

GLASGOW CITY DEVELOPMENT PLAN

**TABLE OF:
Modifications made to the Proposed Plan; and
Modifications not made and associated explanations
FOLLOWING RECEIPT OF EXAMINATION REPORT**

November 2016

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
1 Introduction, Glossary & General/ Miscellaneous	3	<p>Modify The Glossary of the Proposed Plan as follows: Add the following abbreviations to the existing definitions:</p> <ul style="list-style-type: none"> • <i>Combined Heat and Power (CHP)</i> • <i>Local (Glasgow) Housing Strategy (GHS)</i> • <i>Low and Zero Carbon Generating Technologies (LZCGT)</i> • <i>The Metropolitan Glasgow Strategic Drainage Partnership (MGSDP)</i> • <i>National Planning Framework (NPF)</i> • <i>Potential Vulnerable Area (PVA)</i> • <i>Strategic Economic Investment Location (SEIL)</i> • <i>Sustainable Urban Drainage System (SUDS)</i> • <i>Surface Water Management Plan (SWMP)</i> • <i>Transport Assessment (TA)</i> • <i>Travel Plan (TP)</i> <p>Add the following new entries: <i>Scottish Planning Policy (SPP) - Published on 23 June 2014, SPP sets out national planning policies for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to, amongst other things, the preparation of development plans.</i></p> <p><i>Glasgow and the Clyde Valley Strategic</i></p>	<p>Modify as per Reporter's Recommendation but, for accuracy, change "Potential Vulnerable Area" to "Potentially Vulnerable Area"</p>	

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		<p><i>Development Plan (GCVSDP) - The GCVSDP was approved with modifications by Scottish Ministers on 29 May 2012. It sets out a development strategy for the next 20 years outlining where new development should be located and provides a policy framework to help deliver sustainable economic growth, shape good quality places and enhance the quality of life in the Glasgow and the Clyde Valley city region.</i></p> <p><i>Gross Value Added (GVA) - A measure of the value of goods and services produced in an area, industry or sector of an economy.</i></p> <p><i>Glasgow Economic Leadership (GEL) - GEL was established in 2011 to provide independent leadership and direction to economic development activity in Glasgow and to champion the implementation of the recommendations made by the Glasgow Economic Commission.</i></p> <p><i>National Health Service (NHS) - The four publicly funded health care systems in the countries of the UK are referred to as the NHS. These systems, primarily funded through central taxation, provide a comprehensive range of health services, the vast majority of which are free at the point of use for people legally resident in the United Kingdom.</i></p> <p><i>International Financial Services District (IFSD) - Since its launch in 2001, Glasgow's IFSD has created a highly attractive</i></p>		

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		<p><i>environment for indigenous and overseas firms in finance and related sectors. The IFSD, located in the south-western sector of the City Centre, is driven by a partnership between the public and private sectors. Over £1 billion investment has been secured to date (over 90% from the private sector) with over 15,500 net new jobs moving into the District through new investment, expansion or diversified development.</i></p> <p><i>Higher and Further Education Sector (HFE) - Further education relates to courses taken at college, excluding degree level courses. Further education tends to be work-focused (vocational) and is usually fully funded. Further education includes: National Qualifications, City and Guilds vocational courses, Access courses and Modules. Higher education relates to degree level education and can be taken at university or college. Higher education includes: Degrees, Higher National Certificates (HNC's), Higher National Diplomas (HND's) and Postgraduate courses such as PhDs.</i></p> <p><i>International Technology and Renewable Energy Zone (ITREZ) - Centred in Glasgow, ITREZ is Scotland's International Technology and Renewable Energy Zone. It aims to bring business and academia together by stimulating co-location, innovation, and investment in Scotland's offshore renewable energy sector.</i></p>		

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		<p><i>Petroleum Exploration and Development Licence (PEDL) - A UK Petroleum Exploration and Development licence (PEDL) allows a company to pursue a range of oil and gas exploration activities, subject to necessary drilling/development consents and planning permission.</i></p> <p><i>Glasgow and the Clyde Valley Green Network Partnership (GCVGNP) - The GCVGNP was established to oversee the development of the green network. The four themes of the Green Network Programme are health improvement, biodiversity and environment, stronger communities and enterprise development. The GCVGNP is involved in a number of projects in Glasgow such as Clyde Waterfront, Clyde Gateway, Seven Lochs Wetland Park and a number of smaller scale neighbourhood projects which encourage the creation and management of local greenspace.</i></p> <p><i>Open Space Strategy (OSS) - It is a requirement of local authorities that they undertake an open space audit and on the basis of it, prepare an OSS for their area. Work is currently ongoing to produce a draft Open Space Strategy for Glasgow, which will include open space standards for the City. The Open Space Strategy will be used to help deliver a better distribution of good quality, multifunctional open spaces that meet the needs of the City.</i></p>		

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		<p><i>Local Biodiversity Action Plan (LBAP) - LBAP's are seen as crucial for implementing the UK Biodiversity Action Plan at a local level. In Glasgow a local Steering Group, comprising some 18 partner organisations and Council services, has guided the development of the City's LBAP. Launched in September 2001, Glasgow's LBAP comprised an introductory booklet along with 9 Species Action Plans (SAP's) and 11 Habitat Action Plans (HAP's). A further 10 Action Plans were produced in September 2002, with more being planned for future publication.</i></p> <p><i>Local Nature Reserve (LNR) - Areas of at least locally important natural heritage, designated and managed by local authorities, to give people better opportunities to learn about and enjoy nature close to where they live.</i></p> <p><i>Flood Risk Management Act (FRM) - The Flood Risk Management (Scotland) Act 2009 was enacted on June 16, 2009. The Act introduces a more sustainable and modern approach to flood risk management, suited to the needs of the 21st century and to the impact of climate change. It creates a more joined up and coordinated process to manage flood risk at a national and local level.</i></p> <p><i>Drainage Impact Assessment (DIA) - A DIA is a report, prepared by a developer, which sets out the drainage issues relevant to a</i></p>		

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		<p><i>proposal where it is proposed to discharge surface water to a waterbody/watercourse.</i></p> <p><i>National Records of Scotland (NRS) - NRS was established on 1 April 2011, following the merger of the General Register Office for Scotland (GROS) and the National Archives of Scotland (NAS). NRS performs the registration and statistical functions of the Registrar General for Scotland, including responsibility for demographic statistics, census and archives.</i></p> <p><i>Housing Needs and Demand Assessment (HNDA) - The statutory basis for an HNDA is contained in the Housing (Scotland) Act 2001, which requires local authorities to carry out an assessment of housing provision and provision of related services and prepare, and submit to the Scottish Ministers, a Local Housing Strategy. The assessment of housing provision must include the nature and condition of the housing stock, the needs of persons in the area for housing accommodation, the demand for, and availability of, housing accommodation and the availability of housing accommodation designed or adapted for persons with special needs.</i></p> <p><i>Glasgow Housing Strategy (GHS) - Approved on 1st March 2012, GHS sets out the housing issues and priorities for Glasgow and provides a strategic framework for housing in all tenures. It represents a shared understanding</i></p>		

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		<p><i>developed in partnership with housing interests and stakeholders in the City.</i></p> <p><i>Site of Importance for Nature Conservation (SINC, L-SINC or C-SINC) - A SINC is a non-statutory designation given to a locally important area of nature conservation interest.</i></p> <p><i>Strategic Transport Appraisal Guidelines (STAG Appraisal) - STAG involves the appraisal of options which could potentially address identified transport problems and opportunities against a range of criteria, including value for money. The completion of a STAG study and production of the STAG Report should precede any application for planning consent or the production of development management Transport Assessments in support of developments.</i></p>		
2 City Profile & Context	17	<p>Modify paragraph 'River Clyde' on page 20 to read: <i>"River Clyde Support continued mixed use regeneration at Clyde Waterfront and Clyde Gateway, building on the success of the Commonwealth Games 2014."</i></p>	Modify as per Reporter's Recommendation	
3 Strategic Approach & Key Aims	22	<p>Modify the Proposed Plan by adding the following text at the end of the Context section of Policy CDP 2 (page 32): <i>"The proposed Strategic Development Frameworks and Local Development Frameworks will provide a spatial context for future development in specific areas of the City. By outlining a shared vision and</i></p>	Modify as per Reporter's Recommendation	

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		<i>future development intentions for the wider area, it is anticipated that the Frameworks will provide certainty for investment decisions including the delivery of existing regeneration priority areas."</i>		
		Modify the text supporting the Strategic Outcome 'A connected place to move around and do business in' to read: <i>"by improving accessibility for all citizens to employment, education, healthcare, shopping and leisure destinations, providing more sustainable travel options and creating an integrated and efficient transport network."</i>	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by adding the following definition to the Glossary to read: <i>"Sustainable Locations. Areas of the City where higher density development will be encouraged in order to make most efficient use of the City's infrastructure and services."</i>	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by adding the word 'accessible' to the 'thriving and sustainable place to live and work' strategic outcome to read: <i>"We want to achieve a City that is made up of sustainable, vibrant and distinctive places which are well-designed, accessible, safe, healthy and inclusive, and which provide for the City's growing and diverse population."</i>	Modify as per Reporter's Recommendation	
4 The Placemaking Principle	28	Modify Policy CDP5: Resource Management, by inserting new text after paragraph 2, to read: <i>"Development proposals in some parts of the City may be at risk from unstable</i>	Modify as per Reporter's Recommendation	

