



**Glasgow City Council**

**Economy, Housing, Transport and Regeneration  
City Policy Committee**

**Report by George Gillespie, Executive Director of Neighbourhoods,  
Regeneration and Sustainability**

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**Item 6**

**23rd April 2024**

**CITY DEVELOPMENT PLAN (CDP) 2 – EVIDENCE REPORT AND EARLY  
ENGAGEMENT**

**Purpose of Report:**

To set out the Draft City Development Plan 2 Evidence Report, including the Report of Engagement, ahead of consideration at City Administration Committee, Full Council and submission to Scottish Ministers for the Gatecheck process.

**Recommendations:**

It is recommended that Committee:

- Consider the Draft Evidence Report
- Consider the Draft Report of Engagement
- Note the City Development Plan 2 process and that the final documents will be presented to Council Administration Committee for decision making, ahead of Full Council (as required by legislation) and submission to Scottish Ministers for the Gatecheck process.

Ward No(s):

Citywide:

Local member(s) advised: Yes  No  consulted: Yes  No

**1. Introduction**

- 1.1. The planning system in Scotland is plan-led. Development planning is required to manage the development and use of land in the long-term public interest. Decisions on planning applications are to be made in accordance with the development plan, unless there are material considerations that indicate otherwise.
- 1.2. The current City Development Plan was adopted in 2017. Ensuring an up-to-date development plan facilitates efficient and effective determination of planning application, in line with Council policy. City Development Plan 2 (CDP2) will be a corporate document that links planning policy and process with placed based outcomes that reflect the Council's strategic objectives. The Scottish Government has requested that planning authorities produce new development plans by 2028.
- 1.3. As such, work on producing City Development Plan 2 (CDP2) commenced in 2023. It is anticipated that CDP2 will be adopted in 2027.

## **2. LDP Legislation, Regulations and Guidance**

- 2.1. Members will be aware that a new Planning Act was introduced in 2019. This altered the position on many aspects of the various planning procedures including the context for preparing a new City Development Plan. The Scottish Government has set out the requirements for Local Development Plans in the following legislation, policy and guidance. Officers are following the detailed requirements set out in the above documents :
  - Town and Country Planning (Scotland) Act 1997, as Amended by the Planning (Scotland) Act 2019
  - The Town and Country Planning (Development Planning) (Scotland) Regulations 2023
  - National Planning Framework 4 (NPF4) (February 2023) – sets out requirements for Local Development Plans
  - Local development planning guidance (May 2023) – sets out detailed guidance that should be followed in producing a Local Development Plan.

## **3. CDP2 Development Plan Scheme**

- 3.1. The Council is required to publish an annual Development Plan Scheme to ensure that communities and stakeholders are aware of the process, timetable and opportunities to be involved. Glasgow's City Development Plan team have created a 'storymap' version to sit as a live, visual document that can form the basis for future communication and interaction with the plan process.
- 3.2. The Development Plan Scheme is an important tool that outlines opportunities for collaboration with stakeholders, allowing alignment of Glasgow City Council and other work programmes to support joined-up place investment and activity.

The 2023 Development Plan Scheme shares some key messages from the Scottish Government’s LDP guidance, which will directly influence the preparation of the next development plan for Glasgow. This includes that LDPs should look 20 years ahead, be developed collaboratively and be based on robust evidence, be place based and people centred, use the Place Standard and an Infrastructure First approach.

