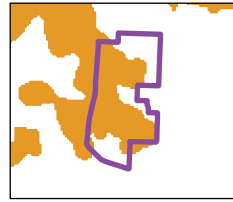


Environmental Issues

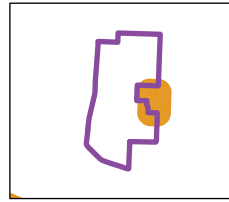


Flood Risk (1 in 200)

Potential Environmental Issues



Flood Risk (1 in 1000)



Listed Building 30m
buffer

SEA Assessment

The site is extensive and near to the buffer zone of Govan Conservation Area. There are adjacent Grade A listed buildings (Old Parish Church and the former British Linen Bank). Parts of the site are subject to Flood Risk (1 in 1000) and adjacent to Flood Risk (1 in 200).

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas and Govan/Partick Strategic Development Framework.

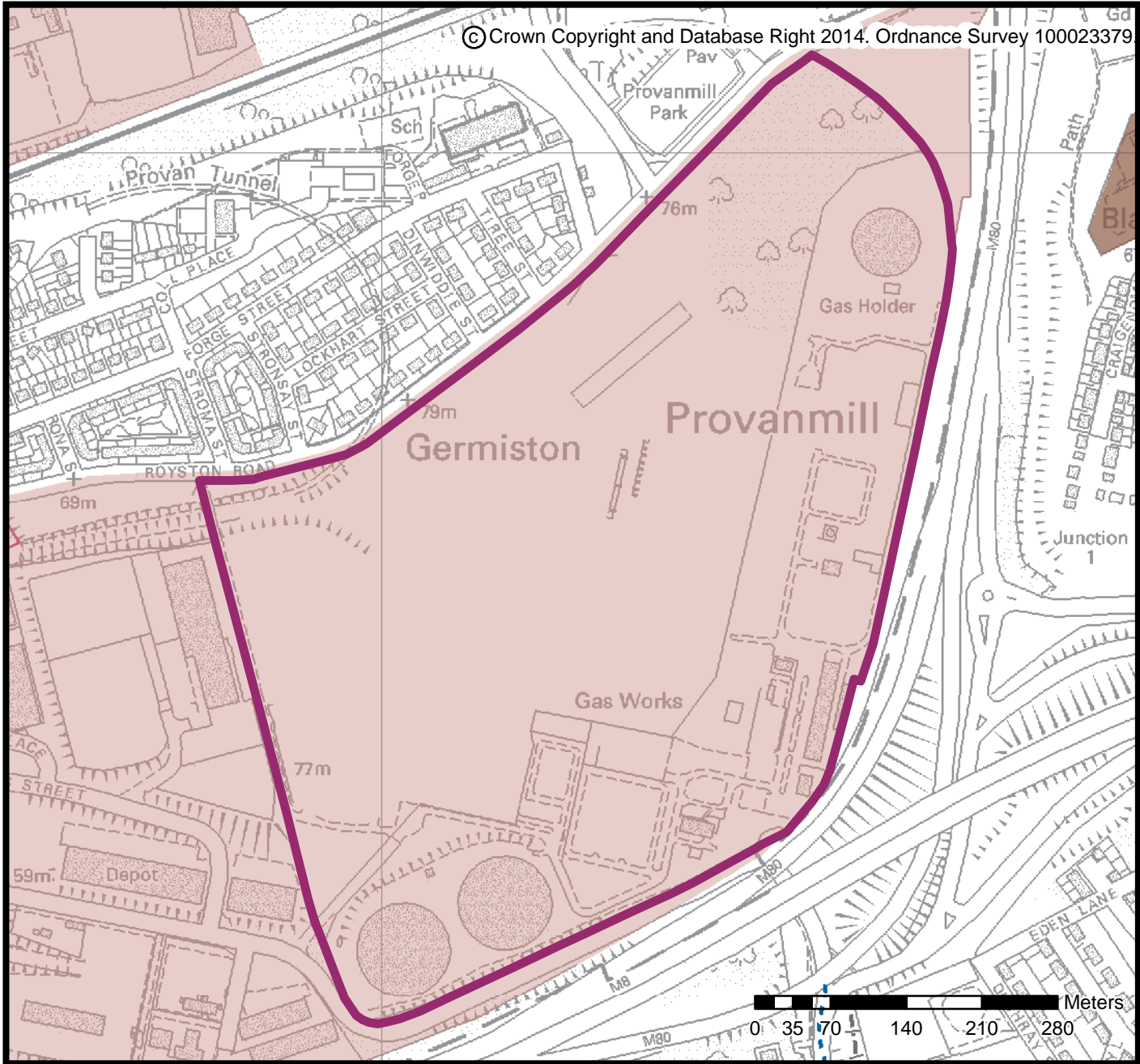
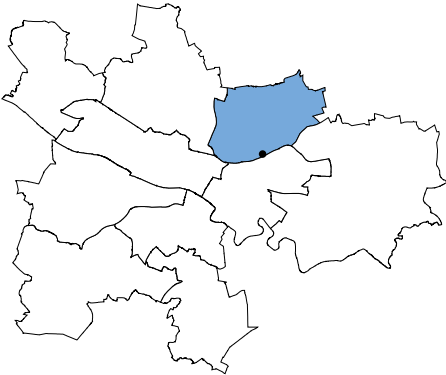
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. A design guide would be required to guide sensitive development. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0058

Site Address: Provan Gas Works

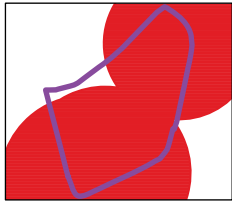
Site Area: 35.77Ha

Proposer: National Grid

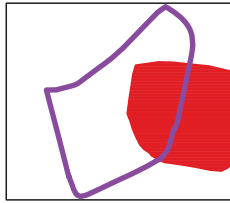
Proposal: Mixed

Assessment: 

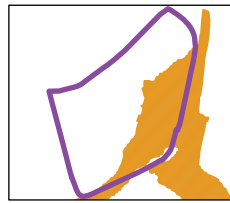
Environmental Issues



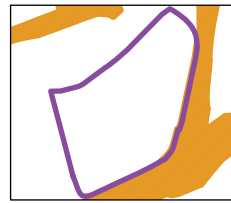
Hazardous Industry Safety Zone



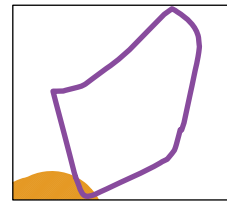
High Pressure Gas Safety Zone



Flood Risk (1 in 1000)



Green Corridors 15m buffer



Noise Management Area 200m buffer

Potential Environmental Issues

SEA Assessment

The site is covered by a Hazardous Industry Safety Zone and partly covered by a High Pressure Gas Safety Zone. The site is adjacent to a Green Corridor and Noise Management Buffer Area. The Molendinar Burn enters the proposed site and parts of the site are subject to Flood Risk (1 in 1000).

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

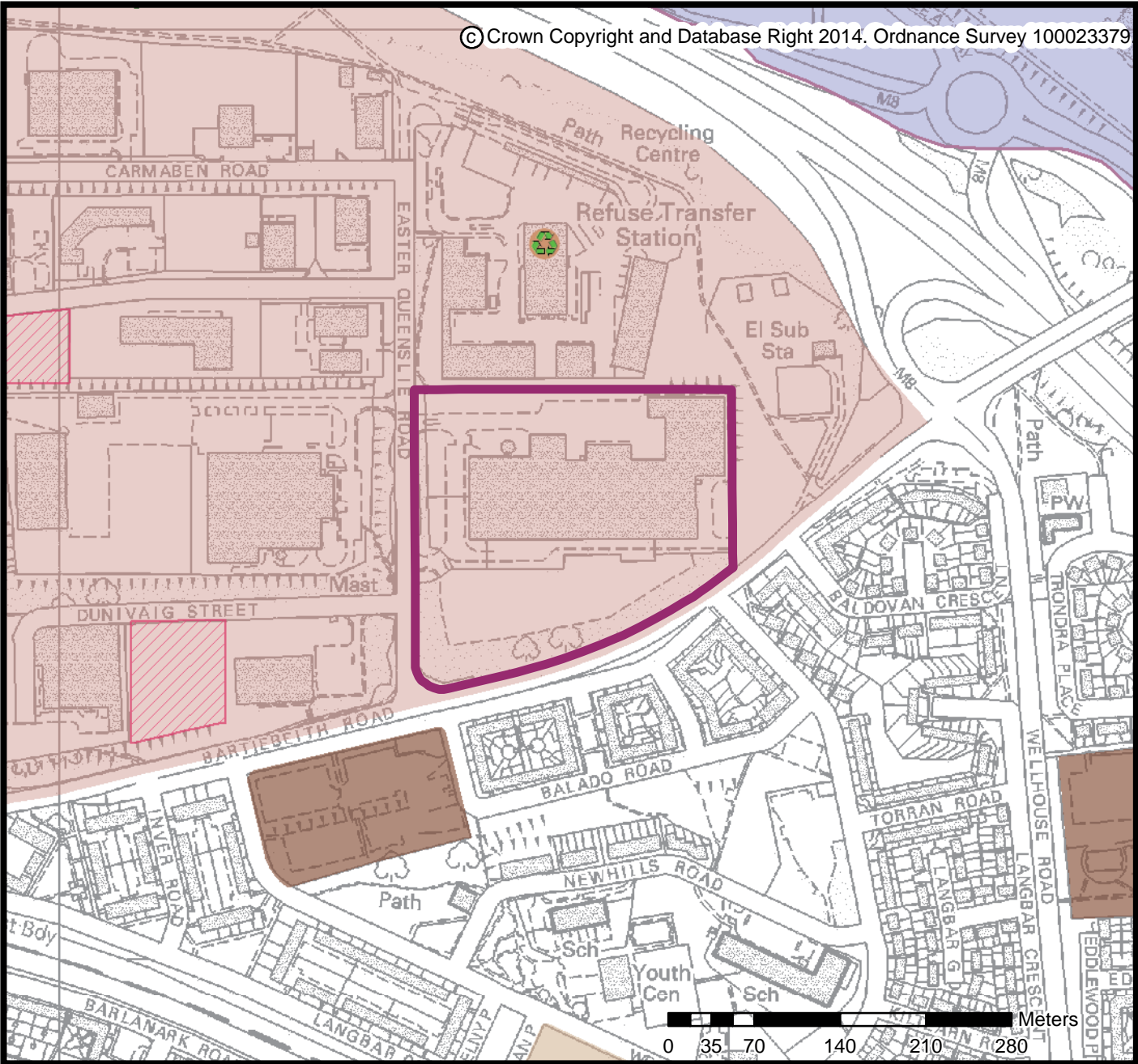
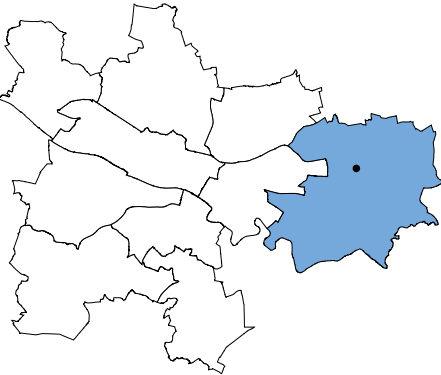
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. Protected and important species are unknown but it is suggested that habitats and species surveys are carried out prior to any development application.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0059

Site Address: 110 Easter Queenslie Road

Site Area: 5.44Ha

Proposer: United Wholesale (Scotland) Ltd

Proposal: Retail

Assessment:



SEA Assessment

There are no significant environmental issues associated with this site.

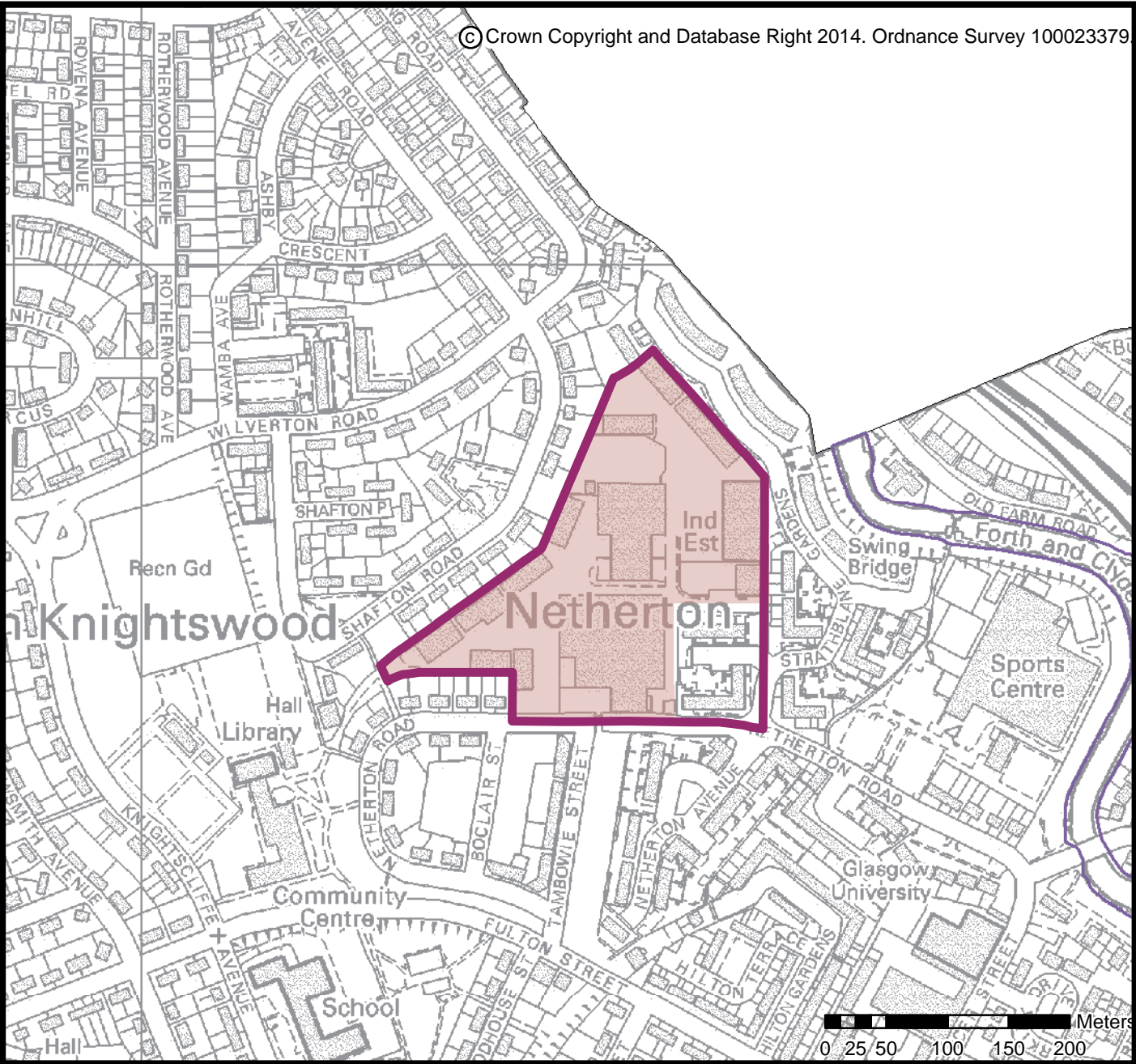
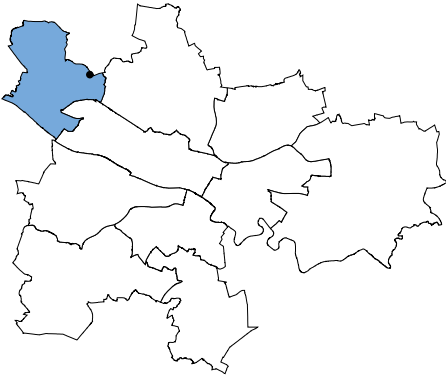
Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0060

Site Address: Anniesland Business Park

Site Area: 5.28Ha

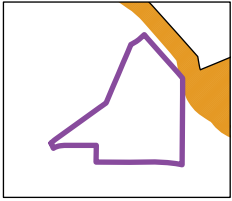
Proposer: Hermes Real Estate

Proposal: Residential

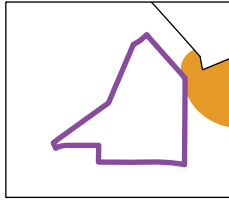
Assessment:



Potential Environmental Issues



Archaeological Sensitive Trigger Areas



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site is adjacent to a Site of Importance for Nature Conservation and an Archaeological Sensitive Trigger Area.

