

The Local Development Plan for **GLASGOW**



Resources



Economy



Communities



connections



Environment



Design



MIR Interim Environmental Report

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INTRODUCTION

The purpose of this summary is to provide an easy read version of the main findings of the Local Development Plan Main Issues Interim Environmental Report and to provide details on the consultation procedure including information about how, when and where to comment.

Background - Local Development Plan

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

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

In April 2010, the Notice of Intention to Start Preparation of City Plan 3 (since renamed The Local Development Plan for Glasgow) was published. The Local Development Plan for Glasgow Main Issues Report (MIR) is the first stage in this process. The MIR does not include the same level of detail as the eventual Proposed LDP, but is more concerned with highlighting areas of change from City Plan 2 and expressing a vision for the City as a whole. In this way it provides the basis for a preferred spatial strategy, highlights preferred options and any viable alternatives and puts forward potential environmental mitigating measures, where these can be identified.

Background - Interim Environmental Report (ER)

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

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

This ER constitutes the strategic environmental assessment of the new LDP MIR. The primary purpose of the ER is to identify, describe and evaluate the likely significant effects on the environment of implementing the LDP, as previewed in the MIR, and to compare these with the equivalent potential effects of implementing any other viable options.

Scope of the Environmental Report (ER)

The ER includes:

- a description of the current state of the City's environment
- the environmental characteristics which could be affected if the LDP is not implemented
- the wider strategic environmental objectives

The environmental assessment within the ER consists of three main parts:

- an assessment of all MIR proposals, preferred options and alternatives
- an assessment of all key development sites
- an assessment of all proposed development policies

Assessment of the MIR Proposals, Preferred Options and Alternatives

The ER assesses all of the preferred options, any alternative options and attempts to identify potential mitigating measures. The assessment of preferred and alternative options has been carried out using a simple traffic lights system with:

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

Assessment of the Key Development Sites

The environmental assessment of key development sites focuses primarily on the 24 sites proposed by the development industry, landowners and others in response to a pre-MIR questionnaire (June 2010) and any other sites which have come forward through discussions with the key agencies and from within the Council itself. The site assessment also considers some other 322 development sites which it has been possible to identify, at this early stage in the LDP process, as likely to come forward during the lifetime of the Plan. These include the housing land supply (211 sites), industrial and business sites (39 sites) and urban capacity study sites (72 sites). Again, a simple traffic lights system has been used, see above.

Assessment of Policies

The environmental assessment of policies looks at the proposed policy guidance structure for the LDP put forward in the MIR, namely:

- the 12 existing development policy principles and policy coding used in City Plan 2
- a new system of topic based key policies
- a new system of supplementary planning guides (SPGs) which provide the detail to support the topic based key policies.

The MIR highlights areas where new policy or supplementary guidance may be required and areas where significant revisions to existing policies could be required. It does not, however, provide the detail of what these policies will contain. If, following consultation and engagement, any of these preferred options or alternative options are taken forward in the Proposed Plan then a full environmental assessment will be carried out on those relevant policies and supplementary guidance at this stage. It should be noted that there is no requirement to assess policies or guidance which have already been through the SEA process for City Plan 2, where circumstances remain unchanged.

Consultation and Engagement

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

A comprehensive monitoring report has already been undertaken for City Plan with the findings taken into account in the preparation of both the MIR and this ER. Future updates of the Monitoring Report will incorporate many of the mitigation measures identified within this environmental assessment.

Key Findings

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

- the potential environmental impact of any new development
- realising opportunities to 'retrofit' existing buildings and the environment
- understanding and responding to flood patterns across the City and delivering the Strategic Metropolitan Drainage Plan
- considering environmental issues relating to the development of the City's brownfield land, especially in terms of dealing with contamination and pollution
- protecting existing environmental, cultural and habitat designations
- ensuring adequate and thorough environmental assessments are carried out for all major transport infrastructure projects

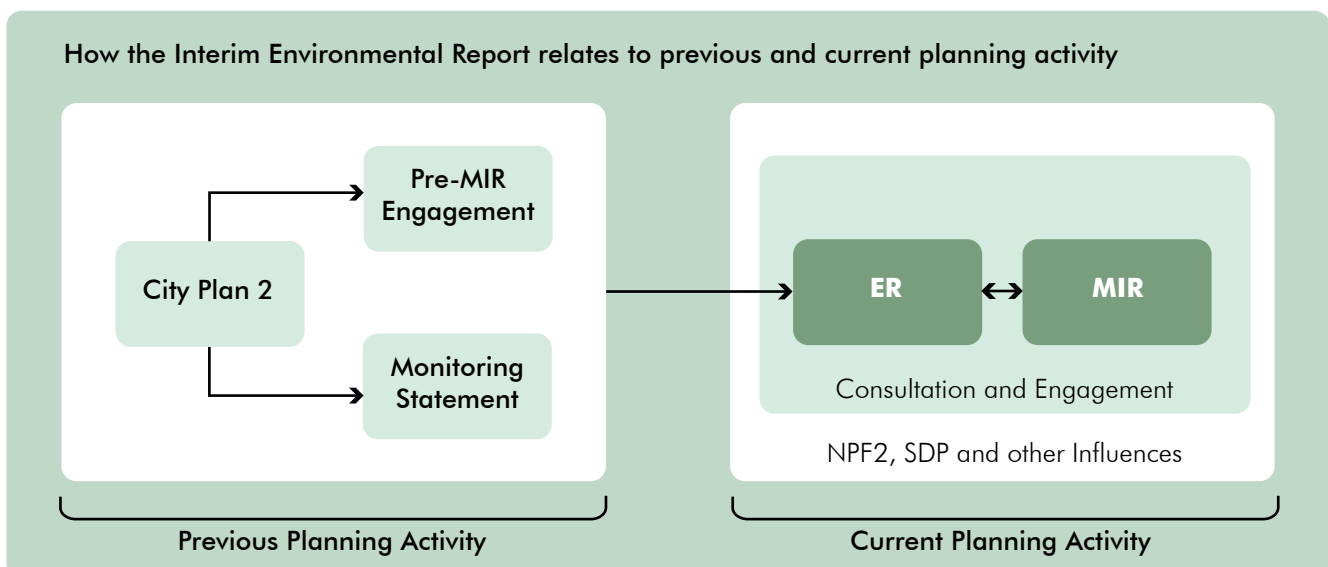
- realising green network strategic opportunities and other strategically significant projects
- monitoring the extent and impact of further greenfield development
- considering the siting of waste facilities and levels of waste management in the City
- reducing CO2 emission levels

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

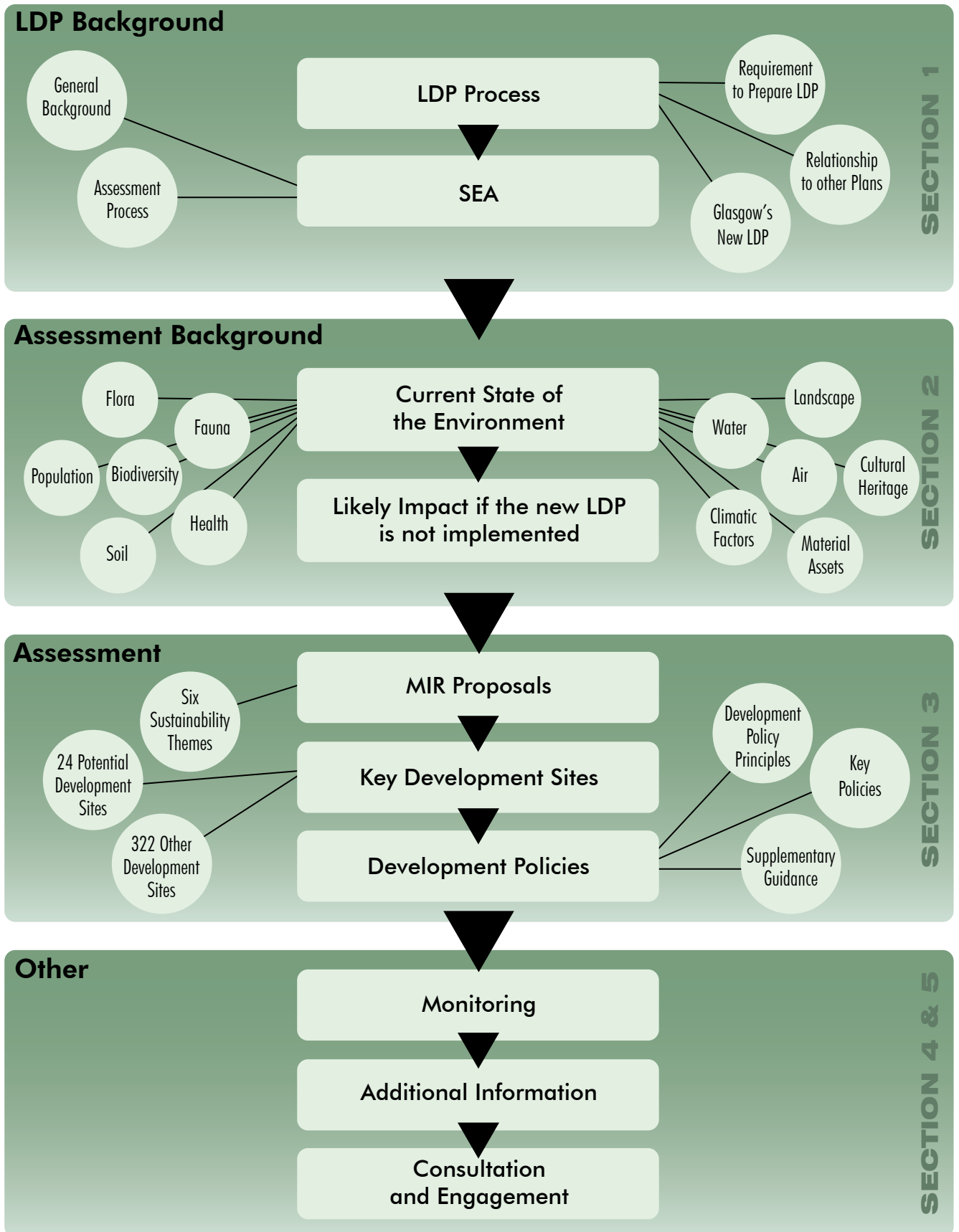
- the effective application of LDP policy
- the introduction of new policy and supplementary guidance which minimises negative environmental impact
- the promotion of sustainable development patterns across the City, underpinned by public transport connections will help to tackle greenhouse gas emissions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

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

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



Report Structure



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Section 1

CONTEXT: LDP MIR OBJECTIVES AND RELATIONSHIP TO OTHER PLANS

The purpose of this part of the report is to set out the policy framework within which the LDP must operate within by describing what the Plan is trying to achieve and its relationship with other relevant plans and the Scottish planning framework.

Requirement to Prepare Development Plans



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



Relationship with other Qualifying Plans and Programmes

1.6 Scottish Planning Policy (SPP) sets out the policy context for development plans. The Scottish Government expects development plans to:

- have a sharp focus on land and infrastructure
- concentrate on what will happen, where and why
- make more use of maps and plans to explain and justify the long-term settlement strategy
- contain policies and proposals that will achieve predictable outcomes

1.7 A list of all the plans, policies and strategies that have been taken into consideration in relation to Glasgow's new LDP was provided in the City Plan 3 Strategic Environmental Assessment Scoping Report (2010). Any areas of significant potential policy change are highlighted in **Appendix 1** of this report. The modernisation of the planning system and the replacement of National Planning Policy Guidelines (NPPG) and Scottish Planning Policies (SPP) with a single three part SPP, is resulting in changes to legislation, regulations, policies and guidelines which continue to influence land use planning throughout Scotland. Consequently, these changes are being tracked throughout the Environmental Assessment process as the new LDP develops. This will help to keep the environmental assessment iterative and current.



Glasgow's Development Plan

1.8 Glasgow's Development Plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and the Local Development for Glasgow. The Glasgow and the Clyde Valley Strategic Development Plan provides the strategic planning context for Glasgow and the surrounding area. The Glasgow and the Clyde Valley Strategic Development Planning Authority (GCVSDPA) published its Main Issues Report and associated Environmental Report in September 2010. These are available to view online at www.gcvsdpa.gov.uk The Local Development Plan provides Glasgow's development strategy, defines spatial priorities and sets out development proposals and supporting policies and design guidance. The Plan, therefore, is a key consideration in determining the location, scale and nature of physical change throughout the City.

1.9 In April 2010, the Notice of Intention to Start Preparation of City Plan 3 was published. The completion of the new LDP within a 5 year timescale will:

- allow the Council to meet its statutory requirement to keep its local development plan up to date
- ensure that the local policy framework and future development in Glasgow is in line with the National Planning Framework, national planning guidance and the Glasgow and the Clyde Valley Strategic Development Plan
- accord with other land use related plans in the City such as Flood Risk Management Plans
- consider the land use implications of other Council strategies, such as the Local Housing Strategy
- meet the general requirement for local development plans to contribute to climate change, biodiversity and other any other new obligations placed on local government
- help to establish a policy and development framework for managing land use, structural and environmental change in the City



1.10 A summary of the key facts relating to Glasgow’s new LDP are set out below:

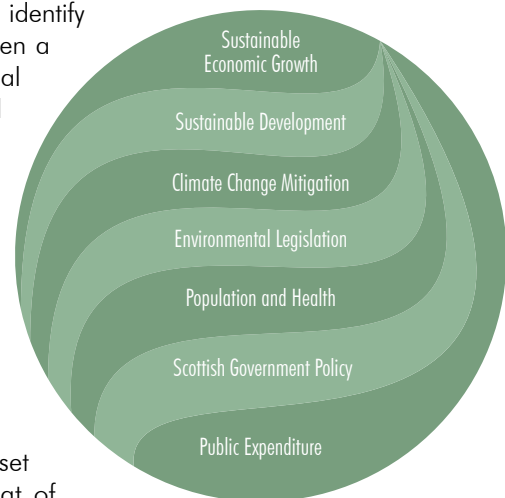
Name of Local Authority	Glasgow City Council
Title of Plan	The Local Development Plan for Glasgow
Legislative Requirement	The Planning (Scotland) etc. Act 2006 requires all local authorities to have complete and up to date local development plan coverage.
Subject of the Plan	Glasgow’s local development plan is a City-wide planning framework designed to tackle the key regeneration issues in the City and help to realise the many development opportunities. The new LDP will take account of the Glasgow and the Clyde Valley Strategic Development Plan, the Scottish Government’s National Planning Framework and other key strategies, policies and advice as prescribed by Regulation.
Plan Period	The new LDP will be adopted in 2014 and will contain a land use planning strategy and policies and proposals designed to meet the needs of the City to 2019, but subject to periodic review.
Frequency of Update	The new LDP will be updated every 5 years, with up to date Action Programmes produced every 2 years.
Plan Coverage	Glasgow City Council local authority area (68 square miles)
Plan Objectives	The new LDP will: <ul style="list-style-type: none"> • clearly indicate the way in which the City’s physical structure is expected to develop over the lifetime of the Plan • provide detailed policy guidance on the shape, form and direction of future development and regeneration in the City • identify the necessary planning action and infrastructure investment required to deliver such change • include SPG and Action Programmes which facilitate implementation
Contact Point	Development Plan Development and Regeneration Services Glasgow City Council 229 George Street, G1 1QU Telephone: 0141 287 8540 Email: developmentplan@glasgow.gov.uk

Content and Main Objectives of Glasgow LDP MIR

1.11 The LDP Main Issues Report (MIR) does not include the same level of detail as the eventual Proposed Plan. The MIR is more concerned with highlighting areas of change from City Pan 2 and expressing a vision for the City as a whole which sets out the basis for a preferred spatial strategy, highlights any preferred options and alternatives and puts forward potential mitigating measures, wherever possible.

1.12 On the basis of the various discussions, consultations and engagements (as described in the LDP MIR document) and taking the Glasgow and the Clyde Valley Strategic Development Plan Main Issues Report (SDP MIR) into account, a list of the **key drivers of change** for Glasgow together with a list of **potential main issues** has been produced. The LDP MIR focuses on these issues and comments on what action the Council proposes to take, along with its partner agencies, in terms of preferred and alternative options and potential mitigating action.

1.13 The key drivers of change identify those areas where there has been a significant shift in the contextual background in terms of national policy and legislation which will influence the preparation of the new LDP. As the SDP MIR indicates, these are the forces which will shape the long-term future of Glasgow and, therefore, the City Plan will have to respond to them. The key drivers identified are:



1.14 The preferred spatial strategy set out in the MIR is based on that of the existing development plan, updated to reflect the preferred options set out in response to the main issues identified. It includes a Spatial Agenda which sets out the priority locations for development, environmental improvement, infrastructure provision and regeneration. It encompasses:

- **Legacy Proposals** from City Plan 2
- **National Planning Framework Developments** (the West of Scotland Strategic Rail Enhancements (WSSRE); a High-Speed Rail Link (HSR) to London; the Central Scotland Green Network; the Metropolitan Glasgow Strategic Drainage Scheme; and Commonwealth Games Facilities and Infrastructure)
- **The Corridor of Growth along the River Clyde**
- **Key Spatial Policy Priorities** (including support for the City Centre, town centres, sustainable industrial and business locations and reflecting the proposed policy approach to issues such as air quality, noise management and the potential for the development and use of sources of renewable energy and new conservation areas)



1.15 Strategic Environmental Assessment (SEA)

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



- 1.16** A comprehensive Strategic Environmental Assessment of City Plan 2 Strategy, Policies and Proposals was carried out for City Plan 2. A summary of exactly what City Plan 2 assessed can be found in **Appendix 2**. Many spatial areas, development sites and policies which are intended for inclusion in the new LDP, and detailed in the MIR, have already been through the formal Strategic Environmental Assessment process. Where there has been no significant further change in circumstances, there is no requirement to undertake a further Environmental Assessment.

Scoping Report and the Consultation Authorities Response

- 1.17** A Scoping Report for the City Plan 3 SEA was submitted to the Consultation Authorities via the SEA Gateway in June 2010.

- 1.18** The scoping process has helped to identify and define:

- the geographical area of plan 3 coverage
- existing environmental conditions and constraints in the City
- the methods that will be used to analyse the environmental impact of the new LDP
- who will be consulted during the Environmental Assessment and at what stage

- 1.19** The three Consultation Authorities (Historic Scotland, Scottish Natural Heritage and the Scottish Environmental Protection Agency) were all content with the proposed 10 week consultation period for the City Plan 3 Environmental Report. The responses of the Consultation Authorities to the Scoping Report were received on 2 August 2010 and these are summarised in **Appendix 3** along with the Council's response and any proposed actions, where appropriate.

Interim Environmental Report

- 1.20** This Interim Environmental Report (ER) constitutes the strategic environmental assessment of the new LDP MIR. The purpose of the ER is to identify, describe and evaluate the likely significant effects on the environment of implementing the proposed LDP, as previewed in the MIR, and to compare these with the equivalent potential effects of implementing other alternative options.

- 1.21** The ER is the key consultation document in the environmental assessment process. The Consultation Authorities and all other interested parties are invited to comment on the assessment and on the MIR document to which it relates.

- 1.22** The consultation process is intended to ensure the integration of environmental factors into the LDP preparation process and to improve the development plan while enhancing environmental protection. It also ensures an appropriate level of consultation and transparency in setting out how the environmental assessment process has influenced the planning process and decision making.

- 1.23** This is an Interim ER which aims to set out sufficient information, under the terms of the Regulations, to provide a context for assessing those elements of the environment that may be affected by the strategy, policy and programmes identified in the MIR.



- 1.24** Inevitably, since the Scoping Report was submitted, changes to the potential content of the new LDP have occurred as a result of responses from the Consultation Authorities and early engagement with the key agencies and others. As a result, ongoing engagement was sought with the Consultation Authorities through an informal meeting on 1 February 2011.

Glasgow and Clyde Valley Strategic Plan Main Issues Environmental Report



- 1.25** The Glasgow and Clyde Valley Strategic Plan MIR (October 2010) introduces the following main issues and key challenges which are further developed in the LDP MIR:

- Breaking down distance to economic markets (in terms of improving wider sustainable connectivity to markets and enhancing the scale of the Region's economy and its ability to compete)
- Supporting a sustainable economy (in terms of identifying key economic development locations which have the necessary quality, sectoral focus and accessibility to foster sustainable economic growth and securing their relevant role and function in line with long-term economic growth sectors)
- Promoting environmental action by securing economic development and investment whilst achieving environmental sustainability objectives, developing programmes of positive action to integrate multiple economic, social, health and environmental objectives and safeguarding and protecting strategic environmental resources
- Promoting sustainable locations for development by identifying development locations which meet these drivers and meeting the forecast demand for new development capacity, maximising existing and planned transport and drainage infrastructure capacity, securing, where appropriate, priority for infrastructure investment to support and enhance sustainable locations
- Tackling risk (in terms of strategic development priorities by keeping the focus on priorities in the context of competing demands and managing the phasing and sequence of priorities in line with available resources)

Natura Sites



- 1.26** NATURA 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation, designated under European legislation relating to the Habitats Directive and Special Protection Areas, designated under European legislation relating to the Birds Directive and are internationally important for threatened habitats and species. Natura sites form a unique network of protected areas which stretches across Europe.

- 1.27** There are 147 classified Special Protection Areas in Scotland covering an area of just under 666,000 hectares, or about 2,570 square miles and 239 designated SACs in Scotland covering an area of approximately 963, 000 hectares, or about 3,717 square miles. There are no Natura 2000 sites in Glasgow.