- 3.3. The Development Plan Scheme also includes a Participation Statement which outlines the engagement strategy for CDP2. The draft Local Development Plan guidance places a renewed emphasis on early public engagement, with the intention of encouraging evidence gathering that bridges traditional plan making, with a more participatory and collaborative process. The 2019 Planning Act created a statutory duty for planning authorities to engage specific groups of society including children and young people. This is expected to encourage more creative ways to engage Glasgow’s communities in the plan-making process.
- 3.4. The Development Plan Scheme was approved at City Administration Committee on 30 November 2023 and the full report can be found [here](#). The Development Plan Scheme can be found at: [www.glasgow.gov.uk/CDP2](http://www.glasgow.gov.uk/CDP2)
- 3.5. The key stages in the development plan process, as set out in the Development Plan Scheme, are as follows:

Stage	Requirements	Timescale and Committees
Early Preparation	<ul style="list-style-type: none"> <li>Development Plan Scheme/Participation Statement preparation and consultation</li> <li>Invitation to local communities to prepare Local Place Plans</li> <li>Invitation to local communities to prepare Local Place Plans</li> </ul>	Complete <ul style="list-style-type: none"> <li>EHTR 15 August 2023</li> <li>DPS consultation period: 16 August – 27 September 2023</li> <li>CAC 30 November 2023</li> </ul>
Early Engagement and Evidence Report	<ul style="list-style-type: none"> <li>Gather and collate evidence</li> <li>SEA Scoping and set up assessments including equalities</li> <li>Early Engagement to gather evidence and lived experience</li> <li>Present Evidence Report to Council</li> </ul>	Quarter (Q) 2 2023 – Q1 2024 – Ongoing <ul style="list-style-type: none"> <li>CDP Working Group – 28 February 2024</li> <li>This Report – EHTR 23 April 2024</li> </ul>
Gatecheck	<ul style="list-style-type: none"> <li>Submit approved Evidence Report to Scottish Ministers</li> <li>Submit completed SEA Scoping Report to Scottish Ministers</li> <li>Publish Evidence Report</li> <li>Gatecheck of evidence report by appointed person(s)</li> <li>Respond to any requests for further information or hearings</li> </ul>	Q2 2024  Gatecheck – Length of time determined by DPEA on behalf of Scottish Ministers

Stage	Requirements	Timescale and Committees
	<ul style="list-style-type: none"> <li>• Gatecheck outcome received from DPEA</li> </ul>	
Proposed Plan	<ul style="list-style-type: none"> <li>• Call for Ideas</li> <li>• Site Assessments</li> <li>• Write / Produce Proposed Plan</li> <li>• Prepare Proposed Delivery Programme</li> <li>• Present Proposed Plan and related documents to Council for approval</li> <li>• Publish Proposed Plan for Representation Period (12-weeks)</li> </ul>	Q2 2024 – Q2 2026
Examination	<ul style="list-style-type: none"> <li>• Prepare summary of unresolved issues</li> <li>• Present to Committee for approval</li> <li>• Submit modified Plan for Examination</li> <li>• Examination</li> <li>• Receive examination report</li> <li>• Modify Proposed Plan (where necessary)</li> </ul>	Q2 2026 – Q1 2027  Examination – Length of time determined by DPEA on behalf of Scottish Ministers
Adoption	<ul style="list-style-type: none"> <li>• CDP2 formally adopted</li> <li>• SEA Post-Adoption Statement published</li> </ul>	Q1 2027 – Q2 2027
Delivery	<ul style="list-style-type: none"> <li>• Delivery Programme published</li> <li>• Delivery of CDP2 policies and sites</li> <li>• Rolling programme of evidence gathering and monitoring</li> <li>• Production of Planning Guidance</li> </ul>	Q2 2027 onward

#### 4. Early Engagement

- 4.1. Early Engagement is an important part of producing the Evidence Report to ensure that the Evidence Report is informed by communities lived experience and stakeholders evidence. [Appendix 1 Report of Engagement](#) sets out the activities carried out, in line with the Development Plan Scheme, and the findings. The findings from the Early Engagement have been fed into the Place Reports referred to below.

#### 5. Evidence Report

- 5.1. An Evidence Report is required for submission to the Scottish Government for the Gatecheck process. The Evidence Report is required to be a baseline account of information to assist the Council in considering what the Planning Authority should plan for in its area. The purpose of the report is to support the quality and effectiveness of the Development Plan. The work undertaken for the Evidence Report will help to clearly inform what to plan for before the Proposed Plan considers where development should or shouldn't take place. As such, the gathering of evidence is a broad exercise to ensure that the evidence base

needed for all areas of Glasgow and all NPF4 topic areas is in place to allow new policies to be written. This will allow for updated and new policy to be created to meet the city's development needs.