Planning Assessment The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

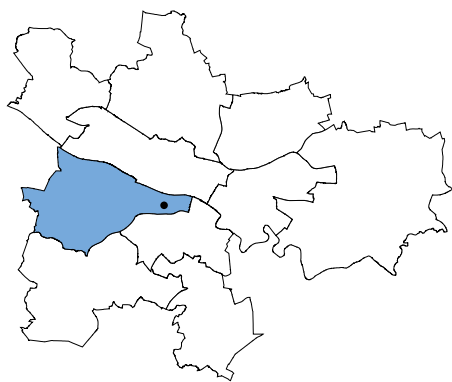
Potential Mitigation

An Archaeological Survey may be required.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0061

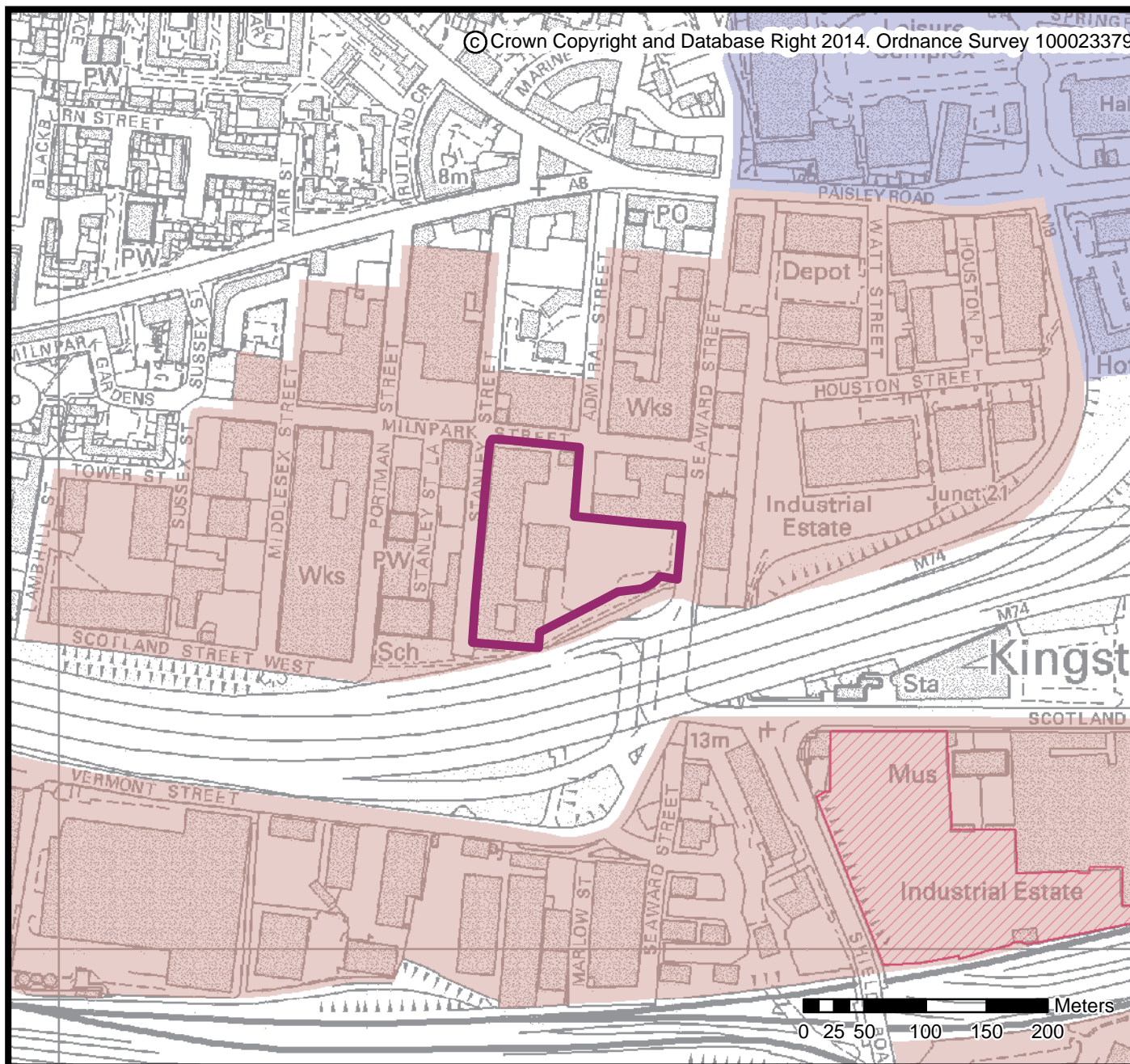
Site Address: Stanley Street/Seaward Street

Site Area: 1.73Ha

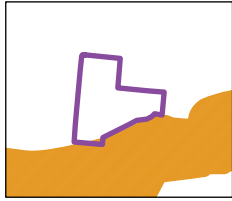
Proposer: Klin Group

Proposal: Mixed

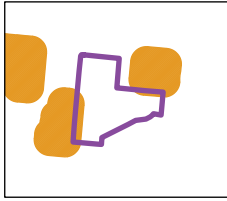
Assessment:



Potential Environmental Issues



Green Corridors 15m buffer



Listed Building 30m buffer

SEA Assessment

The site is adjacent to a C listed building at 126 Stanley Street and a Green Corridor. Protected and important species may include bats.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

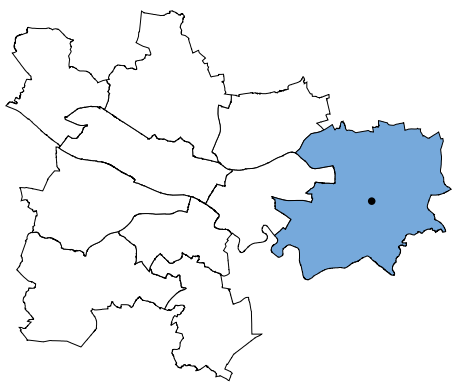
Potential Mitigation

Any future development should respect the setting of the adjacent listed building. The potential for bats requires further investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0062

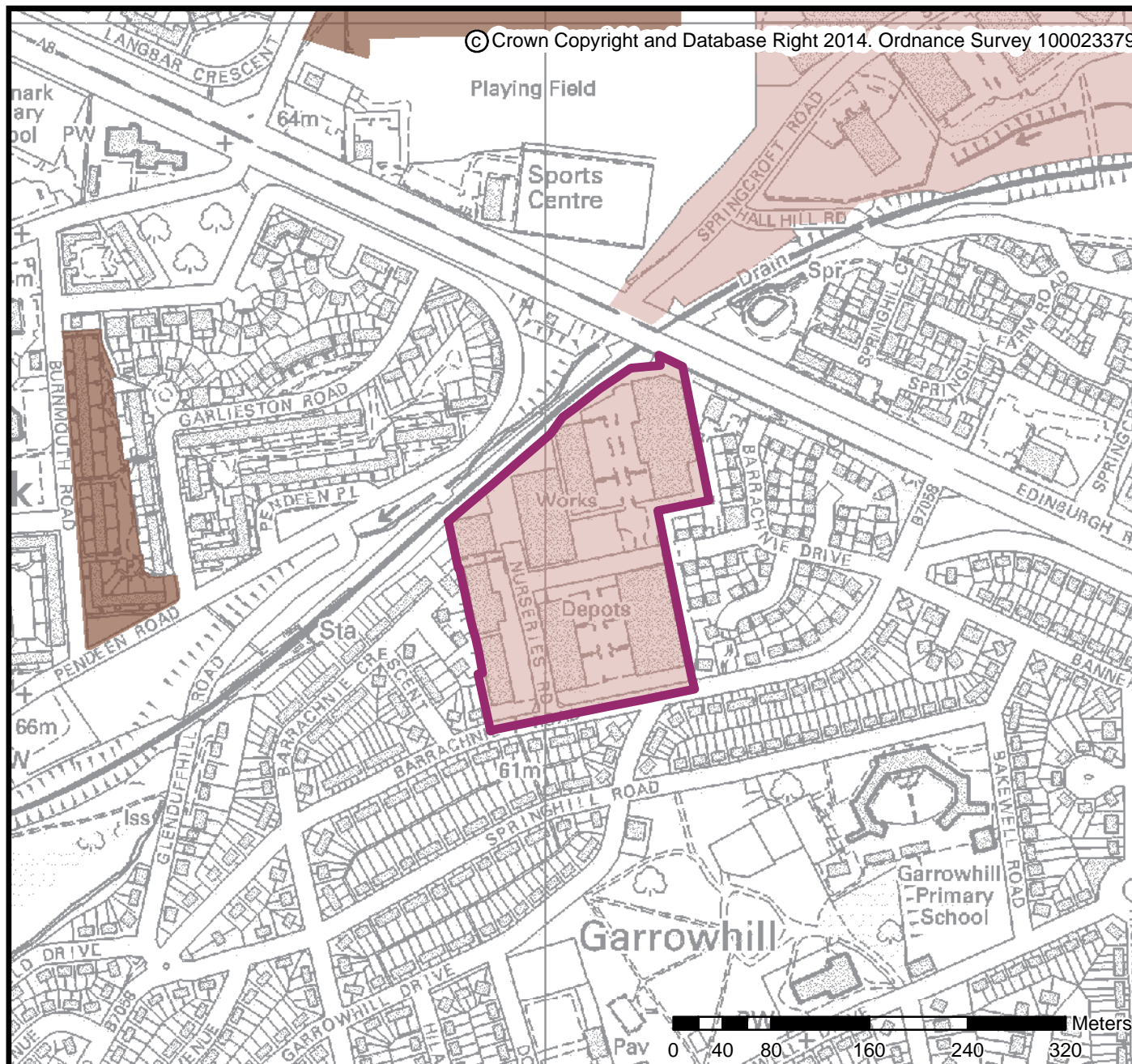
Site Address: Barrachnie Road (Baillieston Distribution Centre)

Site Area: 4.25Ha

Proposer: The Council of Almoners of Christ's Hospital

Proposal: Residential

Assessment:

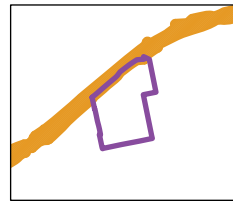


Environmental Issues

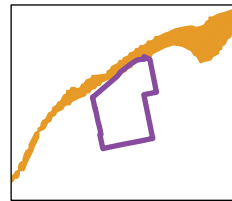


Flood Risk (1 in 200)

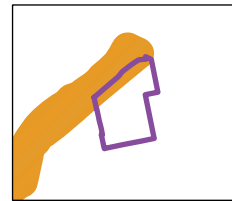
Potential Environmental Issues



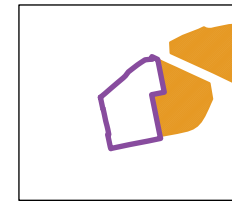
Green Corridors 15m buffer



Flood Risk (1 in 1000)



Sites of Importance for Nature Conservation 50m buffer



Tree Preservation Order

SEA Assessment

The site is adjacent to a Green Corridor, a Site of Importance for Nature Conservation, Tree Preservation Orders and there is some risk of flooding with parts of the site adjacent to known Flood Risk (1 in 200 and 1 in 1000). Protected and important species may include water voles and otters. Important habitats include a watercourse (Tollcross Burn).

