



CITY DEVELOPMENT PLAN Background Paper 13

Green Belt Review

INTRODUCTION

- 1.1 This paper provides a summary of the Green Belt Review carried out as part of the preparation for the Proposed Local Development Plan (the City Development Plan or CDP). A Review is required to meet the terms of the Glasgow and the Clyde Valley Strategic Development Plan (SDP), which states that “the review and designation of the inner and outer boundaries of the Green Belt should be priorities for Local Development Plans so as to ensure that ... key environmental objectives ... are achieved”. The review has been based on an assessment of the current Green Belt against the criteria set out in both national (Scottish Planning Policy) and regional (SDP) planning policy. The overall objective of this review is to critically review the Green Belt, assessing its purpose and environmental capacity, to establish whether boundary alterations are needed or where land could be removed for development, helping deliver a long term sustainable spatial strategy.

BACKGROUND

- 2.1 First identified in the 1946 Clyde Valley Regional Plan, the Glasgow Green Belt is a key strategic policy tool that has helped ensure that development within the city, and the surrounding conurbation, has been directed to the most appropriate locations. The clearance of slum housing, allied with the decline in the city’s traditional industries, resulted in a growth of vacant and/or derelict (V&D) land in the city in the latter half of last century. Over recent decades, Green Belt policy has successfully helped direct much of the new investment in the city to brownfield sites within the urban area. Nevertheless, many urban brownfield sites are difficult and expensive to develop. As a result, many V&D sites remain (1232 hectares in 2012) and greenfield sites have been released in recent years, through the development plan process, to help meet housing demand and devolved Structure Plan house building targets.
- 2.2 In response to an identified housing shortfall in the Joint Structure Plan, City Plan 1 identified 9 Greenfield sites as additions to the land supply for owner occupied housing. Recognising that similar shortfalls may emerge in future iterations of the Structure Plan, City Plan 1 set out a requirement for six Comprehensive Planning Studies of selected Green Belt areas, to provide an indication of their long-term development potential and environmental capacity. Comprehensive Planning Studies were undertaken for 5 of these 6 areas: Broomhouse/Baillieston/Carmyle, Easterhouse/Gartloch, Robroyston/Millerston, Summerston/Balmore and Castlemilk/Carmunnock, and helped inform City Plan 2. This Green Belt review will help meet the City Plan 1 requirement for an assessment of the environmental capacity of the Green Belt in the sixth area – Parkhouse/Deaconsbank (including Pollok Estate). The inclusion of Drumchapel in this review means that all of the city’s Green Belt will have been subject to assessment during the last decade.
- 2.3 When the 2006 Joint Structure Plan identified a substantial housing land shortfall of 19,000 houses across the conurbation, the Comprehensive Planning Studies helped inform where land could be released from the Green Belt. This land release was in the form of new areas of strategic urban expansion, or “Community Growth Areas” (CGAs). In Glasgow, 3 CGAs were identified, at Broomhouse/Baillieston/Carmyle, Easterhouse/Gartloch and Robroyston/Millerston. City Plan 2 indicated that each CGA should be subject to a master planning exercise, which would consider, in more detail, the physical and environmental constraints affecting the areas and would identify appropriate development sites within them. This exercise has now been completed for two of the CGAs (Broomhouse/Baillieston/Carmyle and Robroyston/Millerston) with work ongoing to complete the third. This detailed masterplanning is helping determine the Green Belt boundary in these areas, in accordance with environmental constraints criteria identified in the Comprehensive Planning Studies.
- 2.4 Figure 1 shows the changes in the Green Belt boundary which have taken place between 1996 and the publication of City Plan 2 in 2009. Almost 600ha of Green Belt land has been redesignated over that period. Figure 1 shows the City Plan 2 Green Belt boundary and the CGA search areas.

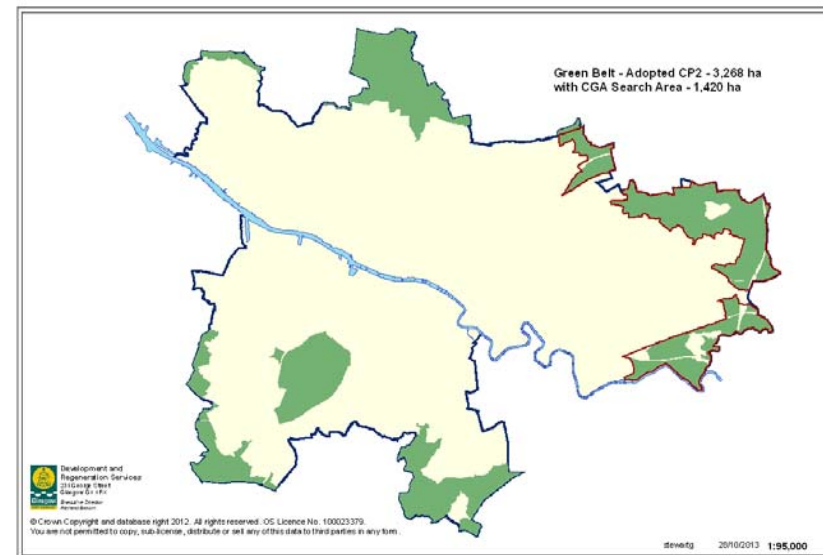
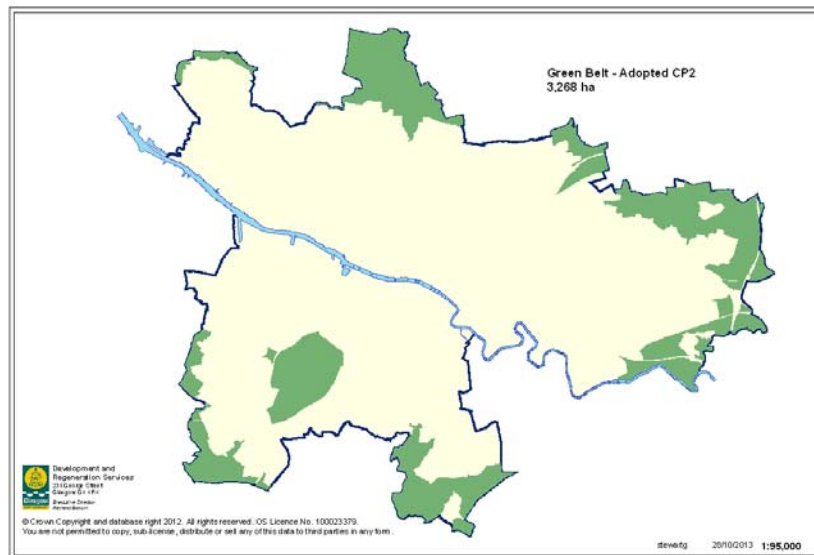
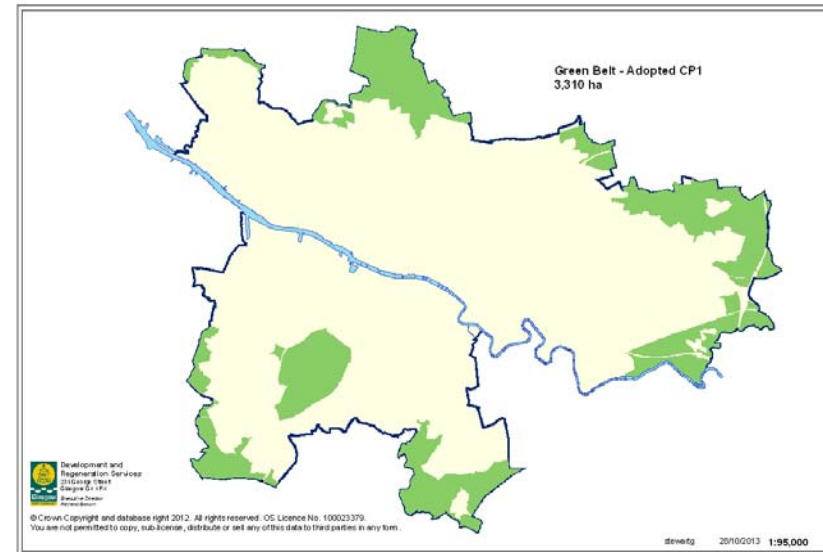
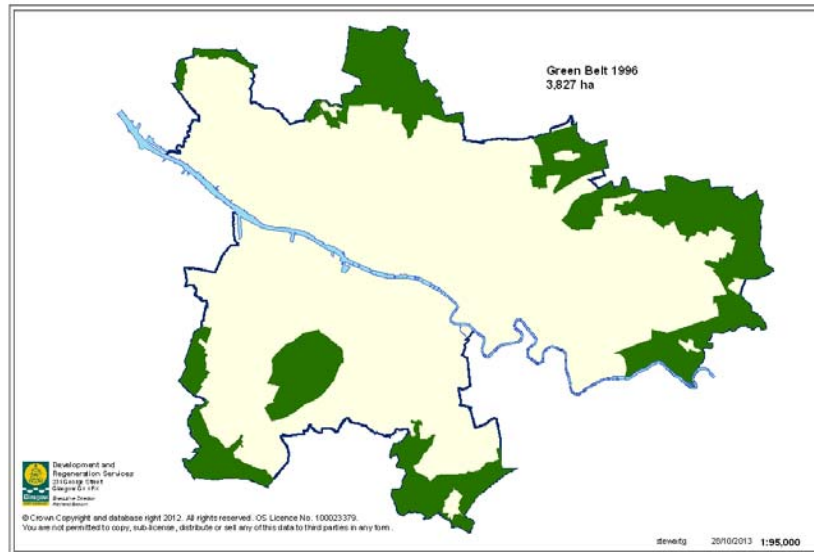


Figure 1: Green Belt Change 1996- 2009

NATIONAL GREEN BELT POLICY

- 3.1 Scottish Planning Policy states that “the purpose of Green Belt designation in the development plan as part of the settlement strategy for an area is to:
- direct planned growth to the most appropriate locations and support regeneration,
 - protect and enhance the quality, character, landscape setting and identity of towns and cities, and
 - protect and give access to open space within and around towns and cities.”
- 3.2 The SPP indicates that Green Belt designation should “provide clarity and certainty on where development will and will not take place” and should be used to direct development to suitable locations, not to prevent development from happening. It also states that land should only be designated as Green Belt as part of the long term settlement strategy that should be set out in the development plan.
- 3.3 SPP indicates that “in city regions [such as the Glasgow and Clyde Valley Strategic Development Plan area], the Strategic Development Plan should establish the need for a Green Belt, identify its broad area and set the policy for future development within it. Local Development Plans should establish the detailed boundaries of the Green Belt and identify types of development which are appropriate within the Green Belt”.

STRATEGIC GREEN BELT POLICY

- 4.1 The Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012 states that the Green Belt is central to the sustainable planning of the city-region. It highlights that the Green Belt has a significant role to play in achieving key environmental objectives by:
- directing planned growth to the most appropriate locations;
 - supporting regeneration;
 - creating and safeguarding identity through place-setting and protecting the separation between communities;
 - protecting open space and sustainable access;
 - protecting the natural roles of the environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity;
 - protecting the farming economy of the city-region; and
 - meeting the sustainability requirements of biomass renewable energy, timber production and natural resource developments.
- 4.2 The SDP states that “the review and designation of the inner and outer boundaries of the Green Belt should be priorities for Local Development Plans so as to ensure that [these] key environmental objectives ... are achieved”. The SDP also recognises the role which the Green Belt can play as part of the Green Network and its potential to contribute to delivering the Metropolitan Glasgow Strategic Drainage Scheme (MGSDP).

HOUSING LAND

- 4.3 In relation to directing planned growth to the most appropriate locations, the Scottish Government is committed to increasing the supply of new housing in Scotland, to accommodate population and household growth, and identifies the planning system as having a key role in delivering on this objective by ensuring that there is a generous supply of housing land. The CDP Main Issues Report considered whether there was a need to release further land from the Green Belt for private housebuilding. It stated that, “based on the housing demand outcomes from the SDP’s planning scenario, and the scale of the projected housing stock ... the SDP Proposed Plan concludes that the private housing supply across the SDP area is more than sufficient to meet demand in the private sector up to 2025. As a result, there is no requirement to identify further sites for private housing development over and above those which are currently identified”. On this basis, the MIR’s preferred option had been for no further release of land from the greenbelt for private housebuilding.
- 4.4 Since publication of the MIR, it has become apparent that there have been significant changes in the housing market, related to those in the wider economy. These changes are considered likely to be a short-medium term phenomenon, but (when recent completions are added to the current land supply) there is an anticipated shortfall of around 6,500 houses in the private sector for the period 2009-2020. However, the basis of the demand calculations (in 2008) has been re-considered in the light of more recent evidence. Household growth in Glasgow, and in Scotland generally, has slowed down in the last decade, partly due to the economic downturn. While it is considered that a return to economic growth will boost household formation rates, it is not expected that these will reach the levels seen in the 1990s. In addition, there have been reductions in house building activity and a consequent downward revision of the effective land supply, as a result of economic factors unrelated to the land use planning system. The Council’s response, which is considered to be reasonable in the current market circumstances, focuses on the amount of housing that can be delivered in the short term through the removal of obstacles to development. As improved lending conditions feed through to recovery in the housing market, it is anticipated that the City’s brownfield opportunities (some of which were non-effective during the downturn) will contribute to a rise in housing completions, as will the three Community Growth Areas.
- 4.5 Nevertheless, and given the extent of the projected shortfall, the Scottish Government’s expectation of a generous land supply means that it is important that the potential for additional Green Belt release be fully explored.

METHODOLOGY

- 5.1 For the purposes of this review, the Green Belt has been split into 7 sectors:
- 1) Drumchapel
 - 2) Parkhouse/Deaconsbank/Pollok
 - 3) Castlemilk/Carmunnock
 - 4) Broomhouse/Baillieston/Carmyle
 - 5) Easterhouse/Gartloch
 - 6) Robroyston/Millerston
 - 7) Summerston/Balmore

5.2 Each sector has then been examined against a set of criteria derived from the SPP and SDP, and considered to represent the key roles and functions which the Green Belt is expected to fulfil. Wherever possible, and to facilitate a simple, but rigorous, approach to assessment against these criteria, Geographic Information System data sets have been “layered” onto the Green Belt to provide a clear indication of constraints and environmental capacity in these areas. The criteria, and the GIS layers used to determine constraints are as follows:

(i) Coalescence/protecting the separation of communities

A 1km buffer has been applied to the inner Green Belt boundary to help illustrate where settlements in neighbouring local authority areas are within relatively close proximity of the City’s urban area. Green Belt boundaries in neighbouring local authority areas have helped inform this process (Figure 2). The areas highlighted by this approach have been further considered in relation to whether coalescence may help create a more sustainable settlement pattern and whether this would be sufficient to overcome concerns relating to protecting identity through place-setting and protecting the separation between communities.

(ii) Landscape and placesetting

Areas designated as Sites of Special Landscape Importance (SSLIs) in City Plan 2 have been used to indicate those areas of the Green Belt likely to be sensitive in terms of Green Belt release. Proposals affecting an SSLI should not have an adverse effect on its character, but should help enhance its landscape characteristics.

(iii) Sustainable Access

Country Parks, public parks and public golf courses have been used to highlight those areas of the Green Belt which should be retained to protect access to, and public use of, the Green Belt. Site visits have also helped inform where access is an important consideration in areas of the Green Belt not covered by such uses.

