



GLASGOW'S

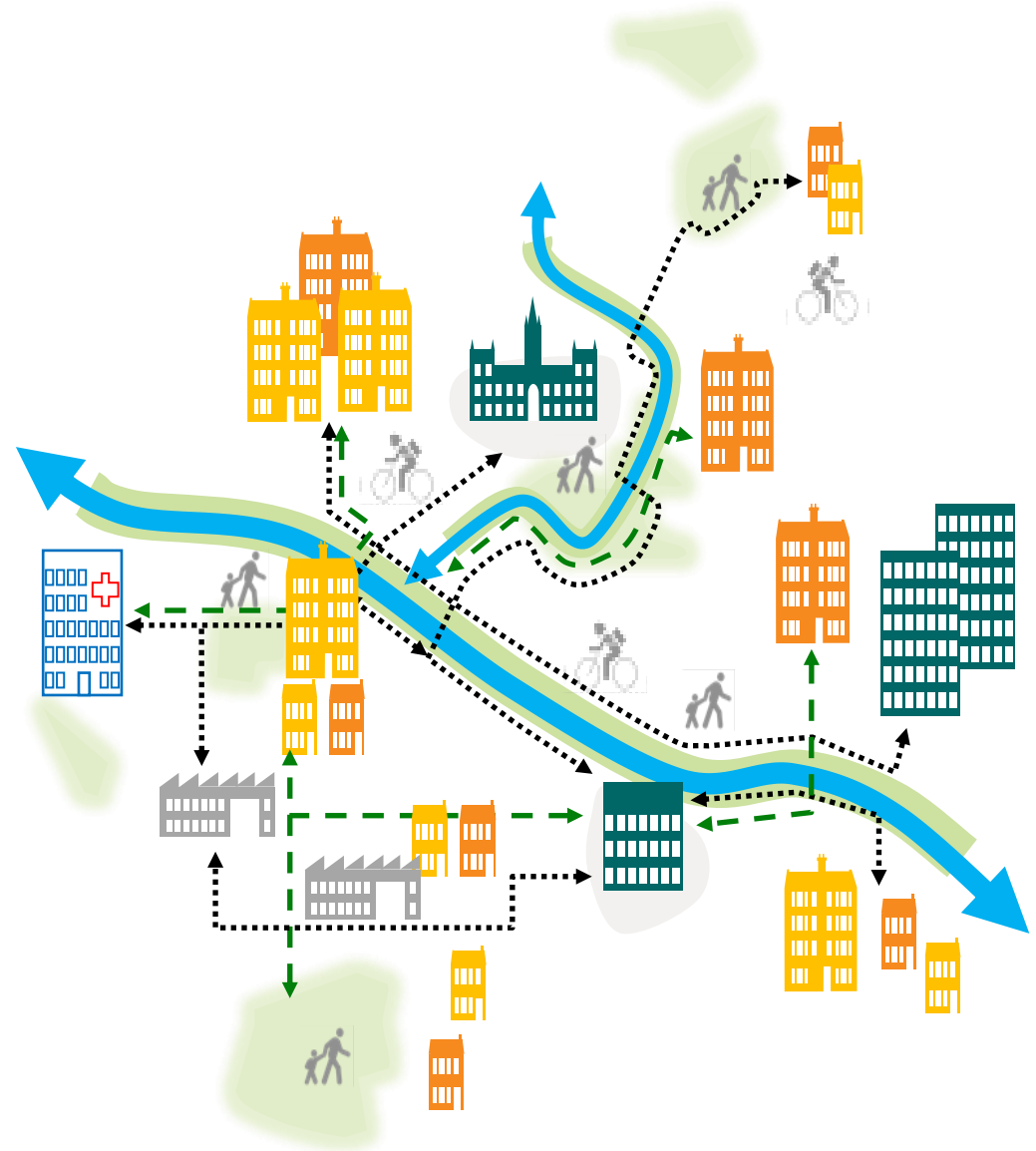
STRATEGIC DEVELOPMENT FRAMEWORKS



Glasgow
CITY COUNCIL

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VISION STATEMENT

The following document introduces the proposed Strategic Development Frameworks (SDFs).