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

Potential Mitigation

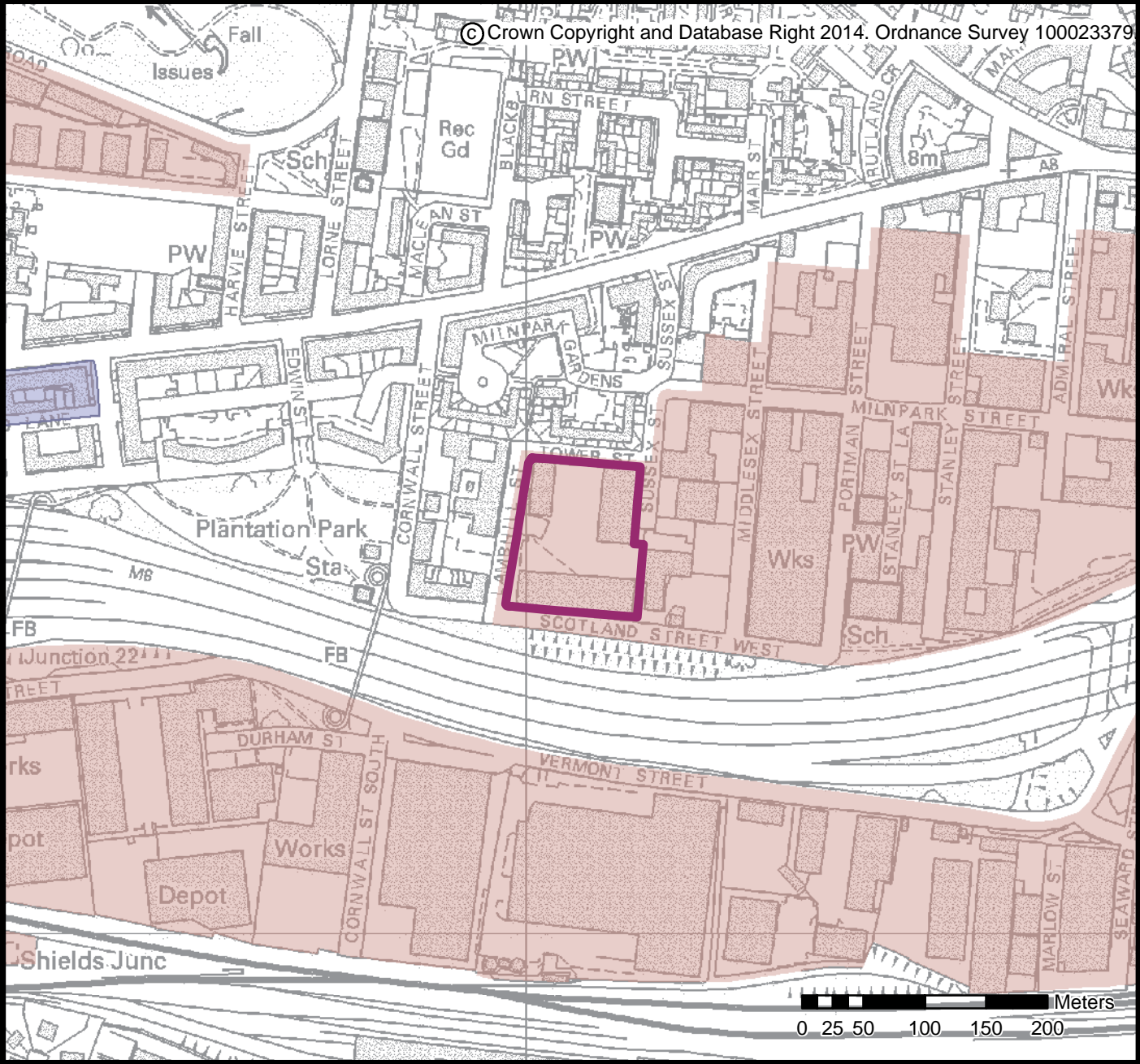
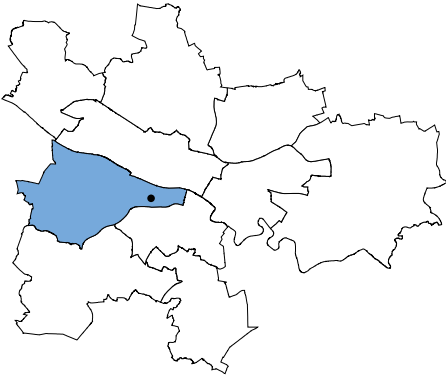
Mitigation would be required to overcome the significant environmental issues. The Site of Importance for Nature Conservation needs to be retained with a buffer to keep the habitat network. There is a need to investigate the potential extent of any flood risk.



Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0063

Site Address: Lambhill Quadrant -
Milnpark Trading Estate

Site Area: 1.21Ha

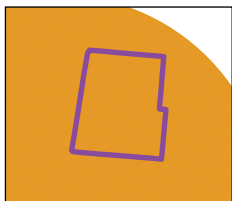
Proposer: The Industrial Property Investment
Fund

Proposal: Residential

Assessment:



Potential Environmental Issues



Noise Management
Area 200m buffer

SEA Assessment

The site is within a Noise Management Area. Protected and important species may include bats.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas. This is a strategic location with good links to transport infrastructure both north and south of the motorway.

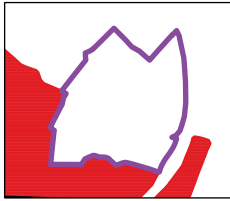
Potential Mitigation

Any development will need to take account of the various environmental designations. The potential for bats requires further investigation.

Consultation Responses

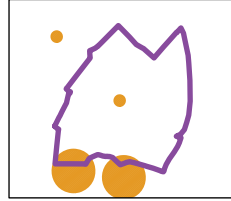


Environmental Issues



Green Belt

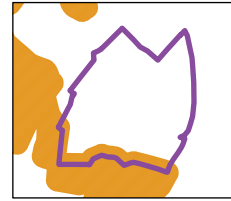
Potential Environmental Issues



Archaeological Sensitive Trigger Areas



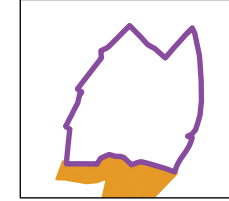
Green Corridors 15m buffer



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Tree Preservation Order

SEA Assessment

The site is adjacent to Green Belt, a Green Corridor, a Site of Importance for Nature Conservation, a Site of Special Landscape Importance, Tree Preservation Orders and Archaeological Sensitive Trigger Areas. Darnley Mains Burn runs into the site and floods at this area. There are small pockets of pluvial flooding throughout the site. Protected and important species include farmland birds, badgers, bats and amphibians.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

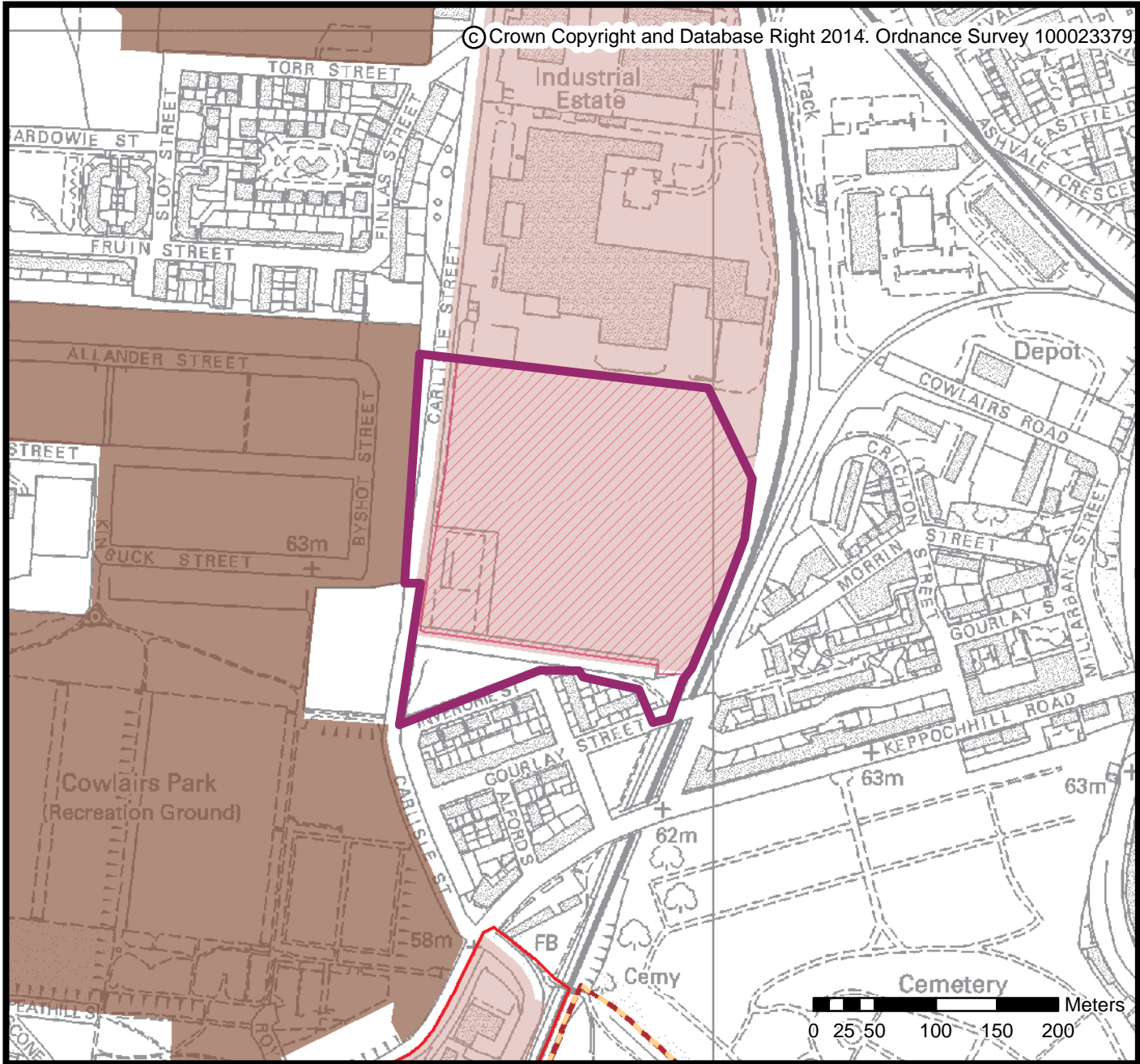
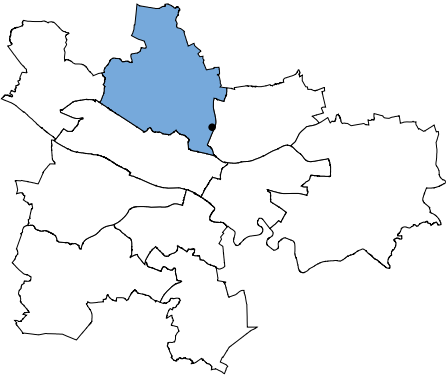
Potential Mitigation

Mitigation would be required to overcome the significant environmental issues. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0065

Site Address: Carlisle Street

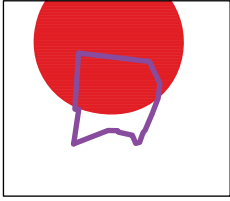
Site Area: 6.69Ha

Proposer: Forge Properties LLP

Proposal: Mixed

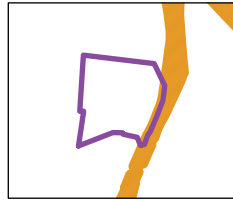
Assessment: 

Environmental Issues



Hazardous Industry Safety Zone

Potential Environmental Issues



Green Corridors 15m buffer

SEA Assessment

The site is partially covered by a Hazardous Industry Safety Zone and adjacent to a Green Corridor. Parts of the site are prone to pluvial flooding. Protected and important species may include bats.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

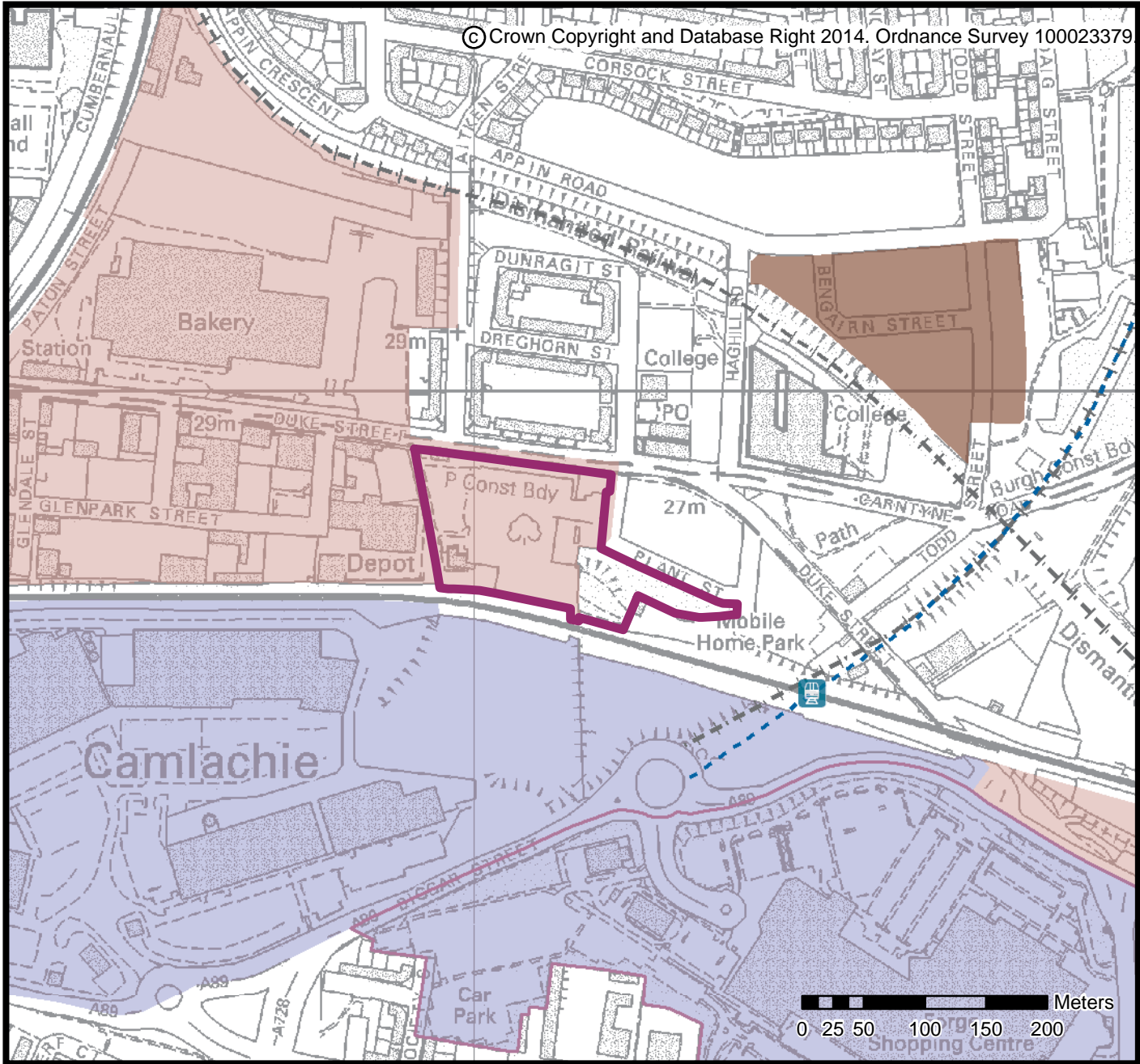
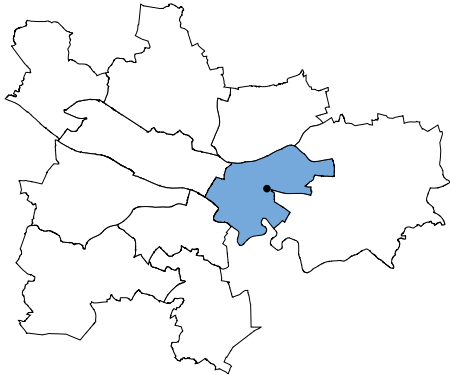
Potential Mitigation

Any development will need to take account of the various environmental designations. The potential existence of bat activity and the potential extent of any flood risk requires investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0067

Site Address: Duke Street/Netherfield Street/
Fleming Street

Site Area: 1.94Ha

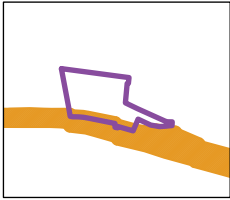
Proposer: Chillihurst

Proposal: Mixed (Residential/Retail)

Assessment:



Potential Environmental Issues



Green Corridors 15m buffer

SEA Assessment

The site is adjacent to a Green Corridor. There is some pluvial flooding across the site. Protected and important species may include bats. Important habitats include woodland.

Planning Assessment

The site is within an existing protected industrial and business area and will be considered as part of the Review of the City's Industrial and Business Areas.