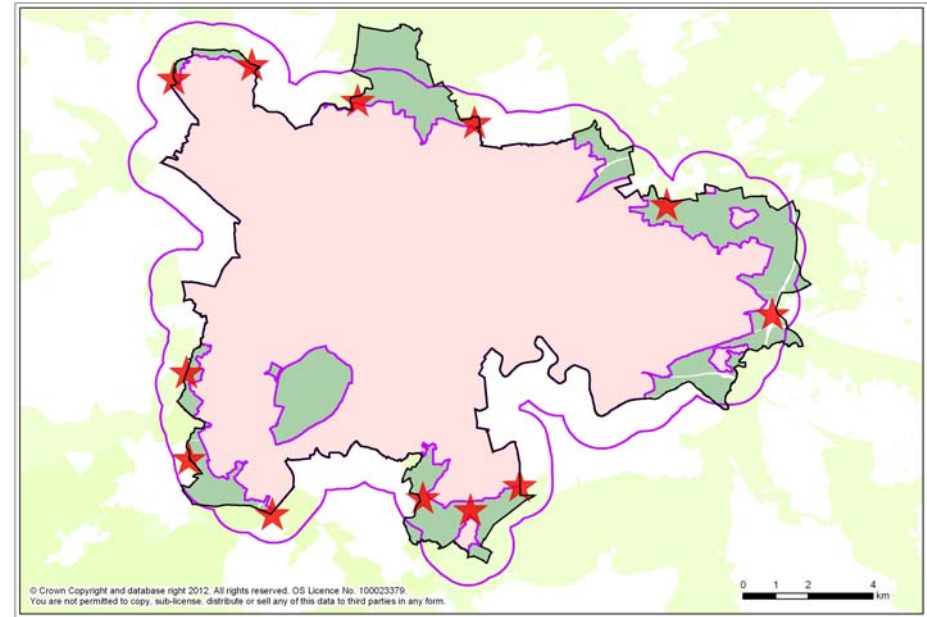


Fig 2 – The stars highlight the areas where coalescence between Glasgow’s urban area (pink) and those of other Local Authorities may be an issue

(iv) Biodiversity

The SDP indicates that the protection of biodiversity, as one of the natural roles of the environment, is one of the key environmental objectives which the Green Belt review should aim to achieve. Certain natural environmental designations have been used as a proxy for determining where the Green Belt plays a key role in protecting biodiversity, these being:

- Sites of Special Scientific Interest;
- Local Nature Reserves (both existing and proposed);
- Ancient, long-established or semi-natural woodland; and
- Sites of Importance for Nature Conservation.

The SPP states that Green Belt is not a designation “designed to safeguard natural heritage resources”. In this instance, however, it is not the Green Belt designation which protects these sites, but the separate environmental designations, and supporting policies. Using them in the layering indicates where release is less likely to be acceptable because of existing natural heritage and biodiversity considerations.

(v) Historic Environment

The Antonine Wall and its buffer zone (see City Plan 2), together with other scheduled monuments and Gardens and Designed Landscapes, have been used to highlight those areas of the Green Belt where the historic environment is a key consideration. Pollok Park and Carmunnock are also Conservation Areas.

(vi) Flooding

Much work has been done within Glasgow to determine those parts of the City liable to be affected by flooding, whether from pluvial or fluvial sources. Through the MGSDP, an estimation of which areas are most likely to be affected by 1:200 year flooding has been developed, to a relatively high confidence level. This work has informed this Green Belt review. It has been further informed by the recent availability of SEPA's updated Flood Maps (http://www.sepa.org.uk/flooding/flood_maps.aspx).

(vii) Other Considerations

Over and above these criteria, there are a number of other key uses in the Green Belt which make some parts of the Greenbelt unsuitable for release. These include: cemeteries; landfill sites; and waste water treatment works.

- 5.3 All of the above layers (with the exception of flooding) are shown on the sector maps. To show detail at an appropriate scale, the seven sector maps have been further subdivided. This analysis allows the identification of those parts of the Green Belt that have an important role in delivering the functions which the Green Belt is expected to fulfil and are most environmentally sensitive.
- 5.4 It also indicates areas that may not be so critical in the role of the Green Belt. These areas, along with Green Belt sites submitted to the Council for consideration during the consultation stages of the CDP (pre-Main Issues Report consultation and as responses to the Main Issues Report itself) and the extent of the development sites emerging from the GCA masterplanning process, are considered in more detail as “zones” within their respective sectors. In accordance with the requirement for review set out in the SDP, the potential zones which the review has concentrated on are those on the inner boundary of the Green Belt – i.e. those sites within the Green Belt which abut the urban area (including Carmunnock and that of adjoining authorities). Sites which sit within the Green Belt, but which are not adjacent to the existing, or proposed, urban area, are unlikely to constitute sustainable extensions of the urban area and are generally considered unsuitable for release.
- 5.5 Each zone has been assessed for its contribution to the role and purpose of the Green Belt in its sector. The zones have been considered against the methodology criteria (as set out in para 5.2), but also by taking account of any more recent or detailed analysis of them available within, for example, the Comprehensive Planning Studies, CGA masterplanning work or assessments prepared in support of the sites submitted through the CDP consultation process*. Sites identified for release through City Plan 1, but not yet developed, have also been considered.
- 5.6 All sites have also been subject to a separate assessment, through site visits, to explore the nature of their Green Belt boundaries, assessing whether they are identifiable on the ground and how they relate to the urban edge to help determine whether they are appropriate and defensible in the long term. This has taken into account where strong visual boundaries, such as rivers, tree lines and major roads, clearly identify the boundary. On the basis of all these considerations, a recommendation has been made for each zone. This recommendation has informed the Proposed CDP.

Three phases of site-specific consultation have taken place during the preparation of the CDP. The responses to these consultations have helped inform this Green Belt Review. The consultations are:

- **Main Issues Report (MIR)** (late 2011). Consultation on the MIR represented the key opportunity for public engagement in the CDP process. The MIR was informed by an earlier phase of public consultation (pre-MIR consultation undertaken in the Summer of 2010), in which the Council asked for big ideas/proposals to be submitted. The proposals submitted in response to the Pre-MIR consultation were included, for consultation purposes, in the MIR.
- **Potential Additional Sites Consultation (PASC)** (Late 2012). The response to the MIR included proposals for the development, or change of use, of some sites not included within the original MIR consultation documents. To ensure that the public and other interested parties could make their views known on these proposals, prior to the Council publishing its Proposed CDP, they were published for consultation.
- **Additional Potential Locations for Development Consultation (APLDC)** (Autumn 2013). During the process of undertaking this Green Belt review, it became clear that some there could be a limited number of additional proposals to amend Green Belt boundaries which hadn't been considered in either of the previous consultations - three locations considered to offer some potential for development, and two further locations where inclusion within the Green Belt may be appropriate. To ensure the public had a say in these potential changes, prior to the publication of the Proposed CDP, the Council undertook the APLDC consultation.

SECTOR 1 – DRUMCHAPEL

OVERVIEW

- S1.1 The Drumchapel study area (See Map 1) incorporates two distinct areas to the north and west of the existing urban fringe. Both areas comprise woodland managed by Forestry Commission Scotland that plays an important role in providing access to the natural environment for people living nearby. The area to the north is designated as Garscadden Wood Local Nature Reserve which contains ancient woodland to the north east and plantation woodland to the west of Peel Glen Road. To the west Drumry Wood slopes down to the Cleddans Burn.
- S1.2 The outer boundary of Glasgow's Green Belt is defined by the local authority boundary with East Dunbartonshire to the north and West Dunbartonshire to the west. Green Belt designation is continuous across the local authority boundaries and supports the designation, by RCAHMS/Historic Scotland, of much of the area as part of the Antonine Wall Buffer Zone. The buffer zone is intended to protect the site and setting of the Antonine Wall, part of the Frontiers of the Roman Empire UNESCO World Heritage Site. To effectively assess the Green Belt around Drumchapel against the criteria defined by SPP and SDP, the sector has been subdivided into three areas: Area A being Garscadden Wood East - the Green Belt to the East of Peel Glen Road; Area B Garscadden Wood West (the remainder of Garscadden Wood, west of Peel Glen Road); and Area C Drumry Wood (see Map1).

AREA 1A – RETAIN AS GREENBELT

- S1.3 Much of the eastern part of the area is designated ancient, long-established or semi natural woodland, managed by the Forestry Commission Scotland, on a steep, southerly-sloping hill which fringes the urban area of Drumchapel at Drummore Road. The physical landscape provides a distinct, robust inner Green Belt boundary to the south. The relatively narrow Green Belt (both that in Glasgow and East Dunbartonshire) in this location means coalescence is a particular concern.
- S1.4 The western part of Area A lies within the Antonine Wall Buffer Zone, necessary to support the setting of the World Heritage Site. The area is an important part of the green network, providing clear and well defined routes and access to the natural environment for people living nearby. It is designated as a Local Nature Reserve, Site of Special Landscape Importance and as a city-wide SINC. There is an electricity sub-station in the south east corner of Area A (Map 2, **Zone1.2**), which is currently included within the Site of Special Landscape Importance. A case could be made for removing this site from the Green Belt, given its "industrial" nature. However, it is not capable of release for another land use. As such, it is recommended that Green Belt status be retained.
- S1.5 The existing Green Belt designation and boundary of Area A should be retained.

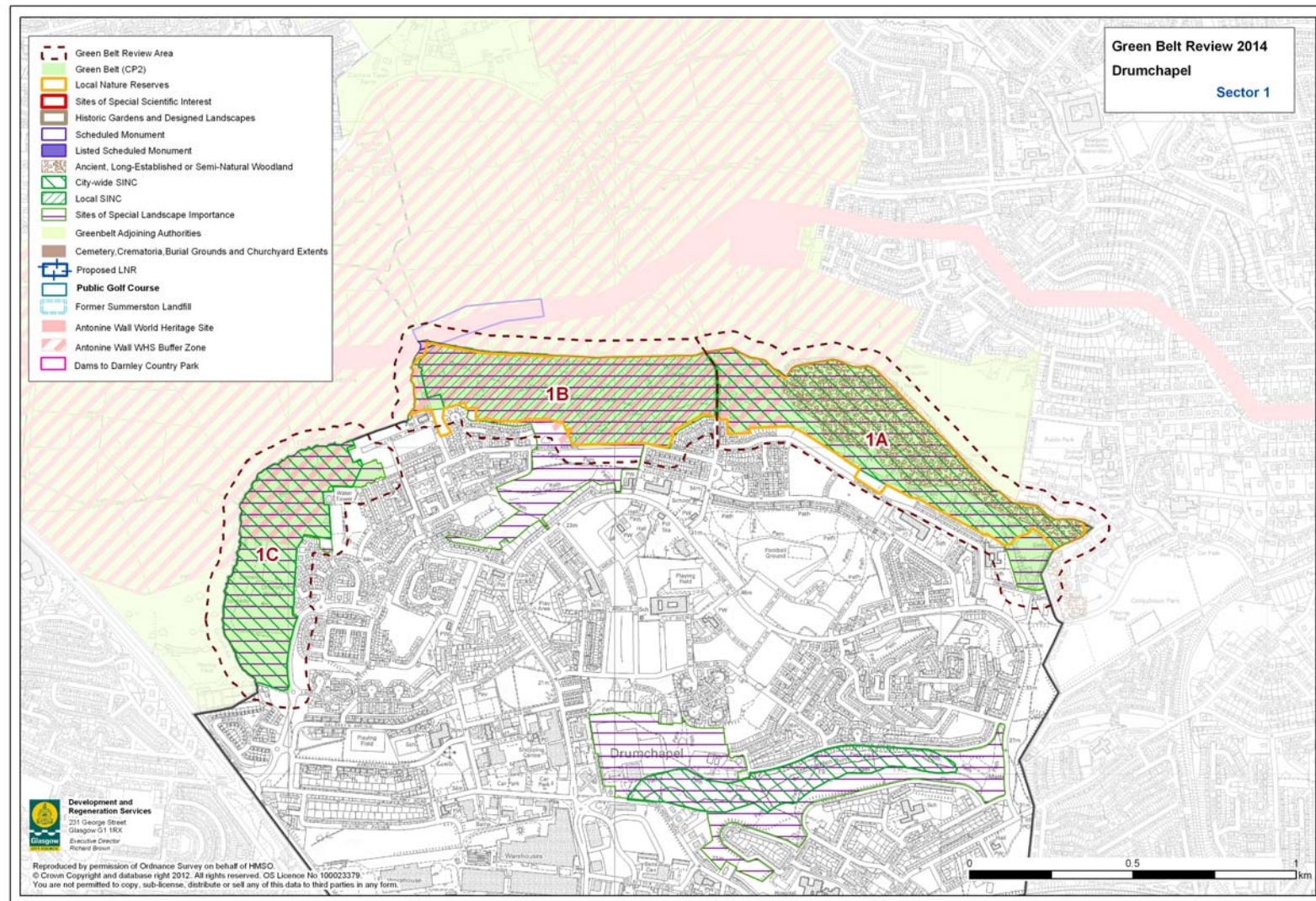
AREA 1B – RETAIN AS GREENBELT

- S1.6 The Green Belt boundary to Drumchapel is well defined by a steeply sloping, south facing, wooded bank, part of the Garscadden Wood Local Nature Reserve which crosses into Area A. Almost all of Area B falls within the Antonine Wall Buffer Zone. As with Area A, this area is an important part of the green network, providing clear and well defined routes and access to the natural environment for people living nearby. It is designated as a Site of Special Landscape Importance and as a city-wide SINC, as well as an LNR.
- S1.7 As with Area A, the multitude of environmental and landscape designations, and the access opportunities the area provides, means that the current Green Belt boundary should be retained.

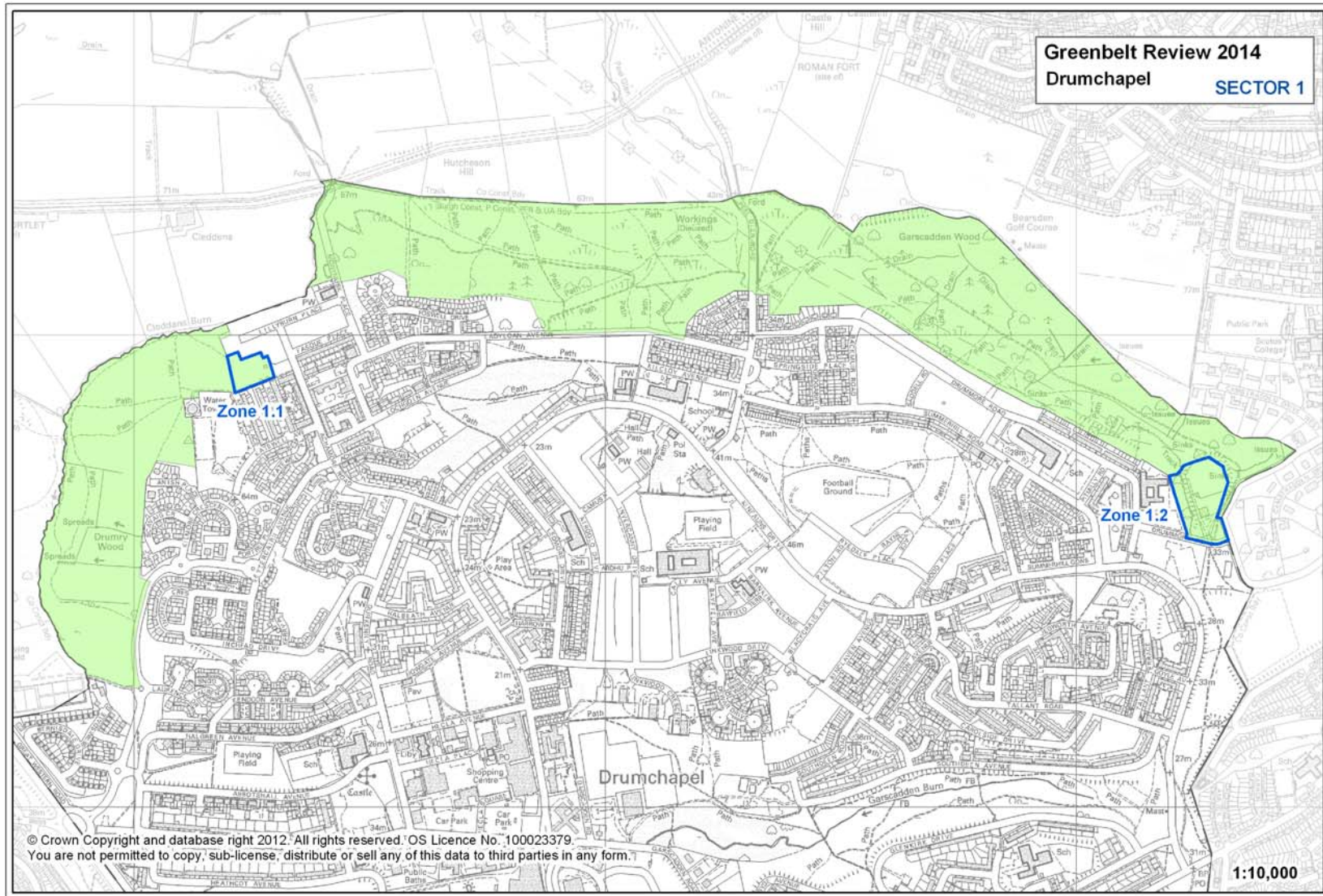
AREA 1C – RETAIN AS GREENBELT

- S1.8 The Green Belt boundary at this location is well defined by a steeply sloping bank and Drumry Wood. As with Area A, the Green Belt is relatively narrow at this location, in both Glasgow and East Dunbartonshire, and the prominence of much of the Area's west facing slope means that visual coalescence is a concern. The Cleddans Burn, at the bottom of this bank, forms the City's western boundary at this location, and the area in its immediate vicinity has a high likelihood of fluvial flooding.
- S1.9 The area is an important part of the green network, providing clear and well defined routes and access to the natural environment for people living nearby. The vast majority of the Green Belt in this Area is designated as a Site of Special Landscape Importance and as a city-wide SINC, and much of the northern part of the site falls within the Antonine Wall Buffer Zone. A potential exception is the small area of land to the West of Achamore Road, (Map 2, **Zone 1.1**) south of Lillyburn Place and north-east of the Water Tower. Whilst part of the SSLI, this site is not covered by the C-SINC or the Antonine Wall Buffer Zone, however it does serve as main point of access to the Cleddans Burn LNR. It is also on a steeply sloping, north facing site, with the likelihood that development would not be a straightforward option.
- S1.10 For these reasons, Area C's existing Green Belt designation and boundary should be retained.