Public Consultation

1.28 Public consultation is a key element of the development plan process. There are various opportunities for the public to comment on the emerging LDP and to endorse, or otherwise, the development strategy, supporting proposals and policies and strategic environmental assessment of the Plan. The statutory minimum requirement for consultation is set out in national legislation but the aim is to exceed this level in relation to the new LDP.

1.29 The Council's consultation scheme for the new LDP is set out in its Development Plan Scheme, available to view online. The Council approved its first Development Plan Scheme (DPS) in March 2009. Updated annually, this document explains how the LDP will be prepared, what the key stages in the process are and how people and organisations can get involved.

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BASELINE: CURRENT STATE OF THE ENVIRONMENT

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

Physical Structure



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

Environet



- 2.4** The Council, in conjunction with others, is developing an environmental database which will be known as Environet. This database will attempt to bring together all the environmental information held by the Council relating to the strategic environmental assessment process and will create a direct entry port meaning that all environmental information is stored in a central place and is easy to access. The Environet database will link to external data sources that are held by the Council's partners and will present the Council's own information in a more user friendly way. Environet proposes to develop three different platforms for accessing environmental information: an internet version for external users; an intranet version for general internal queries and a more sophisticated GIS based intranet version for interrogation by Council officers. The initial external output from the project will be the production of a State of the Environment Report for Glasgow. It is anticipated that this Report will be available at the LDP Proposed Plan stage.

Glasgow Open Space Map

- 2.5** The Open Space Audit dataset has been created to comply with the requirements of the Scottish Government’s Planning Advice Note (PAN) 65: Planning and Open Space. (It is used in conjunction with City Plan 2 to identify areas subject to Policy ENV 1: ‘Open Space Protection’. Baselined at 2009 using Ordnance Survey Mastermap, the audit is complete, and is updated annually. Open space has been classified using an extended version of the typology contained in Annex 1 to PAN 65. For operational reasons, the Open Space dataset only classifies individual Mastermap generated polygons. It can, therefore, only be as accurate as the base map. Where several protected open space uses share one polygon, one is identified as primary (attribute PLU) and the next most significant as secondary (SLU). In a small percentage of cases, the OS polygons do not reflect what is considered to be the protected open space, i.e. an amenity open space and an adjacent private garden are shown as one polygon. In such cases the PLU and SLU are recorded along with the need for OS updating. Polygons are also identified which currently, or will in future, contain protected open space not yet captured by the OS.
- 2.6** The Glasgow Open Space map aims to protect land which is identified on the map from development. Land shown on the map is not development land. Development land, however, can be ‘greened’ whilst it is awaiting development to mitigate local environmental conditions. A ‘stalled spaces’ project has now been put into place to make better use of development land, e.g. allotments, growing spaces, woodland etc. The Glasgow Open Space Map can be viewed online at: www.glasgow.gov.uk.



State of the Environment/Existing Environmental Baseline Data

- 2.7** For the purposes of consistency, the environmental baseline data (below) has been organised under the same 12 SEA indicators which are used later in this Report in the actual assessment itself. A summary of the individual data sets that have been attached to each SEA indicator are detailed in Table 1. It should be noted that composite GIS maps are available to view online at: www.glasgow.gov.uk for each of the 12 SEA indicators. The geographical data sets will be organised and layered in such a way that the user can manipulate the maps to look at either particular parts of the City and/or individual data sets as required. The key objectives for each of the SEA indicators and the key facts are summarised in the remainder of this section.

Table 1

	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land		n/a	n/a			n/a				n/a		
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												

- Environmental issues which will require further detailed assessment and mitigation
- Potential environmental issues which could require assessment and mitigation
- No environmental issues or development could actively enhance the environment

“SEA Objective:
To conserve and
enhance the
biodiversity of
habitats and species.”

Biodiversity

2.8 The City currently contains:

- 5 Sites of Special Scientific Interest (SSSI)
- 795 ha of Green Corridors (4.4% of the City)
- 7 Local Nature Reserves (LNR)
- 46 City-wide Sites of Importance for Nature Conservation (C-SINC)
- 49 Local Sites of Importance for Nature Conservation (L-SINC)
- various areas of ancient, long established or semi-natural woodland and numerous tree preservation orders
- 5 historic gardens and designed landscapes
- 29 hectares of allotments and 16 hectares of community gardens
- 428 hectares of rivers/open water (2.3% of the City)

2.9 Current policy seeks to further the conservation and enhancement of biodiversity both within and outwith designated areas and extend the multifunctional benefits of the green network to increase Glasgow’s attractiveness, help combat flooding and promote local accessibility and leisure opportunities.

“SEA Objective:
To respect and
enhance the quality
of urban form,
settlement and
community patterns,
local identity and to
improve the quality of
life in disadvantaged
communities.”

Population

2.10 Glasgow is the largest urban local authority in Scotland, covering 17,630 hectares with an estimated population of 588,470 (2009 estimate). There are an estimated 284,500 households in the City (2008 estimate). Of this total, there are 116,800 single person households, 103,500 other adult households, 20,500 single adult family households and 43,700 other family households.

2.11 Until 2001, Glasgow experienced high growth in the number of single person and small households. This resulted in high demand for new dwellings. Since 2001, the rate of household formation has slowed down, but high demand for new dwellings continued until 2008, as the City experienced net in-migration at a rate of around 1,300 people per year. Against this, the City has experienced a decline in the number of family households, from 71,000 in 2001 to 64,000 in 2008, with many families still moving outside the City’s boundary.

2.12 The urban renewal measures introduced in Glasgow, including the designation of New Neighbourhoods at Drumchapel, Garthamlock, Oatlands and Ruchill/Keppoch, have contributed to improved housing options in a variety of tenures. The ongoing re-development of brownfield sites remains the City’s priority, and this has been complemented by the identification (in City Plan 2) of greenfield Community Growth Areas, where housing choice will be broadened by the development of owner-occupied housing for the middle and upper market sectors, building onto existing communities.

2.13 Although land availability in Glasgow remains sufficient to meet current demand, the favourable market conditions which led to a sustained increase in the number of houses completed in the private and public sectors over the last few years ended abruptly in 2007-08. Difficulties in accessing borrowing for

both developers and purchasers have impacted significantly on the demand for new housing, with private sector completion levels in the last two years falling to around 50% of the 3,200 unit peak in 2007-08. While most sites have been affected by this downturn, the flatted market in Glasgow is experiencing particular difficulties at present, with lenders reluctant to invest in this sector.

- 2.14** The social rented sector has been sustained at past levels by continued funding of existing building programmes led by Glasgow Housing Association (GHA) and Local Housing Associations. GHA's Transformational Regeneration Area programme is continuing the replacement of unpopular high rise rented stock with new lower density housing. Indications are, however, that funding for the affordable sector will also be affected by overall reductions in Scottish Government allocations to local authorities.
- 2.15** The City's requirements for housing in all tenures will be identified through the Glasgow and the Clyde Valley Housing Needs and Demand Assessment, and this will be reflected in the Proposed Strategic Development Plan, which addresses the position to 2025.

“SEA Objective:
To create the
environmental
conditions necessary
to improve health and
well-being”

Human Health

- 2.16** Glasgow and the West of Scotland has a poor human health record. The root causes of poor health are numerous and interlinked. They include those relating to smoking, drinking and dietary health but poor health can also be attributed to other conditions determined by air and water quality, accessibility to local recreation facilities, greenspace, cultural and sporting facilities and health services.
- 2.17** Currently, the life expectancy rate in Glasgow is 75.8 years for females and 68.5 years for males (Source: NHS Report on Healthy Life Expectancy in Scotland, 2004). The 'big three' current health problems in the greater Glasgow area are cancer, heart disease and lung disease. The health of the City's population is slowly improving but, in general, at a much slower pace than that of the rest of Scotland and the UK. People from poorer backgrounds and districts generally suffer, most, from poor health.
- 2.18** Waste: There is a need to minimise waste and to maximise recycling in the City. The EU Landfill Directive requires biodegradable waste disposed of to landfill sites, to be reduced by 25% between 1995 and 2010, 50% by 2013 and 65% by 2020. The National Waste Strategy, launched by SEPA in 1999, set out targets to reduce the amount of waste produced and how to deal with it in a more sustainable way. The Landfill Allowance Scheme, introduced in 2005, set limits on the maximum allowances for biodegradable waste permitted to be deposited in landfill sites.



2.19 Table 2 highlights the level of Municipal Solid Waste collected in Glasgow between 2004/05 and 2009/10. It indicates that the total level collected (Arisings) has declined from 353,931 tonnes to 326,987 tonnes. The level of waste sent to landfill also declined, while there was a significant increase in the level recycled/composted.

Table 2

Glasgow	LACMSW - Local Authority Collected Municipal Solid Waste				
	Arisings (Tonnes)	Landfilled (Tonnes)	Incinerated (Tonnes)	Recycled/Composted (Tonnes)	% Recycled/Composted
2004/05	353,931	320,811	0	33,121	9.4
2005/06	361,603	304,709	0	56,893	15.7
2006/07	369,025	306,884	0	62,141	16.8
2007/08	363,041	297,404	0	65,637	18.1
2008/09	347,262	278,230	0	69,032	19.9
2009/10	326,987	256,244	0	70,743	21.6

2.20 Glasgow disposes of its waste mainly at the Cathkin Landfill site, located in South Lanarkshire. This facility has planning consent until 2013. The Council operates four civic amenity waste transfer stations in Glasgow, located at Dawsholm, Easter Queenslie, Polmadie and Shieldhall. The City Council has upgraded the Dawsholm and Shieldhall civic amenity sites to recycling centres. The Polmadie plant also deals with reclamation and processes up to a maximum of 25,000 tonnes of material annually, such as paper, food and drink cans. In addition, there are around 300 multi-purpose recycling sites located throughout the City. These provide recycling facilities to dispose of items, such as paper, magazines, cans, glass, garden waste, batteries and textiles.

2.21 In order to encourage waste recycling, the City Council has distributed the following approximate bin numbers to households (at November 2009):

- Blue Bins (single properties) - 110,740
- Blue Bins (flats/tenements) - 140,000
- Brown bins for organic garden waste - 102,800
- 400+ public collection points
- 25,000 purple bins distributed to single households for a kerbside glass collection service (Feb 2010)



2.22 Waste recycling within the City's predominantly flatted Inner City presents a major challenge for the Council.

2.23 Vacant and Derelict Land - The level of vacant and derelict land in the City reduced year on year over the period 1998 to 2007, however, the amount has increased since 2007, partly due to reduced take-up as a consequence of the economic downturn and partly due to the clearance of land for the M74, the GHA demolition programme and demolition works to create the 2014 Games Village. Some land will be taken-up as these projects progress. See Table 3 on the following page.

Table 3

	Vacant and Derelict Land	
	No. of Sites	Total Area (Ha)
March 2006	851	1,286.23
March 2007	839	1,267.76
March 2008	920	1,325.76
March 2009	922	1,344.04
March 2010*	920	1,321.08

* - Provisional Figure

2.24 In view of these changes, the emphasis is now on maintaining the scale of vacant and derelict land at its current level rather than seeking at least 100 hectares per annum reduction, which is not seen as achievable under current economic conditions.

2.25 To help facilitate development of vacant and derelict sites, the Council set up City Property LLP in October 2009. This arms length organisation has responsibility for marketing Council owned property and should make a positive contribution to the early development of vacant and derelict sites in Council ownership. The Council has also used innovative remediation initiatives for vacant and derelict sites to help deliver the Commonwealth Games. Details of these initiatives are highlighted in 'A Games Legacy for Scotland', published by the Scottish Government in September 2009. Another innovative solution has been the greening of vacant and derelict sites. This is currently being pursued through the Glasgow and Clyde Valley Green Network Partnership.

2.26 Contaminated Sites - There are approximately 3,000 potentially contaminated sites in Glasgow, mainly arising from common sources, including former industrial uses and active and historical landfills. Legislative requirements place a statutory duty on local authorities to identify potential sites. Many of these sites are located in the north and east of the City. There is a strong correlation between contaminated sites and long term vacant land. Planting has taken place on some of the sites, and natural vegetation allowed to grow on others, in order to assist their decontamination in the intervening period.

Fauna

2.27 The Council has approved a number of action plans, identified through the Local Biodiversity Action Plan (LBAP), aimed at protecting and enhancing the City's species. The following list highlights the various species evident in the City at this time:

- Insects: dragonflies and damselflies, small pearl-bordered fritillary
- Fish: Atlantic salmon
- Amphibians: common toad, common frog, palmate newt
- Birds: swift, skylark, reed bunting, jack snipe, tree sparrow
- Mammals: water vole, otter, badger

"SEA Objective:
To protect, enhance
and, where necessary,
restore species."

“SEA Objective:
To protect, enhance
and, where necessary,
restore habitats.”

“SEA Objective:
To avoid any adverse
(direct or indirect)
development impact on
soil stability structure
or quality and to
promote the use of
soils in a sustainable
way.”

“SEA Objective:
To protect and
enhance the water
environment.”

Flora

2.28 The Council has approved a number of action plans, identified through the Local Biodiversity Action Plan (LBAP), aimed at protecting and enhancing the City’s habitats and plant life. The following highlights the various habitats/ plant life evident in the City at this time:

- Habitats: broadleaved and mixed woodland, wet woodland, neutral grassland, dwarf shrub, heath, fens, marsh, swamp, reedbeds, raised bog, standing open water, rivers and stream, boundary features, built up areas and gardens
- Plants: bog-rosemary, purple rambling-fumitory, sheep’s-bit, toothwort, tufted loosestrife, wood carne’s-bill, burnett-saxifrage, bog-mosses

Soil

2.29 The Lower Clyde Valley and estuary is underlain by sedimentary and igneous/ volcanic rocks of mainly Carboniferous age (about 300-400 million years old). The sedimentary rocks contain widespread deposits of coal and ironstone that have been extensively mined and quarried. The igneous rocks have also been quarried, mainly for aggregates used in road building. The area also contains significant sand, gravel, clay, silt and peat laid down as a result of glacial activity. These minerals have also been extensively mined.

2.30 The legacies of the minerals industry and old industrial workings affect many areas in Glasgow. This includes shallow stoop-and-room mineworkings that are rapidly decaying, leading to subsidence, contaminated land (particularly in infilled quarries), and polluted groundwater. Any old mine workings have been capped.

2.31 The City is surrounded by areas within the Green Belt, including farmland, much of which is no longer in use for agriculture. The agricultural classification of the soils in these areas is not particularly high and, therefore, they are not of significant value for agricultural use.

Water

2.32 The main bodies of water and watercourses in the City are the River Clyde (which is tidal up to the weir at Glasgow Green), the Forth and Clyde Canal, the White Cart Water and the River Kelvin. Smaller tributaries include the Molendinar Burn, the Brock Burn, the Lovern Water and the Auldhouse Burn.

2.33 Flooding - there is a lack of capacity in the surface water drainage systems serving the City. While some progress has been made, the potential for flooding continues to be a major obstacle to the City’s development aspirations. The Flood Risk Management (Scotland) Act 2009 came into force in June 2009. This legislation introduces a more sustainable and co-ordinated approach to flood risk management and aims to ensure that all the bodies involved in flood risk reduction work together to deliver results.



2.34 Evidence of flooding has been gathered and the river systems modelled in order to allow projections of future extreme weather conditions. This has enabled the identification of areas susceptible to flood risk. SEPA have produced flood risk maps.

2.35 The Council is participating in the development of the Metropolitan Glasgow Strategic Drainage Plan (MGSDP), which also comprises local authorities, Scottish Water, and SEPA. The Partnership aims to provide a holistic approach to managing surface water which will reduce flood risk and unlock development potential while improving water quality and allowing residential areas to co-exist with the natural landscape. The MGSDP is currently developing Surface Water Management Plans for the Clyde Gateway Project Area and Toryglen. Aspects of these Plans are being incorporated into Local Development Strategies and masterplans. The MGSDP is also making progress on integrated infrastructure delivery.

2.36 Four waste water treatment plants, located at Daldowie, Dalmarnock, Dalmuir, and Shieldhall, treat all of Glasgow’s waste water, as well as waste water from neighbouring authorities. The sewerage capacity, in certain parts of the City, is acting as a constraint to development, particularly in the north and east.

2.37 Water Quality - As well as the rivers, streams and Canal, the City also has 21 principal areas of standing open water, ranging from the large lochs, such as Hogganfield and Possil, to smaller ponds within the public parks. The water quality of the rivers and Canal is regularly monitored by SEPA. The quality of the River Clyde varies from class B to C (Fair to Poor respectively), as it passes through the City. From Cambuslang to the Tidal Weir, the water quality also ranges from class B to C. The quality of the Clyde Estuary varies from class B (Fair) to D/C (Seriously Polluted/Poor) in the outer estuary. The quality of the White Cart Water is borderline class C/B (Poor/Fair), the River Kelvin ranges from class B to C and the Forth and Clyde Canal ranges from class A2 to C (Good to Poor) within the City boundary.

“SEA Objective:
To protect and
enhance
air quality”

Air

2.38 The Air Quality (Scotland) Regulations 2000 require local authorities to regularly assess levels of 7 air pollutants and seek improvements in those areas where levels are above the set standards.

2.39 The increase in traffic volumes is creating issues concerning air quality in some parts of the City. In the City Centre, nitrogen dioxide and particulate matter emissions exceed recommended levels. As a consequence, and as required under the Regulations, the City Centre has been declared an Air Quality Management Area (AQMA). An Air Quality Action Plan has been prepared by the Council. This sets out actions to achieve a reduction in the emission levels in this area. These measures include local transport management schemes, implementation of quality bus corridors and the development of travel plans.

“SEA Objective:
To reduce GCH
omissions and support
climate change
mitigation measures.”

2.40 Concentrations of pollutants have also been detected in the following locations:

- Royston Road
- North Street
- Byres Road
- Dumbarton Road
- Parkhead Cross

Climatic Factors

2.41 The UK Climate Projections (UKCP09) provide a comprehensive package of climate modelling that describes how Scotland’s climate is likely to change over the 21st century. The projections indicate that the climate trends observed over the last century will continue and intensify, producing warmer wetter winters and hotter drier summers. Understanding the implications of these changes is essential for effective climate change adaptation in Scotland.

2.42 The ‘Handbook of Climate Trends Across Scotland’ was published by SNIFFER in May 2006. It compiles and analyses observed climate data across Scotland over the last century (1914-2004). It supports the development of climate change adaptation strategies by providing a benchmark of observed climate trends and is aimed at a broad audience of users from a range of sectors and disciplines.

2.43 Latest projections predict that, by the end of the 21st Century, Scotland’s annual average temperatures will rise with wetter and warmer winters with less snowfall and an increased risk of flooding. The Climate Change (Scotland) Act 2009 represents one of the most far reaching pieces of environmental legislation passed by the Scottish Parliament. The Act creates the statutory framework for reducing greenhouse gas emissions and provides the context for moving Scotland to a low carbon economy. SPP, published in February 2010, reflects the provisions of this climate change legislation and identifies the need for the planning system to help mitigate the causes and likely impacts of climate change. This includes consideration of the location, design, travel requirements and energy needs of new developments, together with minimising the likely impact on existing developments. The Scottish Government is committed to working in partnership with the UK Government to reduce carbon dioxide emissions. The Council, therefore, requires to do all in its powers to ensure that new developments take account of any issues which impact on climate change. It has already developed its own Climate Change Strategy and supporting Action Plan. This sets out the strategic measures and actions to address the serious challenges the organisation faces as a result of global warming now and in the future.



“SEA Objective:
To promote and secure
sufficient sustainable
infrastructure to meet
future development
needs.”

Material Assets

- 2.44** Glasgow is the centre of a large metropolitan area and, therefore, requires an efficient, safe, modern, integrated and punctual public transport system. The City is well served by a road, rail, subway and bus network and contains an extensive cycle and footpath network. Some gaps, however, remain in the network.
- 2.45** Roads - Glasgow’s motorway system consists of the M8, M73, M74, M77 and M80. The City is well connected to the Scottish and UK strategic roads network and is important to the economy of the City and the surrounding conurbation. However, the following sections of the road network experience heavy volumes of traffic, particularly at peak times: M8 Kingston Bridge, M8 Hillington to Glasgow Airport, M77 link westbound to M8 and the A8/M8 Corridor. There are also access constraints to other transport routes. Some parts of the City which offer substantial regeneration potential such as Glasgow North are currently not well connected to the wider network. Major improvements in access to the Clyde Gateway occurred with the opening of the M74 from Fullerton to the Kingston Bridge and will be further enhanced with the construction of the East End Regeneration Route.
- 2.46** Traffic in Glasgow grew steadily at around 2% per year to 1995. From 1996 to 2005, traffic growth has reduced to 0.46% per annum. Although the reduction in traffic growth is welcomed, national forecasts suggest that without intervention, levels of traffic are likely to continue to grow. Air quality has already suffered in Glasgow as a consequence of increased traffic levels. Despite this, between 1999-2008 figures indicate that the average annual growth was as low as 0.01% and although presenting a positive picture of the situation, the environmental and health implications of congestion do not allow for complacency.
- 2.47** Compared to other Scottish Cities, and the Scottish average (70%), access to a car by households in Glasgow remains relatively low (50%), so the potential for growth is high. Many City residents rely on public transport, cycling and walking to access jobs, services and other destinations.
- 2.48** Rail - In 2009/2010, around 50 million people used the rail network in and around Glasgow. There are 60 railway stations located throughout the City, Glasgow Central and Glasgow Queen Street high and low level stations being the busiest in the West of Scotland. There are opportunities to develop the City’s rail network by building further capacity into existing and new routes or connections. New infrastructure recently completed includes the Airdrie-Bathgate Line (which extends the North Electric Line from Glasgow beyond Drumgelloch to Edinburgh). Work is also underway on the Paisley Corridor Improvements to provide increased capacity between Shields Road near Glasgow Central and Paisley Gilmour Street along with 2 new platforms at Glasgow Central.
- 2.49** Subway - Glasgow’s Subway Network consists of 15 subway stations serving the City Centre, West End and the inner South Side of the City. With approximately 13 million passengers per year, parts of the subway network are at capacity. Improvements to the subway system were announced in March 2011.