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		<p><i>ground, a legacy of previous mining works. The Coal Authority publishes maps of such areas and development proposals in these parts of the City may require to be accompanied by a Coal Report to help determine how development may best proceed."</i></p>		
		<p>Modify Policy CDP1, bullet point 10, to read: "<i>Promoting connectivity, active travel and public transport use rather than private car use</i>".</p>	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify Policy CDP1, bullet point 2, to read: "<i>Embedding community facilities and local shopping facilities in communities and recognising the needs of all members of society; (refer to Policies CDP4: Network of Centres)</i>".</p>	<p>Modify as per Reporter's Recommendation but change "Policies" to "Policy"</p>	
5 Air Quality	41	<p>Modify the 'car' box within the Environment Profile on page 14 of the Proposed Plan so that it reads: <i>"The Council has designated Air Quality Management Areas where air quality objectives are not being met."</i></p>	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify the City Challenges box on page 15 of the Proposed Plan to include a new bullet point, to read: <i>"tackling congestion and improving air quality"</i>.</p>	<p>Modify as per Reporter's Recommendation</p>	
6 Allotments & Growing Spaces	49	<p>Modify the text in the Environment Key Issues box in page 14 to include "<i>delivering access to better quality open spaces</i>" as a new issue.</p>	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify policy CDP1 by amending bullet point 3 of the second set of bullet points, to read:</p>	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>"creating healthy and more equitable environments and promoting healthy lifestyle opportunities, including opportunities for communities to grow food."</i></p> <p>Modify policy CDP2 by amending bullet point 15 to read: <i>"protect open space and provide for the development and expansion of the multi-functional green/blue network"</i>.</p> <p>Modify policy CDP 6 by including <i>"growing spaces"</i> in the list of functions set out in the first sentence of the fifth paragraph of the policy, and the first paragraph of the policy context.</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>	
7 Sustainable Spatial Strategy	61	Modify Policy CDP2 by amending bullet point 5 of Policy CDP2 to replace <i>"...for retail, leisure and business development and for community facilities;"</i> with <i>"...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, and education and healthcare facilities;"</i> .	Modify as per Reporter's Recommendation	
		Modify the suite of Directing Development diagrams within Policies CDP5, CDP6, CDP8 and CDP9 by the addition of a key and/or a short descriptive narrative which explains each diagram and either the removal or fading out of the (Spatial Strategy) background layer.	Modify as per Reporter's Recommendation	
		Modify the Glossary, by adding the following definition: <i>"Sustainable Locations Areas of the City where higher density</i>	Modify as per Reporter's Recommendation	

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		<i>development will be encouraged in order to make most efficient use of the City's infrastructure and services."</i>		
8 The Re-use of Vacant & Derelict Land	70	No modifications.	Accepted	
9 Local & Strategic Development Frameworks	73	Modify Figure 9 of the Proposed Plan to show an enlarged shaded indicative area for the Greater Easterhouse Strategic Development Framework to include Cranhill.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by adding the following text at the end of Context section of Policy CDP2 (page 32): <i>"The proposed Strategic Development Frameworks and Local Development Frameworks will provide a spatial context for future development in specific areas of the City. By outlining a shared vision and future development intentions for the wider area, it is anticipated that the Frameworks will provide certainty for investment decisions including the delivery of existing regeneration priority areas."</i>	Modify as per Reporter's Recommendation	
10 Economic Development	80	Carry out an early review of the Proposed Plan to reappraise the Economic Development Areas throughout the City, in accordance with the advice contained in paragraph 123 of Circular 6/2013: Development Planning.	The Council agrees to progress with an early review of the Plan which will focus on the key points identified in the Examination Report including the Economic Development Areas Review. It should be noted however, that the Council has undertaken an interim Economic Development Areas Review which it intends to progress with as part of supplementary guidance which will	

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			allow an updated policy position to be established in supplementary guidance in relation to certain 'Transition' Economic Development Areas. The interim review will not alter the status of any EDA designation, however it does inform a revision to the criteria for assessing proposals for non-Class 4, 5 and 6 development within these designations. This involves a less strict set of criteria for assessing alternative proposals in the Transition EDAs that have been identified in the Interim Review.	
		Modify policy CDP3 to incorporate a bullet point under "Promote economic growth by" which states " <i>supporting and encouraging existing employment-generating business and industry</i> ".	Modify as per Reporter's Recommendation	
		Modify the context section on page 36 of the Proposed Plan, by adding the suggested text to the final bullet point to read " <i>Better access to the internet, information technology and an improved active travel and public transport network for business and residents</i> "	Modify as per Reporter's Recommendation	
		Modify the boundary of the Economic Development Area affecting the Scottish Power site at Cathcart to remove the application site reference 14/01770/DC, where planning permission has been granted in principle for residential development, from the designation.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by removing the Economic Development Area designation at	Modify as per Reporter's Recommendation	

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		Port Dundas, but retain the masterplan designation shown on the Proposals Map.		
		Modify the Proposed Plan by excluding the extended site of the H057 housing land supply allocation from the adjoining Economic Development Area.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan to designate the Garscube Campus of the University of Glasgow as an Economic Development Area.	Modify as per Reporter's Recommendation	
11 Network of Centres	98	Modify the boundary of the Principal Retail Area to include the element of the North Cutting to the north of Cathedral Street.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by changing all references to 'Principal Retail Area' in the Policy and the Policy and Proposals Map to ' <i>Principal Retail and Commercial Area</i> '.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by amending the Byres Road Town Centre boundary to exclude the area of land north of Kersland Lane.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by extending the Bailieston Town Centre boundary to include the Morrisons store that is adjacent to the Centre as well as the strip of Greenspace in between the existing centre and the Other Retail and Commercial Leisure Centre designation.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan by extending the Barras Town Centre boundary to include the adjacent Morrisons store.	Modify as per Reporter's Recommendation	
		Modify the Proposed Plan to designate the Morrisons store at Crossmyloof as an Other Retail and Commercial Location on the Policy and Proposals Map.	Modify as per Reporter's Recommendation	

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		Modify the Proposed Plan to extend the Cardonald Local Town Centre designation to include the adjacent Morrisons store.	Modify as per Reporter's Recommendation	
		Modify Policy CDP4, Assessment of Development Proposals 1. Town Centres (fourth bullet point) as follows: <i>"Support public transport connections between Town Centres, as highlighted in Figure 9 of Policy CDP1: Sustainable Spatial Strategy, and also promote access to Major Town centres and local shopping facilities for peripheral communities."</i>	Modify as per Reporter's Recommendation but Figure 9 is within Policy CDP2, not CDP 1. For clarity, delete "CDP1" from proposed modification and replace with "CDP2".	
		Modify Policy CDP4 to remove the reference to "education" from the first bullet point under part 1 "Town Centres" of the Policy.	Modify as per Reporter's Recommendation	
12 Resource Management	131	Modify the Proposed Plan by replacing the second paragraph of policy CDP5 with: <i>"The council will require the potential developers of any proposals for onshore oil and gas production to undertake a risk assessment to determine impacts on local communities, neighbouring uses and the environment. The assessment should identify onsite activities that pose a potential risk and explain how measures will be used to monitor, manage and mitigate any identified risks to health, amenity and the environment. The assessment should inform the identification of buffer zones to protect sensitive receptors (including population, fauna, flora, soil, water, air, climatic factors, material assets, landscape, and the interrelationship between these factors) from unacceptable risks. Where</i>	Modify as per Reporter's Recommendation	Delete the final sentence of the 6 th paragraph of the context to policy CDP5 as it relates to the content of SPP 2010. Replace it with a new paragraph reflecting the terms of SPP 2014 and the modified plan, to read: "Scottish Planning Policy indicates that applicants should undertake a risk assessment of proposals for onshore oil and gas production to determine impacts on local communities, neighbouring uses and the

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		<p><i>proposed distances are considered inadequate planning permission will be refused. Supplementary Guidance will set out further detail on how this is to be undertaken."</i></p>		<p>environment. The assessment should identify onsite activities that pose a potential risk and explain how measures will be used to monitor, manage and mitigate any identified risks to health, amenity and the environment. The assessment should inform the identification of buffer zones to protect sensitive receptors (including population, fauna, flora, soil, water, air, climatic factors, material assets, landscape and the interrelationship between these factors) from unacceptable risks. Where proposed distances are considered inadequate planning permission will be refused."</p>
13 Green Belt & Green Network	143	<p>Modify the suite of Directing Development diagrams within CDP5, CDP6, CDP8 and CDP9 to better illustrate the key spatial implications for that particular policy area, by adding a key and/or a short descriptive narrative which explains each diagram and removing or fading out the (Spatial Strategy) background layer.</p>	<p>Modify by deleting the diagrams from the Plan altogether.</p> <p>Upon considering this modification it has been concluded that the diagrams do not contribute towards understanding of the plan's strategy and potentially could lead to confusion. On this basis it is the intention to remove the diagrams altogether. This would be consistent with the nature of</p>	