Map 1 – Drumchapel Environmental Designations



Map 2 – Drumchapel Zones



SECTOR 2 – SOUTH WEST GLASGOW

OVERVIEW

- S2.1 This sector of the Green Belt is located in and around the Greater Pollok area of Glasgow, and extends from the urban edge of the communities of Pollok, Crookston, Nitshill, Darnley and Deaconsbank to the adjoining Renfrewshire and East Renfrewshire Green Belt. The Green Belt comprises three distinct areas of differing functions. The two areas to the west separate the built edge of Glasgow from the neighbouring towns and settlements – that to the north separating Crookston and Paisley, and that to the south separating Parkhouse/Deaconsbank from Barrhead. The remaining area is the green wedge/buffer of Pollok Estate, which is inset within the urban area and afforded a protection that reflects its special landscape and historic character.
- S2.2 The Green Belt in this south west sector experienced a substantial contraction following City Plan 1, accommodating four of that Plan's nine Greenfield Release sites. Of the four, only Crookston (250 houses) remains undeveloped, with Parkhouse (333), Deaconsbank (98) and Leverndale (23) developed and established. The Parkhouse release, in particular, helped deliver the Dams to Darnley Country Park, intended to facilitate greater public access to the area and to stabilise Green Belt boundaries in this location. This, together with the relatively limited extent of the remaining Green Belt, meant that the Comprehensive Planning Studies undertaken to inform the City Plan 2 strategy of 'Community Growth Areas' focused on other areas of Green Belt elsewhere in the city. The South West (or Parkhouse/Deaconsbank as it was referred to in City Plans 1 and 2) Comprehensive Planning Study was to be the last of the city's six studies. City Plan 2 states that "once plans for the Dams to Darnley Country Park are more advanced ... it is intended to revisit the Parkhouse/Deaconsbank area to consider the scope for a comprehensive review". This Green Belt review serves to meet the outstanding requirement for a comprehensive review of the Green Belt in this part of the City.

AREA 2A – PARTIAL BOUNDARY CHANGE TO FOLLOW LINE OF PROPOSED ROAD

- S2.3 The primary function of the Green Belt around Crookston is to provide separation and prevent coalescence between Glasgow and Paisley, at a location (between the White Cart and Hurler Road) where the Green Belt has been substantially reduced due to housing developments on both sides of its boundary. East Renfrewshire Council expressed concern regarding coalescence during City Plan 1, however, they did not object to that Plan's Green Belt Release at Crookston and Leverndale, provided no further release was considered.
- S2.4 The Green Belt also provides place setting for the housing area at Crookston. The importance of this landscape function is reflected in the whole areas' designation as a SSLI. To the north, the flat, open plain (Map 4, **Zone 2.2**), between the White Cart Water and the wooded embankment and listed buildings of the former Leverndale Hospital, provides an important landscape setting for the listed buildings and an attractive greenspace for local residents. The site is covered by a Tree Preservation Order. Much of the north and west of this area functions as flood plain (the SEPA maps identify it as having a high likelihood of fluvial flooding). Given these considerations, it is considered that this site should be retained as Green Belt. The inner Green Belt boundary could be strengthened to more appropriately define the urban edge.
- S2.5 The remainder of the area, including **Zone 2.3** (Map 4) and the segment to the south, rises up from the built edge to a ridge line of connecting woodlands, designated as 'Ancient, Long-established or Semi-natural'. These woodlands, and adjoining areas, are also designated as C-SINCs. There are access proposals to formalise the desire line paths running from the Hurler to the White Cart for woodland walks as a complement to recent and proposed development. The importance of the landscape as a setting for recent development, the issue of coalescence and the sensitive environmental designations render this area inappropriate for additional development. **Zone 2.3**, however, will accommodate the Crookston Spine/Bus Link Road (between Raeswood Road and Leverndale Road, as safeguarded by City Plan 2), the southern part of which falls within the

Crookston greenfield release site (see para S2.2). Once the road is constructed, it is considered that it will provide a strong and defensible Green Belt boundary in the north of Area 2A. As such, it is considered that the green belt boundary should be redefined to reflect the road line.

AREA 2B – POTENTIAL GREEN BELT RELEASE AT CORSELET ROAD

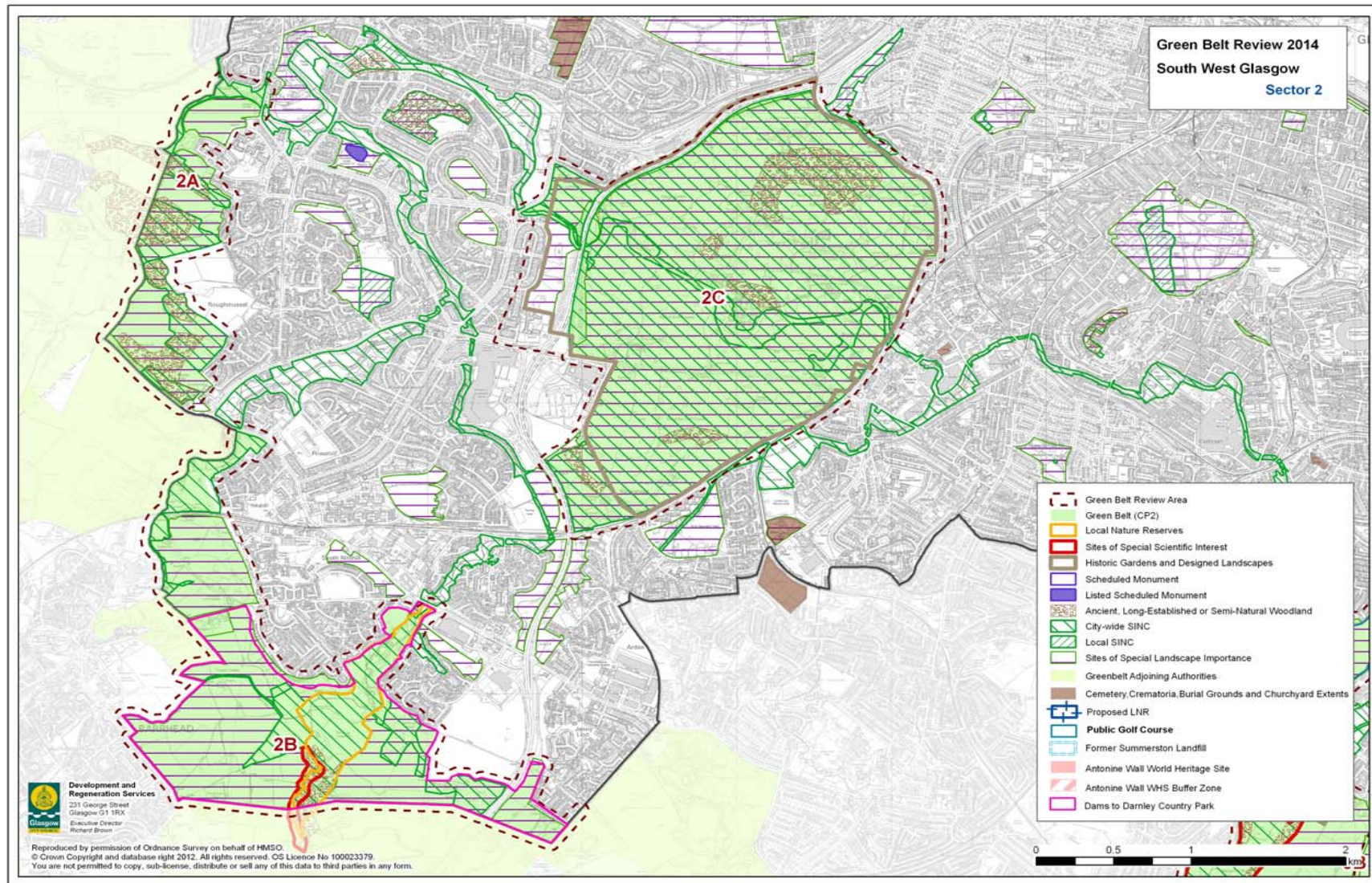
- S2.6 The vast majority of this area is designated a Site of Special Landscape Importance. The area has been subject to development pressure along Parkhouse (between Parkhouse and Barrhead) and Stewarton (between Deaconsbank and Newton Mearns) Roads, on both sides of the local authority boundary. In relation to **Zone 2.7**, the City Plan 1 Green Belt release site at Deaconsbank was reduced in size in response to the recommendation by the Reporter to the City Plan 1 Local Plan Inquiry, who recognised that coalescence was an acute issue in this location. **Zone 2.4**, and the agricultural fields north of Parkhouse Road, to the east and west of Salterland Road, are similarly close to Barrhead, and both **Zones 2.4** and **2.7** fall within the Dams to Darnley Country Park. The area north of the railway is part of the Levern Water Green Corridor and C-SINC. The easterly part of **Zone 2.7** is covered by a Tree Preservation order. Coalescence is a significant issue for both of these 'gateway' areas, and it is considered that they represent key Green Belt locations which should be retained.
- S2.7 The majority of the area south and east of Parkhouse Road and west of the M77, forms Glasgow's part of the Dams to Darnley Country Park, a joint access and recreation project between GCC and East Renfrewshire Council. The Park initiative was established as a Green Belt stabilisation initiative, in response to Green Belt release for development on both sides of the administrative boundary. The country park comprises areas of active farmland to the west, the central spine of Waulkmill Glen Site of Special Scientific Interest and Darnley Mill Local Nature Reserve and, to the east, open land, including **Zone 2.6**, that contains areas of instability due to undermining. The whole area is an SSLI and the land rises from the urban edge to a plateau almost at the boundary that gives panoramic views to Glasgow. There is little capacity to release land in this area due to the role of the Green Belt in addressing coalescence, its landscape importance, environmental sensitivity and undermining issues.
- S2.8 **Zone 2.5** is a small Green Belt site that lies between Parkhouse Road and Corselet Road. Although part of the Country Park, it is surrounded on three sides by housing and is free of environmental designations, although the SEPA flood risk maps indicate a possibility of fluvial flooding on the southern edges of the site. The site was subject to publication consultation through the MIR (Prop 0026) – no significant objections were raised to its release. It is considered that there may be scope to develop a limited number of houses at this location, which take account of flooding and ground conditions. Any such development should deliver environmental and access benefits, including enhanced parking provision, to the Country Park in accordance with the Country Park masterplan.

AREA 2C – RETAIN AS GREENBELT

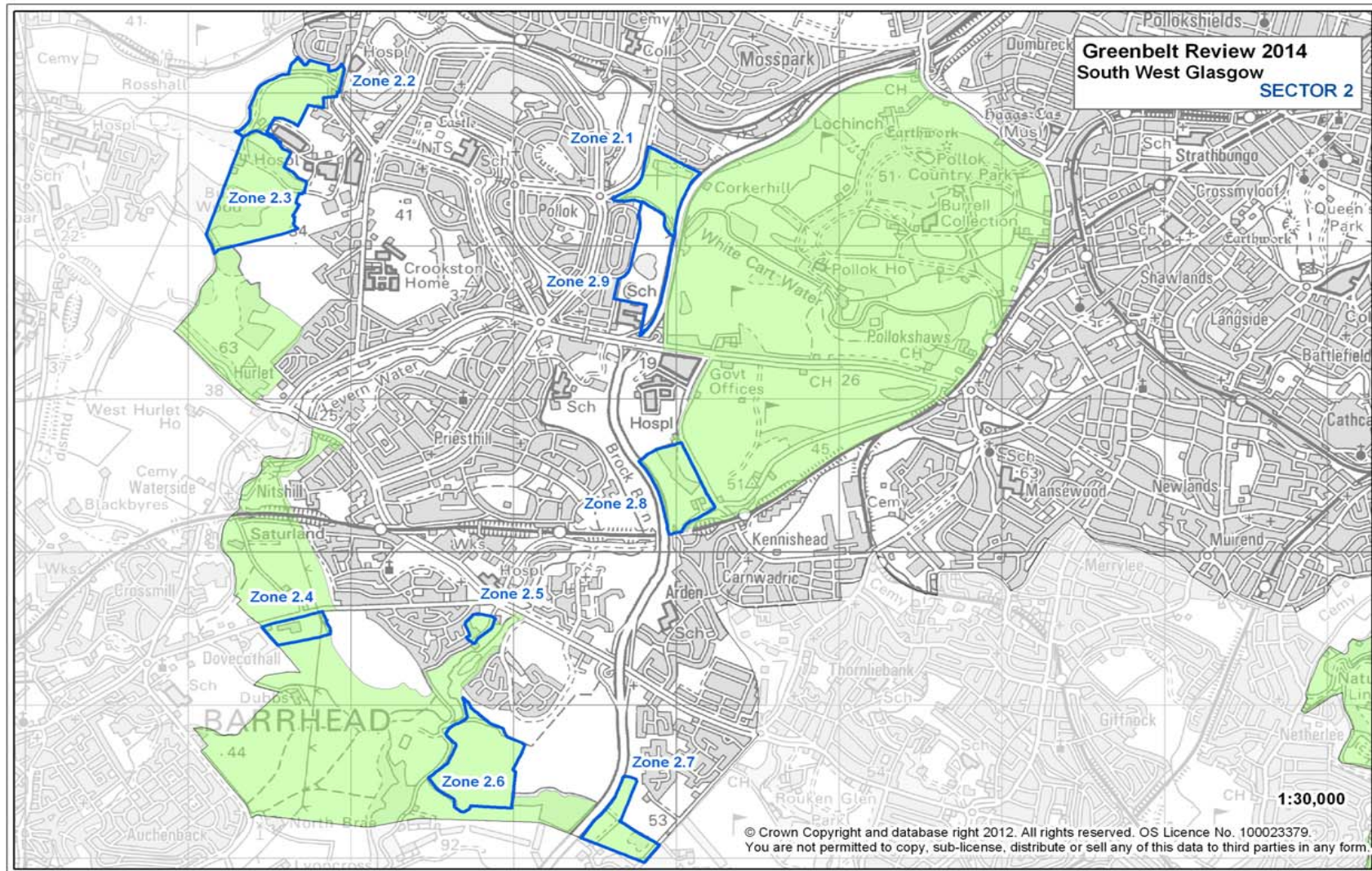
- S2.9 In addition to its Green Belt designation, Pollok Estate is covered by numerous environmental designations that reflect the significance of its landscape and historic character, as well the important contribution it makes to area's green network. Much of this area of Green Belt is a Conservation Area, a City-wide Site of Importance for Nature Conservation, a Site of Special Landscape Importance and a Garden and Designed Landscape. The Area also includes Listed Buildings and areas of Ancient, Long-established or Semi-natural Woodland. As such, it is considered that, in overall terms, Area C is not considered suitable for housing development and that its Green Belt status should be retained. However, the construction of the M77 isolated an area of land between Corkerhill Road and the M77 (**Zone 2.1**) from the main part of the Estate. Both this site, and land at Kennishead Farm (**Zone 2.8**), have been subject to representations during the CDP process seeking housing development. In addition, the M77 isolated land to the west of Damshot Crescent from the main part of the Estate, bounded by the M77 to the east and the White Cart Water to the north (**Zone 2.9**). Although this site is no longer in the Green Belt, the Council had given an undertaking that its potential for housing would be considered as part of the Parkhouse/Deaconsbank CPS. All 3 sites are considered below.

