CITY DEVELOPMENT PLAN 2017

IPG3

Economic Development

INTERIM PLANNING GUIDANCE

February 2017

PROPOSED CITY DEVELOPMENT PLAN POLICIES	PROPOSED CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	SG 1: The Placemaking Principle
CDP 2 Sustainable Spatial Strategy	*SDF City Centre*
	SDF Glasgow North
	SDF Govan Partick
	SDF Greater Easterhouse
	SDF Inner East
	SDF River
	LDF Drumchapel
	LDF Pollok
	LDF South Central
CDP 3 Economic Development	**SG 3 Economic Development**
CDP 4 Network of Centres	SG 4 Network of Centres
CDP 5 Resource Management	SG 5 Resource Management
CDP 6 Green Belt and Green Network	SG 6 Green Belt and Green Network
CDP 7 Natural Environment	SG 7 Natural Environment
CDP 8 Water Environment	SG 8 Water Environment
CDP 9 Historic Environment	SG 9 Historic Environment
CDP 10 Meeting Housing Needs	SG 10 Meeting Housing Needs
CDP 11 Sustainable Transport	SG 11 Sustainable Transport
CDP 12 Delivering Development	SG 12 Delivering Development

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

Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

This SG is composed of a number of different sections:

1 Introduction

1.1 This Interim Planning Guidance will operate as a material consideration until the corresponding SG3 supplementary guidance is adopted at which stage this IPG will be superseded.

1.2 Glasgow is home to the fastest growing economy in the UK and has successfully grown the business base of the city in the past few years. The city has increasingly developed as a centre of innovation and is the creative and cultural capital of Scotland. The city's economy contributes approximately £19.25 billion Gross Value Added to the Scottish economy, and is the base for almost 17,000 companies (InvestGlasgow, 2016). Economic studies show that Glasgow's economy is extremely diverse and, despite its history, is no longer dominated by heavy industry or manufacturing. This diversity is considered important in the long term sustainability and resilience of the city's economy. The city is seeing an ongoing upturn in inward investment since 2011. It is also becoming a "smart city" and renowned internationally for its innovative development in the technology, integration and application of smart technology. Glasgow's higher education (universities and colleges) and health sector (primary, acute and research) institutions play a key part in the economy. Both sectors provide thousands of jobs: the educational sector plays a key part in developing the skills and talent required for employment; the health sector's primary role is to provide healthcare, as well as undertaking world leading biomedical and biotechnological research.

1.3 Scotland, and Glasgow, continues to be influenced by the economic recession of 2008-2009. The Scottish Government's Economic Strategy emphasises sustainable economic growth with a prioritisation towards job creation and maintenance of existing jobs as a means of securing prosperous communities. The Strategy reflects a context where traditional economic sectors, such as manufacturing, remain important to Scotland's economy. It also focuses on the continued importance and growth in service, research and innovation, and creative sectors. Consequently, the Scottish Government identifies six sectors for strategic growth: Food and Drink, Financial and Business Services, Life Sciences, Energy, Tourism and Creative Industries. These sectors are also reflected in Glasgow's Strategic Plan, as well as the Glasgow Economic Leadership's priorities, with the addition of higher education as an additional sector.

1.4 In addition to the importance of business and industrial activity, the city's economy is also supported significantly by the retail and commercial leisure sectors. The city, through its Network of Centres policy and supplementary guidance, seeks to locate these sectors within existing City, Town and local centres, according to national policy of putting 'Town Centres First'. This principle seeks to prioritise public and private sector investment in existing centres to support the sequential planning policy preference for retail and commercial development to locate in identified centres. The identification of these centres will ensure that a number of cross-cutting principles of the CDP and policy can be met, such as ensuring accessibility, sustainable development and a contribution to the long term longevity of existing communities by providing a wide range of goods, services and local employment opportunities.

1.5 According to the above context, the City Development Plan policy seeks to further develop the city's economy, and that of the wider city-region, by ensuring that Glasgow's Economic Development Areas (EDA) (see map) have the premises, physical environment and available land to meet current and future needs. The identification of appropriate areas for investment in the creation of employment opportunities is a fundamental land use function of this guidance. This will contribute towards delivering the SDP and CDP outcomes of ensuring Glasgow is a green city that is vibrant with a growing economy, provides a sustainable place to live and work, and is well connected by good infrastructure.

1.6 Achieving these outcomes, however, requires a broader scope than merely identifying locations where economic activity is supported. Making sure that the city has the capacity and infrastructure to maximise its potential will be vital in creating the environment that supports a strong, diverse and just economy. The ever increasing need for high quality, fast, digital connectivity, for example, is vital to ensuring that Glasgow continues to build its 'smart city' infrastructure and reputation – and meets the needs of a world class city in a globalized world.

Interim Review of Industrial and Business Areas

1.7 CDP Policy 3: Economic Development states that a review (see appendix) of existing City Plan 2 Industrial and Business Areas would be undertaken. The purpose of this interim review was to:

(i) identify those areas, in addition to the Strategic Economic Investment Locations (SEILs) that are designated at Strategic Development Plan level, where increased protection would be appropriate. These areas were designated as Areas of City Wide Economic Importance (ACWEIs) (see map);

(ii) determine which areas had the potential to accommodate ancillary and complementary uses through a process of managed change; and

(iii) confirm the status of the remaining areas.

1.8 The opportunity was also taken to re-define former “Industrial and Business areas” as “Economic Development Areas” (EDAs). This is considered to better reflect the current nature of economic activity and trends within these areas, and accords with national government policy.

1.9 An early, more comprehensive, review of these areas was recommended in the Report of Examination, and will be undertaken by the Council in due course.

1.10 The criteria set out in this Supplementary Guidance seeks to provide further detailed advice on how the City Development Plan CDP 3 Economic Development policy can be implemented within different areas within the city. This SG seeks to safeguard existing businesses and jobs to meet the city’s vision and objectives, and support the ongoing progress of the city’s economy. It is imperative that the CDP’s Placemaking and Sustainable Spatial Strategy principles - which are underpinned with their aspiration to deliver high quality places for people, that sustain current and future livelihoods - are taken into consideration alongside this guidance.

Policies CDP 1 (The Placemaking Principle) and CDP2 (Sustainable Spatial Strategy), and their corresponding Supplementary Guidance, are overarching policies which must be considered for all development proposals. These policies and SG should be read in conjunction with those set out below.

2 Strategic Economic Investment Locations (SEILs) and Areas of City Wide Economic Importance (ACWEIs)

2.1 The Council's Economic Development strategy aims to foster businesses and industry by supporting and directing key growth sector development in the city. In particular the Economic Strategy (2016) seeks to attract, invest and grow in the Food and Drink, Financial and Business Services, Life Sciences, Energy, Tourism and Creative Industries Sectors. In doing so, the City aims to meet the Scottish Government's objectives of investing in people, infrastructure and assets, fostering innovation, enabling international opportunities and promoting inclusive growth in order to prioritise sustainable growth, increasing competitiveness and tackling inequality.

2.2 Clydeplan, the Strategic Development Plan for the Glasgow and the Clyde Valley city-region, identified various Strategic Economic Investment Locations (SEILs). These are considered vital locations in delivering economic development in the key sectors identified by the Scottish Government. Glasgow has six SEILs within the city boundary (see map). The Strategic Development Plan identifies that SEILs are areas which will support the long term vision of a rebalanced low carbon economy, while at the same time boosting competitiveness and tackling inequality. They promote Scottish Government's key economic sectors, Scottish Enterprise's locational priorities, and are in sustainable locations.

2.3 In addition, the CDP also sets out 'Areas of City Wide Economic Importance' (ACWEI). ACWEIs are additional areas identified by the Council which are not SEILS, but reflect (at a city scale) the same characteristics, and demonstrate that they support the key growth sectors identified by the Scottish Government (see map).

2.4 The SEILs and ACWEIs in the city are set out in Table 1 opposite (also shown on the following map).

Table 1 SEILs and ACWEIs

Ref. No.	Area name	SEIL/ ACWEI	Key Sectors
n/a	Glasgow City Centre	SEIL	Business and financial services; green technologies; higher and further education; visitor economy
n/a	International Financial Service District (IFSD)	SEIL	Business and financial services
n/a	International Technology and Renewable Energy Zone (ITREZ)	SEIL	Green/Renewable Technologies
6	West of Scotland Science	SEIL	Life Sciences/Green Technologies
27	Robroyston (Nova Technology Park)	SEIL	Business and financial services
41	Swanston Street/ Dalmarnock (Clyde Gateway)	SEIL	Promoting economic development (predominantly business and financial services) as part of Scotland's largest regeneration programme and building on the Legacy of the Commonwealth Games.
55	Pacific Quay/Creative Clyde Enterprise Area	SEIL	On the south of the river, Pacific Quay/Creative Clyde Enterprise Area focusses upon promoting creative and digital industries within new and existing industry and business floorspace. This was reinforced by the Scottish Government designating it a strategic Enterprise Area for creative industries. On the north bank, the area around the SEC and SSE Hydro is predominantly focused upon the visitor economy. Future development proposals which reflect the distinct approaches taken for each side of the river will be supported.

Ref. No.	Area name	SEIL/ ACWEI	Key Sectors
n/a	QE University Hospital	SEIL (proposed)	Life sciences (research and development)
1	Drumchapel	ACWEI	Food & Drink
23	Blochairn	ACWEI	Food & Drink
31	Queenslie	ACWEI	Business and financial services; manufacturing
32	Glasgow Business	ACWEI	Business and financial services
35	Cambuslang	ACWEI	Business and financial services
37	Tollcross	ACWEI	Food & Drink
38	Westhorn/London Rd	ACWEI	Food & Drink
66	Hillington	ACWEI	Business and financial services

Glasgow City Centre

2.5 Glasgow City Centre (see map) is of strategic importance on a number of scales: nationally (NPF3), regionally (Clydeplan SDP) and locally. The City Centre area is identified as a SEIL but also has important sub-districts (and other SEILS such as the International Financial Services District (IFSD), and the International Technology and Renewable Energy Zone (ITREZ). The City Centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area (see Network of Centres Supplementary Guidance) and the Principal Office Area. The eastern part of the Principal Office Area overlaps with the Principal Retail Area. Within this area of overlap, offices are normally found on the upper floors of buildings with shops on the ground floor.

2.6 The City Centre is also a key location for a wealth of retail, commercial, leisure and higher educational uses. All of these sectors and uses create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering.

2.7 In order to protect and enhance the City Centre's role and status, the Council will:

(i) assess proposals in accordance with the Strategic Development Framework for the City Centre and/or sub-areas as they emerge.

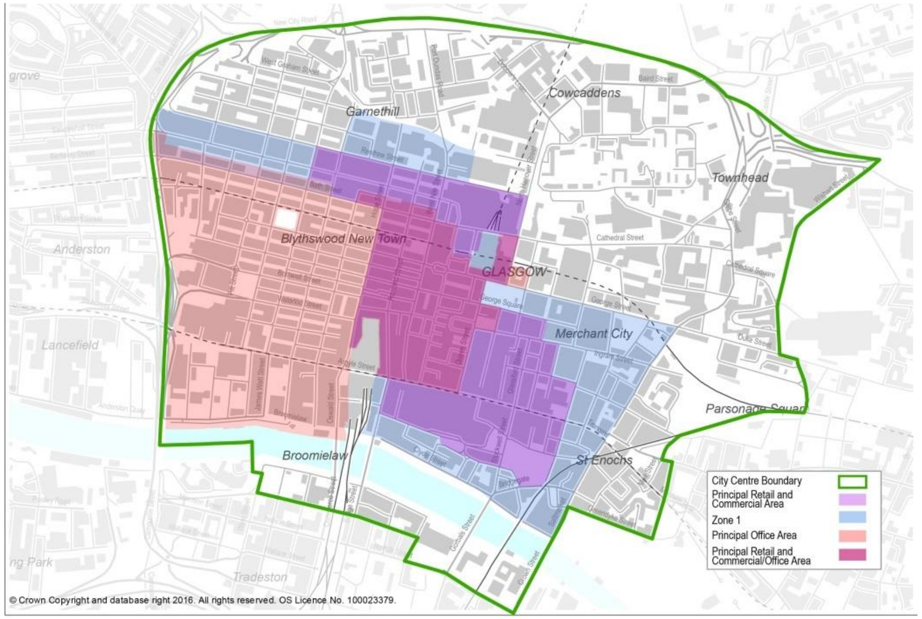
Principal Office Area

2.8 The Council will seek to maintain and improve the quality of the Principal Office Area by:

(i) encouraging the redevelopment and refurbishment of obsolete office floorspace for uses that are consistent with the appropriate spatial guidance;

(ii) supporting proposals that improve accessibility and maximise employment opportunities, subject to other policies of the CDP; and

(iii) generally encouraging uses that complement the office function and extend activity outwith office hours, where these accord with local circumstances and other relevant policy and supplementary guidance.



Strategic Economic Investment Locations (SEIL) and Areas of City Wide Economic Importance (ACWEI) outside the City Centre

2.7 These locations benefit from a number of advantages which contribute towards their strategic importance to the City. The high quality of their existing businesses and physical environment, their accessibility to transport infrastructure, and their alignment with the Scottish Government's economic priorities, all combine to make them attractive to existing, incoming and relocating businesses.

2.8 The Council will:

(i) safeguard these areas principally to meet the requirements of key economic sectors; and

(ii) support development proposals within Use Classes 4, 5, 6 and appropriate ancillary uses.

