



# Glasgow City Council

## City Development Plan 2

# Background Report

## Site Appraisal Methodology

### February 2025



# Site Appraisal Methodology

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## Introduction

This document sets out the site appraisal methodology which will be applied in order to appraise sites and inform allocations for inclusion in City Development Plan 2 (CDP2) and, for sites that are allocated in CDP2 the site policy and mitigation / requirements.

The Scottish Government's Local Development Planning Guidance (May 2023, paragraph 108) states: "Detailed policies and site proposals should not be included in the Evidence Report. Detailed site appraisal will not be appropriate at the Evidence Report stage, but the authority could usefully establish a site appraisal methodology that will be used to appraise sites and inform allocations for the Proposed Plan. This could also be linked or ideally integrated with the approach to SEA assessment".

The methodology has been devised taking into account:

- NPF4
- Local Development Planning Guidance
- Key Agencies site appraisal documentation – Appendix 1 takes into account all factors included in the key agencies site appraisal checklist.
- Homes for Scotland site appraisal documentation – Appendix 2 takes into account factors included in Homes for Scotland methodology reflecting delivery of housing in Glasgow.
- Findings from a Development Industry Workshop held in July 2024.

This document has been shared with the following for comment prior to finalisation:

- Glasgow and West of Scotland Forum of Housing Associations
- Historic Environment Scotland
- Homes for Scotland
- Internal Council Services
- NatureScot
- NHSGGC
- Scottish Enterprise
- Scottish Environmental Protection Agency
- Scottish Water
- SPT
- Transport Scotland

It is designed to identify the locations and sites that would be preferable in land use planning terms for development and other land uses, informed, in part, by the Strategic Environmental Assessment (SEA).

Overall, it is noted that Glasgow City Council is predominantly an urban authority with limited green belt and natural environment and open space designations within the urban area. The City Council has a history of setting out policy to deliver development of brownfield sites in order to deliver regeneration and a compact city. It is important that communities are not blighted by derelict sites, therefore delivery plans will be required to encourage the positive reuse of sites, which in some cases will go beyond the 10-year Deliverable Housing Land Pipeline period. As such, in addition to hosting a Call for Sites, the Council has actively sought additional locations to be tested for suitability by the site appraisal.

Delivering new development will be very challenging in Glasgow in terms of ground conditions and financing. In applying the site appraisal methodology, Glasgow City Council will need to exercise judgement in assessing competing factors and selection criteria that will inform site selection and identification of any new sites. This will be needed in order to ensure that a sufficient supply and the most sustainable/suitable land is allocated to meet the land requirements for CDP2 set out in the Evidence Report. In some cases, justification may be required where development is required on a site where there are negative environmental impacts or other issues, for example in order to deliver urban regeneration or other social / economic investment. Any requirement to develop in the green belt will be informed by the availability of land within the urban area and the Local Housing Land Requirement (set out in the Evidence Report Chapter 13 Housing).

## Identification of Sites

Sites are being gathered via a range of sources in order to identify a wide range of sites for appraisal and potential allocation in CDP2.

Source of Sites	Further Information
Land Audits	Land contained within the Housing Land Audit and Business Land Audit and therefore current land supply identified in the adopted City Development Plan 2017. This includes consideration of sites with unimplemented planning permissions and historic planning applications not implemented (withdrawn/refused).
Council owned land	Land in the Council's ownership, including sites being managed by City Property, that is available for development.
Vacant and Derelict Land	Vacant, derelict and underused land and buildings. The Council produces a Vacant and Derelict Land Register annually.
2019 Call for Sites	Following a Call for Sites exercise in winter 2018-2019, the Council collected and digitised the feedback from more than 100 site submissions. This work was paused in June 2019, when the Planning (Scotland) Act 2019 received Royal Assent in order to align with the new system. Whilst all sites require (re)assessment as part of producing the Proposed Plan, it is intended that the work carried out in 2018/19 should be fed into the Call for Ideas and site assessment processes and updated so that the work of all parties is not lost.
2024 Call for Sites	Call for Sites to gather sites for appraisal and potential allocation in CDP2.
Local Place Plans	Sites submitted as part of Local Place Plans.

This approach meets the requirement in the Scottish Government's Local Development Planning Guidance (May 2023, paragraph 154) that 'No site should automatically roll forward from one plan to the next without being assessed. All sites proposed to be allocated for development in plans should have been assessed for their deliverability through the site appraisal process.'

It is important that sites are identified early in the process to ensure all locations are considered to inform the Proposed Plan.

## Sites Being Appraised

The following sites will be appraised:

- Housing – 4 or more dwellings.
- Employment – To include business, industry, retail and other employment generating uses.
- Energy and Heat – in conjunction with Sustainability Service.

Each site has the following general information associated with it:

- Unique reference number
- Site Name
- Site Source – HLA, BLA, VDL, Call for Sites 2019, Call for Sites 2024
- Land Supply Reference Numbers (to ensure linkage to other land supply registers)
- Ward
- Place Policy – City Centre, River Clyde, North East, North West, South
- OS Grid Reference
- Site Area
- Owner
- Builder/Developer
- Proposed Use(s)
- Indicative Capacity
  - Housing – Provided by builder or generated (using approach set out in SG1)
  - Employment – Provided by builder or generated (using approach set out in SG3)
- Greenfield / Brownfield – using HLA/BLA categories.

