



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

1st October 2024

**NORTH GLASGOW
STRATEGIC DEVELOPMENT FRAMEWORK:
ACTION PROGRAMME DELIVERY 2023/24**

Purpose of Report:

To provide Committee with an update on delivery of the Action Programme for the North Glasgow Strategic Development Framework.

Recommendations:

The Committee is asked to:

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

Ward No(s): 11, 15, 16, 17 and 22

Citywide:

Local member(s) advised: Yes No

consulted: Yes No

1.0 BACKGROUND

- 1.1 The [North Glasgow Strategic Development Framework \(SDF\)](#) was adopted as Supplementary Guidance to the Glasgow City Development Plan in April 2023.
- 1.2 Strategic Development Frameworks (SDFs) have been prepared for six areas of the city and, to date, five have been adopted: River Clyde, Govan-Partick City Centre, North Glasgow and Inner East. A final draft of Easterhouse SDF was presented to this Committee in August 2024 and will be adopted later this year. 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, and aligning phasing, financing and infrastructure investment to realise the SDF vision as well as leading delivery of regeneration programmes including City Deal Canal and North Gateway and relevant funding such as Place Fund.
- 1.4 The SDF sets out spatial guidance to support the area-specific partnerships involved in the implementation of the [Canal Action Plan Update 2021-2016](#) and Sighthill and Maryhill [Transformational Regeneration Areas](#) (TRAs). In addition, the SDF supports the efforts of community groups, housing associations and private businesses to deliver new developments and infrastructure across the north of the city, where such proposals will improve the amenity of local neighbourhoods and align with City Development Plan policy.

2.0 AIMS AND VISION

2.1 NORTH GLASGOW SDF

The North Glasgow SDF aims to coordinate investment and action to significantly improve the urban form and economic vitality of the north of the city over the long term, to achieve the following vision:

Our vision is for North Glasgow to become a healthy, high quality and sustainable place in which to live, work and visit.

3.0 NORTH GLASGOW SDF ACTION PROGRAMME DELIVERY 2023/24

3.1 Working North

City Deal Canal and North Gateway

Following the earlier completion of infrastructure and public realm works to support the Dundashill development, West of Scotland Housing Association completed their scheme of 90 mid-market rent dwellings in late 2023; the

scheme is Passivhaus accredited. Works on the most northern plot on the site to create 78 dwellings for private sale is ongoing and is currently programmed to be completed in spring 2025. Design work for meanwhile uses to animate the Dundashill site is set to be implemented by summer 2025. To support further investment in the area, improved active travel infrastructure and public realm works along North Canal Bank Street, Keppochhill Road and a link to connect to Craighall Road were recently completed, enhancing access from the West End to the Canal and to the new residential developments.

3.2 Liveable North

During 2023/24, locally based housing associations and their development partners have continued to progress the delivery of sustainable, mixed tenure **housing neighbourhoods** at Sighthill Transformational Regeneration Area (TRA), Dundashill and Hamiltonhill. These major housing-led regeneration projects are helping to create nature-friendly neighbourhoods, where local communities' needs are firmly set at the heart of the development process in each case.

During Autumn 2023, Maryhill Housing Association oversaw the completion of around 60 new flatted homes for social/mid-market rent and shared ownership at the Botany Corner within the **Maryhill TRA**. In March 2024, the Transforming Communities: Glasgow (TC:G) Board approved the feasibility study to assist the future planning/delivery of a new mixed-tenure affordable homes development at the vacant Collina Street site at The Valley area.

In April 2024, Maryhill HA submitted a planning application for Phase 1 blue-green infrastructure works for a site at Duncruin Street, North Maryhill (TRA). The proposals, assisted by £1.45 million of funding from the Scottish Government's Vacant and Derelict Land Investment Programme Round 3 2023-24, will complement and lever-in the Phase 2 new housing development also planned for the site.

In September 2023, Queens Cross Housing Association commenced Phase 1 of the **Woodside** Making Places project, which will transform public realm and green spaces as part of plans to create an attractive, multi-functional green network for the Cedar high rise flats area. The £3.0 million project, assisted by additional funding from the Scottish Government through Sustrans Scotland's Places for Everyone programme, is set to complete late 2024.

In May 2024, the Wheatley Group, supported by teams within Neighbourhoods, Regeneration and Sustainability (NRS), held a Place Standard Tool (PST) workshop focusing on the area in and around Liddesdale Road, **Milton**. Wheatley Group aim to use the findings of the PST exercise, and related survey work, to inform the development of a 3-year environmental/infrastructure improvement programme for the area in and around their social housing stock at Milton.

Local community bodies, supported by the Council and funded through the Place Fund, have commenced work to produce **Local Place Plans** for,

respectively Royston/Germiston and Springburn. When completed, the two LPPs will empower communities to influence and drive forward the physical development and improvement of their areas, in line with locally set priorities. These will also generally contribute to the emerging City Development Plan.