2.9 The Council will support investment in SEILs and ACWEIs (see map which:

(i) is consistent with the Scottish Government/ Glasgow Economic Leadership and Glasgow City Council key economic sectors;

(ii) improves infrastructure, environment and operating conditions;

(iii) provides suitable sites and premises to attract incoming businesses;

(iv) provides suitable sites and premises to accommodate relocating businesses, from elsewhere in the City; and

(v) is compatible with existing uses.

Alternative Uses

2.10 The locational and environmental advantages offered in these areas also make them attractive to other uses, such as retail, commercial leisure and housing. The Council will resist encroachment of uses which would undermine the attractiveness and viability of the areas and weaken the City's ability to retain and attract investment.

2.13 In order to protect the status of these locations, the Council will:

(i) generally resist uses outwith Classes 4 'Business', 5 'General Industrial' and 6 'Storage or Distribution', of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

2.14 Ancillary facilities that support industrial and business uses may be permitted where they enhance the attraction and sustainability of the area for industrial and business investment. Such facilities should be of a scale that is aimed primarily at meeting the needs of businesses and employees within the EDA.

3 Economic Development Areas

3.1 The Council seeks to ensure that Economic Development Areas without SEIL or ACWEI status (see map) continue to give preference to proposals in Use Classes 4 'Business', 5 'General Industrial' or 6 'Storage or Distribution', of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

3.2 It is recognised that there may be circumstances where proposals for uses outwith these Use Classes will be acceptable. The Council may consider such a proposal favourably, provided that it would not:

(i) have a detrimental impact on the character of the economic development area, and its continuation as an industrial and business location;

(ii) have an adverse impact on the quantity, quality or distribution of EDA land supply; and

(iii) would not prejudice the operation of adjoining businesses;

3.3 The Council will also consider the following where appropriate:

(i) the site or property has been vacant for a considerable period of time and marketed unsuccessfully for Class 4, 5 or 6 throughout that period;

(ii) the proposal is the only practical means of retaining a listed building of architectural or historic significance; or

(iii) the proposal would provide facilities aimed primarily at meeting the needs of businesses and employees within the economic development area.

3.4 Where the proposal forms part of an agreed masterplan for the regeneration of the wider area it should be considered against criteria 3.2 (i) and (iii), as appropriate.

3.5 Where applicable, development proposals will be expected to promote and support opportunities for integrating efficient energy and waste innovations, to comply with Scottish Government Sustainable Development targets and other CDP policies, especially Placemaking and Sustainable Spatial Strategy.

4 EDAs with potential for managed change

4.1 Glasgow's shift from traditional industrial and manufacturing to a more diverse economy has generated areas of surplus land or floorspace within certain EDAs.

4.2 Glasgow City Council undertook a review of its EDAs (see Appendix 1) to help identify which areas could benefit from managed change. It is considered that these areas could support a mix of uses that would be complementary to existing businesses in Use Classes 4, 5 or 6.

4.3 Several EDAs have been identified where accommodating other employment generating uses is a positive way of rationalising this supply of land and/or vacant floorspace (see map). In these areas, the Council would support alternative uses through a process of managed change, such as masterplans or strategic frameworks. The areas are listed in Table 2, below.

4.4 The Council welcomes development in areas identified with potential for managed change, where it can be demonstrated that the nature of the proposed use would not have an adverse effect on the integrity of any existing uses and/or the character and amenity of the area and its surroundings.

4.5 Where significant change to the function of an area is proposed, the Council would encourage the preparation of a masterplan or Development Framework. The managed change approach allows employment generating or supporting proposals to come forward for alternative uses while ensuring that the developments would be compatible with the existing uses and the wider area.

4.6 For individual proposals for development in EDAs identified with potential for accommodating alternative uses as part of a process of managed change, the Council will assess:

(i) the impact upon wider environment and land uses – see Table 2;

(ii) whether the proposal will prejudice the operation of adjoining and neighbouring businesses;

(iii) whether the development is of an appropriate design, scale and accessibility.

Table 2 Economic Development Areas identified with potential for accommodating ancillary and complementary uses

Ref. No.	Area name	Context
2	Anniesland Industrial Estate	Good quality, constrained site surrounded and enclosed by residential dwellings. Potential to accommodate alternative/ compatible uses in order to help reduce levels of vacant floorspace. Surrounding land use(s): predominantly residential.
3	New Albion Industrial Estate	Contained EDA with older units in an area surrounded near to care home and residential dwellings. Almost a third of the EDA's floorspace is vacant, which indicates potential for alternative uses. Surrounding land use(s): predominantly residential.
7	Enterprise West (Glasgow North)	Medium sized units in a self-contained site. Significant vacant floorspace in 2015 (35%) indicating potential for accommodating alternative uses where appropriate. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity. Surrounding land use(s): no major constraints at present.
8	Chapel Street	Small industrial estate with low quality, older units. Area is close to Shuna Street (see below) indicating that this part of Maryhill may not be a preferred location for certain business use classes. Units could potentially benefit from including alternative uses. The area benefits from good public transport accessibility, but poorer major road connectivity. Surrounding land use(s): no major constraints at present.
9	Shuna Street	Poor quality units/buildings. The area has shown very little change on reducing vacant floorspace levels since 2010 (over 25%). Lack of change in this trend indicates that alternative uses may be appropriate. The area benefits from good public transport accessibility, but poorer major road connectivity. The wider area has seen significant development of residential properties in recent years. Surrounding land use(s): predominantly residential.
11	Possilpark	Medium quality units; vacant units could accommodate alternative uses, where appropriate. Need to protect Allied, a key employment generating occupant. Area shows considerable increase in vacant floorspace since 2010. Overall low accessibility may need to be taken into consideration. Surrounding land use(s): Not constrained; retail use classes have been included on Hawthorn Street.
14	Finnieston	Site with high potential due to its close proximity to the City Centre (SEIL) and Creative Clyde SEIL. The wider area has benefitted from the technology sector and start-ups. Recent applications have been submitted for housing and class 4 uses in adjacent sites indicating that the area is under a wider transformation. The area benefits from good transport connectivity, as well as being located between the City Centre (SEIL) and Pacific Quay (Creative Clyde) SEIL. Surrounding land use(s): Not currently constrained. Vacant site has Planning Permission in Principle for 50000 sq m of Class 4 floorspace. Planning permission also granted for residential units to east.

Ref. No.	Area name	Context
15	Townhead	Site with potential for alternative uses. Student housing developments in the area have shown that there are trends indicating the inclusion of alternative uses has already begun. The area benefits from good transport connectivity, as well as being located between the City Centre (SEIL) and the Sighthill transformation. Surrounding land use(s): constraints may be presented for certain uses by student accommodation.
29	Carntyne Industrial Estate	Poorer quality units. The area has seen an increase in its overall floorspace as well as a reduction on vacant floorspace since 2010. Despite this improvement, almost a quarter of available floorspace remains vacant. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity. Surrounding land use(s): Contained site but adjacent to residential properties to west and showpeople to south.
41	Swanston Street	Adjacent to Clyde Gateway development. Poor quality units could be improved and/or accommodate other uses as part of the transformation of the area. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity. Surrounding land use(s): no major constraints at present.
45	Drakemire Drive	Poor quality units and derelict in the northern section. High level of vacant floorspace (45.9%). Overall low accessibility may need to be taken into consideration. Potential to accommodate certain low amenity operations as these are already operational in parts of the EDA. Surrounding land use(s): no major constraints at present.
49	Kilbirnie Street	Several vacant units and many derelict buildings. Second largest area (sqm) of vacant floorspace in the City's EDAs, accounting for over a third of total floorspace. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity. Surrounding land use(s): no major constraints at present.
52	Scotland Street/ Milnpark Street	Area has largest area (sqm) and highest percentage of vacant floorspace (46%) indicating potential for considering alternative employment generating uses within existing units. It is of note that the area already includes alternative uses (Gyms; Yoga). Surrounding land use(s): no major constraints at present.

5 Development proposals outside EDAs

5.1 The Council recognises that, in certain circumstances, SEILS, ACWEIS and Economic Development Areas may not meet the needs or requirements for certain emerging businesses. While it is recognised that outside of EDAs there will be a wide range of economic uses, proposals for Use Classes 4 ‘Business’, 5 ‘General Industrial’ or 6 ‘Storage or Distribution’, of the Town and Country Planning (Use Classes)(Scotland) Order 1997 may also be acceptable. The Council will consider proposals for development outside EDAs in relation to the nature and character of the area and its surroundings, and of the development proposal. In particular, proposals shall also be assessed against the criteria set out in:

- Placemaking CDP Policy 1 and Supplementary Guidance;
- Sustainable Spatial Policy 2 and Supplementary Guidance;
- The criteria set out in 6.2, as appropriate;
- Other CDP policies and guidance, according to the particular material considerations of the development.

6 Office and Business Class Development

6.1 All of the SEILs and many of the ACWEIs comprise, or will encourage the development of, economic sectors which require high quality office and business class development. The City Centre (which includes the International Financial and Services District) identifies a Principal Office Area (POA), where key economic sectors and business operations are encouraged to locate. The criteria below seeks to maintain the attractiveness and investment opportunities for the delivery of office and business class developments within the city’s EDAs, SEILs and ACWEIs. It also seeks to ensure that any other office and business developments elsewhere in the City reflect the spatial priorities of the SDP and CDP and are at an appropriate scale and density.

6.2 Proposals for office and business class developments will be encouraged to locate in the City Centre, Major Town Centres (see policy CDP4: Network of Centres and SG) and SEILs. The POA, within the City Centre, is the preferred location for higher density office developments.

A Proposals, greater than 1,000sqm, outwith these areas, should only be considered where:

(i) they are associated with the expansion or rationalisation of an existing business;

(ii) they are associated with the attraction of an incoming business to the City;

(iii) they form part of a masterplan or local development strategy, supported by the Council; or

(iv) the applicant has demonstrated, to the satisfaction of the planning authority, that there are no sequentially preferable sites or buildings available, or likely to become available within a reasonable period of time, within or on the edge of the City Centre, Town Centre or sites within SEILs or appropriate ACWEIs.

B All proposals, greater than 1,000sqm, regardless of location, should:

(i) be located on sites which are, or are capable of being, easily accessed by pedestrians and cyclists and which benefit from high public transport accessibility (see CDP11: Sustainable Transport and SG: Public Transport Accessibility Zones and associated Public Transport Accessibility Map).

(ii) take account of the need for appropriate landscape treatment and subsequent maintenance (see CDP Policies 1, 2, 5 and 7). Where the development takes place in lower density areas, designated landscaping will be required to reflect the character and context.

New build developments, outwith the City Centre, should conform to:

(iii) a maximum plot ratio of 1.0:1 in the Inner Urban Area; or

(iv) a maximum plot ratio of 0.6:1 in the Outer Urban Area.

(see Method of Calculating Plot Ratio below).

N.B. Density considerations set out in the Placemaking SG should be taken into account in conjunction with the following guidance.

Higher density developments may be acceptable:

- within Major Town Centres, (depending on individual site circumstances and the character of the Centre, see CDP Policy 4);
- where they form part of a masterplan or spatial supplementary guidance, approved by the Council;
- where they can be justified for townscape reasons; or
- where they would have a positive impact on sustainable development and travel patterns.

Where new build business class proposals also involve an element of non-business use, such as residential or retail, the non-business floorspace will be excluded from the plot ratio calculation.

Method of Calculating Plot Ratio

Plot ratio is the ratio of gross floorspace to site area, i.e. a plot ratio of 1.5 to 1 is equivalent to 1.5 floors of accommodation over the whole site area or 3 floors over half the site.

A - Gross Floor Area includes:

a) Stairs and lift shafts.

b) Corridors and halls.

c) Covered passages by which there is no public right of way.

d) Conference rooms, board rooms, directors' rooms, assembly rooms and libraries.

e) Computer rooms.

f) Cloakrooms and lavatories.

g) Canteens, restaurants, cafeterias, kitchens, restrooms, recreation rooms, etc.

h) Basements.

B - Gross Floor Area excludes:

a) Car and cycle parking accommodation provided in accordance with the appropriate car and cycle parking standards.

b) Space for commercial vehicles awaiting loading or unloading.

C - Gross Floor Area May also include:

a) Commercial car parking available to the public.

b) Bank vaults, strong rooms, or safe deposits.

c) Electricity sub-stations, switch rooms, boiler houses and fuel stores.

d) Other exceptional uses on their merits.

Definitions

GROSS FLOOR AREA - This is measured on the overall dimensions of the building, or part of the building, on each floor below and above ground and includes internal and external walls.

SITE AREA - For the purposes of calculating plot ratio, this is the net area excluding any parts of the adjoining streets.

7 Low Amenity Industrial Operations.

7.1 Proposals for low amenity industrial operations will, generally, only be supported on relatively isolated and well screened sites, within designated EDAs. The potential environmental, amenity and transport impact on surrounding uses will be considered when assessing such proposals. Proposals for waste recycling will also be assessed against other relevant CDP policies and Resource Management supplementary guidance.

7.2 The Council considers low amenity industrial operation to include (but not limited to) the following:

- scrapyards or yards for breaking of motor vehicles
- waste transfer stations
- waste recycling centres
- incinerators
- concrete batching plants
- storage or distribution of minerals and
- works required to register with the Scottish Environment Protection Agency (SEPA) (see www.sepa.org.uk).