The SDFs will present the spatial strategy for 6 key districts across the City which will offer the opportunity to support the delivery of the key aims of both the Glasgow City Development Plan and the City Council's Strategic Plan 2017 to 2022.

The Strategic Plan's vision is:

to have a world class city with a thriving, inclusive, economy where everyone can flourish and benefit from the city's success.

It states that it's key priority:

is to reduce inequality across Glasgow by creating inclusive growth - a thriving economy that we can demonstrate benefits the city, its citizens and businesses. This means a growing economy that creates jobs and investment, builds on Glasgow's position as a world class city, helps us to tackle poverty, tackles poor health in the city and improves our neighbourhoods.

The Strategic Plan then sets out its key themes and the Council's priorities under each of these themes. Many of these have a spatial component which can be supported by the successful delivery of the six SDFs, which cover many of the City's districts and neighbourhoods which face significant environmental and socio economic inequalities. At the same time these areas also offer significant opportunities to make a real step change in terms of our ambition to make Glasgow a World Class City.

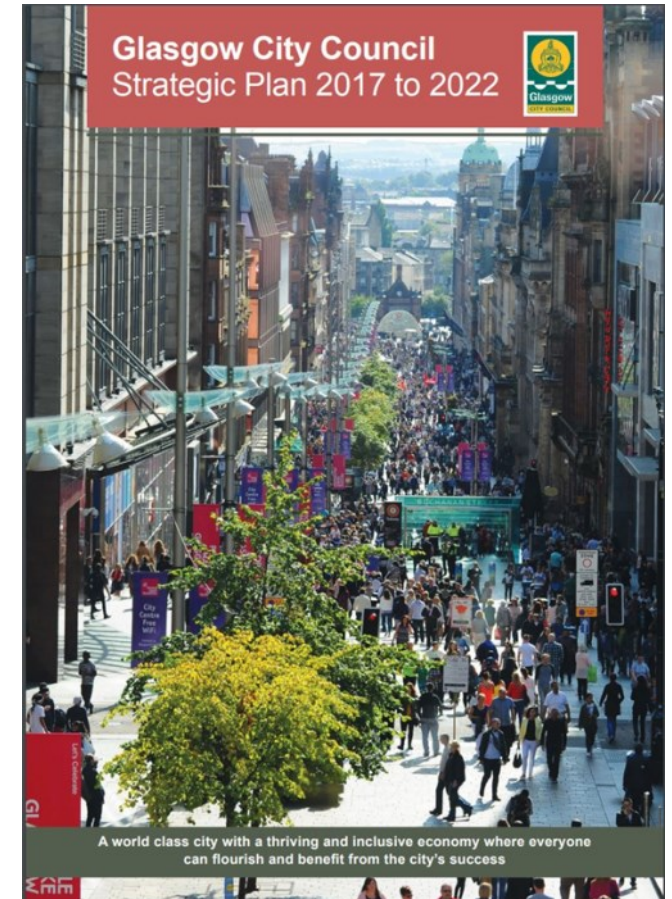
Similarly, the SDFs will support the key aims of the Development Plan which are:

- ***Creating and maintaining a high quality, healthy place.***
- ***Developing a compact city form that supports sustainable development.***

To meet these key aims, the Development Plan focuses on four Strategic Outcomes. These are:

- ***A vibrant place with a growing economy***
- ***A thriving and sustainable place to live and work***
- ***A connected place to move around and do business in***
- ***A green place***

The simple vision for the SDFs is to support the key aims and objectives of the City as set out in these key documents, by helping to deliver a world class city which works for all our residents, visitors and investors. This document and the resulting SDFs set out how we hope to achieve this ambition.