3.3 Connected North

Sighthill TRA Improved Active Travel Links

Since opening in Spring 2023, the new Sighthill bridge alongwith Sighthill Park and the pedestrian links to Pinkston Basin/Port Dundas has significantly improved the accessibility and attractiveness of the emerging Sighthill TRA housing neighbourhood.

Liveable Neighbourhoods & Active Travel City Network

The Liveable Neighbourhoods and Active Travel Strategy (LN & ATS) Inner North City Network study will provide concept designs for new bi-directional cycle lanes and associated pedestrian improvements on the north's main arterial and orbital streets. Subject to the identification of suitable funding and implementation mechanisms, the new active travel improvements could be delivered by 2030 as part of the new city-wide network.

The LN & ATS group are currently progressing design work for priority projects emanating from the Liveable Neighbourhoods Ruchill to Cowlairs RIBA Stage 0-1 study; and they are overseeing a consultancy team commissioned to produce the LN Lambhill to Milton RIBA Stage 0-1 study.

3.4 Green North & Glasgow Canal

Since its official opening in December 2022, the **Stockingfield Bridge** over the Forth and Clyde Canal has become as a major attraction for walkers, cyclists, locals and visitors alike. The bridge, plus nearby Bella the Beithir and Stockingfield Art Park, have emerged as a popular local landmarks.

These developments are also acting as a catalyst for the re-purposing of the former golf course as part of the wider Greening Ruchill masterplan study - see Section 4.3.

4. NORTH GLASGOW SDF ACTION PROGRAMME 2024-25 PRIORITIES

4.1 The following actions are considered priorities for progression/delivery during 2024-25:

4.2 City Deal Canal & North Gateway

Construction of a new pedestrian and cycling route to improve permeability from Dundashill towards Cowlairs and the wider North Glasgow is to commence

early 2025. This link will be created between Borron Street and Keppochhill Road next to Graham's Dairy site.

Design work to improve the accessibility to and from City Centre to Dundashill and North Glasgow will commence winter 2024. The works will focus on Dobbies Loan underpass and the onward connections to North Canal Bank Street. This work will continue the improved active travel and public realm projects already completed, or in planning within North Glasgow.

4.3 Canal Action Plan Update 2021-26

The Council will support Scottish Canals and other partners in the Glasgow Canal Regeneration Partnership to plan and deliver the actions outlined in the plan, including the following priority actions:

- Scottish Canals, with the support of the Council, has entered the Applecross site in the C40 Thriving Cities design competition. The competition seeks to encourage designs that respond to the current climate crises, the Council's net zero ambitions and the site's specific requirements. The launch event took place in May 2024 and the first phase to call design teams to submit their initial proposals closes in September 2024. The second and final phase runs into 2025.
- Commission a masterplan to stimulate the regeneration of the wider Applecross Basin area, that could highlight opportunities for the sympathetic re-use of the former Canal workshop listed buildings and creation of a new leisure-led mixed-use development hub.
- Greening Ruchill project – NRS Planning has commissioned an in-house design team to produce the Greening Ruchill Masterplan, to guide and support emerging proposals for the golf course site; identify opportunities to improve the other main greenspace sites within the wider Ruchill Neighbourhood; and identify opportunities to improve local active travel connections. Public engagement on this project has commenced.

4.4 North Glasgow SDF Action Programme

In the wider area the Council will deliver the following actions:

- Continue to provide support and assistance to the locally based partnerships currently delivering **large-scale, housing-led development projects** in the north of the city. 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 of neighbourhood place quality.
- Seek to support measures and access funding as required to improve place quality and economic vitality within the north's established **town centres** in Maryhill, Possilpark and Springburn, where proposals emerge through locally led partnership initiatives.

- Continue to support the efforts of the Royston Strategy Group to improve services, public spaces and connections within **Royston** over the next 3-5 years.
- LN & ATS Group to plan, and ultimately oversee the phased delivery of, the **Active Travel City Network** within the north of the city. The new network, to be delivered by 2030, will help to better connect the north of the city internally, and improve the north's connections to the rest of the city-wide active travel network.
- Advise and support Council services and external agencies' efforts to strengthen the north's **green corridors** for nature and, where appropriate, active travel use. In particular, the team will look to examine opportunities to improve green links between Milton and the Lambhill Stables facility on the inside (towpath side) of the canal and to enhance active travel options for residents in Milton wishing to access the canal's towpath and leisure opportunities.

5.0 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	Implementation of Action Programmes 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 Challenge(s) and Mission(s):

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

Yes. The SDFs and LDFs 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 and LDFs 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 and LDFs 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 and LDFs 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 North Glasgow area and along the river corridor.

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

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

6.0 Recommendations

The Committee is asked to:

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