7.3 It should be noted that any Environmental Impact Assessments of Screening should be undertaken according to guidance and requirements provided on the SG website:

http://www.gov.scot/Topics/Built-Environment/planning/Roles/Scottish-Government/Enviromental-Assessment/EIA

8 Telecommunications

8.1 The Council recognises the importance of new telecommunications infrastructure as part of meeting economic development objectives and maintaining the city's competitiveness. Delivery of high speed broadband, telecommunications and digital infrastructure which can enhance the competitiveness and operation of local economic enterprises and businesses will be supported. At the same time, it is also recognised that certain types of telecommunications infrastructure, such as antennas and mobile phone masts, can have significant visual impacts.

8.2 The Council will support proposals for new telecommunications infrastructure, where:

(i) they accord with Placemaking and Sustainable Spatial Strategy policy aims and objectives;
(ii) high-speed broadband is provided, especially where this is delivered via discrete underground cabling;
(iii) the site proposed has been identified and justified as the most appropriate solution following a search for alternative locations and options, including sharing or co-location of sites. Reasons for rejecting sites should be submitted as evidence;
(iv) visual impact is minimised through careful and sensitive design and siting;
(v) it is demonstrated that cumulative impact has been considered and limited;
(vi) careful landscaping or screening can be incorporated into the proposal, where appropriate.

Note: New residential and industrial development should provide up-to-date telecommunications infrastructure.

8.3 The following provides further guidance for telecommunications infrastructure which is recognised to require careful siting given the potential requirement for visual impact assessment and/or mitigation:

A - APPARATUS ON EXISTING BUILDINGS OR STRUCTURES

- Operators are encouraged to locate apparatus on existing buildings or structures, rather than erecting free-standing masts.
- Apparatus should ideally be located within fake features such as a tank house or flagpole. If the equipment is too bulky or numerous, then apparatus should be located back from the edge of the roof to minimise its visual impact.
- If a rooftop cannot take the loading of telecommunications equipment, permission may be granted for apparatus attached to, and viewed against, the top of the walls, on condition that the apparatus is coloured to match its background colour.

Permission is unlikely to be granted where a badly designed proliferation of apparatus on a rooftop detracts from the visual amenity of the building or surrounding area.

B - GROUND-BASED MASTS

Applications for ground-based masts should be accompanied by:

- details of the site search for an alternative site and the reasons why each location was unacceptable; and
- a coverage plot indicating the extent of the coverage gap.

The application may be refused if no such details are received, or if there is no satisfactory reason for not using an existing building or mast. Masts should preferably be located where any adverse effect on visual amenity is less likely to be problematic.

Operators are encouraged to use innovative designs within woodland.

Within historic areas, apparatus should be incorporated within lighting columns and other street furniture, or within custom designed monopoles.

In general, proposals should not result in a situation where:

- the erection of a mast and cabins would be detrimental to pedestrian or traffic safety;
- a pavement monopole would be close to another monopole, lighting column or traffic light column, resulting in clutter and visual disamenity; or
- a monopole with an overly large head casing, or attached dish/drum, would be located in an area of high visibility, or overlooked by housing.

Within residential areas, masts should:

- be monopoles;
- be located to blend in with existing street furniture by matching the alignment, height, colour and width of nearby lighting columns;
- be located midway between lighting columns, or other tall items of street furniture, to preserve visual amenity;
- not be located beneath the crown of trees, where construction of the masts and cabins will result in root and branch damage; and
- have equipment cabins finished in colours to match their background.

C - SITE SHARING

- Wherever possible, operators are encouraged to share masts, or sites such as rooftops. Mast sharing, however, can often lead to an increase in height and bulk of the mast, making it much more visibly intrusive. Mast sharing is unlikely to be acceptable within residential areas or adjacent to residential properties.

D - SMALL SCALE EQUIPMENT

The following criteria require to be met in relation to commercial satellite dishes and microcell antennas, erected to provide increased capacity in areas of high demand.

- Satellite dishes for commercial properties, on the ground floor of residential tenements, should be located on the rear roof slope or rear wall of the unit, rather than in the backcourt area, where they would be visually intrusive and impact on residential amenity.

- On wholly commercial properties, such as supermarket roofs, satellite dishes should be located where they are not visible from the main street frontage, wherever this is practicable.
- Microcell antennas should be incorporated into street furniture shop signs and other features of the streetscene.
- Only in exceptional circumstances will equipment be acceptable on the front elevations of buildings. In such cases, both the antenna, and cable connections should be coloured to match their background colours.

E - LISTED BUILDINGS AND CONSERVATION AREAS (see CDP1 Placemaking and CDP9: Historic Environment).

- Telecommunications apparatus on a listed building or in a conservation area will only be considered acceptable where it would not prove detrimental to the character or setting of a listed building or the visual amenity of a conservation area.
- On listed buildings, apparatus should be located in a manner which fully respects the architectural detailing of the properties and should preferably be disguised or concealed from public view.
- When antennas are proposed for a rooftop, where there is no possibility of their being concealed from view, they should be disguised within fake flagpoles or other building features.
- Rooftop apparatus should not be seen against, and detract from, historic and architecturally renowned skylines.
- Pavement monopoles should not be introduced in streets with decorative, and/or custom designed, lighting columns.

F - GREEN ENVIRONMENT

- If the principle of development within an area of greenspace (including the Green Belt) is accepted, all apparatus should be sited and designed to minimise its impact on biodiversity and the landscape setting and character of the area (see CDP4 Green Belt and Green Network).

9 Tourism and the short-stay economy

9.1 Tourism and the short-stay economy are extremely important for Glasgow's local economy, and contribute positively to the strategic aims nationally as well as the city. The delivery and availability of a wide range of short-stay accommodation is important, however it is recognised that such activities need to be located in appropriate locations where the existing amenity of a particularly area, especially residential areas, are not negatively impacted. The majority of Glasgow's hotels and short-stay accommodation are located in the City Centre, areas near the SEC, and the West End.

9.2 The council will continue to support this important part of the economy, and proposals will be assessed to ensure:

(i) that the location, scale, design and demand are adequately considered and appropriate to the area;
(ii) that negative impacts on the surrounding area are minimised, especially predominantly residential areas;
(iii) any car parking is of a scale, design and incorporates landscaping appropriate to the area. It should not negatively impact the amenity of the area. Car parking standards are set out in CDP 11 Sustainable Transport Supplementary Guidance; and
(iv) proximity to public transport.

See also policy CDP10 Meeting Housing Needs and supplementary guidance SG10 Meeting Housing Needs.

10 Health & Tertiary Education campus developments

10.1 The NHS and Glasgow's universities and colleges provide thousands of jobs and contribute a significant proportion of GVA to the city's economy (InvestGlasgow). These sectors are recognised as strategically important for the city's economy. Because of the large-scale nature of their facilities, hospitals, clinics, university faculties, and associated ancillary buildings, both of these sectors tend to be concentrated on campuses.

10.2 Glasgow's higher and further education institutions are key to the sustainable, knowledge-based economy which Glasgow is developing. Each of the city's economic growth sectors are supported by the extensive network of academic programmes and research institutions. This knowledge creation and sharing is demonstrated by the internationalisation and globalised nature of the sector – the city's educuational institutions attract more than 133,000 students from 135 different countries.

10.3 Proposals that seek to improve or extend the range of services or facilities within these categories will be encouraged, particularly where they provide significant community benefit. In such cases, the Council will require a campus plan, illustrating future intentions, to be prepared as a basis for early discussion. Campus Plans should be subject to a process of public consultation and scrutiny and approval at Committee.

10.4 Where land within campuses is no longer required, the Council expects proposals for the redevelopment or partial redevelopment of this land to come forward in conjunction with a Council supported site development framework and/ or masterplan, which takes into account adjoining areas and land uses. The Council will seek to maintain and improve the quality of the environment of these areas by supporting developments which align with CDP Policies 1 and 2.

Appendix 1 - Review of City Plan 2 Industrial and Business areas

Economic Development Areas Analysis and Review

Introduction

The aim of the Scottish Government's [Economic Strategy] is to deliver growth by developing the strength of the country's economy. This Strategy identifies six key economic sectors which are expected to deliver much of the country's economic growth, namely: Food and Drink, Financial and Business Services, Life Sciences, Energy, Tourism and Creative Industries. Building on work by the Glasgow Economic Leadership, Glasgow City Council has adopted these sectors for its Strategic Plan. Higher Education has also been included as a strategic sector, due mainly to its economic importance to the city, and the contribution it makes to workforce skills, education and training.

Economic policy is delivered nationally through the planning system by the implementation of Scottish Planning Policy, at a city-regional level by Clydeplan, the Strategic Development Plan for Glasgow and the Clyde Valley, and for Glasgow, by City Plan 2 and its proposed replacement, the City Development Plan (CDP).

City Plan 2 designates 71 areas for Industrial and Business development. The CDP proposes that these areas are superseded by 'Economic Development Areas' (EDAs) under policy CDP3 Economic Development. As part of the development of the new plan, policy CDP3 identified that a review of existing Industrial and Business areas would be undertaken.

The main objectives of the review were to identify areas:

1. Where increased protection would be applied;
2. Where the current level of protection was appropriate;
3. That would benefit from improvement; and
4. Which had the potential to accommodate different uses through a managed process.

The rationale for any recommendations made was underpinned by national and strategic policy, as well as the current and emerging needs of Glasgow's local economy.

This paper describes the economic context for the review, as well as the methodology used and the conclusions reached.

Economic context

The economy of Glasgow, in common with other parts of Scotland, has undergone a significant transformation from one that was heavily reliant on the manufacturing sector to one where the service sector, research and innovation, and creative industries are becoming increasingly important. The economic recession from 2008-09 onwards continues to affect the City, but the structural change in Glasgow's economy has had the most significant impact on the City's economic development areas.

Given the above context and economic development priorities, the proposed City Development Plan seeks to ensure that development in the city is directed to the most appropriate locations. This will ensure protection of existing jobs and industries and support growth and investment. Several Industrial and Business areas have experienced increasing levels, or prolonged periods of, vacant sites, units and/or floorspace. There was a recognition that a review could identify certain areas for improvement or accommodate alternative uses, where appropriate. This review sought to update previous survey data for City Plan 2 Industrial and Business areas. It took into consideration how each area had changed in terms of physical condition, levels of occupancy, development of new units, accessibility and availability of land.

Review process

The aim of the review was to ensure that economic development areas are performing to the needs of businesses, the local community and the wider economy. The recommendations reflected in this paper involved undertaking a survey comprising various indicators, followed by analysis of this primary data as well as wider secondary data:

The survey of the 71 City Plan 2 Industrial and Business areas took into consideration:

- Occupancy and vacancy levels of units and floorspace
- The physical condition of each area and unit conditions (age/appearance); level of disrepair/ derelict buildings/ land
- Neighbouring land uses and their condition
- Public transport accessibility and major road network connections
- Identification of use classes which were not Classes 4, 5 and 6
- New developments
- Availability of land and its condition

Data analysis involved looking at:

- Economic data
- Occupancy and vacancy data
- Policy and strategies
- Economic surveys and reports
- City Deal projects - ensuring that development links with these strategic projects, such as improved transport connections.
- Representations made by stakeholders, businesses, community groups, and individuals to the proposed City Development Plan.

The areas with highest and lowest levels of vacant floorspace were identified using Scottish Assessors Association data (2010-2015). Vacant floorspace ranged from 46.8% (highest) to 0%. These percentages provided thresholds for ranking EDAs according to the level of vacant floorspace:

- Areas with <2% vacant floorspace: 23 areas
- Areas with >1 and <20% vacant floorspace: 34 areas
- Areas with >20% vacant floorspace: 14 areas.

Outcome of review

Areas of City Wide Economic Importance

City Plan 2 identified 20 priority industrial and business (IB2) areas. The proposed CDP renames IB2 priority areas as Areas of City Wide Economic Importance (ACWEI). In order to ensure the CDP ACWEIs meet the priorities set out by Government, Clydeplan and Glasgow City policies and strategies, the 20 IB2 priority areas were reviewed. Clydeplan SDP has designated six of these areas as Strategic Economic Investment Locations (SEILs) in recognition of their strategic importance to the wider regional economy. These are Creative Clyde/Pacific Quay, Nova Technology Park, Glasgow City Centre, IFSD, Queen Elizabeth University Hospital, and West of Scotland Science Park.

The review concluded that nine IB2 areas (including the six SEILs) still fulfil strategic objectives and proposes that these should be retained as ACWEIs. **Table 1 presents the EDAs considered to be strategic economic locations in the city and summarises the reasons for their inclusion, following review and analysis.**

Eleven IB2 areas do not currently match the strategic sectors and/or economic trends. While it is recognised that these areas still provide valued contributions to the City's economy, they are not proposed to be designated as ACWEIs, for the following reasons:

- Kinning Park, Oakbank, Dixon's Blazes, Thornliebank, Helen Street and Vermont Street, while continuing to serve economic and employment generating uses, do not meet the strategic areas promoted by SG and GEL. The review has identified that other EDAs (detailed below) better serve the strategic needs of the city's economy at this time.
- M8 Foodpark; Port Dundas and Garscube are areas included within or adjacent to Transformation Regeneration Areas that will be subject to other targeted area-wide policies: While it is recognised that these areas also contribute positively to the City's economy, it is considered that other EDAs identified below better meet and promote city-wide strategic economic goals at this time. Furthermore, it is considered that the areas will benefit from the wider masterplan and transformational projects currently being developed and implemented.
- Collegelands and Darnley Mains have both developed sites over the last 5 years. This includes certain sites developed with non-business or industrial uses (student housing and housing). Consequently, the areas now no longer meet city-wide strategic economic objectives and do not require ACWEI status.