“SEA Objective:
To protect and
enhance the
cultural and built
environment.”

2.50 Bus - There are an estimated 250 million bus passengers in the Strathclyde area (Source: SPT Statistics and Trends Report 2008). The ‘overground’ bus network operates on routes throughout the City and provides buses with a frequency of every ten minutes or less during the daytime. The network is aided by a system of quality bus corridors along main road routes which reduce journey times for bus passengers and increase accessibility for passengers. Further improvements to the network are required to ensure that modern bus transport meets demand. Buses contribute to poor air quality in the confined spaces of the City Centre where the majority of services congregate. However, tighter controls are being considered for vehicle emissions (e.g. through the introduction of the City Centre Low Emissions Zone) and there is scope to introduce vehicles which will employ clean air technology in future.

2.51 Cycling and Walking - Cycling is increasing in popularity and it is important to accommodate safe cycling routes into the overall transport network. A network of cycle routes is being developed, with a preference for off-road routes where possible. To support the development of the network of routes for walking and cycling, the Council is implementing a programme of cycle parking provision in public places, including at schools. In 2007, the City’s cycle routes network covered 215km. A further 20km of cycle routes has been delivered since then. A review of the network is currently being undertaken by the Glasgow Centre for Population and Health and this aims to identify how the routes are used. The findings of the review will be used to inform future investment in the cycle network.

2.52 The Scottish Government is reinforcing these forms of transport through their Designing Streets: A Policy Statement for Scotland design guidance which advocates greater priority being given to walking and cycling. The Smarter Choices/Smarter Places initiative which looks at infrastructure and marketing measures in relation to cycling and walking is now in place. The Cycle Action Plan for Scotland 2010 draws together all organisations with a stake in cycling to deliver real and lasting change based on the needs of the public. Combined with a £3.9 million budget, it aims to boost cycling numbers across Scotland with a view to achieving 10% of all journeys by bike by 2020

Cultural Heritage

2.53 Glasgow is renowned internationally as having one of the finest concentrations of Victorian architecture in the UK. The City contains 22 Conservation Areas, covering 1,476 hectares. These range from the City Centre and Inner City, to the rural village of Carmunnock. The quality of Glasgow’s heritage is reflected in its listed buildings and structures. There are approximately 6,900 individual buildings or structures listed for their architectural and/or historical importance (15% of which are category A, 70% category B and 15% category C(S)).

2.54 A condition survey of the exteriors of listed buildings in Glasgow was carried out in 2004 in order to establish the degree to which structures required investment. The survey indicated that 5,407 (78%) structures appeared to be adequately maintained with 1,547 (22%) structures requiring remedial action. 175 of the structures were identified as requiring urgent attention. See Table 4 on the following page.

2.55 The City also has a rich archaeological heritage, derived mainly from its ecclesiastical and industrial history, with 16 scheduled ancient monuments, see Table 5, including the Antonine Wall World Heritage site (Frontiers of the Roman Empire) and many scheduled archaeological sites.

Table 4: Listed Buildings - Condition Survey (2004)

Building Use/Type	Good	Fair	Poor	Very Poor
Church/Religious	85	93	10	2
Cinema/Theatre	5	12	2	0
Commercial/Bank	38	106	32	5
Hospital	2	17	5	6
Hotel	7	22	2	1
Industrial/Factory	2	1	1	0
Library	2	18	1	0
Mixed Use	429	1,445	318	10
Museum	9	11	0	0
Office	162	294	318	10
Residential	808	1,832	229	7
Retail	91	31	12	9
School/College	21	55	8	0
Statue	30	61	52	3
Transportation	3	10	1	2
Other	85	129	48	20

2.56 There are approximately 2,300 recorded archaeological sites, of which nearly 1,000 are industrial in nature. The principal areas of archaeological significance are in the City Centre, along the River Clyde (including Govan) and around the Forth and Clyde Canal and Antonine Wall.



2.57 Legislation relating to heritage in Scotland is currently being reviewed through the Historic Environment (Amendment) (Scotland) Bill. This aims to address specific gaps and weaknesses in current heritage legislation and seeks to streamline and simplify the legal framework for heritage protection. The legislation is currently in draft form and there are possible implications for how listed buildings are dealt with in the new LDP. This should become clearer by the Proposed Plan stage in 2012. In addition to this evolving legislative change, a revised Scottish Historic Environment Policy (SHEP) document was published in July 2009. This sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations. The document sits alongside the new SPP and provides the context for listed buildings and conservation areas. This revised document, together with the emerging legislative changes, will be reflected in the new LDP.

Table 5: Scheduled Ancient Monuments in Glasgow

Scheduled Ancient Monuments		Classification
1.	Forth and Clyde Canal: Netherton Farm - Cleveden Road	Industrial
2.	Forth and Clyde Canal: Cleveden Road - Bishopbriggs Golf Course	Industrial
3.	Forth and Clyde Canal: Glasgow Branch	Industrial
4.	Forth and Clyde Canal: Duntreath Avenue - Blairdardie Road	Industrial
5.	Glasgow, remains of Bell's Pottery, Kyle Street	Industrial
6.	Antonine Wall, Balmore Road to Summerston	Roman
7.	Antonine Wall, Crow Hill to Balmore Road	Roman
8.	Antonine Wall, Summerston to River Kelvin	Roman
9.	Linn Park Bridge	Industrial
10.	Antonine Wall, River Kelvin to 120 metres NE of Balmuildy Cottages	Roman
11.	Forth and Clyde Canal, Port Dundas canal basin	Industrial
12.	Glasgow Cathedral, precinct and graveyard	Ecclesiastical
13.	Govan, carved stones and Old Parish Church graveyard	Cross and Carved Stone
14.	Cathcart Castle	Secular
15.	North Woodside Flint Mills, Garriochmill Road, North Kelvin	Industrial
16.	Crookston	Secular

**"SEA Objective:
To protect and
enhance landscape
character,
distinctiveness and
scenic value."**

Landscape

2.58 The ability of any area to accommodate development is affected by the capacity of its landscape. The first study to tackle this issue in the Glasgow and the Clyde Valley area and the study which underpins most, if not all, of the subsequent landscape capacity studies is the SNH commissioned Ayrshire and Clyde Valley Windfarm Landscape Capacity (March 2004). It sets out the results of a study carried out by Land Use Consultants and explores the implications of wind farm development in Inverclyde, Renfrewshire, East Renfrewshire and North and South Lanarkshire, as well as North, South and East Ayrshire.

2.59 SNH, in partnership with local authorities and others, undertook a national programme of landscape character assessment from 1994-1998. This assessment, which covers the whole of mainland Scotland and all of the main islands, identified around 4,000 different units of landscape character. These were grouped into 372 'landscape character types'. Visual evidence of landscape change was recorded and categorised according to a pre-defined list of 165 'forces for change'. In the reporting of results from the forces for change analysis, landscape character types have been grouped into 18 natural heritage settings. A 'vignette' for each of the 18 settings summarises distinctive elements of their landscape character and the main forces for change (according to whether they were associated with agriculture and aquaculture; forestry; urban development and transport; energy generation and transmission; industry and mineral extraction; or other forms of socio-economic activity).



Likely Impact if the new LDP is not Implemented

- 2.60** In broad terms, the quality of Glasgow's environment is improving, especially within the City Centre and along the River Clyde Corridor where significant investment has been made.
- 2.61** Regeneration is being rolled out in many parts of Glasgow and is actively at the planning stage in others with local development strategies and masterplans being prepared to guide the regeneration process.
- 2.62** However, a number of key environmental issues continue to impact on the City. These include declining air quality in some areas, concentrations of contaminated land and large amounts of vacant and derelict land. Other problems relate to the distribution and quality of green/open space, traffic congestion, waste disposal and recycling and water quality.
- 2.63** In the last decade significant progress has been made in Glasgow to confront local environmental problems through plans and strategies such as the City Plan. These problems include urban decay, industrial dereliction and the contamination of watercourses. Whilst these improvements are significant, it is generally accepted that more can be done to further protect and enhance the environment.
- 2.64** It is also widely appreciated that global environmental issues such as climate change and the international pollution of land, water and air affect local communities and the general quality of life.
- 2.65** The Council aims, through the new LDP, to address these issues and improve the quality of Glasgow's environment. Where development is proposed, the purpose of the ER is to consider the development within its environmental context, actively promoting development which will have a positive environmental impact and restricting development or considering mitigation where proposals are likely to have a negative impact.





STRATEGIC ENVIRONMENTAL ASSESSMENT, ALTERNATIVES AND MITIGATION



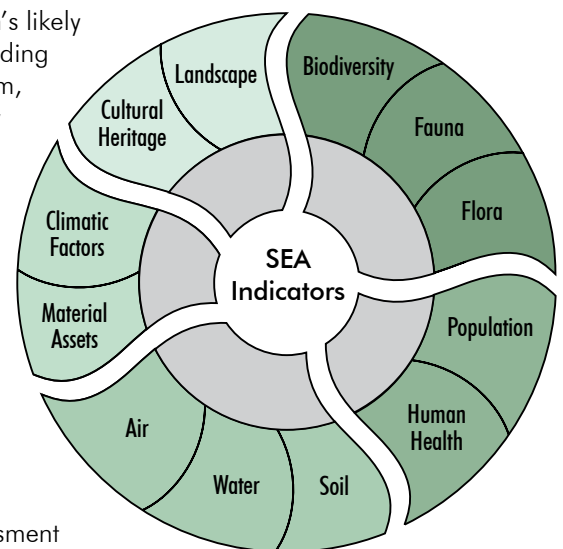
The purpose of this part of the report is to:

- provide a clear assessment of the environmental impact of the MIR policies and proposals with findings that are concise and easy to understand
- clearly state what alternatives have been considered and why
- explain how the new LDP will be modified as a result of the environmental assessment process and where mitigation is required

Background

3.1 Scottish Government Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans states that the “SEA has to form an integral part of the development plan preparation process. It should not duplicate work undertaken to develop the plan, but should help to interpret and inform the assessment of plan options and proposals” (paragraph 3.1).

3.2 The Environmental Assessment (Scotland) Act 2005 (‘the Act’) came into force on 20 February 2006 and is the implementing legislation for EC Directive 2001/42/EC, known as the “SEA” Directive. Schedule 3 of the Act sets out the information that the ER should address, including the Plan’s likely significant effects (including short, medium, or long term, permanent and temporary and secondary, cumulative and synergistic effects) on the environment on the issues in the diagram on the right.



3.3 The Act also requires that the inter-relationship between these issues is addressed.

3.4 The Environmental Assessment of the Glasgow LDP Main Issues Report is essentially comprised of three different elements. These are:

- Assessment of the Main Issues Proposals Options and Alternatives
- Assessment of the Key Development Proposals and Sites
- Assessment of the Policy Implications

Assessment of the Main Issues Proposals Options and Alternatives

- 3.5** Paragraph 4.15 of the PAN states that “the SEA would assess high level and significant effects of the spatial strategy from an area-wide perspective, looking at the impact of different spatial options on the area’s key environmental features.”
- 3.6** The proposals part of the environmental assessment has been carried out using a similar approach to the SEA assessment methodology for City Plan 2. A simple matrix system considers all of the MIR Proposals, under each of the six main themes below, against each of the 12 SEA indicators.



- 3.7** Included in the assessment of each preferred option is consideration of any alternative options and any potential mitigating measures. The assessment of preferred options has been carried out using a simple traffic lights system with red for environmental issues which require further detailed assessment and mitigation, orange for potential environmental issues which could require further assessment and potential mitigation and green where the option would either have no significant environmental effect or could actively support the City’s broad environmental objectives. The full analysis of MIR issues is detailed in **Appendix 4**.
- 3.8** The findings are summarised in the following tables:

1. THE SUSTAINABLE USE OF RESOURCES						
MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
1.1	Is Land Release Required for Private Housebuilding?	No further release of land from the greenbelt for private housebuilding.	x	✓	x	YES/NO Dependant on individual site requirements
1.2	Renewable Energy	Investigate the potential for wind and biomass installations in the City.	x	✓	✓	YES/NO Mitigation may be required in terms of the location and design of any renewable energy infrastructure
1.3	Local Renewable/Low Carbon Sources of Heat and Power	Revise existing policy to, wherever possible, require major new development to be designed to connect to existing or planned district heating networks and/or to develop opportunities for decentralised and local renewable (such as ground-source heat) or low carbon sources of heat and power to meet their own, on-site, needs and potentially those of others in a local heat network	x	✓	✓	YES/NO Mitigation may be required in relation to any new infrastructure required but this will be assessed on a site by site basis.
1.4	Options for Waste Management	Identify a preferred option for the treatment of residual waste, including a preferred location and any land use implications arising from it.	x	x	✓	YES Mitigation is likely to be required to ensure that the potential environmental impacts of a residual waste treatment are addressed.
1.5	Alternative Uses for Vacant and Derelict Land	Promote the use of legal agreements with landowners to provide for the temporary use of vacant and derelict sites for the growing of food, or other greening initiatives.	x	✓	✓	NO This option is a mitigating measure in itself
1.6	Urban Lighting	Prepare a policy statement, supported by Supplementary Guidance, on the reduction of light pollution and energy consumption associated with urban lighting.	x	✓	✓	NO This option is a mitigating measure in itself

2. A SUSTAINABLE, STRONG ECONOMY

MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
2.1	Maintaining the City Centre as Scotland's Primary Retail Centre	Set limits on the amount of retail development that is acceptable at locations around the City, outwith the City Centre, and identify suitable locations for such development.	x	✓	✓	YES Mitigation measures will be assessed on a site by site basis in relation to any retail proposals which come forward both outwith and within the City Centre
2.2	Reviewing Town Centres	Review the Town Centres set out in City Plan 2 with a view to establishing the health of the centres and whether other uses should be promoted in particular centres..	x	✓	x	YES Potential mitigation measures will be considered as part of the review of Town Centres
2.3	Potential for a New Town Centre at Robroyston	Undertake a study to determine the potential impact of identifying a new town centre at Robroyston.	x	✓	✓	YES Potential environmental mitigation measures would be considered as an integral part of the study
2.4	Role and function of "Other Retail and Commercial/Leisure Centres"	Review the role of the Other Retail and Commercial/Leisure Centres set out in City Plan 2, with a view to clearly defining the role and function of each.	x	✓	x	YES Potential mitigation measures would be considered as an integral part of the review
2.5	The Development of Large Superstores within Glasgow	No further development of new superstores, outwith town centres, and with the exception of those proposals currently with planning consent.	x	✓	✓	NO This option would be a mitigating measure in itself. Encouraging the greater use of town centres should result in environmental improvements
2.6	The Scale of Industrial and Business Land Supply	The Council will seek to maintain a range and choice of industrial and business sites over the plan period and will focus on sites which lie within areas designated for industrial and business development, benefit from good access to the strategic road network, and/or benefit from high public transport accessibility.	x	✓	x	YES/NO Mitigation measures will be assessed on a site by site basis in relation to individual industrial and business development proposals
2.7	Review of Industrial and Business Areas	The Council will undertake a review of all of the City's industrial and business areas to ascertain which should remain for industrial and business use, remain, in part, for industrial and business use and be identified for alternative uses	x	x	✓	YES/NO Mitigation may be required to address the implications of designating some of the City's industrial and business sites for other uses.

3. SUSTAINABLE, STRONG COMMUNITIES						
MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
3.1	Engaging with Local Communities	Bring forward guidance setting out how to more effectively engage with local communities on the preparation of planning frameworks.	x	x	✓	NO This option could be a mitigating measure in itself and could encourage greater and more meaningful involvement on the part of local communities.
3.2	Addressing Multiple Deprivation	Pursue a more comprehensive approach to strategy/policy-making which continues the focus on renewal and regeneration, but with a stronger emphasis on placemaking, health and sustainability issues.	x	✓	x	NO No additional mitigation measures will be required other than those already identified
3.3	Level of Affordable Housing Need ?	The scale of affordable housing need in the City to be determined (as a range) through ongoing work on the LHS.	UK	UK	UK	UNKNOWN Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment which states where mitigation is required and the nature of the mitigation
3.4	Meeting Affordable Housing Need across the City	Should the ongoing work on the LHS establish a requirement to meet an additional affordable housing need to 2025, the Council will consider increasing urban densities to deliver additional units and the use of the private sector land supply.	UK	UK	UK	UNKNOWN Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment which states where mitigation is required and the nature of the mitigation
3.5	Providing For Local Services in New Residential Development	Develop a new policy approach to secure the provision of local services or community infrastructure in association with new development, where appropriate.	x	✓	✓	NO The production of new policy is a mitigating measure in itself which will help ensure that new residential areas are designed to provide local services and amenities which, in turn, will help minimise negative environmental impacts
3.6	The Commonwealth Games as a Catalyst for Regeneration and Renewal	Assess the need to review aspects of the EELDS and the masterplan for the redevelopment of the SECC campus, to ensure they take cognisance of the opportunities for regeneration presented by the Commonwealth Games.	x	x	✓	NO Environmental mitigation measures would be an integral component of any future review of the EELDS and masterplan

4. SUSTAINABLE CONNECTIONS						
MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
4.3	Delivery of Local Rail Infrastructure	Review the City Plan 2 rail designations to identify proposals and aspirational designations	x	✓	✓	YES/NO Any potential adverse environmental implications arising from public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis
4.4	Development of the Local Road Network	Retain the local roads safeguarded in City Plan 2 as proposals.	✓	✓	✓	YES/NO Any potential adverse environmental implications arising from future road proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.
4.5	Clyde Fastlink	Give consideration to extending the route reservations and developer contribution requirement to include the potential East Route and update the level of developer contributions by the cost index for road construction	x	x	✓	YES Any potential adverse environmental implications arising from Clyde Fastlink have either already been considered through relevant environmental studies/ reports or will be considered as an integral part of future planning applications.
4.6	Strategic Cycle Routes	Review potential opportunities for the creation of strategic cycle routes with a view to establishing a Network of Strategic Routes that can be protected and promoted through the LDP.	x	✓	✓	NO There are unlikely to be many potential adverse environmental implications arising from the development of the cycle network.
4.7	Making Best Use of Enhanced Connectivity	Investigate options for maximising the potential benefits of the re-opening of the Airdrie Bathgate line for the stations on the line in the East End of Glasgow and of the enhanced accessibility advantages offered by certain other locations in the City.	x	✓	✓	YES/NO Any potential adverse environmental implications arising from future public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.
4.8	City Centre Car Parking Provision	Retain the City Centre parking standards and public parking provision policy approaches set out in City Plan 2 and allow no further temporary car parks in the City Centre and do not renew planning applications for those which lapse.	x	✓	✓	YES/NO Mitigation may be required to address the possible implications of retaining the current policy approach.
4.9	Managing Noise	The new plan will include a policy which aims to manage noise in the Noise Management Areas and discourage noisy development affecting the Quiet Areas.	x	✓	✓	YES/NO Assessment and potential mitigation may be required to address the possible implications of retaining the current approach.

5. A SUSTAINABLE ENVIRONMENT						
MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
5.1	New Conservation Areas	The Council will investigate the areas set out in the MIR with a view to designating them as Conservation Areas	x	✓	✓	NO This option would be an environmental mitigating measure in itself for those areas of the City affected by the new designations
5.2	Flooding and Drainage	Meet the requirements of the Flood Risk Management (Scotland) Act 2009 through continuing to work with partners in the MGSDP and delivering its objectives through new or revised policy.	x	x	✓	NO Delivering a comprehensive approach to flood management across the City will contribute towards further enhancing the City's natural environment generally
5.3	Green Network Priorities	Identify priorities for the delivery of green network enhancements through the Open Space Strategy and through work with the Green Network Partnership to interpret the priorities identified in the SDP at a more local level.	x	x	✓	NO Identifying priorities for delivering green network enhancements will contribute towards further enhancing the City's natural environment generally
5.4	Ecosystems and Integrated Habitat Networks	An integrated policy approach which protects, and promotes the expansion and enhancement of, habitat networks, helping safeguard species and habitats and the ecosystem services they provide.	x	x	✓	NO Developing a more integrated approach to the expansion and enhancement of habitats networks is a mitigating measure in itself
5.5	Geodiversity	Undertake an assessment to ascertain whether there are additional geological features worthy of protection through the LDP	x	x	✓	NO The production of new policy is a mitigating measure in itself which will help ensure that any new potential additional geological features are adequately protected.

