

6.3 The policy framework proposed at the MIR stage reflected the need for:

- a continuing focus on the development of brownfield land over Greenfield;
- continuing to direct major investment to the City Centre to reinforce its role as the core of the city and wider region and to capitalise on its accessibility by public transport and other sustainable modes;
- a network of other centres which provide a variety of uses and will provide a focus for economic and community life in their areas and for sustainable transport systems;
- a portfolio of attractive business and industrial sites offering a high quality environment for new and existing businesses and jobs for residents and others;
- prioritisation in the current economic environment, choices will need to be made about where greatest impact from public investment can be derived; and effective partnerships between the public, private and third sectors and communities, and across disciplines, are likely to be critically important in ensuring the long-term success of regeneration projects.

6.4 **MIR Issue – Industrial and Business Land Supply:** the LDP MIR stated that the city’s industrial land supply will be reviewed to focus on sites which benefit from good access to the strategic road network and benefit from high public transport accessibility. A programme of site visits has been undertaken. The next stage will involve finalising:

- Marketable and Potentially Marketable Sites within Business Areas to be safeguarded for Employment Use.
- Marketable sites located within Business Areas that may be subject to change in the future (e.g. where there may be an aspiration to improve their physical quality or a prospect of introducing other land uses)
- Sites that have been identified for other uses and have therefore fallen out of the land supply.

6.5 **MIR Issue - Review of Industrial and Business Areas:** the LDP MIR undertook to review the physical characteristics of all areas designated for Industry and Business in City Plan 2 with a view to identifying areas where change may be appropriate. Site Visits and reviews have been undertaken leading to the categorisation of all Industrial and Business Areas in CP2 as follows:

- **Green:** stable Employment Locations
- **Amber:** areas which retain an important employment function but where there may be scope for change depending on the outcome of further study /Spatial Supplementary Guidance.
- **Red:** areas where a change of designation is considered appropriate

6.6 The next stage is to assess each area in terms of development activity, employment data, vacancy rates and links to multiple deprivation and work with GCC Business and Economy and other stakeholders in order to identify:

- how the locational requirements of the growth sectors set out by Glasgow Economic Leadership can be met by the city’s existing industry and business areas.
- which of the city’s City Plan 2 industry and business areas should be retained as employment locations and which provide an opportunity to broaden the range of uses. In undertaking this review, the interests of existing businesses in these areas will be safeguarded.

6.7 **MIR Issue: Protecting Existing Jobs in Industrial and Business Areas:** the MIR preferred option was to explore the potential to secure developer contributions where existing businesses are displaced by other uses as a result of change to industrial and business area designations. Progress on this MIR Issue will be dependant on the Review of Industrial and Business areas outlined above.

6.8 **MIR Issue – Monitoring of Industrial and Business Activity:** monitoring to provide a time series revealing trends in development activity is ongoing.

6.9 **MIR Issue – Safeguarded High Amenity Locations:** SPP states that Scottish Government no longer requires the identification of large strategic single user sites. Therefore this issue is no longer relevant.

Considerations for the Emerging Plan

6.10 Following consultation on the Main Issues Report the consensus was to adapt and simplify the 6 themes into four overarching outcomes. This would all align with the Council's single Outcome agreement. The Plan therefore recognises that there are significant issues which are common to all parts of the City.

- a thriving and sustainable place to live and work ;
- a connected place to move around and do business in;
- a vibrant place with a growing economy;
- a green place

6.11 The Plan aligned with the Economic Development Policy aims to offer an integrated approach to creating well designed, flexible places where people want to work and invest in. Priority shall be given to the growth sectors and encouraging these to locate appropriately in terms of strategic and national designations as well as the Plan's spatial priorities. Aligned to this, priority shall be given to protecting the SEIL's and encouraging the preferred activities identified in the Strategic Development Plan.

6.12 The Plan should look beyond the traditional industry and business focus for economic development and consider the role of the city and town centres. It is critical to the City's future economic wellbeing that the potential for growth in the knowledge based economy offered by higher and further education institutions and hospitals is realised, encouraging businesses to locate and benefit from a skilled and well educated workforce.

6.13 A major action shall be reviewing existing economic areas and this will inform options for identifying areas of protection, improving areas through environmental or infrastructure work or consideration of introducing alternative uses. However, a key factor in this shall be protecting existing jobs. The review sites are outlined in appendix 1 of this report.

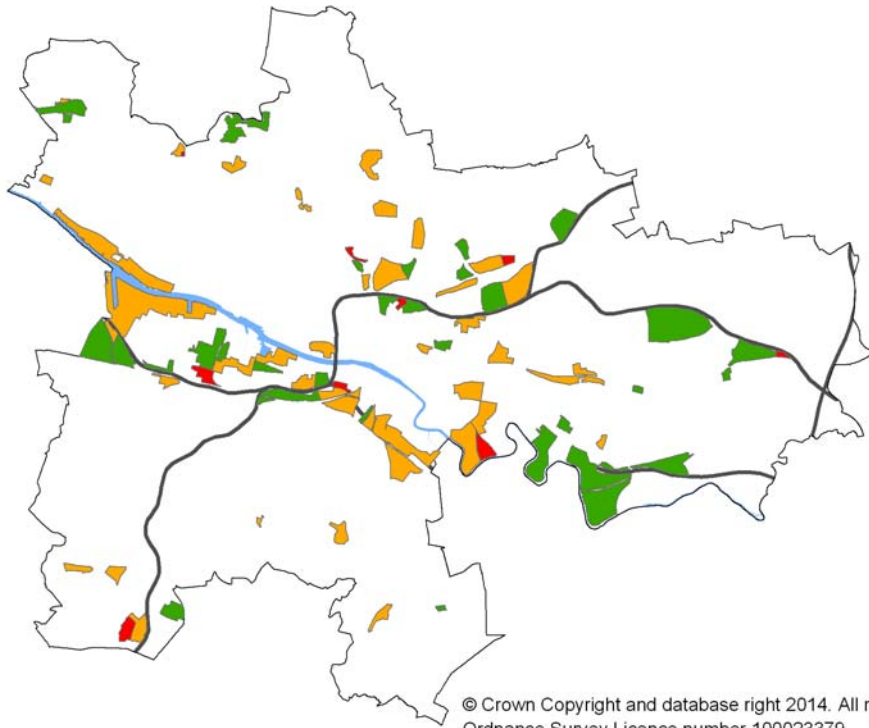
7.0 References:

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APPENDIX 1 - Background Paper 3
Review of Existing Industrial and Business Areas in Glasgow

Ref	Area	SIZE_HA	R A G
1	Drumchapel	1.81	Orange
1	Drumchapel	28.85	Green
2	Anniesland Industrial Estate	4.57	Orange
2	Anniesland Industrial Estate	0.71	Red
3	New Albion Industrial Estate	4.35	Orange
4	South Street	80.60	Orange
5	Dawsholm Industrial Estate	11.26	Orange
6	West of Scotland Science Park (SEIL)	32.77	Green
7	Enterprise West Media Park	2.97	Orange
8	Chapel Street Industrial Estate	1.08	Orange
9	Shuna Street/Shuna Place	1.79	Orange
10	Balmore Industrial Estate	20.99	Orange
11	Possilpark Industrial Estate	16.24	Orange
12	Oakbank Industrial Estate	3.63	Green
13	Garscube Industrial Estate	4.78	Orange
14	Finnieston	14.54	Orange
15	Townhead/Cowcaddens	21.92	Green
15	Townhead/Cowcaddens(B)	3.86	Red
16	Port Dundas	35.01	Orange
17	M8 Foodpark	7.37	Green
18	Cowlairs Industrial Estate	15.91	Orange
19	Atlas Industrial Estate	8.29	Green
20	Petershill Road/St Rollox	7.14	Green
21	Petershill Road	19.96	Orange
21	Petershill Road	5.61	Red
22	Charles Street	10.79	Orange
23	Blochairn Industrial Estate	32.25	Green
23	Blochairn Industrial Estate (B)	39.03	Orange
24	Alexandra Parade	13.59	Orange
25	College Business Park/Wellpark (Brewery)	7.41	Green
25	College Business Park/Wellpark	4.48	Orange
26	Glenpark/Duke Street	15.73	Orange
27	Nova Technology Park (SEIL)	27.23	Green
28	Shettleston Road	21.22	Orange
29	Carntyne Industrial Estate	7.70	Orange
30	Annick Street Industrial Estate	3.40	Green
31	Queenslie Industrial Estate	94.76	Green
32	Glasgow Business Park	33.23	Green
32	Glasgow Business Park	3.20	Red
33	Baillieston Distribution Centre	4.25	Green
34	London Road/Carmyle Avenue	37.04	Green
35	Cambuslang Investment Park	117.76	Green
36	Causewayside Street	4.31	Orange

Ref	Area	SIZE_HA	R A G
37	Tollcross	7.46	Green
38	Westhorn/London Road	42.34	Green
39	Brook St/Crownpoint Rd/London Rd	23.22	Orange
40	Nuneaton Street/London Road (Clyde Gateway) (SEIL)	23.09	Green
41	Swanston Street/Dalmarnock (Clyde Gateway) (SEIL)	43.69	Green
41	Swanston Street/Dalmarnock	15.49	Red
42	Dixon's Blazes	60.12	Orange
43	Polmadie	33.64	Orange
44	Glenwood Business Park	2.22	Green
45	Drakemire Drive	10.33	Orange
46	Cathcart	13.06	Orange
47	Pollokshaws	1.70	Orange
47	Pollokshaws	0.20	Red
48	St Andrews Industrial Estate/Pollokshaws Road	3.79	Green
49	Kilbirnie Street	24.45	Orange
50	Tradeston	11.12	Orange
50	Tradeston	5.15	Red
51	Kinning Park Industrial Estate	8.89	Green
52	Scotland Street/Milnpark Street	13.70	Orange
53	Vermont St/McLellan St/Kinning Park	23.61	Green
54	Academy Park/Gower Street	4.03	Green
55	Pacific Quay (SEIL)	20.92	Orange
56	Govan Road/Brand Street	9.56	Green
57	Woodville Street	20.94	Orange
58	Moorpark	7.43	Green
59	Helen Street/Loanbank Industrial Estate	33.65	Green
60	Elderpark Workspace	1.26	Green
61	Helen Street (South)	13.37	Red
62	Craigton Industrial Estate	8.83	Orange
63	Drumoyne Road/Meiklewood Road	7.59	Green
64	Shieldhall	140.97	Orange
65	Cardonald Park	22.42	Green
66	Hillington Industrial Estate	47.71	Green
67	South Nitshill Industrial Estate	8.76	Orange
68	Darnley Industrial Estate	10.77	Orange
69	Darnley Mains	17.76	Orange
69	Darnley Mains	13.87	Red
70	Thornliebank Industrial Estate	16.88	Green
71	Applecross Street	4.29	Red



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