

LDP for Glasgow

Main Issues Report and Potential Additional Sites Consultation Responses Summary Report

BACKGROUND

- 1.1 In October 2011, Glasgow City Council produced, for consultation, a Local Development Plan (LDP) for Glasgow Main Issues Report (MIR). The MIR was not a consultative draft version of the new LDP. Its role was to identify the main issues that the new Plan would have to address, as a means of informing the preparation of the Proposed Plan, the next stage in the process of producing the LDP. The MIR concentrated on the key planning changes considered to have taken place since the preparation of City Plan 2. It set out the authority's big ideas for future development, in the form of a series of 3 spatial strategy maps, and 40 key issues, ranging from how to ensure an adequate housing land supply for the City to how the Plan could promote local renewable and low carbon sources of heat and power. It was accompanied by an Interim Environmental Report (SEA) and Monitoring Statement. These documents were consulted on over a 10 week period, from 3 October to 12 December 2011. Comments on City Plan 2 policies and proposals were also welcomed.
- 1.2 This report provides a summary of the responses made to the Main Issues Report (and the associated SEA and Monitoring Statement) and of the responses made to the Potential Additional Sites Consultation which followed (see paragraph 3.1).

MAIN ISSUES REPORT AND ASSOCIATED DOCUMENTS

- 2.1 272 responses were made before the close of the consultation period, totalling 2,638 different comments on the MIR, SEA, Monitoring Statement and City Plan 2. The majority of comments (over 90%) were made on the MIR, with a further 8% made on City Plan 2.
- 2.2 Comments were made on all of the issues in the MIR, with most being made in relation to the issues set out in the table below. The tenor of the responses received was generally supportive of the preferred options for tackling these issues set out in the MIR. However, a significant number of responses were supportive of alternative options, notably in relation to Issue 1.1 (where the effectiveness of the private sector housing land supply was questioned and further greenfield release proposed) and Issue 2.5 (where it was suggested that the preferred option of no new superstores, outwith town centres, did not conform with Scottish Planning Policy). These issues, and the others raised in the consultation, are being considered with a view to determining the direction which the Proposed Plan should take and the content of its policies and associated supplementary guidance.

Issue	No of Comments
1.1 - Private Sector Housing Land Supply	84
4.3 - Local Rail Infrastructure	78
1.5 - Alternative Uses for Vacant/Derelict Land	74
2.1 - Role of the City Centre	71
1.2 - Renewable Energy	63
4.1 - Future Public Transport Network	62
2.5 - Large Superstores in Glasgow	60
5.3 - Green Network Priorities	51
4.6 - Strategic Cycle Routes	48
2.2 - Town Centres	47

- 2.3 Summaries of all of the responses submitted during the MIR consultation period have been made available on the development plan webpage.

POTENTIAL ADDITIONAL SITES CONSULTATION

- 3.1 In addition to comments on the main issues, the consultation also prompted requests for a number of new development proposals to be included in the Proposed Plan, over and above those set out in the MIR and supporting documents. The Scottish Government is keen to ensure that the Proposed Plan should not be used to “test the water” on such proposals, and that the public should have had a chance to have their say on them beforehand. As such, a Potential Additional Sites (PAS) Consultation was undertaken, commencing in October 2012 and ending on 7 December. It included all 48 site proposals submitted in response to the MIR, irrespective of whether they were likely to be included in the Proposed Plan, or not. The consultation was on the additional 48 sites only, and did not represent another chance to comment on the MIR itself.
- 3.2 535 responses were made before the close of the consultation period, providing 728 valid comments (i.e. comments which were both submitted on time and made in relation to a site which was the subject of consultation). Comments were submitted on all 48 sites, with the most numerous, by far, being made in relation to 2 sites:
 - Proposal 49 Otago Street – 207 comments were made on this potential site, where the commentator on the MIR sought that the site be designated for residential purposes. The site is designated DEV 2: Residential and Supporting Uses and DEV 11: Greenspace in City Plan 2. The responses received were overwhelmingly against the proposal.
 - Proposal 66 Clouston Street – 296 comments were made on this potential site, where the commentator on the MIR sought that the site be designated for green space purposes. The site is designated DEV 2: Residential and Supporting Uses in City Plan 2. The responses received were overwhelmingly in favour of the proposal.
- 3.3 The outcome of the assessment of these sites will be detailed in the SEA at the Proposed Plan stage. Summaries of all of the responses submitted during the PAS consultation period have been made available on the development plan webpage.

NEXT STEPS

- 4.1 The responses received to both the PAS and MIR consultations are being considered during the preparation of the Proposed LDP for Glasgow. The Proposed Plan will be produced in the Summer at which point representations on it can be submitted. Unresolved representations will be considered by a Reporter, appointed by Scottish Ministers, at an examination in public. Representations should be concise (no more than 2,000 words plus any limited supporting productions), but should fully explain the issues that people wish to be considered at the examination.