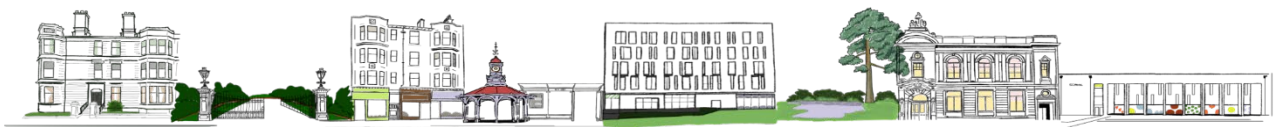




Glasgow City Council City Development Plan 2 Green Belt Review 2024

March 2024



1. Introduction

- 1.1 Glasgow's Green Belt has been a key component of the City's regeneration and planning agenda for more than 4 decades. A Glasgow Green Belt was first proposed through the 1946 Clyde Valley Regional Plan and became established through successive structure and strategic development plans, and associated local and local development plans, from the 1970s onwards. It has helped to protect countryside adjacent to the urban area (including better quality agricultural land) and encourage urban regeneration (through managing pressure for urban expansion). More recently, it has taken on a wider environmental role, in protecting floodplain capacity and preserving opportunities for carbon sequestration and biodiversity enhancement. However, there is continuing pressure to release Green Belt land, particularly for house building but also for other uses such as industry, transport infrastructure (eg park and ride) and the generation and storage of renewable energy.
- 1.2 [National Planning Framework 4](#) (NPF4, now part of the development plan) states that "green belts should be identified or reviewed as part of the preparation of Local Development Plans. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans". The [Local Development Planning Guidance](#) (May 2023) states that "if the plan area contains an existing green belt, planning authorities would be expected to review whether the existing boundary remains appropriate". As such, the starting position of this review is that the Glasgow green belt continues to be a valid and valuable planning tool in principle, with the focus of the review being on whether it's constituent parts help deliver the green belt outcomes set out in NPF4, taking into account the considerations set out in the LDP Guidance.
- 1.3 A green belt review is necessary to meet this requirement and inform the development of the subsequent City Development Plan 2, which will replace the current Glasgow City Development Plan in setting out the City's green belt boundary.
- 1.4 This review does not, in itself, establish new green belt boundaries. Instead, it's role is to determine the contribution that the various areas of land within Glasgow's green belt make to the green belt outcomes set out in NPF4 Policy 8. This understanding of the role of the green belt will then be used to inform the proposed plan and where green belt boundary review might be least detrimental should, for example, it be concluded that the release of land to meet housing requirements is necessary.

2. Legislative and Policy Context

National

National Planning Framework 4

- 2.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023, following approval by the Scottish Parliament, and forms the most up to date (at the time of writing) part of the development plan for the City. The foreword to NPF4 states that the document puts the twin global climate and nature crises at the heart of the vision for a future Scotland, ensuring the decisions made today will be in the long-term interest of the country.
- 2.2 NPF4's national spatial strategy involves planning future places in line with six overarching spatial principles, including two of note for this Green Belt Review:
- **Conserving and recycling assets** - making productive use of existing buildings, places, infrastructure and services. "To respond to the global biodiversity crisis, nature recovery must be at the heart of future places. We will secure positive effects for biodiversity, create and strengthen nature networks and invest in nature-based solutions to benefit natural capital and contribute to net zero. We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on; and
 - **Compact urban growth** - limiting urban expansion to optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity. "Recognising the need for liveable places to be consistent with our ambition for net zero and nature recovery, we will promote compact urban growth. Higher density development which will help to sustain public transport and support local living. Virtual connectivity and continued investment in active travel links will also be important".
- 2.3 NPF4 sets out regional spatial priorities for Central Scotland including Glasgow and the Glasgow City Region. Within this area, the NPF4 strategy supports pioneering low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.
- 2.4 NPF4 further sets out national planning policies, intended to help deliver the 6 principles and the spatial strategy. Each policy sets out requirements for Local Development Plans (LDPs). Under Policy 1, which connects to all other policies, LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration. Policy 3 aims to ensure that biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions. In

the Glasgow City Region, the green belt has been an integral part of the spatial strategy for many decades.

- 2.5 Policy 4: Natural Places asks LDPs to identify and protect locally, regionally, nationally and internationally important natural assets and for the spatial strategy to safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. Policy 5: Soils states that LDPs should protect locally, regionally, nationally and internationally valued soils, including prime agricultural land and peatland, carbon-rich soils or priority peatland habitat. Policy 6 states that LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks.
- 2.6 Policy 8 sets out the Scottish Government’s current view on green belts, with the policy intent being to “encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably” and policy outcomes being that:
- development is directed to the right locations, urban density is increased and unsustainable growth is prevented;
 - the character, landscape, natural setting and identity of settlements is protected and enhanced; and
 - nature networks are supported and land is managed to help tackle climate change.
- 2.7 In addition, NPF4 states that:
- LDPs should consider using green belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities.
 - Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.
 - Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and *should be clearly identified in plans*.
- 2.8 The remainder of policy 8 sets out the criteria for assessing the acceptability of proposals for development in the green belt.

Local Development Planning Guidance

- 2.9 [LDP Guidance](#) sets out the following:

- Evidence is required to inform detailed green belt boundaries, which should be set in Local Development Plans.
- LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities.
- Boundary changes may be made to accommodate planned growth, or to extend or alter the area covered as green belt.
- If the plan area contains an existing green belt, planning authorities would be expected to review whether the existing boundary remains appropriate.
- In carrying out a green belt review or study, planning authorities may wish to consider:
 - identifying any existing settlements, major educational and research uses, major businesses and industrial operations, airports and Ministry of Defence establishments, and any other significant areas of brownfield, vacant and derelict land, within the current greenbelt boundary;
 - reviewing settlement boundaries, i.e. where development has taken place;
 - undertaking a landscape character assessment;
 - identifying clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads;
 - considering the green belt's contribution to NPF4's policy outcomes [set out above]
 - This type of spatial information would provide evidence to inform any extension or review of precise green belt boundaries, or removal of land from the green belt through the Proposed Plan.

City

City Development Plan and Supplementary Guidance

- 2.10 [City Development Plan](#) Policy CDP6 sets out the Council's Policy on Green Belts. It notes that the Green Belt is a key element in the Green Network, linking the elements within the urban area to the wider countryside beyond and also has an important role to play in achieving other environmental objectives, including: supporting regeneration; protecting the identity, character and landscape setting of the City; and protecting the natural roles of the environment (such as floodplain capacity).
- 2.11 CDP6 states that "the Council will not support development that would adversely affect the function and integrity of the Green Belt. Some forms of development (as set out in Supplementary Guidance) may be acceptable in the Green Belt provided other considerations can be satisfactorily addressed. Proposals for mineral working, including extensions or renewals, will not be supported where impacts on local communities and the natural and historic environments cannot be adequately controlled or mitigated".

- 2.12 The introduction to policy CDP6 notes that a review of the inner and outer boundaries of the Green Belt was undertaken ([in 2013](#)) to inform the Plan, and concluded there was little scope for any further contraction of Glasgow's Green Belt if it was to continue to meet environmental objectives.
- 2.13 CDP6 notes that Supplementary Guidance sets out when exceptions to green belt policy may be acceptable. Interim Planning Guidance IPG6 currently does so, but a replacement, SG6, has been prepared and is likely to be approved by the Council in the forthcoming months. SG6 reflects NPF4 in terms of the types of development likely to constitute exceptions to the general presumption against development in the green belt.
- 2.14 The current green belt boundary is set out on the City Development Plan's [Policy and Proposals Map](#). It forms part of a much larger, coherent regional green belt across the eight Glasgow City Region local authorities and underpins the established regional, compact city, spatial strategy.
- 2.15 Whilst identified as Green Belt, three areas in North East Glasgow are also identified as "Green Belt Release Masterplan" areas, reflecting Community Growth Areas for housing development, reflecting anticipated development of Community Growth Areas in these locations.
- 2.16 As things stand (and including the Green Belt Release Masterplan areas that have not been developed), the City's green belt is 2,964 hectares in area, compared to 3,827 ha in 1996, following successive planned green belt releases in the City Plan (2003), City Plan 2 (2009) and City Development Plan (2017). There has been a net reduction of 23% of the 1996 green belt over this period, with the 3 masterplan areas potentially increasing that percentage.

Glasgow City Council Strategic Plan 2022 – 2027

- 2.17 The Council's [Strategic Plan 2022-2027](#) identifies four "Grand Challenges" to inform the Council's approach over the five years of the Strategic Plan. The Strategic Plan sets out Missions to be undertaken to help meet these Grand Challenges.
- 2.18 The third of the Grand Challenges is to 'Fight the climate emergency in a just transition to a net zero Glasgow' and Mission 2 of Grand Challenge 3 includes a commitment to continue work to reduce Vacant and Derelict Land, prioritising brownfield sites for development and ensuring adequate protection for Green Belt and designated Open Space.

3. Methodology

- 3.1 Glasgow's green belt is a long-standing spatial planning tool and, in line with the Local Development Planning Guidance, the key purpose of this Green Belt Review is to determine whether the existing boundary remains appropriate, based on whether there are areas of the green belt that do not contribute to meeting the NPF4 green belt outcomes.
- 3.2 For the purposes of this review and to provide for a direct comparison with the Green Belt Review of 2013 which informed the current CDP, the green belt has been divided into 7 sectors:
- 1) Drumchapel;
 - 2) Parkhouse/Deaconsbank/Pollok;
 - 3) Castlemilk/Carmunnock;
 - 4) Broomhouse/Baillieston/Carmyle;
 - 5) Easterhouse/Gartloch;
 - 6) Robroyston/Millerston; and
 - 7) Summerston/Balmore
- 3.3 Each sector has been examined against a set of considerations based on the NPF4 Policy 8 outcomes and those that the Local Development Planning Guidance states should be taken into account in undertaking a Green Belt Review. Wherever possible, these considerations have been mapped to facilitate a simple, but rigorous, approach to assessment, providing a clear indication of constraints and environmental capacity in these areas. The mapping can be viewed [here](#).
- 3.4 These considerations, and what has been used to inform them, are set out in Appendix 1, with tables embedded in the text illustrating which considerations are relevant in each part of the green belt. These considerations are:
- NPF4 1: Development is directed to the right locations;
 - NPF4 2a: Character and Identity of Settlements;
 - NPF4 2b and LDP3: Landscape of Settlements;
 - NPF4 2c: Natural setting of Settlements;
 - NPF4 3a: Nature Networks are supported;
 - NPF4 3b: Land is managed to help tackle climate change;
 - LDP 1: Identifying other uses within the current greenbelt boundary;
 - LDP 2: Reviewing settlement boundaries;
 - LDP 4: Identifying clearly identifiable visual boundary markers; and
 - OTH: Other considerations
- 3.5 Each sector has been assessed in relation to these considerations with a view to establishing the contribution of the land within it to the role and purpose of the Green Belt. This analysis allows the identification of those parts of the Green Belt that have an important role in delivering the functions which the Green Belt is expected to fulfil and that are most environmentally sensitive. It also indicates areas that may not be so critical in delivering green belt

outcomes. All sectors have been subject to visits, with a view to better understanding landscape setting and clearly identifiable visual boundary markers in particular.

- 3.6 On the basis of all these considerations, the contribution that the land within each sector makes to the role and purpose of the Green Belt has been set out. This will inform the Proposed Plan for CDP 2.