- S2.10 Damshot Crescent (**Zone 2.9**) was re-designated Greenspace in City Plan 2 in recognition that it was visually and functionally divorced from the remainder of Pollok Estate by the M77. Still included within the Estate's Garden and Designed Landscape, and retaining its SSLI designation, the area provides an important landscape setting for the urban edge of Pollok and maintains woodland roundels characteristic of the Estate. The site was considered at the City Plan 2 Local Plan Inquiry, with the Reporter indicating that, whilst the site was now dislocated from Pollok Park by the M77, it has "a continuing role in providing an effective green space between the motorway and the residential area". Nevertheless, she went on to note that "the Parkhouse/ Deaconsbank Comprehensive Planning Study will consider the future development potential of this area ..." and that "... any change to the status of this site, including the continued relevance of its various environmental designations, should be assessed in the context of this study". Given this Review's role in fulfilling the requirement for the Parkhouse/Deaconsbank CPS, it is considered appropriate to consider the scope for housing development on this non Green Belt site.
- S2.11 Open Space will no longer be identified in the CDP, but the CDP policy CDP 6 protects the key categories of Open Space identified on the Council's Open Space (or PAN 65) map. This site remains part of the Garden and Designed Landscape designation which covers the Estate and, as open space, has recreational value to the local community. Much of the northern part of the site is vulnerable to flooding. In addition, SNH have indicated that the site's mosaic of woodland and grassland gives it additional Green Network value (it is designated a Site of Special Landscape Importance), and that it augments, ecologically, the wildlife corridors of both the M77 to the east and the White Cart Water to the north. As such, it is considered that, whilst some residential development may be justifiable against CDP policy CDP6: Green Belt and Green Network, and associated Supplementary Guidance, the need to maintain the site's natural heritage functions, including flood management, means that this would require to be both limited and very well designed, given the need to respect landscape setting and maintain the site's natural heritage functions. As such, zone 2.9 has not been identified as a housing site in the CDP.
- S2.12 **Zone 2.1** is also disconnected from the main part of the Estate by the motorway. This area is part of the Garden and Designed Landscape and Conservation Area, and is also an SSLI and C-SINC. It provides an important landscape function, with the land rising to woodland, from the White Cart Water, announcing the proximity of Pollok Estate to motorway users, and giving a distinct sense of place. It also provides the only entrance in to Pollok Estate from the west, along National Cycle Network Route 75. The areas around the river are vulnerable to flooding. Given these considerations, it is considered that the site's Green Belt status should be retained.
- S2.13 **Zone 2.8** comprises the listed Kennishead Farm buildings and fields and includes a substantial area of Ancient, Long-established or Semi-natural Woodland. While it lies outside the Garden and Designed Landscape, it remains in the Pollok Estate Conservation Area. The Reporter to City Plan 2 recognised that, due to its topography and the designation as Conservation Area, SINC and inclusion of an area of ancient long-established or semi-natural woodland, she was "not convinced of its suitability for housing", stating that the site is detached from the residential area, is a significant area of green space and forms part of the green network. As such, it is proposed that the Green Belt designation should be retained. However, there may be scope for limited development to help secure the retention of the deteriorating listed farm buildings – this could be considered as an exception to CDP policy CDP6 and associated Supplementary Guidance.

Map 3 – South West Environmental Designations



Map 4 – South West Zones



SECTOR 3 – CASTLEMILK AND CARMUNNOCK

OVERVIEW

- S3.1 This sector lies to the south of Glasgow and stretches from the boundary with East Renfrewshire in the west to the boundary of South Lanarkshire Council to the south and east. The Green Belt has been subdivided into two areas, (Map 5) Area A being to the west of the Carmunnock by-pass and Area B to the east. The sector was the subject of a Comprehensive Planning Study (CPS), undertaken by RPS Consultants in 2004. The CPS stated that the “landscape resource in the Castlemilk/Carmunnock area is mainly categorised as being high risk. This is because of the high visibility of the area and the overall quality of the landscape. Carmunnock is situated on an elevated area of rolling land which is visually prominent.” Within this context, many of the Zones considered in this Green Belt Review were originally identified in the CPS as being of low or medium environmental risk.

AREA 3A – EXTEND GREEN BELT

- S3.2 Area A contains a green wedge separating urban Glasgow (at Croftfoot) from urban Clarkston, in East Renfrewshire. This wedge contains public parkland, a public golf course and a crematorium and cemeteries, including the new Muslim Cemetery for Glasgow. Much of the remainder of Area A comprises farmland, bounded by the woodland bordering the White Cart Water to the west and woodland along the Killoch Water to the South. This woodland is part of the Cart and Killoch Valley Site of Special Scientific Interest (SSSI), which stretches into the East Renfrewshire Council area. Bordering the SSSI to the north and east is the Carnbooth Woodland and Pasture City-wide Site of Importance for Nature Conservation (C-SINC). The remainder of this zone is designated a Site of Special Landscape Importance.
- S3.3 Proposals for the development of a site within Area A had been submitted during the preparation of the CDP. Map 6 **Zone 3.5**, at Mid Netherton, Carmunnock, was originally identified as having development potential in the 2004 CPS. It lies adjacent to the cemetery and is covered by a Site of Special Landscape Importance designation. It is predominately gently sloping, and is considered very visually prominent from the Carmunnock bypass, a key approach to the City. As a result, it is considered unsuitable for development. **Zone 3.4** is located to the south of **3.5**, in the same area of SSSI. The boundaries to the south & east are well defined by the protected woodland of the Cart and Killoch Valley SSSI, whilst remaining boundaries are weaker as they follow the field edges. As with **Zone 3.5**, the site, and the intervening land, is visually prominent. The 2004 CPS concluded that access to the site from the north, combined with the strong countryside character of the area, meant that it wasn't deemed appropriate for development at the time. This, together with the fact that it **Zone 3.4** continues to be isolated from the rest of the urban area, means that neither **Zone 3.4**, nor the land between **Zones 3.4** and **3.5**, are considered to offer development opportunities.
- S3.4 Area A also contains an area of land which is not currently included in the Green Belt but which is considered to have Green Belt characteristics. **Zone 3A** is comprised mainly of dense woodland at Lainshaw Drive, bordering the Green Belt to the south and west. The Zone is a City-wide SINC and is not considered suitable for development. Given the landscape setting it affords the surrounding area it is considered that a Green Belt designation would be appropriate. This would also provide for a more robust Green Belt boundary in Lainshaw Drive, Linndale Oval and the existing housing on Holmbyre Road.

AREA 3B - POTENTIAL GREEN BELT RELEASE AT CATHKIN ROAD & EXTEND GREEN BELT AND ARDENCRAIG ROAD

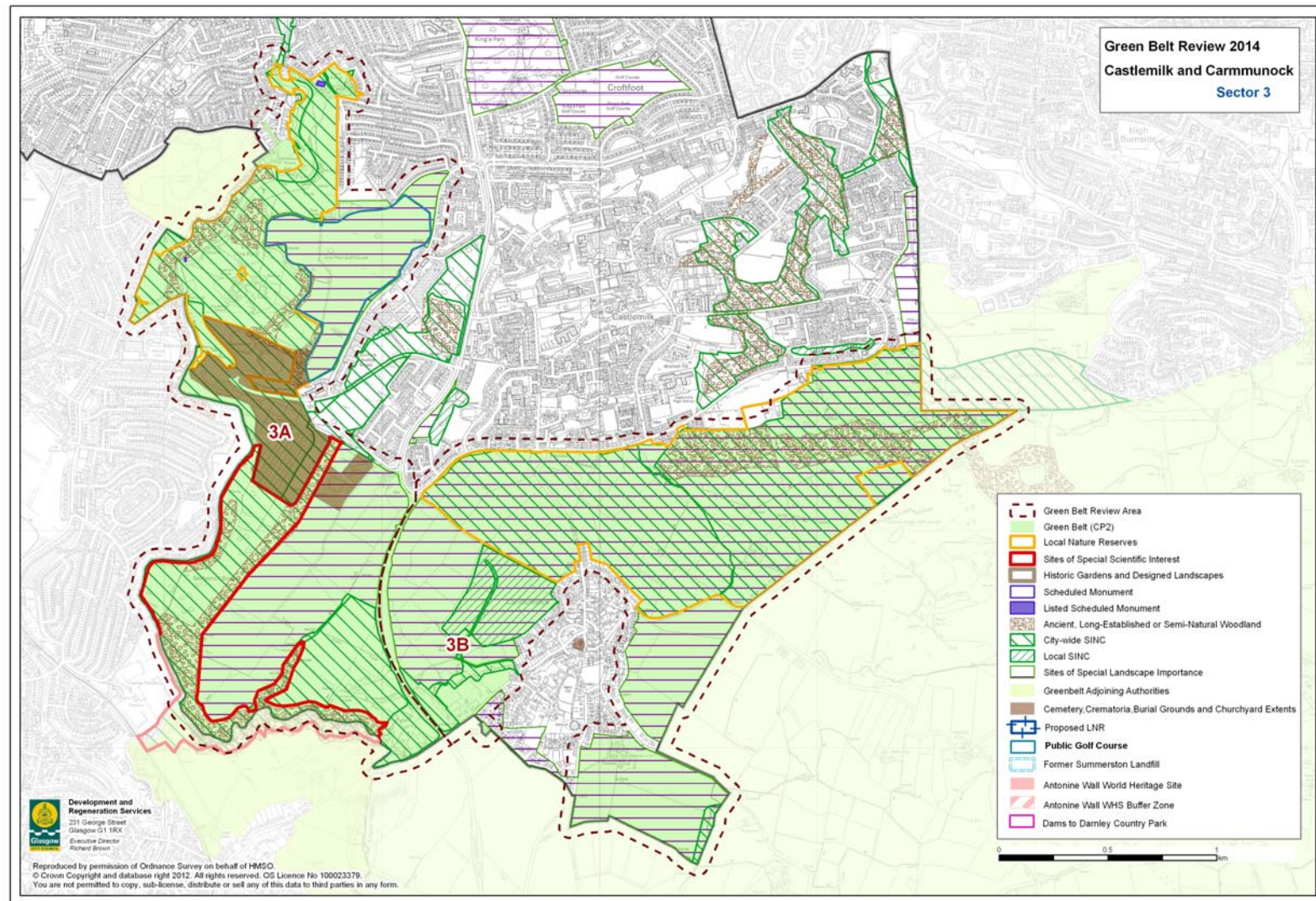
- S3.5 Area B includes, uniquely in the Glasgow Green Belt, the village of Carmunnock, and the Cathkin Braes, which extend along the entire inner boundary of the Green Belt in Area 3B. The vast majority of the northern part of the Green Belt in this area is designated as a Local Nature Reserve

and a City-wide SINC, as well as a Site of Special Landscape Importance. Significant parts of it are covered by Ancient, Long Established or Semi-Natural Woodland. **Zone 3B** (Map 6) is an area of land which is currently part of the Local Nature Reserve, but which is not included in the Green Belt. It is considered that there would be positive benefits in aligning the Green Belt boundary with that of the LNR. Consultation responses were generally supportive of this approach. However, community groups and the local Housing Association did express concerns over the impact that a re-designation may have on aspirations for residential development and for a Cathkin Braes Mountain Bike and Activity Centre, which would build on the investment in the Commonwealth Games mountain bike routes. The focus of their interest is on the site of the former St Martin's Church (for a new Visitor's Centre) and that of the now demolished Mitchellhill high flats (for parking and access) and St Martin's primary school. The proposed re-designation does not directly impact on any of these sites. In addition, it is considered that the sorts of potential uses which are envisaged beyond these sites, including possible camping facilities and an extension of the bike track post Games, are ones which, with careful design, could be considered appropriate when considered against Green Belt policy. As a result, it is proposed to include **Zone 3B** in the Green Belt.

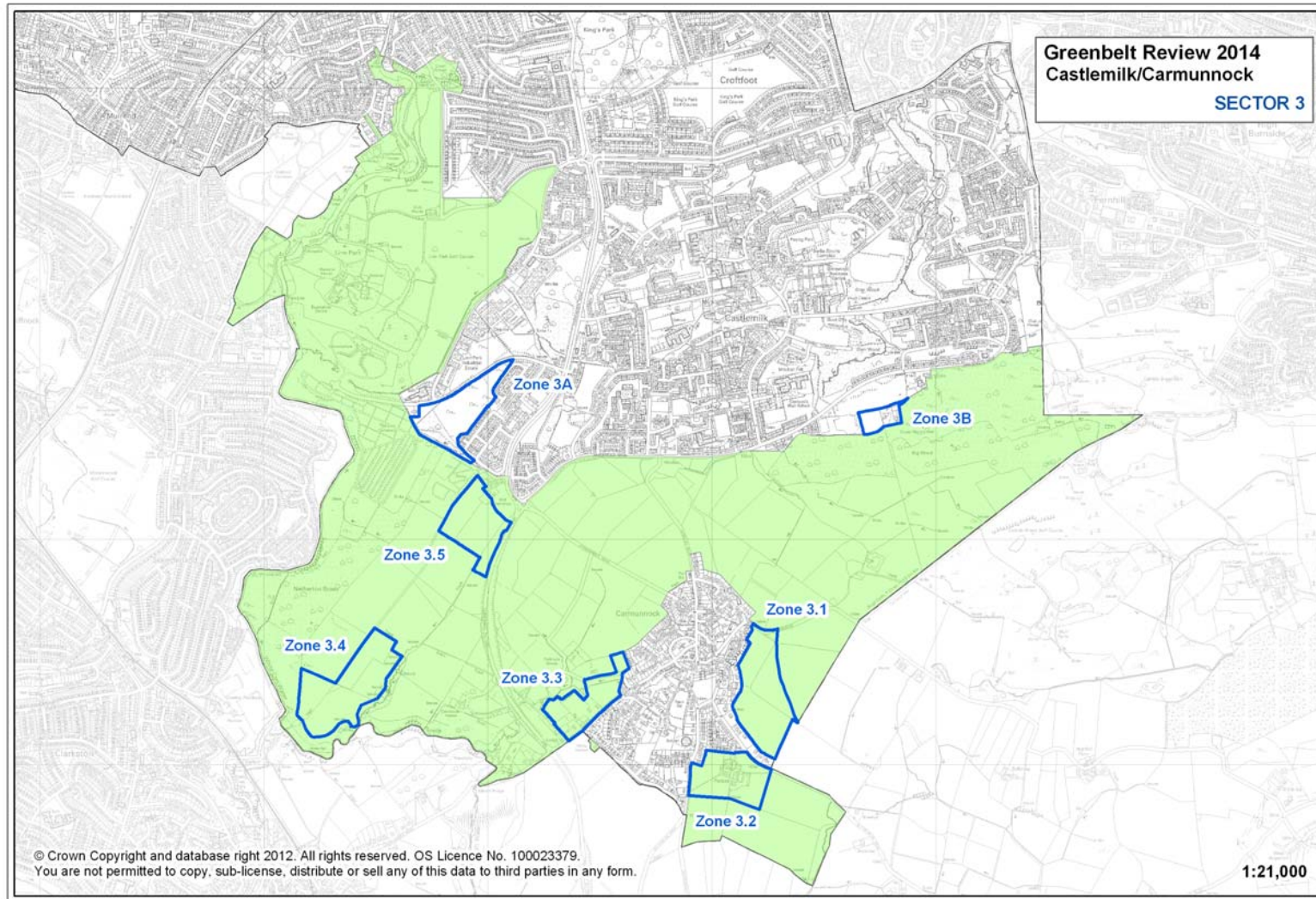
- S3.6 Immediately south of the LNR, the area east of Carmunnock can be split into two distinct areas. Coulter's Wood spans the eastern city boundary and is a prominent hilltop woodland, with good public access provision. As such, it is considered unsuitable for development. In between the wood, Kitchside Road and the urban edge of the village lies **Zone 3.1**, much of which was submitted as three separate sites during the CDP preparation process (MIR Proposal 0015 (the field immediately adjacent to the eastern edge of the village), MIR Proposal 0016 (from the eastern boundary of this field to the city boundary, including Coulter's Wood) and Potential Additional Sites Consultation Proposal 0054 (an amalgamation of Proposals 0015 and 0016, but excluding Coulter's Wood). As indicated above, the wood itself is considered unsuitable for development. For the purposes of this review, therefore, **Zone 3.1** includes Proposal 0054 and the field to its south, immediately north of Kitchside Road.
- S3.7 This Zone falls within a Site of Special Landscape Importance, with the land rising from south to north, before falling again from a ridge line which splits the zone roughly into north and south facing aspects. Whilst the 2004 CPS indicated that the areas of **Zone 3.1** bordering the village could be sensitively developed, SNH, in their consultation response to the MIR, indicated that they strongly supported the proposed retention of both Proposals 0015 and 0016. However, in relation to Proposal 0054, they stated that, "clearly, allocation of this farmland site for housing would alter the countryside edge landscape setting for existing residents on the east side of Carmunnock. More generally however, a significant loss of Green Belt functions of the land surrounding Carmunnock village seems unlikely. The exception is the higher land in the south-east corner of the proposal site. This has a more prominent role in the village's landscape setting and its exclusion should be considered." These views are supported by the Council's own consideration of the landscape issues within **Zone 3.1**. It is considered that the land to the south and east of the Zone is too visually prominent for development to take place without an unacceptable landscape impact. However, it is considered that the field immediately adjoining the eastern edge of the village (to the east of Cameron Crescent and the northern part of Cragwell Park) offers scope for limited housing development.
- S3.8 The MIR had indicated that release for housing on this prominent site (Proposal 0015) was not justified due to environmental, heritage and public transport considerations, and that it should remain Green Belt. The accompanying SEA highlighted that the site's Green Belt status was a key consideration in this respect. However, the change in the housing supply situation across the City has necessitated a reappraisal of the Green Belt through this review and it is considered that this site has the potential to make a small contribution to the shortfall in supply. To be acceptable in landscape terms, development on this site this site will require to provide a strong Green Belt edge in the form of woodland planting, helping to mitigate its impact when viewed from the north. The site has an indicative capacity of 30 units, but will require careful design to ensure it respects the adjacent conservation area and to address other placemaking concerns, including safe access onto Cathkin Road. In such circumstances, the number of units which the site might acceptably provide may well be lower.
- S3.9 **Zone 3.2** lies between Kitchside Road and Waterbank Road, and was identified in the 2004 CPS. It centres on Parklee Farm and is currently in agricultural use. The site is designated as a Site of Special Landscape Importance. The CPS deemed the site to have development potential but

identified that visual containment would be required from the south. The Council's own consideration of the site is that it is visually prominent and unsuitable for development. The final zone in this sector, **Zone 3.5**, lies to the west of Busby Road, to the south west of the village. It comprises some open land and some individual houses on the west side of Busby Road, all of which are currently located in the Green Belt. The land to the west of the houses is steeply sloping, down to a burn which feeds into the Kittoch water to the south. These topographical constraints, and the identification of the land immediately around the burn as a City-wide SINC, means that the site is, generally, considered unsuitable for development. The 2004 CPS had identified the northern part of **Zone 3.5**, a field between the houses in the Green Belt (to the south) and the houses in the village (to the north), as a small site which may offer some development potential of around 5 units. The site is relatively flat to Busby Road but does slope down quite steeply to the burn within a relatively short distance. Although not designated a Site of Special Landscape Importance, this site is considered to play a valuable landscape role within the village. Given this role, and limited scale of the development opportunity, it is considered that, on balance, this site should remain as Green Belt.