INTRODUCTION

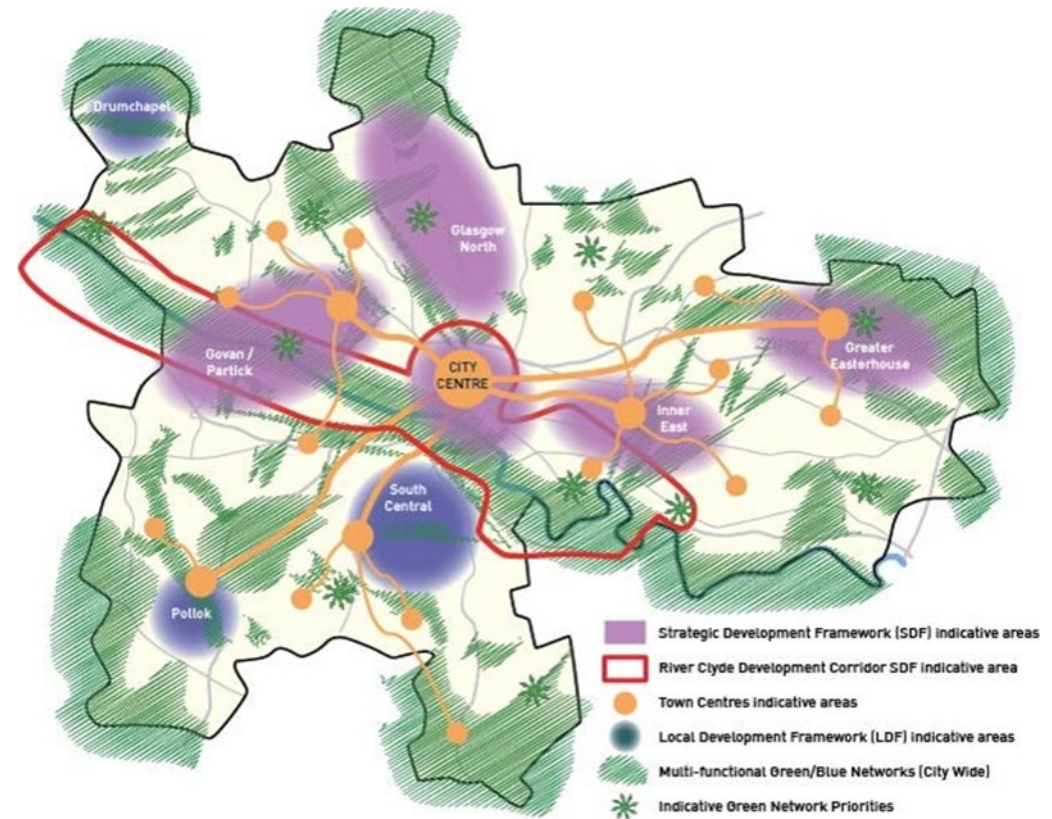
The **Glasgow City Development Plan (CDP)** identifies six key areas of the City which require a strategic approach to co-ordinate development activity, to direct investment and to address emerging opportunities. These areas present unique spatial opportunities and challenges yet also have a number common issues such as poor connectivity and significant amounts of vacant land.

A Strategic Development Framework (SDF) is considered to be at the appropriate scale to deliver sustainable regeneration to these priority areas. As such, **CDP2 – The Sustainable Spatial Strategy** supports the preparation of SDFs for the areas identified below:

- **River Clyde Corridor**
- **Govan Partick**
- **City Centre**
- **Glasgow North**
- **Inner East**
- **Greater Easterhouse**

The rationale for selecting these areas reflects the accumulation of socio-economic indicators and the strategic scale of opportunity in terms of growth and inward investment. This is set out in more detail the relevant background paper to the CDP and can be accessed here:

<https://www.glasgow.gov.uk/index.aspx?articleid=17289>



WHAT IS A STRATEGIC DEVELOPMENT FRAMEWORK?

What is a Strategic Development Framework?

In broad terms, a Strategic Development Framework (SDF) is a spatial plan that provides a structure for the future development and regeneration of an identified geographical area. It acts as an overarching framework which identifies key priorities, urban design principles, connections and strategic relationships that can, in turn, support more detailed future planning work on key sites and projects. As such, it concentrates on strategic priorities within an area rather than on detailed policy issues and focuses on key themes and principles rather than being prescriptive about outputs.