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			representations made to the Proposed Plan.	
		Modify the last sentence of paragraph 2 of Policy CDP6 to read " <i>Development that is likely to adversely impact on open spaces identified on the Council's Open Space Map and/or on the existing Green Network will not be supported unless it includes appropriate mitigation, as detailed in associated Supplementary Guidance.</i> "	Modify as per Reporter's Recommendation	
		Modify Policy CDP6 by adding text to the end of the third paragraph of the policy, to read: " <i>The contributions which may be sought from new development will reflect any requirements based on application of quality, quantity and accessibility standards, and identified local circumstances, as set out in the Open Space Strategy.</i> "	Modify as per Reporter's Recommendation	
		Modify the first sentence of the final paragraph of Policy CDP6 to refer to " <i>recreation and sport.</i> "	Modify as per Reporter's Recommendation	
14 Natural Environment	164	Modify Policy CDP7 by deleting the final sentence of paragraph 2 and replacing it with: " <i>Supplementary Guidance will provide further information on the level of protection afforded under each natural heritage designation within Glasgow and detail on the assessment of impact</i> ".	Modify as per Reporter's Recommendation	
		Modify the first bullet point of Policy CDP 7 to read: " <i>the purpose, integrity or character of areas designated for their landscape importance</i> ".	Modify as per Reporter's Recommendation	
		Modify Policy CDP7 by including new text after the final sentence of the policy, to read: " <i>The Scottish Government's Policy on</i>	Modify as per Reporter's Recommendation	

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		<p><i>Control of Woodland Removal states a strong presumption in favour of protecting Scotland's woodland resources. Woodland removal is likely to be acceptable only where it would achieve significant and clearly defined additional public benefits. Compensatory planting may be required. Supplementary Guidance will provide further guidance."</i></p>		
		<p>Modify the Proposed Plan by inserting new text at the end of the penultimate paragraph of Policy CDP7, to read: "<i>The detailed boundary of the Claypits LNR will be determined through a masterplanning process based on the outcomes of the charrette for the area.</i>"</p>	<p>Modify as per Reporter's Recommendation</p>	
<p>15 Water Environment</p>	<p>176</p>	<p>Modify the Aims section of Policy CDP8 by deleting the fourth bullet point and replacing it with two bullet points, to read:</p> <ul style="list-style-type: none"> • <i>"meet the requirements of the Flood Risk Management (Scotland) Act 2009 and Scottish Planning Policy 2014;</i> • <i>help deliver the Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) Scheme, a National Development in NPF3; and"</i> 	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify Policy CDP8 by replacing the first sentence of paragraph 5 with: "<i>For areas potentially at flood risk, the Council will require developers to consider the flood risk to their proposed development through a Flood Risk Assessment (FRA); and the impact of discharging surface water from the proposed development to any water body or wetland, through a Drainage Impact</i></p>	<p>Modify as per Reporter's Recommendation</p>	

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		<i>Assessment (DIA). Potential flood risk will be determined by a screening process, including consideration of the indicative flood risk maps produced by the Scottish Environment Protection Agency (SEPA) and the flood risk framework."</i>		
		Modify the final sentence of paragraph 6 of Policy CDP8 to read: <i>"Proposals for the formation of new culverts are unlikely to be acceptable - the limited circumstances where they may be will be set out in Supplementary Guidance".</i>	Modify as per Reporter's Recommendation	
		Modify the final sentence of paragraph 7 of Policy CDP 8 to read: <i>"Development proposals must also take account of relevant requirements in, for example, the City Centre Strategy and Action Plan 2014-2019, the Firth of Clyde Marine Spatial Plan and the statutory National Marine Plan and Regional Plan."</i>	Modify as per Reporter's Recommendation	
		Modify the last sentence of paragraph 8 of Policy CDP8 to read: <i>"Development proposed in a functional flood plain is unlikely to be acceptable. Development should only take place in a functional flood plain where it can be designed to be commensurate with potential flood risk, generally without the need to raise or defend land, and where it provides for appropriate compensatory storage. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity. Supplementary Guidance will be brought forward to provide further detail."</i>	Modify as per Reporter's Recommendation	

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		<p>Modify the final paragraph of Policy CDP8 to read: "Whilst avoiding development on sites liable to flooding should always be the primary objective, proposals for land raising (work that permanently raises a site above the functional flood plain of a watercourse, or elsewhere if flooding is an issue) will only be considered in exceptional circumstances, including where the developer can demonstrate that this: would have a neutral or positive effect on the probability of flooding elsewhere; would be linked to the provision of compensatory storage; and would not create islands of development. Supplementary guidance will provide further detail."</p>	<p>Modify as per Reporter's Recommendation</p>	
16 Historic Environment	186	<p>Modify Policy CDP9 to read: <i>"The Council will protect, preserve and, where appropriate, conserve and/or enhance the historic environment, in line with Scottish Planning Policy, Scottish Historic Environment Policy, and this policy together with associated supplementary guidance (SG), for the benefit of our own and future generations. For clarity, historic environment encompasses, in this context, world heritage sites, listed buildings, conservation areas, scheduled monuments, archaeological sites, Inventory and non-Inventory gardens and designed landscapes and Inventory battlefields. The Council will assess the impact of proposed developments that affect historic environment features and/or their settings according to the principles set out in</i></p>	<p>Modify as per Reporter's Recommendation</p>	

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		<p><i>relevant SG. The Council will not support development that would have an adverse impact on the historic environment, unless SG criteria are fully satisfied. Figure 17 illustrates the extent of designated historic environment assets, with the exception of listed buildings (which is available online). Historic Environment Supplementary Guidance will set out Design Guidance for:</i></p> <ul style="list-style-type: none"> <i>• Listed Buildings and Unlisted Buildings in Conservation Areas (and will include Works Affecting the Exterior of Listed Buildings and Unlisted Buildings in Conservation Areas, Alterations to the Interiors of Listed Buildings, Development in the Curtilage of Listed Buildings and Properties in Conservation Areas including new buildings, Development Affecting the Setting of Listed Buildings and Properties in Conservation Areas, Maintaining Listed Buildings and Properties in Conservation Areas and Article 4 Directions Affecting Conservation Areas)</i> <i>• Sites of Archaeological Importance</i> <i>• Ancient Monuments and Scheduled Ancient Monuments</i> <i>• Gardens and Designed Landscapes</i> <i>• Historic Battlefields</i> <p><i>The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance produced by Historic Scotland will be adopted as statutory Supplementary Guidance alongside the Plan. This</i></p>		

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		<p><i>Guidance provides advice for developers, decision makers and the general public and will be a material consideration in the assessment and determination of planning applications affecting the Antonine Wall and its setting."</i></p>		
17 Meeting Housing Needs	196	<p>Modify the Proposed Plan by inserting new paragraph 2 in Context on Page 54 as follows: <i>"The council's Housing Investment Team advises that a realistic level of delivery in the affordable sector in Glasgow would be approximately 1,000 homes per year. The delivery of affordable homes in the city is driven and determined by the availability of funding and resources, and is often delivered by agencies other than the council. The contribution of the private sector in delivering affordable homes in the city is some 25% of the total homes completed on such sites, either in actual homes or an equivalent contribution. The affordable element of the Housing Land Requirement in this Plan is some 88% of the total requirement in the period 2015-2020. The constraints on delivering affordable home are acknowledged, but nonetheless the SDP 2012 HNSA identifies a pressing need for such homes in the City, and the scale of shortfall in the Housing Land Supply for affordable homes in this Plan is such that the council must continue to work towards maximising delivery throughout the Plan period."</i></p>	<p>Modify as per Reporter's Recommendation but with the following clarifications:</p> <ol style="list-style-type: none"> 1. On the basis that the Plan does not include an affordable housing policy, delete the following sentence from the reporter's proposed modification: "The contribution of the private sector in delivering affordable homes in the city is some 25% of the total homes completed on such sites, either in actual homes or an equivalent contribution." 2. Due to an arithmetical error in the Reporter's Recommendation, modify the next sentence in paragraph 2 in Context on Page 54 to read "The affordable element of the Housing Land Requirement in this Plan is some 64% of" 	
		<p>Modify the Proposed Plan Policy and Proposals Map by including all undeveloped</p>	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		land with planning permission at the Glasgow Harbour site.		
		Include Clyde Gateway sites on the Housing Schedule and the Policy and Proposals Map.	Modify as per Reporter's Recommendation	
		Remove table within Policy CDP10 and notes relating to additional locations and place in Context page 53, column 3, before the sentence beginning "In terms of..."	Modify as per Reporter's Recommendation	
		Existing Table 4 should be deleted from the Context section preceding Policy CDP10, and replaced with the following table: [see Table in Annex 1 below]	Modify as per Reporter's Recommendation to substitute the table in Annex 1 of the Report for the Table 4 in the Context to CP10 of the Proposed Plan (page 53), but due to arithmetical errors and the assumption that the Plan includes an affordable housing policy, some figures in the proposed Table require to be amended. This has been included in the Consolidated modified policy CDP10 set out in Annex 3 below.	The effect of the changes to this Table means that there is no longer a private sector shortfall at 2020. As a result, the second paragraph following the Table requires to be reworded to read: "In relation to the private sector housing requirement at 2020, the Council will support housing development in the following additional locations (see Policy and Proposals Map):"
		Remove bullet point within Policy CDP10 relating to Robroyston [there is no need for individual notes in Policy text as already in Context text].	Modify as per Reporter's Recommendation	
		Remove reference to individual NHS sites [there is no need for individual notes in Policy text].	Modify as per Reporter's Recommendation	
		Remove reference to Western Infirmary site [site now required for university campus	Modify as per Reporter's Recommendation	