## Site Appraisal Methodology

The following elements make up the Site Appraisal Methodology:

### Environment

The appraisal of the sites in environmental terms is being carried out in conjunction with the SEA. In identifying potential significant environmental effects at an early stage, reasonable alternatives can be identified informing the plan making process and avoiding adverse effects. The SEA Environmental Report will consider the potential duration, frequency, reversibility and cumulative nature of the environmental impacts of bringing sites forward.

In avoiding significant effects, the mitigation hierarchy will be employed including avoidance through removal, rewording policy to require protections, redrawing sites boundaries, through technical measures, and in exceptional circumstances, where adverse effects are deemed unavoidable, seeking compensatory measures may be considered. There may be a number of sites proposed, for example through the Call for Sites, that in environmental terms cannot proceed, such as if development is proposed on a nationally designated site e.g. SSSI. SEA will also help in striking the correct balance between avoiding development in areas at flood risk as a first principle against the potential need to redevelop previously used sites to bring these into positive, safe use in accordance with relevant SEPA advice.

Appendix 1 contains the environmental criteria that will be considered in appraising sites.

### Infrastructure

NPF4 states that LDPs and delivery programmes should be based on an integrated Infrastructure First approach. Plans should:

- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the Plan area, including cross boundary infrastructure;
- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and
- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.

The site appraisals will draw on work undertaken in preparing the following Local Development Plan Evidence Report Infrastructure Audit sections:

- Blue Green Infrastructure
- Community Facilities
- Education
- Energy and Heat
- Health and Social Care
- Transport
- Water Management (Flood Prevention, Drainage, Ecological Water Quality and Water Utilities)

The Transport Appraisal and Strategic Flood Risk Assessment will also inform the infrastructure assessment.

In addition, the Place Reports consider Local Living and therefore Food Access is identified as an additional area of infrastructure that will be considered as part of the site appraisals.

Appendix 1 contains the infrastructure criteria that will be considered in appraising sites.

### Deliverability

NPF4 provides a definition of Deliverable Land: Land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the Deliverable Housing Land Pipeline.

The Local Development Plan Guidance states the following with regards the deliverability of sites:

- All sites proposed to be allocated for development in plans should have been assessed for their deliverability through the site appraisal process. (paragraph 154)
- Proposed allocated sites should be free of constraints as far as possible. Where constraints exist, sites can still be regarded as deliverable providing that the Delivery Programme sets out how constraints will be removed and the timeframe expected for this. (paragraph 155)
- Where sites are to be allocated for new homes, they should be confirmed as deliverable. This means that land allocated for new homes should be free of constraints. However, where constraints exist, sites can be regarded as deliverable,

providing that the Delivery Programme evidences potential to enable delivery, including how constraints will be removed and the timeframe expected for this. (Proposed Plan advice for Policy 16. Quality Homes (page 129))

Appendix 2 contains the criteria that will be considered in appraising sites of all land uses. The Call for Sites requires information to demonstrate deliverability. The site appraisal process will also allow mitigation for sites to be determined and the information required to produce the Delivery Programme and the site brief for each site noting how constraints will be removed.

### Spatial Strategy

A spatial strategy signals the direction of future spatial change in an area and actively guides development to locations that create and shape places. It reflects the social, economic and environmental backdrop to the area and also considers the systems and networks of the existing city and future infrastructure requirements. But it is not limited simply to purely tangible attributes. Current trends and future aspirations of an area – gathered through monitoring, public consultation and stakeholder evidence – are also captured and expressed spatially through policy designations aimed at directing the location and design of new development, preserving and enhancing areas of environmental importance and regenerating areas in transition or decline.

Glasgow's current City Development Plan (CDP) 2017 spatial strategy has been designed to ensure that the right development for the city, happens in the right place. It recognises Glasgow's place in the wider city region and identifies key strategic locations for new development. Appendix 3 outlines the existing CDP spatial strategy requirements.

A new spatial strategy is being developed as part of the Proposed Plan. This is likely to carry forward many elements of the existing spatial strategy and will also take account of the spatial aspects of the Scottish Government's recently published NPF4 (February 2023), as well as the Regional Spatial Strategy for Glasgow City Region and Local Place Plans (as and when they become available).

NPF4 promotes six spatial principles - just transition; conserving and recycling assets; local living; compact urban growth; rebalanced development; and rural revitalisation. By applying these spatial principles, the national spatial strategy supports the planning and delivery of:

- Sustainable places, where we reduce emissions, restore and better connect biodiversity;
- Liveable places, where we can all live better, healthier lives; and
- Productive places, where we have a greener, fairer and more inclusive wellbeing economy.