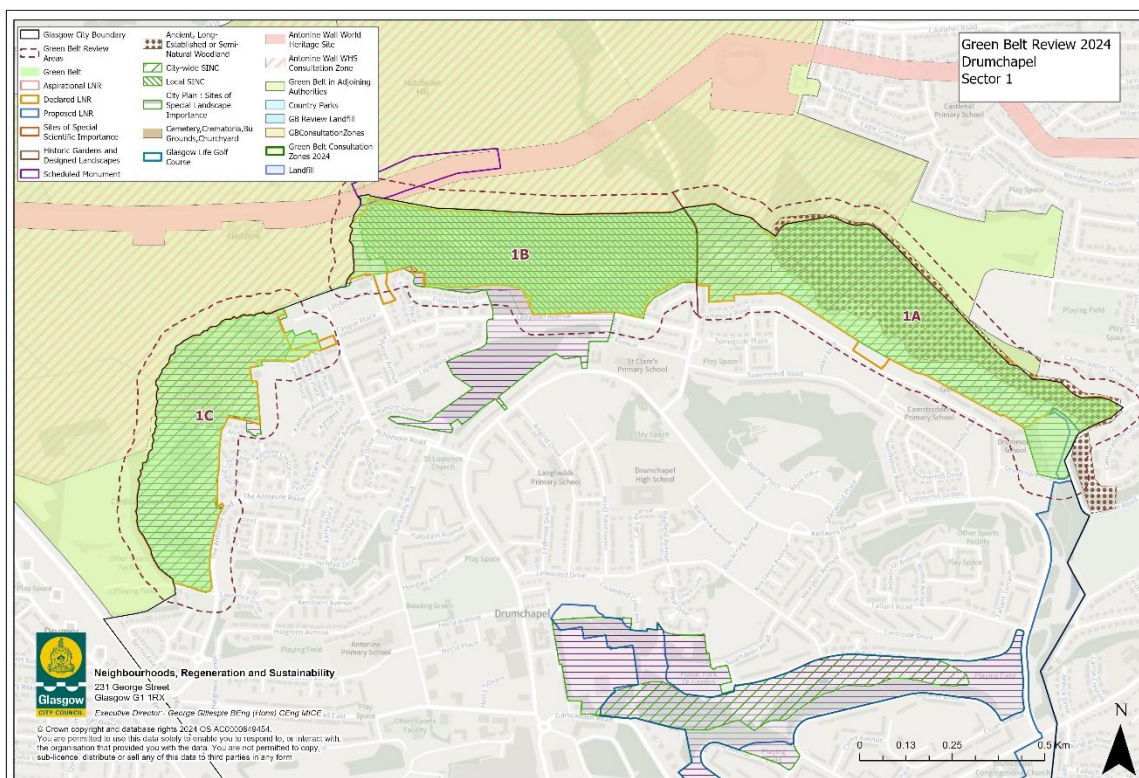
4. Sector Analysis

Sector 1: Drumchapel

Overview

- 4.1 The Drumchapel study area incorporates two distinct areas to the north and west of the existing urban area. Both areas comprise woodland that play an important role in providing access to the natural environment for people living nearby. The area to the north is Garscadden Woods, designated as a Local Nature Reserve and as Sites of Importance for Nature Conservation. Much of the eastern part of the wood is ancient woodland with plantation woodland to the west of Peel Glen Road. To the west, Drumry Wood slopes down to the Cleddans Burn.
- 4.2 The outer boundary of Glasgow's Green Belt is defined by the local authority boundary with East Dunbartonshire to the north and West Dunbartonshire to the west. The green belt designation is continuous across the local authority boundaries and supports the designation of much of the area as part of the Antonine Wall Buffer Zone. The buffer zone is intended to protect the site and setting of the Antonine Wall, part of the Frontiers of the Roman Empire UNESCO World Heritage Site. To facilitate assessment of the Green Belt around Drumchapel, the sector has been subdivided into three areas: Area A being Garscadden Wood East - the Green Belt to the East of Peel Glen Road; Area B Garscadden Wood West (the remainder of Garscadden Wood, west of Peel Glen Road); and Area C Drumry Wood.

Area 1A



4.3 Much of the eastern part of the area is designated ancient, long-established or semi natural woodland on a steep, southerly-facing hill which fringes the urban area of Drumchapel at Drummore Road. The physical landscape and woodland provides a clearly identifiable visual boundary to the urban area to the south, with the Garscadden Burn running in culvert along the southern edge of the woodland. The relatively narrow Green Belt in this location means the green belt is important in protecting the identity of both Drumchapel and Bearsden, particularly given historic pressures for expansion in Bearsden. The western end of Area 1A lies within the Antonine Wall Buffer Zone, where there's a presumption against development which would have an adverse impact on the world heritage site and its setting.



Area 1A from Drummore Road, looking north west

4.4 Area 1A includes a number of elements identified as forming the basis of Nature Networks in Glasgow and the wider region. The vast majority of the area is designated as a Local Nature Reserve and as a SINC, with well-defined routes through the woodland making it an important part of the green network and providing for outdoor recreation for people living nearby. The remainder of the area (south east corner) is occupied by an electricity sub-station - essential infrastructure as defined by NPF4 and an acceptable use in the green belt. All of Area 1A is identified as a Site of Special Landscape Importance.

Area 1A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 1A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 1A contribute to the NPF4 green belt outcomes?	YES

Area 1B

- 4.5 Area 1B is very similar to Area 1A. The physical landscape and woodland provides a clearly identifiable visual boundary to the urban area to the south, with the whole of Area 1B lying within the Antonine Wall Buffer Zone, necessary to support the setting of the World Heritage Site. Area 1B will also be an important basis for the development of Nature Networks with almost all of the area being designated as a Local Nature Reserve and as a SINC.



Looking west from proposed housing site at Lillyburn Place

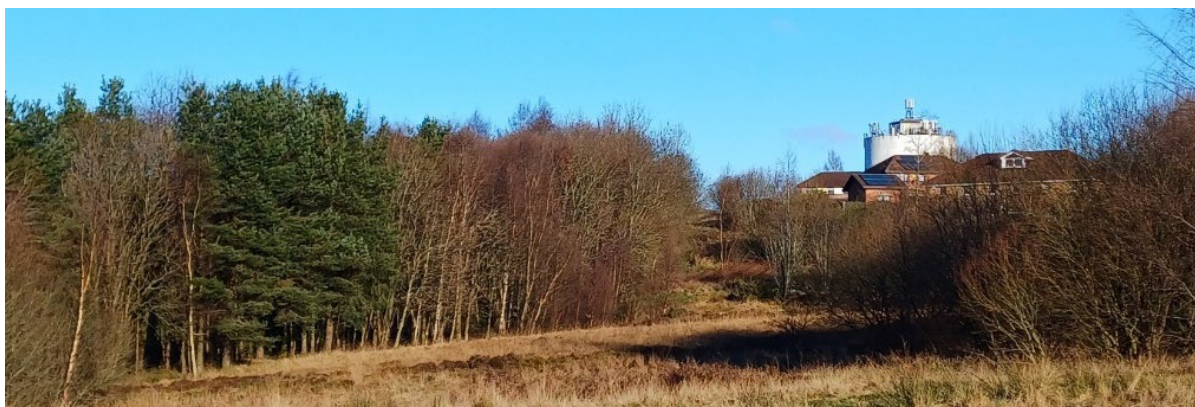
- 4.6 As with Area 1A, the woodland provides for public access, providing outdoor recreation opportunities for people living in this part of Drumchapel. All of Area 1B is identified as a Site of Special Landscape Importance and lies at a below base level of public transport accessibility.

Area 1B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 1B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 1B contribute to the NPF4 green belt outcomes?	YES

Area 1C

- 4.7 The green belt boundary at this location is clearly identified by a steeply sloping bank and Drumry Wood. As with Area 1A, the Green Belt is relatively narrow at this location, in both Glasgow and West Dunbartonshire, and the prominence

of much of the Area's west facing slope means that protecting the character of settlements is a concern. The Cleddans Burn, at the bottom of this bank, forms the City's western boundary at this location, and the area in its immediate vicinity has a high likelihood of surface water flooding. The woodland provides for public access, providing well defined routes and access to the natural environment for people living nearby. Parts of Area 1C are also shown as core habitat on the habitat mapping undertaken by the Glasgow and Clyde Valley Green Network, a key location for nature network management and enhancement.

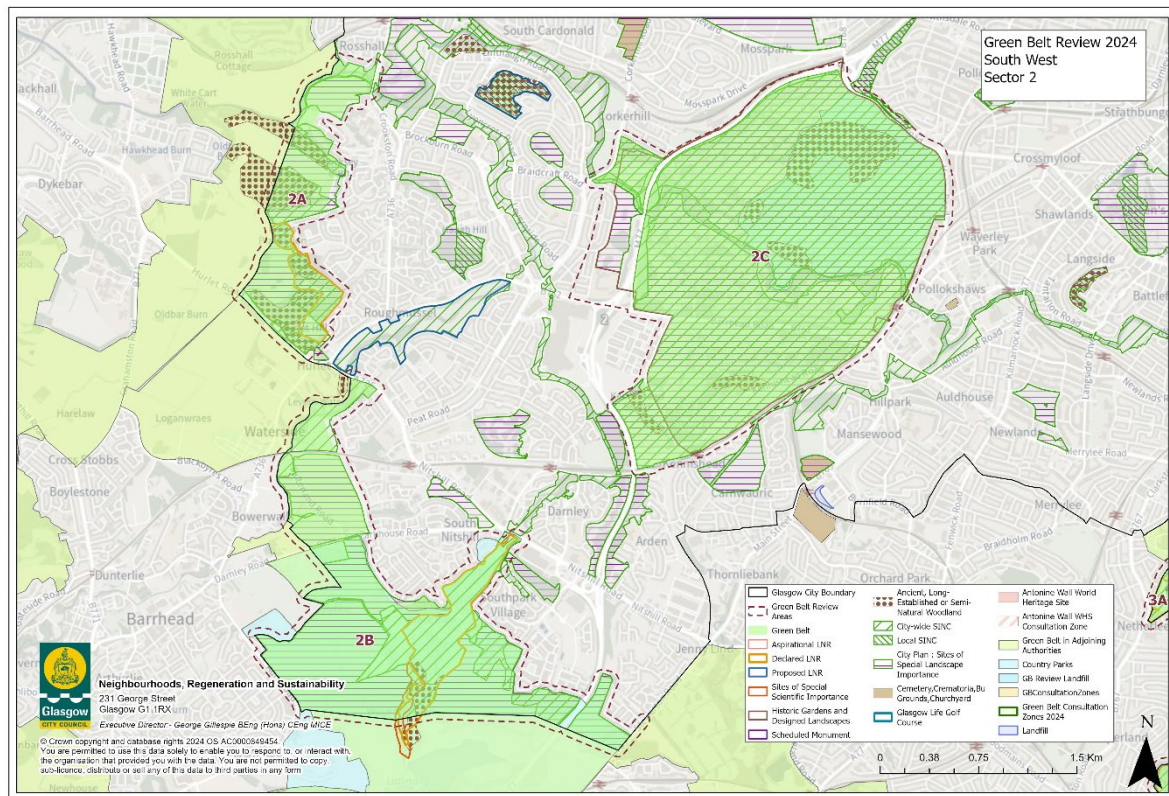


Cleddans Burn LNR and Drumry Wood, looking north

4.8 The vast majority of the Green Belt in this Area is designated as a Site of Special Landscape Importance and is also designated as a SINC and, since early 2024, a Local Nature Reserve. Much of the northern part of the area falls within the Antonine Wall Buffer Zone. The Green Belt Review of 2023 had identified that a small area of land to the West of Achamore Road and south of Lillyburn Place was not covered by the SINC nor the Antonine Wall Buffer Zone (and is also outwith the new LNR boundary). A planning application has subsequently been brought forward for this area and the former housing area to its east. Whilst this small area of green belt falls within the red line boundary of the site, the plans show no development on it and envisage it continuing as the main point of access to the LNR from the north. As a result, it continues to fulfil a green belt function. Public transport accessibility is largely below base, but close to a high accessibility area in the south.

Area 1C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 1C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 1C contribute to the NPF4 green belt outcomes?	YES

Sector 2: South West Glasgow



Overview

- 4.9 This sector of the Green Belt is located in and around the Greater Pollok area of Glasgow and extends from the urban edge of the communities of Pollok, Crookston, Nitshill, Darnley and Deaconsbank to the adjoining Renfrewshire and East Renfrewshire Green Belt. The Green Belt comprises three distinct areas of differing functions. The areas to the west and south west separate the built edge of Glasgow from the neighbouring towns and settlements – that in the west (Area 2A) separating Crookston and Paisley and that in the south west (Area 2B) separating Parkhouse/Deaconsbank from Barrhead. The remaining area (Area 2C) is the Pollok Estate, which sits within the urban area and is afforded a protection that reflects its special landscape and historic character.
- 4.10 The Green Belt in this south west sector experienced a substantial contraction following City Plan 1, accommodating four of that Plan’s nine Greenfield Release sites. All four (Crookston (289 houses), Parkhouse (333), Deaconsbank (98) and Leverndale (23)) have now been built out. The Parkhouse release helped deliver the Dams to Darnley Country Park, intended to facilitate greater public access to the area and to stabilise Green Belt boundaries in this location. The 2013 Green Belt review met the outstanding City Plan 1 requirement for a comprehensive review of the Green Belt in this part of the City and proposed the release of a small area of land at Corselet Road (CDP housing site H112), which has delivered 49 new homes.

Area 2A

- 4.11 The Green Belt in Area 2A is relatively narrow and plays an important role in protecting the character and identity of the western edge of Glasgow and eastern edge of Paisley at a location (between the White Cart and Hurler Road) where the extent of the Green Belt has been substantially reduced due to the housing developments at Crookston.
- 4.12 The green belt in the northern part of Area 2A wraps around Parklands Oval, a residential area centred on the Category A listed buildings of the Towerview Unit of the former Leverndale Hospital site. Immediately to the north and west of the listed buildings and associated residential development is a steep, wooded slope, covered by the Leverndale Hospital Tree Preservation Order. The wooded slope provides a clearly identifiable inner green belt boundary.
- 4.13 To the north of Parklands Oval, at the bottom of the slope, lies a large, relatively flat, area of grassland stretching to the White Cart and designated a Site of Special Landscape Importance. A significant part of this area was the subject of a housing proposal (110) units) in 2017, refused by the Council and appealed by the applicant. The appeal ([PPA-260-2074](#)) was dismissed in 2019, with the reporter noting that the reduction in the size of the SSLI ... would have an unacceptable effect on the purpose, integrity and character of the landscape area.