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		<p>purposes]</p> <p>Append Schedule of Housing Sites to the Plan.</p>	<p>Appending the Schedule of Housing Sites (and a Schedule of Masterplans – see Issue 55) to the hard copy of the Plan would significantly increase the length of the Plan. Providing these Schedules on-line, together with the inclusion of text confirming their status as part of the Plan, is a solution that would be in line with the intent of the proposed modification.</p> <p>Modify the Plan by rewording the first bullet point of the modified Policy CDP10 so that it reads: “Aim to deliver the land for housing identified in Table 4, and as set out in the Schedule of Housing Sites that forms part of the Plan;”</p> <p>Provide for a hyperlink to the “Schedule of Housing Sites” in the on-line version of the Plan.</p>	
		<p>The current text for Policy CDP10 as set out in the Proposed Plan should be deleted in full and replaced with the following consolidated text: [see Replacement text in Annex 2 below]</p>	<p>Modify as per Reporter's Recommendation, with the following clarifications:</p> <ol style="list-style-type: none"> 1. Amend Reporter's proposed Table 4 – Due to arithmetical errors and the assumption that the Plan includes an affordable housing policy, some figures in the Table have been amended. 2. The final bullet of the reporter's 	

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			<p>recommended replacement text (see Annex 2) states "In locations with good access to university and college locations by public transport and active travel routes." - this generally reflects the content of the Proposed Plan which, the Reporter's conclusions state, does not require to be modified in relation to this matter. However, it isn't an accurate representation of the wording of the bullet point as included in the Proposed Plan and this is assumed to be a drafting error. Amend the final bullet point of the Reporter's recommended replacement text so that it reads: "In locations with good access to university and college facilities by public transport and active travel routes."</p>	
		Public Transport, Access and Transport Assessment be added to the list of relevant SG on page 54 of the Proposed Plan.	Modify as per Reporter's Recommendation	
18 Housing Proposal H002 Abercrombie Street/Green Street (S Calton)	263	No modifications.	Accepted	
19 Housing Proposal H003 West Graham Street/Scott Street (West)	265	No modifications.	Accepted	
20 Housing Proposal	268	No modifications.	Accepted	

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H004 Bunhouse Road/Kelvin Walkway				
21 Housing Proposal H005 Water Row	271	No modifications.	Accepted	
22 Housing Proposal H009 Ronaldsay Street/Liddesdale Square	274	No modifications.	Accepted	
23 Housing Proposal H011 Standburn Road/Wallacewell Road	277	Modify the Proposed Plan by omitting the area of the designated local nature reserve and the proposed extension to the reserve from housing proposal H011.	Modify as per Reporter's Recommendation	
24 Housing Proposal H015 Govan Graving Docks, Govan Road	281	No modifications.	Accepted	
25 Housing Proposal H016 Dungeonhill Road/Netherhouse Road	284	No modifications.	Accepted	
26 Housing Proposal H023 Sanda Street/ Kelbourne Street/ Clouston Street	287	Modify the Proposed Plan by deleting Housing Proposal H023.	Modify as per Reporter's Recommendation	
28 Housing Proposal H031 South of Easterhill Street	302	No modifications.	Accepted	
29 Housing Proposal H044 Custom House Quay Gardens	309	No modifications.	Accepted	
30 Housing Proposal H049 Bellrock Street/ Lamlash Crescent	311	No modifications.	Accepted	

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31 Housing Proposals H051 & H052 Gartnavel Hospital, Shelley Road	314	Modify the Proposed Plan Policy and Proposals Map and the schedule of proposals by deleting Proposals H051 and H052.	Modify as per Reporter's Recommendation	
32 Housing Proposal H055 Lochgilp Street (Maryhill Locks)	316	Modify the Proposed Plan Proposals Map by amending the western boundary of Housing Proposal H055 to exclude the Kelvin Walkway and associated protected open space.	Modify as per Reporter's Recommendation.	
33 Housing Proposal H057 Anderston Quay/ Cheapside Street	318	Modify the Proposed Plan Policy and Proposals Map and the schedule of proposals by extending the boundary of Housing Proposal H057 to coincide with that subject to application ref: 15/01157/DC.	Modify as per Reporter's Recommendation	
34 Housing Proposal H063 121-157 Lancefield Street	320	Modify the Proposed Plan Policy and Proposals Map and the schedule of proposals by deleting Housing Proposal H063.	Modify as per Reporter's Recommendation	
35 Housing Proposal H072 36a St Vincent Crescent	322	No modifications.	Accepted	
36 Housing Proposal H124 Shawbridge TRA, Bengal Pitches Site	324	No modifications.	Accepted	
37 Housing Proposal H079 Ellesmere Street, Westercommon PS	326	No modifications.	Accepted	
38 Housing Proposal H084 Drumloch Road/Gartloch Road	329	No modifications.	Accepted	
39 Housing Proposal H085 Bellrock	331	No modifications.	Accepted	

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Crescent, St Modan's PS				
40 Housing Proposal H020 Skerryvore Road/St Gregory's SS	333	No modifications.	Accepted	
41 Housing Proposal H103 adj to 515 Shettleston Road	335	Modify the Proposed Plan Policy and Proposals Map and the schedule of proposals by deleting Housing Proposal H103.	Modify as per Reporter's Recommendation	
42 Housing Proposal H112 Corselet Road, Darnley	337	No modifications.	Accepted	
43 Housing Proposal H113 Summerston	343	Modify the Proposals Map to include the land occupied by Luddon Construction within proposed addition to the housing land supply H113.	Modify as per Reporter's Recommendation	
44 Housing Proposal H114 Cathkin Road, Carmunnock	363	Modify the Proposed Plan by excluding the area of land outwith the SMH land option from the western edge of site H114, as indicated on drawing 2408 SK 500A dated March 2016 submitted by McInally Associates. The Policy and Proposals Map South should be modified accordingly.	Modify as per Reporter's Recommendation	
45 Housing Proposal H117 North and East of Garthamlock	377	No modifications.	Accepted	
46 Housing Proposal H118 Maryhill TRA	381	No modifications.	Accepted	
47 Housing Proposal H125 East Govan/Ibrox TRA	383	No modifications.	Accepted	
48 Sustainable Transport	385	Modify Policy CDP11, Context, with the addition of the following text after paragraph 1: " <i>Network Rail has plans to redevelop</i>	Modify as per Reporter's Recommendation	

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		<i>Queen Street Station as part of the Edinburgh Glasgow Improvement Programme (EGIP), helping meet projected growth in passenger volumes.'</i>		
		Modify Policy CDP11 with the addition of the following new paragraph after the first set of bullet points: <i>"The Council has produced a City Centre Transport Strategy that will inform Spatial Supplementary Guidance in the City Centre and that constitutes an important material consideration in determining planning applications in the City Centre and surrounding areas"</i> .	Modify as per Reporter's Recommendation	
		Modify the final paragraph of Policy CDP11 by inserting new text after the first sentence as follows: <i>"Work has recently started to refresh Glasgow's Strategic Plan for Cycling (SPC) 2010-2020. The Council has also been working with Sustrans to identify a network of deliverable cycle routes throughout the City. This network will help deliver the refreshed SPC by setting out a city cycle network which incorporates on road and off-road elements and sections through development sites. Both the SPC and Network will be the subject of public engagement in due course and, when adopted, will be considered material considerations."</i>	Modify as per Reporter's Recommendation	
		Add a notation to the Policy and Proposals Map illustrating the pedestrian/cycle link between Pollokshields, West Street Underground and the Tradeston Bridge.	Modify as per Reporter's Recommendation	
		Replace bullet point 1 with the following	Modify as per Reporter's	

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		text: <i>"existing transport infrastructure (including the River Clyde, Forth and Clyde Canal and strategic freight hubs) from inappropriate development"</i>	Recommendation	
		Add the following definition to the Glossary: <i>"Strategic Freight Hubs: freight facilities that have an important economic role in supporting modal shift and the transportation demands of the key sectors, such as King George V Dock"</i>	Modify as per Reporter's Recommendation	
49 Rail	410	Modify the Proposed Plan as follows: <ul style="list-style-type: none"> • Add the route of the proposed rail link Glasgow Airport Access to Figure 19 Policy Context Diagram on page 57 of the Plan and include it in the list of Aims on the same page. 	Modify as per Reporter's Recommendation	
		<ul style="list-style-type: none"> • Add a new bullet point 2 to Policy CDP11 as follows: <i>"The route of the Rail Link to Glasgow Airport"</i>. 	Modify as per Reporter's Recommendation but it is established, in the modified policy context section (see next modification), that the route will have no physical land take in the City as it already exists. For clarity, it is considered that this modification should be made in relation to the first bullet point of the policy (which deals with existing transport infrastructure) and not through the insertion of a new bullet point. Amend the first bullet point of the policy so that it reads: <i>"existing transport infrastructure (including the River Clyde, the Forth and Clyde Canal and strategic freight hubs) and the route of the Rail Link to Glasgow Airport from</i>	