Map 5 – Castlemilk / Carmunnock Environmental Designations



Map 6 – Castlemilk / Carmunnock Zones



SECTOR 4 – BAILLIESTON / BROOMHOUSE / CARMYLE

OVERVIEW

- S4.1 The Baillieston / Broomhouse / Carmyle sector (See Map 7) encompasses the Green Belt south of the Whifflet railway line, predominately to the west of the M73 with smaller areas to the east of the M73 and to the north of the railway line either side of the M73. It also incorporates Broomhouse, which has grown in recent years as a result of Greenfield housing release through City Plan 1. To the south of the M74 there are a number of key land uses limiting the potential for development, which include a crematorium, waste water treatment plant and landfill site.
- S4.2 The entirety of the Green Belt in this sector was identified, in City Plan 2, as a Community Growth Area Search Area. The area was considered further through a masterplanning approach, which has helped identify a number of more distinct pockets of land for release from the Green Belt. The GIS sieving analysis, undertaken for this Green Belt review, has been cross-referenced to this masterplanning work, to establish whether the masterplan assumptions still hold true and whether there are any other pieces of land which could be acceptably released from the Green Belt in this sector.
- S4.3 In order to provide a more detailed examination of the Green Belt's function in this sector, the review has sub divided Broomhouse/Baillieston/Carmyle into three broad areas. For the purpose of this study, the area south of the M74 is referred to as Area A, that between the M74 and M73 is Area B and that to the east of the M73 is Area C (See map 7).

AREA 4A – PARTIAL RELEASE FROM GREENBELT

- S4.4 Area A contains a number of key land uses which are considered to be both Green Belt in character and which are considered unsuitable for release for housing. To the east of the area is Daldowie Crematorium and further to the west lies Scottish Water's Daldowie Waste Water Treatment Works. In between these two "bad neighbour" uses is a relatively narrow strip of land which includes a council depot, a C-SINC (which is also an area of Ancient, Long-established or semi-natural woodland) and an L-SINC, and which is considered to be too isolated from the rest of the urban area to be considered for release.
- S4.5 Between the M74 and the Waste Water Treatment Works are areas which have been subject to landfill, part of a larger area of landfill (Paterson's of Greenoakhill) which stretches north of the motorway. The land close to the river in this Area is constrained by a number of factors, including flooding considerations, Ancient, Long-established or semi-natural woodland, a C-SINC and a TPO.
- S4.6 As a result, the only area where residential development could be accommodated is around Kenmuir Farm to the east of the Carmyle (Map 8, **Zone 4.5**). The area is designated as a Site of Special Landscape Importance. The masterplanning work for the Broomhouse/Baillieston/Carmyle CGA examined this issue closely, considering factors such as landform, landscape character and vegetation to produce a classification of landscape sensitivity for the CGA search area. The masterplan concludes that the Kenmuir Farm site is the only suitable site within Area A which should be released and subsequent approval of the masterplan by the Council has confirmed this perspective. A strong landscape boundary will be required for this release site as will the provision of supporting infrastructure and services, as required by the 2006 Joint Structure Plan. On this basis, it is considered that the site is suitable for Green Belt release in principle, subject to the provision of the necessary infrastructure and services by the developer. In particular, any development will need to address the threat flooding from the River Clyde.

AREA 4B – PARTIAL RELEASE FROM GREENBELT

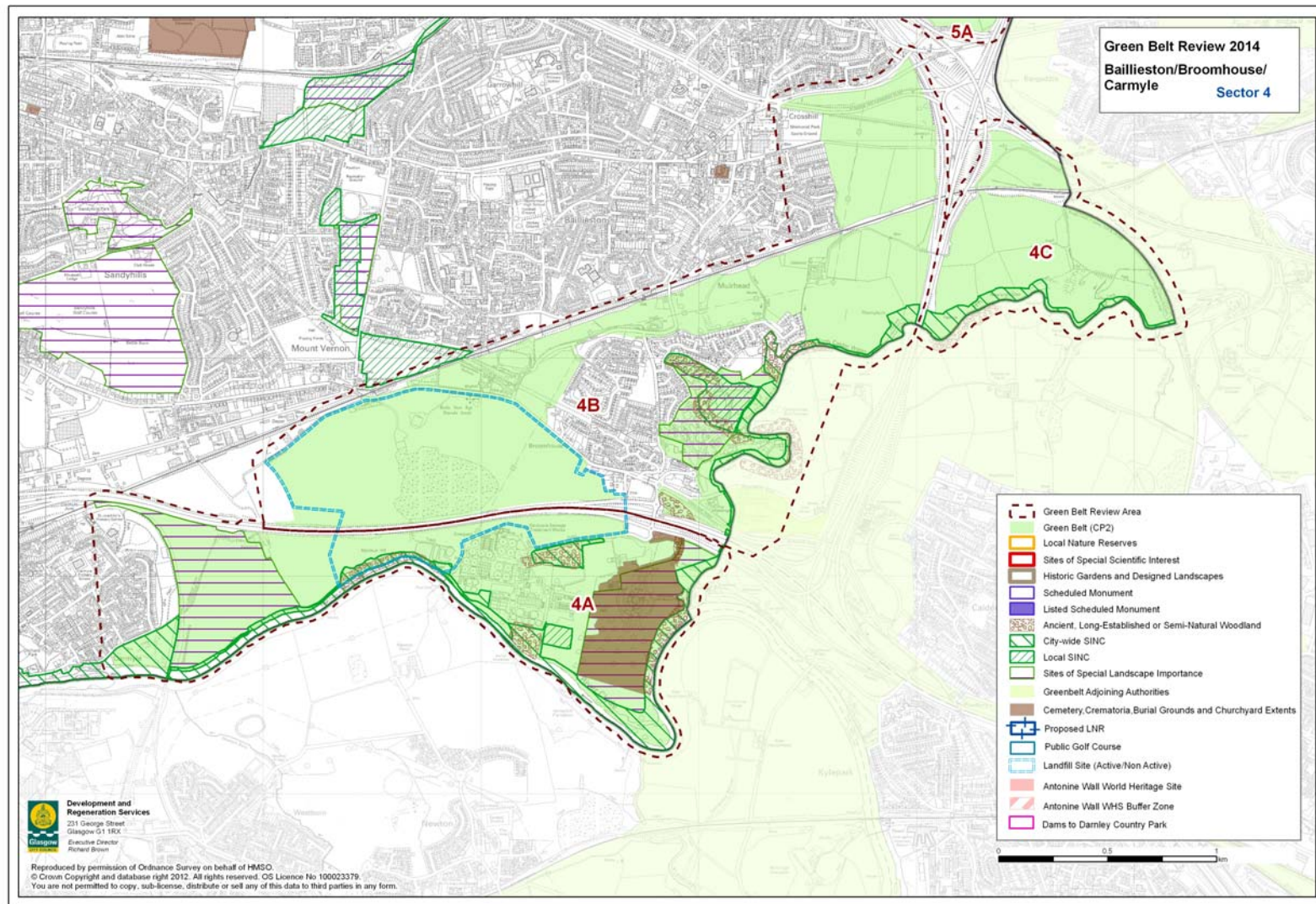
- S4.7 Area B has two distinct areas; the area south of Hamilton Road (part of the landfill site) and that to the north which is far more diverse in terms of its existing land uses. The presence of the landfill site in the area south of Hamilton Road makes the area unsuitable for development. The remainder of Area B, north of Hamilton Road is, with the exception of the land in and around the former Glasgow Zoo, relatively free of environmental constraints, as Map 7 illustrates. This has resulted in much of the Green Belt land in this location being identified for release through the CGA masterplanning process. In particular, **Zones 4.1 and 4.3** were identified as release sites, complementing the greenfield release brought forward through City Plan 1 in and around Broomhouse and Glasgow Zoo. In 2010, Planning Permission in Principle was granted for approximately 250 housing units in **Zone 4.3** and more recently, in 2013, Planning Permission in Principle was approved for 450 – 550 housing units to the south of the railway line in **Zone 4.1** and part of **Zone 4.2**. All of this land should be released from the Green Belt.
- S4.8 The former zoo site (**Zone 4.7**) is subject to a number of designations, including a Site of Special Landscape Importance and a Tree Preservation Order covering the whole site, a block of Ancient, Long-established or semi-natural woodland and an L-SINC. In recognition of these constraints, the CGA masterplan process included a Tree and Woodland Survey of the remaining Glasgow Zoo site and adjacent banks of the North Calder Water, with the aim of retaining existing trees and identifying potential development opportunities. This concluded that the trees and woodland on the site could be considered to fall within a number of categories, reflecting the possibility, and benefits, of their retention. Some of the original plantings are fully mature and in decline, others are plantings of short lived species and others are semi-natural in character. Based on this analysis, the masterplanning work indicated that release was possible, with residential development integrated with those areas of trees and woodland being retained. The Zoo site is included as a development site on the Masterplan (identified as “The Pond”). The site was submitted as a proposed residential site in response to the MIR was made available for public consultation during the Potential Additional Sites Consultation (Prop 0051). SNH did not support the site being taken forward into the Proposed Plan, due to strong concerns about the principle of development at the proposed scale, albeit recognising that outline planning permission for the western part of the site was granted on appeal (subject to a Section 75 agreement). They indicated that the site could accommodate only limited housing development, provided it was sufficiently well-designed within the existing woodland framework and delivered green network enhancements linking outwith the site. As such, it is considered that **Zone 4.7** should be released from the Green Belt, but that any development of the area would need to be sensitively designed, taking particular cognisance of the existing woodland framework.
- S4.9 The area covered by **Zone 4.2** is not affected by environmental designations, as illustrated by Map 7. Planning permission in principle has already been granted for the eastern part of **Zone 4.2** (see para S4.7 above), whilst much of the remainder of this Zone (the western and southern parts) are identified for development in the Masterplan. On this basis, **Zone 4.2** should be released from the Green Belt. With the release of **Zones 4.1, 4.2, 4.3 and 4.7** from the Green Belt in Area B, it is considered that the piece of land bounded by the Whifflet line, Hamilton Road, Daldowie Road and the former rail formation to Broomhouse (**Zone 4.6**) would be left isolated. Whilst it is recommended that the Green Belt designation of the Paterson's landfill site be retained, this pocket of land is isolated from it by Hamilton Road, which is considered to be a stronger Green Belt boundary than the former rail formation (the significance of this formation is in its potential as a walking/cycling route). The site contains some industrial buildings, in addition to the Dog's Trust kennels, grassland and the “A” listed Daldowie Doocot. Whether, or not, there is potential to deliver development on the site, its isolation means that there would appear to be little merit in retaining its Green Belt designation. It is recommended that Green Belt designation is removed, and the development potential of the land between the group of buildings at Boghall, and the Daldowie Doocot and surrounding parkland, be investigated.
- S4.10 The remaining area is to the west of M8/M73 Junction. It is bounded by the dual carriageway A89 to the north, a minor farm road to the south and the motorway junction to the east. It is bisected by the A8 (on a west-east alignment) which serves as a feeder road to and from the motorway junction,

and by electricity pylons/lines (on a north-south alignment) and is intensively planted with coniferous trees which are considered to be a useful buffer to the noise and air pollution produced by the motorway. As a result, it is not considered suitable for development, but the identification of the site to the south for development through the CGA masterplan, together with the motorway junction, means that it will become disconnected from the rest of the Green Belt. As such, it is proposed that Green Belt designation be removed from this site, but that it remain green space. It should be designated as such on the Council's Open Space (PAN 65 map).

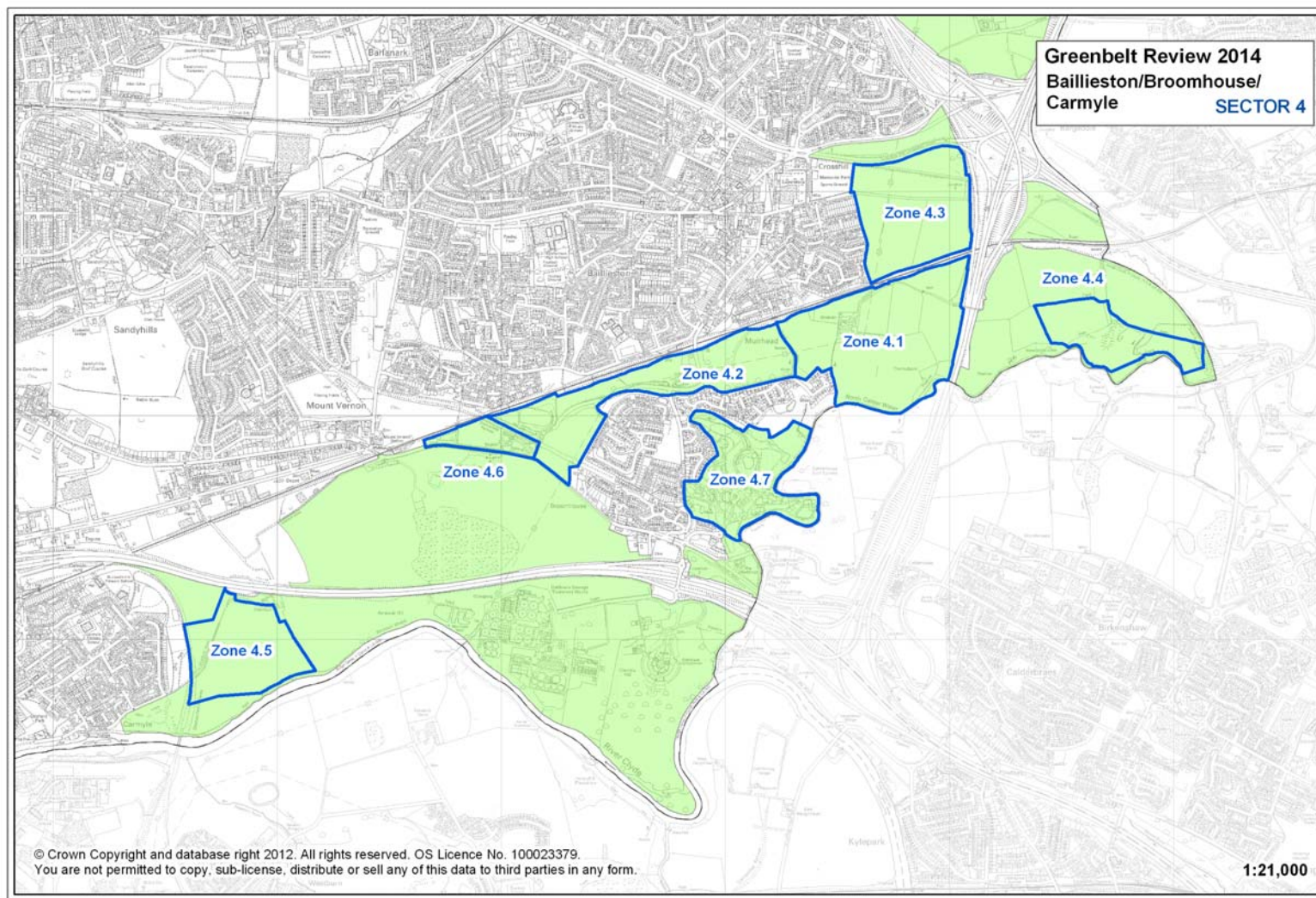
AREA 4C – NO RELEASE FROM GREENBELT

- S4.11 Area C comprises the remainder of Glasgow's Green Belt within this Sector. It is isolated from the rest of Glasgow, and from the rest of Glasgow's Green Belt (although it forms part of the wider Green Belt shared with North Lanarkshire), by the M73, and from Bargeddie/Coatbridge by the dual-carriageway A8. The Area is bisected (west-east) by the Whifflet rail line, with the southern edge of the southern part of the site being covered by a C-SINC along the river valley. **Zone 4.4** was identified in the original 2004 Comprehensive Planning Study for the area as a search area, albeit one that was recognised to raise considerable difficulties in terms of its development potential. Result, the CPS concluded that it may not be appropriate for development. In view of the isolation of this site, the difficulties associated with accessing it, and the fact that it could lead to greater visual coalescence between Glasgow, Coatbridge and Uddingston, it is considered that this site should not be released from the Green Belt.