Looking north to the tree-lined White Cart

- 4.14 The green belt extends to the north of the White Cart (the course and wooded banks of which are a Site of Importance for Nature Conservation) and both this area and an area of grassland south and east are predicted to at risk of river flooding in a 0.5% event. This SEPA flood risk data includes for climate change. The same area is identified as prime agricultural land (3.1) on the land capability for agriculture (partial cover) map. Most of the area is of below base public transport accessibility but the northeastern corner is at base.

- 4.15 In the central part of Area 2A, the Green Belt provides a natural setting for the housing areas at Parklands Avenue and Oldbar Crescent. The whole of the area is identified as a Site of Special Landscape Importance and is subject to the Leverndale Hospital Tree Preservation Order, with two large areas (Blacksey Wood to the North and Bull Wood to the south) protected as Ancient, long-established and/or semi-natural woodland. Bull Wood and the more open land to its south is also designated as a Site of Importance for Nature Conservation. The relatively open land between Blacksey Wood and Bull Wood is not covered by a nature conservation designation but does form part of the SSLI and is the narrowest point between Glasgow and the Hawkhead area of Paisley. The habitat mapping undertaken by the Glasgow and Clyde Valley Green Network has identified these areas as containing core habitat, providing opportunities for nature network management and enhancement. Desire lines through the area attest to its importance for access to the countryside. All of the area is below base levels of public transport accessibility though parts of the adjoining urban area are at base levels.



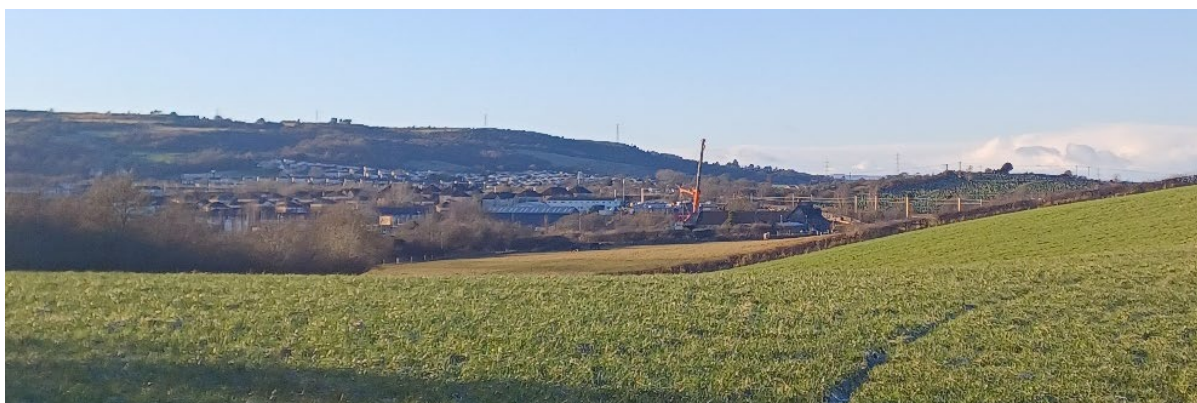
Looking north west across the Bullwood SIN and Ancient Woodland

- 4.16 The whole of the southern part of Area 2A is designated a Site of Special Landscape Importance, with woodland wrapping around almost the entirety of the urban edge, forming a strong and clearly identifiable visual boundary. This woodland is subject to a number of environmental designations, including the Hurlet Hill Local Nature Reserve (declared 2023), as a Site of Importance for Nature Conservation and with large parts being identified as Ancient, Long-Established or Semi-Natural Woodland. Much of the remaining non-wooded area is predicted to be at risk of surface water flooding in a 0.5% event (not including for the effects of climate change). This area is below base levels of public transport accessibility though parts of the adjoining urban area are at base levels.
- 4.17 Area 2A is important in landscape terms, in protecting key features that will form the base of nature networks, in protecting the identity of settlements and in protecting land uses that help tackle climate change. Much of the area has strong and clearly identifiable visual boundaries.

Area 2A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 2A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Mainly
OTH – other considerations	None
Does Area 2A contribute to the NPF4 green belt outcomes?	YES

Area 2B

- 4.18 This area has been subject to development pressure in the past - along Parkhouse (between Parkhouse and Barrhead) and Stewarton (between Deaconsbank and Patterton) Roads, on both sides of the local authority boundary, in addition to the western side of the M77 at Darnley. Along Stewarton Road, the City Plan 1 Green Belt release site at Deaconsbank was reduced in size in response to the recommendation by the Reporter to the City Plan 1 Local Plan Inquiry, who recognised that coalescence was an acute issue in this location. The green belt between Deaconsbank and Patterton is particularly narrow, as is the green belt between Parkhouse/South Nitshill and Barrhead, with the residential area of South Nitshill sitting just below the ridge line at Whitriggs Road (see below). The landform means that the green belt is important in maintaining the character and identity of settlements on both sides of the local authority boundary.



Looking west from fields south west of Whitriggs Road

- 4.19 All of the green belt between Darnley Road and Stewarton Road falls within the Dams to Darnley Country Park, a joint access and recreation project between the City Council and East Renfrewshire Council. The Park initiative was established as a Green Belt stabilisation initiative, in response to the release of green belt land for development on both sides of the administrative boundary. Within Glasgow, the country park comprises areas of active farmland to the west, a central spine of the Waulkmill Glen Site of Special Scientific Interest

(much of which is predicted to be at risk of river flooding in a 0.5% event) and Darnley Mill Local Nature Reserve and, to the east, open land, some of which is considered unstable due to undermining.

- 4.20 The vast majority of the green belt in Area 2B is designated a Site of Special Landscape Importance. Over the southern and eastern parts of the area in particular, the land rises from the urban edge to a plateau, almost at the boundary, that gives panoramic views over Glasgow.
- 4.21 The only part of the green belt that falls in neither the Country Park nor the SSLI (the area north of the railway between Barrhead and Nitshill) is part of the Levern Water Green Corridor and Site of Importance for Nature Conservation, with much of this area identified by GCVGN as containing key habitats, offering opportunities for nature network management and enhancement.



Dams to Darnley Country Park, looking east south east to the plateau

- 4.22 Parts of the green belt in Area 2B are also covered by other environmental designations, including an area of Ancient, Long-Established or Semi-Natural Woodland at Waulkmill Glen and the Brock Burn, Darnley Glen and Patterton Wood SINCs. The SINCs hug the urban boundary along much of the eastern part of Area 2B. The area south of the relatively recent residential development at Darnley Mains is covered by the Patterton Farm Wood Tree Preservation Order. The trees form a clearly identifiable visual boundary to the urban area at this location. The vast majority of the area is of below base public transport accessibility with only a very small area in the south eastern corner being at base.
- 4.23 The only area of green belt in Area 2B not covered by an environmental designation is the area surrounding Parkhouse Manor Care Home and the adjacent, previously developed land, site of the former Raisdale House, on Parkhouse Road. The site of Raisdale House was considered at the City Plan 2 Local Plan Inquiry, with the Reporter not being persuaded that the particular characteristics of the site justify its exclusion from the green belt.
- 4.24 Area 2B continues to fulfil an important green belt function.

Area 2B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Mainly
NPF4 3b - Tackle Climate Change?	Mainly
Area 2B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Mainly
OTH – other considerations	None
Does Area 2B contribute to the NPF4 green belt outcomes?	YES

Area 2C

- 4.25 In addition to its Green Belt designation, Pollok Estate is covered by numerous environmental designations that reflect the significance of its landscape and historic character, as well the important contribution it makes to area's green network. Much of this area of Green Belt is a Conservation Area, a City-wide Site of Importance for Nature Conservation, a Site of Special Landscape Importance and a designated Garden and Designed Landscape. The Area also includes Listed Buildings and areas of Ancient, Long-established or Semi-natural Woodland.
- 4.26 As such, it is considered that, in overall terms, Area 2C is not generally considered suitable for development and that its Green Belt status should be retained. Nevertheless, continuing pressure for development on some sites warrants further examination. In particular, sites south of Kennishead Road and north of the Glasgow - Barrhead railway, both east and west of Boydstone Road, the site to the north of Kennishead Road, east of the M77 and west of Boydstone Road and the site between the M77 and Corkerhill Road, immediately to the north of the White Cart Water. These sites are referred to as Kennishead east, Kennishead west, Boydstone Road and Corkerhill respectively.
- 4.27 Corkerhill is visually prominent from the motorway, with the land climbing to a woodland ridge in the north from the White Cart Water to the south, which provides the only entrance in to Pollok Estate from the west, along National Cycle Network Route 75. It is a prominent and important feature in the landscape. Most of the site forms part of the wider Historic Garden and Designed Landscape and it is all within the Pollok Park Conservation Area, in addition to being designated a Site of Special Landscape Importance and a Site of Importance for Nature Conservation. The south western and southern edges of the site are predicted to be at risk of river flooding in a 0.5% event on SEPA mapping. It is considered that the site continues to fulfil an important green belt function.
- 4.28 Boydstone Road is an undulating site, visually prominent from the M77. It slopes down to the motorway and to Boydstone Road from a ridge, crowned by a long area of Ancient, Long-Established or Semi-Natural Woodland. It lies

outwith the Historic Garden and Designed Landscape but is covered by the Pollok Park Conservation Area, the Pollok Country Park Site of Special Landscape Importance and the Pollok Country Park and Pollok Estate SINC. The Reporter to City Plan 2 considered that, due to its topography and historic and natural environmental designations, they were “not convinced of its suitability for housing”, stating that the site is a significant area of green space, forms part of the green network and is detached from the residential area (though residential development has since taken place to its north, on brownfield land outwith the green belt). The eastern and southern edges of the site have base public transport accessibility.

- 4.29 The majority of the site (excluding the ancient woodland and the land to its east) was considered again at the Examination into the City Development Plan. The Reporter concluded that the site and rest of the Pollok Estate form a unique enclave of countryside and green belt within the confines of the City and that the sensitivity of the site in terms of its designations led to the view that Kennishead Farm should not be allocated for housing. It is considered that the site continues to fulfil an important green belt function.
- 4.30 Kennishead West is a gently undulating site, with a relatively small area of its western end predicted to be at risk of surface water flooding in a 0.5% event. Like Boydstone Road, it lies outwith the Historic Garden and Designed Landscape but is covered by the Pollok Park Conservation Area, the Pollok Country Park Site of Special Landscape Importance and the Pollok Country Park and Pollok Estate SINC. It is separated from the built-up area to the south by the Glasgow-Barrhead railway line, a clearly identifiable visual boundary marker. Kennishead railway station means it has base public transport accessibility. Whilst not as visible as Boydstone Road from key points of access to the City, and despite a location accessible by public transport, it's designations help support nature networks and it is considered to help meet NFF4 green belt outcomes.



Looking south east across Kennishead West

- 4.31 Kennishead East is a long site, bordered by the Glasgow – Barrhead rail line to its south. The western end of the site is wooded but it opens out onto fields, sloping north to south towards the railway, over most of its length. It falls within the Pollok Park Historic Garden and Designed Landscape, is covered by the

Pollok Park Conservation Area, the Pollok Country Park Site of Special Landscape Importance and the Pollok Country Park and Pollok Estate SINC. SINC's are likely to constitute important nodes in the development of the City's Nature Networks in CDP2 and the GCVGN habitat mapping shows Pollok Estate as a key habitat network node for multiple habitat types. The railway line provides a clearly identifiable visual boundary marker, with Kennishead Station meaning that the western part of the site, much of which is wooded, has base public transport accessibility. A small area of the eastern end of the site, also wooded, is highly accessible by public transport. It is considered that the site continues to fulfil an important green belt function, despite parts having base public transport accessibility.