Economic Development Areas

The review identified thirteen EDAs showing potential, for accommodating alternative uses via a managed approach to help encourage floorspace occupancy. Nine areas were included because they surpassed the threshold of >25% vacant floorspace. Four areas were identified because of planning proposals for non-industrial and business uses such as student housing, or because they had been included within boundaries of wider strategic initiatives (Clyde Gateway, Transformational Regeneration Areas). Consequently, it was considered that these areas were already experiencing change through wider area regeneration plans or market demand. **Table 2 presents areas with potential for accommodating ancillary and complementary uses.**

FURTHER REVIEW

The review has not proposed the removal or consolidation of any of the existing CP2 industrial and business areas, except those identified in the submitted CDP examination documents. Table 3 sets out the areas where Reporters were minded, and agreed on examination, to make changes. In the future, further opportunities for redefining EDAs may exist. However, further analysis and engagement with local stakeholders will be important in making proposed amendments. Any such changes would be raised at the Main Issues Report stage of the next City Development Plan cycle. The Council is confident that the SEILs, proposed ACWEIs and EDAs established by this review fulfil the needs of the City's businesses for the duration of the City Development Plan.

RECOMMENDATIONS

Table 1: Strategic Economic Investment Locations (SEILs) and Areas of City Wide Economic Importance (ACWEIs)

N.B. The following areas are presented in order of gross floorspace in 2015.

Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	Comments/ reasons
SEILs								
n/a	Glasgow City Centre	Good	High	High	-	-	-	Important business location for City and Clydeplan Region
n/a	IFSD	Good	High	High	-	-	-	Important business location for City and Clydeplan Region
n/a	QE University Hospital	Good	High	Base	-	-	-	Proposed SEIL in emerging Clydeplan SDP/ new addition - New hospital includes new biotechnology and medical research centre.
41	Swanston Street/ Dalmarnock (Clyde Gateway)	OK/ Good	High	Base	71,257.38/ 66,624.96	20089.35	22189.95	SEIL promoting economic development (predominantly business and financial services) as part of Scotland's largest regeneration programme and building on the Legacy of the Commonwealth Games.
55	Pacific Quay/ Creative Clyde	Good	High	Base	58,390.74/ 58,455.45	4,491.55	2,348.97	On the south bank of the River Clyde, the Creative Clyde Enterprise Area (including Pacific Quay) focuses on developing the creative and digital industries. North of the River Clyde, the Scottish Event Campus (including SEC Armadillo) and the SSE Hydro are widely recognised for their significant contributions related to the visitor and tourist economy.
6	West of Scotland Science	Good	High	Base	31,184.83/ 31,326.15	4470.46	232.88	Biotechnology sector focus.
27	Robroyston (Nova Technology Park)	Good	Base	High	6,401.75/ 7,372.81	0	4,054.25	Technology sector focus. Recent increase in vacant floorspace due to the Wood Group moving out of 'The Hub' building to new premises at Eurocentral, North Lanarkshire.
ACWEIs								
35	Cambuslang	OK/ poor	Low	High	190,268.96/ 204,288.23	7290.18	3,707.84	Clyde Gateway (strategic) location. Area has very low vacant floorspace.
31	Queenslie	OK/ Good	Low	High	172479.71/ 173,596.24	35693.18	21,937.57	One of the city's largest EDAs. Varied use class offer. Some areas have scope for unit modernization and streetscape improvements. Certain units

Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	Comments/ reasons
								within the EDA have higher levels of vacant floorspace.
66	Hillington	Good	Base	High	108265.14/ 122,264.14	3435.45	7,918.92	Largest industrial and business park in Scotland and a Simplified Planning Zone (SPZ). Adjacent to Renfrewshire's SEIL.
23	Blochairn	Good	Low	High	117,495.39	4986.53	6953.58	Glasgow Wholesale Market for fruit, vegetables and flowers. New Addition as the market supplies the local food & drink economy, a strategic economic sector.
38	Westhorn/London Rd	OK	Low	Base	98,892.62/ 98,914.18	400.33	273.77	New addition as the area contains a large distillery and whisky bonds. The bonds have recently had million pounds investment. The distillery and bonds contribute to the strategic Food & Drink economic sector. The area boundary could be revised to remove the small units at the London Road entrance to the site, which do not contribute to strategic sectors.
1	Drumchapel	OK/ Good	High	Base	62,908.4/ 65,325.72	1403.98	900.06	New addition as the area contains a large Edrington distillery, contributing to the strategic Food & Drink economic sector. The area boundary could be separated into two: East and West. West area would be comprised of the distillery and strategic sector. The East would not be protected under ACWEI status because the units and marketable land supply do not currently match strategic sectors.
32	Glasgow Business	OK/ Good	Low	High	41,679.23/ 51,280.77	2556.97	2,005.41	Area has several vacant sites of marketable land. The area is well served with good trunk road connection, appropriate to its use classes. Existing units are modern.
37	Tollcross	OK/ poor	High	Low	47198.86/ 45,851.06	0	0.00	United Biscuits/ McVitie's UK. New addition as this manufacturer corresponds to the strategic food and drink strategic sector.

Table 2: EDAs with possibility for accommodating ancillary and complementary uses

N.B. The following areas are presented in order of percentage of vacant floorspace in 2015.

Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
52	Scotland Street/ Milnpark Street	Good	High	High	76663.605/ 79,523.99	26,785.52	36,894.33	46.39	Area has largest area (sqm) and highest percentage of vacant floorspace (46%) indicating potential for considering alternative employment generating uses within existing units. It is of note that the area already includes alternative uses (Gyms; Yoga).
45	Drakemire Drive	Poor	Base	Low	46150.80/ 49,749.36	16,020.49	22,848.28	45.92	Poor quality units and derelict in the northern section. High level of vacant floorspace (45.9%). Overall low accessibility may need to be taken into consideration.
11	Possilpark	OK/ Poor	Base	Low	42606.4/ 40,797.31	4578.66	15,070.07	36.93	Medium quality units; vacant units could accommodate alternative uses, where appropriate. Need to protect Allied, a key employment generating occupant. Area shows considerable increase in vacant floorspace since 2010. Overall low accessibility may need to be taken into consideration.
7	Enterprise West (Glasgow North)	Ok/ Poor	High	Low	12,540.61/ 12,540.61	5466.03	4,416.10	35.21	Several vacant units. Although there has been a slight increase in occupied floorspace, over a third of the area's floorspace remains vacant in 2015. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity.
49	Kilbirnie Street	Ok/ Poor	High	Low	75,319.06/ 79,866.60	24,805.81	27,779.10	34.78	Several vacant units and many derelict buildings. Second largest area (sqm) of vacant floorspace in the City's EDAs, accounting for over a third of total floorspace. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity.
41	Swanston Street	Poor	Base	Base	65,104.82/ 66,624.96	19,791.76	22,189.96	33.30	Adjacent to Clyde Gateway development. Poor quality units could be improved and/or accommodate other uses as part of the transformation of the area. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.
3	New Albion Industrial Estate	OK	Base	Low	21,648.41/ 15,620.68	5671.39	4,482.29	28.69	Reasonably maintained area with older units. Despite a reduction since 2010, almost a third of the EDA's floorspace remains vacant. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.
9	Shuna Street	Poor	High	Low	11,886.28/ 11,886.28	3200.8	3,099.38	26.07	Poor quality units/buildings. The area has shown very little change on reducing vacant floorspace levels since 2010 (over 25%). Lack of change in this trend indicates that alternative uses may be appropriate. The area benefits from good public transport accessibility, but poorer major road connectivity.

Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
29	Carntyne Industrial Estate	Poor	Base	Low	12,915.8/ 16,109.67	7426.06	3,856.06	23.93	Poorer quality units. The area has seen an increase in its overall floorspace as well as a reduction on vacant floorspace since 2010. Despite this improvement, almost a quarter of available floorspace remains vacant. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity
15	Townhead	OK/ poor	High	High	117,992.16/ 125,893.71	5111.2	21,606.20	17.16	Site with potential for alternative uses. Student housing developments in the area have shown that there are trends indicating the inclusion of alternative uses has already begun. The area benefits from good transport connectivity, as well as being located between the City Centre (SEIL) and the Sighthill Transformation Regeneration Area.
2	Anniesland Industrial Estate	Good	Low	Low	21,648.41/ 21,635.48	1403.98	3,529.66	16.0	Area is well managed and maintained. Occupants of three larger units have moved out leading to an increase in vacant floorspace. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.
8	Chapel Street	Poor	High	Low	3,220.2/ 3,598.43	165.93	390.17	10.84	Small industrial estate with low quality, older units. Area is close to Shuna Street (see above) indicating that this part of Maryhill may not be a preferred location for certain business use classes. Units could potentially benefit from including alternative units. The area benefits from good public transport accessibility, but poorer major road connectivity.
14	Finnieston	OK/ poor	High	High	73,345.57/ 68,480.89	16329.25	6,081.12	8.88	Site with high potential due to its close proximity to the City Centre (SEIL) and Pacific Quay/ Creative Clyde SEIL. The wider area has benefitted from the technology sector and start-ups. Recent applications have been submitted for housing and class 4 uses in adjacent sites indicating that the area is under a wider transformation. The area benefits from good transport connectivity, as well as being located between two important SEILs.

RESPONSES TO REPRESENTATIONS

The review has ensured that stakeholders who submitted representations regarding Economic Development Areas have had their matters assessed in accordance with the emerging policy and supplementary guidance. Table 3 provides a summary of the Schedule 4 submissions and the relevant response to those submissions. The right hand column provides the response as part of this review. In most cases, this matches the response provided at the Schedule 4 stage.

Table 3. Responses to stakeholder representations regarding EDAs (Schedule 4 submission and responses)

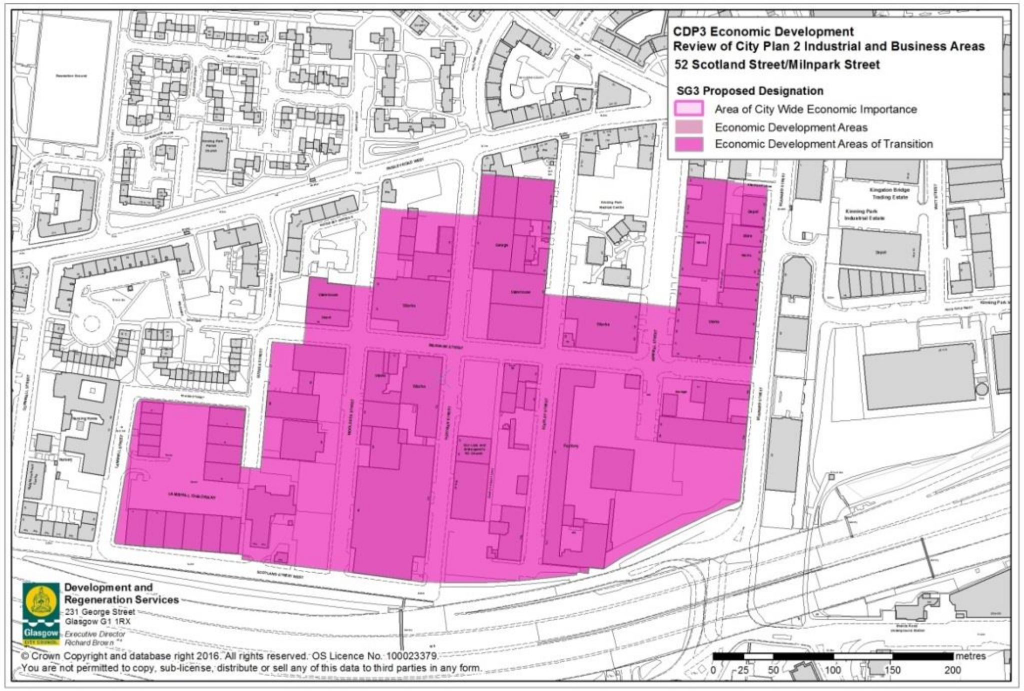
EDA ref	Areas(s)	Representee	Details	GCC Schedule 4 response	2015-2016 review
n/a	IFSD	Downhill Hyndland and Kelvinside CC	Need to improve IFSD's streetscape to be more 'welcoming', less sterile and austere.	No modifications recommended: individual site specification for EDAs not appropriate.	No modifications recommended.
n/a	n/a	The University Of Glasgow	**Promote** Gilmorehill/ Hillhead/ Western Infirmary Campus and the South Glasgow Hospitals Campus area as an EDA.	Await review and redesignation will only occur on basis of city wide strategy, not a site by site basis.	Following Reporters' examination recommendations, the Policy and Proposals map was amended to show the University of Glasgow Gilmorehill/ Hillhead/ Western Infirmary campus area as a single Masterplan Area, reflecting the boundary of the Campus Development Framework. It was also included as an EDA; Higher Education is a SG and GEL strategic sector.
6	West of Scotland Science Park (SEIL)	Paradigm CB1	**Objection** to the designation of the Thomson Pavilion and Telford Pavilion (part of West of Scotland Science Park) as a Strategic Economic Investment Location.	No modification recommended: re-designation as proposed would be premature until the review of existing industrial areas has been completed.	No modifications recommended. SEILs are designated at Clydeplan level according to strategic economic sectors and demand.
6	Land adjacent to West of Scotland Science Park (SEIL);	The University Of Glasgow	**Objection** to the exclusion of the Garscube Campus of the University as an Economic Development Area.	Reporter informed that area could be introduced as EDA	Following Reporter's examination recommendations, the Policy and Proposals map was amended to include the University of Glasgow Garscube campus area as an EDA.
7	Enterprise West (Glasgow North)	Royal Mail Group	**Promote** inclusion of area (Lochburn Road) in neighbouring EDA, for business protection and investment.	No modification recommended: Re-designation as proposed would be premature until the review of existing industrial areas has been completed.	Review shows the estate has quite high vacancy levels. The review has recommended that the area has potential to accommodate alternative employment generating uses. However, because of vacancy levels it is not considered appropriate to