5.2. **Appendix 2 Evidence Report** contains the following sections:

<b>Evidence Report Section</b>	<b>Update for EHTR Committee</b>
Scottish Government Summary Templates	Currently being prepared to summarise the Evidence Report.
CDP Mapping Hub <a href="#">Appendix 2A Glasgow City Council CDP2 Evidence Report</a>	Complete
Glasgow Today <a href="#">Appendix 2A Glasgow City Council CDP2 Evidence Report</a>	Complete
Place Reports <a href="#">Appendix 2A Glasgow City Council CDP2 Evidence Report</a>	Work ongoing to summarise the Evidence Report by ward.
Infrastructure Audit <ol style="list-style-type: none"> <li>1. Blue Green Infrastructure</li> <li>2. Community Facilities</li> <li>3. Culture, Tourism and Heritage</li> <li>4. Digital Communications</li> <li>5. Education</li> <li>6. Energy and Heat</li> <li>7. Health and Social Care</li> <li>8. Transport</li> <li>9. Waste</li> <li>10. Water</li> </ol> <a href="#">Appendix 2B Infrastructure Audit</a>	Community Facilities and Culture, Tourism and Heritage currently being finalised. Other sections complete.
Climate Change Mitigation and Adaptation <a href="#">Appendix 2C Climate Change Mitigation and Adaptation</a>	Complete
Housing <a href="#">Appendix 2D Housing</a>	Complete. Has been shared with Homes for Scotland for comments.
Business and Industry <a href="#">Appendix 2E Business and Industry</a>	Complete
Town Centres and Retail <a href="#">Appendix 2F Town Centres and Retail</a>	Final changes being made.
Green Belt Review	Ongoing work.

- 5.3. In addition, [Appendix 3 Equalities Impact Assessment](#) and **Appendix 4 Strategic Environment Assessment** (currently being finalised to reflect Evidence Report) have been completed to reflect the current stage in the CDP2 process.

## 6. Committee process

- 6.1. The following committee process will be undertaken to allow consideration and approval of the Evidence Report. It will also ensure that the legislative requirement for full Council to approve the Evidence Report is met.
- Environment, Housing, Transport and Regeneration Committee – 23 April 2024
  - Council Administration Council – 6 June 2024
  - Council – 27 June 2024
- 6.2. Thereafter, and subject to approval, the Evidence Report will be submitted to Scottish Ministers for Gatecheck.

## 7. Policy and Resource Implications

### Resource Implications:

<i>Financial:</i>	None at this stage in the CDP2 process.
<i>Legal:</i>	CDP2 is being prepared in line with the Town and Country Planning (Scotland) Act 1997, as Amended by the Planning (Scotland) Act 2019
<i>Personnel:</i>	The lead responsibility for preparing CDP2 lies with the Development Plan team within NRS Planning. A full range of Council Services, as well as Glasgow Life and City Property, have been involved in the production of the Evidence Report.
<i>Procurement:</i>	No procurement issues have been identified.

<b>Council Strategic Plan:</b>	CDP2 has a role to play in all of the Grand Challenges. CDP2 will specifically contribute towards a range of commitments relating to planning: <ul style="list-style-type: none"><li>• GC2, M2 - Work with the Scottish Government to deliver the Clyde Mission, focused on transforming vacant and derelict land and investing in communities along the Clyde, and ensure a focus on</li></ul>
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climate adaptation and community wealth building in Clydeside regeneration.

