



**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 5**

**11th March 2025**

**Inner East  
Strategic Development Framework:  
Action Programme Delivery 2024/25**

**Purpose of Report:**

To provide Committee with an update on delivery of the Action Programme for the Inner East Strategic Development Framework (SDF).

**Recommendations:**

The Committee is asked to:

- 1) Consider the annual progress and priorities for the coming year.

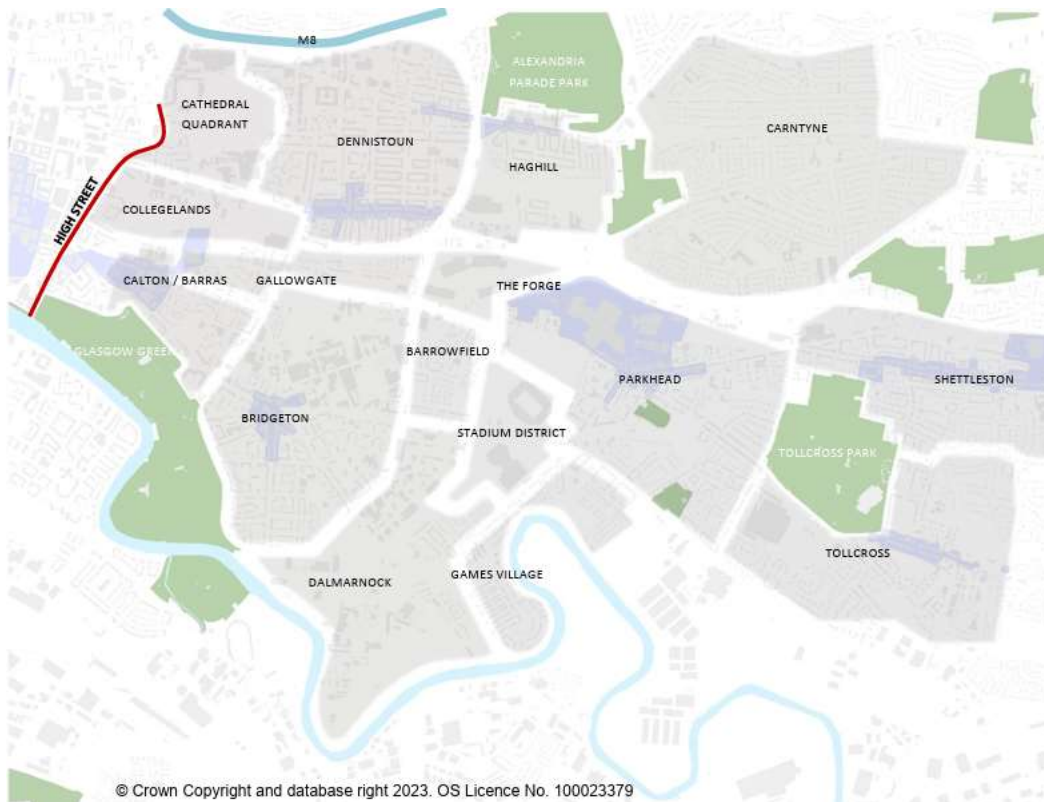
Ward No(s): 9, 18, 19, 22

Citywide:

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

# 1 BACKGROUND

- 1.1 The Inner East Strategic Development Framework (SDF) was adopted as Supplementary Guidance to the Glasgow City Development Plan in October 2023 by Scottish Government following approval at [City Administration Committee in June 2023](#).



*Fig 1: Map of Inner East SDF area*

- 1.2 Six [Strategic Development Frameworks \(SDFs\)](#) have been adopted: River Clyde, Govan-Partick, City Centre, North Glasgow, Inner East and Greater Easterhouse. The SDFs set out the long-term spatial vision for each area and are used to direct investment decisions and inform new development.
- 1.3 All the SDFs are underpinned by Action Programmes. Officers within the Spatial Strategy team of the Planning Service are responsible for coordinating delivery of the Action Programmes. This involves working with Officers across the Council family and with external stakeholders, to align phasing, financing and infrastructure investment to realise the SDF vision.
- 1.4 The Spatial Strategy team also leads the delivery of regeneration programmes including including City Deal Collegelands CaltonBarras Programme and relevant funding such as the Scottish Government's Place Based Investment.