6. SUSTAINABLE DESIGN						
MIR REF	ISSUE	PREFERRED OPTION	ENVIRONMENTAL ASSESSMENT			MITIGATION REQUIRED
			Issues Identified	Potential Issues	Potential Benefits	
6.1	Designing Streets and Places	Produce a "Design for Residential Development" guidance as Supplementary Guidance	x	✓	✓	NO The production of new policy is a mitigating measure in itself which will help ensure that any new potential additional geological features are adequately protected.
6.2	Residential Densities and Types of Homes	Amend current residential policy to allow for higher densities in major new developments outwith the inner urban area of the City and encourage terraced housing and ground floor garden flats as a means of delivering more appropriate densities whilst helping address potential demographic changes.	✓	✓	✓	NO The production of new policy is a mitigating measure in itself which will help ensure that new residential areas are designed to deliver higher densities whilst taking into account the wider design requirements of sustainable, healthy places.
6.3	Residential Parking Requirements	Limited change to City Plan 2 policy to require developers to provide residential parking underground, or in separate provision, off street, wherever feasible.	x	✓	x	YES/NO Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach with limited changes
6.4	Reducing the Need for Energy in New Developments	Revise existing policy to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions through the installation and operation of low and zero-carbon generating technologies and consider what role a policy perspective which promotes greater "overall" sustainability in new development might play.	x	x	✓	NO Revising existing policy is a mitigating measure in itself which will help promote greater sustainability as an integral component of all new development in the City.
6.5	Retro-fitting the Urban Environment	Investigate options for retro-fitting the urban environment to help contribute to climate change mitigation and adaptation and the reduction of the City's ecological footprint	x	✓	✓	YES/NO Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach with limited changes
6.6	Student Accommodation and Other Large Scale Quasi Residential Uses	Bring forward policy to ensure the provision of on-site facilities in new student accommodation and other large scale quasi-residential uses and, potentially, to ensure concentrations of such developments do not impact on residential amenity	x	✓	✓	NO The production of new policy is a mitigating measure in itself which will help ensure that new student accommodation and other large scale quasi-residential uses do not impact negatively on residential amenity

Assessment of Key Sites



3.9 Paragraphs 4.20-4.21 of the PAN states that: “it is expected that the main issues report would outline all possible development sites (the preferred sites plus all the reasonable alternatives to them) which have emerged from survey work and/or developer bids. The SEA should assess the significant environmental effects of all the sites. For SEA purposes, a comprehensive approach will help to avoid further assessment and delay at a later stage. If all of the sites are being evaluated in a systematic way to define whether they should be included in the plan, and that assessment fully assesses their environmental effects (i.e. covers the topics that are highlighted in the Directive), then there should be no need to duplicate this with a separate additional environmental assessment.”

3.10 This environmental site assessment focuses primarily on those sites proposed by the development industry, landowners and others in response to a pre-MIR questionnaire published by the Council in June 2010 and any other sites which have come forward through discussions with the key agencies and from within the Council itself. From these sources, some 24 potential development sites have been put forward at this stage. (Location plans can be viewed in Appendix 2 of the MIR.)

3.11 Again, a simple traffic lights system has been used to help identify:

- environmental issues which will require further detailed assessment and mitigation (red)
- potential environmental issues which could require assessment and mitigation (orange)
- no environmental issues or development could actively enhance the environment (green)



3.12 The environmental assessment considers each individual site in relation to the 12 SEA indicators and against a significant number of relevant geographical data sets which the Council maintains and others which have been sourced from elsewhere, such as agricultural land quality. Because a number of different data sets are used, it is possible for a site to have more than one environmental issue and it could, therefore, flag up a combination of red, orange and green in the traffic lights system, as detailed in Para 3.11. This information has been used to highlight which of the potential development sites, in the very broadest sense, has or could potentially have associated environmental issues and to explore possible mitigation measures which could neutralise potentially negative environmental effects. The detailed results of the environmental assessment for all 24 sites are set out in **Appendix 5**. The analysis also includes any mitigation measures identified as being necessary to enable the development of a site to go ahead. It is expected that, where appropriate, such measures will be secured as a necessary element of any subsequent planning permission, including through conditions or planning agreements.

3.13 Whilst a significant number of geographical data sets have been drawn on in assessing potential development sites it should be noted that some information is not readily available. In relation to biodiversity, for example, efforts were made to obtain information on the location and extent of protected species within the City. However, the locations of these species are often unknown or can be transitory and, as a result, reliable data is not readily available. Similarly, data on pluvial flooding in Glasgow has not been developed to an extent which allows for its use in identifying which sites may be susceptible to flooding from this source, or which sites might be appropriate for use in flood management. As a result, the assessment is not exhaustive, but does provide a solid basis for identifying the likely environmental effects of each of the proposed development sites.



3.14 Many of the SEA indicators are inter-related. Some of these inter-linkages reflect the fact that data sets can be a determinant on the effects of a proposal on more than one of the 12 environmental factors. In order to consider some of these inter-linkages and to understand some of the wider planning considerations, a more comprehensive planning constraints assessment has also been carried out for all of the sites which form part of this environmental assessment, looking at factors such as access to local facilities, major transport improvements and multiple deprivation areas. All of these, for example, can impact on population, human health, air, climatic and material assets. A schedule is available online for each potential development site which looks at some of these wider issues.

3.15 In summary (see Table 6 on next page), the environmental assessment of the 24 potential development sites concludes that 13 of these (more than half) require further more detailed environmental assessment and potential mitigation. The most common environmental issues relate to the site's location within or near greenbelt, greenspace, a scheduled ancient monument (The Forth and Clyde Canal), areas of potential flooding, ancient long established or semi-natural woodland or high tension electricity safety zones.



3.16 The environmental assessment of sites has also considered some other 322 development sites which it has been possible to identify, at this early stage in the plan process, as likely to come forward during the lifetime of the new LDP. These have been evaluated in the same similar systematic way, looking at the potential environmental effects on the SEA Indicators as set out in the Directive. These sites, which have largely emerged from survey work, include:

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

3.17 The detailed environmental assessment of each of these sites is available online. A wider planning constraints schedule will also be available online for each of these sites at.

Table 6

REF	PROPOSALS	EXISTING DPP	SIZE (Ha)	ISSUE IDENTIFIED	POTENTIAL ISSUES	POSITIVE BENEFITS	MITIGATION REQUIRED
0001	Port Dundas	DEV 3	11.03	✓	✓	✓	✓
0002	Stronend Street	DEV 2	1.88	✗	✗	✓	✗
0003	Gallowgate	DEV 2	1.88	✗	✓	✓	✓
0004	Templeton Business Centre	DEV 2	2.14	✗	✓	✓	✓
0005	Knightswood, Teal Dr	DEV 11	0.85	✓	✓	✓	✓
0006	Silverburn East	DEV 7	6.05	✓	✓	✓	✓
0007	Dumbarton Road	DEV 2	0.09	✗	✓	✓	✓
0008	Robroyston	DEV 7	15.01	✗	✓	✓	✓
0009	St Agnes School	DEV 2	0.85	✗	✓	✓	✓
0010	Phase 1 - Fara St	DEV 2	0.47	✗	✓	✓	✓
0011	Phase 2 - Skirsa St	DEV 2	1.42	✗	✓	✓	✓
0012	Phase 3 - Herma St	DEV 11	0.38	✓	✓	✓	✓
0013	Phase 5 - Vaila Pl	DEV 11	14.16	✓	✓	✓	✓
0014	Phase 4 - Vaila Pl	DEV 11	0.53	✓	✓	✓	✓
0015	Cathkin Rd - Ph1	DEV 12	2.24	✓	✓	✓	✓
0016	Cathkin Rd - Ph2	DEV 12	12.39	✓	✓	✓	✓
0017	Victoria Infirmary	DEV 12	3.66	✗	✓	✓	✓
0018	Mansionhouse Rd	DEV 12	0.99	✗	✓	✓	✓
0019	Stobhill Road	DEV 9	4.74	✗	✓	✓	✓
0020	Sandbank Street	DEV 2	0.25	✓	✓	✓	✓
0021	Anniesland Lock 27	DEV 11	0.38	✓	✓	✓	✓
0024	Cadder	DEV 2	10.50	✓	✓	✓	✓
0025	Cowglen South	DEV 7	7.04	✓	✓	✓	✓
0026	Corselet Road	DEV12/11	2.41	✓	✓	✓	✓
			102.34	13	10	1	24

3.18 As a first stage, screening of the sites has taken place to filter out those which already have planning consent. It is not considered appropriate to assess the suitability of these sites or to include them in the preferred/suitable alternative options identified in the MIR. To do so would be to raise unrealistic expectations that the principle of development taking place on these sites was still up for negotiation and that the views received on the MIR could have an impact on whether development on these sites would take place, or not. There may be instances where planning permission may not be implemented, but it is not possible to identify which sites this may be applicable to. As such, sites with planning permission have been excluded from this assessment.



3.19 In assessing the suitability of the above sites, it has been assumed that certain requirements will be addressed in all of the development proposals. These generally reflect detailed considerations which can only be assessed at the detailed planning application stage and which also reflect current policy requirements, identified in City Plan 2, which are likely to be carried forward into the new development plan. These common requirements include an assumption that the new proposals will:

- be appropriately designed to a high standard
- be designed to reflect context and setting, including the historic environment
- include appropriate Sustainable Drainage Systems
- be connected to a potable water supply
- discharge waste water appropriately
- be sustainably constructed
- will provide for the appropriate open space provision, etc.

Assessment of all the Policy Implications

3.20 Paragraph 4.16 of the PAN states that “it is not expected that the main issues report will include the wording of all the policies that are likely to appear later in the proposed plan. Instead it should identify the new or changed issues that require a policy response, the proposed changes to policies (without setting out a detailed wording), explain which policies are being rolled forward unchanged and why, explore the reasonable alternatives that have been considered and discuss topics that may be suitable for supplementary guidance.



3.21 In summary, it is proposed to simplify the policy framework for the new LDP by restricting the number of policies in the Plan to land use guidance and a core set of key policies. This will be achieved by:

- i) Retaining the 12 existing Development Policy Principles and policy coding used in City Plan 2 and undertaking a review of the designated areas and policy wording, where required.
- ii) Introducing a new system of Topic Based Key Policies with links to Supplementary Planning Guidance (SPGs). This will cut down on both the number and level of detail of policies within the statutory plan itself and should help to create a shorter more succinct local development plan. Each topic policy will spell out what will/will not be supported in principle for that topic and will provide all the necessary hooks to SPGs which, in turn, will provide the detail to support the key policies. These shortened policies are likely, in most cases, to come from existing City Plan 2 topic policies.
- iii) Introducing a new system of Supplementary Planning Guides which will provide the detail to support the key policies. For the most part, these are likely to be based on the existing policies and guides in City Plan 2 supplemented, where appropriate, by other development guidance.

3.22 It should be noted that there is no requirement at this stage to SEA policies which have already been through the SEA process for City Plan 2 where circumstances have not changed.

3.23 It should be noted that the MIR has highlighted a number of areas where new policy or supplementary planning guidance may be required and also some areas where significant revisions to existing policies could be required. If any of these preferred options or alternative options are taken forward in the Proposed Plan then a full environmental assessment will be carried out at this stage.

Development Policy Principles (DPPs)

3.24 The DPPs indicate how the Council is likely to respond, in broad terms, to development proposals within a given area of the City. The intention is to retain the 12 existing DPP's and the policy coding used in City Plan 2. See Table 7.

Table 7

DEVELOPMENT POLICY PRINCIPLES		
LDP REF.	ACTION PROPOSED	SEA REQUIREMENT
DEV 1: Transport Infrastructure	Retain policy and review designated areas. Consider adding the River Clyde as a transport route.	x
DEV 2: Residential and Supporting Uses	Retain policy and review designated areas.	x
DEV 3: Industry and Business	Retain policy and review designated areas. Potential minor text changes.	x
DEV 4: Town Centre	Retain policy and review town centre boundaries.	x
DEV 5: Principal Retail Area (City Centre)	Retain policy.	x
DEV 6: Principal Office Area (City Centre)	Retain policy.	x
DEV 7: Other Retail and Commercial	Retain policy and review designated areas. Potential minor text changes.	x
DEV 8: Mixed Development	Retain policy and review designated areas. Consider reviewing wording to clarify mixed use development.	x
DEV 9: Civic, Hospital and Tertiary Education	Retain policy.	x
DEV 10: Stadium	Retain policy and review designated areas. Potential minor text changes.	x
DEV 11: Green Space	Retain policy and review designated areas. Potential minor text changes.	x
DEV 12: Green Belt	Retain policy and review designated areas.	x

3.25 DPPs, along with the relevant Key Policies and Supplementary Planning Guidance, will be used to assess development applications.

Key Policies (KPs)

3.26 The Key Topic Policies give a broad indication of the nature of development likely to be supported or not supported by the Council.

KEY TOPIC POLICIES: SUSTAINABLE USE OF RESOURCES			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 1: Energy and Related Developments	New Key Policy outlining what is/is not likely to be supported	Further detail in Sustainable Resources Supplementary Guidance .	✓
KP 2: Waste Management and Recycling	New Key Policy outlining what is/is not likely to be supported	Further detail in Sustainable Resources Supplementary Guidance .	✓

KEY TOPIC POLICIES: A SUSTAINABLE, STRONG ECONOMY			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 3: Industry and Business Development	New Key Policy outlining what is/is not likely to be supported	Further detail in Sustainable Strong Economy Supplementary Guidance .	✓
KP 4: Retail and Commercial Leisure Development	New Key Policy outlining what is/is not likely to be supported	Further detail in Sustainable Strong Economy Supplementary Guidance .	✓

KEY TOPIC POLICIES: SUSTAINABLE, STRONG COMMUNITIES			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 5: Spatial Areas	New Key Policy providing broad guidance for development related to the principles in KP 1	Further detail for specific areas in Spatial Areas Supplementary Guidance .	✓
KP 6: Development in Residential Areas	New Key Policy outlining the Council's intentions to safeguard amenity in residential areas	Further detail in Sustainable Design Supplementary Guidance .	✓

KEY TOPIC POLICIES: SUSTAINABLE CONNECTIONS			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 7: Transport, Access and Parking	New Key Policy outlining what is/is not likely to be supported	Further detail to be set out in Sustainable Connections Supplementary Guidance .	✓

KEY TOPIC POLICIES: A SUSTAINABLE ENVIRONMENT			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 8: Environment and Green Space	New Key Policy (based on existing Policy DES 4) outlining what is/is not likely to be supported	Further detail to be set out in Sustainable Environment Supplementary Guidance .	✓
KP 9: Conservation and Archaeology	New Key Policy (based on existing Policy DES 3) outlining what is/is not likely to be supported.	Further detail to be set out in Sustainable Environment Supplementary Guidance .	✓
KP 10: Flood Prevention and Land Drainage	New Key Policy outlining what is/is not likely to be supported.	Further detail to be set out in Sustainable Environment Supplementary Guidance .	✓

KEY TOPIC POLICIES: SUSTAINABLE DESIGN			
LDP REF.	ACTION PROPOSED	LINK TO SG	SEA REQUIREMENT
KP 11: Sustainable Development and Design, etc	New Key Policy setting out the essential principles for development.	Further detail to be set out in Sustainable Design Supplementary Guidance .	✓
KP 12: Residential Development	New Key Policy outlining what is/is not likely to be supported.	Further detail to be set out in Sustainable Design Supplementary Guidance .	✓
KP 13: Infrastructure	New Key Policy approach to secure the provision of local services or community infrastructure in association with new development and, where appropriate, a more comprehensive approach to strategy/policy making which focuses more strongly on sustainability/ placemaking and health issues.		✓

Proposed Supplementary Planning Guidance (SPGs)

- 3.27** The Key Topic Policies will be supported by Supplementary Planning Guidance, which will provide more detailed development and design guidance. Both will be used by the City Council to assess development applications.

SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE USE OF RESOURCES			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
SG/RES 1 Development of Brownfield Land and Contaminated Sites	Policy ENV 12 retained and updated as required	May include guidance on the use of vacant land for temporary uses, such as growing spaces	Unknown
SG/RES 2 Provision of Waste and Recycling Space	Policy DES 12 retained and updated as required	Any changes likely to be minor	✘
SG/RES 3 Treatment of Waste and Recycling Materials	Policy ENV 11 retained and updated as required	May identify a preferred option for the treatment of residual waste	Unknown
SG/RES 4 Energy	Policy ENV 15 retained and updated as required	Changes likely to reflect the Council's consideration of the potential offered by various forms of renewable energy (more than one SPG may be required)	Unknown
SG/RES 5 Combined Heat and Power/ District Heating	New Guidance	Will reflect the outcomes of consideration of opportunities for low carbon sources of heat and power	Unknown

SUPPLEMENTARY PLANNING GUIDANCE: A SUSTAINABLE STRONG ECONOMY			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
SG/EC 1 - Industrial and Business Land Supply	Policy IB 1 retained and updated as required	Any changes likely to be minor and will relate to how land supply requirement may be revised	Unknown
SG/EC 1 - Strategic Industrial and Business Areas	Policy IB 1 and DG/IB 1 retained and updated as required	Will need to conform to the Strategic Development Plan in relation to a review of the City's SIBAs	Unknown
SG/EC 1 - Safeguarded High Amenity Locations	Policy IB 3 retained and updated as required	Needs to be revised in the light of new Government guidance to conform with the Strategic Development Plan	Unknown
SG/EC 1 - Office and Business Class Development	Policy IB 4 retained and updated as required	Further consideration likely to be required for suitable locations for office development	Unknown
SG/EC 1 - Non-Industrial or Non-Business Uses in Industrial and Business Areas	Policy IB 5 retained and updated as required	Any changes likely to be minor	✘
SG/EC 1 - Local Industrial and Business Uses	Policy IB 6 retained and updated as required	Any changes likely to be minor	✘

SUPPLEMENTARY PLANNING GUIDANCE: A SUSTAINABLE STRONG ECONOMY			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
SG/EC 1 - Live-Work Units	Policy IB 7 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Telecommunications	Policy IB 8 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Low Amenity Industrial Operations	Policy IB 9 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - The City's Network of Centres	Policy SC 1 and DG/SC 1 retained and updated as required	May need modification depending on the out come of the proposed review of the network of centres	Unknown
SG/EC 1 - Policy Objectives for Tier 1 and 2 Town Centres	Policy SC 2 retained and updated as required	May need modification depending on the outcome of the proposed review of the role and function of the network of centres	Unknown
SG/EC 1 - The Sequential Approach for Retail and Commercial Leisure Development	Policy SC 3 retained and updated as required	Further clarification of approach likely to be required	Unknown
SG/EC 1 - Large Scale Retail or Commercial Leisure Development	Policy SC 4 retained and updated as required	Will set limits on the amount of retail development that is acceptable at locations around the City, outwith the City Centre, and identify suitable locations for such development	Unknown
SG/EC 1 - Town Centre Action Plans, Local Development Strategies and Masterplans	Policy SC 5 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Retention of Retail and Commercial Leisure Floorspace within Tier 1-3 Town Centres	Policy SC 6 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Protection and Promotion of Local Shopping Centres and Local Shops	Policy SC 7 retained and updated as required	Further guidance may be required for local centres	x
SG/EC 1 - Sales of Goods in Large Retail Stores Outwith Town Centres	Policy SC 8 retained and updated as required	May be changes arising	Unknown
SG/EC 1 - Retail Development – Related Matters	Policy SC 9 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Non-Retail Uses in Tier 1, 2 and 3 Town Centres	Policy SC 10 retained and updated as required	Any changes likely to be minor	x
SG/EC 1 - Food, Drink and Entertainment Uses	Policy SC 11 retained and updated as required	Some modification required to clarify such use within the city centre	Unknown

SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE, STRONG COMMUNITIES

LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
Barrier Free Homes	Policies RES 4 and DG/RES 2 retained and updated as required	Review the requirement for retaining planning guidance. Building regulations may achieve the same ends.	Unknown
Conversion and Subdivision to Residential Use	Policy RES 5 retained and updated as required	Any changes likely to be minor	✘
Residential Development in Lanes and Gardens	Policy RES 6 retained and updated as required	Some further clarification may be required applying to specific areas	Unknown
Multiple Occupancy	Policy RES 10 retained and updated as required	Retain and review in the light of the proposed changes to the Housing (Scotland) Act via section 5 of the Private Rented Housing Bill and the links to HMO licensing	Unknown
Commercial Uses in Residential Property	Policy RES 11 retained and updated as required	Any changes likely to be minor	✘
Non Residential Development within Residential Areas	Policy RES 12 retained and updated as required	Any changes likely to be minor	✘
Day Care Nurseries	Policy RES 13 retained and updated as required	Any changes likely to be minor	✘
Care in the Community Developments	Policy RES 14 retained and updated as required	Any changes likely to be minor	✘
Guest Houses	Policy RES 15 retained and updated as required	Any changes likely to be minor	✘
Alterations to Dwellings and Gardens	Policy RES 16 and DG/RES 1 retained and updated as required	Consideration to be given to extending the guidance to indicate in which circumstances, and in what forms, retro-fitting will be encouraged, including for extending existing buildings in ways which will help to contribute to climate change mitigation and adaptation and the reduction of the City's ecological footprint	✓
Short-Stay Serviced Apartments	Policy RES 8 retained and updated as required	Any changes likely to be minor	✘
Management of Noise	New Guidance	New guidance which aims to manage noise in the Noise Management Areas and discourage noisy development affecting the Quiet Areas	✓
Air Quality	Policy TRANS 9 retained and updated as required	Changes required to reflect changes in areas designated as Air Quality Management Areas, other changes likely to be minor.	✓

SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE CONNECTIONS			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
Transport Route Reservations	Policy TRANS 1 retained and updated as required	Reservations to reflect proposals and aspirations identified in MIR	Unknown
Development Locational Requirements	Policy TRANS 2 retained and updated as required	Elements of this guidance may be taken into the sustainable development and design key policy. May need to incorporate amendments arising from MIR.	Unknown
Traffic Management and Traffic Calming	Policy TRANS 3 retained and updated as required	Any changes likely to be minor	✘
Vehicle Parking Standards (all non-residential)	Policy TRANS 4 retained and updated as required	Removal of residential parking standards into separate guidance. Modifications possible in relation to provision of power points in new developments and elsewhere for electric vehicles, etc.	Unknown
Providing for Pedestrians and Cycling in New Development	Policy TRANS 5 retained and updated as required		Unknown
Cycle Parking Standards	Policy TRANS 6 retained and updated as required	Any changes likely to be minor	✘
International Freight Transport Facilities	Policy TRANS 7 retained and updated as required	Any changes likely to be minor	✘
Developer Contributions – Transport Infrastructure	Policy TRANS 8 and DG/TRANS 4 retained and updated as required	Further clarification on timing of contributions may be necessary	Unknown
Permanent and Temporary Public Car Parks	Policy TRANS 11 retained and updated as required	Changes may be necessary to address temporary consents for city centre parking provision	Unknown
Provision of Taxi/Private Hire Vehicle Stances in Retail and Commercial Leisure Developments	Policy TRANS 10 retained and updated as required	Any changes likely to be minor (potential for guidance on use of electric vehicle charging points)	✘
Access Routes and Core Path Network	Policy ENV 10 retained and updated as required	Any changes likely to be minor with tie in to route reservation guidance	Unknown
Transport Assessments	Policy DG/TRANS 1 retained and updated as required	Any changes likely to be minor but with increased emphasis on development locational requirements	Unknown
Travel Plans	Policy DG/TRANS 2 retained and updated as required	Changes may be necessary to provide for a more effective means of monitoring compliance with mode share targets.	Unknown
Public Transport Accessibility Zones	Policy DG/TRANS 3 retained and updated as required	Any changes likely to be minor and to reflect current accessibility	✘

SUPPLEMENTARY PLANNING GUIDANCE: A SUSTAINABLE ENVIRONMENT			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
Retention of Traditional Sandstone Buildings Outside Conservation Areas	Policy RES 9 to be reviewed to determine whether it should be retained.		Unknown
Minerals, Land Fill and Land Raise	Policy IB 10 retained and updated as required	Any changes likely to be minor	✘
Open Space Protection	Policy ENV 1 retained and updated as required	Potentially greater clarity required on use and protection of water spaces – may need to reflect green network priorities	Unknown
Open Space and Public Realm Provision	Policies ENV 2 and DG/ENV2 retained and updated as required	Review to take account of operational issues and experience, including further clarification in relation to the City Centre and elsewhere.	Unknown
Development in the Green Belt	Policy ENV 3 retained and updated as required	Any changes likely to be minor to clarify development potential.	✘
Biodiversity	Policy ENV 6 retained and updated as required	Changes likely to take account of proposed approach to integrated habitat networks. May need to reflect green network priorities.	Unknown
National, Regional and Local Environmental Designations	Policies ENV 7 and DG/ENV 4 retained and updated as required	Changes may be required in relation to geodiversity	Unknown
Trees, Woodlands and Hedgerows	Policies ENV 8 and DG/ENV 3 retained and updated as required	Any changes likely to be minor	✘
Protecting the Water Environment	Policy ENV 17 retained and updated as required	Any changes likely to be minor with reference to European regulations	✘
Landscape in New Development	Policy DG/DES 4 retained and updated as required	Any changes likely to be minor (consideration of proximity of buffer planting distances required).	✘
Environmental Impact Assessments	Policy DG/DES 1 retained and updated as required	Any changes likely to be minor	✘
Broad Environmental Mitigation Measures	Policy DG/DES 5 retained and updated as required	May need to be adapted following conclusion of SEA assessments. May need to be given greater prominence.	✓
Allotments	Policy ENV 9 retained and updated as required	Any changes likely to be minor.	✘
Sustainable Drainage Systems (SUDS)	Policy ENV 4 retained and updated as required	May be changes emerging from MIR.	Unknown
Flood Prevention and Land Drainage	Policy ENV 5 retained and updated as required	Revisions to reflect requirements of the Flood Risk Management (Scotland) Act 2009	Unknown
The River Clyde Flood Management Strategy Development Guide	Policy DG/ENV 6 retained and updated as required	May be changes emerging from MIR	Unknown
Ancient Monuments and Scheduled Ancient Monuments	Policy ENV 13 retained and updated as required	Any changes likely to be minor	✘
Sites of Archaeological Importance	Policy ENV 14 retained and updated as required	Any changes likely to be minor	✘
The Antonine Wall	Policy ENV 16 retained and updated as required	Will need to take account of the emerging cross-authority Supplementary Guidance for the Wall.	Unknown
Design Guidance for Listed Buildings and Properties in Conservation Areas	Policy DG/DES 3 retained and updated as required	Any changes likely to be minor but will need to take account of the potential for new conservation areas	✓
Historic Battlefields	New Guidance	On how to manage change affecting historic battlefield sites and their settings	✓

SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE DESIGN			
LDP REF.	ACTION PROPOSED	COMMENTS	SEA REQUIREMENT
Sustainable Design and Construction	Policy DES 2 retained and updated as required		Unknown
Public Realm and Lighting	Policies DES 6 and DG/DES 7 retained and updated as required	Any changes likely to be minor	✘
Architectural Lighting	Policy DG/DES 8 retained and updated as required	Any changes likely to be minor	✘
Signs and Advertising	Policies DES 8 and DG/DES 1 retained and updated as required	Any changes likely to be minor	✘
Alterations to Shops and Commercial Buildings	Policies DES 9 and DG/DES 2 retained and updated as required	Any changes likely to be minor	✘
External Fittings to Buildings	Policy DES 10 and DG/DES 9 retained and updated as required	Changes may be necessary in relation to MIR. Will also need to take account of changes to the permitted development order	Unknown
Tall Buildings	Policy DES 11 retained and updated as required	Further clarification of locations suitable for tall buildings required	Unknown
Residential Density	Policy RES 1 reviewed	Changes may be necessary in relation to encouraging higher densities in major new developments outwith the inner urban area of the City and, potentially, to make best use of enhanced accessibility elsewhere	✓
Residential Layouts	Policy RES 2 reviewed	How to design new development in Glasgow whilst addressing the Scottish Government's 'Designing Streets' and 'Designing Places', documents, SUDs requirements, etc.	✓
Residential Development in the City Centre	Policy RES 3 retained and updated as required	Any changes likely to be minor	✘
Car Free Housing	Policy RES 7 retained and updated as required	Any changes likely to be minor	✘
New Student Accommodation	New Guidance	To ensure the provision of on-site facilities in new student accommodation and other large scale quasi-residential uses and, potentially, to ensure concentrations of such developments do not impact on residential amenity	✓
Residential Parking Standards	Policy TRANS 4 retained and updated as required	Retain as guidance with parking standards for other uses as separate guidance. Modifications may be necessary in relation to the potential need for developers to provide residential parking underground, or in separate provision, off street Other modifications possible in relation to on-street parking provision, the provision of power points in new developments and elsewhere for electric vehicles, etc.	✓



MONITORING

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

Introduction



4.1 It will be important to monitor the significant environmental effects of implementing the new LDP in such a way as to also identify unforeseen adverse effects on the environment with a view to taking appropriate remedial action. Wherever possible, monitoring measures will be linked to targets, objectives and indicators, in accordance with Section 19 of the Environment Act (Scotland) 2005.

4.2 The primary purpose of monitoring is to help prevent, reduce and, wherever possible, offset any adverse environmental effects that have been identified in the assessment. Glasgow is a large City local authority and, therefore, monitoring will concentrate primarily on the *significant* environmental effects of the MIR.

4.3 It should also be noted that substantial mitigation measures have been identified as part of the City Plan 2 SEA assessment and other environmental projects, with many measures either already underway or proposed, for example:

- the Community Growth Areas
- the Glasgow and Clyde Valley Green Network
- the Clyde Corridor
- Metropolitan Glasgow Strategic Drainage Scheme
- the Commonwealth Games facilities and infrastructure

4.4 A comprehensive monitoring report has already been undertaken for City Plan 2 and this is available to view online, with the findings taken into account in the preparation of both the MIR and this ER. Future updates of the Monitoring Report will incorporate many of the mitigation measures identified within this assessment.



4.5 In conclusion, the following issues should continue to be monitored throughout the lifetime of the Plan:

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



- monitoring the extent and impact of further greenfield development
- considering the siting of waste facilities and levels of waste management in the City
- reducing CO2 emission levels

Mitigation

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

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



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

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



ADDITIONAL INFORMATION

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

Next Stages



- 5.1** Stakeholder consultation is an essential part of the local development plan process. The Council is keen to encourage further discussion and input and will, therefore, continue to:
- liaise with the three Consultation Authorities, namely Historic Scotland, Scottish Natural Heritage and the Scottish Environment Protection Agency
 - interact directly with key agencies and stakeholders through further workshops and feedback events
 - consult with the general public
- 5.2** Comments and feedback are sought on both the assessment process itself and the key findings of the assessment. Comments are also welcomed on any perceived omissions in the analysis.
- 5.3** In order to increase awareness about the MIR and the associated Interim ER, consultation and engagement will be undertaken through a variety of different means including:
- publication of both reports on the Council's website
 - making copies of all documentation available at the Council's Development and Regeneration Offices (229 George Street, Glasgow) and all the City's libraries
 - sending copies direct to existing consultees and local groups, such as community councils
 - further targeted workshops, meetings and discussions, as appropriate

Consultation Questions



- 5.4** Whilst comments and feedback are invited generally, the Council is particularly keen to receive comments and views on the following key questions:

1. Do you agree with the environmental baseline position (Section 2) or should any additional baseline data be included?

2. Are there any other plans or policies in addition to those stated (Appendix 1) which should be included in the assessment?



3. The MIR identifies a number of preferred options and alternatives (Appendix 4). Does the environmental assessment highlight the correct environmental concerns relating to these?

4. The MIR identifies a number of key development sites (Appendix 5). Does the environmental assessment highlight the correct environmental concerns relating to these?

5. Have any significant, cumulative or synergistic environmental affects been omitted?

6. Should any further potential mitigating measures be considered?

5.5 The MIR and this Interim ER were prepared by the Development Plan team within Glasgow City Council. This Report will be submitted to the Consultation Authorities (Scottish Natural Heritage, Historic Scotland and Scottish Environmental Protection Agency) via the SEA Gateway, and opened for public consultation on 3 October 2011. The consultation period will last for 10 weeks until 12 December 2011.

5.6 The MIR, this ER and any supporting maps and documents are available to view online at www.glasgow.gov.uk. Alternatively, both documents are available to view at the Council's offices at:

Development and Regeneration Services
229 George Street
Glasgow, G1 1QU

5.7 Should you have any further queries or wish to discuss any aspects further then you can either telephone or e-mail the Development Plan team at:

Telephone: 0141 287 8540
E-Mail: developmentplan@glasgow.gov.uk

5.8 Written comments on the relevant documents are welcomed.

5.9 Online comments are also welcome and should be e-mailed directly or by completing the consultation form which are available online.

5.10 Please note that in all correspondence, whether in writing or by using e-mail, it will help us if you itemise your comments for each comment you wish to make. Each comment should be referenced to the specific issue and the section of the MIR and/or ER, including paragraph number/table, etc. This will help us to respond to the comments made. A report summarising public comments will be posted on the Development Plan website in early 2012 and you will receive an acknowledgement letter when your comments arrive.





APPENDIX 1

RELATIONSHIP WITH OTHER PLANS, POLICIES AND STRATEGIES POTENTIAL AREAS OF CHANGE

- 1. CLIMATE CHANGE**
(CLIMATE CHANGE ACT 2000, SCOTTISH PLANNING POLICY, GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Place a greater emphasis on climate change mitigation measures such as reducing greenhouse gas emissions and adaptation measures, for example, flood management
- 2. SUSTAINABILITY**
(THE PLANNING ETC (SCOTLAND) ACT 2006, SCOTTISH PLANNING POLICY, GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Place a greater emphasis on promoting sustainability through measures such as enhancing biodiversity, better waste management, improving ecological footprints, enhancing the green network, addressing contamination and promoting the reuse of brownfield land/minimising the use of greenfield land
- 3. THE ECONOMY**
(GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Highlights the need to deal with the issue of economic recession and a climate of diminishing public and private sector resources
- 4. ECONOMIC DEVELOPMENT**
(SCOTTISH GOVERNMENT LEGISLATION AND GUIDANCE, GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Highlight the need to provide for sustainable economic growth in sustainable locations
- 5. ENERGY PRODUCTION AND USE**
(NATIONAL PLANNING FRAMEWORK 2, SUSTAINABLE GLASGOW)
Place a greater emphasis on increasing the use of renewable energy and options for Combined Power and Heat (CPH)
- 6. DEMOGRAPHIC CHANGE AND HOUSING DEMAND**
(HOUSING NEEDS AND DEMAND ASSESSMENT, GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Emphasise the need to plan for changing age profiles within the population, changes in the social rented sector demand and the demand for new housing types generally
- 7. HEALTH AND PLACE MAKING**
(SCOTTISH PLANNING POLICY, STRATEGIC TRANSPORT PROJECTS REVIEW, GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN)
Place a greater emphasis on active travel, creating safe, pleasant and sustainable environments, providing greater access to facilities including jobs and greenspaces, improving environmental quality and distinctiveness and encouraging mixed land use

APPENDIX 2

CITY PLAN 2: EXTENT OF SEA ASSESSMENT COVERAGE

CITY PLAN 2 STRATEGIC AIMS

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

CITY PLAN 2 SEA ASSESSMENT METHOD							
Positive	+	Neutral	0	Negative	-	Unknown	?
Recorded whether each of the above strategic aims had a positive, negative, neutral or unknown effect on the environment, including a summary of the environmental impact of the combined aims and a summary of any potential mitigation measures related to the combined aims							

CITY PLAN 2 SEA ASSESSMENT FINDINGS	
Summary of Environmental Impact	Overall, the strategic aims had a neutral and positive impact on the environment with some unknown effects, depending on the type and location of development
Environmental Mitigation Measures	<p>A number of potentially negative impacts were identified and the aim was to prevent or minimise the impact of these through appropriate mitigation measures at the project level and the effective application of City Plan policy.</p> <p>In summary, these were as follows:</p> <ul style="list-style-type: none"> • Transport Infrastructure Potential conflict with protecting landscape character, protecting and creating green spaces, urban form, townscape and historic environment • Energy Infrastructure Potential conflict with protecting landform and landscape character • ICT Infrastructure Potential conflict with protecting landscape character, urban form, townscape and the historic environment

CITY PLAN 2 DEVELOPMENT POLICIES

CITY PLAN 2 SEA ASSESSMENT METHOD					
Positive	+	Neutral	0	Potential to be Negative	△-
Potential to be Positive	△+	Negative	-	Unknown	?
Records whether each policy is likely to have a direct or indirect, permanent or temporary, short, medium or long term impact on the environment, describing the aims of each policy and highlighting any relevant issues/comments					

DEVELOPMENT POLICY PRINCIPLES

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

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

DESIGN

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

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

RESIDENTIAL

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

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

INDUSTRIAL AND BUSINESS

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

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

RETAIL AND COMMERCIAL LEISURE

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

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

TRANSPORT AND PARKING

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

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

ENVIRONMENT

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

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

CITY PLAN 2 PROPOSALS

CITY PLAN 2 SEA ASSESSMENT METHOD					
Positive	+	Neutral	0	Potential to be Negative	△-
Potential to be Positive	△+	Negative	-	Unknown	?
Describes what impact there will be on each SEA indicator in terms of environmental features, issues and mitigation required related to individual proposals, including a short summary of each assessment:-					

Robroyston/Millerston Community Growth Area

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

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

Broomhouse/Baillieston/Carmyle Community Growth Area

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

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

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

Easterhouse/Gartloch Community Growth Area

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

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

Glasgow Housing Association Redevelopment Areas

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

Phase 3 Strategic Industry and Business Sites

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

Central Govan Conservation Area

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

Local Nature Reserves

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

Designed Gardens and Landscapes

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

Antonine Wall World Heritage Site

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

Clyde Fastlink Extension

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

Easterhouse Regeneration Route

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

Gartloch Road Upgrade

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

Crookston Spine/Bus Link Road

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

Robroyston/Millerston Bus Access Road

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

Blackhill Road Upgrade (Summerston)

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

Other Road Upgrades

The scale of these proposals will not lead to adverse effects on the environment.

Park and Ride Facilities

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

Yorkhill Kelvingrove Tourist Link

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

Kenmuir Road Waste Recycling Park

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

Upgrading of Waste Recycling Centres

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

Toryglen Regional Indoor Football Training Facility

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

Surface Water Management Plans

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

APPENDIX 3

COMMENTS FROM THE CONSULTATION AUTHORITIES AT THE SCOPING STAGE

SCOTTISH NATURAL HERITAGE (SNH)

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

SNH - Issues Identified	Response
Hoped that the SEA is able to draw out the linkages between the different issues that the City Plan is required to address, many of which interact and overlap	A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.
Hoped that the SEA is able to avoid negative environmental impacts wherever possible and take advantage of any opportunities for positive environmental benefits	Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.
Assess the environmental impacts of MIR alternatives at a strategic level, possibly using maps	Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.
Draw out the criteria for scoring impacts against the environmental issues with notes to highlight any key points	Table 1 of this Environmental Report details the criteria which have been used to score environmental impacts in this assessment.
In terms of water baseline indicators the source should be SEPA and not SNH	Appropriate text change was made to the Scoping Report.

HISTORIC SCOTLAND (HS)

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

HS - Issues Identified	Response
Assessment of the Plan's strategy, policies and proposals against the environmental topics in the matrix should consider additional criteria for each of the environmental topics in order to focus/guide the assessment.	A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.
Noted that there are references to the legislative framework for the historic environment but suggested that more detail is provided in the ER on the key environmental messages for the historic environment.	Noted. See SEA Objectives in Section 2 .
Current state of the environment baseline data should consider gardens and designed landscapes as part of the historic environment.	Noted. Gardens and Designed Landscapes have been baselined under 'Biodiversity' in Section 2 .
Current state of the environment baseline data should include reference to the Antonine Wall (Frontiers of the Roman Empire) World Heritage Site, inscribed in 2008.	The Antonine Wall (Frontiers of the Roman Empire) World Heritage Site has been included as a GIS mapping indicator in relation to the development proposals assessments.
Consider other measures in the current state of the environment baseline data, for example, the number of historic buildings at risk which help to provide a clearer picture of the condition of the historic environment.	Noted.
Ensure that the ER contains an assessment of all reasonable alternatives in terms of strategy, policies and proposals.	All the reasonable alternatives described in the MIR are fully assessed in Appendix 4
Mitigation measures should outline any changes made to the Plan as a result of the assessment.	Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.