The Strategic Development Frameworks for Glasgow have been prepared to provide a co-ordinated approach to the priority areas identified in the City Development Plan. They are positioned at a scale that allows regeneration to be area specific and responsive to local issues and emerging opportunities, whilst delivering the spatial outcomes and policies of the Development Plan and other topic based Supplementary Guidance. Each SDF sets out area specific principles that will help in the determination of major planning applications and an action programme to support delivery of key proposals.

The six SDFs for Glasgow set out a long term vision for the regeneration of each area over a period of 20 to 30 years. This aims to ensure a sustained commitment to these areas beyond the term of the current City Development Plan.

The SDF's are being prepared through a process which gives them the status of Supplementary Guidance and thereby forming part of the statutory City Development Plan. This process offers communities and stakeholders an opportunity to help shape the vision and priorities for action and to influence the changes that will affect them over the coming years.

The Glasgow City Development Plan (CDP)

The CDP is underpinned by two overarching policies:

CDP1 - The Placemaking Principle and CDP 2 - The Sustainable Spatial Strategy;

- To create and maintain a high quality, healthy place; and
- To develop a compact city form that supports sustainable development.

CDP2 – The Sustainable Spatial Strategy supports the preparation of SDF's for the priority areas. Each SDF will support the delivery of spatial outcomes for Glasgow and address strategic matters such as:

- New or changing housing areas;
- Evolving business areas;
- Green Network opportunities;
- Infrastructure improvements or opportunities;
- Major master-planning areas; and
- Major demographic changes or issues.

THE PURPOSE OF THE SDFS

The purpose of the SDFS is to support the regeneration and sustainable development of key areas of the city. They will do this by:

- Providing a spatial overview of what is happening in the area;
- Developing a long term vision and strategy for the future development of the area;
- Seeking to understand and reflect local priorities and opportunities for delivering change;
- Acting as a means of coordinating existing and future regeneration activity;
- Adapting and interpreting City Development Plan outcomes, policies and principles at the sub-city scale;
- Providing a context that will support investment and attract funding;
- Setting out a delivery process and an action programme;
- Identifying areas where more detailed planning work, such as a masterplan, is required.

WHO IS THE SDF FOR?

The SDFS for Glasgow support the aspiration of the City Development Plan to put people at the heart of spatial planning, allowing residents and communities an opportunity to get involved in the planning issues affecting their areas.

This SDF is for people who have an interest in their area and who want to influence change, such as those who live and work there, local community groups and organisations, developers and other stakeholders. The SDF provides a framework that enables people to engage in proposed regeneration activity and allow them the help shape the long term vision and objectives. It also provides a steer for developers and professionals where further guidance, such as masterplans and design briefs, will be required.

GLASGOW CONTEXT

While each SDF area presents unique spatial opportunities and challenges to be addressed in a manner appropriate to the specific local context, there are common issues across all SDF areas, especially the ones which define the inner urban core of the city. An understanding of Glasgow's urban past is particularly relevant for these areas as they have been disproportionately affected by the major trends that the city has encountered since the Second World War.

Deindustrialisation

Glasgow is a post-industrial city. The coverage of the SDF areas is considered to reflect the geography of the main industrial communities in the city up to the Second World War. As a result, Glasgow's post-industrial decline is a useful frame of reference for understanding the challenges presented across the SDF areas where the process of deindustrialisation, the long-term loss of industry-based employment and protracted economic contraction has had a particularly lasting impact, particularly on sustainability and identity.

Attempts to address the damage caused by industrial decline have, over time, created an urban form around the city centre which has many shared spatial characteristics. While large areas of vacant and derelict land remain, there has been also been incremental, low density development and fragmentation caused by road infrastructure. In addition, the focus of much recent investment and regeneration has been the city centre. As a result, the SDF areas share a sense of dislocation from the city centre, and a feeling of being 'left behind', despite their close proximity.