EDA ref	Areas(s)	Representee	Details	GCC Schedule 4 response	2015-2016 review
					extend the area boundary at this stage.
10	Balmore Industrial Estate	Allied Vehicles Limited	Important site; **promote** targeted designation improvement; Amend the policy to make specific mention of the role and importance of the Balmore Road Industrial Estate.	<u>No modifications recommended</u>: Not considered strategically important. Potential to update policy with bullet (reporter to consider during examination)	The area has not shown indications of meeting strategic economic sectors at this time; no modifications are recommended at this time. The area will still have EDA status.
13	Garscube Estate	Chris Breslin	**Object** to inclusion of area as EDA, wish for 'mixed use' designation.	<u>Reporter minded to remove EDA designation</u>: SDF area provided as reason.	No modifications, following examination by Reporters. Furthermore, the CDP does not designate 'mixed use' areas.
14	Finnieston	Dandara Ltd	**Redraw EDA boundary** to exclude Cheapside Street, to enable the proposed residential development intended by Dandara.	<u>No modification recommended</u>: Re-designation as proposed would be premature until the review of existing industrial areas has been completed.	Finnieston site has potential for alternative uses, and is shown to be an important area in terms of strategic economic activity in the wider area. Dandara already has extant planning permission for residential property on site - and neighbouring sites have also been developed. The area has been identified as one to manage carefully in order to ensure that economic activity is maximised whilst recognising that wider development changes are also in the pipeline.
15	Townhead/ Cowcaddens	John Lewis	**Objection** to the John Lewis Distribution site on Lister Street being identified as an Economic Development Area.	<u>No modification recommended</u>: Re-designation as proposed would be premature until the review of existing industrial areas has been completed.	The review identified the area could benefit from a process of managed change by accommodating alternative employment generating, which corresponds with recent development trends. At the same time it is recognised that an increased demand for other uses - student housing, for example, has already been established. This will be looked at under a separate review.

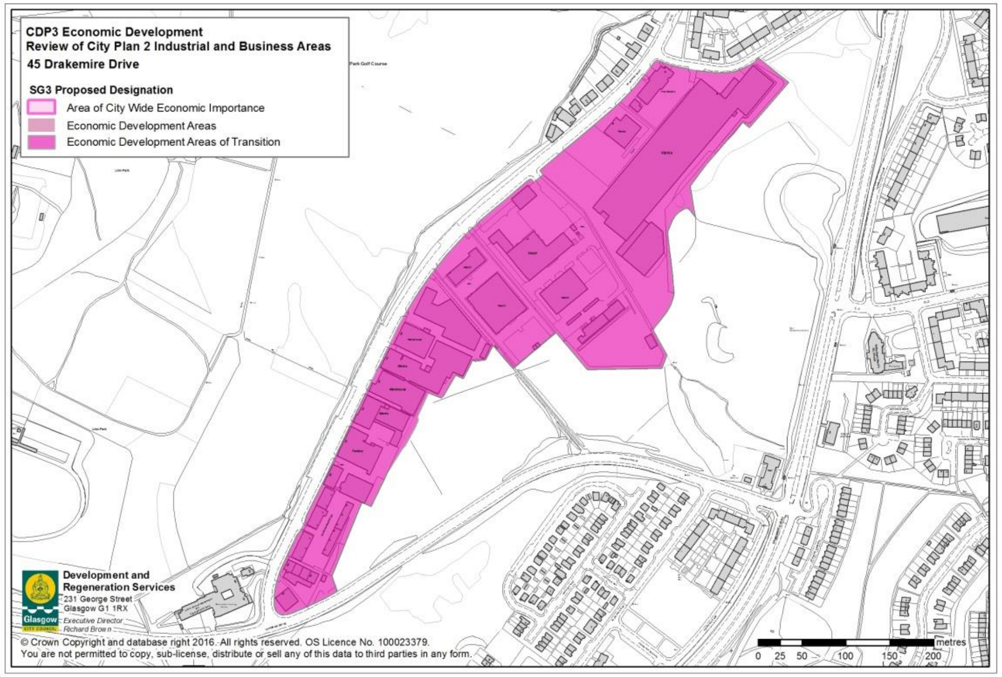
EDA ref	Areas(s)	Representee	Details	GCC Schedule 4 response	2015-2016 review
16	Port Dundas	Chris Breslin	**Object** to inclusion of area as EDA, wish for 'mixed use' designation.	Reporter minded to remove EDA designation: SDF area provided as reason.	Following Reporter's examination recommendations, the area was removed as an EDA.
16	Port Dundas	Diageo Scotland Ltd	**Object** to Port Dundas being identified as an Economic Development Area.	Reporter minded to remove EDA designation: SDF area provided as reason.	Following Reporter's examination recommendations, the area was removed as an EDA.
18	Cowlairs	Forge Properties LLP	**Object** to inclusion of area (Carlisle Street) as EDA, wish for 'mixed use' designation.	No modifications recommended: although half of the site has an extant permission for residential development, it is considered inappropriate to redesignate the whole site from an EDA.	No modification recommended. The CDP, however, does not designate 'mixed use' areas. The review has not identified the area as falling within thresholds of areas which may benefit from a process of managed change.
31	Queenslie	United Wholesale (Scotland) Ltd)	**Object** to inclusion of area (110 Queenslie Road) as EDA, wish for 'mixed use' designation.	No modification recommended: re-designation as proposed would be premature until the review of existing industrial areas has been completed. GCC notes no 'mixed use' designation exists.	Part of a much wider - and important - EDA area. The EDA is considered to be important to the wider city economy and is recognised as having potential for ACWEI status.
Various	Swanston Street/ Dalmarnock [41]	Clyde Gateway URC	**Advocate** creation of SEIL in Dalmarnock area; Amend policy CDP 3 to make specific reference to the South Dalmarnock Integrated Infrastructure Framework.	No modification recommended: Framework area covers many areas of the EDA; however, specifying this EDA over others would be inconsistent with overall plan approach.	No modification recommended. SEILs are designated at Clydeplan SDP level. It is recognised that Dalmarnock contributes positively to wider East End transformation. At this stage, it is not considered appropriate to identify any particular framework in EDA policy and guidance.
42	Dixon's Blazes	Cathcart Developments Ltd)	**Object** to inclusion of area (Cathcart Road/Caledonia Road) as EDA, wish for 'mixed use' designation.	No modifications recommended: re-designation as proposed would be premature until the review of existing industrial areas has been completed.	No modification recommended. The EDA review has not indicated that the area would benefit from any re-designation at this stage.
46	Cathcart	Helical Bar (Cathcart) Ltd	**Object** to inclusion of area (Scottish Power site at Cathcart) as EDA, wish for 'mixed use' designation.	Potential redesignation: T The Reporter could, if so minded, alter the boundary of the EDA to remove the application site reference 14/01770/DC from the designation.	Following Reporters' examination recommendations, the area included in application 14/01770/DC was removed as an EDA designation. The CDP, however, did not designate 'mixed use' areas.

EDA ref	Areas(s)	Representee	Details	GCC Schedule 4 response	2015-2016 review
52	Milnpark Industrial Estate	The Industrial Property Investment Fund	**Promote alternative uses**, due to lack of uptake over last 10 years.	No modifications recommended: Re-designation as proposed would be premature until the review of existing industrial areas has been completed.; GCC notes no 'mixed use' designation exists.	It is considered that the new Economic Development Policy and guidance will enable alternative uses to be accommodated via a process of managed change. While the review has recognised that certain areas may be experiencing difficulties in uptake it is considered that the new EDA status may allow alternative employment generating uses where appropriate. It is considered that this may help those areas which have lain dormant for extended periods of time.
27	Nova Technology Park	Paradigm CB1	**Object** to inclusion of vacant land as EDA, wish for 'mixed use' designation.	No modifications recommended: Re-designation as proposed would be premature until the review of existing industrial areas has been completed.	No modification recommended. SEILs are designated at Clydeplan SDP level.
33	Baillieston Distribution Centre	Christ's Hospital Foundation	**Objection** to Baillieston Distribution Centre as designated EDA.	No modifications recommended: The CDP will not designate residential use.	No modifications recommended. The review has shown that Baillieston Distribution Centre contributes positively to the city’s diverse economy. While it is recognised that certain units were vacant at the time of the review, there was also buoyant activity in the remainder of the EDA. No modifications are deemed appropriate at this stage.
41	Swanston Street/ Dalmarnock	Spectrum Properties (Scotland) Ltd	**Objection** to the current industrial and business used designation at Strathclyde Business Centre on the grounds that a proposed residential development (in line with the Dalmarnock Master Plan) is in conflict with the Plan.	No modifications recommended: Re-designation inappropriate - residential consent on the site has not been implemented and has now lapsed. That permission was tied to the relocation of employment uses to an adjacent site. It is recognised that an application is being prepared for the site.	No modification recommended. The East End is being transformed by a number of regeneration strategies These include City Deal projects, Commonwealth Games Legacy, Network of Centre policy and guidance and Clyde Gateway, which leads the particular wider regeneration of the area.

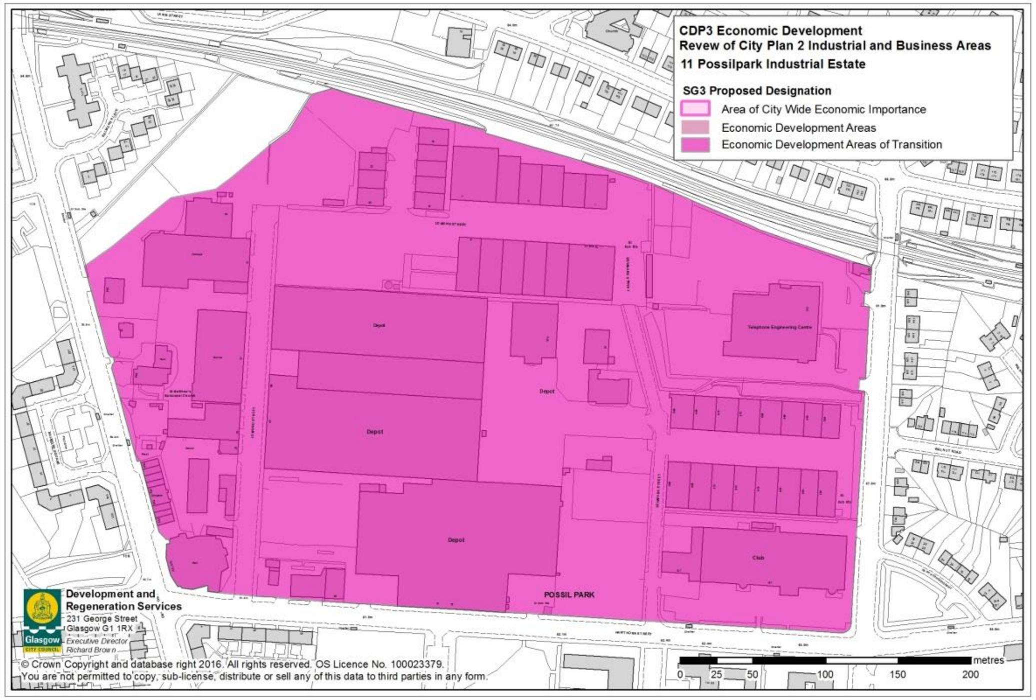
MAPS AND INFORMATION OF EDAs IDENTIFIED WITH POTENTIAL FOR ACCOMMODATING ANCILLARY & COMPLEMENTARY USES



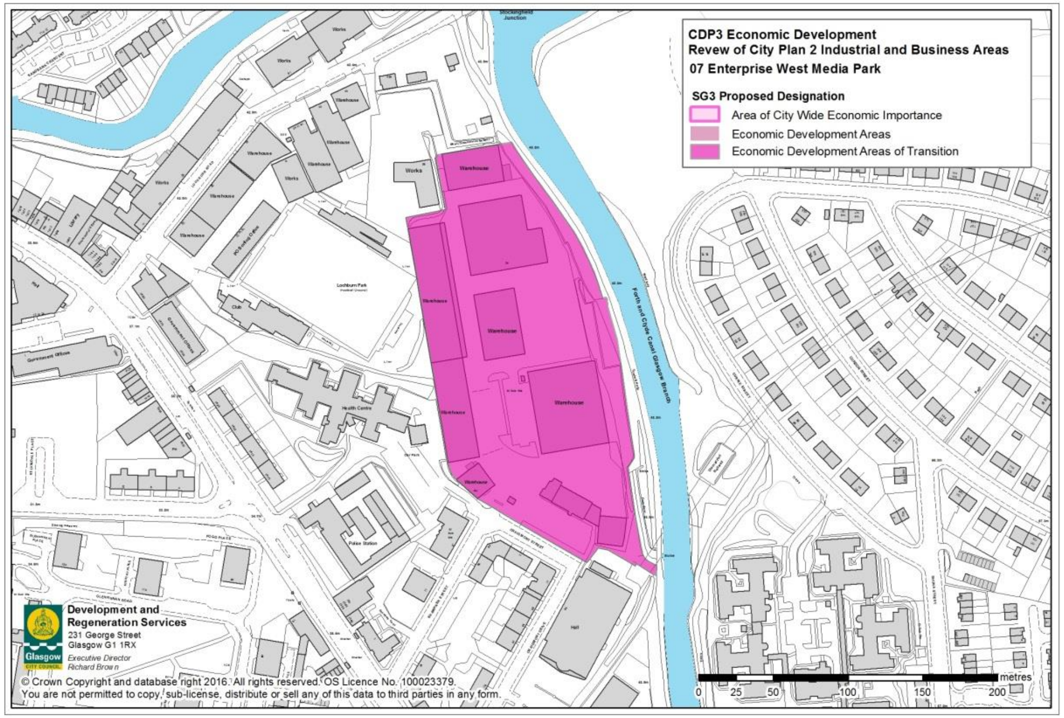
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
52	Scotland Street/ Milnpark Street	Good	High	High	76663.605/ 79,523.99	26,785.52	36,894.33	46.39	Area has largest area (sqm) and highest percentage of vacant floorspace (46%) indicating potential for considering alternative employment generating uses within existing units. It is of note that the area already includes alternative uses (Gyms; Yoga).