SCOTTISH ENVIRONMENT PROTECTION AGENCY

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

SEPA Issues Identified	Response
Need to consider baseline data on flood risk in the form of a Strategic Flood Risk Assessment and how policies and proposals in the Plan will avoid flood risk.	Flood Risk has been included as a GIS mapping indicator in relation to the development site assessments.
Important that the Environmental Report incorporates matters which flow from the Glasgow and Clyde Valley SEA, particularly where significant effects have been identified and where mitigation measures refer to lower level plans. This could also help to reduce duplication.	Both the MIR and this Environmental Report refer to relevant information from the Glasgow and the Clyde Valley Strategic Development Plan MIR and Environmental Report in Section 1 .
Noted that the preferred strategy outlines the broad planning objectives for Glasgow in terms of land, infrastructure and opportunities for development which include housing and economic development, transportation and infrastructure, waste management, renewable energy, climate change, flooding and drainage, among others. Expected that the assessment of the effects on the environment of any proposed infrastructure, including energy proposals, waste infrastructure or flood management infrastructure will be included in the Environmental Report	Proposed infrastructure schemes in the MIR have been fully assessed in Appendix 4 .
Need to refer to additional plans, policies and strategies that will be analysed in terms of their relationship to the Plan namely, neighbouring authority local development plans, the Clyde Area Management Plan, Scotland's Zero Waste Plan and the Scottish Soil Framework 2009	Appendix 1 highlights any major and relevant policy implications from other Plans, Policies and Strategies.
Welcome the proposal to include, in more detail, the relevant aspects of the current state of the environment in the Environmental Report, including the likely evolution of the baseline if the LDP is not implemented.	The relevant aspects of the current state of the environment, including the likely effects if the LDP is not implemented is detailed in Section 2 .
Welcome the proposal to include a summary of the key findings of the City Plan 2 monitoring exercise, including the City Plan 2 SEA monitoring, which will be considered as part of baseline data.	A summary of the key findings of the City Plan 2 SEA is detailed in Appendix 2 .
Noted that any information gaps or limitations will be highlighted in the Environmental Report	Noted

SEPA Issues Identified	Response
<p>Recommended that the Plan preparation process is informed and supported by a strategic overview of flood risk management issues in the form of a Strategic Flood Risk Assessment (SFRA) which supports the identification of areas most suitable for development. It can involve the collection, analysis and presentation of all existing and readily available flood risk information for the area and could be complemented with strategic level hydraulic modelling analyses. This information may be presented and summarised in the Environmental Report.</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see Appendices 4 and 5.</p>
<p>Need to be satisfied that due weight has been given to flood risk issues throughout the development plan preparation.</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see Appendices 4 and 5.</p>
<p>Consider several sources of flooding when undertaking the SEA: fluvial, coastal, pluvial or surface water flooding, sewer flooding and groundwater flooding. The Indicative River and Coastal Flood Map (Scotland) provides an indication of areas that may be at risk of flooding from watercourses and tidal surge and provides an indication of fluvial and coastal flooding with an annual probability of 0.5% (1:200). This information could be supported by other easily derived information such as information on historical flood events or the impact of flood alleviation schemes, biennial flood reports prepared by the flood prevention authorities, flood studies commissioned by the flood prevention authority, river level and flow data held by SEPA, newspaper articles, epigraphic flood data on buildings and bridges and the Chronology of British Hydrological Events website .</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see Appendices 4 and 5.</p>
<p>Consider development areas which contain small watercourses which are not identified on the 1 in 200 year Indicative Flood Map due to their size (catchments of watercourses less than 3km² are not included within the indicative flood map).</p>	<p>Noted.</p>
<p>Make contact with your local authority's Flood Prevention team with regards to the sources on information relating to flood risk.</p>	<p>Noted.</p>

SEPA Issues Identified	Response
<p>Ensure avoidance of flood risk and development in the functional floodplain as this represents the most sustainable solution in terms of sustainable flood management and should be the primary mitigation measure in relation to flood risk. Expected that the Environmental Report will clearly set out how proposals and policies in the plan will avoid flood risk.</p>	<p>The LDP has a crucial role to play in ensuring that due weight is afforded to flood risk and that wherever possible, unnecessary risks are avoided. The Environmental Report aims to ensure that new development does not lead to an increase in flood risk or the need for additional flood alleviation or prevention measures and that new properties are fully insurable.</p>
<p>The Flood Risk Management (Scotland) Act (2009) prescribes a new duty for local authorities to exercise their functions with a view to reducing overall flood risk. PAN 69 also provides guidance on building and flooding supporting planning policy.</p>	<p>Ensure that The LDP contributes to flood management by e.g. promoting flood storage areas, and offers opportunities to use more natural approaches to managing flood waters across catchments.</p>
<p>The Scottish Planning Policy (SPP) 2010 contains a flood risk framework with flood risk generally expressed in terms of probability. Medium to high risk areas have an annual probability of flooding greater than 0.5% (1:200) and low to medium flood risk areas have an annual probability of flooding in the range of 0.1% (1:1,000) to 0.5% (1:200).</p> <p>Medium to high risk (1:200) areas are generally not suitable for essential civil infrastructure and residential, commercial and industrial development is only suitable where there is already formal flood mitigation measures in place that are designed to the appropriate standard and have a design life expectancy greater than the proposed development. Where brownfield redevelopment is being considered in areas at medium to high risk of flooding, sensitive uses such as residential buildings may not be acceptable. In brownfield development locations, it is recommended that the risk of flooding is identified, limited and appropriate development allocated.</p> <p>Areas with a low to medium flood risk (1:1000) are generally not suitable for essential civil infrastructure, for example hospitals, fire stations etc. Nursing homes and sheltered housing should be located outwith these areas as flooding can have serious consequences for the health and well being of the residents. Schools should also be located outwith the low to medium flood risk areas particularly if it is proposed to use the buildings for emergency shelter during such events.</p>	<p>Flood Risk (1 in 200) and Flood Risk (1 in 1000) data sets have been used in the assessment of both the MIR issues and the development proposals, see Appendices 4 and 5.</p>
<p>Avoid development up to the edges of watercourses to maintain continuous river corridors that will enable the movement and establishment of wildlife along urban rivers and biodiversity.</p>	<p>Noted.</p>

SEPA Issues Identified	Response
<p>Consider locating footpaths and roads alongside watercourses as this will provide an amenity for local residents and allow access to the watercourses for flood prevention authorities to inspect and undertake essential maintenance. It will also provide the space to erect flood alleviation measures should climate change impacts become more severe than currently expected.</p>	<p>Noted.</p>
<p>Consider the Flood Risk Act 2009 within relevant policies, topics and objectives which is designed to reduce the adverse consequences of flooding for human health, the environment, cultural heritage and economic activity.</p>	<p>Noted.</p>
<p>In relation to the baseline data on the water environment, ensure that the baseline indicator refers to the new classification system introduced by the Water Framework Directive which is based on a new ecological classification system and covers all rivers, lochs, transitional, coastal and groundwater bodies. This classification is based on the “ecological status” of a water body which takes account of not only water quality, but also water quantity, physical properties and ecological aspects.</p>	<p>Noted.</p>
<p>Consider the potential impacts on water bodies and water dependent ecological interests resulting from point source pollution (including collection and treatment of waste water), diffuse pollution, physical impacts (culverting and engineering of watercourses) or abstraction.</p>	<p>Noted.</p>
<p>Identify opportunities for the restoration of watercourses within any development area.</p>	<p>Noted.</p>
<p>Consider baseline data on drainage and waste water treatment infrastructure and how this may be affected by development proposals in the Plan. The provision of adequate drainage infrastructure to support new development will be a key consideration for the assessment of potential adverse effects on the water environment, including surface water, groundwater and areas that require special protection such as drinking water protected areas or water-dependent areas of international importance for conservation.</p>	<p>Noted.</p>
<p>Consider the potential negative effects on human health from poor air quality and areas where thresholds are close to being exceeded and may become future AQMAs. Development has the potential to exacerbate air quality issues.</p>	<p>The LDP provides the opportunity to ensure that measures proposed to improve local air quality are not undermined by new development and also an opportunity to ensure that an increased road traffic does not result in a corresponding increase in roadside pollution, particularly along the key routes</p>

SEPA Issues Identified	Response
Integrate climate change and local air quality. Road traffic is the main source of atmospheric pollution in the urban centres and is also the second largest source of greenhouse gas emissions, therefore the two are inextricably linked and could be addressed as a single issue.	Noted.
Ensure that the assessment of site allocations considers the co-location of sensitive development in the vicinity of existing sites regulated for emissions to air, or that may generate nuisance, odour, noise and any potential adverse effects that may result from this.	Noted.
Include further baseline data on climate change using sources such as the SNIFFER publication 'A Handbook of Climate Change Across Scotland', the Scottish Climate Change Impacts Partnership and the United Kingdom Climate Projections 2009 (UKCP09) probabilistic projections.	Baseline data on climate change has been from the SNIFFER publication 'A Handbook of Climate Change Across Scotland' has been referred to in Appendix 2 .
Consider the contribution of the proposals in the Plan towards greenhouse gas emissions and how they may contribute to the Scottish Government climate change targets. Site allocations should also seek to minimise emissions of greenhouse gases	Noted
Proposals to reduce resource use and minimise waste going to landfill, protection of carbon rich soils from loss/sealing through new development will also contribute to climate change mitigation.	Noted
Consider the potential environmental effects of implementing energy policies.	Noted
Include a broad indication of the impact of the Plan on waste generation and how the Plan proposes to prevent waste from landfill in line with the Scottish Government's Zero Waste Plan and associated targets and policies.	Noted
Scottish Planning Policy emphasises the importance of the planning system in delivering waste infrastructure which may mean the need for new and more sustainable waste management infrastructure.	Noted
Consider the potential limitations of existing waste infrastructure in the baseline data.	Noted
Consider referring to SEA guidance on how to take account of air, water and soil.	Noted
Consider presenting the baseline data by using maps and developing constraints mapping.	A series of Constraints Maps covering the whole City, and relating to the 12 SEA indicators, have been created and are available to view online.

SEPA Issues Identified	Response
<p>Content with the proposed assessment approach which includes the consideration of alternatives and possible options as formal components of the Plan. The Environmental Report should explain how the findings of the assessment have informed the choices of the preferred options.</p>	<p>Appendix 4 details the MIR preferred options and alternatives and explains how the findings of the assessment have influenced choices.</p>
<p>Welcome that all the issues in Schedule 3, Paragraph 6(a) of the Act are scoped into the assessment.</p>	<p>Noted</p>
<p>Noted that the assessment of environmental effects makes use of an assessment matrix to assess the Plan's strategy, major policies and proposals and it is expected that the assessment covers all aspects of the Plan likely to have significant environmental effects.</p>	<p>See Appendix 4</p>
<p>Welcome that the assessment template provides a column for general comments and general notes. Recommended that enough information is included in these columns to allow the Consultation Authorities to understand how the results of the assessment were reached.</p>	<p>See Appendix 4</p>
<p>Developing objectives and criteria in relation to each of the SEA topics can contribute towards a more systematic, rigorous and consistent framework within which to consider environmental effects.</p>	<p>Objectives for each of the SEA topics are described Section 2.</p>
<p>Recommend that the assessment includes the detailed assessment of land allocations and their alternatives so that environmental effects and constraints are fully taken into account for the assessment of sites the allocation of development sites.</p>	<p>Noted</p>
<p>Develop checklists from a planning perspective for the assessment sites which includes some environmental data. Consider widening the criteria to include as far possible environmental criteria relevant to the SEA process. This will help to ensure that all the environmental considerations constraints are used to inform the site selection process.</p>	<p>A separate planning constraints analysis has been undertaken for all the identified potential development sites relating to this Environmental Report. This constraints analysis considers the key inter relationships which link environmental issues and highlights potential cumulative impact.</p>
<p>Link the assessment question with possible mitigation measures.</p>	<p>Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>

SEPA Issues Identified	Response
<p>Consider how the MIR will identify new or changed issues that require a policy response and how the assessment of policies can be integrated within the SEA. Where policies are rolling forward the potential significant environmental effects of the SEA policies will need to be considered. Sites which are being rolled forward should also be considered in the assessment.</p>	<p>Any new and changed development policies are identified and fully assessed in Section 3. The City's housing land supply, industrial and business sites and sites from the urban capacity study will be available online.</p>
<p>Welcomed that the potential measures identified that could prevent, reduce or offset any adverse effects will be linked to the predicted environmental effects in the assessment matrix. Mitigation is a crucial part of the SEA assessment process and not only addresses potential adverse effects but also makes the Plan more positive than it could be.</p>	<p>Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>
<p>Identify any changes made to the MIR as a result of the environmental assessment and/or recommendations for changes in the final Plan. The Environmental Report should also clearly set out the detailed mitigation measures proposed to be delivered through the implementation of the Plan. The detailed mitigation may also include actions for the Plan or for lower level plans and projects.</p>	<p>Appendix 4 of this Environmental Report considers the potential for positive mitigating measures in relation to the MIR preferred options and alternatives. Appendix 5 of this Environmental Report considers the potential for mitigating measures in relation to key development sites.</p>
<p>Set out all the mitigation measures proposed in a way that could be clearly identified i.e. the measures required, when they would be required and who will be required to implement them.</p>	<p>Noted</p>
<p>Welcomes the early consideration of monitoring requirements, particularly the consideration of a comprehensive list of indicators. The monitoring framework for the Plan should be detailed in the Environmental Report.</p>	<p>Section 4 of the Environmental Report details the proposed monitoring framework</p>
<p>Content with the proposed consultation periods for the MIR and Environmental Report</p>	<p>Noted</p>
<p>The Environmental Report should include a summary record of the scoping outcomes, particularly how comments from the consultation authorities were taken into account.</p>	<p>See Appendix 3.</p>

APPENDIX 4


ENVIRONMENTAL ASSESSMENT OF LDP MAIN ISSUES PROPOSALS AND OPTIONS

Local Development Plan SEA Assessment Method - Records whether each of the MIR proposals and options is likely to have an effect on the environment using the simple traffic lights system below. The assessment includes an explanation of why a certain option is preferred and includes any potential mitigation measures.

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

Ref.	Issues	Options/ Alternatives	Sustainable Use of Resources											Mitigation
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	

Sustainable Use of Resources

1.1	Is Land Release Required for Private Housebuilding?	<p>PREFERRED OPTION (1.1A) No further release of land from the greenbelt for private housebuilding.</p> 														Option preferred because the SDP concludes that the combined sources of private housing supply are more than sufficient to meet demand in the private sector up to 2025. The existing land supply is mainly composed of brownfield sites within the urban area. These are more sustainable in the long term than small scale greenfield release sites.	An individual SEA compatible site assessment has been carried out for all the sites identified in the City's housing land supply. This assessment states where mitigation is required and the likely nature of that mitigation.	
		<p>ALTERNATIVE OPTION (1.1B) Release further land from the greenbelt to increase effective land supply.</p>															Option not preferred because further release would likely run counter to the long term strategy of regeneration of the urban area and undermine action to deliver sustainable development and climate change mitigation.	The environmental mitigation measures that would be necessary for releasing further land in the greenbelt for housing could be extensive and would require to address biodiversity, climate change, accessibility by public transport and other sustainable modes, etc.

Ref.	Issues	Options/ Alternatives	Mitigation													
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	Mitigation
1.3	Local Renewable/ Low Carbon Sources of Heat and Power	<p>PREFERRED OPTION (1.3A)</p> <p>Revise existing policy to, wherever possible, require major new development to be designed to connect to existing or planned district heating networks and/or to develop opportunities for decentralised and local renewable (such as ground-source heat) or low carbon sources of heat and power to meet their own, on-site, needs and potentially those of others in a local heat network. Produce supplementary guidance to set out the detail of how this might be done. Identify the East End Zone as a priority for investment in infrastructure necessary to deliver local renewable or low carbon sources of heat and power. Ensure new development in the zone is designed to accommodate CHP/DH infrastructure. Investigate further the implications of retro-fitting the other 4 zones with the necessary infrastructure to deliver heat to homes and businesses.</p>													Option preferred because it would meet the requirements of the SPP in providing for the planning of new development to make use of opportunities for decentralised and local renewable or low carbon sources of heat and power wherever possible. It provides for an assessment of the significant potential for use of ground source heat as a source of local renewable heat and hot water. It identifies a priority project in the East End, whilst recognising that further work will be required to take this forward and to examine options for delivery elsewhere in the City.	Mitigation may be required in relation to the infrastructure required to deliver heat to new development and also in relation to the method used for sourcing that heat. This will require to be assessed on a site by site basis taking into account the heat source and the means used to tap into it.

Ref.	Issues	Options/ Alternatives	Comments											Mitigation	
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage		Landscape
1.5	Alternative Uses for Vacant and Derelict Land	<p>PREFERRED OPTION (1.5A) Promote the use of legal agreements with landowners to provide for the use of vacant and derelict sites for the growing of food, or other greening initiatives, on a temporary basis, until such a time as the developer wishes to proceed with the development.</p> <p>LESS PREFERRED OPTION (1.5B) Promote urban woodland/ local parkland on vacant and derelict sites in preference to more temporary uses.</p>													<p>This option could be one means of mitigating the negative impacts of the City's existing vacant and derelict land</p> <p>This option could be one means of mitigating the negative impacts of the City's existing vacant and derelict land</p>
															<p>This approach could help improve biodiversity, provide biomass and provide for community use, but these would, generally, be less suitable as temporary uses of sites. A combination of options (including food production, local greenspace and urban woodland) could have a role to play, but the best option would require to be considered on a site by site basis, taking into account the longer-term aspirations for each site.</p>

Ref.	Issues	Options/ Alternatives	Mitigation															
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	Mitigation		
		<p>ALTERNATIVE OPTION (1.5C) No change to the current approach to dealing with vacant and derelict land.</p>															Option not preferred because vacant and derelict land is increasing, with its attendant drawbacks. In most instances, leaving sites as vacant and derelict would be a less sustainable use of the land and may undermine other efforts to enhance the City.	Assessment and potential environmental mitigation may be required to address the possible implications of retaining the current policy approach, particularly in terms of addressing the impact which vacant and derelict land can have on physical and mental health and perceptions of Glasgow
1.6	Urban Lighting	<p>PREFERRED OPTION (1.6A) Prepare a policy statement, supported by Supplementary Guidance, on the reduction of light pollution and energy consumption associated with urban lighting.</p> <p>ALTERNATIVE OPTION (1.6B) No change to the City Plan 2 approach to dealing with lighting.</p>															Option preferred because it would help establish a framework for reducing the energy consumption and light pollution associated with urban lighting.	This option could be a mitigating measure in itself. The reduction of light pollution and the associated reduction in energy consumption could contribute towards climate change and other sustainability measures.
																	Option not preferred because whilst current policy and related guidance has been valuable in guiding the design of lighting in new development, it is considered that revision is required to establish a comprehensive approach to urban lighting which has the reduction of light pollution and energy consumption at its core.	Assessment and potential environmental mitigation may be required to address the possible implications of retaining the current policy approach to dealing with lighting

Key Regeneration Areas:

- Potential Community Growth Development Locations (Robroyston, Baillieston/Broomhouse/Carmyle, Easterhouse/Gartloch)
- Potential Wind Turbine Locations (Queenslie, Robroyston North/South, Springhill, Easterhouse 1 and 2, Clydebridge, Cuningar Loop, Dalmarnock, Cathkin Braes, Netherton Braes)
- District Heating Zones (Glasgow East (Priority), City Centre North, City Centre South, Glasgow West, Glasgow South)
- Greenfield Release Housing (Crookston and Robroyston)
- Public Waste Transfer Stations
- Proposed Private Waste Transfer Station

Initial Assessment:

The new LDP promotes the prudent and sustainable use of natural and other resources, including land, energy, water, waste and the existing built infrastructure, including the public transport network and utilities. The LDP seeks to ensure that Glasgow develops in a way which makes the most sustainable use of natural and other resources. One of the key resources that the City has at its disposal is land. The strategy of re-using brownfield land, as opposed to greenfield land will help to limit the impact on natural landscapes and ecosystems and will make the most effective use of the resources already invested in the urban area, such as utilities and public transport infrastructure. The City's land bank also represents a resource which can be used to introduce new investment and opportunities into local communities.

In terms of future environmental benefits, key resource areas include the use of vacant and derelict land on a temporary basis for greening purposes, influencing the use of renewable power and heat and the design of new development to reduce demand for energy and make the most sustainable use of water, waste and other resources. Promoting the good use of the City's resources is likely to be a positive environmental mitigation measure in itself.

Ref.	Issues	Options/ Alternatives	Mitigation										
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage

Sustainable, Strong Economy

2.1	Maintaining the City Centre as Scotland's Primary Retail Centre	<p>PREFERRED OPTION (2.1A) Set limits on the amount of retail development that is acceptable at locations around the City, outwith the City Centre, and identify suitable locations for such development. The identification of specific limits, options and locations will be informed by retail capacity work and review of centres' roles and functions.</p> <p>ALTERNATIVE OPTION (2.1B) Set no specific limits on the amount of retail development that may be acceptable at locations around the city, outwith the City Centre.</p>														Option preferred because it will help safeguard the role of the City Centre which, as a result of its excellent public transport links, is easily accessible from throughout the City and conurbation by sustainable means.	Mitigation measures will be assessed on a site by site basis in relation to any retail development proposals which come forward both outwith and within the City Centre.	
																	Option not preferred because it would be less effective in safeguarding the role of the City Centre, and will not maximise the benefits to be derived from its excellent public transport accessibility.	Mitigation measures will be assessed on a site by site basis in relation to any retail development proposals which come forward both outwith and within the City Centre.

2.2	Reviewing Town Centres	<p>PREFERRED OPTION (2.2A) Review the Town Centres set out in City Plan 2 with a view to establishing the health of the centres and whether other uses should be promoted in particular centres.</p>															Option preferred because it is considered necessary to ensure an up-to-date framework within which the role and function of centres can be determined and the necessary steps taken to safeguard their future.	Potential mitigation measures will be considered as part of the review of Town Centres
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Ref.	Issues	Options/ Alternatives	Environmental Impact Assessment											Comments	Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape		
2.4	Role and function of "Other Retail and Commercial/Leisure Centres"	<p>PREFERRED OPTION (2.4A) Review the role of the Other Retail and Commercial/Leisure Centres set out in City Plan 2, with a view to clearly defining the role and function of each.</p> <p>ALTERNATIVE OPTION (2.4B) Retain the City Plan 2 approach to Town Centres and Other Commercial/Leisure Centres.</p>														Option preferred because it is considered necessary to more clearly define the role and function of each Other Retail and Commercial/Leisure Centre.	Potential environmental mitigation measures would be considered as an integral part of the review into the role of the Other Retail and Commercial/Leisure Centres set out in City Plan 2	
																Option not preferred because this would not provide for a clear definition of the role and function of each Other Retail and Commercial/Leisure Centre.	Mitigation may be required to address the possible implications of retaining the current policy approach to Town Centres and Other Commercial/Leisure Centres	
2.5	The Development of Large Superstores within Glasgow	<p>PREFERRED OPTION (2.5A) No further development of new superstores, with town centres, and with the exception of those proposals currently with planning consent.</p> <p>ALTERNATIVE OPTION (2.5B) The Council could place strict limits on the percentage of retail floorspace in new superstores which could be given over to comparison goods.</p>															Option preferred because the City is already well served by superstores and additional large stores, providing both convenience and comparison goods, are increasingly likely to affect trade in town centres.	This option would be a mitigating measure in itself. Encouraging the greater use of town centres could result in improvements in relation to air quality, climate change and other sustainability measures.
																Option not preferred. This option, whilst not addressing the issue of the development of new out-of-centre convenience floorspace, would help to support a continued role for comparison shopping in town centres, although it could still undermine town centres' convenience shopping function.	This option could be a mitigating measure in itself. It could encourage additional investment in town centres which could result in improvements in relation to air quality, climate change and other sustainability measures.	