Map 7 – Baillieston / Broomhouse / Carmyle Environmental Designations



Map 8 – Baillieston / Broomhouse / Carmyle Zones



SECTOR 5 – EASTERHOUSE/GARTLOCH

- S5.1 The Gartloch / Easterhouse study area is located in the north-eastern corner of the council area. The Green Belt at this location helps maintain the separation of Craigend, Garthamlock, and Easterhouse (within the City Council area) from Stepps and Gartcosh within the North Lanarkshire Council area. The sector incorporates numerous environmental designations, reflecting the value of the natural environment across the area. These designations include a Site of Special Scientific Interest, several stands of ancient, long established and semi-natural woodland, four Local Nature Reserves (two of which are identified in the CDP for extension) and city-wide and local SINC's that cover much of the remaining area. The area also has a complex hydrology, with a number of lochs, areas of open water, burns and other wetlands. This is recognised in the proposals for the establishment of the Seven Lochs Wetland Park – described as a “new park of national significance, sustaining and enhancing a high quality, innovative wetland environment” to help protect and enhance biodiversity, promote health and well-being and contribute to environmental, economic and social regeneration. The proposed park would straddle the boundary of Glasgow and North Lanarkshire. It is anticipated that the Community Growth Area proposals in this sector will help fund the delivery of the Wetland Park.
- S5.2 City Plan 2 identified all of the Green Belt in this sector as a Community Growth Area search area, with the area to be considered further through a masterplanning approach. This was to consider, in more detail, the environmental constraints affecting the area and to identify appropriate development sites (indicative capacity 1300 units). . The masterplanning process at Gartloch/Easterhouse has not progressed as quickly as that at the other two CGA locations, but a study was undertaken by URS Consultants in 2010 (on behalf of Glasgow and North Lanarkshire Councils and the Glasgow and the Clyde Valley Green Network Partnership) which focused on site selection and development guidance for the CGA. The study recognised the potential of the area as a unique natural resource for the surrounding communities and wider region, combined with its development potential to accommodate residential expansion, as identified in the 2006 Structure Plan. It supplemented previous work on site constraints with an assessment of open space, landscape, ecology, flooding and SUDS issues in order to confirm those sites with the potential to accommodate appropriate forms of development whilst balancing the often complex relationship between environmental, ecological, and physical considerations to maximise the potential of the area and its green network.
- S5.3 The 2010 study undertook an opportunities and constraints assessment based on a spatial analysis of opportunities (such as the potential to enhance green network connections and linkages) and constraints (relating to e.g. landscape, biodiversity and flooding). Overall, the assessment indicated that development potential of was likely to be heavily constrained by a variety of flooding, topographical, access and environmental issues. The assessment, together with site specific input from stakeholder workshops and other discussions, enabled the identification of 4 main sites with residential potential in the Glasgow part of the study area. The study identified the key opportunities, constraints and recommendations for each site. These 4 sites have formed the basis for the zones which have been examined in the remainder of this section.
- S5.4 Whilst the 2010 study was both comprehensive in scope and recently undertaken, the outcomes have been revisited for the purposes of this Review. This is intended to establish whether changes in circumstances (e.g. the proposed extension of the LNRs or the projected shortfall in housing land) might significantly change the 2010 study's conclusions regarding the land in this sector which could be acceptably released from the Green Belt.
- S5.5 In order to provide a more detailed examination of the Green Belt's function in this sector, the review has divided the sector into three broad areas. For the purpose of this study, the area between the M8 and (roughly) the line of Commonhead Road (reflecting the southern boundary of the Commonhead Moss LNR) is referred to as Area A (Map 9), that between the Commonhead Road and Gartloch Road is Area B and that to the west of Gartloch Road is Area C.

AREA 5A – GREEN BELT RELEASE TO BE DETERMINED THROUGH FURTHER MASTERPLANNING WORK

- S5.6 Area A is the area to the east of the urban edge of Easterhouse, to the north of the M8 and incorporates an area to the east of the M73. The southern boundary of Commonhead Moss LNR defines the boundary in the north. The areas to the south of the railway line and to the east of the M73 have limited development potential due to their relative inaccessibility from the rest of Glasgow's urban area and (in the case of the site to the east of the M73) the prospect of visual coalescence when considered with other development sites. The area north of the railway line and west of the motorway is a Site of Special Landscape Importance. The 2010 Study identified the area as potentially able to accommodate development – it is identified as **Zone 5.3** (Map 10) in this Review.
- S5.7 The 2010 Study indicated that **Zone 5.3** has the greatest capacity and development potential of the GCC sites considered and that development should be focused, mainly, on western portion of the site, linked to Easterhouse. The study proposed that the development site should include the brownfield land to the west, to maximise potential and linkages with the existing community/residential area. Focusing development on the western part of the site would provide for a buffer to the M73 to the east, avoid development on the L-SINC and would also provide for relatively easy access to countryside. The 2010 study indicated that development on the northern edge of the site would stop some way short of the Commonhead Moss LNR, and the need to ensure that new development does not impact directly, or indirectly, on the nature conservation interest remains a consideration. As a result, the Green Belt status of this site should remain until further masterplanning work has been undertaken to determine the detailed extent of, and appropriate boundaries for, the residential development. This work should take a placemaking approach and, amongst other things, should take account of the LNR. Any subsequent Green Belt release should help contribute to the delivery of the 7 Lochs Wetland Park and respect the route of the Monklands Canal. This approach is reflected on the CDP Policy/Proposals Map.

AREA 5B – GREEN BELT AMENDMENT TO REFLECT PLANNING PERMISSION AND FURTHER GREEN BELT RELEASE TO BE DETERMINED THROUGH FURTHER MASTERPLANNING WORK

- S5.8 To the north of Area A, Area B is subject to numerous environmental designations, reflecting the value of the wetland and natural habitats in the area. The designations include Commonhead Moss LNR in the south east of the area, Bishop's Loch LNR (which abuts the north-west edge of the existing urban area at this location), a large, proposed LNR extension (Bishop Loch LNR extension), which would wrap round the urban area and link the Bishop's Loch and Commonhead Moss LNRs, and a number of city-wide SINC's covering much of the remaining area. The area is bounded by the M73 to the east, the boundary with North Lanarkshire to the north and Gartloch Road to the west.
- S5.9 The 2010 CGA Study identified a small area on the north eastern edge of Easterhouse, north of Twinlaw Street, as having the potential to accommodate development - this area is referred to as **Zone 5.4**. The southern edge of **Zone 5.4** is part of the Commonhead Moss C-SINC. To the north of the area is a Site of Special Scientific Interest around Bishop Loch, which forms a focal point of the 7 Lochs proposal, and is viewed as a valuable resource to the city for its biodiversity. The 2010 study indicated that the site occupies a strategically important and sensitive location from a green network and ecological perspective and that this context would need to be suitably reflected in relation to future potential development. As such, it indicated that the developable area of the site should be restricted to the least sensitive parts, and that the southern strip and south east corner should be excluded in view of its inclusion within the SINC. The proposed extension to the Bishop's Loch LNR reinforces this perspective. As a result, the Green Belt status of this site should be retained until further work has been undertaken to determine the detailed extent of, and appropriate boundaries for, the residential development. As with **Zone 5.3**, this work should take a placemaking approach and should take account of the surrounding nature conservation interests. Any subsequent Green Belt release should help contribute to the delivery of the 7 Lochs Wetland Park. This approach is reflected on the CDP Policy/Proposals Map.

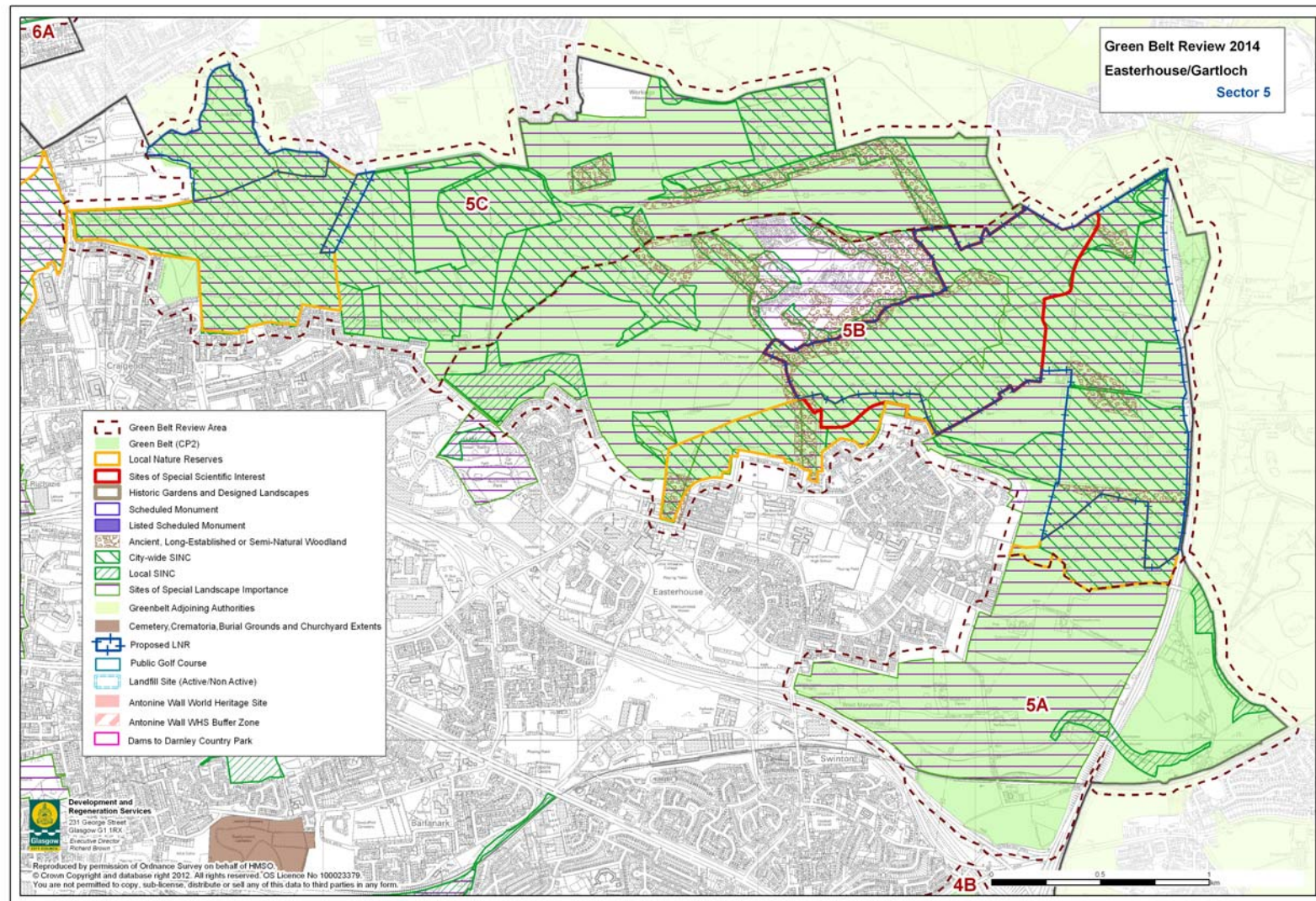
S5.10 The 2010 CGA Study identified a further area to the north and east of Balcurvie Road south west of Gartloch as having the potential to accommodate development (**Zone 5.2**). The study recognised that flooding issues and the presence of C-SINCS and L-SINCS meant that the potential site footprint in this zone was limited to a corridor in the western part of the site. It also recognised that planning permission had been granted for a residential development of 300 houses along this corridor and recommended that **Zone 5.2** be excluded from further analysis in the 2010 study, as there was very limited additional development potential within the zone beyond the boundaries of the consented site. There are no good reasons for departing from the study's conclusion regarding the scope for development beyond this consented site. In recognition of the planning permission, the consented site has been removed from the Green Belt. However, should the development not be implemented, then, in common with the approach to the other sites within this CGA, it is considered that the site should revert to Green Belt pending masterplanning work to determine the detailed extent of, and appropriate boundaries for, any residential development.

AREA 5C – GREEN BELT RELEASE TO BE DETERMINED THROUGH FURTHER MASTERPLANNING WORK

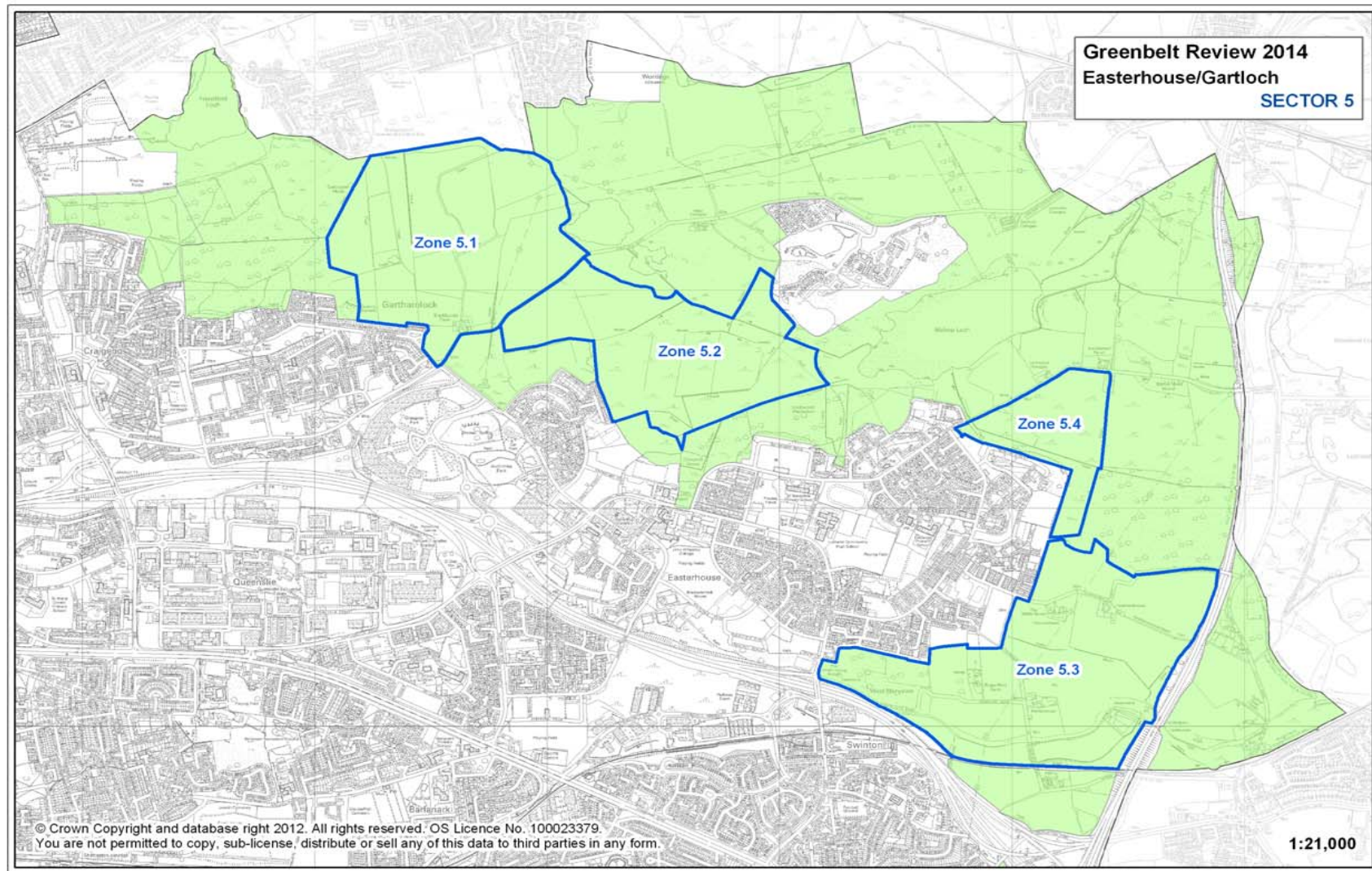
S5.11 Area C encompasses the area to the north and west of Gartloch Road, to the boundary with North Lanarkshire in the north and as far as Avenue End Road in the west. The area is subject to a number of environmental designations, including the Cardowan Moss Woodland LNR to the west (subject to a proposed eastern extension), the proposed new Frankfield Loch LNR, immediately to its north, and a number of C-SINCS and stands of ancient, long-established and semi-natural woodland. Power lines run through Area C, to the north of Gartloch Road. The Green Belt is relatively narrow in the west of the zone with the risk of increased physical and visual coalescence between Garthamlock and Stepps. The 2010 CGA Study identified one site within this area as having the potential for development, subject to a number of constraints (**Zone 5.1**).