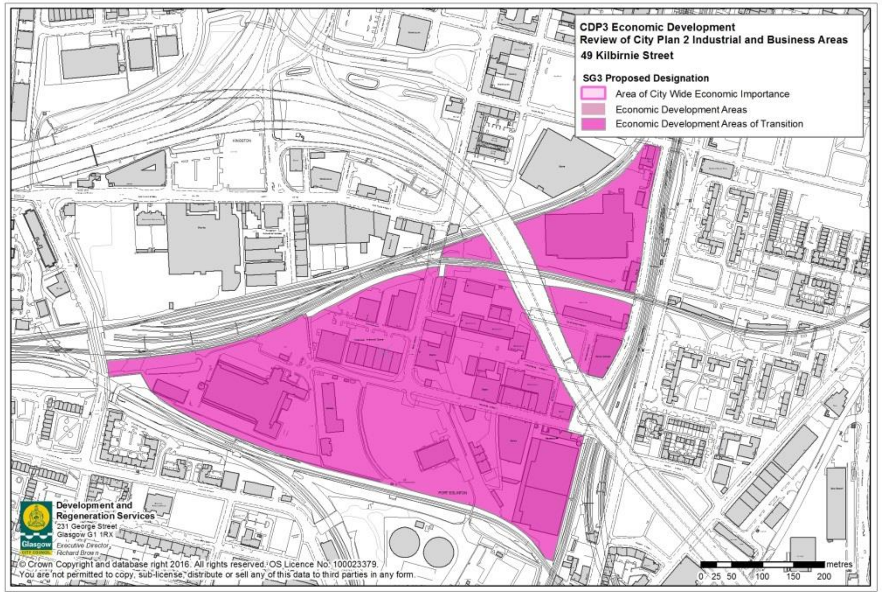
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
45	Drakemire Drive	Poor	Base	Low	46150.80/ 49,749.36	16,020.49	22,848.28	45.92	Poor quality units and derelict in the northern section. High level of vacant floorspace (45.9%). Overall low accessibility may need to be taken into consideration.



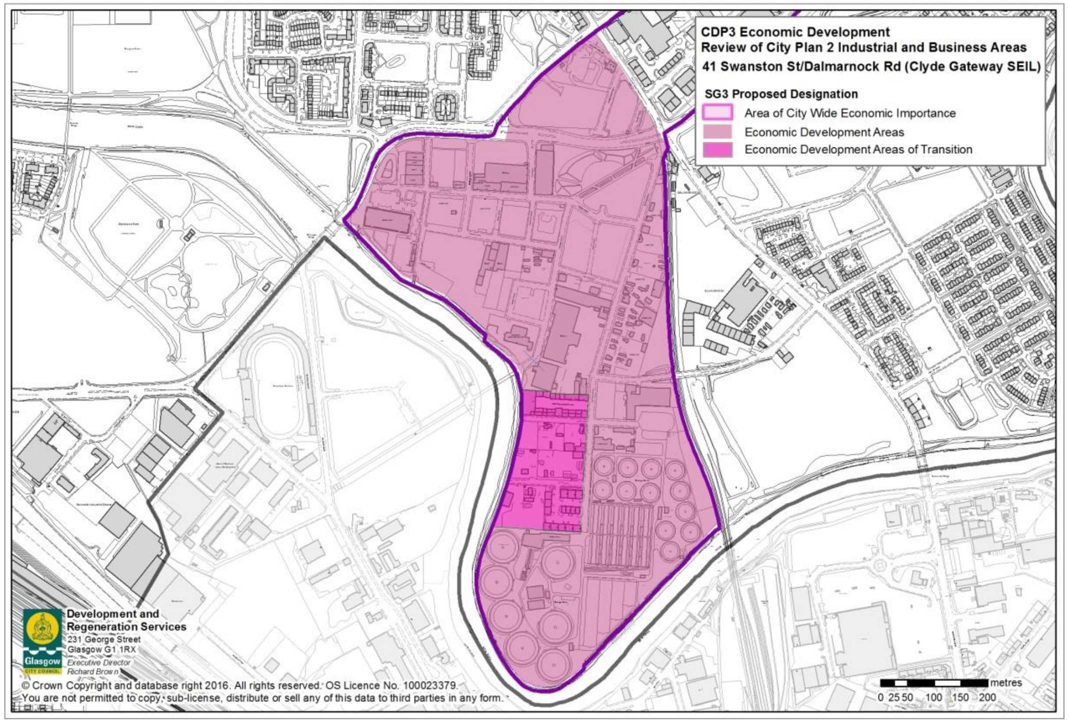
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
11	Possilpark	OK/ Poor	Base	Low	42606.4/ 40,797.31	4578.66	15,070.07	36.93	Medium quality units; vacant units could accommodate alternative uses, where appropriate. Need to protect Allied, a key employment generating occupant. Area shows considerable increase in vacant floorspace since 2010. Overall low accessibility may need to be taken into consideration.



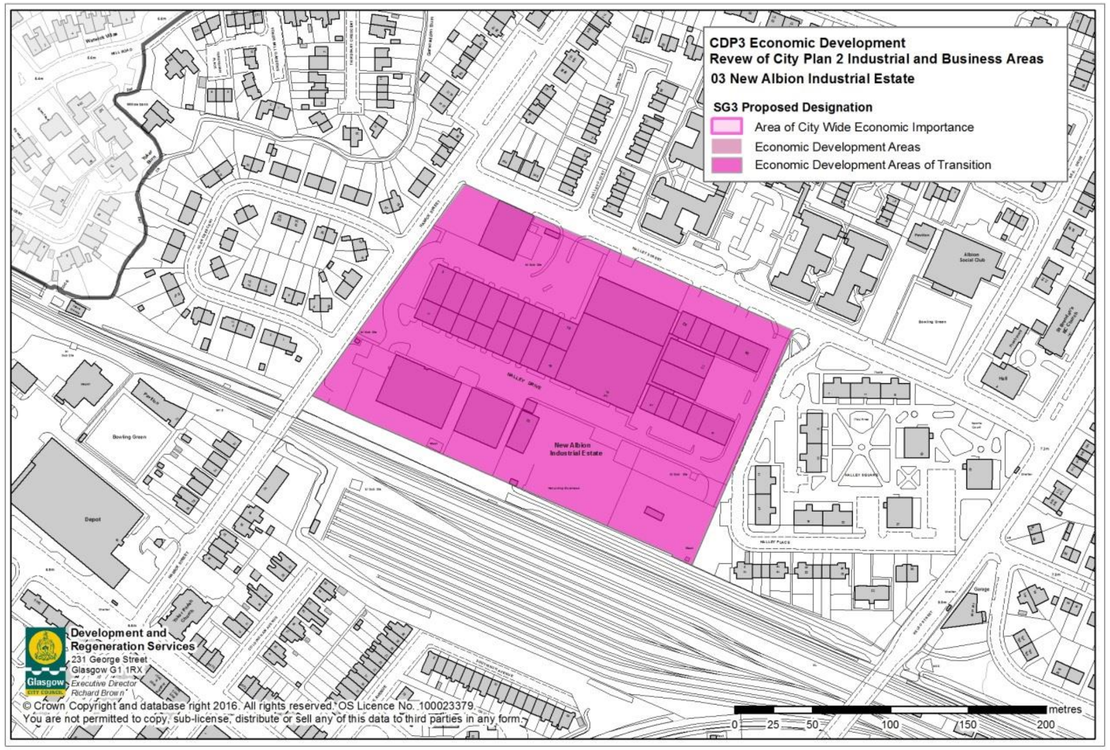
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
7	Enterprise West (Glasgow North)	Ok/ Poor	High	Low	12,540.61 / 12,540.61	5466.03	4,416.10	35.21	Several vacant units. Although there has been a slight increase in occupied floorspace, over a third of the area's floorspace remains vacant in 2015. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity.



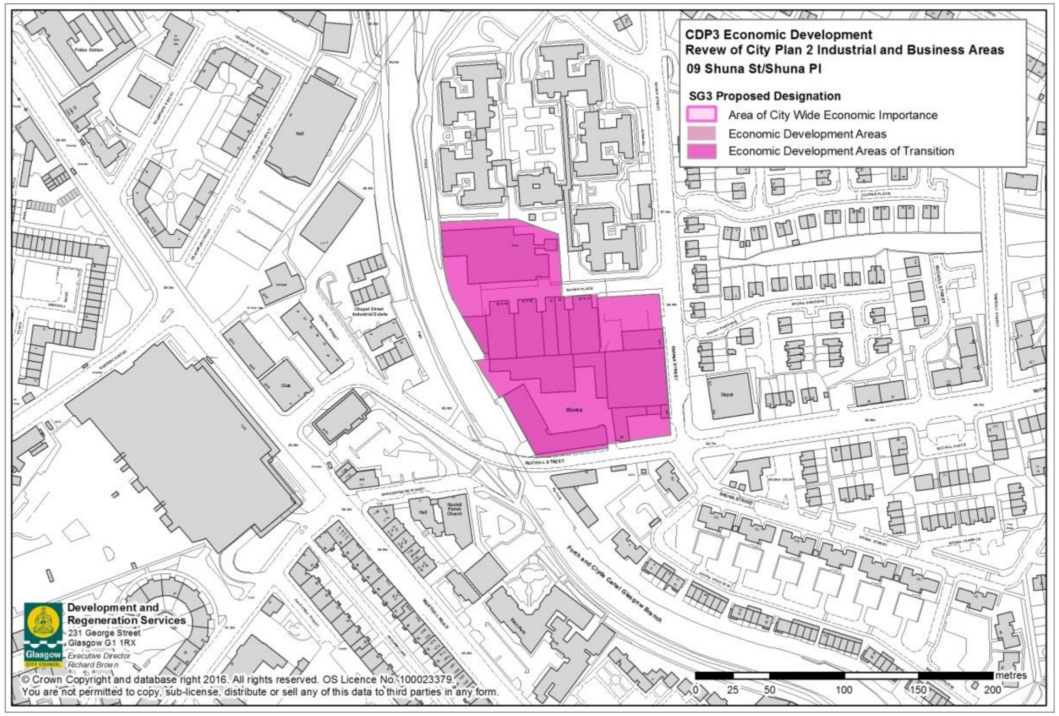
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
49	Kilbirnie Street	Ok/ Poor	High	Low	75,319.06 / 79,866.60	24,805.81	27,779.10	34.78	Several vacant units and many derelict buildings. Second largest area (sqm) of vacant floorspace in the City's EDAs, accounting for over a third of total floorspace. Area has good public transport accessibility, but poorer connections to major road network which may restrict certain types of occupants with need for road transportation connectivity.