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			inappropriate development;”	
		<ul style="list-style-type: none"> Insert new text into the context on page 56, at the end of paragraph 2 to read: <i>“The Glasgow Airport Strategic Transport Appraisal study considered options for delivering a new public transport link to Glasgow Airport. The City Deal agreed by the Glasgow and Clyde Valley local authorities will deliver a new rail link to Glasgow Airport, however the link will have no physical land take implications for Glasgow.”</i> 	Modify as per Reporter’s Recommendation but, for clarity, add new text to the end of the modified text to read “as it already exists in the City.”	
		<ul style="list-style-type: none"> Add “High Speed Rail Terminus” to the list of Relevant Supplementary Guidance on page 57 of the Proposed Plan. 	Modify as per Reporter’s Recommendation	
		<ul style="list-style-type: none"> Amend the notation relating to Curle Street on the Policy and Proposals Map to read <i>“Safeguarded Rail Formation (in part)”</i>. 	<p>The key to the Policy and Proposals Map refers only to “Safeguarded Rail Formations”. To ensure the intent of the Reporter’s recommended modification is conveyed on the Policy and Proposals Map, this should be followed by “(Curle Street in part)”.</p> <p>Modify the key to the Policy and Proposals Map so that the text relating to former rail formations reads: “Safeguarded Rail Formation (Curle Street in part)”.</p>	
		<ul style="list-style-type: none"> Insert a new fourth paragraph in Policy CDP11 to read: “New road schemes will be required to deliver, where appropriate, benefits for pedestrians and cyclists in the streets surrounding the route of any new road, through traffic 	Modify as per Reporter’s Recommendation	

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		management measures which will achieve a reduction in car use."		
50 Transport Proposal T002 Fastlink	447	Modify bullet point 2 of Policy CDP11 to read: " <i>land required for Fastlink, Robroyston Station and road schemes, as shown on Figure 19 (land for Fastlink and the North Clydeside Development Route to be safeguarded pending the outcomes of a study into traffic and transportation issues, and associated matters including residential amenity, road safety and the Green Network, in the North West of the City)</i> "	Modify as per Reporter's Recommendation	
		Modify the fifth paragraph of the context to policy CDP11 by adding a new sentence, after the fifth sentence, to read: ' <i>On the north bank, it is proposed that the route will utilise a former rail formation, currently used as part of the National Cycle Network. A segregated walking and cycling route, on this alignment, will require to be provided as part of the Fastlink proposal.</i> '	Modify as per Reporter's Recommendation	
51 Transport Proposal T007 North Clydeside Development Route	455	Modify bullet point 2 of Policy CDP11 to read: " <i>land required for Fastlink, Robroyston Station and road schemes, as shown on Figure 19 (land for Fastlink and the North Clydeside Development Route to be safeguarded pending the outcomes of a study into traffic and transportation issues, and associated matters including residential amenity, road safety and the Green Network, in the North West of the City)</i> "	Modify as per Reporter's Recommendation	
52 Transport Proposal T006 Blackhill Road Upgrade	465	No modifications.	Accepted	

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53 Delivering Development	468	<p>Modify the Proposed Plan by revising Policy CDP12 as follows: <i>"The Council will require developers to undertake an assessment of the proposal site and its surroundings (according to the approach set out in CDP 1 – Placemaking Principle and associated Supplementary Guidance) in order to determine the need for, and the proposed response to, the requirements specified below in this policy. In some cases, it will be appropriate to incorporate these within the development. In other circumstances, the best solution may be to take advantage of opportunities outwith the site, or to meet these requirements through the payment of a financial contribution or the transfer of land. The assessment should also include where appropriate (on a confidential basis) a programme for the delivery of these requirements, and details of how this will impact on development phasing and the developer's cash flow.</i></p> <p><i>On the basis of this assessment, developers are required to make specific provision relating to the proposed development to address the following matters:</i></p> <p><u>City-wide</u></p> <ul style="list-style-type: none"> <i>Open Space - quantitative or qualitative deficiencies in open space provision or access to open space (according to the standards and priorities identified by the Glasgow Open Space Strategy)</i> 	<p>Modify as per Reporter's Recommendation but:</p> <ol style="list-style-type: none"> The Reporter's conclusions on this issue indicate that a bullet point reading "Transport needs (including active travel solutions and public transport infrastructure and facilities)" should be included under the "city-wide" heading of the modified policy. The Reporter's modifications indicate (it would appear, mistakenly) that this bullet is to be included under the "City Centre" heading. The Reporter's modified policy wording should be amended to include this bullet point under the "city-wide" heading, in line with her conclusions. The Reporter's conclusions on this issue state that the council's suggested amended wording of Policy CDP12 addresses the concerns raised in many representations by providing clarity. The Reporter's recommendations reflect this, but the Councils suggested modification included important subtleties in the indentation of the bullets which don't appear to be carried over into the wording set out in the recommendations. It is presumed that this is a drafting error and the Reporter's modified wording should be amended accordingly. 	

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		<ul style="list-style-type: none"> • <i>Class 9: Residential (10 units or more)</i> • <i>Purpose-built student accommodation and</i> • <i>Surface water drainage and flood management requirements, either as part of the development or in relation to a wider project identified within a Surface Water Management Plan or elsewhere (all development)</i> <p><u>Clyde Fastlink</u></p> <ul style="list-style-type: none"> • <i>All development within the Developer Contribution Zone of the Clyde Fastlink Proposed Route.</i> <p><u>City Centre</u></p> <ul style="list-style-type: none"> • <i>Open Space and Public Realm - quantitative or qualitative deficiencies in open space and public realm provision or access to open space and public realm (according to the standards and priorities identified by the Open Space Strategy)</i> • <i>Class 9: Residential (10 units or more)</i> • <i>Class 1: Retail (greater than 2,000 square metres gross floor area);</i> • <i>Class 4: Office (greater than 2,000 square metres gross floor area);</i> • <i>Class 11: Assembly and Leisure (greater than 2,000 square metres gross floor area)</i> • <i>Purpose-built student accommodation and</i> • <i>Transport needs (including active travel solutions and public transport infrastructure and facilities)</i> 	<p>The drafting errors in Points 1 and 2 above to be addressed by modifying the second paragraph, and associated bullet points, of the Reporter's recommended modifications to read:</p> <p><i>“On the basis of this assessment, developers are required to make specific provision relating to the proposed development to address the following matters:</i></p> <p><u>City-wide</u></p> <ul style="list-style-type: none"> • <i>Open Space - quantitative or qualitative deficiencies in open space provision or access to open space (according to the standards and priorities identified by the Glasgow Open Space Strategy)</i> <ul style="list-style-type: none"> – <i>Class 9: Residential (10 units or more)</i> – <i>Purpose-built student accommodation and</i> • <i>Surface water drainage and flood management requirements, either as part of the development or in relation to a wider project identified within a Surface Water Management Plan or elsewhere (all development)</i> • <i>Transport needs (including active travel solutions and public transport infrastructure and facilities)</i> 	

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		<p><i>Over and above these obligations, individual assessments will be required to identify the impacts arising from development and the mitigation required in the following areas identified in the Plan, or in locations considered to be acceptable in principle:</i></p> <ul style="list-style-type: none"> • <i>Gartloch/Easterhouse Community Growth Area, Transformational Regeneration Areas, and Proposed Additions to Land Supply (see Policy and Proposals Map)</i> • <i>Economic Development locations (see Policy and Proposals Map) where significant change is anticipated or proposed</i> • <i>Network of Centres (see Policy and Proposals Map) or sequentially preferred locations</i> • <i>Strategic Development Framework (SDF) Areas, River Clyde Development Corridor SDF,</i> • <i>Local Development Frameworks (see Figure 13 – Sustainable Spatial Strategy) and</i> • <i>Fastlink Proposed Route (see Policy and Proposals Map)</i> <p><i>Detailed aspects of these requirements, including: calculations for financial contributions; legal agreements; and timing and phasing of payments, methodology and justification for the Fastlink Proposed Route Developer Contribution assessments are set out in Supplementary Guidance, and a plan illustrating the Developer Contribution</i></p>	<p><u><i>Clyde Fastlink</i></u></p> <ul style="list-style-type: none"> • <i>All development within the Developer Contribution Zone of the Clyde Fastlink Proposed Route.</i> <p><u><i>City Centre</i></u></p> <ul style="list-style-type: none"> • <i>Open Space and Public Realm - quantitative or qualitative deficiencies in open space and public realm provision or access to open space and public realm (according to the standards and priorities identified by the Open Space Strategy)</i> <ul style="list-style-type: none"> – <i>Class 9: Residential (10 units or more)</i> – <i>Class 1: Retail (greater than 2,000 square metres gross floor area);</i> – <i>Class 4: Office (greater than 2,000 square metres gross floor area);</i> – <i>Class 11: Assembly and Leisure (greater than 2,000 square metres gross floor area)</i> – <i>Purpose-built student accommodation”</i> <p>It is considered that including the Clyde Fastlink Plan, on the Policy and Proposals map would lead to problems in correctly interpreting the detail. Therefore it is suggested that a separate map showing the Clyde</p>	

