



Glasgow City Council

**Neighbourhoods, Housing and Public
Realm City Policy Committee**

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

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Item 5

1st June 2021

**CITY DEVELOPMENT PLAN: SPATIAL SUPPLEMENTARY GUIDANCE
(STRATEGIC DEVELOPMENT FRAMEWORKS)**

Purpose of Report:

To update members on progress with regard to the development of spatial supplementary guidance to the City Development Plan.

Recommendations:

Committee is asked to consider:

- (1) The progress to date in developing the Strategic Development Frameworks (SDFs);
- (2) The next steps required to deliver and adopt the SDFs as supplementary spatial guidance to the City Development Plan.

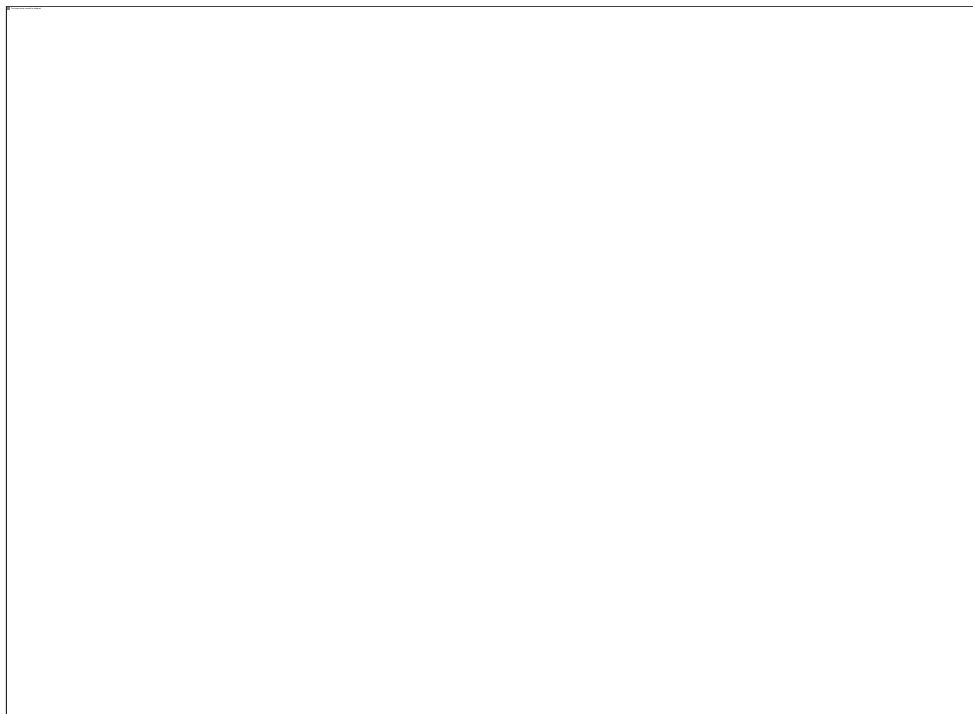
Ward No(s):

Citywide: ✓

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

1 Background

- 1.1 The [Glasgow City Development Plan](#) (CDP) was adopted on 29th March 2017 and it sets the statutory policy framework for directing and informing investment in Glasgow for the next ten years. The Plan interprets and applies local and national priorities to the City's spatial context with the principle aim of making the city a more successful place for all of our residents, workers and visitors. The Plan contains two overarching policies which are designed influence how it is used by all stakeholders and to cement the key principles of the Plan's 'place-based' approach. The first policy is the CDP1 Placemaking Principle which informs how we should approach new development based upon an understanding of, and response to, place. The second is the CDP2 Sustainable Spatial Strategy.
- 1.2 One of the key elements of CDP2 is the identification of spatial priority areas across the City where additional guidance is required in areas of major change across the City. This comprises 6 Strategic Development Framework (SDF) areas and 3 Local Development Framework (LDF) areas as highlighted on the CDP figure below:



- 1.3 In terms of priority, the current focus is on the development of the SDFs as these represent the most significant areas of change and opportunity across the City. The 6 SDF areas are:
- **City Centre**
 - **Glasgow North**
 - **Govan/Partick**
 - **Greater Easterhouse**

- **Inner East**
- **River Clyde Development Corridor**

- 1.4 The SDF areas were identified as part of the development of the CDP, via an analysis of social, environmental and economic data and this process was tested through the CDP consultation programme to ensure the principle of SDF priority areas was supported and arrived at through a robust analytical process. Further background information on this process can be found [here](#).
- 1.5 Once adopted, SDFs will provide a strategic framework to guide future regeneration, development and investment decisions in these areas. They will address key issues and inform the best use of resources. They will provide core information to guide the development of future business cases, funding bids, briefs for more detailed masterplans or site guidance and development activity, as well as the framework for development application decision making. This will translate into the action programme for delivering each SDF on the ground. Each of the SDFs will be underpinned by the Placemaking Principle of the CDP. Once adopted, the SDFs will have the status of statutory supplementary guidance.
- 1.6 The scale at which the SDFs operate is demonstrated in the CDP diagram below:



2. Progress to Date

- 2.1 A significant amount of research and background analysis has already taken place which will help to inform the development the SDFs. This has involved a variety of approaches including SWOT analysis, design charrettes, survey work and stakeholder engagement, much of which has already been informed by engagement with local communities.
- 2.2 The SDFs are being delivered in phases to ensure that appropriate resources are directed to their preparation.
- 2.3 The River Corridor Development Framework SDF, Govan-Partick SDF and, most recently, the City Centre SDF are now complete and, following submission to the Scottish Government, have been adopted as statutory Supplementary Guidance to the City Development Plan. These documents can be viewed [here](#). It is intended to report separately on the delivery of the respective Action Programmes associated with these SDFs and the subsequent SDFs on adoption. A report on the Govan Partick SDF was reported to this Committee on [9th March 2021](#). It is proposed that once adopted, annual reports will be made to Committee to keep members advised of progress.
- 2.4 The next SDFs to be delivered will be:
- Glasgow North SDF
 - Inner East SDF
- 2.5 External consultation on the Glasgow North SDF took place between October 2020 and January 2021. Over 50 representations were received from consultees, comprising individuals, stakeholders and key agencies. These representations have since been broken down further resulting in several hundred individual comments which require to be considered. The comments will be reviewed over the coming months, and we will consider how to respond to individual representations and changes made to the document as appropriate to inform the final version of the SDF.
- 2.6 The Inner East SDF sets out the following vision and key outcomes:

Our proposed vision is that: *The Inner East will become a series of interconnected walkable and liveable neighbourhoods, creating a vibrant, inclusive, liveable and well-connected people friendly place. It will be a city district that is; climate resilient; fosters creativity and opportunity; promotes social cohesion, health and wellbeing and economic prosperity.*

The Key Outcomes are:

- **A VIBRANT INNER EAST**
By 2030 the Inner East will be a vibrant place and a key asset to the City's economy
- **A SUSTAINABLE INNER EAST**
By 2030 the Inner East will be an engaged urban area able to support a

diversity of facilities and services.

- **A CONNECTED INNER EAST**

By 2030 the Inner East area will be better connected with a focus on active travel and public transport.

- **A GREEN & RESILIENT INNER EAST**

By 2030 the Inner East will have an accessible, multifunctional green network

3 Next Steps

- 3.1 Prior to adoption, the Council is required to carry out public consultation on each SDF. Details of the consultation and the final versions of the SDFs are submitted to the Scottish Government to ensure the process meets statutory requirements.
- 3.2 This report seeks to advise Committee that the final version of the Glasgow North SDF will be presented to Committee for approval prior to submission to the Scottish Government for adoption as Supplementary Guidance to the City Development Plan.
- 3.3 This report also seeks to advise Committee that the draft Inner East SDF is being placed on the Council's consultation hub for a period of 10 weeks to allow for full consultation with residents and stakeholders. The consultation period is taking place between June and August 2021.
- 3.4 Allowing for time to revise the document to take account of issues arising during consultation and the necessary approval processes, the finalised Inner East SDF will be reported to Committee for approval, with a view to adoption in Early 2022.
- 3.5 Further reports will be presented to Committee in due course in relation to the remaining SDF for Easterhouse and to the three Local Development Frameworks (LDFs) currently underway for South Central, Drumchapel and Pollok.

4 Policy and Resource Implications

Resource Implications:

Financial:

The SDFs themselves do not have any immediate financial implications, although future capital projects are likely to emerge through the ongoing implementation of the Action Programme. It is envisaged that any costs associated with the consultation process and production of the documents will be met from within existing budgets.

Legal:

There are no immediate legal implications linked to the SDF production process.

Personnel: Staff from within NRS Planning & Building Standards will be responsible for the production of the SDF. Input from other services may be required going forward as detailed actions emerge.

Procurement: Future procurement requirements where GCC is the lead agency will be carried out in line with current procedures relating to sustainable procurement and Article 19.

Council Strategic Plan: The report supports the following Strategic Plan themes:

A Thriving Economy

Priorities 1,2 and 6

A Vibrant City

Priorities 13, 15, 19, 21 and 22

Excellent and Inclusive Education

Priority 31

A Healthier City

Priorities 38, 44, 49 and 50

A Sustainable and Low Carbon City

Priorities 54, 55, 60, 61, 63, 65, 66, 67, 69, 70 and 71

Resilient and Empowered Neighbourhoods

Priorities 74, 76, 78, 79, 80, 81, 82, 83, 87 and 88

A Well Governed City that Listens and Responds

Priorities 92, 94 and 95

It is envisaged that the spatial approach to delivery of the SDF will support the above themes, depending on individual projects and delivery mechanisms that emerge from the associated SDF action programme. In the first instance the key outcome will be more involvement for citizens in local and city wide decision making.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-21 Yes – generally supportive.

What are the potential equality impacts as a result of this report? The SDFs will seek to promote an ethos of placemaking that improves the lives of all citizens in line with the aims of the City Development Plan. An [EQIA Screening Report](#) was prepared for the City Development Plan in 2017 and no significant negative impacts were identified. It is envisaged that the SDFs will have a positive impact on equality. This can be addressed in more detail as the detailed actions are taken forward.

Please highlight if the policy/proposal will help address socio economic disadvantage. The SDFs will seek to deliver inclusive economic growth, improving access to opportunities for all citizens.

Sustainability Impacts:

Environmental: The SDFs will promote the concept of sustainable urban development, promoting opportunities for active travel, increased biodiversity and are being developed to take cognisance of the potential impact of climate change.

Social, including opportunities under Article 20 of the European Public Procurement Directive Development Plan Policy CDP1 - The Placemaking Principle underpins the SDFs and is focused on improving the health and well-being of Glasgow's citizens through improvements to the city's physical environment. One of the key areas that the SDFs will seek to address for example, is a significant reduction in vacant and derelict land, which in its current condition is recognised as potentially having a negative impact on population health.

Economic: The SDFs seek to create opportunities for an economic growth that will unlock development opportunities, increase and diversify the business, retail and visitor offer, boosting the city's economy and improving access to opportunities for participation for all in the city's economic success.

Privacy and Data Protection impacts: The consultation process will be carried out in line with relevant data protection policies and legislation.

5 Recommendations

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