## **2 AIMS AND VISION**

### **2.1 INNER EAST SDF**

The Inner East SDF provides a long-term, spatial vision for the east end of Glasgow together with key outcomes to support projects, inform the design of proposals and assist in the determination of planning applications. The vision set out in the SDF is:

*The Inner East will become a city district made up of distinct, vibrant, well connected and climate resilient neighbourhoods. This will be achieved through community engagement to ensure an inclusive, community-led design that represents local needs.*

- 2.1.1** The following sections detail the key projects within the SDF and the key priorities for the next 12 months.

## **3 INNER EAST SDF ACTION PROGRAMME DELIVERY 2024/25**

### **3.1 A VIBRANT INNER EAST**

#### **3.1.1 Gallowgate Transformational Regeneration Area**

The Inner East SDF supports the delivery of the Gallowgate Transformational Regeneration Area (TRA). In September 2024, [Contracts and Property Committee](#) agreed that land at Wyper Place was to be transferred to Wheatley Homes Glasgow. The land will form part of the landscape and flood attenuation for the development of 70 affordable new homes as part of redevelopment of the former Bellgrove Hotel. The partial demolition of the Bellgrove Hotel began in October 2024. The Spatial Strategy team will continue to engage with partners on the TRA as appropriate to ensure the TRA meets the aspirations of the Inner East SDF.

#### **3.1.2 Clyde Gateway Masterplan**

In June 2024, the [Economy, Housing, Transport and Regeneration City Policy Committee](#) approved the South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh, as promoted by Clyde Gateway. This updated the original masterplan as previously approved by Executive Committee in [March 2012](#).

The masterplan refresh is a material consideration in the assessment of planning proposals within the Masterplan area. The update supports revised development proposals and reflects recent works carried out by Clyde Gateway and progression of design development. The Inner East SDF recognises the role of Clyde Gateway, and to support regeneration activity including the delivery of the South Dalmarnock Integrated Urban Infrastructure Masterplan.

#### **3.1.3 City Deal: Collegelands Calton Barras**

The on-going City Deal investment programme, approved in 2014, aligns with the aspirations set out in the SDF. As part of the programme, an improved

active travel link connecting Collegelands to the Meat Market site is currently on site and the future linear park at Meat Market will be connected to the Duke Street Avenues active travel route. The programme will also create a new pedestrian crossing at Bellgrove Street to improve connectivity from public transport to the Meat Market site. Works are expected to be completed by Spring 2025 and ultimately will provide an active travel link from Bellgrove to Collegelands and the City Centre.

The Full Business Case for City Deal funding of £4.286m to fund the Meat Market sheds and the linear park was approved in November 2024 by Glasgow City Region with further approval from [City Administration Committee on 27th February 2025](#). The project is being led by the Meat Market Regeneration Community Interest Company (CIC) and City Deal funding forms part of the overall project budget. Works are expected to start on site in Spring 2025 with the linear park as the first phase of the project.

## **3.2 A Sustainable Inner East**

### **3.2.1 Shettleston Local Place Plans**

In May 2024, Fuse Youth Café were awarded funding to produce a Local Place Plan for Shettleston. The Local Place Plan will identify a vision, projects and actions to address the community's priorities. A number of community engagement sessions have taken place, and a planning consultant has been appointed to support the process. The final document, once validated, will reflect aspirations in the Inner East SDF and influence the next City Development Plan.

### **3.2.2 Town Centres Baseline Reports**

In April 2024, Town Centre Profiles were created as part of the Evidence Report for the [City Development Plan 2](#). The reports cover the following:

- Location and Physical Characteristics
- Activities and Facilities
- Health of the Centre
- Challenges and Opportunities.

These reports were created for Town Centres across the Inner East SDF area and support the SDF Action to produce a baseline report for local town centres. This will help to develop a thorough understanding of key issues and assets and present an in-depth evidence base upon which to move forward.

### **3.2.3 Parkhead Town Centre Action Plan**

The Inner East SDF Action Programme identifies the need to prepare Town Centre Action Plans (TCAPs) for each of the Town Centres in the area, and Parkhead, as a Major Town Centre, has been selected for the first TCAP. The Action Plan will use a placemaking approach to create a vibrant, attractive Town Centre that can respond to changing needs. It will identify a mix of short, medium, and long-term options that will help improve the quality of the centre and support the creation of a 20-minute sustainable neighbourhood. Once complete, the TCAP will act as a template for the other Town Centres within the Inner East. A brief for the project has been prepared and an in-

house consultancy team appointed. The Parkhead Town Centre Action Plan is due to be complete by Autumn 2025.