NPF4 has identified 18 national developments throughout Scotland, including single large-scale projects and networks of several smaller scale proposals that are collectively nationally significant. Ten of these national developments are relevant to Glasgow (as detailed in Appendix 3) and the new spatial strategy must identify and support them.

NPF4 outlines the following regional spatial priorities for Central Region (which includes Glasgow City):

- Provide net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.
- Pioneer 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.
- Target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.

NPF4 also sets a Minimum All-Tenure Housing Land Requirement (MATHLR) of 21,350 homes for Glasgow. The CDP2 Evidence Report sets a Local Housing Land Requirement of land for 22,569 homes.

Given that the new spatial strategy is in the early stages of development, the Site Appraisal Methodology will assess whether *proposals* accord in principle with the existing spatial strategy for Glasgow and their potential to contribute positively to the spatial principles, national developments and regional spatial priorities set out in NPF4 (as listed in Appendix 3).

Considering the spatial strategy as part of the Site Appraisal process will mean that, as well as assessing individual site-specific considerations, the site appraisals can examine the relationship between, and cumulative impacts of, sites at a strategic level. Site assessments will therefore be based, not only on their immediate environmental implications or infrastructure requirements, but also on how they contribute to the overall spatial vision for the city and the creation of sustainable, liveable and productive places.

Appendix 3 sets out the above elements in order to assess whether a proposal meets the relevant requirements of the existing Spatial Strategy.

## Overall Appraisal of Sites

To appraise the suitability of sites and group the sites for the purposes of allocation in CDP2 and inclusion on the Housing Delivery Pipeline, a 'red', 'amber' 'green' (RAG) scoring approach will be applied to each site.

Red	<ul style="list-style-type: none"> <li>• The site does not contribute positively to the CDP 2017 Spatial Strategy or NPF4 spatial principles/priorities.</li> <li>• Proposal is not compatible with international or national historic and/or natural environment designation.</li> <li>• Where the significance of constraints means that it is not clear that mitigation is possible.</li> </ul>
Amber	<ul style="list-style-type: none"> <li>• The site contributes positively to the CDP 2017 Spatial Strategy and NPF4 spatial principles/priorities.</li> <li>• Mitigation is required to address constraints and a delivery plan is required setting out the extent of the mitigation and therefore timescales for delivery of the site.</li> </ul>
Green	<ul style="list-style-type: none"> <li>• The site contributes positively to the CDP 2017 Spatial Strategy and NPF4 spatial principles/priorities.</li> <li>• No obvious constraints which require mitigation.</li> </ul>

## Site Appraisal Approach

The following approaches are being used to gather information for the Site Appraisals:

### GIS based desktop study

GIS is being used to appraise the sites. GIS based data relating to the criteria set out in Appendices 1, 2 and 3 will assist in appraisal of these criteria.

### Site Visits

Site visits are regularly carried out as part of the Housing Land Audit and Business Land Audit process and for other functions delivered by the Planning Service. These site visits provide information and additional site visits will be carried out as required to produce the site appraisals.

### Consultation

Information is gathered from site owners and developers via the following:

- Housing Land Audit – Annual consultation process on the sites.
- Call for Sites – Form requests information on sites submitted.
- Partnership working on key locations and masterplan areas.
- Discussion with landowners.
- Development Industry workshops held throughout CDP2 process.

Key agencies and infrastructure providers will be invited to input into the appraisal of sites.

This information will be used to populate the site brief template (appendix 3).

Information will be shared with site promoters following the application of the site appraisal methodology.

## Site Briefs and Allocating Sites

Following the above process, preferred options deemed to be in accordance with the CDP2 spatial strategy will be allocated in CDP2 as part of Place Policies (City Centre, River Clyde, North East, North West, South).

## Appendix 1 – SEA – Environment and Infrastructure Criteria

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
Population	<ul style="list-style-type: none"> <li>To avoid population decline in furtherance of maintaining sustainable communities and protecting the viability of local services and economies.</li> <li>To encourage in-migration through providing a range of employment, educational, leisure / entertainment and housing opportunities.</li> <li>To facilitate placemaking (placemending) through housing led regeneration that provides quality of life benefits to residents and neighbourhoods in line with the Place Principle and underpinned by the six Qualities of Successful Places.</li> <li>To provide a range of housing sizes, types and tenures available to communities.</li> <li>To maintain a supply of land suitable for housing and employment uses.</li> </ul>	<ul style="list-style-type: none"> <li>CDP-3 Employment Land</li> <li>CDP-4 Network of Centres.</li> <li>SIMD most deprived 20%</li> <li>Employment and retail sites (800m buffer)</li> <li>Demographic data – ONS, LHS, HLA etc</li> <li>School catchment area capacities – merged (Denominational and Non-Denominational)</li> <li>Education buffers (walkability – 800m primary / 1,200m secondary, primary school bus - 1.2 mile and secondary school bus - 2.2 mile)</li> <li>Public transport accessibility zones / local connectivity analysis</li> <li>Proximity to library and/or learning centre, community centre, sports and recreation, leisure centre, sports centre or swimming pool</li> </ul>
Human Health and Wellbeing	<ul style="list-style-type: none"> <li>To provide ready access to useable public open space within adopted Open Space Strategy standards.</li> <li>To improve the urban and natural environments through regeneration and placemending in line with the Place Principle and underpinned by the six Qualities of Successful Places.</li> <li>To reduce the amount of Vacant and Derelict Land.</li> <li>To provide safe and attractive active travel connections.</li> <li>To provide access to local facilities such as GP practices / dentists.</li> <li>To avoid negatively impacting on residential amenity including noise, vibration, dust, odour and light.</li> <li>To provide sports and recreational opportunities within walkable distances.</li> </ul>	<ul style="list-style-type: none"> <li>Community spaces within 400m</li> <li>Community spaces to score at least 75% on quality assessment.</li> <li>Access to allotments at a ward level</li> <li>Access to community spaces at a ward level</li> <li>Access to outdoor sports within 800m</li> <li>Public Right of Way within 400m</li> <li>Core path network within 100m</li> <li>Cycling routes (The City Network) within 400m</li> <li>The Avenues and Avenues plus network</li> <li>Liveable Neighbourhoods improvements (Tranche 1 and 2)</li> <li>GPs surgeries / Health Centres within 800m</li> <li>Dentists within 800m</li> <li>Pharmacies within 800m</li> <li>Quiet Area</li> </ul>