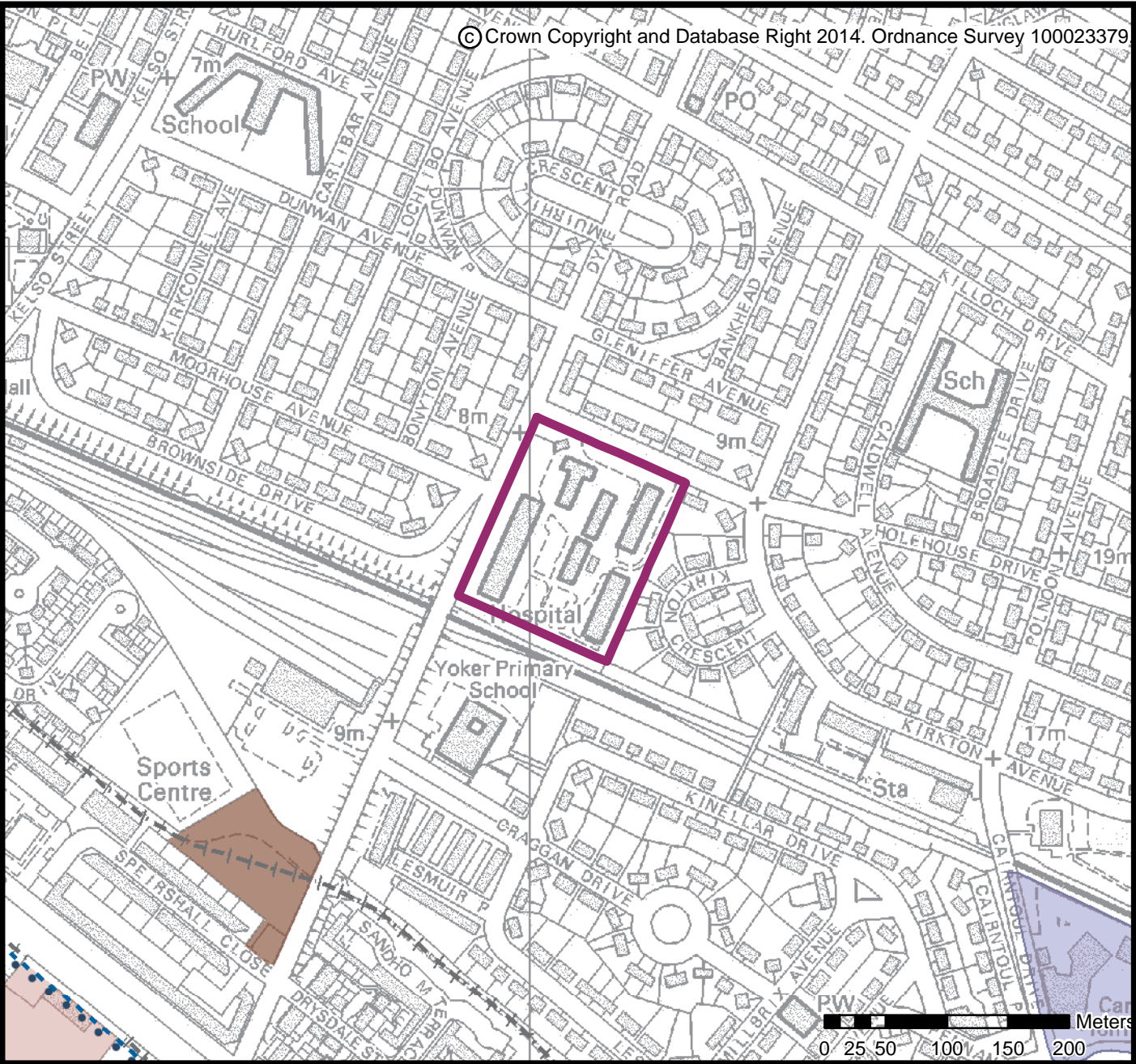
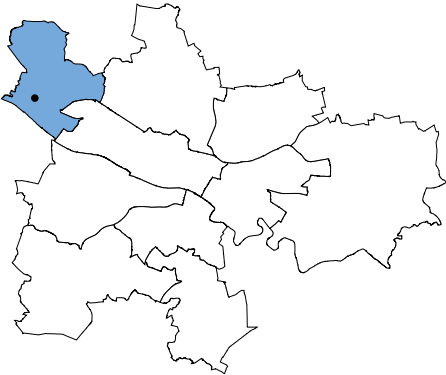
Potential Mitigation

Any development will need to take account of the various environmental designations. The potential existence of bat activity and the potential extent of any flood risk requires investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0070

Site Address: Blawarthill Hospital

Site Area: 2.12Ha

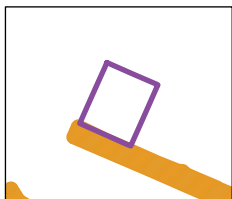
Proposer: NHS Greater Glasgow and Clyde

Proposal: Residential or Carehome

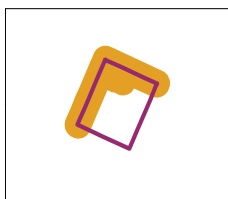
Assessment:



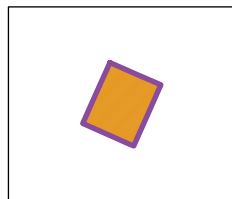
Potential Environmental Issues



Green Corridors 15m
buffer



Listed Building 30m
buffer



Tree Preservation
Order

SEA Assessment

The site contains listed buildings, Tree Preservation Orders and is adjacent to a Green Corridor. The Yoker mains Burn is just outside the site and there is a risk of flooding.

Planning Assessment

The proposed Care Home development is supported.

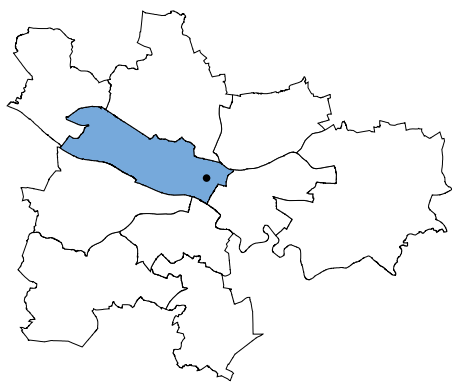
Potential Mitigation

Any development will need to take account of the various environmental designations. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0071

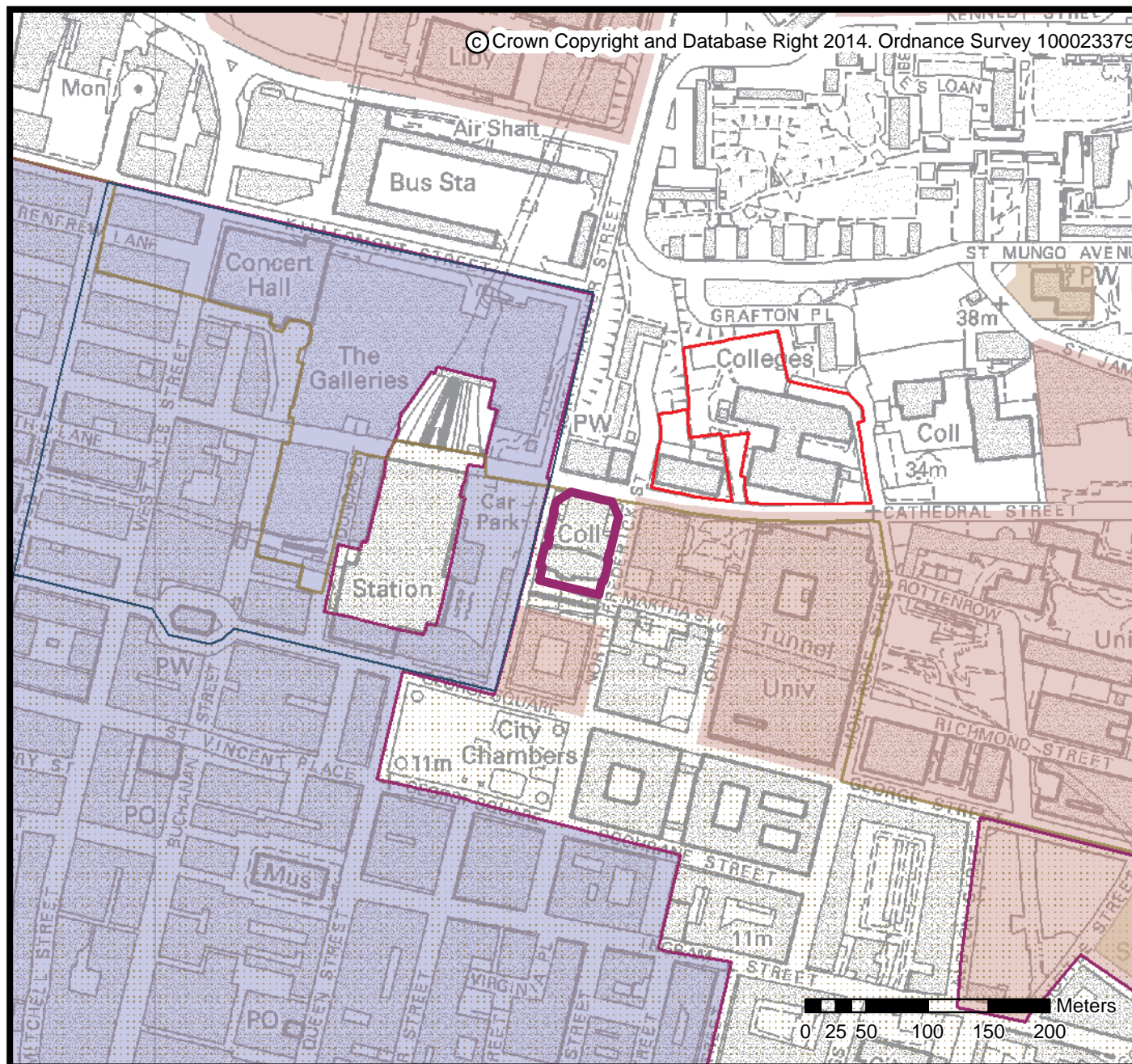
Site Address: North Hanover Street

Site Area: 0.39Ha

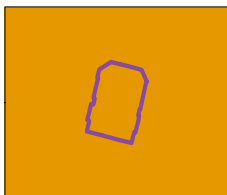
Proposer: City of Glasgow College

Proposal: Mixed

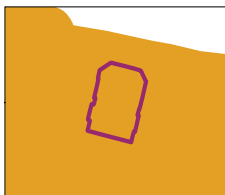
Assessment:



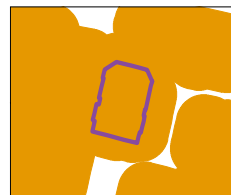
Potential Environmental Issues



Air Quality Management Area



Conservation Area 30m buffer



Listed Building 30m buffer

SEA Assessment

The site is within the boundary for Glasgow Central Conservation Area and is adjacent to listed buildings. The site is within an Air Quality Noise Management Area.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

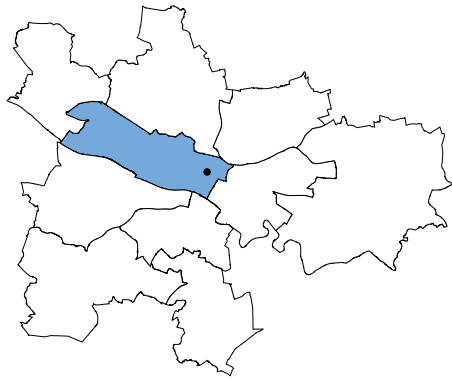
Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0072

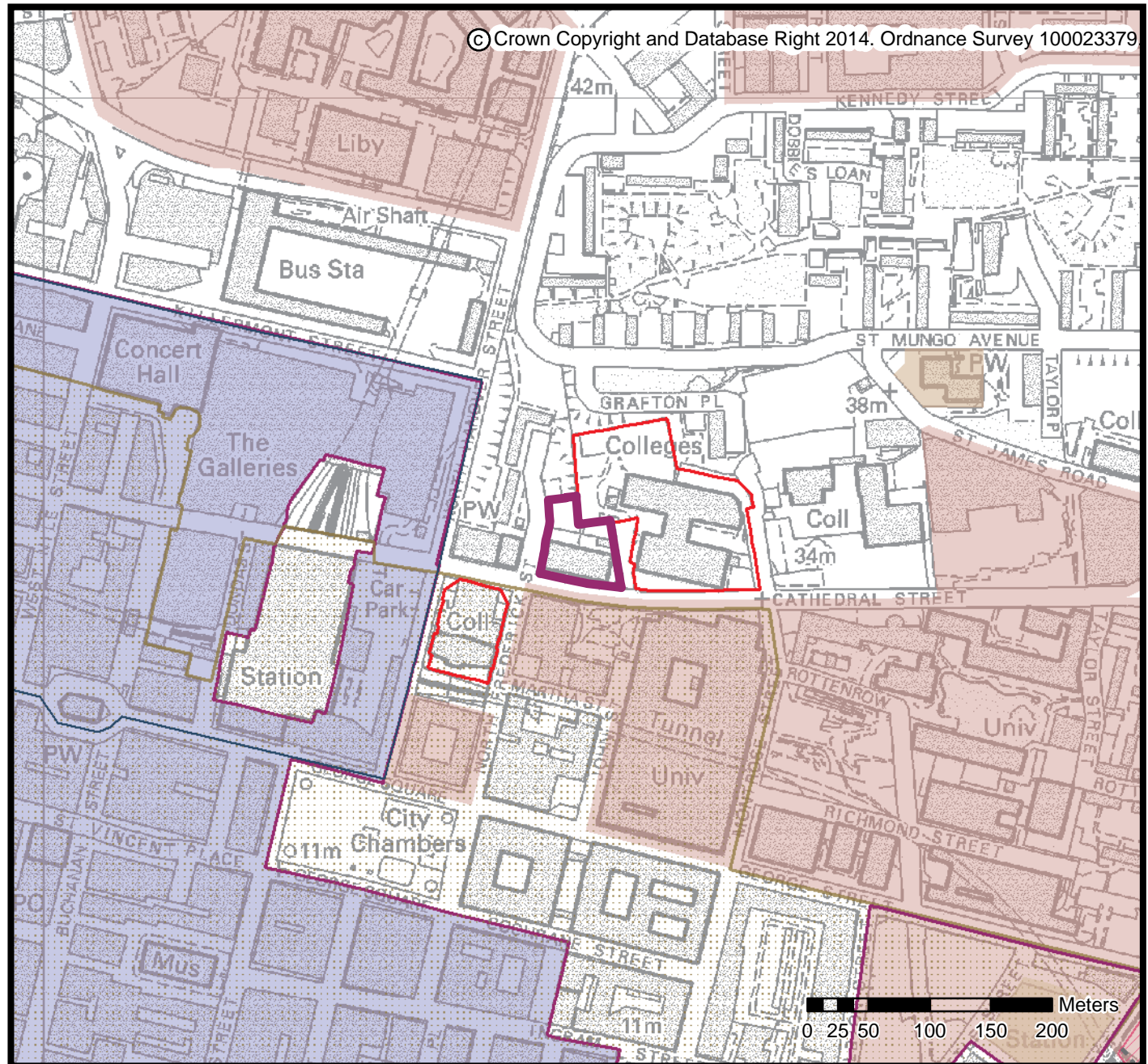
Site Address: Cathedral Street (College of Commerce)