S5.12 The 2012 study indicated that the potential developable area within this site is severely restricted by the extent of SINC identified in City Plan 2, which occupies the vast majority of the site. The study alluded to the fact that the City Plan 1 SINC coverage had not been as extensive and, on the basis, two indicative site layouts were prepared to illustrate key design principles, based on the SINC area identified in City Plan 1 and the extended SINC area in City Plan 2 for comparison purposes. Further work is required to determine the detailed extent of, and appropriate boundaries for, residential development at this location and the Green Belt status should be retained until this work has concluded. The work should take a placemaking approach and cognisance of the L-SINCS and C-SINC, as currently designated in City Plan 2. Any subsequent Green Belt release should help contribute to the delivery of the 7 Lochs Wetland Park.

Map 9 – Easterhouse Environmental Designations



Map 10 – Easterhouse Zones



SECTOR 6 – ROBROYSTON/MILLERSTON

- S6.1 The Robroyston Green Belt area, situated in the north of the city, is crossed from east to west by the M80 motorway. The railway line to Cumbernauld forms the sector's southern boundary. As Figure 1 illustrates, a significant amount of Green Belt land has been released in this sector over the course of the last 20 years or so (albeit a large area of land to the south of the M80 was added to the Green Belt for City Plan 2). The entirety of the Green Belt in this sector area was identified, in City Plan 2, as a Community Growth Area Search Area (see para 2.3). A masterplan has subsequently been prepared for the area, with the masterplanning process having identified much of the area for development. After the preparation of the masterplan, a boundary review resulted in the transfer of some land, to the south of Auchinairn Road, from East Dunbartonshire Council to Glasgow City Council.
- S6.2 In 2013, and in accordance with the Finalised Masterplan, the City Council granted Planning Permission in Principle for a development comprising approximately 1,600 housing units over much of the Green Belt in this sector. Development is conditional upon provision of a new railway station to serve the community.
- S6.3 In order to provide a more detailed examination of the Green Belt's function in this sector, the review has divided the sector into three broad areas. For the purpose of this review, the area south of the M80 is referred to as (Map 11) Area A, that between the M80 and Lumloch Road is Area B and that to the north of Lumloch Road is Area C.

AREA 6A – REMOVE GREEN BELT DESIGNATION

- S6.4 Area A is an undulating landscape which is relatively free of environmental constraints, with the exception of a C-SINC which borders the railway along the southern edge of the Area. It can be split into two areas, north (**Zone 6.1**) and south (**Zone 6.2**) of a former rail formation which runs, on an east-west alignment, through the Area. The southern part of the site is identified, in City Plan 2, as a Large Single User High Amenity site, reflecting Schedule 5(d) of the Glasgow and the Clyde Valley Joint Structure Plan 2006. City Plan 2 indicated that, in accordance with Joint Structure Plan, the site at Robroyston South remains part of the Green Belt, but that the Green Belt designation, together with the location of the single user site, was being reviewed within the context of the masterplan for the Robroyston/Millerston Community Growth Area.
- S6.5 The Finalised Masterplan prepared for the Community Growth Area was prepared and considered by Council's Executive Committee on 11 Sept 2009, and was approved as guidance to aid consideration of an Environmental Impact Assessment and future planning applications. An Environmental Statement was produced in May 2010 and used an Indicative masterplan to test the impact of proposed development on a range of factors, including landscape and nature conservation interests. The masterplan identified the northern part of Area A for housing development and the southern part for some residential plus a potential school and playing pitches. The residential development on the northern part of Area A now has planning permission in principle and should be released from the Green Belt – the site should provide for a robust Green Belt boundary. The Finalised Masterplan, as approved by Committee, proposes additional development on the southern part of Area A, albeit at lower density. This reflects the fact that the 2012 Strategic Development Plan no longer identifies a need to safeguard land for a single user site. This, and the fact that this area of Green Belt would be cut off from the surrounding Green Belt by the consented development on the northern part of Area A, justifies the removal of the southern part from the Green Belt.

AREA 6B – REMOVE GREEN BELT DESIGNATION OVER MOST OF AREA

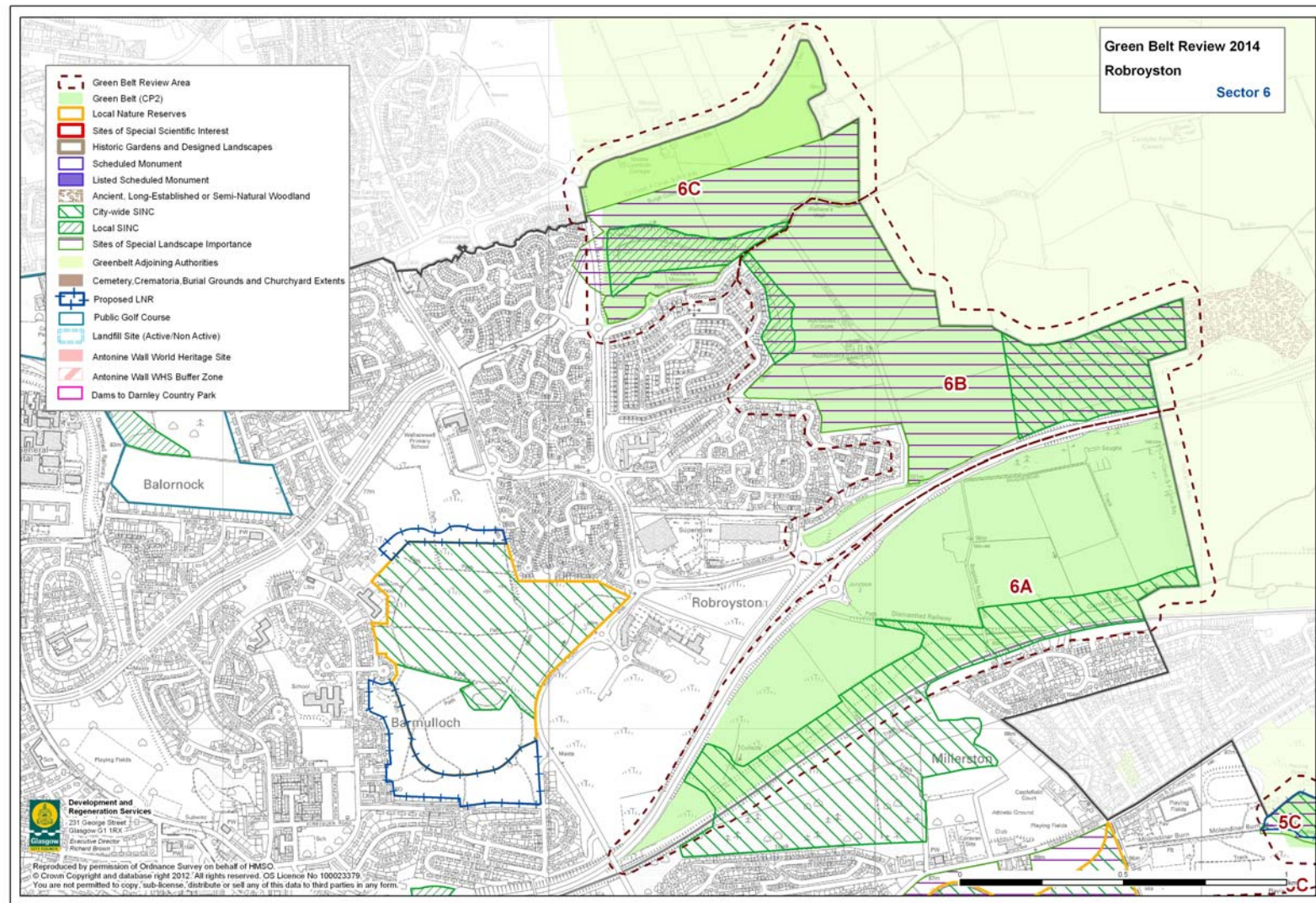
- S6.6 Area B includes the Green Belt from the M80 to Lumloch Road, between the built up area of Robroyston and the city boundary with North Lanarkshire to the east. The vast majority of the Area (**Zone 6.3** Map 12) is designated a SSLI, with a C-SINC to the east and an L-SINC to the west. The Finalised Masterplan identified the vast majority of Area B for housing development, with the exception of the Auchinleck Glen L-SINC and the eastern part of the Saughs Moss C-SINC. This area now has planning permission in principle and should be released from the Green Belt. The area of the Auchinleck Glen C-SINC would be largely disconnected from the rest of the Green Belt by the proposed development and its Green Belt status should also be removed, although it will continue to be protected for its importance for nature conservation. The remainder of Saughs Moss C-SINC should remain as Green Belt.
- S6.7 To the south-west of **Zone 6.3** lies a slither of Green Belt wedged between the M80 and Saughs Road. This area forms an important buffer between the motorway and the existing residential area, but would be cut off from the remainder of the Green Belt by the Community Growth Area proposals. As a result, its Green Belt status should be removed but it should continue to be protected as Open Space.

AREA 6C – PARTIAL RELEASE FROM GREEN BELT

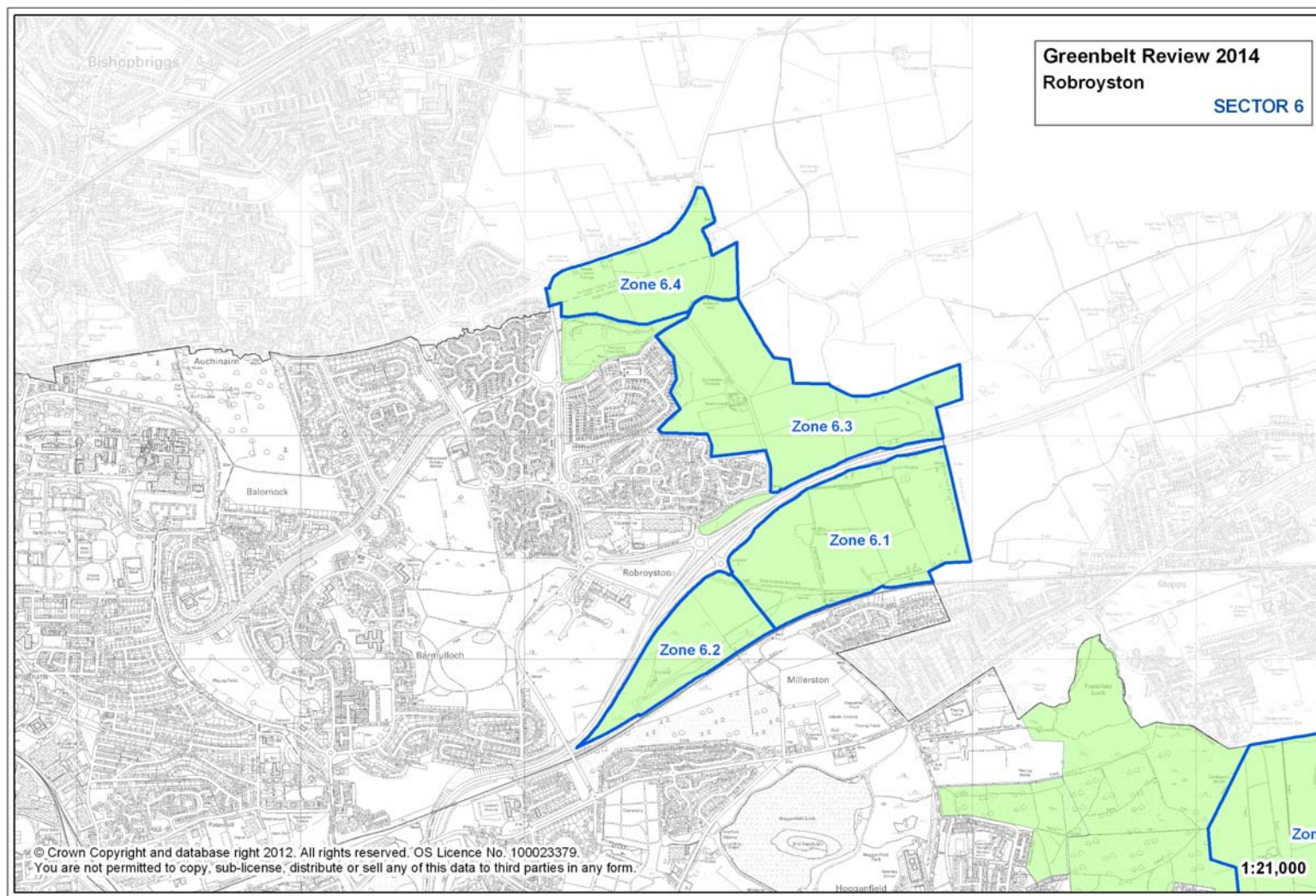
- S6.8 Area C covers the remaining Green Belt north of Lumloch Road, and is designated a Site of Special Landscape Importance. In 2011, a piece of land in this Area, immediately south of Auchinairn Road, was transferred from East Dunbartonshire Council to Glasgow City Council. This land had been designated Green Belt in the East Dunbartonshire Local Plan (2005).
- S6.9 The Finalised Masterplan had assessed the scope for development north of Lumloch Road. It had shown limited, relatively low density residential development to the north of Lumloch Road (the south-central part of **Zone 6.4**), to the north and east of the Wester Lumloch L-SINC. As a result of land ownership issues, this site was not included in the development application which was granted planning permission in principle in 2013. However, in approving the Finalised Masterplan, it is considered that the Council has, in principle, accepted the case for Green Belt release on this site and it is proposed that the site be included as a Green Belt development site (less than 50 units) in the CDP. Development design should reflect a placemaking approach, should not adversely impact on the Wester Lumloch L-SINC, or isolate it from the wider green network/Green Belt. It should deliver enhancements to the wildlife value of the L-SINC – SNH recommend a buffer of enhanced habitat on the north side of the Stand Burn. It should deliver a strong and robust Green Belt boundary.
- S6.10 The transfer of the land immediately south of Auchinairn Road from East Dunbartonshire Council warranted further consideration of the potential of this land for Green Belt release. The western part of the **Zone 6.4** (including the Finalised Masterplan site referred to above) had been submitted as development proposal in response to the MIR consultation, and had, itself, been subject to consultation as a proposal (Prop 0047) in the Potential Additional Sites Consultation of late 2012. SNH, East Dunbartonshire Council and others expressed concern over the release of this site for housing, with landscape being a particular concern. These concerns have been confirmed by the Council's own analysis. As a result, it is concluded that **Zone 6.4** should not be released from the Green Belt, with the exception of the land identified for housing development in the 2009 Masterplan (set out in para S6.9 above).