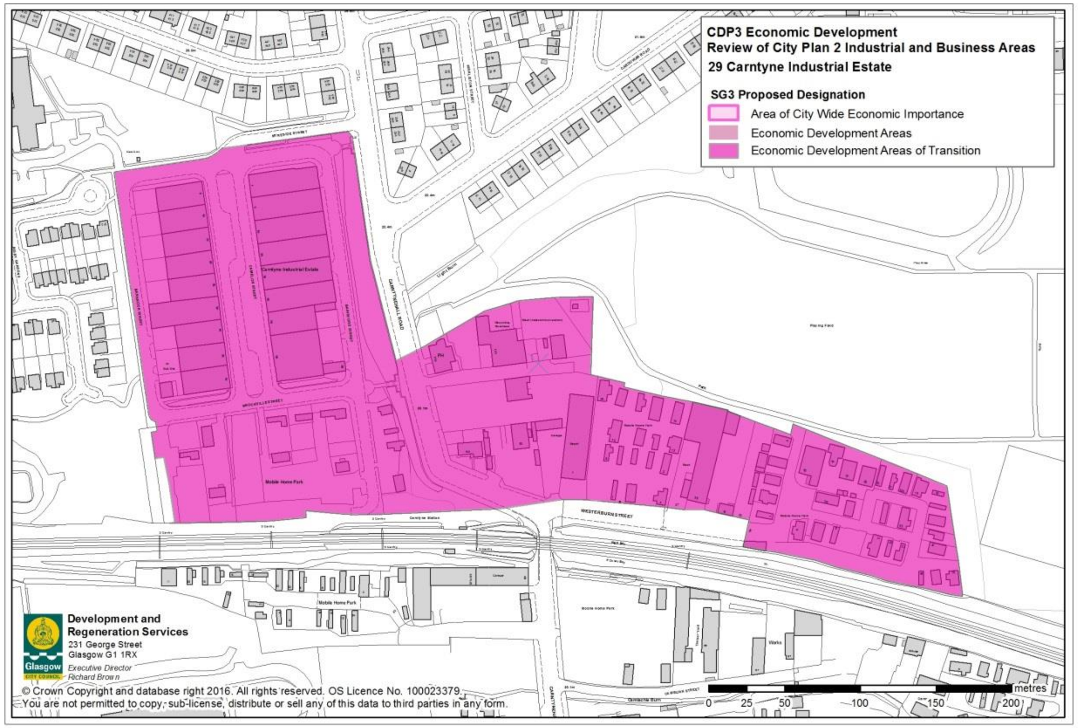
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
41	Swanston Street	Poor	Base	Base	65,104.82/ 66,624.96	19,791.76	22,189.96	33.30	Adjacent to Clyde Gateway development. Poor quality units could be improved and/or accommodate other uses as part of the transformation of the area. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.



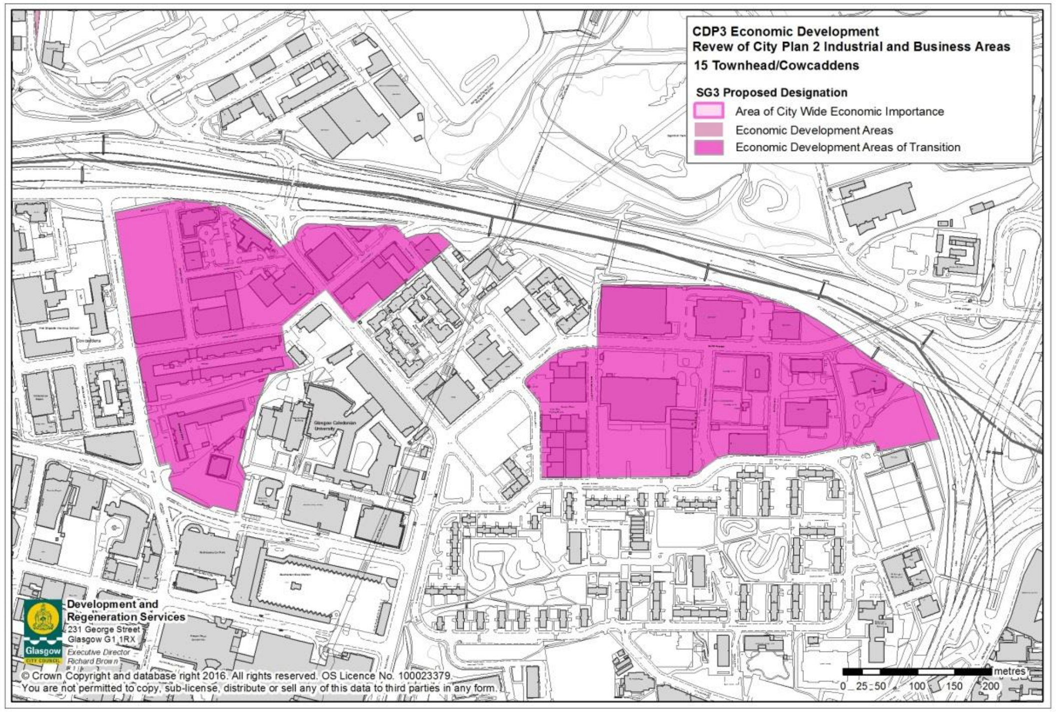
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
3	New Albion Industrial Estate	OK	Base	Low	21,648.41/ 15,620.68	5671.39	4,482.29	28.69	Reasonably maintained area with older units. Despite a reduction since 2010, almost a third of the EDA's floorspace remains vacant. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.



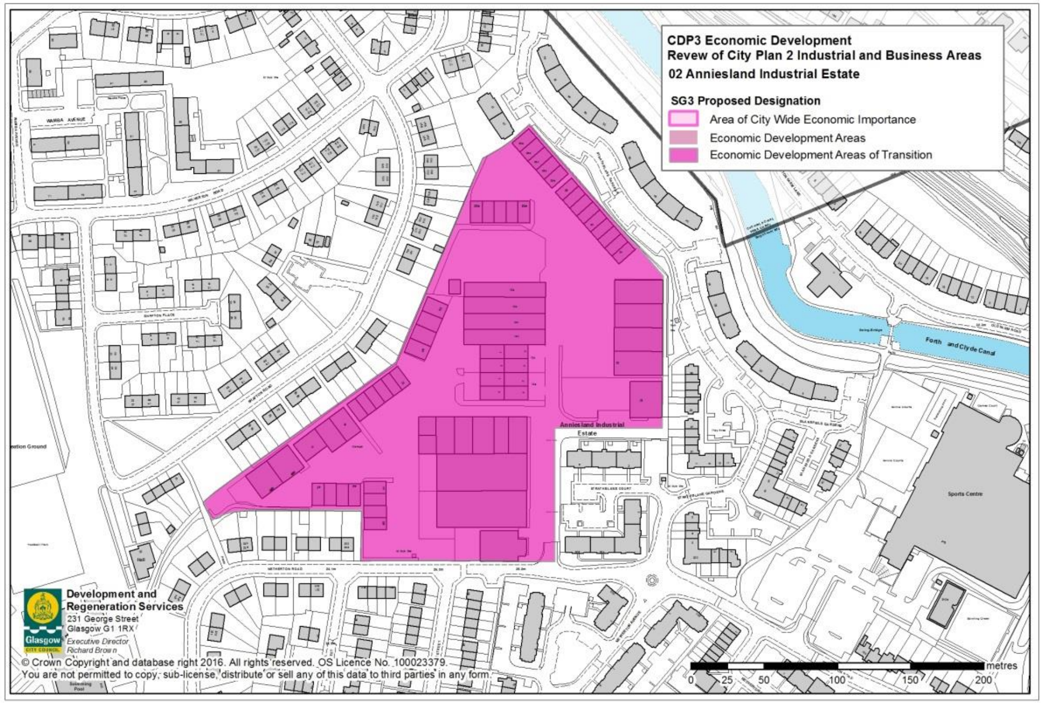
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
9	Shuna Street	Poor	High	Low	11,886.28/ 11,886.28	3200.8	3,099.38	26.07	Poor quality units/buildings. The area has shown very little change on reducing vacant floorspace levels since 2010 (over 25%). Lack of change in this trend indicates that alternative uses may be appropriate. The area benefits from good public transport accessibility, but poorer major road connectivity.



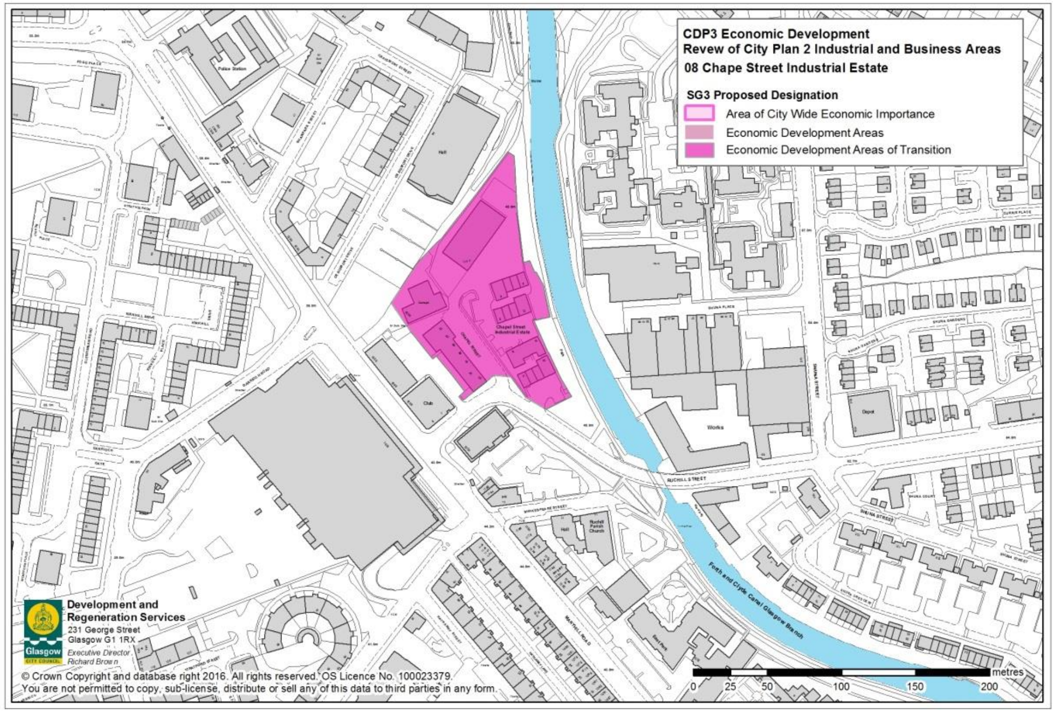
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
29	Carntyne Industrial Estate	Poor	Base	Low	12,915.8/ 16,109.67	7426.06	3,856.06	23.93	Poorer quality units. The area has seen an increase in its overall floorspace as well as a reduction on vacant floorspace since 2010. Despite this improvement, almost a quarter of available floorspace remains vacant. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.



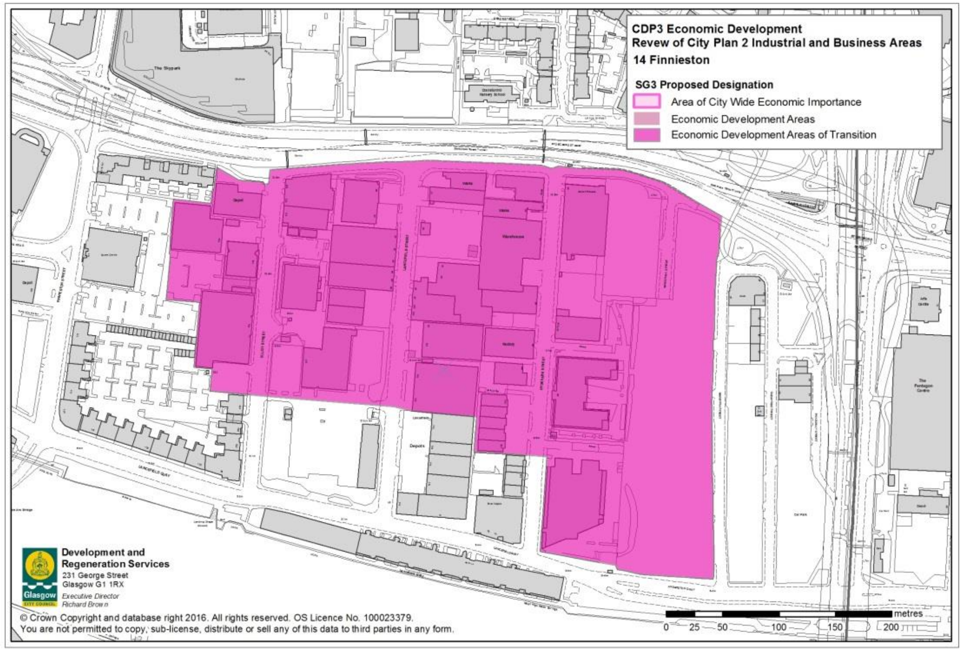
Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
15	Townhead	OK/ poor	High	High	117,992.16/ 125,893.71	5111.2	21,606.20	17.16	Site with potential for alternative uses. Student housing developments in the area have shown that there are trends indicating the inclusion of alternative uses has already begun. The area benefits from good transport connectivity, as well as being located between the City Centre (SEIL) and the Sighthill Transformation Regeneration Area.



Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
2	Anniesland Industrial Estate	Good	Low	Low	21,648.41/ 21,635.48	1403.98	3,529.66	16.0	Area is well managed and maintained. Occupants of three larger units have moved out leading to an increase in vacant floorspace. Poor overall accessibility may prevent attracting certain types of occupants with a need for good connectivity.