Decentralisation

The industrial communities around the city centre were once the most densely populated areas in Glasgow. However these areas have been reshaped by the decentralisation and dispersal programme undertaken after the Second World War. The New Town programme together with peripheral housing estate development rehoused around 60% of Glasgow's city population (Urban, 2015). Within the city itself, Comprehensive Redevelopment Areas were designated with the intention of demolishing most inner-city housing and replacing it with high

rise, residential development. The social, economic and environmental impact of these policies on Glasgow's SDF areas are significant, and have had a lasting effect on communities around the city centre.

Approach

Against this background, the SDFs should be understood as elements of an overarching approach which aims to address the combined legacy of de-industrialisation, decentralisation, demolition, inappropriate infrastructure and comprehensive redevelopment. The need to repair and revitalise the areas which define the inner urban core has not only informed the identification and geographical coverage of the SDF areas, but also underpins the spatial planning and placemaking approach. It is recognised that a long term process of transition, social and physical repair, inclusive economic growth and community capacity building is now required to help create sustainable, liveable places with a distinct identity and purpose.

Opportunity

The SDFs also present an opportunity to help deliver place-based regeneration across significant parts of the City. There is already a drive to invest in the key infrastructure required to unlock the potential of the SDF areas through programmes like the Glasgow City Region City Deal. This is reflected in the geographic focus of planned City Deal investment within the City which aligns with the SDF areas to a significant degree, particularly in the City Centre, Calton Barras, the Clyde Waterfront and West End Innovation Area and Glasgow North. City Deal is also supporting the delivery of new infrastructure to help unlock development potential in Easterhouse. The SDFs will also help support ongoing initiatives such as the Glasgow Canal Partnership and the City Centre Strategy which are already delivering positive change in these priority areas. The SDFs will also seek build on key assets, both physical and social, which already exist in these areas and continue the work to align community and spatial planning activities.

SUMMARY

The 6 SDF areas were identified as part of the delivery of the Glasgow City Development Plan. They represent areas of significant change, characterised by some major spatial and socio-economic challenges, but also by major opportunities for new development and economic growth. Although there are commonalities between the 6 SDF areas, each faces its own unique challenges and the SDFs will be developed to recognise this.

The SDFs support the key strategic aims of the City Council and each one will set out an agreed spatial framework and action plan to guide the regeneration of these 6 key areas of the City. They will be prepared in consultation with local residents and key stakeholders. In this regard, significant consultation has already taken place to date which has helped to inform their preparation. This has been carried out in a number of ways through events such as the design charrettes which have been held across the SDF areas in recent years. There has also been significant consultation across key projects such as the City Centre Strategy and its supporting District Regeneration Frameworks, more localised projects such as the Central Govan Action Plan, the Calton Barras Action Plan and other similar projects across the SDF areas.

The SDFs will also seek to reflect the spatial elements of the Glasgow Community Plan and the associated Locality Plans where there is geographic crossover with the SDFs, in order to closer align Community and Spatial Planning in line with emerging national and local policy direction.

Once approved, the 6 SDFs will form spatial supplementary guidance to the City Development Plan. Each will be supported by an iterative action plan which, as well as identifying key initial actions, can also respond to emerging opportunities which arise across the life of the SDFs. This reflects the reality that the SDFs will establish the spatial framework for an ambitious long-term regeneration programme that will require a concerted focus on delivery for the next few decades and even beyond, in order to deliver the step change envisaged. To this end a process will be established for the ongoing monitoring of the SDFs and the implementation of their respective Action Plans.

In taking the SDFs forward, the City Council and its key partners will also look to identify op-

portunities for projects which create and develop links between the SDF areas wherever possible, particularly reflecting on the inter-connected nature of the inner urban SDF areas in particular, all of which link to the City Centre and the River Corridor SDF areas. .

In summary the SDFs will establish a spatial framework, which sets out a holistic approach to regeneration in 6 key city districts, grounded in the placemaking principles set out in the CDP and reflecting the ambitions and aspirations of local communities and potential investors. This document should be read in conjunction with the individual SDFs as they emerge.