### **3.2.4 Parkhead Hub**

The Parkhead Hub will be one of the UK's largest primary care developments, bringing together a range of services including mental health, addictions, justice supports, as well as a library and a community café. Work commenced in March 2022 and the Hub is due to be operational by January 2025.

## **3.3 A Connected Inner East**

### **3.3.1 Avenues Plus Programme - Duke Street and John Knox Street Public Realm Improvement**

In October 2024, the contract was approved for construction works for [Duke Street and John Knox Street public realm](#). Work will include extension and resurfacing of footways, new kerbing, resurfacing of carriageway, road marking, creation of new cycleways, new green/blue infrastructure, and various other public realm improvements and is fully funded by Sustrans.

## **4 INNER EAST SDF ACTION PROGRAMME 2024-25 PRIORITIES**

### **4.1 The following actions are considered priorities for progression/delivery during 2025:**

- Continue to provide support and assistance to the locally based partnerships delivering large scale, housing-led development projects in the Inner East. Additionally continue to offer support and advice to other, generally small-scale development proposals, where such projects align with City Development Plan policy and the SDF's spatial design strategy; and where they enhance neighbourhood place quality.
- Prepare the Town Centre Action Plan for Parkhead and seek funding to deliver identified actions to improve place quality and vibrancy.
- Promote the creation of additional Local Place Plans within the Inner East.
- Continue to support the delivery of the City Deal Programme Collegelands Calton Barras and proposals to enhance active travel connections and to regenerate the wider area by attracting further investment.
- Support the development and delivery of the Avenues Programme and Liveable Neighbourhoods Programme to improve the active travel network in the Inner East.
- Advise and support Council services and external agencies' efforts to strengthen the Inner East's green corridors for nature and, where appropriate, active travel use.

### **4.2 An update report will be presented to Committee in 12 months, with individual project reports presented as required.**

## **5 Policy and Resource Implications**

### **Resource Implications:**

<i>Financial:</i>	Implementation of Action Programme will require a combination of private and public sector investment.
<i>Legal:</i>	Projects will be delivered in line with the legal requirements of various funders.
<i>Personnel:</i>	Officers within GCC will support delivery of SDF Action Programmes.
<i>Procurement:</i>	Individual projects will be delivered in line with relevant procurement guidance.

**Council Strategic Plan:** The SDF Action Programmes are considered to support the following Grand Challenges and Missions:

GC3 M2 C30: Deliver place-based interventions and key local regeneration projects.

GC3 M1 C20: Ensure planning policy supports development in areas with good links to the public transport system and active travel routes.

**Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* Yes. The SDFs 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 for which no significant negative impacts were identified.

*What are the potential equality impacts as a result of this report?* It is envisaged that the SDFs will have a positive impact on equality. EQIA screening is conducted at project level.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.* A number of actions will support the regeneration of areas of social and economic disadvantage as identified within the SIMD.

## Climate Impacts:

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

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

23. & 24. Require Glasgow's Gold Hybrid plus 20% low and zero carbon generating technologies (LZCGT) or better, to be achieved for all new build homes and new non-domestic development.

29. Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow's rich heritage.

36. Accelerate Implementation of the Glasgow and Clyde Valley Blueprint for a Green Network

to create green & biodiversity corridors in the city by improving open space provision and increasing tree cover, while also providing opportunities for active travel corridor.

37. Identify and utilise Vacant and Derelict Land

for greening and rewilding in combination with renewable energy generation measures and reducing flood risk.

51. Deliver a comprehensive active travel network, incorporating the spaces for people measures (following consultation) and enabling 20-minute neighbourhoods.

56. Reduce the need to own and use a car through measures in the City Development Plan, Glasgow Transport Strategy, and the Liveable Neighbourhoods programme.

60. Increase the amount of renewable energy such as solar thermal, PV or heat pumps in the city to represent 20% of total energy demand.

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

Overall, the projects will provide an increase in active travel, greenspace, renewable energy and reduce vacant and derelict land in the Inner East.

*Will the proposal contribute to*

The SDFs have the potential to contribute to Glasgow's net zero carbon target by supporting a more sustainable urban form and the 20-

*Glasgow's net zero carbon target?*

minute neighborhood principle, where it is easier to meet day-to-day needs locally, through improved access by active travel and public transport.

**Privacy and Data Protection Impacts:**

There are not considered to be any potential data protection impacts as a result of this report

**6. Recommendations**

**The Committee is asked to:**

- 1) Consider the annual progress and priorities for the coming year.