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
		<ul style="list-style-type: none"> <li>• Noise Management Area</li> <li>• GCC Waste / recycling centres / transfer stations</li> <li>• VDL</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• To maintain and improve air quality.</li> <li>• To reduce emissions of key pollutants.</li> <li>• To encourage car-free developments in areas of high public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• AQMA</li> <li>• LEZ</li> <li>• Public transport accessibility zones / local connectivity analysis</li> <li>• Existing Restricted or Controlled Parking Zones</li> <li>• Retail centres 800m buffer</li> </ul>
Water Environment	<ul style="list-style-type: none"> <li>• To protect and enhance the ecological status of the water environment.</li> <li>• To strengthen resilience to flood risk and reduce the vulnerability of existing and future development to flooding using SuDS and other measures.</li> <li>• To provide adequate drainage</li> <li>• To provide adequate sewerage capacity (SW foul).</li> <li>• To facilitate creation of a climate-adaptive River Clyde corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Surface flooding</li> <li>• River flooding</li> <li>• Coastal flooding</li> <li>• Sewer flooding (SENSITIVE)</li> <li>• Scottish Water feedback (SENSITIVE)</li> </ul>
Soils	<ul style="list-style-type: none"> <li>• To safeguard and improve key soil types in quality and quantity, including protecting carbon-rich soils, and restoration of peatlands.</li> <li>• To minimise disturbance to soils from development.</li> <li>• To facilitate the reuse of vacant and derelict buildings or land.</li> </ul>	<ul style="list-style-type: none"> <li>• Peat / carbon rich soils</li> <li>• Prime agricultural land</li> <li>• Contaminated land (SENSITIVE)</li> <li>• VDL</li> <li>•</li> </ul>
Landscape and Geodiversity	<ul style="list-style-type: none"> <li>• To protect designated landscapes and views.</li> <li>• To protect and enhance the character, diversity and unique qualities of the landscape and geodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>• Sites of Special Landscape Importance</li> <li>• Green network – corridors within 20m buffer</li> <li>• Woodland within 10m buffer</li> <li>• TPOs within 10m buffer</li> <li>• SSSI within 50m buffer</li> <li>• Ancient, long-established or semi-natural woodland within 10m buffer</li> <li>• LNRs within 50m buffer</li> </ul>

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
		<ul style="list-style-type: none"> <li>• SINC's within 20m buffer</li> <li>• Nature Networks within 20m buffer</li> <li>• Antonine's Wall UNESCO site buffer zone</li> <li>• Geodiversity features and buffer</li> <li>• Green Belt</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.</li> </ul>	<ul style="list-style-type: none"> <li>• SSSI within 50m buffer</li> <li>• LNRs within 50m buffer</li> <li>• SINC's within 20m buffer</li> <li>• Ponds, open water etc</li> <li>• Nature networks within 20m buffer</li> <li>• Woodland within 10m buffer</li> <li>• Ancient, long-established or semi-natural woodland within 10m buffer</li> <li>• TPOs within 10m buffer</li> <li>• Green Corridors – corridors within 20m buffer</li> <li>• 7 Lochs Wetland Park</li> <li>• Water Vole Trigger map area</li> </ul>
Historic Environment and Placemaking	<ul style="list-style-type: none"> <li>• To protect and enhance historic environment assets and their settings.</li> <li>• To make the historic environment more climate resilient and to reduce emissions from the historic environment.</li> <li>• To help deliver placemaking or 'placemending' opportunities including retention and repair of historic environment assets in line with the Place Principle and underpinned by the six Qualities of Successful Places.</li> </ul>	<ul style="list-style-type: none"> <li>• Listed buildings within 50m buffer</li> <li>• Conservation Areas within 50m buffer</li> <li>• Historic Gardens and Designed within 50m buffer</li> <li>• Ancient Scheduled monuments – 50m trigger buffer (WoSAS)</li> <li>• Buildings at Risk Register (SENSITIVE)</li> <li>• Antonine's Wall UNESCO site buffer zone</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• To ensure that new development utilises existing material assets sustainably and secures sufficient sustainable infrastructure to meet future development needs.</li> <li>• To avoid adversely impacting on material assets including existing safeguarded land and infrastructure protected from inappropriate development or detrimental development encroachment.</li> </ul>	<ul style="list-style-type: none"> <li>• LHEES Indicative Heat Zone</li> <li>• GCC Waste / recycling centres / transfer stations</li> <li>• GCC Flood attenuation land safeguarding (NFM)</li> <li>• Subway stations and tunnels and park and ride</li> <li>• Bus stations</li> <li>• Heavy rail and park and ride network</li> <li>• Public Right of Way</li> </ul>