Site Area: 0.33Ha

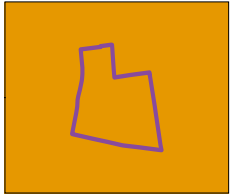
Proposer: City of Glasgow College

Proposal: Mixed

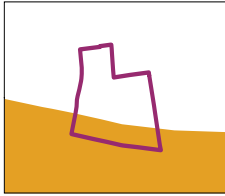
Assessment:



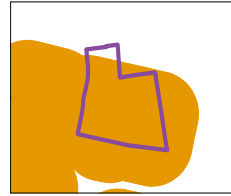
Potential Environmental Issues



Air Quality
Management Area



Conservation Area
30m buffer



Listed Building 30m
buffer

SEA Assessment

The site is adjacent to listed buildings, the City Centre Conservation Area and within an Air Quality Noise Management Area. Medieval remains may lie within these areas.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

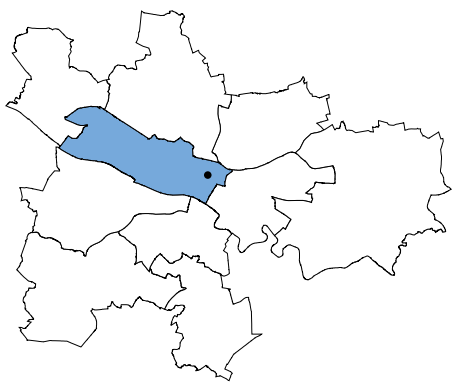
Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0073

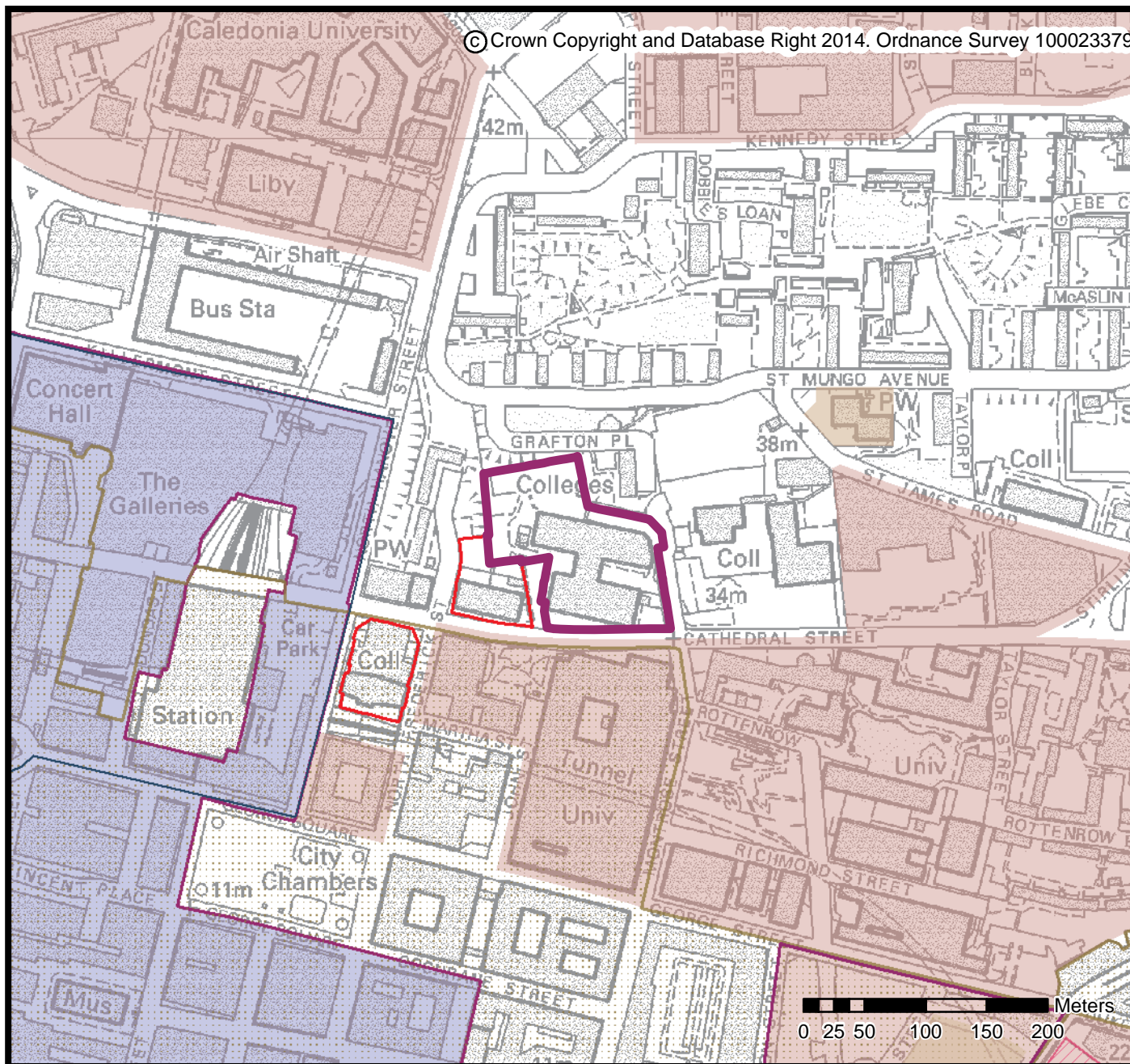
Site Address: Cathedral Street (College of Food and Technology)

Site Area: 1.41Ha

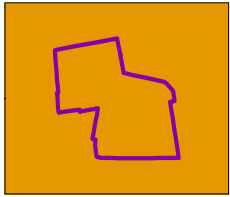
Proposer: City of Glasgow College

Proposal: Mixed

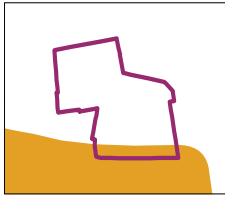
Assessment:



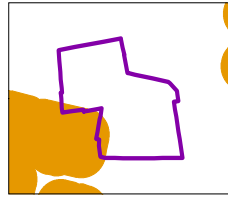
Potential Environmental Issues



Air Quality
Management Area



Conservation Area
30m buffer



Listed Building 30m
buffer

SEA Assessment

The site is adjacent to listed buildings, the City Centre Conservation Area and within an Air Quality Noise management Area. Medieval remains may lie within these areas.

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

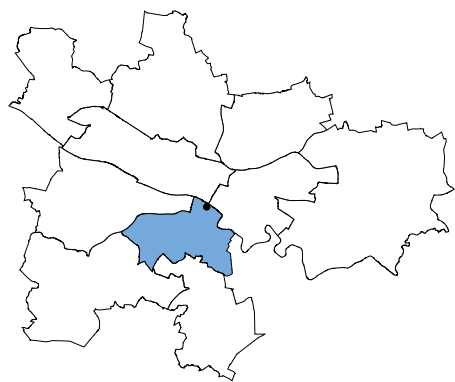
Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0074

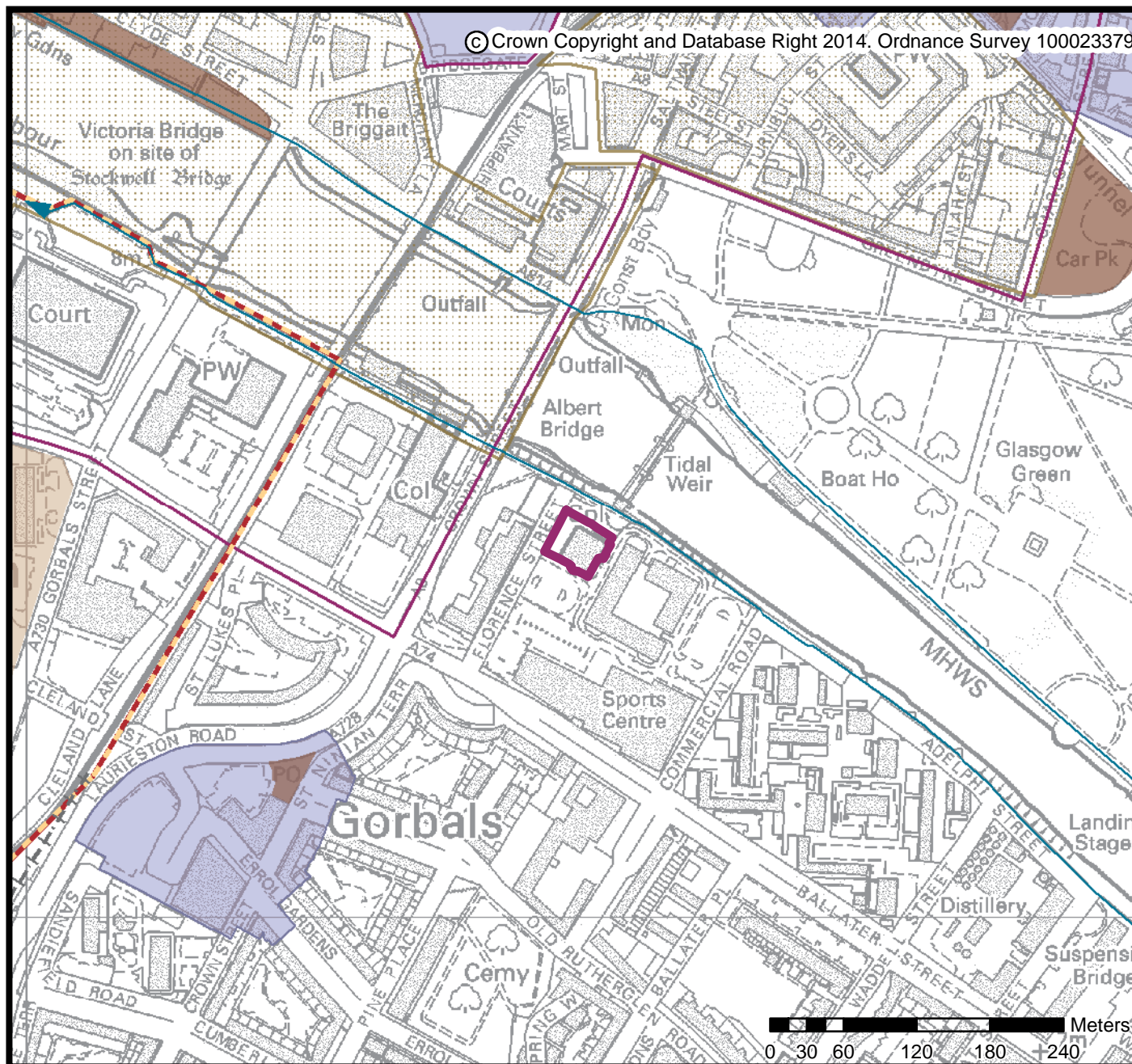
Site Address: Florence Street

Site Area: 0.16Ha

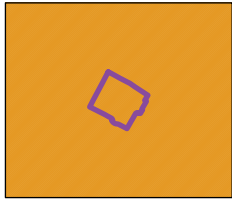
Proposer: City of Glasgow College

Proposal: Mixed

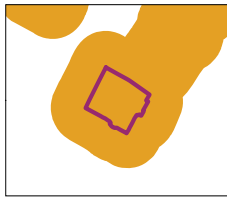
Assessment:



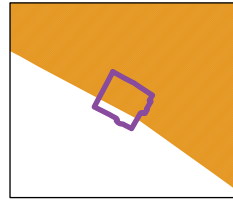
Potential Environmental Issues



Flood Risk (1 in 1000)



Listed Building 30m buffer



Sites of Importance for Nature Conservation 50m buffer

SEA Assessment

The site contains a listed building and is adjacent to a Site of Importance for Nature Conservation. There is a known flood risk.

Planning Assessment The site is cut off from the River by a stopped up street. The site would benefit from improved connectivity to and along the river. The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

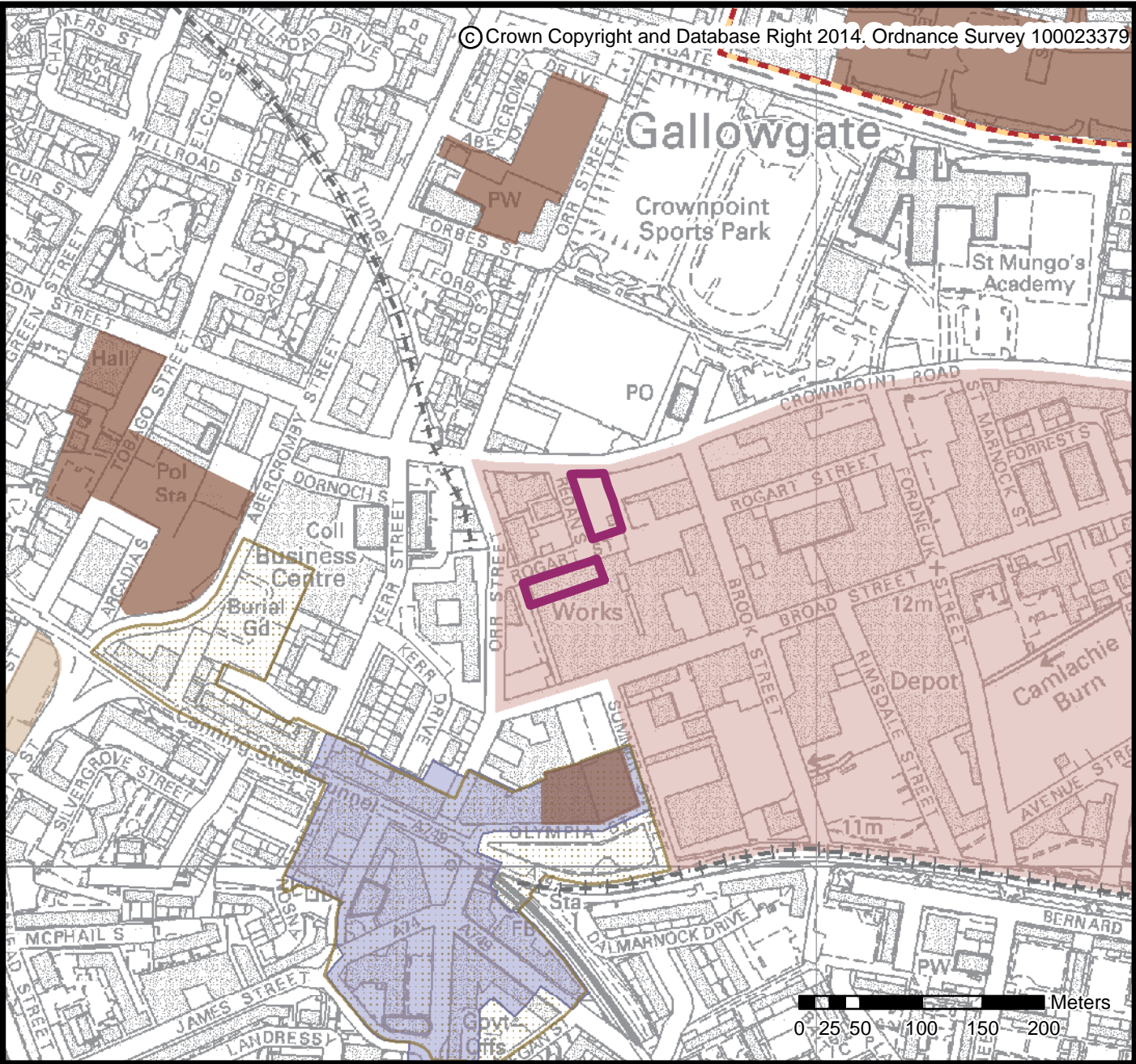
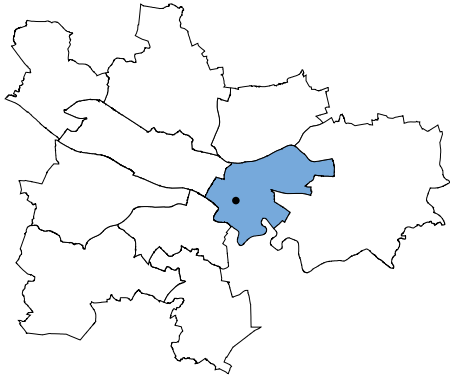
Potential Mitigation

This is not a development site. The listed building should be retained and converted to alternative use. There is a need to investigate the potential extent of any flood risk.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0075

Site Address: Rogart Street

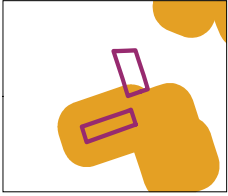
Site Area: 0.25Ha

Proposer: City of Glasgow College

Proposal: Mixed

Assessment: 

Potential Environmental Issues



Listed Building 30m
buffer

SEA Assessment

4 Rogart Steet is a listed building (a post World War 2 industrial building in an area of Glasgow closely associated with engineering).