- GC3, M1 - Ensure planning policy supports development in areas with good links to the public transport system and active travel routes.
- GC3, M2 - Promote and secure investment for the establishment of district heating networks throughout the city and develop planning policy to promote district heating in new build developments.
- GC3, M2 - Deliver sustainable urban drainage and promote nature-based solutions to manage flooding and pollution. Via planning policy, require all new development/infrastructure to deliver flood risk net gain.
- GC3, M2 - Review planning and housing policy to improve energy efficiency standards, including through the building of Net zero/ Passive house standard development, and increase the development of large family housing/accessible housing.
- GC3, M2 - Increase the number of designated Local Nature Reserves in the city in collaboration with communities and support the development of a green network of areas managed for biodiversity across the city.
- GC3, M2 - Ensure planning policy meets the challenge of the climate emergency, and supports nature promotion and biodiversity through interventions such as bee bricks, swift bricks, green roofs and roof gardens, encouraging hedgerows.
- GC3, M2 - Embed the principles of the Climate Adaptation Plan via planning policy, such as by limiting the paving-over of gardens and installation of artificial grass.
- GC3, M2 - Develop planning policy to address embedded carbon in buildings, and seek ways to improve the viability of reuse and retrofit options, so there is reduced need for demolitions.

- GC3, M2 - Continue work to reduce Vacant and Derelict Land, prioritising brownfield sites for development and ensuring adequate protection for Green Belt and designated Open Space.
- GC3, M2 - Develop and review planning policy to deal with development models such as co-living, Build to Rent and purpose-built student accommodations in order to address issues of affordability and access to home ownership with a view to ensuring standards and supporting the maintenance of balanced communities with a variety of tenures.
- GC3, M2 - Develop planning policy around amenity and play spaces in residential developments.
- GC4, M1 - Deliver a new City Development Plan with attention to sustainability, inclusivity, accessibility, biodiversity, and climate resilience.
- GC4, M1 - Increase our focus on digital masterplanning, to ensure that access to digital connectivity is considered and advanced throughout the planning process.
- GC4, M1 - Develop an Affordable Housing Policy for the city to require a proportion of affordable housing in new developments, prioritise public land for affordable housing and increase affordable housing in higher land-value areas such as the city centre.
- GC4, M2 - Embed gender equality into council impact assessments, budgets, data collecting and strategies, including, but not limited to, the new City Development Plan. Ensure approaches are intersectional and incorporate women's lived experience.

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.*

**Appendix 3 Equalities Impact Assessment**  
Screening Report sets out consideration that has been given to equalities at this stage in the CDP2 process. This includes the range of engagement that has been carried out with equalities groups.

*What are the potential equality impacts as a result of this report?*

As CDP2 is at an early stage in the process and no policy has been produced as yet, this will be required to be determined at a later stage. However, the intention is that CDP2 will set out a development plan in the long-term interest of all equalities group.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.*

As CDP2 is at an early stage in the process and no policy has been produced as yet, this will be required to be determined at a later stage. However, the intention is that CDP2 will set out a development plan in the long-term interest of reducing socio-economic disadvantage.

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

The Evidence Report includes a section on Climate Change Mitigation and Adaption and details the Climate Plan actions CDP2 will support.

*What are the potential climate impacts as a result of this proposal?*

CDP2 is required to, by National Planning Framework 4, 'must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area'. As such the Evidence Report includes a section on Climate Change Mitigation and Adaption which details the requirements for CDP2 in order to address climate impacts.

*Will the proposal contribute to Glasgow's net zero carbon target?*

As noted, the intention is that CDP2 will contribute to Glasgow's net zero carbon target.

### **Privacy and Data Protection Impacts:**

Are there any potential data protection impacts

None. The Engagement process has been designed not to collect any personal data.

as a result of this report  
Y/N

If Yes, please confirm that  
a Data Protection Impact  
Assessment (DPIA) has  
been carried out

## **8. Recommendations**

It is recommended that Committee:

- Consider the Draft Evidence Report
- Consider the Draft Report of Engagement
- Note the City Development Plan 2 process and that the final documents will be presented to Council Administration Committee for decision making, ahead of Council (in line with legislation) and submission to Scottish Ministers for the Gatecheck process.