Ref.	Issues	Options/ Alternatives	Environmental Factors											Comments	Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape		
		<p>ALTERNATIVE OPTION (2.5C) Retain the approach to new retail development set out in City Plan 2, including the sequential approach and assessment of proposals against set criteria.</p>															Option not preferred because whilst it continues to be valid, a more explicit development plan stance on new superstores, or the goods they sell, provides more positive support for the continuing vitality and viability of town centres.	Mitigation may be required to address the possible implications of retaining the current approach to new retail development.
2.6	The Scale of Industrial and Business Land Supply	<p>PREFERRED OPTION (2.6A) The Council will seek to maintain a range and choice of industrial and business sites over the plan period. This will focus on sites which: lie within areas designated for industrial and business development; benefit from good access to the strategic road network, and/or benefit from high public transport accessibility.</p>															Option preferred because it reflects the locational requirements of freight generating uses and the trend towards less land intensive Class 4 developments within City Centre and town centre locations.	Mitigation measures will be assessed on a site by site basis in relation to any industrial/business development proposals
		<p>ALTERNATIVE OPTION (2.6B) The Council will maintain a minimum 10 year supply of industrial and business sites, based on past rates of development activity.</p>															Option not preferred because it fails to reflect emerging trends towards less land intensive Class 4 developments and could lead to sites being retained for industrial and business use with little prospect of development.	Mitigation may be required to address the possible implications of retaining the current approach to industrial and business sites.

Ref.	Issues	Options/ Alternatives	Mitigation											Mitigation				
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage		Landscape	Comments		
2.7	Review of Industrial and Business Areas	<p>PREFERRED OPTION (2.7A) The Council will undertake a review of all of the City's industrial and business areas to ascertain which should remain for industrial and business use, remain, in part, for industrial and business use and be identified for alternative uses.</p>															Option preferred because the character of some of the City's Industrial and Business Areas may have changed, since City Plan 2 and the review would ensure that the designation remained appropriate. Some of industrial and business areas may not be viable as industrial and business locations. Redesignating them for appropriate alternative uses could provide for a more sustainable land use pattern.	Mitigation may be required to address the implications of designating and developing some of the City's industrial and business sites for other uses.
		<p>ALTERNATIVE OPTION (2.7B) The Council will undertake a review of industrial and business areas to ascertain which should remain for industrial and business use, remain, in part, for industrial and business use and be identified for alternative uses. The review will exclude the City's 20 Strategic Industrial and Business Areas as these are recognised as being an economic asset to the City and do not need to be reviewed.</p>															Option not preferred because the character of some of the City's Strategic Industrial and Business Areas may have changed, since City Plan 2 and these areas should be reviewed to ensure the designation remains appropriate.	Mitigation may be required to address the implications of designating and developing some of the City's industrial and business sites for other uses.

Ref.	Issues	Options/ Alternatives	Environmental Impact Assessment Criteria										Comments	Mitigation				
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets			Cultural Heritage	Landscape		
		ALTERNATIVE OPTION (2.7C) Retain all existing industrial and business areas.															Option not preferred because the structural changes in the City's economy has had a significant impact on the character of many of the City's industrial and business areas, with many characterised by vacant and obsolete property. These structural changes are forecast to continue and it is unlikely all these areas will be fully utilised in future. Retaining all existing industrial and business areas would not address the scale of vacant and obsolete property and would not represent the most effective, efficient or sustainable use of land.	Mitigation may be required to address the possible implications of retaining the current policy approach to the City's existing industrial and business areas
2.8	Protecting Existing Jobs in Industrial and Business Areas	PREFERRED OPTION (2.8A) The Council will investigate potential options for improving those areas on which some industrial and business use is to be retained, including use of planning agreements or master planning, and for retaining existing jobs on these sites.															Option preferred because it would allow for appropriate alternative uses on some areas, and some parts of these areas, whilst providing options for the safeguarding of the jobs which these sites currently host.	Environmental mitigation measures will be assessed on a site by site basis

Ref.	Issues	Options/ Alternatives	Mitigation													
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	
		<p>ALTERNATIVE OPTION (2.8B) The Council could help fund the improvement of areas on which some industrial and business use is to be retained.</p>													Option not preferred because the Council is not a major landowner of existing business and industrial areas in the City. Where the Council does have a controlling ownership, any redevelopment options would be brought forward in accordance with Preferred Option 2.8 A. In relation to the remaining sites, public funding to help retain employment on these sites is highly unlikely to be forthcoming as a result of constrained public finances.	Environmental mitigation measures will be assessed on a site by site basis
		<p>ALTERNATIVE OPTION (2.8C) Make no provision for the retention of existing employment and businesses in those industrial and business areas which are to be redesignated for an appropriate alternative use, either in whole or part.</p>													Option not preferred because whilst many industrial and business areas are unattractive to new businesses, cumulatively they host a significant number of jobs, which efforts should be made to retain. The current economic circumstances reinforce the need to protect jobs, wherever possible.	Mitigation may be required to address the possible implications of retaining the current policy approach

Key Regeneration Areas:


- SDP Metropolitan Flagship Initiatives (Glasgow City Centre, Clyde Gateway, Clyde Waterfront)
- Major Regeneration Sites (City Science, Digital Media Campus, Cowglen and Darnley Mains)
- ISIS Canal Initiative
- Major Retail Proposed Sites (Glasgow Harbour Retail, Selfridges, Buchanan Galleries Ext, Glasgow Gait/Mount Vernon, South Street (Tesco), Silverburn Ext, Glasgow Fort Phase 2(a) and 2(b) and, Robroyston)
- Tier 3 Town Centres
- IFSD
- Office Proposals (> 10,000 sqm)

Initial Assessment:

The new LDP aims to provide an attractive and accessible City with a range of effective employment locations (including the City Centre, town centres and industrial and business locations) which appeal to existing and potential businesses and which are accessible to City residents. The City Centre, with its excellent accessibility and wide range of land uses, lies at the heart of this strategy and requires to be protected. Other locations, particularly town centres and existing industrial/business areas also have an important role to play. The LDP can help to support the development of a sustainable, strong economy by protecting and enhancing the City's built and natural environments and by continuing to establish an enhanced sense of place. Improved infrastructure connections within Glasgow and to other parts of the conurbation and beyond will also help enhance the City's attractiveness to existing and potential businesses.

In terms of future industrial/business development, many of the sites which have been identified provide the potential to bring vacant/derelict and contaminated land in the City back into productive use. However, any potential negative environmental implications associated with industrial/business development need to be mitigated. For example, greater industrial activity is likely to produce increased levels of waste which could give rise to land/water contamination if not adequately addressed. Consideration also needs to be given to existing local habitats, designated environmental sites and sites of archaeological importance. All new economic development should incorporate good high quality design in order to assist the regeneration of sites themselves but also the wider general area. New economic development also provides the opportunity to develop energy efficient buildings through sustainable design and construction. Economic related development also needs to be located close to public transport networks as people will often have to travel some distance to access employment opportunities.

Ref.	Issues	Options/ Alternatives	Comments											Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage		Landscape		
3.2	Addressing Multiple Deprivation	<p>PREFERRED OPTION (3.2A) Pursue a more comprehensive approach to strategy/policy-making which continues the focus on renewal and regeneration, but with a stronger emphasis on placemaking, health and sustainability issues.</p> <p>ALTERNATIVE OPTION (3.2B) Continuing to pursue a strategy/policy response of renewal and regeneration, and associated policy responses, as a means of addressing multiple deprivation.</p>															<p>No additional mitigation measures will be required other than those already identified in relation to the main issues set out in the MIR</p> <p>No additional mitigation measures will be required other than those already identified in relation to the main issues set out in the MIR</p>
																	<p>Option preferred because it will help ensure that the Plan takes a more comprehensive approach to addressing multiple deprivation.</p> <p>Option not preferred because whilst this approach has a significant role to play in addressing multiple deprivation, it is considered that a stronger focus on placemaking and sustainability offers opportunities to deliver a more comprehensive approach to tackling deprivation.</p>

Ref.	Issues	Options/ Alternatives	Mitigation													
			Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	Mitigation	
3.3	Level of Affordable Housing Need?	<p>PREFERRED OPTION (3.3A) The scale of affordable housing need in the City to be determined (as a range) through ongoing work on the LHS.</p> 													Option preferred because it is clear that there is a large disparity between the level of affordable housing need identified through the HNDA and what might have been expected in the City based on previous estimates. There are significant public sector funding/deliverability issues in addressing the scale of affordable housing need identified through the HNDA.	Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment. This assessment states where mitigation is required and the nature of the mitigation. Depending on the scale of identified need, other sites may need to be brought forward which haven't already been assessed. Should this be the case, assessment will require to be undertaken and appropriate mitigation identified.
		<p>ALTERNATIVE OPTION (3.3B) Accept the affordable housing need figures for Glasgow identified in the HNDA in full.</p>													Option not preferred because further consideration is required of the particular underlying complexities of the affordable housing sector in Glasgow. The level of land allocations implied by this scale of need could undermine the sustainable long-term strategy. This scale of need is unlikely to be fundable/ deliverable in the current economic circumstances.	Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment. This assessment states where mitigation is required and the nature of the mitigation. Depending on the scale of identified need, other sites may need to be brought forward which haven't already been assessed. Should this be the case, assessment will require to be undertaken and appropriate mitigation identified.

Ref.	Issues	Options/ Alternatives	Environmental Factors											Comments	Mitigation		
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape	
3.4	Meeting Affordable Housing Need across the City	<p>PREFERRED OPTION (3.4A) Should the ongoing work on the LHS establish a requirement to meet an additional affordable housing need to 2025, the Council will consider the following options for meeting demand in affordable housing policy, increasing urban densities to deliver additional units, and use of the private sector land supply.</p>														Option preferred because it remains unclear whether the identified land supply will be sufficient to meet the demand for affordable homes.	Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment. This assessment states where mitigation is required and the nature of the mitigation. Depending on the scale of identified need, other sites may need to be brought forward which haven't already been assessed. Should this be the case, assessment will require to be undertaken and appropriate mitigation identified.
		<p>ALTERNATIVE OPTION (3.4B) Should the ongoing work on the LHS establish a requirement to meet an additional affordable housing need to 2025, the Council will consider greenfield land release in addition to the options considered in Option 3.4A.</p>														Option not preferred because it would run counter to the preferred spatial strategy and greenfield locations are not, generally, co-incident with the demand for affordable housing.	Many of the sites which will be necessary to deliver affordable housing need will have been subject to an individual SEA compatible site assessment. This assessment states where mitigation is required and the nature of the mitigation. Depending on the scale of identified need, other sites may need to be brought forward which haven't already been assessed. Should this be the case, assessment will require to be undertaken and appropriate mitigation identified.

Ref.	Issues	Options/ Alternatives	Environmental Impact Assessment Criteria											Comments	Mitigation		
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape	
3.6	The 2014 Games as a Catalyst for Regeneration and renewal	<p>PREFERRED OPTION (3.6A) Assess the need to review aspects of the EELDS and the masterplan for the redevelopment of the SECC campus, to ensure they take cognisance of the opportunities for regeneration presented by the Commonwealth Games.</p> <p>ALTERNATIVE OPTION (3.6B) Assess need for new/revised supplementary guidance for the areas around all of the commonwealth games facilities.</p>														Option preferred because the Council and partner organisations are looking to maximise the benefit of the major elements of new infrastructure within the Clyde Gateway and Clyde Waterfront and to have them act as significant catalysts for regeneration in the surrounding areas.	Environmental mitigation measures would be an integral component of any future review of the EELDS and masterplan
																Option not preferred because the other facilities have fewer development implications and many are located in parts of the City where the existing urban structure is well established and provides little scope for regeneration.	Environmental mitigation measures would be an integral component of any future new/revised supplementary planning guidance

Key Regeneration Areas:

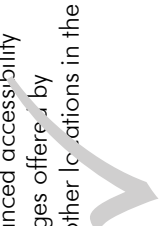
- New Neighbourhoods
- Transformational Regeneration Areas
- Culture and Sport Facilities (SECC Arena, Paddlesport Centre, National Indoor Sports Arena and Velodrome, Scotstoun Stadium, Glasgow Green Hockey Centre and Tollcross Leisure Centre)
- Major Housing Sites
- The Commonwealth Games Village

Initial Assessment:

The new LDP aims to enhance living environments and life opportunities in the City by sustaining and strengthening local communities and involving local people in shaping the future of their areas. To achieve this, the LDP provides a physical regeneration agenda to ensure that there is sufficient land for affordable housing and policies and regeneration strategies that are geared towards tackling multiple deprivation (through major regeneration programmes such as the New Neighbourhoods and TRAs), realising the potential of major investment programmes (such as the Commonwealth Games) and further social, economic and environmental improvements. Just as importantly, however, is the process of engaging with local communities to ensure that they play a key role in shaping local areas and in identifying the issues in their local area that need to be addressed to deliver real benefits.

Development on this scale, for example, in the New Neighbourhoods and TRAs, has the potential to impact significantly on the environment. Masterplanning at a more local level will help to ensure that positive environmental improvements are achieved and that potential negative environmental impacts are identified and mitigated. Key environmental considerations will include for example, any impact on natural landform (which could be mitigated through high quality landscaping and tree planting), the potential for flooding (which could be mitigated by providing sustainable drainage systems), realising the opportunity to deal with any derelict and contaminated land, protecting designated environmental sites, addressing the loss of any greenspace by incorporating new greenspace provision in new development, the impact on the existing urban form (which could be addressed through appropriate design guidance) and the impact on any historic features and listed buildings. In addition, and new development should seek to incorporate sustainable design and be energy efficient. New development should also seek to protect and enhance existing public transport infrastructure and community facilities, and in terms of public health, develop facilities which encourage physical activity and exercise. It should be noted that a separate Environmental Assessment has been undertaken for the Commonwealth Games Village which explores the environmental issues for that area in some detail.

Ref.	Issues	Options/ Alternatives	Environmental Factors											Comments	Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape		
4.3	Delivery of Local Rail Infrastructure	<p>PREFERRED OPTION (4.3A) Review the City Plan 2 rail designations to identify proposals and aspirational designations: Proposals: Garmag Chord, Robroyston/Millerston Station. Aspirational Designations: Crossrail, Strathbungo Link, Carmyle to Newton Chord, Blochaim/Garmag Station, Drumchapel (West) Station, Garmiston Station, Ibrox Station, Jordanhill (West) Station and Park Road Forge Station.</p> <p>Deleted City Plan 2 Proposals: Bogleshole (Cambuslang Investment Park) Station and Robroyston Station.</p> <p>ALTERNATIVE OPTION (4.3B) Retain all, or significantly more, of the City Plan 2 rail schemes as proposals for the LDP.</p>														Option preferred because it identifies infrastructure projects which the Council considers important if the City's medium/longer term regeneration potential is to be realised and Scottish Government objectives relating to sustainable economic growth are to be met.	Working alongside other relevant agencies to deliver a modern high quality public transport system would be beneficial both to the City in terms of sustainability and all its residents in terms of general health and well being. Any potential adverse environmental implications arising from public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.	
																	Option not preferred because it is clear that there is no commitment to the funding of all of these schemes from Transport Scotland and Network Rail. As such, it is considered that only certain proposals could be included the LDP Action Programme.	Working alongside other relevant agencies to deliver a modern high quality public transport system would be beneficial both to the City in terms of sustainability and all its residents in terms of general health and well being. Any potential adverse environmental implications arising from public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.

Ref.	Issues	Options/ Alternatives	Environmental Impact Assessment											Comments	Mitigation		
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape	
4.7	Making Best Use of Enhanced Connectivity	<p>PREFERRED OPTION (4.7A) Investigate options for maximising the potential benefits of the re-opening of the Airdrie Bathgate line for the stations on the line in the East End of Glasgow and of the enhanced accessibility advantages offered by certain other locations in the City.</p> 													Option preferred because it could help identify options for promoting regeneration and maximising the benefits of high and improved accessibility in the areas surrounding these stations.	Working alongside other relevant agencies to make the best use of enhanced connectivity would be beneficial both to the City in terms of sustainability and all its residents in terms of general health and well being. Any potential adverse environmental implications arising from future public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.	
		<p>ALTERNATIVE OPTION (4.7B) Rely on existing policy context to address development and other proposals as they come forward.</p>														Option not preferred because this may not provide for the positive promotion of measures which can take best advantage of the new services to and from Edinburgh, and might not make most appropriate use of the very high accessibility offered at other locations.	Any potential adverse environmental implications arising from future public transport proposals will require to be assessed and mitigated, if necessary, on a individual case by case basis.

Ref.	Issues	Options/ Alternatives	Mitigation											Comments	Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape		
4.8	City Centre Car Parking Provision	<p>PREFERRED OPTION (4.8A) Retain the City Centre parking standards and public parking provision policy approaches set out in City Plan 2. Allow no further temporary car parks in the City Centre and do not renew planning applications for those which lapse.</p> <p>ALTERNATIVE OPTION (4.8B) Retain the City Centre parking standards and public parking provision policy approaches set out in City Plan 2. No change to the policy on temporary car parks in the City Centre.</p> <p>ALTERNATIVE OPTION (4.8C) Reduce the maximum parking standards for the City Centre and do not provide for the replacement of existing public parking provision in the City Centre when it is lost. Allow no further temporary car parks in the City Centre and do not renew planning applications for those which lapse.</p>															Option preferred because it helps support the essential functions of the City Centre, maintaining its attractiveness as a location for new investment and making best use of its sustainable transport provision. It addresses the growth in temporary car parking spaces in the City Centre.	Mitigation may be required to address the possible implications of retaining the current policy approach. Not allowing the further development of temporary car parks could help to make a positive contribution towards climate change and general well being and health
																	Option not preferred because it does not address the growth in temporary car parking spaces in the City Centre.	Assessment and potential mitigation may be required to address the possible implications of retaining the current approach
																	Option not preferred because this could undermine the attractiveness of the City Centre as a location for new investment, and could serve to make other, less sustainable, locations more attractive investment propositions.	Limiting the amount of parking in the City Centre could have positive general environmental implications and would be a mitigating measure in itself, however, it is likely that this would not contribute to the City's longer term sustainability as a whole

Sustainable Connections

Key Regeneration Areas:


- Proposed Kelvin Walkway Extension
- Partick Public Transport Interchange
- Underground Refurbishment
- GARL - Paisley to Glasgow Airport Spur
- Clyde Fastlink and Clyde Fastlink - Proposed Route East
- M74 Extension
- New Junctions Unlocking Development Potential
- Interchange Improvement (Anderston and Townhead)
- Proposed Park and Ride Sites (Robroyston, Pollok Centre, Easterhouse, Glasgow Harbour and Fullarton)
- North Clydeside Route (Phase 3)
- Major Road Proposals (Blackhill Road (Upgrade), Garloch Road (Upgrade), Crookston Spine/Bus Link Road, Easterhouse Regeneration Route, Robroyston to Millerston Spine/ Bus Link Road, Bishopbriggs Relief Road (Dualing), Duke Street Realignment, East End Regeneration Route (Phase 3))
- High Speed Rail Options (New High Street Station, High Speed Rail (Adjacent Existing Rail Line), High Speed (Option 1 New Line) High Speed (Option 2 Tunnel)
- Aspirational Rail Links (Kelvinhall Turnback, Carmyle to Newton Chord, Crossrail, Crossrail High Street Curve, Crossrail inc Strathbungo)
- Proposed Rail Station (Robroyston/Millerston)
- Aspirational Rail Stations (Jordanhill, Glasgow Cross, West Street, Gorbals, High Street, Ibrox, Parkhead Forge, Blochairn/Garmgad, Germiston, Drumchapel West)
- Existing Stations with Potential for Greater Demand (Carnthyme, Shettleston, Garrowhill, Easterhouse)
- Safeguarded Rail Routes

Initial Assessment:

The new LDP seeks a reduction in the need to travel and a more significant role for active travel and public transport, whilst helping realise opportunities for regeneration and economic development. In terms of environmental benefits, some new transport infrastructure proposals offer the potential to bring vacant/derelict and contaminated land back into productive use. In addition, new public transport infrastructure will help to minimise the use of the private car thereby helping to reduce carbon emissions/pollution and improve air quality whilst at the same time helping to stimulate local regeneration. Potential negative environmental impacts, especially in relation to the development of new roads, includes the potential impact on the City's landscape and urban form (which could be mitigated through land re-grading, tree planting and landscaping), water run off from associated new development (which could be mitigated through sustainable drainage systems), the impact on local habitats (which could be mitigated by the protection of key sites and environmental designations) and the impact on any areas of historical and architectural significance. Good quality design is essential and any new transport infrastructure should link to alternative forms of travel such as walking and cycling, which in turn should be linked to existing networks and local facilities. Where additional transport volumes are generated, or anticipated, further more detailed transport assessments and travel plans may be required.