Planning Assessment

The scale and nature of this site lends itself to a masterplan approach which considers the development of the site within the context of the future development of the surrounding area.

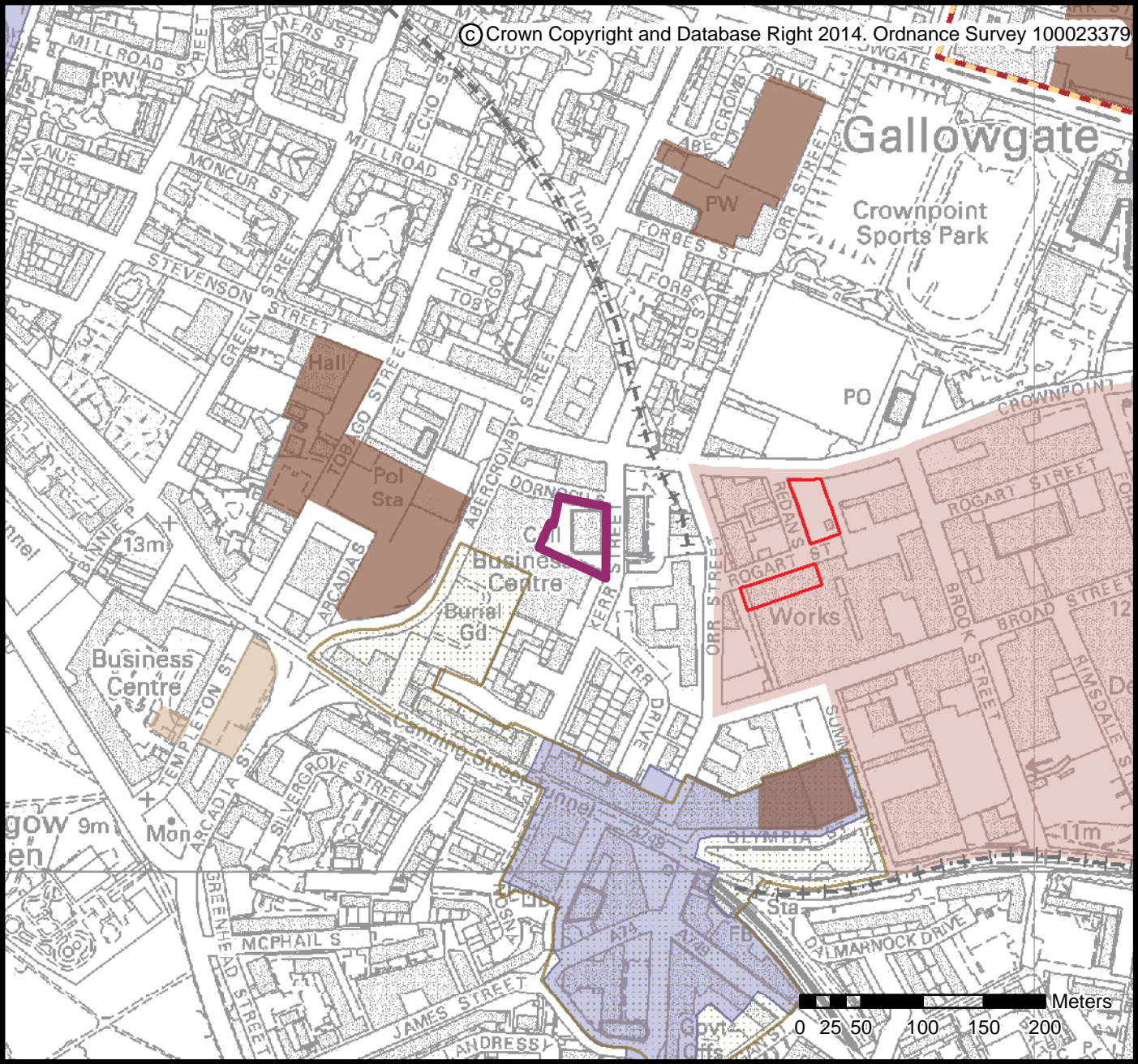
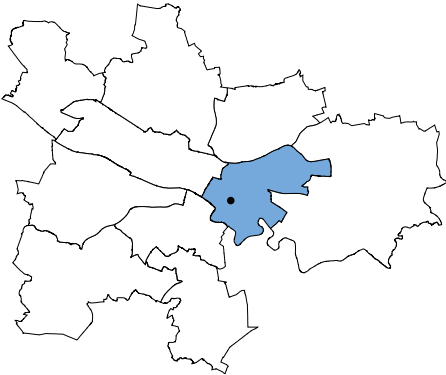
Potential Mitigation

This is not a development site. The listed building should be retained and converted to alternative use. The vacant site on Rogart Street could be redeveloped in line with policy.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0076

Site Address: Dornoch Street

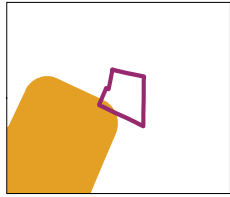
Site Area: 0.24Ha

Proposer: City of Glasgow College

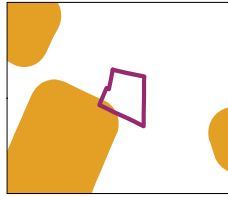
Proposal: Residential

Assessment: 

Potential Environmental Issues



Conservation Area
30m buffer



Listed Building 30m
buffer

SEA Assessment

The site is adjacent to listed buildings and a Conservation Area. Protected and important species may include bats.

Planning Assessment

A planning application needs to be submitted and considered as appropriate. Less than 50 units.

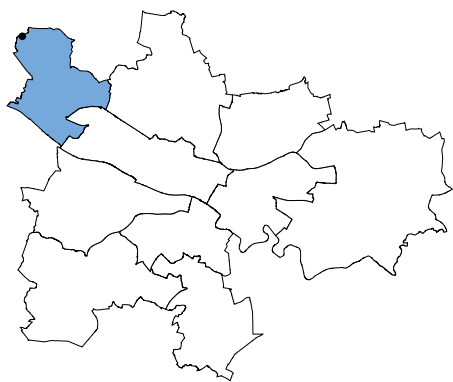
Potential Mitigation

The potential for bats requires further investigation.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0078

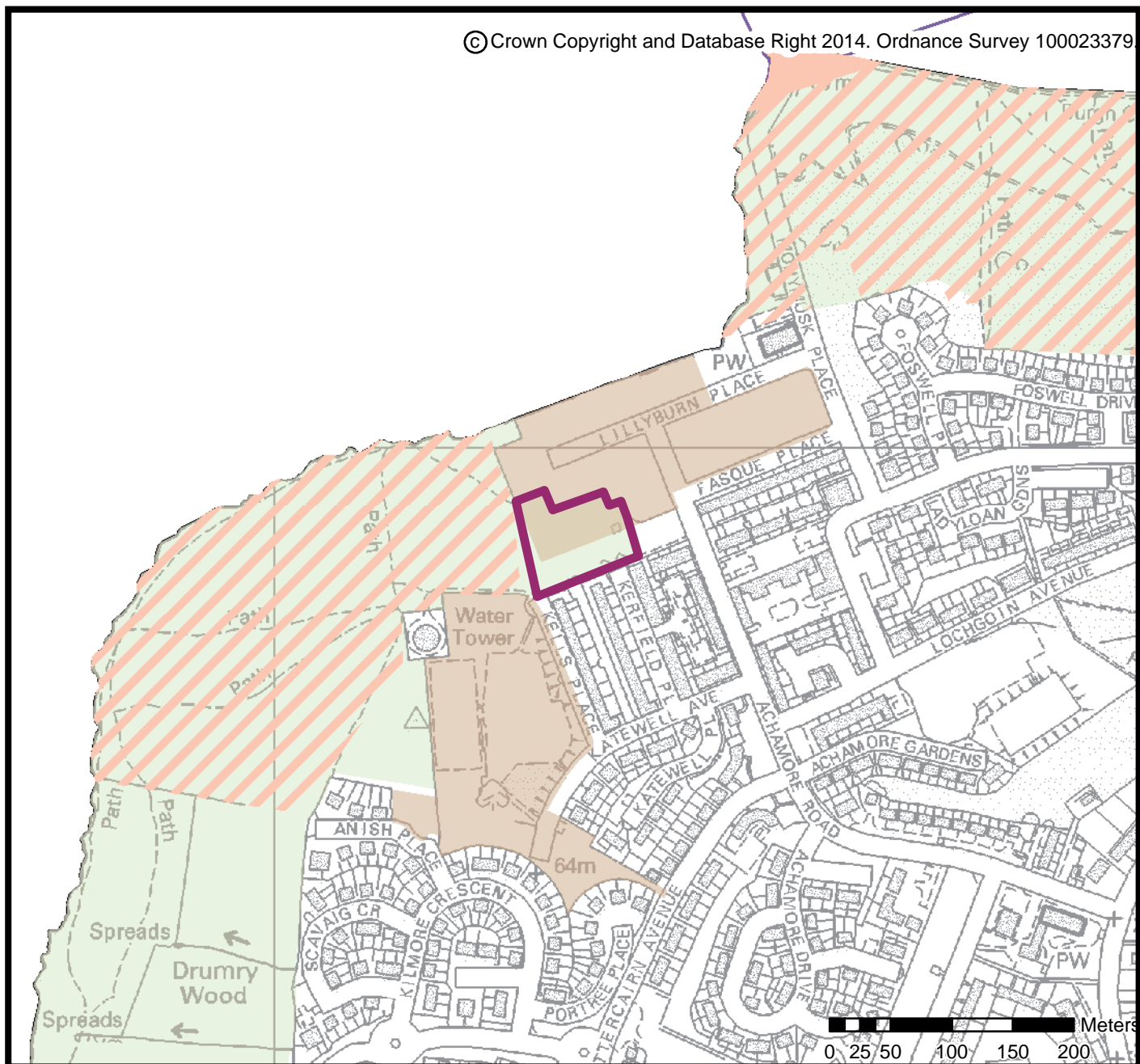
Site Address: North West of Kerfield Lane, Drumchapel

Site Area: 0.56Ha

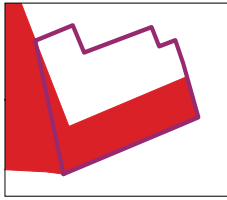
Proposer: GCC Greenbelt Review Outcome

Proposal: Potential Greenfield Release Study Area

Assessment:

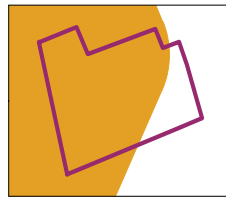


Environmental Issues

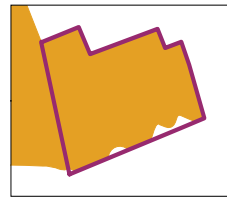


Green Belt

Potential Environmental Issues



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance

SEA Assessment

The site includes Green Belt, a Site of Importance for Nature Conservation and a Site of Special Landscape Importance.

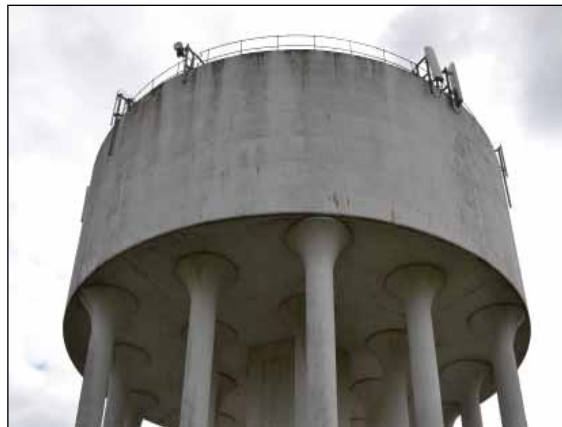
Planning Assessment

This is a small, steeply sloped site on the urban edge. The site is more suited to a Greenspace designation.