S6.11 Much of the remainder of **Zone 6.4**, to the east (specifically the area transferred from East Dunbartonshire), had not been subject to any formal investigation, either through the Community Growth masterplanning process or through the MIR consultation. As a result, it was decided to assess the potential for development at this location, in the context of the development proposals to the south. The site was consulted on during the Potential Locations for Development consultation over August-October 2013 (Prop 0080). In their consultation response, SNH indicated that they considered that this site does not have capacity for housing development because of adverse effects on landscape character and visual amenity. Again, this analysis is confirmed by the Council's own visits to the site. It should not be released from the Green Belt.

Map 11 – Robroyston/Millerston Environmental Designations



Map12 – Robroyston Zones



SECTOR 7 – SUMMERSTON/BALMORE

- S7.1 The Summerston/Balmore sector is located to the north of the Glasgow conurbation extending from the urban fringe at Summerston, Lambhill and Milton to the local authority boundary with East Dunbartonshire. The area incorporates the Antonine Wall, part of the “Frontiers of the Roman Empire” World Heritage Site, and Ancient Scheduled Monument. Much of the northern part of the sector is designated within the Antonine Wall Buffer Zone. The River Kelvin flows through the Buffer Zone, enhancing the sensitivity of the sector.
- S7.2 To the south, Possil Loch is designated as a Site of Special Scientific Interest, whilst the Forth and Clyde Canal, which passes south and east of Possil Loch, is a Scheduled Ancient Monument. C-SINCS are designated at Kenmuir Marsh and Lochfauld Marsh. City Plan 1 provided for greenfield release along the northern fringe of Summerston, resulting in the construction of a significant number of new houses. The entire sector is designated as a Site of Special Landscape Importance.
- S7.3 The area was subject to a Comprehensive Planning Study in 2005 (CPS) and the area around the northern fringe of Summerston has been the subject a submission during the CDP process, seeking the release of Green Belt land for housing. The new housing is serviced, from the North, by Blackhill Road which the Council is keen to upgrade on safety grounds. The MIR also indicated that City Plan 2 referred to the need for a feasibility study for a north circumferential route to assist the development of North Glasgow, but that the feasibility study remained outstanding. The north circumferential route would require to pass through this area of Green Belt.
- S7.4 In order to provide a more detailed examination of the Green Belt’s function in this sector, the Summerston Green Belt has been subdivided into five broad areas (Map 13). For the purposes of this study:
- Area A is the south and east of the Forth and Clyde Canal, between Milton and Bishopbriggs, but including the marshland north of the Canal;
 - Area B is the area of Possil Loch, largely sandwiched between Lambhill cemetery to the west and the Canal to the east;
 - Area D is the wedge between the northern fringe of Summerston and the River Kelvin, defined on its eastern side by the boundary of the Summerston landfill site
 - Area E is defined by the extent of the Antonine Wall Buffer Zone, within the Glasgow City Council Area
 - Area C is the remainder of the Green Belt in this sector, bounded by the Antonine Wall buffer zone to the north, Lochfauld Marsh and the Forth and Clyde Canal to the east and agricultural land to the north of the urban fringe at Summerston

AREA 7A – RETAIN AS GREENBELT

- S7.5 Much of the north-western part of Area A is covered by marshland, with the Kenmuir Marsh and Lochfauld Marsh C-SINCS lying either side of the Canal, a scheduled ancient monument. Surface water flood risk is likely to be a key constraint. Power lines run north-south through the western edge of the area. As a result, the northern and western parts of Area A are not considered suitable for development and should be retained as Green Belt.

S7.6 To the south and east, the Green Belt boundary with the urban area (**Zone 7.1** Map14), at Milton, is poorly defined. Limited land release for development could, potentially, help strengthen this boundary and provide for improved access to the Canal and the wider green network. This area had been identified in the 2005 CPS as offering scope for development, albeit this was indicative and recognised the need for more detailed testing of the options. The area is designated a Site of Special Landscape Importance, although SNH have indicated that, given careful design, there may be scope for development. However, the narrowness of the Green Belt between Milton and Bishopbriggs at this location means that further physical coalescence is a significant concern. East Dunbartonshire raised this as a concern in their response to the 2013 Potential Locations for Development Consultation, stating that “this part of the greenbelt should be strongly protected to maintain a clear separation between the northern edge of Glasgow City and the boundary with East Dunbartonshire”. East Dunbartonshire also referred to the designation of a Local Nature Conservation Site (LNCS) in the area south and west of Bishopbriggs Golf Course, which is also part of a designated ‘Historic Garden and Designed Landscape’ associated with Kenmure House. They indicated that “it is clear that the environmental quality of this LNCS extends to the area within Glasgow City, and as such, East Dunbartonshire Council is strongly of the view that development in this area would be inappropriate”. Pluvial flood risk would also have to be addressed, particularly along the existing boundary with the urban area. On balance, it is considered that this site should remain in the Green Belt.

AREA 7B – RETAIN AS GREENBELT

S7.7 Area B comprises mainly of Possil Loch, but also includes the Forth and Clyde Canal along its south-eastern edge. The Loch and the surrounding marshland play a vital role in supporting biodiversity, recognised in its designation as a Site of Special Scientific Interest and also a C-SINC. Flooding is potentially a critical issue. As such, it is recommended that the existing Green Belt designation and boundary remain unchanged in this Area.

AREA 7C – FEASIBILITY STUDY TO DETERMINE EXTENT FOR GREENBELT RELEASE

S7.8 Area C straddles Balmore Road and is primarily agricultural in character, with isolated farm buildings and rolling fields surrounded by hedgerows. Part of the area to the northwest was formerly a landfill site, now closed, but which is still being used to produce/extract landfill gas. The landfill itself, and the need for a “buffer” around it to protect prospective inhabitants, means much of this north-western part of Area C is unsuitable for development. All of Area C is designated a Site of Special Landscape Importance and the far north-eastern corner is the Lochfauld Bing L-SINC.

S7.9 The 2005 CPS identified land west and east of Balmore Road (**Zone 7.2**) in Area C as having scope for development, one of 3 such areas (the others being **Zones 7.1 and 7.3**) in the Summerston Greenbelt. In comparison to the remainder of the Green Belt in this sector, and in much of the rest of the City, it has fewer obvious environmental constraints. However, it is considered that the Green Belt here is of a high landscape quality and SNH have indicated that the landscape setting it provides to the existing city-edge communities is generally high in quality. They further note that new housing development on this rolling farmland would be contrary to the existing pattern of settlement, especially since the required no-build areas on/around the protected wetlands (e.g. Possil Loch SSSI, Kenmuir Marsh and Lochfauld Marsh C-SINC) would isolate any new housing to their north. As a result, they indicate that the ability of most of this site to deliver development which is well-connected and sustainable is questionable, particularly given its relative isolation and physical detachment from existing facilities and services. On the basis of the above, it is considered that release for housing to the east of Balmore Road would result in a development which would be, and would feel, isolated from the rest of the City’s built up area, being separated from it by Possil Loch, the C-SINC) and the need “no-go” areas around these protected features. As a result, it is proposed to retain the Green Belt status of the land to the east of Balmore Road **within Zone 7.2**.

- S7.10 The land to the west of Balmore Road may offer more in the way of development potential, given that it would abut the existing, and planned urban area. This land was proposed as a Green Belt release in response to the CDP Main Issues Report (in conjunction with the land further west (**Zone 7.3** – see Area D)) and comments were made by a number of parties during the Potential Additional Sites Consultation (2012). SNH, in particular, were concerned that allocation of the site for development would not be acceptable due to adverse impacts on landscape character and visual amenity within an SSLI. Their comments related to the western and eastern halves of the site in turn. With regard to the eastern part of the site (that within **Zone 7.2**), they indicated that, in terms of visual amenity, built development would be prominent both from the urban area to the south and the countryside approaches to the north (including traffic on the A879). It could interrupt or remove key views which allow people to relate the northern fringe of the city to the expansive countryside and more distant Campsie Fells. In addition, they stated that the south-east part of the site lies within the catchment of Possil Marsh SSSI, notified for nationally important freshwater habitat, and that development would require to be subject to:
- a very highly specified SUDS scheme sufficient to ensure water quality and flow characteristics would be equivalent to pre-development conditions; and
 - detailed assessment of any contaminated land or implications of mine workings etc, leading to a detailed strategy to avoid any pollution to the SSSI

AREA 7D – FEASIBILITY STUDY TO DETERMINE EXTENT FOR GREENBELT RELEASE

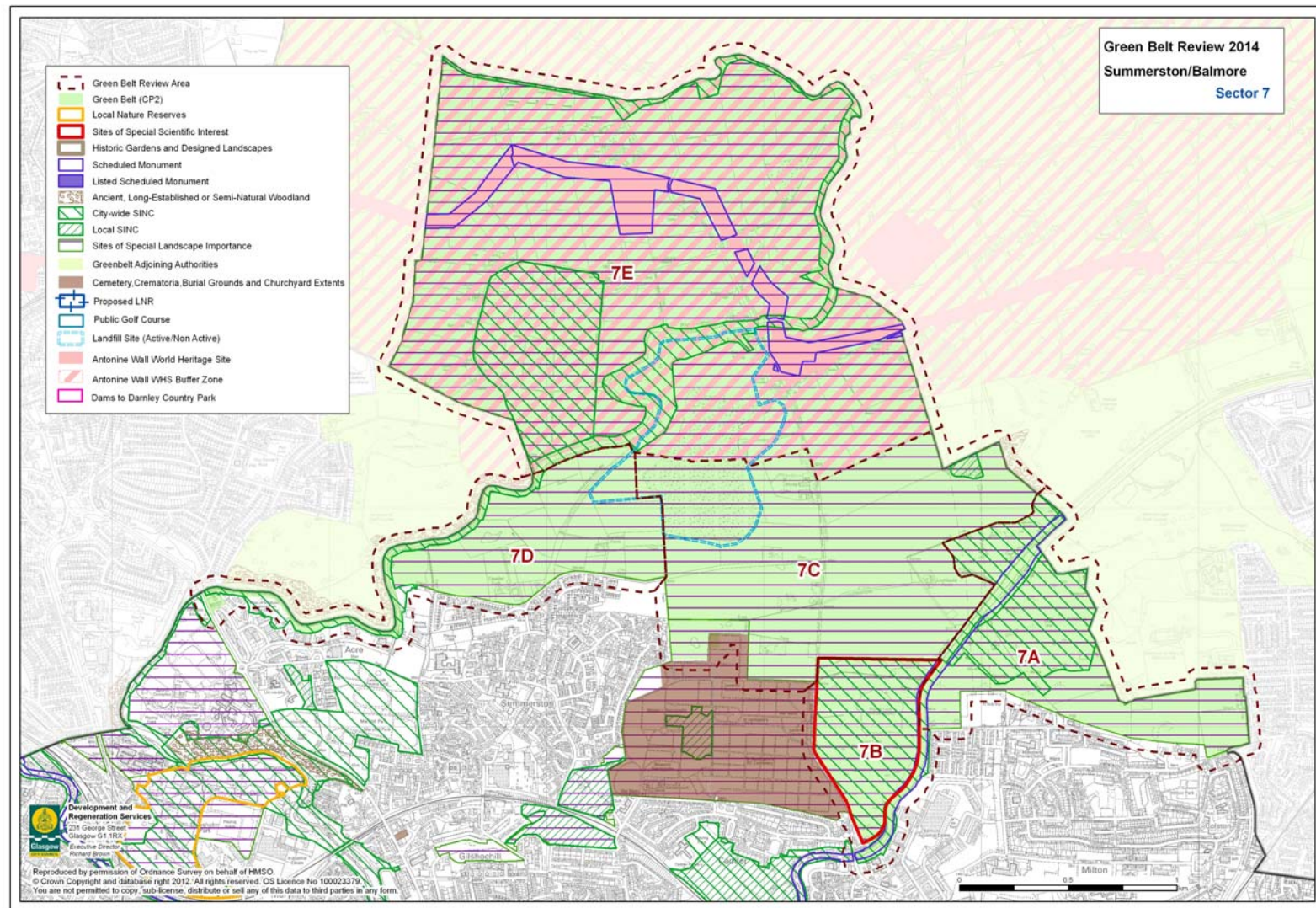
- 7.11 The inner Green Belt boundary in this area is the City Plan 1 greenfield housing development on the northern fringe of Summerston, defined by Blackhill Road to the north east which creates an identifiable urban edge. However the boundary further west is poorly defined by a field boundary/back gardens. The western boundary of Area D is formed by the River Kelvin, a C-SINC, and the remainder of Area C is designated a Site of Special Landscape Importance. The area around the River is identified as having a high risk of flooding on the SEAP indicative Flood Maps.
- 7.12 Whilst Summerston/Balmore was considered to offer less potential as a Community Growth Area than those Green Belt locations at Easterhouse/Gartloch, Broomhouse/Baillieston/Carmyle or Robroyston/Millerston, this Area (**Zone 7.3**) was one of the sites suggested to offer scope for development in the 2005 CPS. **Zone 7.3** (together with land to the east (**Zone 7.2** – See Area C)) was the subject of a submission in response to the Main Issues Report. The submission focussed on the potential for Green Belt release on the site to help regenerate Summerston and Glasgow North and included an examination of ground conditions and constraints as a means of identifying a suitable development site.
- 7.13 The proposal (Prop 0052) was made available for comment in the Potential Additional Sites consultation (2012), and both Scottish Natural Heritage (SNH) and the Scottish Environment Protection Agency (SEPA) made comment. SEPA indicate that a “Flood Risk Assessment is required to determine how much of the site is developable. This will need to consider the River Kelvin and the minor watercourse that passes through the site”. SNH’s comments are as set out in para S7.10 - allocation of the site for development would not be acceptable due to adverse impacts on landscape character and visual amenity within an SSLI. With regard to this western portion of the site (**Zone 7.3**), they indicated that it is likely that new housing would adversely affect key landscape attributes of the SSLI by replacing its rural pattern, whether on elevated slopes and/or on the valley floor. If the Blackhill slopes were developed, their role in the enclosure of the valley as a rural landscape would be lost. This role is particularly important because the northern edge of Summerston is already part of the landscape, with buildings being prominent southern terminators to the Kelvin’s ‘broad valley’ in certain views.

- 7.14 In considering the potential for release of Green Belt land for development in this sector of the Green Belt, cognisance requires to be taken of the potential for a northern circumferential route which would assist the delivery of development in north Glasgow, including the Canal corridor. The MIR had indicated that City Plan 2 referred to the need for a feasibility study for a north circumferential route to assist the development of North Glasgow, but that the feasibility study remained outstanding. As a result, it was considered prudent to undertake a feasibility study to determine if, how and where a northern circumferential route could be accommodated in the Summerston Green Belt, and how it may impact on the scope for development in the area, whilst taking account of other key considerations such as hydrology, landscape and nature conservation interests. The Additional Potential Locations for Development Consultation proposed such an approach, indicating that views were sought on the appropriateness of this approach, the matters which should be addressed by the study and other considerations.
- 7.15 In their consultation response, SNH stated that they supported the proposed feasibility study of the development potential of the Green Belt in this very extensive site, and set out the issues which they believed the study should address. On this basis, they also provided an initial assessment of two areas which they considered provided the best opportunities for creating new successful communities, through maximising the existing natural heritage assets and providing new Green Belt edge. These areas are at Cawder Cuilt (in the western part of **Zone 7.3**) and at Milton (**Zone 7.1**). Para s7.6 sets out the reasons why the Council considers the area at Milton should remain in the Green Belt but it is considered that there may be scope for development in **Zone 7.3**, and potentially the western part of **Zone 7.2**, if the feasibility study determines that the environmental issues can be satisfactorily addressed when considered in conjunction with the impacts of a potential north circumferential route, should it be deemed feasible and desirable. As a result, the CDP indicates that the Council will “undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area [Sector 7] shown within the Green Belt to the north of Summerston and to assess the capacity for additional land supply with the smaller area highlighted [Prop 0052 – **Zone 7.3** and that part of **Zone 7.2** which is west of Balmore Road].

AREA 7E – RETAIN AS GREENBELT

- 7.16 Area E is defined by the extent of the Antonine Wall Buffer Zone, within the Glasgow City Council Area. Within the buffer zone, there is a presumption against development which would have an adverse impact on the site and its setting, unless it can be suitable mitigated. It is considered that large scale housing development within the buffer is incapable of mitigation. Furthermore, much of Area E, including the River Kelvin, is designated as C-SINC and part of the area is subject to landfill. These issues mean that the existing Green Belt designation and boundary in Area E should be retained.

Map 13 - Summerston Environmental Designations



Map 14 – Summerston Zones