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
	<ul style="list-style-type: none"> <li>• To promote the principles of the circular economy.</li> <li>• To investigate matching potential heat supply with potential heat demand utilising Indicative Heat Zones.</li> <li>• To facilitate upgrading of existing and helping deliver new recycling and waste management facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Core path network</li> <li>• Cycling routes (The City Network)</li> <li>• The Avenues and Avenues plus network</li> <li>• Liveable Neighbourhoods improvements (Tranche 1 and 2)</li> <li>• Glasgow Airport buffer zone</li> <li>• HSE Hazardous Sites and Outer Cordons</li> <li>• Licenced Landfill</li> <li>• High pressure gas safety zone</li> <li>• High tension electricity safety zone</li> <li>• SEPA waste points</li> <li>• Overhead power lines</li> <li>• CDP-11 Sustainable Transport (Safeguarded transport infrastructure)</li> <li>• Coal Authority – High Risk Areas</li> <li>• Coal Authority – Low Risk Areas</li> </ul>
Climate	<ul style="list-style-type: none"> <li>• To increase resilience and adaptation to the consequences of a changing climate.</li> <li>• To reduce GHG emissions in furtherance of meeting Scotland’s emissions reduction target of net zero by 2045.</li> </ul>	<p>Due to the holistic approach required for delivering emissions reductions actions and the unbounded nature of effects, said mitigation transcends attribution at a practical assessment level to the Climate Receptor heading.</p> <p>In lieu, a synthesis of multiple tested proxy objectives selected from this matrix and deemed appropriate for furthering the ambitions of the Adaptation / Climate Plan will be employed by using the below 19no. selected objectives.</p> <p><i>Health and Wellbeing</i></p> <p>4. To provide ready access to useable public open space within adopted Open Space Standards.</p> <p>5. To provide safe and attractive active travel connections.</p>

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
		<p>6. To provide access to local facilities such as GP practices / dentists.</p> <p><i>Air Quality</i></p> <p>10. To encourage car-free developments in areas of high public transport accessibility.</p> <p><i>Soils</i></p> <p>11. To safeguard and improve key soil types in quality and quantity, including protecting carbon-rich soils, and restoration of peatlands.</p> <p>13. To facilitate the reuse of vacant and derelict buildings or land.</p> <p><i>Water Environment</i></p> <p>14. To protect and enhance the ecological status of the water environment.</p> <p>15. To strengthen resilience to flood risk and reduce the vulnerability of existing and future development to flooding using SuDS and other measures.</p> <p>16. To provide adequate drainage</p> <p>17. To provide adequate sewerage capacity (SW foul).</p> <p>18. To facilitate creation of a climate-adaptive River Clyde corridor.</p> <p><i>Landscape and Geodiversity</i></p> <p>19. To protect designated landscapes and view</p> <p>20. To protect and enhance the character, diversity and unique qualities of the landscape and geodiversity.</p> <p><i>Biodiversity</i></p> <p>21. To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.</p> <p><i>Historic Environment and Placemaking</i></p> <p>23. To make the historic environment more climate resilient and to reduce emissions from the historic environment.</p>

SEA Receptor	SEA Policy Objectives	List of baseline Environmental Protection layers for site assessment
		<p><i>Material Assets</i></p> <p>25. To ensure that new development utilises existing material assets sustainably and secures sufficient sustainable infrastructure to meet future development needs and promote the principles of circular economy.</p> <p>26. To avoid adversely impacting on material assets including existing safeguarded land and infrastructure protected from inappropriate development or detrimental development encroachment.</p> <p>28. To investigate matching potential heat supply with potential heat demand utilising Indicative Heat Zones.</p> <p>29. To facilitate upgrading of existing and helping deliver new recycling and waste management facilities.</p>