Looking east across Kennishead East

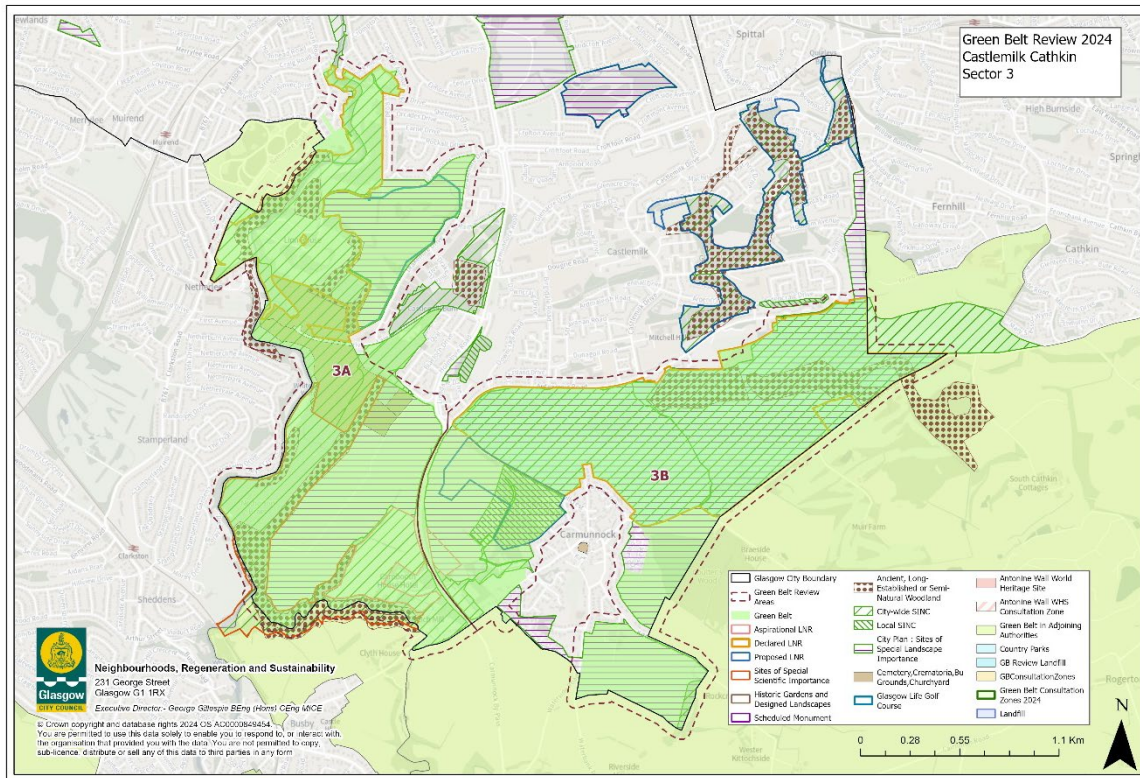
Area 2C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Partly
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Partly
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Partly
Area 2C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 2C contribute to the NPF4 green belt outcomes?	YES

Sector 3: Castlemilk and Carmunnock

Overview

4.32 This sector lies to the south of Glasgow and covers the area from the boundary with East Renfrewshire in the west and south west to the boundary with South Lanarkshire to the south and east. The green belt is divided in two, with Area 3A to the west of the Carmunnock by-pass, contiguous with East Renfrewshire, and Area 3B to the east, roughly contiguous with South Lanarkshire.

4.33 The sector was the subject of a comprehensive planning study of the green belt by consultants in 2004, to inform City Plan 2. It stated that the “landscape resource in the Castlemilk/Carmunnock area is mainly categorised as being high risk. This is because of the high visibility of the area and the overall quality of the landscape. Carmunnock is situated on an elevated area of rolling land which is visually prominent.”



Area 3A

4.34 The northern part of Area 3A is a green wedge separating urban Glasgow (at Croftfoot) from the built-up area of Clarkston, in East Renfrewshire. This wedge, centred on the wooded valley of the White Cart Water, contains public parkland, a public golf course (currently closed) and a crematorium and cemeteries. Large parts of this wedge are designated as Sites of Importance for Nature Conservation (Linn Park, White Cart Water and Lainshaw Drive), with Linn Park also being a Local Nature Reserve. Areas within the SINCs and LNR are protected as Ancient, Long-Established or Semi-Natural Woodland whilst the golf course is designated as a Site of Special Landscape Importance. Smaller areas are identified by the Glasgow and Clyde Valley Green Network as providing opportunities for nature network management and enhancement.

4.35 The wedge widens into the countryside to the south and west of Castlemilk, with the land to the west of the Carmunnock bypass rising gently from the north to a slight ridge and then dropping down again to the Kitch Water in the south, the local authority boundary with East Renfrewshire. The western side of this area of land, around the White Cart Water, is wooded and this woodland continues east, along the northern banks of the Kitch Water. The woodland is designated as the Cart and Kitch Site of Special Scientific Interest.

- 4.36 Abutting the SSSI at its northern end are the extensions to Linn Cemetery, including the Muslim Section, which has recently expanded to the south and which has planning permission to extend as far south as the field containing the Carnbooth Anti-Aircraft Battery. To the east of the consented cemetery lie open fields, terminated in the east by the Carmunnock bypass.
- 4.37 At the northern end of these fields lies the site of Mid Netherton Farm, a listed building destroyed by fire in 2020. The site was originally identified as having development potential in the 2004 Comprehensive Planning Study of this part of the green belt and proposals for housing development on the site were considered at the City Development Plan Examination. The Reporter concluded that the site is in a visually sensitive location and that, despite proposed boundary planting, the housing proposal would appear as a prominent area of development and as an incursion to the countryside and green belt next to the bypass. The site is within a Site of Special Landscape Importance and, given its prominence from the bypass, a key approach to the City, it is considered that it continues to play a role in ensuring the landscape and natural setting of the city is protected. The vast majority of the area is of below base public transport accessibility with only a limited area around the site of Mid-Netherton Farm being at base.
- 4.38 South of the farm site, the fields continue to be covered by the Site of Special Landscape Importance and are very visually prominent from the bypass until the road turns to run south east. From this point, the land west and south west of the bypass is covered by SINC designations (both White Cart Water and Carnbooth Woodland And Pasture), with a significant area identified as containing core habitat by the GCVGN, providing opportunities for nature network management and enhancement. Sitting within them is the site of the former Carnbooth House Hotel, a listed building destroyed by fire in 2023 and subsequently demolished. The environs of the hotel are covered by a TPO. A planning application for the erection of a residential development within the grounds was refused in 2017 and is currently subject to the Local Review process.

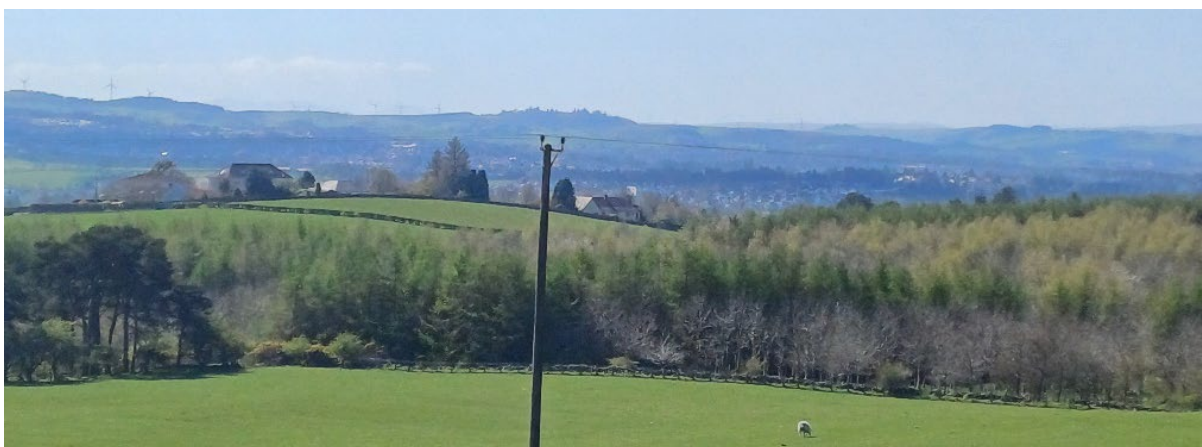
Area 3A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Mainly
NPF4 2b - Protect Landscapes?	Mainly
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 3A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Mainly
OTH – other considerations	Yes
Does Area 3A contribute to the NPF4 green belt outcomes?	YES

Area 3B

- 4.39 Area B includes the village of Carmunnock and the Cathkin Braes which extend along the entire inner boundary of the Green Belt in Area 3B, from Carmunnock in the west to the city boundary with South Lanarkshire at Fernbrae in the east.
- 4.40 Almost all of the land between Castlemilk and Carmunnock Road in the west and Cathkin Road in the east is designated a Local Nature Reserve, with the western half also designated as Windlaw Farm SINC and the eastern half as Cathkin Braes and Big Wood SINC. Significant areas at the western end of Cathkin Braes, north of Carmunnock Road, have recently been planted with native trees. The area is also designated a Site of Special Landscape Importance and the majority of it constitutes Cathkin Braes Country Park, providing good opportunities for accessing the countryside from Castlemilk, Carmunnock and beyond. Much of this area, and parts of the areas either side of the Carmunnock bypass, are identified as containing core habitat by the GCVGN, offering opportunities for nature network management and enhancement.
- 4.41 The northern edge of Cathkin Braes is marked along much of its length by a steep, wooded slope, running down to Arden Craig Road in Castlemilk and including, at its eastern end, Big Wood, an area of Ancient, Long-Established or Semi-Natural Woodland. The trees and sloping ground form a clearly identifiable visual boundary for the inner green belt edge at this location. Limited parts of the green belt adjacent to the urban area of Castlemilk at this location are served by high or base levels of public transport accessibility, but the vast majority of the area, including all of the area around Carmunnock, is below base.
- 4.42 In [June 2022](#), the Council's City Administration Committee approved the addition of 22 new LNRs/extensions to the existing list of proposed Local Nature Reserves (LNRs) for future designation. Amongst the 22 is a proposed extension to the Cathkin Braes LNR to the south of Carmunnock Road on Council owned land and abutting the built up area of Carmunnock to its south east. It overlaps to a significant degree with the Pedmyre SINC and the westernmost parts have been planted with trees. To the west of the SINC and proposed LNR, the landscape is one of relatively small, rolling fields, separate by largely intact hedgerows. The westernmost field, south of Carmunnock Road, is highly visible from the Carmunnock bypass, the Council has aspirations to declare a Local Nature Reserve on the fields immediately to its south, and on fields to the south of the bypass, and to plant with native trees. Much of the rest of the southern part of this area is covered by part of the White Cart Water SINC, either side of the Pedmyre Burn.
- 4.43 To the south west of the village, along the western side of Busby Road, there are a number of larger houses set in extensive private gardens and currently located in the Green Belt. North of these houses, on Busby Road, south of Pedmyre Lane, lies an area of land that was a field when examined in the 2013 green belt review. At the time, it was considered to play a valuable landscape role within the village and was recommended for retention in the green belt. A 2021 planning application for 4 houses on the site was refused but granted

permission at Local Review, subject to conditions. Now under construction, this development means there is now an unbroken run of residential development along the north-western side of Busby Road, almost as far as the bypass roundabout, to the south west of the village. Whilst the extensive nature of the gardens and the sensitive location on a slope above the SINC means there is a case for retaining this area as green belt, the land is not covered by an SSLI and, equally, there is a case for removing it from the green belt, with the tree belt of the White Cart Water SINC providing a clearly identifiable visual boundary marker.

- 4.44 The area east of Carmunnock can be split into two distinct areas – in the north, the area between Cathkin Road and Kittochside Road and, in the south, the fields between Kittochside Road and Waterbank Road. Both areas are designated as Sites of Special Landscape Importance, the northern site being part of the Cathkin Braes Country Park SSLI.
- 4.45 The north-eastern part of the northern site consists of Coulter's Wood, which spans the eastern city boundary and is a prominent hilltop woodland, with good provision for public access. To its west is a relatively new housing development at Coulter's Crescent, released as a green belt housing site through the City Development Plan and also removed from the green belt through the CDP. The development has provided for 54 new homes and the associated landscaping of the land between the housing and Coulter's Wood has created a meadow. This complements Coulter's Wood in biodiversity terms and should remain as part of the green belt.
- 4.46 South of the wood and meadow and north and east of the houses on Kittochside Road lies a field that was considered in the 2013 green belt review. The land rises to a ridge from both the north and south, with the majority of the field in Glasgow sloping gently to the north. The 2013 Green Belt Review recommended the retention of a green belt designation on this site on grounds of visual prominence and this remains relevant - from the south (should any development approach the ridge line) and from the east, on the public road east of Braeburn House, though the continued growth of trees at Coulter's Wood may mitigate landscape impact with time. There has been recent interest in developing this area for housing.



Looking west to Kittochside

- 4.47 In the south, the undulating fields between Kittochside Road and Waterbank Road at Parklee Farm are currently in agricultural use. Whilst the farm buildings themselves are relatively unobtrusive when viewed from the south (Waterbank Road) and particularly south east (Kittochside Road) due to the contours of the land, the majority of fields are very visually prominent from these roads and from the bypass. Any further development of them is likely to impact negatively on the landscape setting of the village.



Looking north east to Parklee Farm from the Carmunnock Bypass

- 4.48 Area 3B continues to play an important role in meeting the green belt outcomes of NPF4, with the potential exception of the housing to the north-west of Busby Road, Carmunnock.