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		<p><i>Zones for the Fastlink Proposed Route is included in the Policy and Proposals Map.</i></p> <p><i>This policy should be read in conjunction with those on the Placemaking Principle, Sustainable Transport, Meeting Housing Needs, Greenbelt and Green Network, and Water Environment, and in conjunction with the Action Programme where applicable."</i></p>	<p>Fastlink Developer Contribution Zones is included within the Plan document itself and is referenced in the Policy. This will also allow a separate digital version to be provided which will provide greater clarity for users.</p>	
<p>54 Relationship between CDP Policy & Supplementary Guidance</p>	<p>480</p>	<p>Modify Proposed Plan Table 1 page 28 to refer to 12 SGs.</p> <p>Modify Policy CDP1 The Placemaking Principle with the addition of the following text as a new final paragraph: <i>"SG1: The Placemaking Principle SG1 supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development in the city. The guidance will set out how developers will be expected to incorporate a design-led approach within the context of the Placemaking Principle CDP1 and Glasgow's interpretation the Six Qualities of Place. It will provide a toolkit, designed to illustrate how development should seek to respond to the physical and spatial context (Character Environments) as well as a means to demonstrate how the development has responded to the expectations set out in Policy CDP1. SG 1 also provides guidance on a number of specific topics related to successful placemaking where detailed guidance will assist in outlining expectations to support the development management process. All</i></p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation with correction of minor drafting error in SG1 : insert an "of" between the words "Glasgow's interpretation" and "the Six Qualities of Place" in second sentence of the reporter's modifications.</p> <p>Also in SG1 modify paragraph before bullet points to reflect the fact that the detailed guidance does not apply to <u>all</u> developments and simplify the text:</p> <p>Change paragraph <i>"SG 1 also provides guidance on a number of specific topics related to successful placemaking where detailed guidance will assist in outlining expectations to support the development management process. All development shall be considered against the following topics as applicable:"</i></p> <p>To</p>	

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		<p><i>development shall be considered against the following topics as applicable:</i></p> <ul style="list-style-type: none"> • <i>Successful residential development</i> • <i>Protecting amenity</i> • <i>River Clyde and Forth and Clyde Canal (subject to replacement by SDFs)</i> • <i>City Centre development (subject to replacement by City Centre SDF)</i> • <i>Delivering sustainable development</i> • <i>Improving the public realm</i> • <i>Protecting air quality</i> • <i>Managing noise</i> • <i>Designing for waste storage, recycling and collection in new development</i> • <i>Development affecting commercial Premises</i> • <i>Signs and advertising</i> • <i>External fittings to buildings</i> • <i>Detailed design guidance</i>" 	<p><i>"SG 1 also provides guidance on a number of specific topics related to successful placemaking which are outlined below:"</i></p>	
		<p>Modify Policy CDP2 Sustainable Spatial Strategy with the addition of the following text as a new final paragraph: <u>"SG2: Sustainable Spatial Strategy</u> <i>SG2 supports the above policy by providing guidance for the priority areas identified in the Sustainable Spatial Strategy. Accordingly SG2 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>Strategic Development Frameworks Areas (large areas of the City)</i> <ul style="list-style-type: none"> - <i>City Centre</i> - <i>River Clyde</i> - <i>Govan/Partick</i> - <i>Inner East</i> - <i>Greater Easterhouse</i> - <i>Glasgow North</i> 	<p>Modify as per Reporter's Recommendation</p>	

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		<ul style="list-style-type: none"> • <i>Local Development Frameworks (neighbourhood level)</i> <ul style="list-style-type: none"> - <i>Drumchapel</i> - <i>South Central</i> - <i>Pollok</i> • <i>Locations identified within the City Centre Strategy"</i> 		
		<p>Modify Policy CDP3 Economic Development with the addition of the following text as a new final paragraph: <u>"SG3: Economic Development</u> <i>SG3 supports the above policy by providing guidance on the creation of economic opportunities. Accordingly SG3 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>directing key growth sector development in the City</i> • <i>SEILs and Areas of City-Wide Economic Importance</i> • <i>non business or industrial development in Economic Development Areas</i> • <i>business and industrial development outwith Economic Development Areas</i> • <i>economic development in the City and Town Centres</i> • <i>higher and further education and major health facilities</i> • <i>infrastructure for economic growth</i> • <i>low amenity industrial operations"</i> 	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify Policy CDP 4 Network of Centres with the addition of the following text as a new final paragraph: <u>"SG4: Network of Centres</u> <i>SG4 supports the above policy by providing guidance on the role and function of the</i></p>	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>City's Network of Town Centres and associated key issues and by providing advice on types of retail and commercial leisure developments. Accordingly SG4 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>Assessing development proposals by location, including guidance on the Town Centres First Principle and Sequential Approach</i> • <i>The role and function of the City's Network of Centres (which includes Town Centres, other retail and commercial leisure centres, local shopping facilities and locations outwith the Network of Centres)</i> • <i>Accessibility to, between and within Town Centres</i> • <i>Assessing specific types of Retail and Commercial Leisure Development (to include large scale retail and commercial leisure development, food, drink and entertainment uses, other retail development."</i> 		
		<p>Modify Policy CDP 5 Resource Management with the addition of the following text as a new final paragraph: <u>"SG5: Resource Management</u> <i>SG5 supports the above policy by providing guidance on the use and derivation of energy and the processing of waste in new development. Accordingly, SG5 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>the production of renewable energy and heat (including different sources and, where appropriate, favoured locations),</i> 	<p>Modify as per Reporter's Recommendation.</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>its use in new development and how new proposals will be assessed</i></p> <ul style="list-style-type: none"> • <i>more efficiently using, and distributing, energy and heat, including through heat mapping and district heating</i> • <i>designing new development to reduce energy use including, if appropriate, urban lighting</i> • <i>the use of low and zero carbon generating technologies (including different sources) in new development</i> • <i>the means by which the impact of new energy/heat proposals will be assessed</i> • <i>sub-surface infrastructure</i> • <i>on-shore oil and gas extraction and the means by which its land use implications will be assessed</i> • <i>energy and carbon masterplanning</i> • <i>the means by which proposals for new waste management facilities will be assessed”</i> 		
		<p>Modify Policy CDP6 Green Belt and Green Network with the addition of the following text as a new final paragraph: <u>“SG6: Green Belt and Green Network</u> <i>SG6 supports the above policy by providing guidance on the Green Belt, open space and the Green Network. Accordingly, SG6 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>the means by which proposals for development in the Green Belt will be assessed including types of development that may be acceptable provided other considerations can be satisfactorily addressed</i> 	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<ul style="list-style-type: none"> • <i>the means by which proposals for development that may adversely impact on the Green Network, including open space, will be assessed and, where appropriate, mitigated (including, where appropriate, in the form of compensatory provision)</i> • <i>additional advice on the assessment of proposals for development in parks</i> • <i>the enhancement and extension of the green network in new development (including the role of green roofs) to deliver improved links and multifunctional benefits</i> • <i>standards for the provision of open space in new development and how they will be used</i> • <i>the role of the Open Space Strategy in guiding new development and the enhancement of the Green Network and Open Spaces</i> • <i>the assessment of proposals for mineral extraction”</i> 		
		<p>Modify Policy CDP7 Natural Environment with the following text as a new final paragraph: <u>“SG7: Natural Environment</u> <i>SG7 supports the above policy by providing guidance on the natural environment, including protected sites and species and the enhancement of biodiversity. Accordingly, SG7 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>sites designated for their importance for nature conservation, landscape or geodiversity, including the detailed</i> 	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>boundaries of such sites and justifications for their designation (justifications for nature conservation and landscape designations to be set out in a future iteration of Supplementary Guidance)</i></p> <ul style="list-style-type: none"> • <i>protected species and habitats</i> • <i>the means by which proposals for development that may adversely impact (including indirectly and/or cumulatively) on a protected species or habitat, or a site designated for nature conservation, landscape or geodiversity importance, should be accompanied by an assessment of such impacts and, where appropriate, details of how impacts will be minimised and/or mitigated (including site appraisal and survey, licensing, mitigation and management)</i> • <i>the means by which new development can enhance habitats/biodiversity (including geodiversity), including through creating, improving and better linking habitats and ecosystems</i> • <i>the responsibilities of the developer with regard to invasive non-native species</i> • <i>how trees, woodland and hedgerows, not covered by a Tree Preservation Order (or as if covered by a TPO), should be addressed in new development (including the role of the Scottish Government's Policy on Control of Woodland Removal)"</i> 		
		<p>Modify Policy CDP8 Water Environment with the following text as a new final</p>	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p>paragraph: <i>"SG8: Water Environment</i> <i>SG8 supports the above policy by providing guidance on the water environment, including reducing flood risk, provision of SUDS, improving water quality and habitats and enabling development. Accordingly, SG8 includes advice on:</i></p> <ul style="list-style-type: none"> • <i>avoiding an increase in, and where possible reducing, flood risk</i> • <i>the role of the Metropolitan Glasgow Strategic Drainage Partnership, Surface Water Management Plans and the River Clyde Flood Management Strategy, including identification and protection of land that contributes towards sustainable flood management</i> • <i>when flood risk screening, flood risk assessment and drainage impact assessment may be required and, in conjunction with the flood risk framework, the role they will play in the assessment of development proposals</i> • <i>development on the functional flood plain</i> • <i>land raising, including the exceptional circumstances in which it may be acceptable</i> • <i>surface water drainage strategies and sustainable urban drainage strategies</i> • <i>the role of Scottish Water as provider of water and waste water services</i> • <i>proposals including culverting, deculverting, the naturalising of watercourses and/or natural flood management</i> 		