## Appendix 2 – Deliverability Criteria

CRITERIA	RATIONALE	METHOD
<b>Ownership</b>	Owner able to bring forward site for development.	<p>Who is the owner?</p> <ul style="list-style-type: none"> <li>• Is the owner a developer?</li> <li>• Is site to be marketed for sale to developer?</li> </ul> <p>Willingness of owner to deliver the site?</p> <ul style="list-style-type: none"> <li>• Site part of business plan for delivery?</li> <li>• Site submitted by the owner for delivery?</li> <li>• Planned timescales for delivery?</li> </ul>
<b>Marketability</b>	Site can be marketed for sale or has RSL delivery.	<p>Housing Sites:</p> <ul style="list-style-type: none"> <li>• Level of market demand in the area?</li> <li>• Is the site to be marketed for private sale?</li> <li>• Is a RSL the lead builder?</li> <li>• Are there adjacent sites which may increase options for development?</li> </ul> <p>Business Sites:</p> <ul style="list-style-type: none"> <li>• When is the site expected to be developed?</li> </ul>
<b>Viability</b>	Site financials can stack up / profitable for development industry.	<ul style="list-style-type: none"> <li>• Is the site in a high or low land value area?</li> <li>• Does the site have physical abnormalities e.g. protected species, contamination, mining, Japanese knotweed?</li> <li>• Is public funding required to bring the site forward, e.g. for physical abnormalities, infrastructure?</li> <li>• Has funding been identified?</li> </ul>
<b>Access</b>	To ensure the site can be accessed and costs associated are identified.	<ul style="list-style-type: none"> <li>• Does site access belong to the site owner?</li> <li>• Is a third party involved and have a formal agreement been put in place?</li> <li>• Is a ransom strip existing?</li> </ul>

## Appendix 3 – Spatial Strategy Assessment

City Development Plan Spatial Strategy Requirements	Method – data layers and criteria
1. Meets the requirements of SDFs and LDFs.	<ul style="list-style-type: none"> <li>• Site in SDF or LDF area</li> <li>• Compatible with SDF/LDF proposals and recommendations</li> </ul>
2. Protects and promotes the city centre’s diverse functions and role as the sustainable regional centre of the West of Scotland.	<ul style="list-style-type: none"> <li>• Site in city centre,</li> <li>• Site in principal retail / office area</li> <li>• Contributes towards doubling of the population of the city centre to 40,000 people by 2032.</li> </ul>
3. Supports the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas.	<ul style="list-style-type: none"> <li>• Site located within: Clyde Mission, Clyde Gateway, Clyde Waterfront</li> <li>• Compatible with River Clyde Development Corridor SDF proposals and recommendations</li> </ul>
4. Protects and reinforces town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, education and healthcare facilities.	<ul style="list-style-type: none"> <li>• Town Centre site</li> <li>• Generates additional footfall</li> </ul>
5. Supports the regeneration and redevelopment of key housing investment areas.	<ul style="list-style-type: none"> <li>• Located within: <ul style="list-style-type: none"> <li>○ Transformational Regeneration Area (TRA)</li> <li>○ Community Growth Areas (CGA)</li> <li>○ Strategic Housing Investment Plan (SHIP) site</li> </ul> </li> </ul>
6. Promotes brownfield sites in preference to greenfield sites.	<ul style="list-style-type: none"> <li>• Brownfield land</li> </ul>
7. Prioritises the remediation and reuse of vacant and derelict land.	<ul style="list-style-type: none"> <li>• Vacant and Derelict land</li> </ul>
8. Focuses economic development in Strategic Economic Investment Locations, Economic Development Areas, town centres and other appropriate sustainable locations.	<ul style="list-style-type: none"> <li>• Business proposal located within: <ul style="list-style-type: none"> <li>○ Strategic Economic Investment Locations</li> <li>○ Economic Development Areas</li> <li>○ town centres</li> </ul> </li> <li>• Supports the growth and development of the Innovation Districts at GRID and GCID</li> </ul>
9. Contributes to the development of vibrant and accessible residential neighbourhoods.	<ul style="list-style-type: none"> <li>• Proximity to: <ul style="list-style-type: none"> <li>○ Subway stations and park and ride</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Heavy rail and park and ride network</li> <li>○ Public transport accessibility zones / local connectivity analysis</li> <li>○ Public Right of Way within 100m</li> <li>○ Core path network within 100m</li> <li>○ Cycling routes (The City Network) within 100m</li> <li>○ The Avenues and Avenues plus network</li> <li>○ Liveable Neighbourhoods improvements (Tranche 1 and 2)</li> </ul> <ul style="list-style-type: none"> <li>● Contributes towards local living</li> </ul>
10. Supports higher residential densities in sustainable locations.	<ul style="list-style-type: none"> <li>● Housing site</li> <li>● Contributes to higher density in proximity to public transport</li> <li>● Compatible with tall buildings guidance (where applicable)</li> </ul>
11. Protects and enhances the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure.	<ul style="list-style-type: none"> <li>● Site within urban area</li> <li>● Site proposed includes green infrastructure / has potential to include green infrastructure</li> </ul>
12. Meets the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme.	<ul style="list-style-type: none"> <li>● Contributes towards MGSDP objectives of: <ul style="list-style-type: none"> <li>○ Flood risk reduction</li> <li>○ River water quality improvement</li> <li>○ Enabling economic development</li> <li>○ Habitat Improvement</li> <li>○ Integrated Investment Planning – Drainage – waste and surface water</li> </ul> </li> </ul>
13. Supports the use and improved access to the City's waterways for a range of uses including leisure, transport, drainage and nature conservation.	<ul style="list-style-type: none"> <li>● Site adjacent to river or canal and improves access / use / natural habitats.</li> </ul>
14. Protects open space and provides for the development and expansion of the multi-functional green/blue network.	<ul style="list-style-type: none"> <li>● Site outwith: <ul style="list-style-type: none"> <li>○ Open Space</li> <li>○ Natural environment designations</li> </ul> </li> <li>● Site proposed includes green/blue infrastructure / has potential to include green/blue infrastructure</li> </ul>
15. Contributes towards the development of an active travel network and enhanced public transport accessibility within and between neighbourhoods, town centres and major employment	<ul style="list-style-type: none"> <li>● Proximity to: <ul style="list-style-type: none"> <li>○ Subway stations and park and ride</li> </ul> </li> </ul>