Area 3B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Mainly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Mainly
NPF4 3b - Tackle Climate Change?	Mainly
Area 3B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	Partly
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	Yes
Does Area 3B contribute to the NPF4 green belt outcomes?	MAINLY

Sector 4: Baillieston, Broomhouse and Carmyle

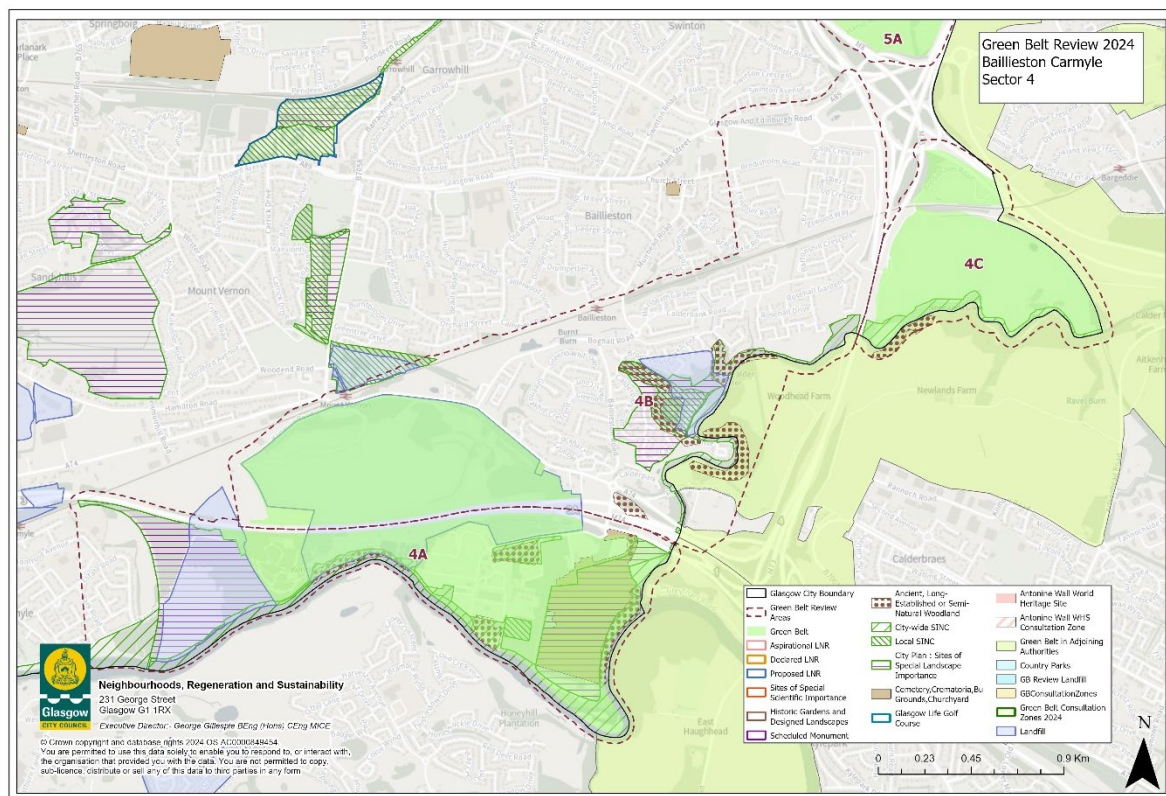
Overview

- 4.49 The Baillieston, Broomhouse and Carmyle sector encompasses the Green Belt south of the Whifflet railway line, an area crossed north-south by the M73 and east west by the M74. The green belt is predominately to the west of the M73, but there is a smaller area to its east, part of which lies to the north of the railway. To the south of the M74 there are a number of green belt appropriate land uses, including a crematorium, waste water treatment plan and landfill site.

4.50 The entirety of the Green Belt in this sector was identified, in City Plan 2, as a Community Growth Area Search Area. The area was considered further through a masterplanning approach, which identified a number of more distinct pockets of land for release from the Green Belt and which were removed from the green belt through the City Development Plan. The remaining greenbelt in this area is significantly smaller in scale than that protected in City Plan 2, with large areas of housing having been developed on former green belt land, including much of the former Glasgow Zoo site, north and east of Broomhouse and east of Baillieston and the green belt designation also having been removed from land to the east of Carmyle, which the Council has 'minded to grant' at planning permission in principle stage but which has not yet received planning permission.

4.51 In order to provide a more detailed examination of the Green Belt's function in this sector, the sector is sub divided into three broad areas:

- south of the M74 (Area 4A);
- north of the M74 but east of the M73 (Area 4B); and
- the areas east of the M73 (Area 4C).



Area 4A

4.52 The green belt in Area 4A can be split into two distinct areas. To the west, between the M74 and the river, is an area stretching from the proposed CGA housing development at Carmyle in the west to the Daldowie Waste Water Treatment Works in the east. This area has been subject to landfill (the westernmost part is derelict land), part of a larger area of landfill (Paterson's of Greenoakhill) which stretches north of the motorway and is now being

transformed, with Forestry and Land Scotland, into the Greenoakhill Forest. The River Clyde is designated as a Site of Importance for Nature Conservation with areas of woodland along it being subject to a TPO and designated as Ancient, Long-Established or Semi-Natural Woodland. As well as providing for recreational access, the new woodland helps enhance and extend the biodiversity value of the riverside habitats and will help provide a clearly identifiable visual boundary marker to the proposed extension of the urban area at Carmyle.

- 4.53 To the east of Greenoakhill Forest lies the Daldowie WWTW and, to its east, on a relatively small plot, is the Council's Daldowie Training Centre. To its east, in turn, is the Daldowie Crematorium, cemetery and garden of remembrance. All three uses are surrounded, to a greater or lesser extent, by woodland. The riverside SINC lies to the south and an area of ancient, long established or semi-natural woodland lies in the SINC, south east of the WWTW. The woodland south of the Training Centre is a SINC and adjoins the riverside SINC, whilst to the north of both lies an extension of Greenoakhill Forest, a further SINC and an additional area of Ancient Woodland, Ash Wood. The River Clyde SINC wraps round the Crematorium site to its south and east and contains further Ancient Woodland at Daldowie Wood. The crematorium grounds, including cemetery and garden of remembrance, are designated as an SSLI and covered by a TPO. Parts of the area, including some of the training centre grounds, are identified by GCVGN as providing opportunities for nature network management and enhancement. Much of the area is predicted to be at risk of flooding from the river in a 0.5% event on the SEPA mapping.
- 4.54 The WWTW is considered to be essential infrastructure as defined by NPF4 and both it and the crematorium are the sort of uses that NPF4 policy 8 recognises are acceptable in the green belt in principle. The Training Centre is not considered to be in line with green belt policy but it is situated between the other two uses, sits in a woodland landscape, is isolated from the built-up area north of the motorway and is below base level public transport accessibility, as is the rest of the green belt in this Area. The built area of the centre itself doesn't contribute to green belt outcomes and there may be a justification for removal from the green belt, though the considerations above suggest the prospects for certain other types of development on the site are limited.

Area 4A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Partly
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Mainly
NPF4 3b - Tackle Climate Change?	Yes
Area 4A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	Partly
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	Yes
Does Area 4A contribute to the NPF4 green belt outcomes?	MAINLY

Area 4B

4.55 Area 4B was subject to significant change through the City Development Plan, with major sites, particularly around Broomhouse and to the east of Baillieston, having been identified for release as part of the Baillieston/ Broomhouse/ Carmyle CGA. The only area of green belt remaining in Area 4B is the area of Paterson’s landfill site, the eastern part of which has been remediated as Greenoakhill Forest. The western part of the site is still active and also contains a variety of industrial operations which will continue after the remaining landfill has been remediated to woodland. Whilst the landfill will, when remediated, provide recreational access for local people and will likely form a key node in nature networks in this part of the City, there are no natural or landscape designations on the area and the area is separated from remaining green belt in Glasgow and South Lanarkshire by the motorway. The northern part of the area has base accessibility to public transport. There is little prospect for development in the area but it may be that the M74 to the south provides a clearer visual boundary marker and that the green belt designation within Area 4B could be removed.

Area 4B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	No
NPF4 2b - Protect Landscapes?	No
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 4B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 4B contribute to the NPF4 green belt outcomes?	PARTLY

Area 4C

4.56 Area 4C comprises the remainder of Glasgow’s Green Belt within this Sector, all of which lies to the east of the M73, isolated from the rest of Glasgow. It is delineated by the M73 on its west, the North Calder Water to the south and the M8 to the north, connecting to the green belt in North Lanarkshire to the east and south. It is an attractive landscape (though not designated an SSLI), bisected by the Whifflet rail line, with the green belt area to the north of the railway having shrunk as a result of the development of the M8 in 2017. There is scope to remove the area of the M73 from the green belt, in common with the approach to the north. The southern edge of the Area 4C is covered by a C-SINC along the river valley.



Area 4C from the west

4.57 The 2004 Comprehensive Planning Study for the area concluded that the area was unlikely to be appropriate for development. In view of the isolation of this site from the urban areas of both Glasgow and North Lanarkshire it is considered that the vast majority of the area (M8 excluded) continues to play an important role in meeting the green belt outcomes of NPF4 policy 8, particularly in relation to directing development to the right locations and preventing unsustainable growth.

Area 4C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Mainly
NPF4 2b - Protect Landscapes?	Mainly
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Partly
Area 4C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 4C contribute to the NPF4 green belt outcomes?	MAINLY

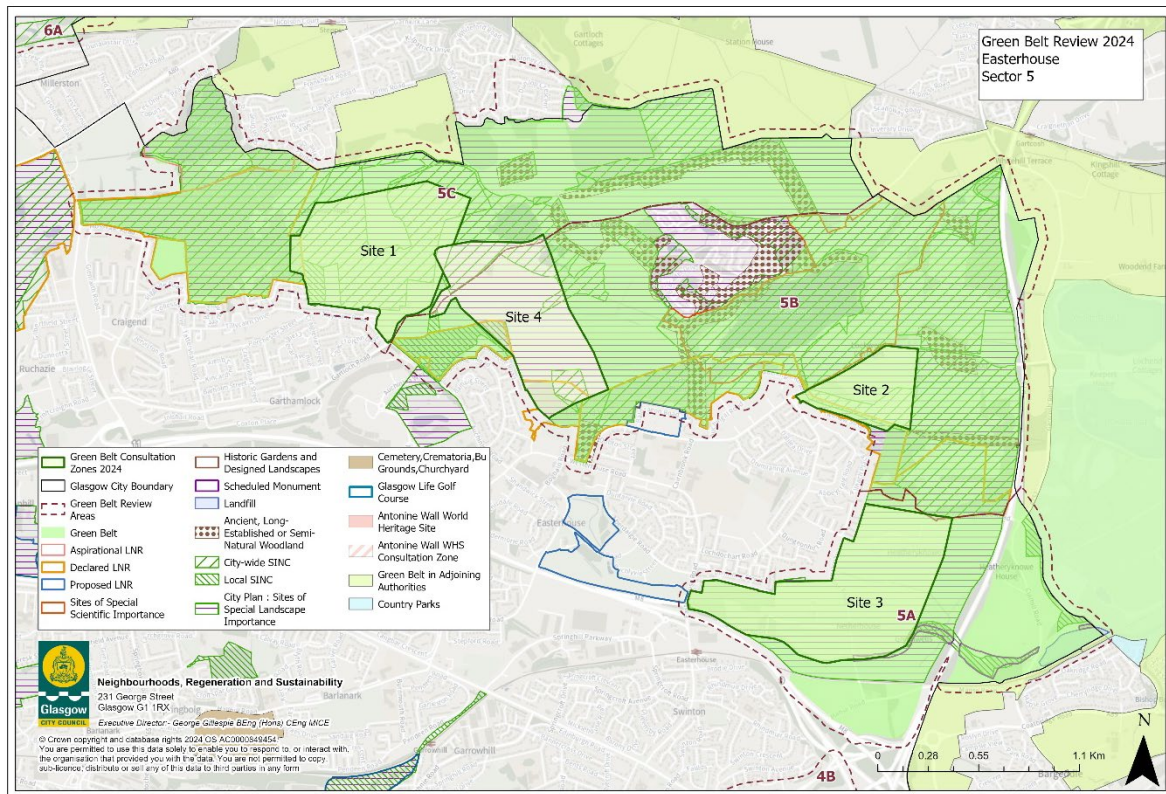
Sector 5: Easterhouse and Gartloch

Overview

- 4.58 The Gartloch / Easterhouse sector is located in the north-eastern corner of the council area. The Green Belt at this location helps maintain the identities of Craigend, Garthamlock, and Easterhouse (within the City Council area) and Steps and Gartcosh within the North Lanarkshire Council area.
- 4.59 The sector has a complex hydrology, with a number of lochs, areas of open water, burns and other wetlands. This has been recognised with the recent establishment of the Seven Lochs Wetland Park, which straddles the boundary of Glasgow and North Lanarkshire. Its aim is to help protect and enhance

biodiversity and provide access to the countryside. The area has numerous environmental designations, reflecting the value and variety of the natural environment across the area. These designations include a Site of Special Scientific Interest, several stands of Ancient, long established or semi-natural woodland, four Local Nature Reserves (one of which has recently been declared and the other three extended) and Sites of Importance for Nature Conservation that cover much of the remaining area. Parts of the area contain peatland, there are large areas of key habitats, offering opportunities for nature network management and enhancement, and parts are categorised as prime agricultural land.