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<ul style="list-style-type: none"> • <i>opportunities for the development of the green network, including active travel and habitat enhancement</i> • <i>the protection and improvement of the water environment</i> • <i>maintenance and adoption”</i> <p>Modify Policy CDP9 Historic Environment with the addition of the following text to form a new final paragraph: <u>“SG9: Historic Environment</u> SG9 supports the above policy by providing guidance on the Historic Environment. Accordingly SG9 includes advice on:</p> <ul style="list-style-type: none"> • <i>works affecting the exterior of listed buildings and unlisted buildings in Conservation Areas</i> • <i>alterations to the interiors of listed buildings</i> • <i>development in the curtilage of listed buildings and properties in Conservation Areas including new buildings</i> • <i>development affecting the setting of listed buildings and properties in Conservation Areas</i> • <i>maintaining listed buildings and properties in Conservation Areas</i> • <i>Article 4 Directions affecting Conservation Areas</i> • <i>Sites of Archaeological Importance</i> • <i>Ancient Monuments and Scheduled Ancient Monuments</i> • <i>The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance produced by Historic Scotland will be</i> 	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>adopted as statutory Supplementary Guidance alongside the Plan. This Guidance provides advice for developers, decision makers and the general public and will be a material consideration in the assessment and determination of planning applications affecting the Antonine Wall and its setting”</i></p>		
		<p>Modify Policy CDP10 Meeting Housing Needs with the addition of the following text as a new final paragraph: <u>“SG10: Meeting Housing Needs</u> <i>SG10 supports the above policy by providing guidance on the locational and residential amenity implications of development proposals for residential and visitor accommodation. Accordingly, SG10 includes detailed advice and guidance on development of:</i></p> <ul style="list-style-type: none"> • <i>short stay and tourist accommodation</i> • <i>purpose-built student accommodation</i> • <i>houses in multiple occupancy</i> • <i>care in the community housing”</i> 	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify Policy CDP11 Sustainable Transport with the addition of the following text as a new final paragraph: <u>“SG11: Sustainable Transport</u> <i>SG11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on:</i></p> <ul style="list-style-type: none"> • <i>the provision and design of parking for</i> 	<p>Modify as per Reporter's Recommendation</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p><i>vehicles, including the charging of electric vehicles, in new development</i></p> <ul style="list-style-type: none"> • <i>the provision and design of parking for bicycles in new development</i> • <i>car free housing</i> • <i>public off-street parking in the City Centre</i> • <i>outdoor access rights</i> • <i>promoting active travel in new developments</i> • <i>the safeguarding of existing transport routes and core paths</i> • <i>development and design of new walking and cycling routes, including; network proposals emerging from the refresh of the Council's Strategic Plan for Cycling; the aspirational cycle routes identified in this policy; and linkages to existing and proposed routes</i> • <i>transport assessments and travel plans</i> • <i>guiding developments to locations which are accessible by public transport and active travel</i> • <i>former rail formations</i> • <i>safeguarding land required for transport proposals identified in the CDP or through ongoing or proposed studies, and where justified by STAG appraisals, as necessary</i> • <i>the Glasgow Airport Safeguarding Area</i> • <i>the design of new residential areas, interpreting the guidance set out in Designing Streets for the Glasgow context"</i> 		
		Modify Policy CDP12 Delivering	Modify as per Reporters'	In Examination Issue 53:

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		<p>Development with the following additional text to form a new final paragraph: <i>"SG12: Delivering Development SG 12 supports the above policy by providing guidance on the contributions that developers will be expected to make to ensure that the City's infrastructure can accommodate new development. Accordingly, SG12 includes detailed advice and guidance on:</i></p> <ul style="list-style-type: none"> • <i>the provision of open space of appropriate quality, quantity and accessibility in association with new development</i> • <i>the requirements of development within the identified zone of the Clyde Fastlink proposal</i> • <i>the surface water drainage and flood management requirements of development, either on site or in the form of strategic solutions identified by the MGSDP scheme"</i> 	<p>Recommendations but see consequential modification as a result of the Reporter's conclusions in relation to Examination Issue 53: Delivering Development.</p>	<p>Delivering Development, the Reporter concluded (Point 9) that an additional bullet point ("transport needs (including active travel solutions and public transport infrastructure and facilities") should be added to the city-wide section of a re-worded policy CDP12. This modification means that policy CDP 12 now states that "on the basis of this assessment [of the proposed site and its surroundings] developers are required to make specific provision relating to the proposed development to address the following matters: ... City-wide ... transport needs (including active travel solutions and public transport infrastructure and facilities".</p> <p>As the policy now may necessitate a developer contribution for transport needs (including active travel solutions and public transport infrastructure and facilities), and for consistency, SG12 should</p>

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
				<p>provide guidance setting out how this element of policy CDP12 will be applied.</p> <p>Modify the Reporter's recommended modification to CDP12 by adding a fourth bullet point, to read:</p> <ul style="list-style-type: none"> • <i>“transport needs (including active travel solutions and public transport infrastructure and facilities)”</i>
		<p>Modify the “Relevant Supplementary Guidance” box in each policy to reflect the updated suite of SG in Policy CDP3, CDP 4, CDP5, CDP6, CDP7, CDP8, CDP9, CDP10, CDP 11 and CDP12.</p>	<p>It is considered that the “relevant Supplementary Guidance” boxes are no longer necessary as the modified Table 1 (as per the Reporter's first modification in relation to Issue 54 (see above)) provides sufficient information on the relationship between each of the pieces of Supplementary Guidance.</p> <p>Modify the Proposed Plan by deleting the “Relevant Supplementary Guidance” box in each policy.</p>	
<p>55 Policy & Proposal Map</p>	<p>494</p>	<p>Modify the Policy and Proposals map to show the University of Glasgow Gilmorehill/ Hillhead/ Western Infirmary campus area as a single Masterplan Area, reflecting the boundary of the Campus Development Framework.</p>	<p>Modify as per Reporter's Recommendation</p>	
		<p>Modify the Policy and Proposals Map and</p>	<p>Modify as per Reporter's</p>	

ISSUE	REPORT PAGE NO	REPORTER'S RECOMMENDED MODIFICATION	COUNCIL'S RESPONSE	REQUISITE/CONSEQUENTIAL MODIFICATIONS
		Key to remove the term "Principal Retail Area" and replace it with "Principal Retail and Commercial Area".	Recommendation	
		Modify the Policy and Proposals Map by including the South Dalmarnock Integrated Infrastructure Framework as a "masterplan" area.	Modify as per Reporter's Recommendation	
		Include a schedule of all masterplan areas as an appendix to the Proposed Plan.	<p>Including a Schedule of all masterplan areas (and a Schedule of Housing Sites – see Issue 17) to the hard copy of the Plan would significantly increase the length of the Plan. Providing these Schedules on-line, together with the inclusion of text confirming their status as part of the Plan, is a solution that would be in line with the intent of the proposed modification.</p> <p>Modify the Plan by rewording the final bullet point of the modified Policy CDP10, immediately before the heading "Affordable Housing" by adding a new sentence at its end, to read: "A Schedule of Masterplans can be found on-line and forms part of this Plan."</p> <p>Provide for a hyperlink to the "Schedule of Masterplans" in the on-line version of the Plan.</p>	
56 Diagrams	499	No modifications.	Accepted	
57 Background Papers	501	No modifications.	Accepted	

ANNEX 1

Glasgow CDP Housing Land 2015 – 2025

	Total	Total	Private	Private	Affordable	Affordable
	2015-2020	2020-2025	2015-2020	2020-2025	2015-2020	2020-2025
SDP Housing Requirement + 10% SPP allowance	25,586	15,653	9,086	7,850	16,500	7,801
Glasgow City Development Plan – Housing Supply	14,509	18,358	9,312	10,779	5,197	7,579
SDP HLR 2009-2014 Shortfall	-13,499		-3,322		-10,117	
Glasgow City Development Plan- Additional sites	+1,630	+261	+1,223	+196	+407	+65
Windfall Allowance	+1,500		+1,125		+375	
	-21,446	+2,966	-748	+3,175	-20,638	-157

ANNEX 2

“Policy CDP 10 – Meeting Housing Needs

Table 4 - Glasgow CDP Housing Land Requirement (+10% generosity allowance)

	15-20	+10%	20-25	+10%
<i>Private</i>	8,260	9,086	7,136	7,850
<i>Affordable</i>	15,020	16,522	7,092	7,801
<i>Total</i>	23,280		14,228	
<i>+10%</i>	25,608		15,651	

The Council will:

- *Aim to deliver the land for housing identified in Table 4, and as set out in the Schedule of Housing Sites appended to this Plan;*
- *Maintain a five-year supply of effective housing land at all times;*
- *Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;*
- *work with the house building industry and the Scottish Government to address site constraints and infrastructure issues on sites in the established housing land supply*

Where an audit identifies that the five-year effective supply is not being maintained, the Council will support housing development proposals for all tenures that can be delivered in accordance with the approach set out in Strategy Support Measure 10 of the Strategic Development Plan 2012. Such sites will be supported if they:

- *are capable of delivering completions in the next five years;*
- *can address infrastructure constraints;*
- *are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan; and*
- *are capable of complying with other relevant policies and proposals in this Plan, and any relevant Supplementary Guidance.*

In addition to supporting the development of the effective and established housing land supply, the Council will:

- *Undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area to the north of Summerston, including phasing and delivery, to assess the potential for additional housing land in the area highlighted on the Policy and Proposals Map;*
- *Support mixed tenure solutions on the six active Transformational Regeneration Areas, and in the two Transformational Regeneration Areas which are not currently active, as identified on the Policy and Proposals Map;*
- *Advise on the preparation of masterplans for the three greenfield locations within the Gartloch/Easterhouse Community Growth Area and the surplus NHS locations, as identified on the Policy and Proposals Map;*

Affordable Housing

The affordable sector targets of the Glasgow Housing Strategy will be met, and these targets will be reviewed annually in the Strategic Housing Investment Plan. The Council will support partner organisations in the provision of homes in the affordable sector.