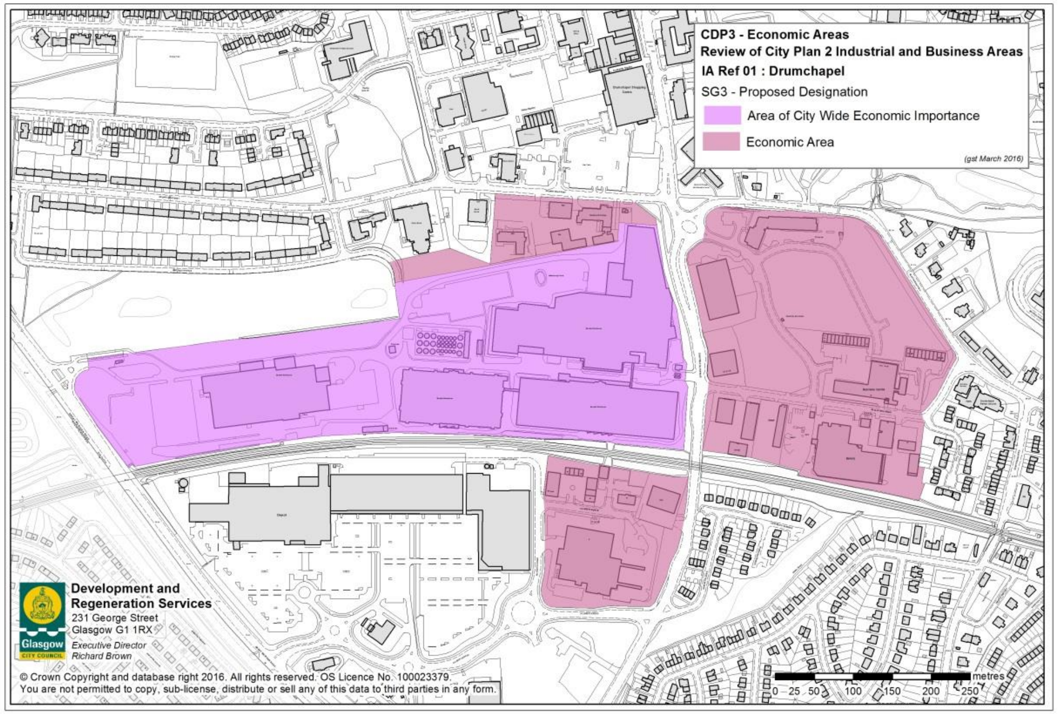


Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
8	Chapel Street	Poor	High	Low	3,220.2/ 3,598.43	165.93	390.17	10.84	Small industrial estate with low quality, older units. Area is close to Shuna Street (see above) indicating that this part of Maryhill may not be a preferred location for certain business use classes. Units could potentially benefit from including alternative units. The area benefits from good public transport accessibility, but poorer major road connectivity.

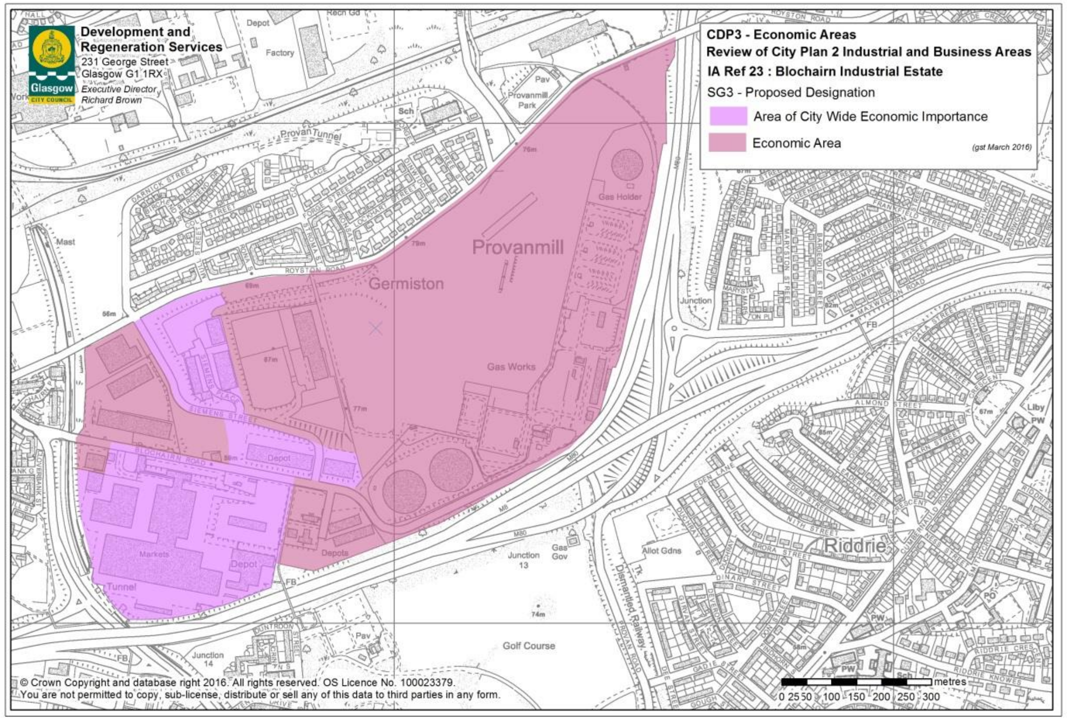


Ref No	Area name	Phys Qual	Pub. Trans. Access	Major Road Network Access.	Gross Floor space 2010/2015	Vacant Floor Space 2010	Vacant Floor Space 2015	% vacant 2015	Reason
14	Finnieston	OK/ poor	High	High	73,345.57/ 68,480.89	16329.25	6,081.12	8.88	Site with high potential due to its close proximity to the City Centre (SEIL) and the Pacific Quay/ Creative Clyde SEIL. The wider area has benefitted from the technology sector and start-ups. Recent applications have been submitted for housing and class 4 uses in adjacent sites indicating that the area is under a wider transformation. The area benefits from good transport connectivity, as well as being located between two important SEILs.

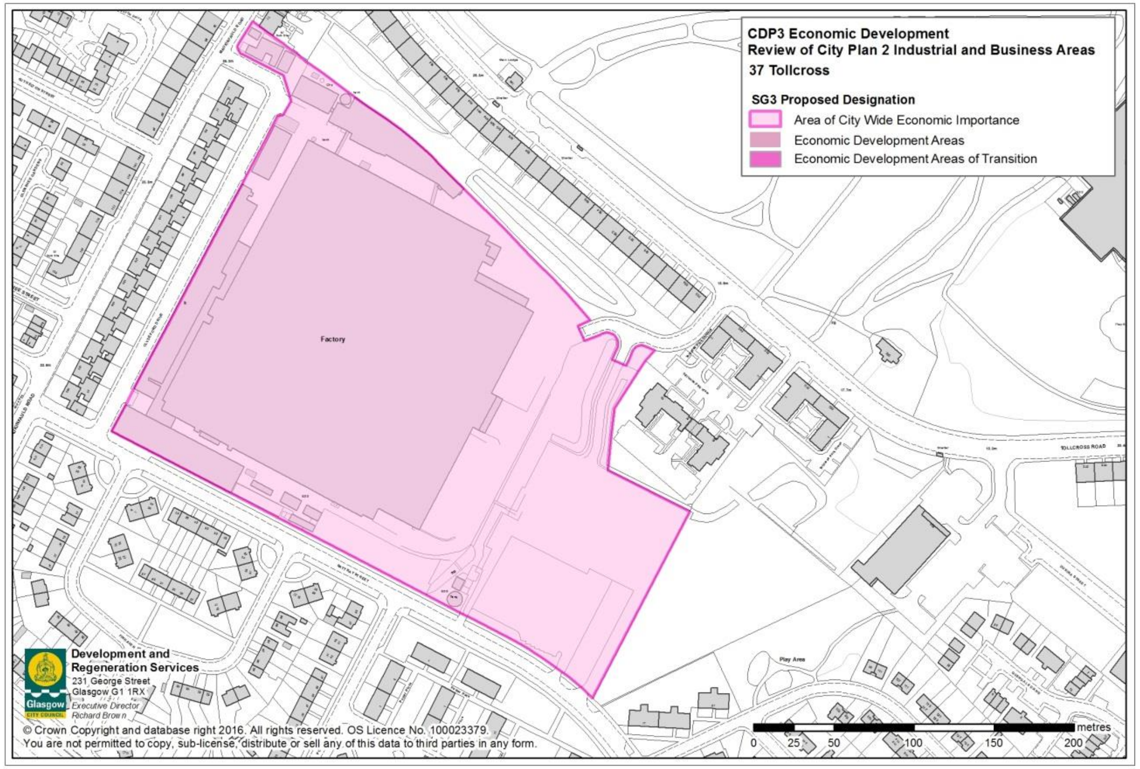
EDAs IDENTIFIED FOR PARTIAL BOUNDARY CHANGES TO REFLECT ACWEI STATUS



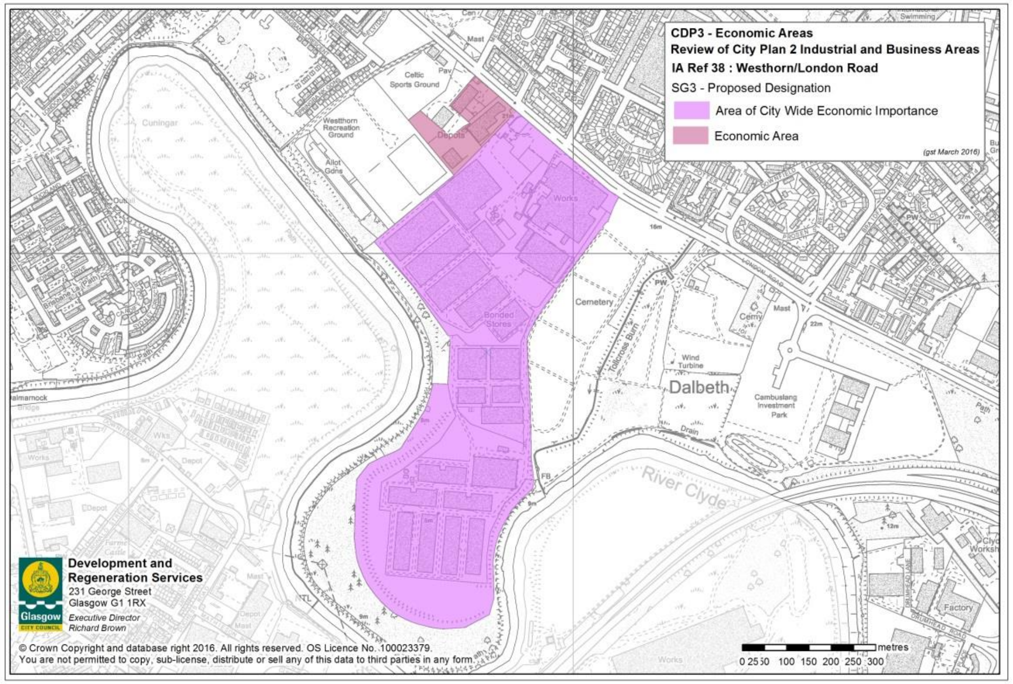
Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	**Comments/ reasons**
1	Drumchapel	OK/ Good	High	Base	62,908.4/ 65,325.72	1403.98	900.06	New addition as the area contains a large Edrington distillery, contributing to the strategic Food & Drink economic sector. The area boundary could be separated into two: East and West. West area would be comprised of the distillery and strategic sector. The East would not be protected under ACWEI status because the units and marketable land supply do not currently match strategic sectors.



Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	Comments/ reasons
23	Blochairn	Good	Low	High	117,495.39	4986.53	6953.58	Glasgow Wholesale Market for fruit, vegetables and flowers. New Addition as the market supplies the local food & drink economy, a strategic economic sector.



Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	Comments/ reasons
37	Tollcross	OK/ poor	High	Low	47198.86/ 45,851.06	0	0.00	United Biscuits/ McVitie's UK .New addition as this manufacturer corresponds to the strategic food and drink strategic sector.



Ref. No.	Area name	Phys Qual	Public Transport Access.	Major Road Network Access.	Gross flrspc 2010/2015	2010 vacant floorspc	2015 vacant floorspc	<u>Comments/ reasons</u>
38	Westhorn/ London Rd	OK	Low	Base	98,892.62/ 98,914.18	400.33	273.77	<u>New addition</u> as the area contains a large distillery and whisky bonds. The bonds have recently had million pounds investment. The distillery and bonds contribute to the strategic Food & Drink economic sector. The area boundary could be revised to remove the small units at the London Road entrance to the site, which do not contribute to strategic sectors.

Summary of EDA review –

The review has not identified any areas for removal or consolidation at this time, despite having envisaged at draft stages that this may be a possibility. Consequently, the main change between City Plan 2 and the City Development Plan is the recognition that certain EDAs may be able to incorporate Use Classes beyond Class 4 (offices), 5 (industrial) and 6 (manufacturing and distribution), though a managed process. This approach is considered appropriate to the current and emerging economic conditions, context and strategic priorities of the city. The following provides the EDAs which have been identified as meeting strategic objectives (SEILs and ACWEIs) and those areas managed change.

SEILS

- City Centre
- IFSD
- Pacific Quay/ Creative Clyde
- Robroyston (Nova Technology Park)
- Swanston Street/ Dalmarnock (Clyde Gateway)
- West of Scotland Science Park
- QE University Hospital

ACWEIs

- Blochairn
- Cambuslang
- Drumchapel
- Glasgow Business
- Hillington
- Tollcross
- Queenslie
- Westhorn/ London Road

EDAs WITH POTENTIAL FOR ACCOMMODATING ANCILLARY & COMPLEMENTARY USES

- Anniesland Industrial Estate
- Carntyne Industrial Estate
- Chapel Street
- Drakemire Drive
- Enterprise West (Glasgow North)
- Finnieston
- Kilbirnie Street
- New Albion Industrial Estate
- Possilpark
- Scotland Street/ Milnpark Street
- Shuna Street
- Swanston Street
- Townhead

Please direct any observations or comments to Andy Dale (andy.dale@drs.glasgow.gov.uk) or Graham Martin (graham.martin@drs.glasgow.gov.uk), City Development Plan team.