4.60 City Plan 2 identified all of the Green Belt in this sector as a Community Growth Area search area, with the area to be considered further through a masterplanning approach considering, in more detail, the environmental constraints affecting the area to identify appropriate development sites.



4.61 A study undertaken by URS Consultants in 2010 considered opportunities and constraints and identified 4 main sites (see above) with development potential in the Glasgow part of the study area. The study identified the key opportunities, constraints and recommendations for each site and this led to the identification, in the City Development Plan, of three masterplan locations:

1. one north and east of Garthamlock;
2. one east of Lochend and south of Lochend Road; and
3. one between Commonhead and the M73 and between Rogerfield and the M8, known as Heatheryknowe.

- 4.62 Whilst identified as masterplan locations, these areas remain within the green belt and the boundaries are not an indication of the developable area. An application for planning permission in principle (21/02139/PPP) for a residential development of approximately 1200 homes and associated other uses is currently being considered for Site 3, Heatheryknowe. A Proposal of Application Notice (PAN) was submitted in 2021 for site 2, Lochend, followed by a request for an EIA scoping opinion in 2022. No planning application has been received as yet. The draft [Greater Easterhouse Strategic Development Framework](#) acknowledges the latest planning position.
- 4.63 The final location (Site 4) considered by URS consultants was a large area north and west of Provanhall. The study recognised that flooding issues and the presence of SINCS meant that any potential site footprint in this area was limited, but it also stated that consent had been granted for a residential development comprising 300 houses, together with a new access road and that “based on a review of site constraints and the development area for the consented scheme, this site be excluded from further analysis in the report as there is very limited additional development potential within the site”. The 2010 study was not fully accurate in this respect, as the status of the application was, and remains, minded to grant subject to the signing of a legal agreement. In recognition of this position, the site was removed from the Green Belt through the City Development Plan. However, the 2013 Green Belt review stated that, should the development not be implemented, then the site should revert to Green Belt pending masterplanning work to determine the detailed extent of, and appropriate boundaries for, any residential development. A PAN was submitted for the area of the site to the south of Gartloch Road in 2023 but no subsequent planning application has been received.
- 4.64 All four sites lie within an area of the City that contains a significant population of water voles. Legislation protects the sheltering and resting places of water voles, not the individual animal itself, but makes it an offence to intentionally or recklessly: damage, destroy or obstruct access to any structure or place that water voles use for shelter or protection; or disturb a water vole while it is using any such place of shelter or protection. This population is fossorial in nature, meaning they are not dependent on water and often create their burrows in grassland. The population in and around North East Glasgow is considered to have ‘national significance’ due its unusual fossorial behaviours and high population density. Their presence is not restricted to habitats created in the green belt and they have also been recorded in many brownfield locations across north east Glasgow.
- 4.65 Sector 5 has been divided into 3 areas. Area 5A lies mainly between the edge of the built up area and the M74, with a sizeable area on the eastern side of the motorway. It includes masterplan site 3. Area 5B wraps around the north eastern edge of Easterhouse and Provanhall and includes the residential developments around the former Gartloch Hospital. It includes masterplan site 2 and most of site 4. Finally, Area 5C includes the green belt west of Gartloch Road and contains masterplan site 1.

4.66 Given the already extensive analysis of environmental considerations in the Easterhouse/ Gartloch green belt in 2010 and its recognition of the extensive habitats and SINC in the area, the more recent designation of additional Local Nature Reserves and the increased emphasis on addressing the climate and nature crises in NPF4, including the need to identify and protect nature networks, the following analysis focusses mainly on these 4 sites.

Area 5A

4.67 Area 5A is the area to the east of the urban edge of Easterhouse, to the north of the M8 and incorporates an area to the east of the M73. The southern boundary of Commonhead Moss LNR and SINC defines the boundary in the north. The areas to the south of the railway line and to the east of the M73, including an area of derelict land south of the railway bordering the M73, have limited development potential due to their relative inaccessibility from the rest of Glasgow's urban area, both are below base public transport accessibility. In the case of the site to the east of the M73, the railway line provides a clearly identifiable visual boundary marker to the urban area of Bargeddie in North Lanarkshire Council.

4.68 The area north of the railway line and west of the motorway is a Site of Special Landscape Importance. A SINC (Greenwells Disused Railway) is located in its south-eastern corner and its south western corner and southern border contains mature and semi-mature woodland. In its south western corner, the site rises through fields to a ridge line visible from both north and south



Area 5A looking north from ridge in south west corner

4.69 The 2010 URS Study identified much of this area as site 4, with the site having the greatest capacity and development potential of the sites considered in Glasgow. It also stated that development should be focused, mainly, on western portion of the site, linked to Easterhouse. This would provide for a nature network link, with the habitat mapping undertaken by the GCVGN highlighting the potential of the eastern side of the area for providing habitat connectivity.

4.70 to the south and the woodland north and south of the area is similarly likely to form an important component of nature networks. Parts of the area, north and

south of the railway line and east and west of the M73, are categorised as prime agricultural land (3.1). The Tollcross Burn runs through the central part of the area and then turns to the south west.

- 4.71 Parts of the area (particularly in the south west, south and east) are, therefore, considered to provide an important green belt function, particularly in relation to nature networks. However, a masterplan has been agreed by committee and a subsequent planning application has been submitted. Any changes to the green belt boundary should be informed by the assessment and outcome of the planning application.

Area 5A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	No
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Partly
Area 5A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 5A contribute to the NPF4 green belt outcomes?	PARTLY

Area 5B

- 4.72 Area 5B is subject to numerous environmental designations, reflecting the value of the wetland and natural habitats in the area. The designations include Commonhead Moss LNR in the south east of the area, Bishop’s Loch LNR (which abuts the north-west edge of the existing urban area at this location), with a recently declared (December 2023) extension to Commonhead Moss LNR wrapping around the urban area and linking both. An extension to the Bishop Loch LNR, on its western edge, was declared in December 2023 and a new LNR has also been declared at Todd’s Well. Together, the LNRs constitute an almost unbroken buffer around the existing urban area.
- 4.73 A number of SINCs cover much of the remaining area, including Bishop Loch, Lochwood, Craigend Moss, Commonhead Moss, Gartloch Pools and Todd’s Well. Sizeable parts of Area 5B are shown as classes 1, 2 or 5 on the 2016 Carbon and Peatland Map. The area is bounded by the M73 to the east, the boundary with North Lanarkshire to the north and Gartloch Road to the west.
- 4.74 Site 2 is located north east of the edge of Easterhouse, between Twinlaw Street and Lochend Road. The site is separated from the urban area by a tree belt north of Twinlaw Street and by brownfield land within the urban area at Twinlaw Street. The tree belt forms a clearly identifiable visual boundary marker and forms part of the recently declared Commonhead Moss LNR extension and part of the Commonhead Moss SINC. Only the south western corner has base accessibility to public transport, the remainder being below base. The SINC

continues further into the site and occupies a significant proportion of its south eastern corner. To the north west of Site 2, across Lochend Road, is the Bishop Loch Site of Special Scientific Interest. Site 2 lies within the Gartloch Site of Special Landscape Importance. The southern and eastern edges of the site are predicted to be at risk of surface water flooding in a 0.5% event (not yet including for the effects of climate change).

- 4.75 The 2010 URS Study had indicated that the site occupies a strategically important and sensitive location from a green network and ecological perspective and that this context would need to be suitably reflected in relation to future potential development. As such, it indicated that the developable area of the site should be restricted to the least sensitive parts, and that the southern strip and south east corner should be excluded in view of their inclusion within the SINC – physically separating the development from Easterhouse.
- 4.76 The adoption of NPF4 as part of the development plan in 2023 has placed significant emphasis on addressing both the climate and nature crises. The habitat mapping undertaken by the Glasgow and Clyde Valley Green Network has highlighted the potential of the north eastern side of Site 2 to extend the species rich grassland in the SINC to the east. The physical separation of the site from the urban area, the surrounding habitats and environmental designations and the restrictions on the developable area of Site 2 were all recognised in the 2010 CPS. Subsequent changes including the declaration of the LNR extension and the increased emphasis on protecting, extending and enhancing habitats in NPF4 may warrant re-consideration of the potential to release the site from the green belt.
- 4.77 To the west of Site 2 is the former green belt at Provanhall, Site 4, located to the north east of the housing on Balcurvie Road and south west of Gartloch Hospital. The area was removed from the green belt at the adoption of City Development Plan in March 2017. As highlighted above, the 2006 planning application remains pending and whilst a PAN was submitted for much of the site in 2023 it has not, as yet, resulted in a follow-up planning application. The area is mainly below base public transport accessibility but with parts of the southern end of the site being more accessible.
- 4.78 Since 2006, a new LNR has been declared at Todd's Well, north and west of Balcurvie road. This LNR, and the extension to the Bishop Loch LNR to its south east, reflect significant areas of tree cover in this location, which constitute clearly identifiable visual boundary markers to the inner green belt boundary. Parts of both LNRs are SINC's (Todd's Well and Craigend Moss respectively) with the only area adjacent to the urban area not covered by either a SINC, LNR or tree belt being the back gardens of the flats on the south eastern edge of Balcurvie Road. Site 4 lies within the Gartloch Site of Special Landscape Importance.
- 4.79 Areas of the northern and north-eastern parts of the site fall within the Gartloch Pools SINC, and these areas are predicted to be at risk of flooding from both surface water and river in a 0.5% event.



Looking east north east across Craigend Moss from Balcurvie Road

4.80 A significant area of the southern part of Site 4 is identified as core habitat on the mapping undertaken by the GCVGN, with the remainder of the site, south of Gartloch Road, shown as having the potential for habitat expansion. The southern part of the site is identified on Scotland's Soils mapping as Class 5: peat soil and would require protection under NPF4 policy 5. Site 4 is considered to play an important role in contributing to the green belt outcomes identified in NPF4 and consideration should be given to re-instating its green belt status.

Area 5B – Does retaining/reinstating the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Mainly
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 5B – Does the green belt/would green belt designation ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 5B contribute to the NPF4 green belt outcomes?	YES

Area 5C

4.81 Area 5C is an area to the north and west of Gartloch Road, to the boundary with North Lanarkshire in the north and as far as Avenue End Road in the west. Site 1 occupies an area in the central part of Area 5C, bordered to the west by Cardowan Moss Woodland LNR and SINC and to its south and east by Gartloch Pools SINC and the power lines which run through the area. The Green Belt is relatively narrow here, particularly between Garthamlock and the quasi-urban area of the Red Deer Village and Stepps to the north. On the boundary with North Lanarkshire Council at Stepps, a large area is identified as derelict land, though historic mapping suggests only a small part, on its western side, has been previously used. This area is now wooded, providing a strong visual boundary to the urban area of Cardowan to the north and a key habitat. Large parts of the Area 5C are class 5 on the 2016 Carbon and Peatland Map.



Looking east across Blackfaulds Farm SINC from woodland north of Darnaway Dr

- 4.82 The majority of Site 1 is covered by Blackfaulds Farm SINC with a smaller SINC (Garthamlock Quarry) in its south-western corner. The 2010 URS Study identified the site as having the potential for development, subject to a number of constraints, with the developable area being “severely restricted to the southern boundary of the site, focused on creating linkages with the existing community at Garthamlock, due to the extent of the SINC” (Blackfaulds Farm SINC) and “further discussion required to establish extent of acceptable developable area within the context of specific ecological constraints/issues” associated with the SINC. These issues were known to the Reporter at the City Development Plan Examination when recommending the site should be included as a housing proposal in the Proposed Plan, capable of delivering around 1,300 homes.
- 4.83 Site 1 lies within the Gartloch Site of Special Landscape Importance. The north-western part of Site 1 is identified on Scotland’s Soils mapping as Class 5: peat soil and would require protection under NPF4 policy 5. Parts of Site 1 are predicted to be at risk of surface water flooding in a 0.5% event and the south east corner of the site is identified as core habitat on the mapping undertaken by the Glasgow and Clyde Valley Green Network, with a significant area of the rest of the site shown as having the potential for habitat expansion. The vast majority of the site is at below base public transport accessibility, the only exception being relatively small areas in the south east of the area. The adoption of NPF4 as part of the development plan in 2023 means significant weight is to be given to the global climate and nature crises when considering development proposals, and this suggests some re-assessment of the CDP Reporters’ recommendations may be warranted, particularly with regard to nature networks and peatland.