Ref.	Issues	Options/ Alternatives	Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	Mitigation
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Sustainable Environment

5.1	New Conservation Areas	<p>PREFERRED OPTION (5.1A) The Council will investigate the areas set out in the MIR with a view to designating them as Conservation Areas.</p> 													Option preferred because investigating these areas would help establish whether they are suitable for designation as conservation areas and help meet the commitment to undertake a city-wide review of the potential for additional conservation areas set out in City Plan 2.	Establishing new conservation areas will contribute towards further enhancing the City's architectural and cultural heritage generally. This option would be an environmental mitigating measure in itself for those areas of the City affected by the new designations
		<p>ALTERNATIVE OPTION (5.1B) No investigation of further parts of the City for designation as Conservation Areas.</p>													Option not preferred because it would not provide for the protection of all the areas of special architectural or historic interest, potentially resulting in new development which would have an adverse affect on their character or appearance. This could reduce the City's attractiveness to existing and prospective residents.	Assessment and potential mitigation may be required to address the possible implications of retaining the current approach

Ref.	Issues	Options/ Alternatives	Mitigation											Comments	Mitigation				
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape			
5.2	Flooding and Drainage	<p>PREFERRED OPTION (5.2A) Meet the requirements of the Flood Risk Management (Scotland) Act 2009 through continuing to work with partners in the MGSDP and delivering its objectives through law or revised policy.</p> <p>ALTERNATIVE OPTION (5.2B) Retain the City Plan 2 approach to flooding and drainage.</p>															Option preferred because working in partnership is the best way to deliver a comprehensive approach to flood management across the City. New/revised policy is likely to be required to fulfil the requirements of the 2009 Act and maximise green network benefits.	Delivering a comprehensive approach to flood management across the City will contribute towards further enhancing the City's natural environment generally.	
5.3	Green Network Priorities	<p>PREFERRED OPTION (5.3A) Identify priorities for the delivery of green network enhancements through the Open Spaces Strategy and through work with the Green Network Partnership to interlink the priorities identified in the SDP at a more local level.</p> <p>ALTERNATIVE OPTION (5.3B) Pursue green network enhancements without prioritisation.</p>																Option preferred because it will help identify those parts of the City on which enhancements could be targeted to deliver multiple benefits. Prioritisation of green network enhancements is considered necessary in the current financial climate.	Identifying priorities for delivering green network enhancements will contribute towards further enhancing the City's natural environment generally. Assessment and potential environmental implications of retaining the current policy approach
		<p>ALTERNATIVE OPTION (5.3B) Pursue green network enhancements without prioritisation.</p>																Option not preferred because it is considered that this option is not feasible in the current financial climate.	Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach

Ref.	Issues	Options/ Alternatives	Comments											Mitigation				
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage		Landscape			
5.4	Ecosystems and Integrated Habitat Networks	<p>PREFERRED OPTION (5.4A) An integrated policy approach which protects, and promotes the expansion and enhancement of habitat networks, helping safeguard species and habitats and the ecosystem services they provide.</p> <p>ALTERNATIVE OPTION (5.4B) Retain City Plan 2 approach to biodiversity, which has a focus on the species and habitats identified in the GLBAP.</p>															<p>Option preferred because it should bring benefits for species and habitats from new development. It should help safeguard the long term future of ecological resources and ecosystem services which underpin our well being, life-support systems and economic activity.</p> <p>Option not preferred because whilst this approach is valuable, the GLBAP does not address the full range of issues necessary to ensure an integrated approach to the protection of species and habitats, nor the full range of strategic priorities and expectations such as those set out in the UKBAP.</p>	<p>Developing a more integrated approach to the expansion and enhancement of habitats networks is a mitigating measure in itself</p> <p>Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach</p>

Key Regeneration Areas:

- Proposed Core Path (Clyde Walkway)
- White Cart Flood Defense
- Early Engagement Proposals

Initial Assessment:

The new LDP seeks to protect and enhance the City's natural and historic features and helps to promote biodiversity, flood protection, recreation and active travel. This in turn helps to "place-set" the City and retain its identity and recognisable character. Glasgow has significant conservation areas, listed buildings, ancient monuments, archaeological sites, streetscapes and townscapes and these are complimented by a backdrop of attractive landscapes and other natural heritage elements. This helps the City to attract new investment, which in turn, helps to deliver the City's regeneration agenda. By protecting and enhancing the City's architectural and archaeological quality, the urban landscape will be enhanced through improvements to individual buildings and the upgrading of the urban environment generally. In addition, further conservation efforts will strengthen the requirement for future development to be of a high standard and good quality design. The natural environment also fulfils a much wider range of functions than purely aesthetic ones. It helps connect habitats and provides for the movement of species. It acts as a carbon sink and provides routes for active travel and a resource for relaxation, social interaction and formal/informal recreation. It also holds water, releasing it gradually into the drainage system and helping to ameliorate flooding. In order to fulfil these functions, the City's green network needs to be managed and developed appropriately. The natural environment consists of a range of habitats such as hedgerows, woodlands, wetlands and grassland and sites of environmental importance such as SINC's and SSSI's. Retaining and appropriately managing areas of greenery throughout the City can help to secure and store carbon emissions and improve air quality. Greenspace is also important for supporting healthy leisure time and activities by providing opportunities for City residents to walk and spend their leisure time.

Ref.	Issues	Options/ Alternatives	Sustainable Design											Comments	Mitigation
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage		

Sustainable Design

6.1	Designing Streets and Places	<p>PREFERRED OPTION (6.1A) Produce a "Design for Residential Development" guidance as supplementary Guidance</p> <p>ALTERNATIVE OPTION (6.1B) No supplementary guidance to on how to design new streets and places.</p>																Option preferred because it will enable the Council to guide development to create successful, sustainable new places which reflect Glasgow's specific circumstances.	The production of Supplementary Guidance is a mitigating measure in itself as it will ensure that new residential areas are designed to minimise negative environmental impacts
																		Option not preferred because it is considered important to, not only address the requirements of Designing Streets, but also to provide clear guidance on the best way street and place design can address wider issues, such as active travel.	Mitigation may be required on a case by case basis but this will be difficult to achieve in the absence of an appropriate policy context

Ref.	Issues	Options/ Alternatives	Mitigation											Comments	Mitigation			
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage			Landscape		
6.3	Residential Parking Requirements	ALTERNATIVE OPTION (6.3A) Reducing the basic standard of residential parking requirements from 1.25 spaces per dwelling unit.															Option not preferred because this approach, at least in the short-medium term, may result in increased parking on street, with associated problems.	The production of new policy of this nature is a mitigating measure in itself which could help to ensure that residential areas are designed to provide local services and amenities which, in turn, will help minimise negative environmental impacts
		PREFERRED OPTION (6.3B) Limited change to City Plan 2 policy to require developers to provide residential parking underground, or in separate provision, off street, wherever feasible.															Option preferred because it retains the variation provided by City Plan 2 in terms of public transport availability, townscape and design, etc. This solution is likely to be most appropriate in new flattened developments in predominantly flattened areas, where the problems of on-street parking are generally most problematic.	Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach with limited changes
		ALTERNATIVE OPTION (6.3C) No change to City Plan 2 policy.															Option not preferred because whilst the current approach is considered generally sound, it can reduce the amount of amenity space available to residents and can result in reduced residential densities. Providing for parking below ground, or off street in separate provision, where feasible, could address these issues in some instances.	Assessment and potential mitigation may be required to address the possible environmental implications of retaining the current policy approach

Ref.	Issues	Options/ Alternatives	Mitigation													
			Biodiversity	Population	Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Comments	
6.6	Student Accommodation and Other Large Scale Quasi Residential Uses	<p>PREFERRED OPTION (6.6A) Bring forward policy to ensure the provision of on-site facilities in new student accommodation and other large scale quasi-residential uses and, potentially, to ensure concentrations of such developments do not impact on residential amenity. This may require the production of supplementary guidance to set out the detail of such a policy.</p> <p>ALTERNATIVE OPTION (6.6B) No new policy to address the provision of on-site facilities in new student accommodation and other large scale quasi-residential uses or the impacts of their concentration in particular areas.</p>														<p>The production of new policy is a mitigating measure in itself which will help ensure that new student accommodation and other large scale quasi-residential uses do not impact negatively on residential amenity whilst taking into account the wider design requirements of sustainable, healthy places.</p> <p>Option preferred because it will help address the additional pressures which developments of this type can place on existing local amenity and facilities.</p> <p>Option not preferred because it will not address the additional pressures of this type which developments of this type can place on existing local amenity and facilities.</p>

Key Regeneration Areas:

Initial Assessment:

The new LDP aims to create distinctive, high quality places, buildings, streets and spaces and to reduce greenhouse gas emissions and promote increased social interaction, physical fitness and more attractive environments for current and potential residents, visitors and investors. Distinctive, high quality places and buildings are important to the social, environmental and economic success of the City. The design of buildings, streets and spaces, and the location, type and mix of uses within them, are important factors in influencing how people choose to use and move about the City. Potential positive environmental impacts include increased social interaction and physical fitness and reduced emissions of greenhouse gases and particulates. A well-designed urban environment plays a significant role in maximising the City's attractiveness to current and potential residents, visitors and investors. Design is also important at the more intimate scale. Substantial reductions in the energy needs of new buildings can be achieved through, for example, siting, orientation, materials, use of daylight and solar heat gain. Promoting good quality design is likely to be a positive environmental mitigation measure in itself.

APPENDIX 5

ENVIRONMENTAL ASSESSMENT OF LDP DEVELOPMENT SITES

Local Development Plan Environmental Assessment Method - Records whether each of the 24 development proposals sites are likely to have an effect on the environment using the simple traffic lights system below which cross refers the 12 SEA indicators with key GIS data sets. The assessment includes any potential mitigation measures.

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

Prop001
Port Dundas

Vacant and Derelict Land
 Potential Contaminated Land
 Core Path - 50m buffer
 Air Quality Management Area
 Archaeological Sensitive Trigger Areas
 Listed Building - 30m Buffer
 Conservation Area - 30m buffer
 Flood Risk (1 in 1000)
 Licensed Landfill - 250m buffer
 SEPA Waste Management Point - 20m buffer
 Quiet Area
 Noise Management Area - 200m buffer
 Urban Fringe Land
 Gardens and Designated Landscapes
 Tree Preservation Orders
 Sites of Special Landscape Importance
 Sites of Importance for Nature Conservation 50m buffer
 Green Corridors - 15m buffer
 Local Nature Reserves - 50m buffer
 SSSI's 50m buffer
 Glasgow School of Art Buffer
 Scheduled Ancient Monuments 30m buffer
 World Heritage Site (Antonine Wall) buffer
 Prime Agricultural Land
 High Tension Electricity Safety Zone
 High Pressure Gas Safety Zone
 Hazardous Industry Safety Zone
 Flood Risk (1 in 200)
 Licensed Landfill
 Greenbelt
 Ancient Long Established or Semi Natural Woodlands
 Sites of Special Scientific Interest
 Greenspace

	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												



Additional Site Information

- Site is covered by City Plan Policy DEV 3 Industry and Business and Policy IB 2 Strategic Industrial and Business Areas (Size 11.03 ha)
- Adjacent to Forth and Clyde Canal (scheduled ancient monument status)
- Adjacent to environmental designation (SINC)
- Close to Noise Management Area
- Close to a Listed Building

Potential Mitigation Measures

- Location within Noise Management Area will require assessment and mitigation
- Would allow for the development of vacant and derelict land
- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12
- Environmental constraint requires assessment and mitigation in terms of Policy DG/ENV 4
- Attention needs to be given to design given the proximity of the Forth and Clyde Canal
- An archaeological survey may be required

Prop003

Gallowgate

- Vacant and Derelict Land
- Potential Contaminated Land
- Core Path - 50m buffer
- Air Quality Management Area
- Archaeological Sensitive Trigger Areas
- Listed Building - 30m Buffer
- Conservation Area - 30m buffer
- Flood Risk (1 in 1000)
- Licensed Landfill - 250m buffer
- SEPA Waste Management Point - 20m buffer
- Quiet Area
- Noise Management Area - 200m buffer
- Urban Fringe Land
- Gardens and Designated Landscapes
- Tree Preservation Orders
- Sites of Special Landscape Importance
- Sites of Importance for Nature Conservation 50m buffer
- Green Corridors - 15m buffer
- Local Nature Reserves - 50m buffer
- SSSI's 50m buffer
- Glasgow School of Art Buffer
- Scheduled Ancient Monuments 30m buffer
- World Heritage Site (Antonine Wall) buffer
- Prime Agricultural Land
- High Tension Electricity Safety Zone
- High Pressure Gas Safety Zone
- Hazardous Industry Safety Zone
- Flood Risk (1 in 200)
- Licensed Landfill
- Greenbelt
- Ancient Long Established or Semi Natural Woodlands
- Sites of Special Scientific Interest
- Greenspace

	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												

Potential Mitigation Measures

- Any new development should follow City Plan 2 design principles (Policies DES 1, DES 2 and DG DES 3) to provide an appropriately scaled frontage to the
- Gallowgate
- Would allow for the development of vacant and derelict land
- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12
- An archaeological survey may be required
- Environmental constraint requires assessment and mitigation in terms of Policy DG/ENV 4

Additional Site Information

- Site is covered by City Plan 2 Policy DEV 2 Residential (Size 1.88 ha)
- Adjacent to environmental designation (Green Corridor)
- Site is opposite two listed buildings



	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												

Potential Mitigation Measures

- Environmental constraints require assessment and potential mitigation in terms of Policy DG/ENV 4
- An archaeological survey may be required
- Would allow for the development of vacant and derelict land
- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12

Additional Site Information

- Site is covered by City Plan 2 Policy DEV 7 Other Retail and Commercial (Size 15.01 ha)
- Adjacent to environmental designations (LNR, Green Corridors and SINIC)



Prop012

**Phase 3 -
Herma Street**

- Vacant and Derelict Land
- Potential Contaminated Land
- Core Path - 50m buffer
- Air Quality Management Area
- Archaeological Sensitive Trigger Areas
- Listed Building - 30m Buffer
- Conservation Area - 30m buffer
- Flood Risk (1 in 1000)
- Licensed Landfill - 250m buffer
- SEPA Waste Management Point - 20m buffer
- Quiet Area
- Noise Management Area - 200m buffer
- Urban Fringe Land
- Gardens and Designated Landscapes
- Tree Preservation Orders
- Sites of Special Landscape Importance
- Sites of Importance for Nature Conservation 50m buffer
- Green Corridors - 15m buffer
- Local Nature Reserves - 50m buffer
- SSSI's 50m buffer
- Glasgow School of Art Buffer
- Scheduled Ancient Monuments 30m buffer
- World Heritage Site (Antonine Wall) buffer
- Prime Agricultural Land
- High Tension Electricity Safety Zone
- High Pressure Gas Safety Zone
- Hazardous Industry Safety Zone
- Flood Risk (1 in 200)
- Licensed Landfill
- Greenbelt
- Ancient Long Established or Semi Natural Woodlands
- Sites of Special Scientific Interest
- Greenspace

	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												

Potential Mitigation Measures

- Greenbelt constraint requires further investigation, detailed assessment and potential mitigation
- Environmental constraints require assessment and potential mitigation in terms of Policy DG/ENV 4
- Open space deficiency requires to be dealt with through Policy ENV 2
- An archaeological survey may be required
- Would allow for the development of vacant and derelict land
- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12

Additional Site Information

- Site is covered by City Plan 2 Policy DEV 11 Greenspace (Size 0.38 ha)
- Potentially problematic greenspace constraint
- Adjacent to environmental designations (Green Corridor and SINC)



Prop013

**Phase 5 -
Vaila Place**

- Vacant and Derelict Land
- Potential Contaminated Land
- Core Path - 50m buffer
- Air Quality Management Area
- Archaeological Sensitive Trigger Areas
- Listed Building - 30m Buffer
- Conservation Area - 30m buffer
- Flood Risk (1 in 1000)
- Licensed Landfill - 250m buffer
- SEPA Waste Management Point - 20m buffer
- Quiet Area
- Noise Management Area - 200m buffer
- Urban Fringe Land
- Gardens and Designated Landscapes
- Tree Preservation Orders
- Sites of Special Landscape Importance
- Sites of Importance for Nature Conservation 50m buffer
- Green Corridors - 15m buffer
- Local Nature Reserves - 50m buffer
- SSSI's 50m buffer
- Glasgow School of Art Buffer
- Scheduled Ancient Monuments 30m buffer
- World Heritage Site (Antonine Wall) buffer
- Prime Agricultural Land
- High Tension Electricity Safety Zone
- High Pressure Gas Safety Zone
- Hazardous Industry Safety Zone
- Flood Risk (1 in 200)
- Licensed Landfill
- Greenbelt
- Ancient Long Established or Semi Natural Woodlands
- Sites of Special Scientific Interest
- Greenspace

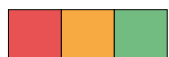
	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												

Potential Mitigation Measures

- Greenbelt constraint requires further investigation, detailed assessment and potential mitigation
- Adjacency to Forth and Clyde Canal requires particular attention to design in accordance with Policy DES 5 and Policy ENV 13
- Environmental constraints require assessment and potential mitigation in terms of Policy DG/ENV 4
- Open space deficiency requires to be dealt with through Policy ENV 2
- An archaeological survey may be required
- Would allow for the development of vacant and derelict land
- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12

Additional Site Information

- Site is covered by City Plan 2 Policy DEV 11 Greenspace (Size 14.16 ha)
- Potentially problematic greenspace constraint
- Adjacent to Forth and Clyde Canal (scheduled ancient monument status)
- Adjacent to environmental designations (Green Corridor and SINC)
- Site crossed by a high tension electricity line that will be a major constraint on the developable area

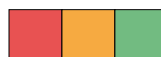


Prop025

Cowglen (South)

- Vacant and Derelict Land
- Potential Contaminated Land
- Core Path - 50m buffer
- Air Quality Management Area
- Archaeological Sensitive Trigger Areas
- Listed Building - 30m Buffer
- Conservation Area - 30m buffer
- Flood Risk (1 in 1000)
- Licensed Landfill - 250m buffer
- SEPA Waste Management Point - 20m buffer
- Quiet Area
- Noise Management Area - 200m buffer
- Urban Fringe Land
- Gardens and Designated Landscapes
- Tree Preservation Orders
- Sites of Special Landscape Importance
- Sites of Importance for Nature Conservation 50m buffer
- Green Corridors - 15m buffer
- Local Nature Reserves - 50m buffer
- SSSI's 50m buffer
- Glasgow School of Art Buffer
- Scheduled Ancient Monuments 30m buffer
- World Heritage Site (Antonine Wall) buffer
- Prime Agricultural Land
- High Tension Electricity Safety Zone
- High Pressure Gas Safety Zone
- Hazardous Industry Safety Zone
- Flood Risk (1 in 200)
- Licensed Landfill
- Greenbelt
- Ancient Long Established or Semi Natural Woodlands
- Sites of Special Scientific Interest
- Greenspace

	Biodiversity	Population	Human Health	Fauna	Flora	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Vacant and Derelict Land												
Potential Contaminated Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Core Path - 50m buffer												
Air Quality Management Area												
Archaeological Sensitive Trigger Areas												
Listed Building - 30m Buffer												
Conservation Area - 30m buffer												
Flood Risk (1 in 1000)												
Licensed Landfill - 250m buffer												
SEPA Waste Management Point - 20m buffer												
Quiet Area												
Noise Management Area - 200m buffer												
Urban Fringe Land												
Gardens and Designated Landscapes												
Tree Preservation Orders												
Sites of Special Landscape Importance												
Sites of Importance for Nature Conservation 50m buffer												
Green Corridors - 15m buffer												
Local Nature Reserves - 50m buffer												
SSSI's 50m buffer												
Glasgow School of Art Buffer												
Scheduled Ancient Monuments 30m buffer												
World Heritage Site (Antonine Wall) buffer												
Prime Agricultural Land												
High Tension Electricity Safety Zone												
High Pressure Gas Safety Zone												
Hazardous Industry Safety Zone												
Flood Risk (1 in 200)												
Licensed Landfill												
Greenbelt												
Ancient Long Established or Semi Natural Woodlands												
Sites of Special Scientific Interest												
Greenspace												



Additional Site Information

- Site is covered by City Plan 2 Policy DEV 7 Other Retail and Commercial / DEV 9 Civic, Hospital and Tertiary Education (Size 7.04 ha)
- Adjacent to ancient long established or semi natural woodland
- Adjacent to environmental designations (Green Corridor, SINC and SSSI)
- Adjacent to Pollok Park Conservation Area

Potential Mitigation Measures

- Any development on potentially contaminated land requires further investigation in accordance with Policy ENV 12
- Open space deficiency requires to be dealt with through Policy ENV 2
- Environmental constraints require assessment and potential mitigation in terms of Policy DG/ENV 4
- Would allow for the development of vacant and derelict land
- SSI will require special consideration in the design of any development in accordance with Policies ENV 7, DG/ENV 4 DES 1, DES 3 and DG/DES 3

APPENDIX 6

SUMMARY OF ENVIRONMENTAL ASSESSMENT OF LDP DEVELOPMENT SITES

The following table provides a summary of the findings of all the potential developments sites which have been assessed.

ENVIRONMENTAL ISSUES WHICH REQUIRE DETAILED ASSESSMENT/MITIGATION

		Housing Land Supply	Ind./Business Land Supply	Urban Capacity Sites	Proposed Dev. Sites
Environmental Issue		0	0	0	0
Environmental Issue		0	0	0	0
Potential Environmental Issue					
Environmental Issue		45	4	7	13
Potential Environmental Issue					
Potential Benefit					
Environmental Issue		13	2	0	0
Potential Benefit					
Number of Sites	71	58	6	7	13
% of Sites	22%	27%	15%	10%	54%

POTENTIAL ENVIRONMENTAL ISSUES WHICH COULD REQUIRE ASSESSMENT/MITIGATION

		Housing Land Supply	Ind./Business Land Supply	Urban Capacity Sites	Proposed Dev. Sites
Potential Environmental Issue		0	0	0	0
Potential Environmental Issue		95	17	35	10
Potential Benefit					
Number of Sites	147	95	17	35	10
% of Sites	46%	45%	44%	49%	42%

NO ENVIRONMENTAL ISSUES OR DEVELOPMENT COULD ENHANCE THE ENVIRONMENT

		Housing Land Supply	Ind./Business Land Supply	Urban Capacity Sites	Proposed Dev. Sites
Potential Benefit		58	16	30	1
Number of Sites	104	58	16	30	1
% of Sites	32%	27%	41%	42%	4%
SUB TOTAL		211	39	72	
% Total		66%	12%	22%	
TOTAL		322			24