Student Accommodation

The Council will, subject to compliance with other policies in this Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation and is:

- *In or adjacent to identified main campuses;*

ANNEX 2

- *In locations with good access to university and college locations by public transport and active travel routes.”*

ANNEX 3

Policy CDP 10 - Meeting Housing Needs

Context

The Scottish Government is committed to increasing the supply of new housing in Scotland, to accommodate population and household growth, and identifies that the planning system has a key role in delivering on this objective by ensuring that there is an adequate land supply.

In Glasgow, population and household growth to 2035 (as projected by National Records of Scotland (NRS)) is expected to be significant. It is acknowledged, however, that household growth in Glasgow, and in Scotland generally, has slowed down in the last decade, partly due to the economic downturn. While it is considered that a return to economic growth will boost household formation rates, it is not expected that these will reach the levels seen in the 1990s. It is possible, therefore, that the next set of NRS projections will result in a lower household projection for Glasgow than the current NRS projections, despite an anticipated population increase for the City.

The 2008 Housing Needs and Demand Assessment (2008 HNDA) undertaken for the Strategic Development Plan (SDP) included population and household figures which were below those produced by NRS (however both projections assumed household formation rates now seen to be too optimistic). The HNDA figures provide the basis for the all-tenure housing requirements for Glasgow and the Clyde Valley for the periods to 2020 and 2025. Table 4 below summarises these figures for Glasgow.

Table 4 Glasgow CDP Housing Land 2015-2025

	Total 2015-2020	Total 2020-2025	Private 2015-2020	Private 2020-2025	Affordable 2015-2020	Affordable 2020-2025
SDP Housing Requirement + 10% SPP allowance	24,209	15,651	9,086	7,850	15,123	7,801
Glasgow City Development Plan – Housing Supply	14,509	18,358	9,312	10,779	5,197	7,579
SDP HLR 2009-2015 Shortfall	-12,167		-2,667		-9,500	
Glasgow City Development Plan – Additional sites	1,630	261	1,630	261		
Windfall Allowance	1,500		1,500			
Shortfall/Surplus	-18,737	2,968	689	3,190	-19,426	-222

For the private sector, Glasgow City Council has re-considered the above requirements in the light of: confirmation by the 2011 Census of slower growth in household formation between 2001 and 2011 than indicated in the HNDA, ongoing tenure change, reductions in house building activity and consequent downward revision of the effective land supply; and the outcome of the Citywide Green Belt Review. The Council's response, which is considered to be reasonable in the current market circumstances, focuses on the amount of housing that can be delivered in the short term through the removal of obstacles to development. As improved lending conditions feed through to recovery in the housing market, it is anticipated that the City's brownfield opportunities (some of which were non-effective during the downturn) will contribute to a rise in housing completions.

ANNEX 3

In relation to the private sector housing requirement at 2020, the Council will support housing development in the following additional locations (see Policy and Proposals Map):

Table 5: Additional Housing Locations

	Current Designation	Programming	Indicative Capacity
Cathkin Road, Carmunnock	Green Belt	SDP target for 2020	30
Corselet Road, Darnley*	Green Belt	SDP target for 2020	<50
South of Auchinairn Road, Robroyston**	Green Belt	SDP target for 2020	<50

* The Council recognises that there may be scope to develop a limited number of houses at this location, which takes account of the site's ground conditions and the identified need for enhanced parking provision for the Park, as identified in the Dams to Darnley Country Park Masterplan.

** The design of any development at this location should reflect a placemaking approach, must not adversely impact on the Wester Lumloch L-SINC, or isolate it from the wider green network, and should deliver enhancement to the wildlife value of the L-SINC.

In terms of greenfield locations, the focus will be on securing the necessary infrastructure to allow progress in the three Community Growth Areas, at Robroyston (which has Planning Permission in Principle), at Baillieston/Broomhouse/Carmyle (where construction is underway in a small part of the area), and at Gartloch/Easterhouse (where three masterplan locations have been identified). New housing is also anticipated on those sites which have emerged from the Green Belt Review at Carmunnock, Darnley and Summerston. Beyond these opportunities, the Council considers that further housing development in the Green Belt would be counter-productive to The Plan's sustainable spatial strategy, which states a preference for brownfield development. More detail on the Council's reasoning behind this approach is set out in the Policy Background Paper.

In the affordable sector, the SDP acknowledged that there were methodological issues in the HNDA which impacted significantly on the indicative requirement for Glasgow. The SDP outlined a number of factors for further consideration in Local Housing Strategies and Local Development Plans. Further analysis undertaken for Glasgow's Housing Strategy (GHS) identified a more complex picture of the changing housing system and Glasgow's housing needs than could be reflected in a simple housing need figure. Housing needs vary in different parts of the City, and affect particular household groups differently. The approach taken in GHS, and the Strategic Housing Investment Plan which supports the delivery of the GHS, has therefore been to focus on a variety of investment and policy responses to housing need in the City. Some of these include; altering the size and type of stock to better fit housing need and demand, demolition with appropriate replacement, stock adaptation or improvement, and new provision of a range of different housing options to meet particular and mainstream needs. More fundamental change is planned in the City's eight Transformational Regeneration Areas, where surplus multi-storey social rented stock has been demolished, and is in the process of being replaced by new mixed tenure housing.

The Council's Housing Investment Team advises that a realistic level of delivery in the affordable sector in Glasgow would be approximately 1,000 homes per year. The delivery of affordable homes in the city is driven and determined by the availability of funding and resources, and is often delivered by agencies other than the council. The affordable element of the Housing Land Requirement in this Plan is some 64% of the total requirement in the period 2015-2020. The constraints on delivering affordable homes are acknowledged, but nonetheless the SDP 2012 HNDA

ANNEX 3

identifies a pressing need for such homes in the City, and the scale of shortfall in the Housing Land Supply for affordable homes in this Plan is such that the council must continue to work towards maximising delivery throughout the Plan period.

In terms of other housing needs, one of the factors in the reverse in the City's population decline has been the increasing number of students who live in Glasgow, either in university accommodation, private rented flats in the second hand market, or more latterly in purpose-built student accommodation operated by the private sector. New build student accommodation has tended to locate largely around the universities or in the City Centre. These areas, particularly the West End, are also characterised by concentrations of houses in multiple occupation. The Council is generally supportive of the development of student accommodation, in terms of both meeting demand in this sector and reducing the City's reliance on houses in multiple occupation. The focus of the Council's approach is on ensuring that good quality places are created, with a mix of accommodation to suit different household types, and at densities that are appropriate to the surrounding area.

Aims

This policy aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

Policy CDP 10 Meeting Housing Needs

Table 6 – Glasgow CDP Housing Land Requirement (+10% generosity allowance)

	15-20	+10%	20-25	+10%
Private	8,260	9,086	7,136	7,850
Affordable	16,500	18,150	7,092	7,801
Total	24,760		14,228	
+10%	27,236		15,651	

The Council will:

- Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;
- Maintain a five-year supply of effective housing land at all times;
- Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;
- Work with the house building industry and the Scottish Government to address site constraints and infrastructure issues in the established housing land supply.

Where an audit identifies that the five-year effective supply is not being maintained, the Council will support housing development proposals for all tenures that can be delivered in accordance with the approach set out in Strategy Support Measure 10 of the Strategic Development Plan 2012. Such sites will be supported if they:

ANNEX 3

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location as guided by Diagram 4 of the Glasgow and the Clyde Valley Strategic Development Plan; and are
- capable of complying with other relevant policies and proposals in the Plan, and any relevant Supplementary Guidance.

In addition to supporting the development of the effective and established housing land supply, the Council will:

- Undertake a feasibility study to examine environmental, hydrological and infrastructure issues in the larger area to the north of Summerston, including phasing and delivery, to assess the potential for additional housing land in the area highlighted on the Policy and Proposals Map;
- Support mixed tenure solutions in the six active Transformational Regeneration Areas, and in the two Transformational Regeneration Areas which are not currently active, as identified on the Policy and Proposal Map;
- Advise on the preparation of masterplans for the three greenfield locations within the Gartloch/Easterhouse Community Growth Area and the surplus HNS locations, as identified on the Policy and Proposals Map. A Schedule of Masterplans can be found on-line and forms part of this Plan.

Affordable Housing

The affordable sector targets of the Glasgow Housing Strategy will be met, and these targets will be reviewed annually in the Strategic Housing Investment Plan. The Council will support partner organisations in the provision of homes in the affordable sector.

Student Accommodation

The Council will, subject to compliance with other policies in this Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation, and is:

- In or adjacent to identified main campuses
- In locations with good access to university and college locations by public transport and active travel routes.