Area 5C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Partly
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes

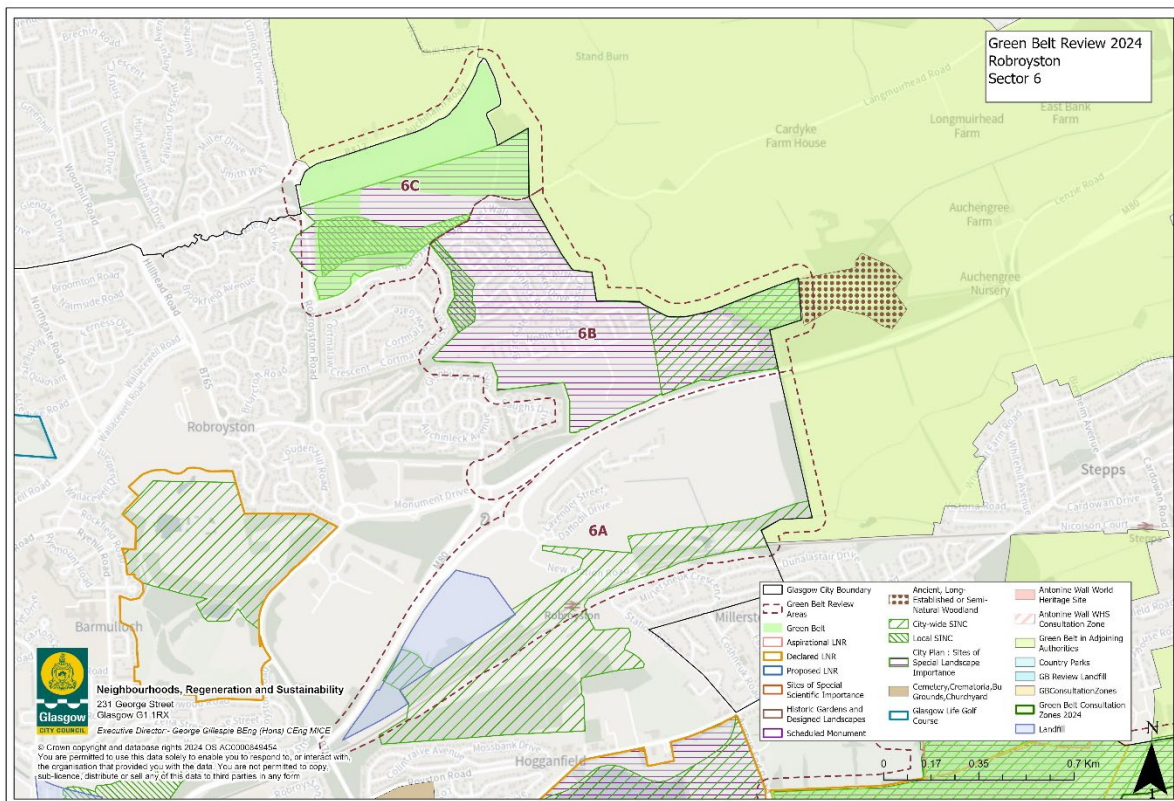
Area 5C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 5C contribute to the NPF4 green belt outcomes?	YES

Sector 6: Robroyston and Millerston

Overview

4.84 The Robroyston and Millerston sector, situated in the north of the city, is crossed from east to west by the M80 motorway, with the railway line to Cumbernauld forming the sector's southern boundary. The entirety of the remaining green belt in this sector area was identified, in City Plan 2, as a Community Growth Area Search Area and a subsequent masterplan identified much of the area for development. In 2013, in accordance with the Finalised Masterplan, the City Council granted planning permission for a development of approximately 1,600 housing units over this area. As a result, the City Development Plan removed the green belt designation from the vast majority of green belt land in this sector and entirely from Area 6A. Housing development is ongoing north of the M80 (Area 6B, between the M80 and Lumloch Road) and significantly underway to its south (Area 6A, south of the M80).

4.85 As a result, this green belt review considers only Areas 6B and 6C (green belt to the north of Lumloch Road).



Area 6B

- 4.86 The City Development Plan removed the green belt designation from all but a relatively small triangle of land in the south east corner of Area 6B, which is contiguous with the North Lanarkshire green belt. This area is what remains of Saughs Moss SINC and is an area of peat soils. It adjoins Auchengree Wood, an area of Ancient, Long-Established or Semi-Natural Woodland in neighbouring North Lanarkshire. For all of these reasons, it is considered to meet the greenbelt outcomes of NPF4.

Area 6B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Mainly
NPF4 2a - Protect Character and Identity?	No
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 6B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 6B contribute to the NPF4 green belt outcomes?	YES

Area 6C

- 4.87 Area 6C is comprised mainly of land designated as green belt. The land rises from Lumloch Road to a ridge from where it drops again to the north west and north east. The land in the north eastern corner of the Area is particularly visible from across the relatively flat expanse of the Kelvin Valley to the north. The southern part of the area is designated a Site of Special Landscape Importance, with its northern edge reflecting the previous boundary with East Dunbartonshire Council, prior to the land being transferred to Glasgow City Council through a boundary review, and post-the identification of the SSLI. The Wester Lumloch SINC is situated in the south-western corner of Area 6C, with the area around the Stand Burn along the northern edge of the SINC predicted to be at risk of surface water flooding in a 0.5% event.
- 4.88 The Finalised Masterplan had assessed the scope for development north of Lumloch Road and had shown limited, relatively low density residential development to the north and east of the Wester Lumloch SINC. As a result, this area had been removed from the green belt in the City Development Plan, whilst maintaining a link to the Wester Lumloch SINC along its western edge, allowing for continuous connection to the countryside to the north.
- 4.89 The remaining green belt land in Area 6C (outwith the SINC and the green belt release identified in the CDP) is subject to no other environmental designations, though its western edge has an important role to play in maintaining a link between the SINC and the wider countryside. Area 6C is below base level public transport accessibility.

- 4.90 An objection was lodged to the non-inclusion of much of the remainder of Area 6C in the Proposed City Development Plan and was considered at Examination. The Examination Report concluded that the benefits from a development of the size and extent proposed would not outweigh the harm to the quality and character of the landscape in this sensitive location and proposed no modification to the Proposed Plan.
- 4.91 An application for planning permission in principle (19/00987/PPP) for the entirety of Area 6C was approved in June 2021 and issued in August 2023 following the signing of a legal agreement. The documents submitted in support of this permission detailed the issues with deliverability of the allocated site including its environmental constraints. They indicated development over a much larger area than that identified in the City Development Plan encompassing, broadly, the remaining greenbelt within the Glasgow City Council boundary. Structural landscaping is proposed to screen the development from wider views.
- 4.92 Whilst planning permission in principle exists for the remaining green belt in Area 6C, landscape considerations remain a concern. No amendment to the green belt boundary should be made until such times as this permission is implemented.

Area 6C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Partly
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Partly
Area 6C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 6C contribute to the NPF4 green belt outcomes?	PARTLY

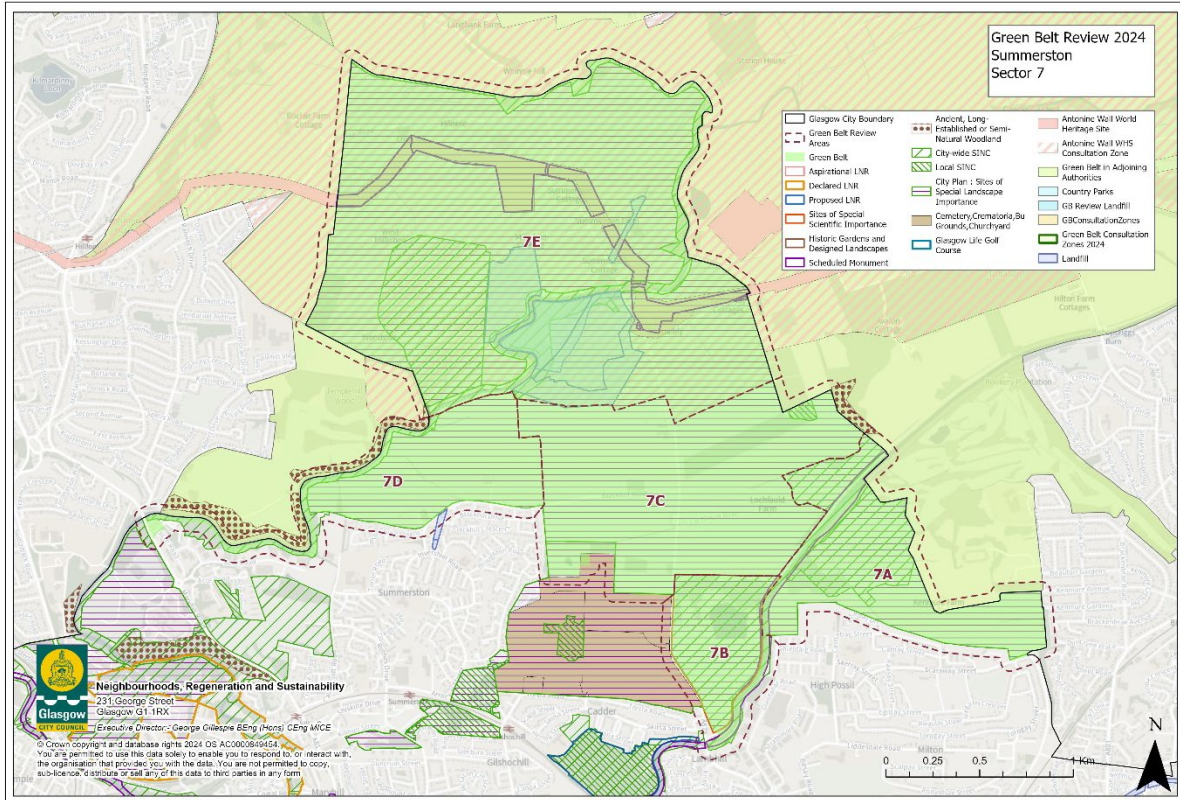
Sector 7: Summerston/Balmore

Overview

- 4.93 The Summerston/Balmore sector is located to the north of the Glasgow conurbation and extends from the urban fringe at Summerston, Lambhill and Milton to the local authority boundary with East Dunbartonshire. The area incorporates the Antonine Wall, part of the “Frontiers of the Roman Empire” World Heritage Site, with much of the northern part of the sector falling within the Antonine Wall Buffer Zone. The River Kelvin flows through the Buffer Zone and the Millichen Flood SINC is located within the Buffer Zone, north of the Kelvin, further enhancing the sensitivity of this part of Sector 7. The site of the former Summerston landfill, closed for waste disposal in 2022 but still

generating electricity from landfill gas, straddles the northern and southern parts of Sector 7.

- 4.94 To the south, Possil Loch is designated as a Site of Special Scientific Interest, whilst the Forth and Clyde Canal, which passes south and east of Possil Loch, is a Scheduled Ancient Monument and a SINC. SINC's are also designated at Kenmuir Marsh and Lochfauld Marsh. To the west of the SSSI, immediately across Balmore Road, lies the Western necropolis, which includes an area of woodland protected as the Western Necropolis SINC. The entire sector is covered by Sites of Special Landscape Importance.
- 4.95 City Plan 1 provided for greenfield release along the northern fringe of Summerston (since developed out) and the City Development Plan proposed that a feasibility study be undertaken to examine environmental, hydrological and infrastructure issues in an area north and east of that to assess the potential for additional housing. The Feasibility Study was produced in 2021 and concluded that additional housing development should not be supported in this area on the basis of transport impacts and the relative inaccessibility of the location to facilities and services – the vast majority of the area is below base public transport accessibility.
- 4.96 An application for residential development (20/02356/PPP) was made in 2020 and an appeal (PPA-260-2134) subsequently lodged against the failure by the Council to issue a decision within the statutory time period. The appeal was dismissed, primarily on the basis of the Feasibility Study's findings. Interest in developing the green belt in this part of the city region remains strong, on both sides of the local authority boundary.
- 4.97 Sector 7 has been subdivided into five broad areas:
- Area A - south and east of the Forth and Clyde Canal, between Milton and Bishopbriggs, but including the marshland north of the Canal;
 - Area B Possil Loch;
 - Area C – the central part of the Sector, bounded by Areas A and B to the south, Area E to the north and Area D to the west – effectively the remainder of the Green Belt this sector, centred on Balmore Road;
 - Area D - the wedge between the northern fringe of Summerston and the River Kelvin, defined on its eastern side by the boundary of the former Summerston landfill site; and
 - Area E – the northern part of the sector, defined by the extent of the Antonine Wall Buffer Zone, within the Glasgow City Council Area



Area 7A

4.98 Much of the north-western part of Area 7A is covered by marshland, with the Kenmuir Marsh and Lochfauld Marsh SINCs lying either side of the Canal, a scheduled ancient monument. Lochfauld Marsh is also a peaty soil, shown as Class 5 on the 2016 carbon and peatland map. SEPA mapping indicates that most of the north western part of Area 7A, in and around the SINCs, is predicted to be at risk of surface water flooding in a 0.5% event.