<p>destinations and reflects National Transport Strategy 2, particularly the sustainable travel and investment hierarchies.</p>	<ul style="list-style-type: none"> <li>○ Heavy rail and park and ride network</li> <li>○ Public transport accessibility zones / local connectivity analysis</li> <li>○ Public Right of Way within 100m</li> <li>○ Core path network within 100m</li> <li>○ Cycling routes (The City Network) within 100m</li> <li>○ The Avenues and Avenues plus network</li> <li>○ Liveable Neighbourhoods improvements (Tranche 1 and 2)</li> </ul>
<p><b>NPF4 Spatial Strategy Requirements:</b> Does the proposal deliver or contribute towards the delivery of a National Development?</p>	<p><b>Method – data layers and criteria</b></p>
<ul style="list-style-type: none"> <li>● Pumped Hydro Storage (Scotland wide)</li> <li>● Strategic Renewable Electricity Generation and Transmission Infrastructure (Scotland wide)</li> <li>● Circular Economic Materials Management Facilities (Scotland wide)</li> <li>● Urban Sustainable, Blue and Green Surface Water Management Solutions (Edinburgh and Glasgow)</li> <li>● Urban Mass/Rapid Transit Networks (Aberdeen, Edinburgh and Glasgow)</li> <li>● Central Scotland Green Network</li> <li>● National Walking, Cycling and Wheeling Network (Scotland Wide)</li> <li>● Digital Fibre Network (Scotland wide)</li> <li>● Clyde Mission</li> <li>● High Speed Rail</li> </ul>	<ul style="list-style-type: none"> <li>● Contributes towards or located in one or more of these National Developments.</li> </ul>
<p><b>NPF4 Spatial Strategy Requirements:</b> Does the proposal contribute towards the delivery of the Regional Spatial Priorities for Central Region?</p>	<p><b>Method – data layers and criteria</b></p>
<ul style="list-style-type: none"> <li>● Provides net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.</li> </ul>	<ul style="list-style-type: none"> <li>● Contributes to / has the potential to contribute to heat networks</li> <li>● Site proposed includes green infrastructure / has potential to include green infrastructure</li> <li>● Connects to active travel network</li> </ul>

	<ul style="list-style-type: none"> <li>Public transport accessibility zones / local connectivity analysis</li> <li>Does not upgrade capacity on the road network</li> </ul>
<ul style="list-style-type: none"> <li>Pioneers 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.</li> </ul>	<ul style="list-style-type: none"> <li>Public transport accessibility zones / local connectivity analysis</li> <li>Housing Site – contribute towards Local Housing Land Requirement of land for 22,000 homes.</li> <li>School catchment area capacities – merged (Denominational and Non-Denominational)</li> <li>Education buffers (walkability – 800m primary / 1200m secondary, primary school bus - 1.2 mile and secondary school bus - 2.2 mile)</li> <li>Proximity to library and/or learning centre, community centre, sports and recreation, leisure centre, sports centre or swimming pool</li> <li>Employment and retail sites (800m buffer)</li> <li>Community spaces within 400m</li> <li>Access to allotments at a ward level</li> <li>Access to outdoor sports within 800m</li> <li>GPs surgeries / Health Centres within 800m</li> <li>Dentists within 800m</li> <li>Pharmacies within 800m</li> <li>Access to food / supermarket</li> </ul>
<ul style="list-style-type: none"> <li>Targets economic investment and builds community wealth to overcome disadvantage and support a greener wellbeing economy.</li> </ul>	<ul style="list-style-type: none"> <li>Contributes the growth and development of the Strategic Economic Investment Locations, Economic Development Areas, the Innovation Districts at GRID and GCID and town centres</li> <li>Reflects community wealth principles</li> </ul>
<p><b>NPF4 Spatial Strategy Requirements:</b> Does the proposal comply with NPF4 Spatial Principles?</p>	<p><b>Method – data layers and criteria</b></p>
<p>Just transition</p> <ul style="list-style-type: none"> <li>Facilitates transition to net zero fairly and inclusively.</li> </ul>	<ul style="list-style-type: none"> <li>SIMD – contributes towards reducing deprivation</li> <li>Offers community benefits</li> <li>Provides renewable energy</li> </ul>
<p>Conserving and recycling assets:</p> <ul style="list-style-type: none"> <li>Productive use of existing buildings, places, infrastructure and services.</li> </ul>	<ul style="list-style-type: none"> <li>Reuse of building / building at risk</li> <li>Proximity of existing infrastructure – transport, education, health, blue/green, community facilities, utilities, energy / heat</li> </ul>