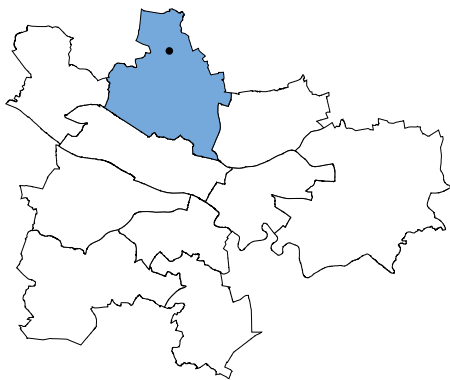
Potential Mitigation

Any development would need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0079

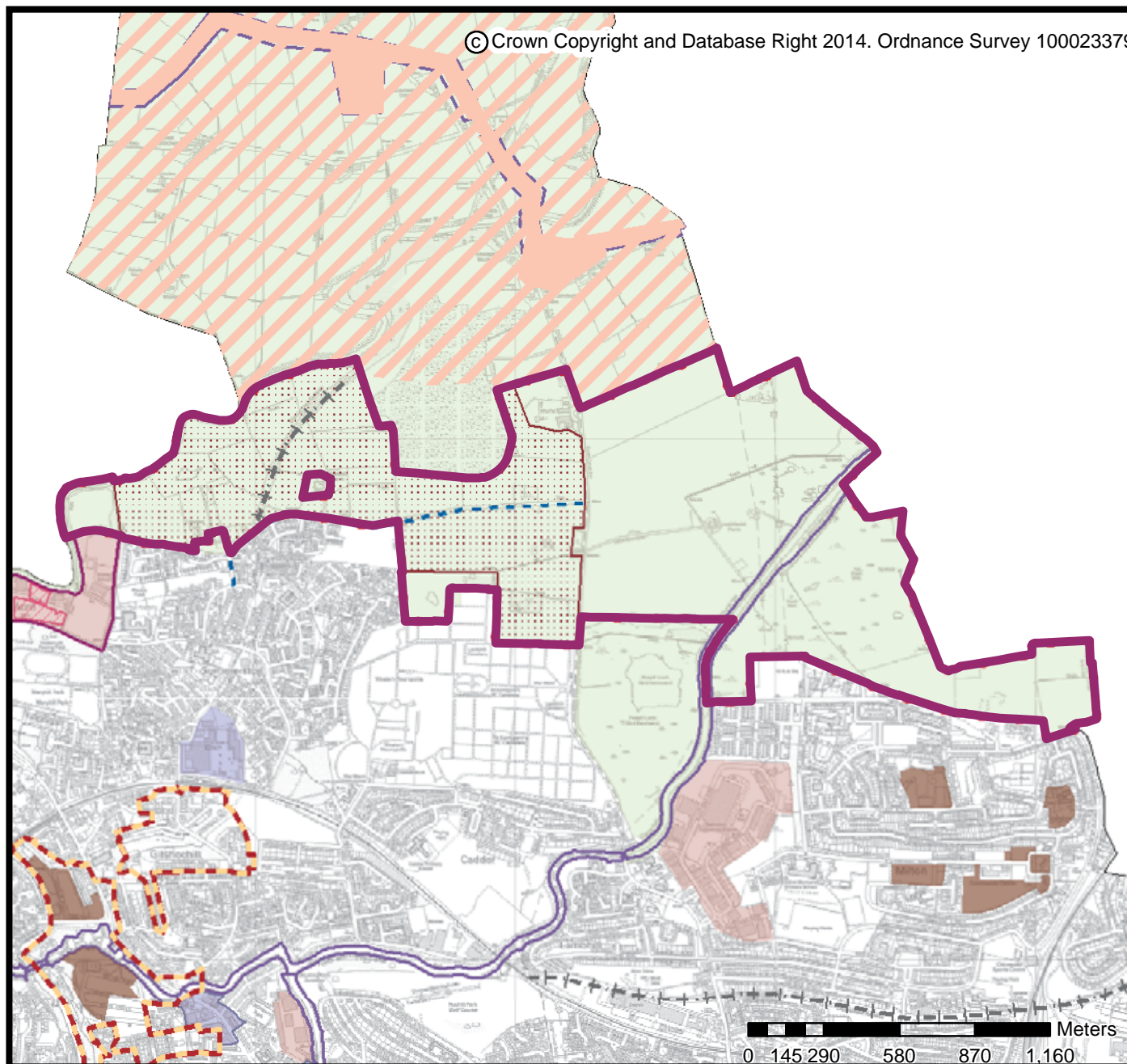
Site Address: Summerston

Site Area: 242.91Ha

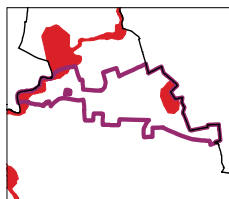
Proposer: GCC Greenbelt Review Outcome

Proposal: Potential Greenfield Release Study Area

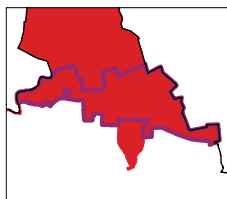
Assessment:



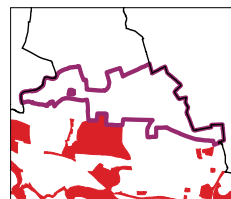
Environmental Issues



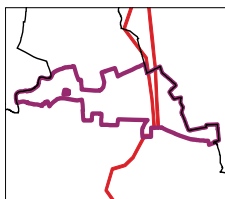
Flood Risk (1 in 200)



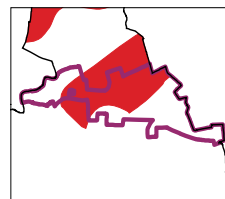
Green Belt



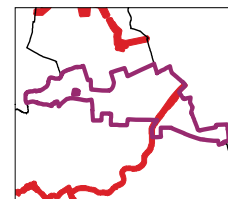
Greenspace



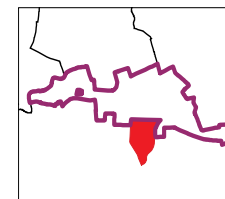
High Tension Electricity Safety Zone



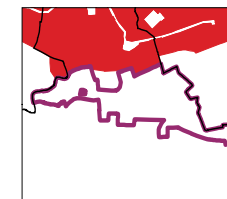
Prime Agricultural Land



Scheduled Ancient Monuments 30m buffer

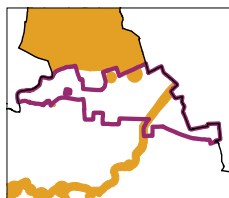


Sites of Special Scientific Interest

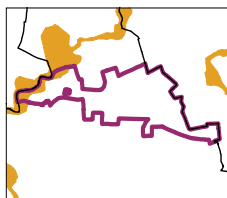


World Heritage Site (Antonine Wall) Consultation Zone

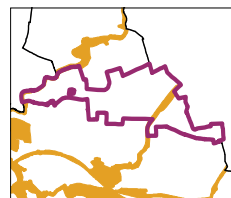
Potential Environmental Issues



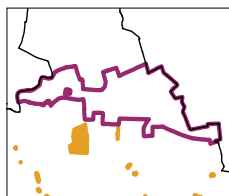
Archaeological Sensitive Trigger Areas



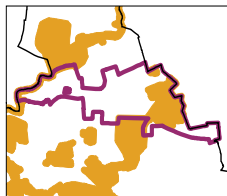
Flood Risk (1 in 1000)



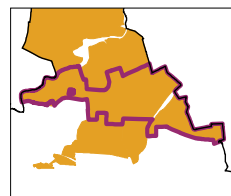
Green Corridor 15m buffer



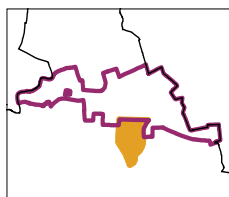
Listed Building 30m buffer



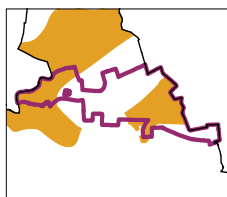
Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Sites of Special Scientific Interest 50m buffer



Urban Fringe Land

SEA Assessment

The site is Green Belt, a Site of Importance for Nature Conservation and Site of Special Landscape Importance, Green Corridor, Urban Fringe Land. The site is adjacent to a Scheduled Ancient Monument (The Antonine Wall), listed buildings, a Site of Special Scientific Interest and Greenspace. The site includes Archaeological Sensitive Trigger Areas, Prime Agricultural Land, listed buildings and a High Tension Electricity Safety Zone. Parts of the site are subject to Flood Risk (1 in 200). Protected and important species include otters, bats, wintering Greylag geese and pink footed geese, tree sparrow and other farmland birds. There is also a deer population. Important habitats include farmland, boundary features (hedgerows) and rivers/marsh.

Planning Assessment

A feasibility study is required to determine the capacity for housing development within Prop0052. This study needs to consider the hydrological, landscape and access issues (including the issue of a Northern Circumferential Route (and its alignment)) and the effect of developing parts of the western site (as submitted by Caledonian Properties) on hydrology, including Possil Loch Site of Special Scientific Interest.

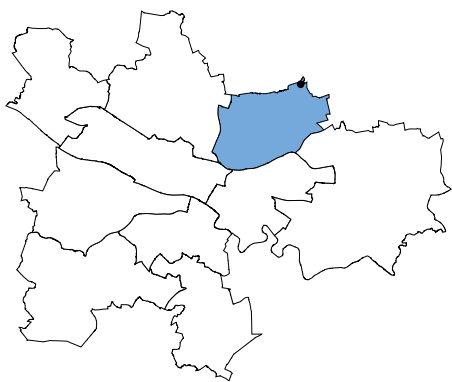
Potential Mitigation

The major environmental issues would require extensive mitigation. Any development should be kept well away from the river, including associated wetland habitats and will be restricted to the area identified for potential new housing on the City Development Plan Policy and Proposals map. Space should also be retained for access and walkway provision. There are opportunities for Sustainable Urban Drainage Systems to provide additional wetland habitats.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0080

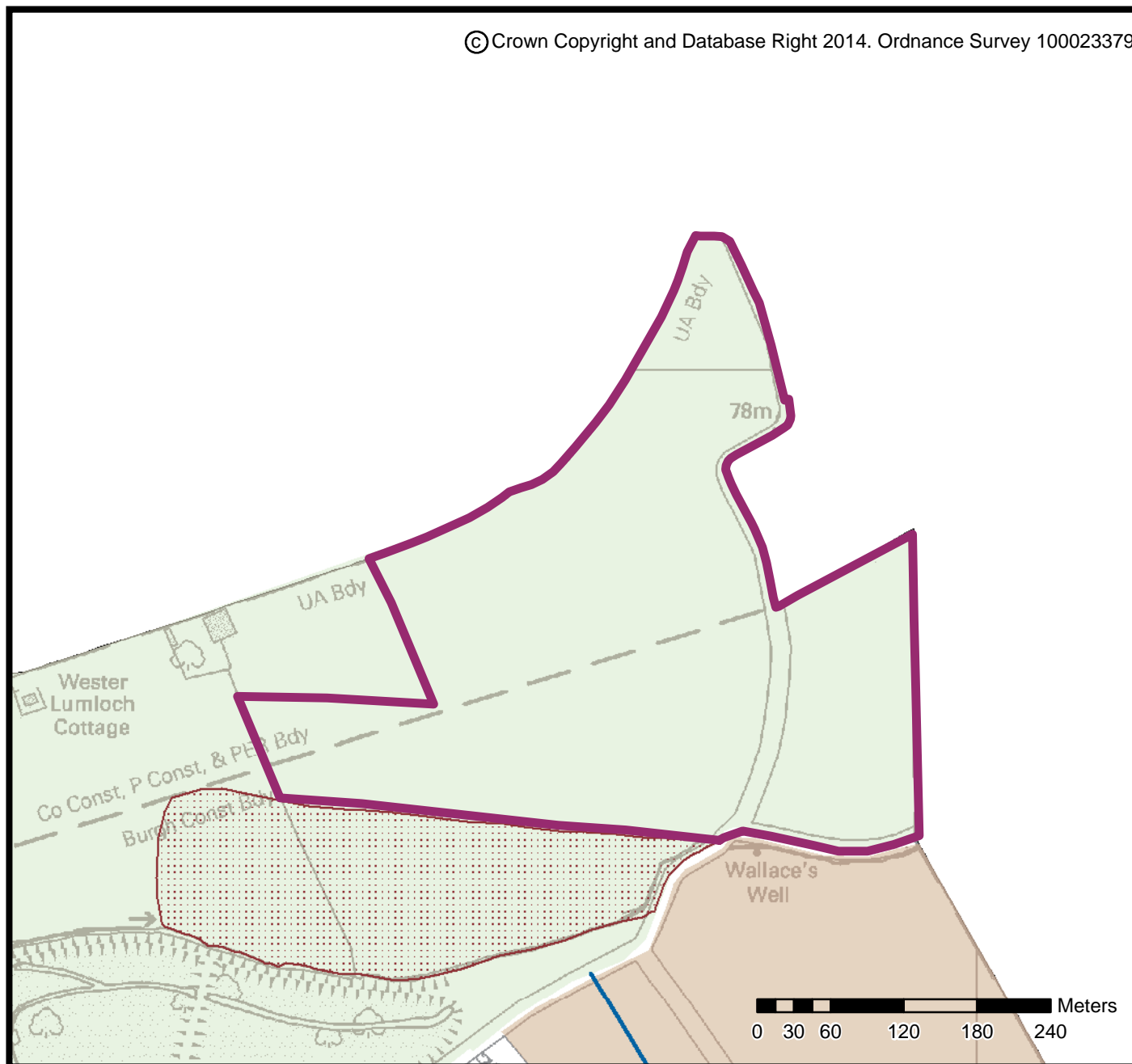
Site Address: Auchinairn Road, Robroyston

Site Area: 13.84Ha

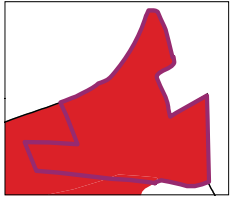
Proposer: GCC Greenbelt Review Outcome

Proposal: Potential Greenfield Release Study Area

Assessment:

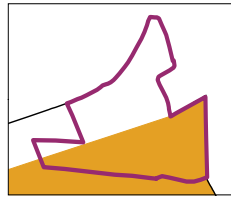


Environmental Issues

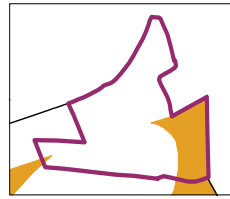


Green Belt

Potential Environmental Issues



Sites of Special
Landscape
Importance



Urban Fringe Land

SEA Assessment

The site is Green Belt and includes a Site of Special Landscape Importance and Urban Fringe Land.

Planning Assessment

The topography, landscape and environment of this site make development at this location extremely unlikely.