Looking north from Castlebay Drive

4.99 To the south and east, the green belt boundary with the urban area at Milton, is poorly defined. Limited land release for development could, potentially, help

strengthen this boundary and provide for improved access to the Canal and the wider green network. This area had been identified in the 2005 Comprehensive Planning Study as offering scope for development, albeit indicative and requiring more detailed testing. However, the area is designated a Site of Special Landscape Importance and the narrow green belt at this location helps maintain the character, landscape and identity of Milton and Bishopbriggs, in East Dunbartonshire. This accords with the views of East Dunbartonshire Council in response to the City Development Plan Main Issues Report (2011), that development in this area would be inappropriate.

Area 7A – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Mainly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Partly
Area 7A – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	No
OTH – other considerations	None
Does Area 7A contribute to the NPF4 green belt outcomes?	YES

Area 7B

4.100 Area 7B is the area of Possil Loch, a Site of Special Scientific Interest, and is bordered on its eastern edge by the Forth and Clyde Canal, which provides a clearly identifiable visual boundary marker in the south east of this sector. The Loch and the surrounding marshland play a vital role in supporting biodiversity, recognised in its designation as a SINC as well as an SSSI. It will form an important component of the City's nature networks.

Area 7B – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Mainly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Yes
NPF4 3a - Support Nature Networks?	Yes
NPF4 3b - Tackle Climate Change?	Yes
Area 7B – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Yes
OTH – other considerations	None
Does Area 7B contribute to the NPF4 green belt outcomes?	YES

Area 7C

- 4.101 Area 7C straddles Balmore Road and is primarily agricultural in character, with isolated farm buildings and rolling fields surrounded by hedgerows. Its northern boundary is defined by the southern edge of the Antonine Wall buffer zone. Part of the area to the northwest was formerly a landfill site, now closed, but which is still being used to produce/extract landfill gas. The landfill itself, and the need for a “buffer” around it to protect prospective inhabitants, means much of this north-western part of Area C is unsuitable for development. All of Area C is designated a Site of Special Landscape Importance and the far north-eastern corner is the Lochfauld Bing L-SINC.
- 4.102 The area to the west of Balmore Road formed part of the area tested for housing potential via a Feasibility Study (see para 4.95 above) and which concluded housing development should not be supported in this area on the basis of transport impacts and relative inaccessibility to facilities and services.
- 4.103 Scotland Soil’s Land Capability for Agriculture (partial cover) map shows significant areas of the southern and northern (south of the tip) parts of Area 7C as category 3.1 agricultural land, one of the categories of prime agricultural land. NPF4 policy 5: Soils states that development proposals on prime agricultural land will only be supported for essential infrastructure, renewables or uses related to the use of the land as agriculture.
- 4.104 The area immediately north and south of Blackhill Road is categorised as 3.2, not a category of prime agricultural land. It is covered by the wider SSLI but is not subject to any other environmental designations. Any development here, though, would have to be focussed along the road, physically separating the areas of prime agricultural land located to its north and south respectively and impacting on the SSLI.

Area 7C – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	No
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	No
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Yes
Area 7C – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 7C contribute to the NPF4 green belt outcomes?	YES

Area 7D

- 4.105 The inner Green Belt boundary in this area is the City Plan 1 greenfield housing development on the northern fringe of Summerston, defined by Blackhill Road to the north east which creates an identifiable urban edge. To the west, the

boundary is defined by a tree belt north of the Riding for the Disabled Facility, but is less well defined at Blackhill Gardens, where the back gardens of the houses form the inner green belt edge. The western boundary of Area 7D is formed by the River Kelvin, a C-SINC, and the remainder of Area 7D is designated a Site of Special Landscape Importance. Significant parts of Area 7D, in the west and north, are predicted to be at risk of river flooding in a 0.5% event on the SEPA mapping. To the north, covering roughly the same area as that at risk of flooding in a 0.5% event, the land is categorised as prime agricultural land (class 3.1).

4.106 As outlined above, part of Area 7D was part of the area tested for housing potential via a Feasibility Study and which concluded housing development should not be supported in this area. The inner part of the feasibility study area in 7D, just north of Blackhill Gardens and outwith the area at risk of flooding in a 0.5% event, with its much closer spatial relationship with the existing urban area of Summerston, might provide opportunities for addressing the concerns over relative inaccessibility to facilities and services, but public transport services in this part of the green belt remain at base levels, meaning increased car usage is likely to remain a concern.

4.107 The Reporter's findings on the appeal decision into the non-determination of the PPP application for residential development included that development would have a moderate adverse impact on the SSLIs to the south-east of the site and to the north but that, in both cases, this impact would reduce to moderate/minor adverse with time. Assessment of more detailed matters, such as biodiversity, flooding and drainage, the Antonine Wall, green network and education provision were considered able to be addressed through detailed proposals. It might be that the landscape function of the inner, southern part of the feasibility study area in Area 7D, as identified above, may not be sufficient in itself to justify the retention of the green belt on this relatively small area. However, the reporter's decision was issued before the production of NPF4 and it's increased emphasis on addressing the climate and nature crises. Further consideration of these matters, including the role of the area in the nature networks identified for the city, would be required before it could be stated for certain that any release would not undermine NPF4's green belt outcomes.

Area 7D – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Partly
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Partly
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Yes
Area 7D – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	Partly
OTH – other considerations	None
Does Area 7D contribute to the NPF4 green belt outcomes?	YES

Area 7E



Looking west along Millichen Road across the Antonine Wall Buffer Zone

4.108 Area 7E is defined by the extent of the Antonine Wall Buffer Zone, within the Glasgow City Council Area. Significant proposals to develop an expansion of Bearsden have been proposed here and which cross the boundary into Glasgow City Council. Policy 7 of NPF4 states that development proposals affecting a World Heritage Site or its setting [the buffer zone] will only be supported where their Outstanding Universal Value is protected and preserved. Careful consideration with East Dunbartonshire Council will be required to maintain the effectiveness of the green belt in this location but it is considered that housing development of any significant scale within the buffer zone will be very difficult to justify against policy 7. In addition, much of Area 7E, including the River Kelvin, is designated as C-SINC and significant areas around it, particularly in the south west (roughly the area of the Millichen Flood SINC), are predicted to be at risk of river flooding in a 0.5% event. Part of central Area 7E is the Summerston tip.

Area 7E – Does retaining the green belt ...	
NPF4 1 - Direct development to the right locations?	Yes
NPF4 2a - Protect Character and Identity?	Yes
NPF4 2b - Protect Landscapes?	Yes
NPF4 2c - Protect Natural Setting?	Partly
NPF4 3a - Support Nature Networks?	Partly
NPF4 3b - Tackle Climate Change?	Yes
Area 7E – Does the green belt ...	
LDP1 - Include major, non-green belt, uses?	No
LDP2 - include areas of new development?	No
LDP4 - include clearly identifiable boundary markers?	No
OTH – other considerations	None
Does Area 7E contribute to the NPF4 green belt outcomes?	YES

5. Next Steps

Implications for City Development Plan 2

- 5.1 The aim of this Green Belt Review is to determine the contribution that the various areas of land within Glasgow's green belt make to the green belt outcomes set out in NPF4 Policy 8, taking into account the considerations set out in the local Development Planning Guidance. For each area of the city's green belt a detailed assessment has been carried out, using the considerations set out in Appendix 1, in order to provide a clear indication of the extent to which each contributes to the green belt outcomes set out in NPF4 policy 8. The Green Belt Review will inform the development of City Development Plan 2.
- 5.2 NPF4 sets out policy which prioritises development on vacant and derelict land and limits urban expansion. The Council's policy approach is similarly to maintain a compact city form, prioritise brownfield sites and protect green belt land.
- 5.3 NPF4 and the CDP2 Evidence Report also set out a range of requirements for new development to meet needs across the city.
- 5.4 Going forward, in producing City Development Plan 2, site appraisal work will be carried out to determine the range of sites available for new development. This will assist in determining land supplies, the potential need for green belt release for new development and decision making as to the appropriateness of development on the green belt. The green belt review and these considerations will inform the green belt boundaries of the Proposed Plan.

Appendix 1

Green Belt Review Considerations

Please see [mapping](#):

No.	Consideration:	Informed By:
NPF4 1	<p>Development is directed to the right locations: NPF4 Outcome 1: Development is directed to the right locations, urban density is increased and unsustainable growth is prevented</p>	<p>i) GCC's Public Transport Accessibility Mapping illustrates the areas that are currently close to public transport services and that are considered more sustainable locations. Supplementary Guidance SG11 indicates that residential developments should normally meet base levels of public transport accessibility.</p> <p>ii) Site visits and mapping provide an understanding of the proximity of various green belt locations to the existing urban area and the services it provides.</p>
NPF4 2a	<p>Character and Identity of Settlements: NPF4 Outcome 2: The character, landscape, natural setting and identity of settlements is protected and enhanced.</p>	<p>i) Glasgow City Region's green belts – Scotland data shows the areas designated green belt both in the City and in the surrounding local authorities and helps highlight where settlement identity may be a consideration, particularly where the green belt between settlements is narrow.</p> <p>ii) GCC's Conservation Area mapping – helps highlight where settlement character is a consideration.</p> <p>iii) The Antonine Wall part of the Frontiers of the Roman Empire World Heritage Site. Within its buffer zone, there is a presumption against development which would have an adverse impact on the site and its setting.</p>
NPF4 2b	<p>Landscape of Settlements: NPF4 Outcome 2: The character, landscape, natural setting and identity of settlements is protected and enhanced.</p>	<p>i) GCC's Sites of Special Landscape Importance highlight those areas designated for their local landscape importance and protected through the City Development Plan. SSLIs are</p>

		<p>currently being reviewed to inform CDP2.</p> <p>ii) Historic Environment Scotland's Inventory of Gardens and Designed Landscapes.</p> <p>iii) Site visits with the Council's landscape officer.</p>
NPF4 2c	<p>Natural setting of Settlements: NPF4 Outcome 2: The character, landscape, natural setting and identity of settlements is protected and enhanced</p>	<p>i) Based on site visits with the Council's landscape officer, this consideration is informed by the topography of the green belt and the land uses within it (eg woodland).</p> <p>ii) Tree Preservation Orders</p>
NPF4 3a	<p>Nature Networks are supported: NPF4 Outcome 3: Nature Networks are supported and land is managed to help tackle climate change.</p>	<p>i) NatureScot habitat data mapping, Habitat Networks</p> <p>ii) GCVGN species-rich grassland core habitat and networks 2024</p> <p>iii) NatureScot's Ancient, long-established or semi-natural woodland mapping</p> <p>iv) GCC's Sites of Importance for Nature Conservation</p> <p>v) GCC's Local Nature Reserves</p> <p>vi) NatureScot's Sites of Special Scientific Interest</p> <p>vii) GCC's Green Corridor mapping</p> <p>viii) GCC's water vole trigger area mapping</p>
NPF4 3b	<p>Land is managed to help tackle climate change: NPF4 Outcome 3: Nature Networks are supported and land is managed to help tackle climate change.</p>	<p>i) Google Canopy Data and site visits have been used to establish tree cover</p> <p>ii) Peat and peaty soils - Carbon and peatland 2016 map – categories 1, 2 and 5</p> <p>iii) SEPA SW Extent V2: areas predicted to be at risk of surface water flooding in a 0.5% event. Does not yet include for climate change.</p> <p>iv) SEPA River CC Extent V2: areas predicted to be at risk of river flooding in a 0.5% event. This flood risk data includes for climate change.</p> <p>v) Prime agricultural land, class 3.1 - land capability for agriculture partial coverage</p>

		vi) Seven Lochs Wetland Park area
LDP1	Identifying any existing settlements, major educational and research uses, major businesses and industrial operations, airports and Ministry of Defence establishments, and any other significant areas of brownfield, vacant and derelict land, within the current greenbelt boundary	As Glasgow's administrative boundary is relatively tightly drawn around the urban area, many of the uses specified in the LDP guidance as being incompatible with a green belt designation are not found within the City area. This analysis has drawn on: <ul style="list-style-type: none"> i) GCC's map of sites on the vacant and derelict land register ii) Site visits and mapping used to establish any major businesses or industrial operations.
LDP2	Reviewing settlement boundaries , i.e. where development has taken place.	i) Site visits and mapping used to identify development in the green belt since the green belt boundary was last approved through the City Development Plan.
LDP3	Undertaking a landscape character assessment	• See NPF42b
LDP4	Identifying clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads	i) Site visits and mapping used to inform this aspect of the Green Belt Review
OTH	Other considerations	i) Country Parks ii) Cemeteries iii) Landfill Sites