<ul style="list-style-type: none"> <li>• Locks in carbon, minimises waste and builds a circular economy.</li> </ul> <p>Local Living</p> <ul style="list-style-type: none"> <li>• People can easily access services, greenspace, learning, work and leisure locally.</li> </ul>	<ul style="list-style-type: none"> <li>• Reflects circular economy principles</li> <li>• School catchment area capacities – merged (Denominational and Non-Denominational)</li> <li>• Education buffers (walkability – 800m, primary school bus - 1.2 mile and secondary school bus - 2.2 mile)</li> <li>• Public transport accessibility zones / local connectivity analysis</li> <li>• Proximity to library and/or learning centre, community centre, sports and recreation, leisure centre, sports centre or swimming pool</li> <li>• Employment and retail sites (800m buffer)</li> <li>• Community spaces within 400m</li> <li>• Access to allotments at a ward level</li> <li>• Access to outdoor sports within 800m</li> <li>• GPs surgeries / Health Centres within 800m</li> <li>• Dentists within 800m</li> <li>• Pharmacies within 800m</li> <li>• Access to food / supermarket</li> </ul>
<p>Compact urban growth</p> <ul style="list-style-type: none"> <li>• Limits urban expansion in order to optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant and Derelict land</li> <li>• Within urban area</li> <li>• Greenfield site – use contributes towards carbon storage, flood risk management, blue and green infrastructure and biodiversity</li> </ul>
<p>Rebalanced development</p> <ul style="list-style-type: none"> <li>• Creates opportunities for communities and investment in areas of past decline.</li> <li>• Manages development sustainably in areas of high demand.</li> </ul>	<ul style="list-style-type: none"> <li>• SIMD – contributes towards reducing deprivation</li> <li>• Offers community benefits</li> <li>• Density and design compatible with surrounding area</li> </ul>

Appendix 4 – Site Brief Template

<b>Site Reference Number</b>
<b>Site Address</b>

<b>Ward:</b>		<b>Site Reference:</b>		<b>Site Area:</b>	
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**Location map: [Showing GIS CDP mapping for site]**

**Aerial photograph:**

<b>Existing land use(s):</b>		<b>Source of site:</b>	
<b>Proposed land use(s):</b>		<b>Owner:</b>	
<b>Is the site Brownfield or Greenfield?</b>		<b>Developer:</b>	
		<b>Indicative Capacity:</b>	

<b>Site Description:</b>	
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<b>Planning History:</b>	
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## Site Appraisal

### SEA: scoring and commentary

Population	++	<i>Comments to be inserted</i>
Health and Wellbeing	+	
Air Quality	0	
Soils	0	
Water Environment	+	
Biodiversity	+/?	
Landscape and Placemaking	++	
Historic Environment	+	
Material Assets	0	
Climate	-	

SEA Commentary. This will be the site level and cumulative plan level (as far as can be ascertained) commentary indicating the physical and environmental constraints of the site and the mitigations, potential enhancements and contributions required to make the site acceptable and deliver positive effects.

### Infrastructure:

This section is to identify the necessary infrastructure to make the site acceptable and address known cumulative impacts of developing the site.

Blue Green Infrastructure (including Open Space)	
Community Facilities	
Education	
Energy and Heat Utilities	

Flooding (SFRA)	
Food / Supermarkets	
Health	
Transport (Transport Appraisal)	
Water Utilities and Drainage	

<p><b>Deliverability:</b> This section is to note any issues regarding deliverability of the site. Note any studies / information available to support the site.</p>

### Spatial Strategy

<p>This section allows information to be provided as to how sites contribute to the CDP 2017 Spatial Strategy and NPF4 Spatial Principles/Priorities.</p>

### Overall Rating, Delivery Period, Capacity

<b>Overall Rating:</b>	Red/Amber /Green
<b>Post Adoption Delivery Period:</b>	Years 1-3, 4-6, 7-10, 11+
<p><b>Final Indicative Capacity:</b> This is likely to be the same as noted above, however the appraisal may determine it should change.</p>	commercial areas ( <i>sqm</i> ) or housing capacities ( <i>dwellings</i> )

<b>Justification for Allocation or Non-Allocation</b>

### Site Policy and Key Requirements for inclusion in CDP2

- This list should use the above information to produce a site-specific policy for DM /development industry including necessary deliverables such as – conditions, obligations, site specific design policy (*depending on scale of development – may include requirement for Masterplan*), electronic links to other relevant topic policies if required
- Must be site specific i.e. if would apply to every site this would be covered by the relevant topic policy.