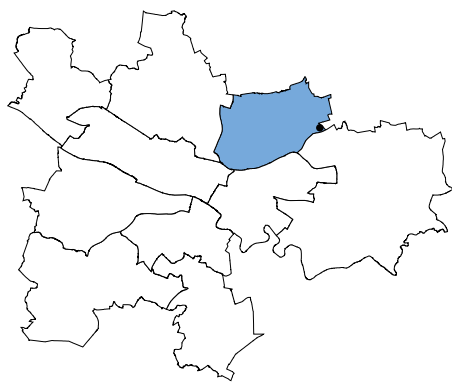
Potential Mitigation

The significant environmental designations would be very difficult to mitigate against.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0083

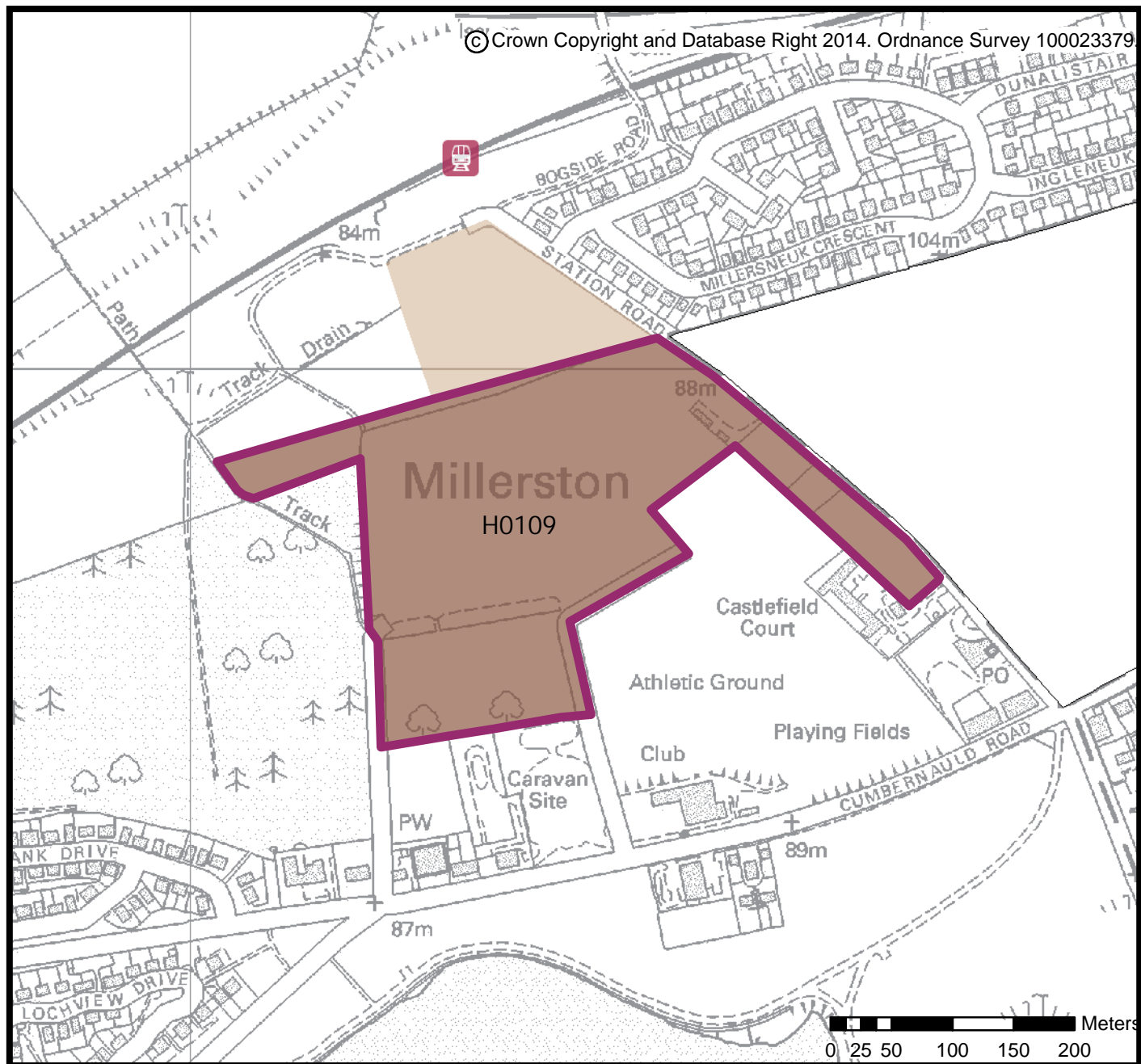
Site Address: Station Road

Site Area: 7.87Ha

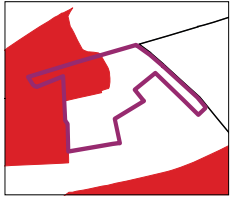
Proposer: Addition to Housing Land Supply

Proposal: Residential

Assessment:

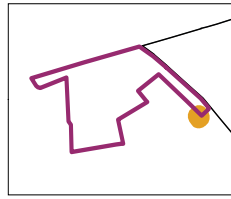


Environmental Issues

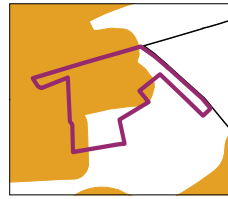


Greenspace

Potential Environmental Issues



Listed building 30m buffer



Sites of Importance for Nature conservation 50m buffer

SEA Assessment

The site includes Greenspace, a Site of Importance for Nature Conservation and is adjacent to a listed building.

Planning Assessment

This site was sold to a housebuilder in 2011 and is deliverable by 2020.

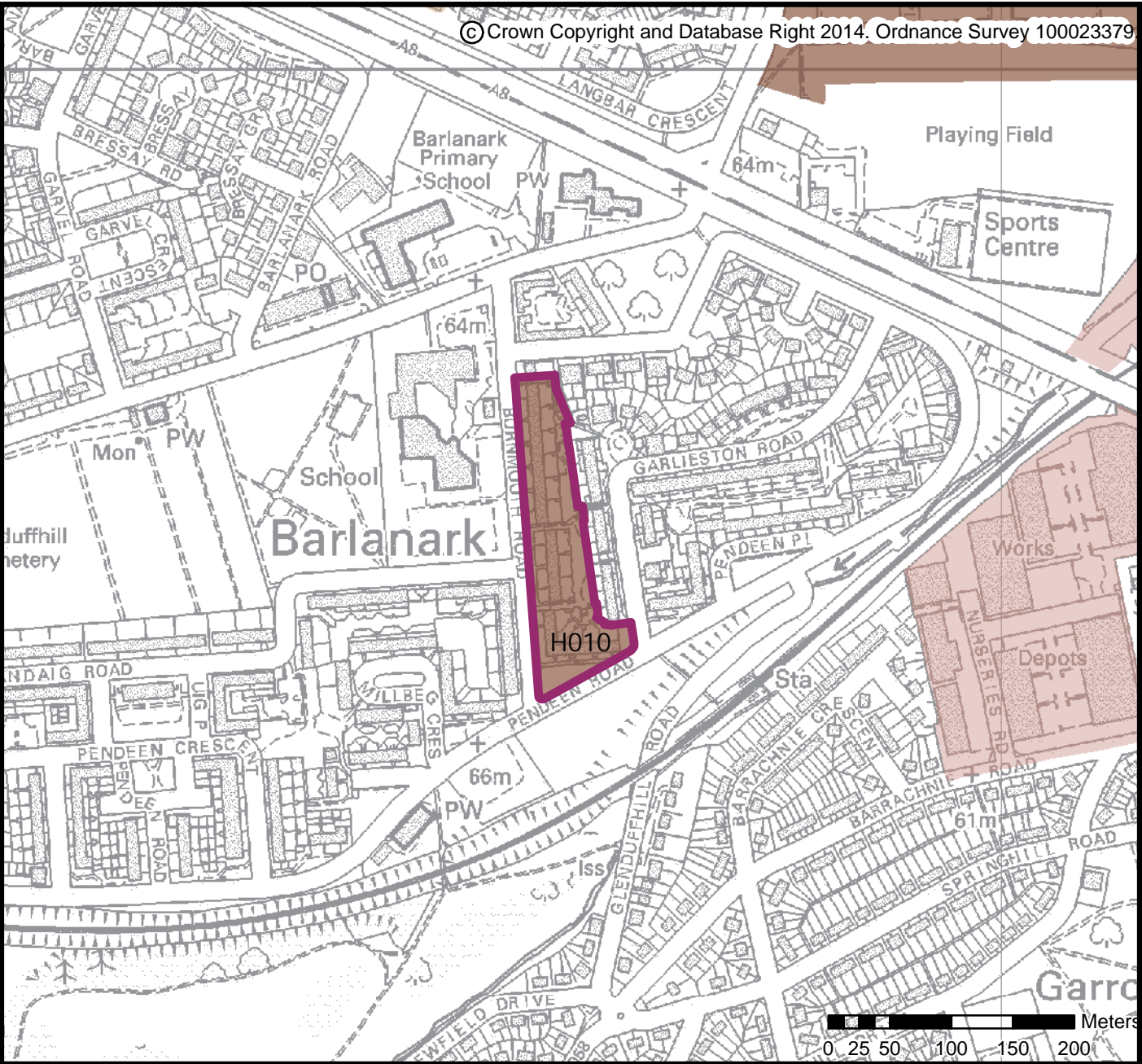
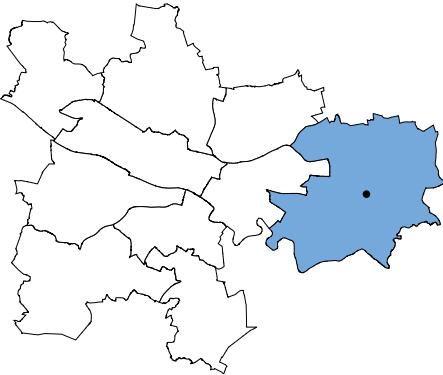
Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0084

Site Address: Burnmouth Road

Site Area: 1.23Ha

Proposer: Addition to Housing Land Supply

Proposal: Residential

Assessment: 

SEA Assessment

There are no significant environmental issues associated with this site.

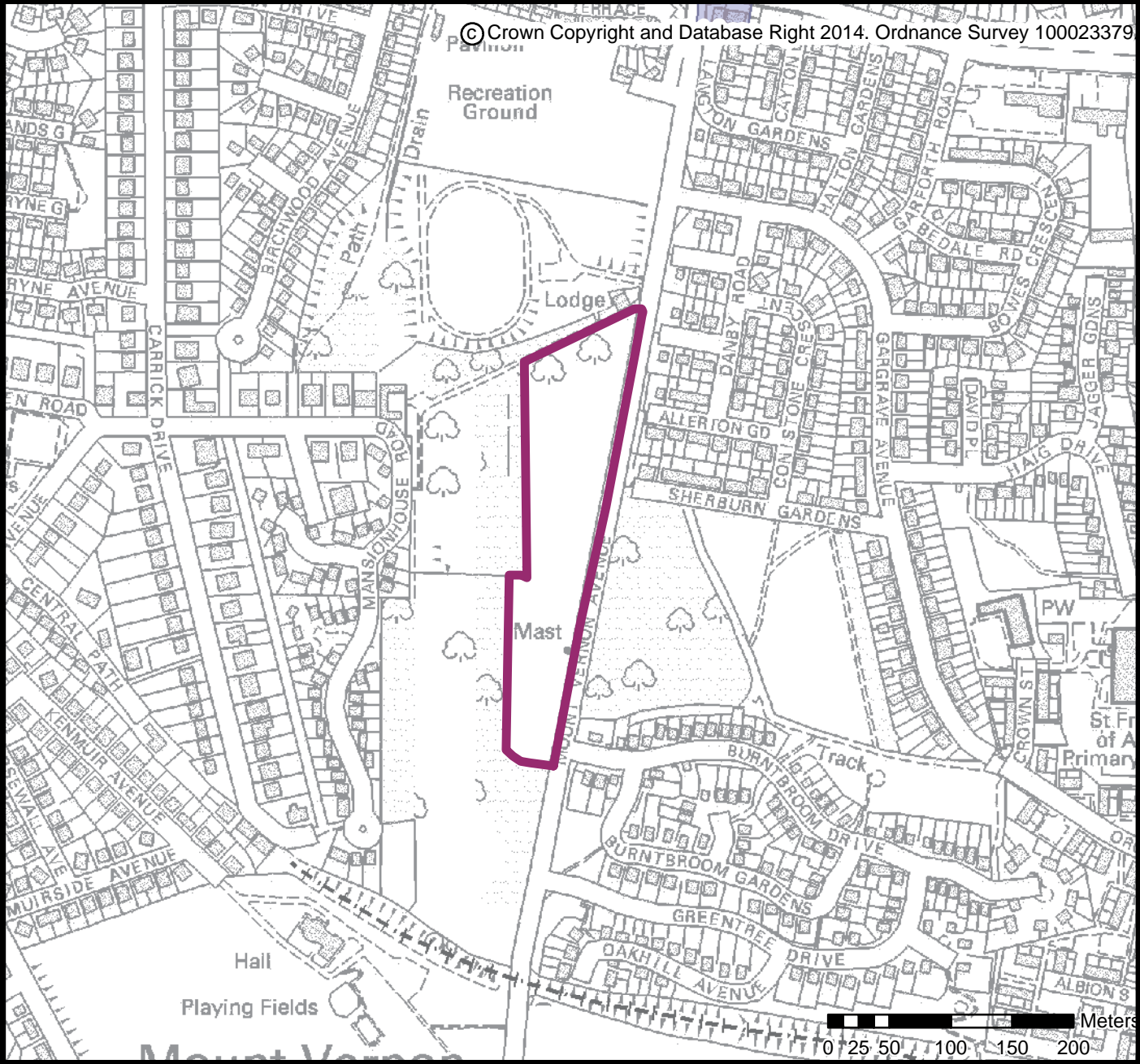
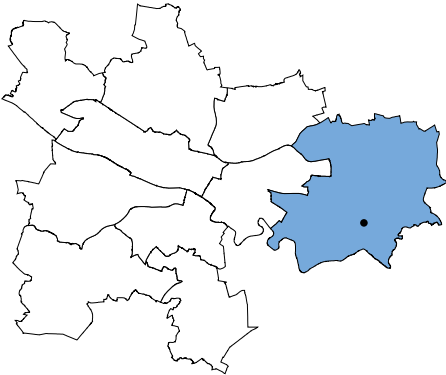
Planning Assessment

This is an area of demolished housing (brownfield site) and is deliverable by 2020.

Consultation Responses



Strategic Environmental Assessment



Site Reference: PROP 0085

Site Address: Mount Vernon Avenue

Site Area: 2.24Ha

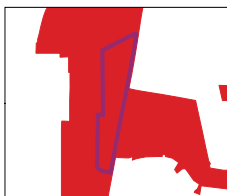
Proposer: HG Planning

Proposal: Residential

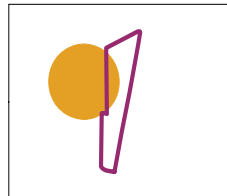
Assessment: 

Environmental Issues

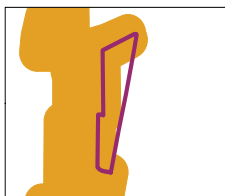
Potential Environmental Issues



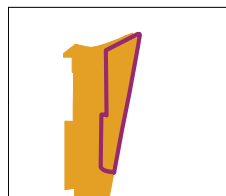
Greenspace



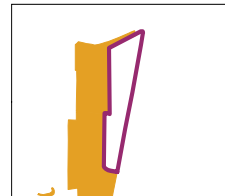
Archaeological Sensitive Trigger Areas



Sites of Importance for Nature Conservation 50m buffer



Sites of Special Landscape Importance



Tree Preservation Order

SEA Assessment

This site is Greenspace, a Site of Importance for Nature Conservation and a Site of Special Landscape Importance. The site is adjacent to an Archaeological Sensitive Trigger Area and Tree Preservation Orders.

Planning Assessment

This site was identified in Baillieston/Shettleston Green Network Development Framework Phase 2 as having potential for limited residential development, taking account of the importance of the site to the green network and the potential for greenspace enhancement.

Potential Mitigation

Any development will need to take account of the various environmental designations.

Consultation Responses



Glasgow City Council
Development and Regeneration Services
231 George Street, Glasgow, G1 1RX
Richard Brown Executive Director

