



Glasgow City Council

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

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

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Item 6

18th November 2025

**GREATER EASTERHOUSE STRATEGIC DEVELOPMENT FRAMEWORK and
DRUMCHAPEL LOCAL DEVELOPMENT FRAMEWORK (LDF): ACTION
PROGRAMME DELIVERY 2024/25**

Purpose of Report:

To update members on the delivery of the action plans for the Greater Easterhouse Strategic Development Framework (SDF) and the Drumchapel Local Development Framework (LDF).

Recommendations:

The Committee is asked to:

1. Consider the annual progress and priorities for both the Greater Easterhouse SDF and Drumchapel LDF in the coming year.

Ward No(s): 14, 18, 20 & 21

Citywide:

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

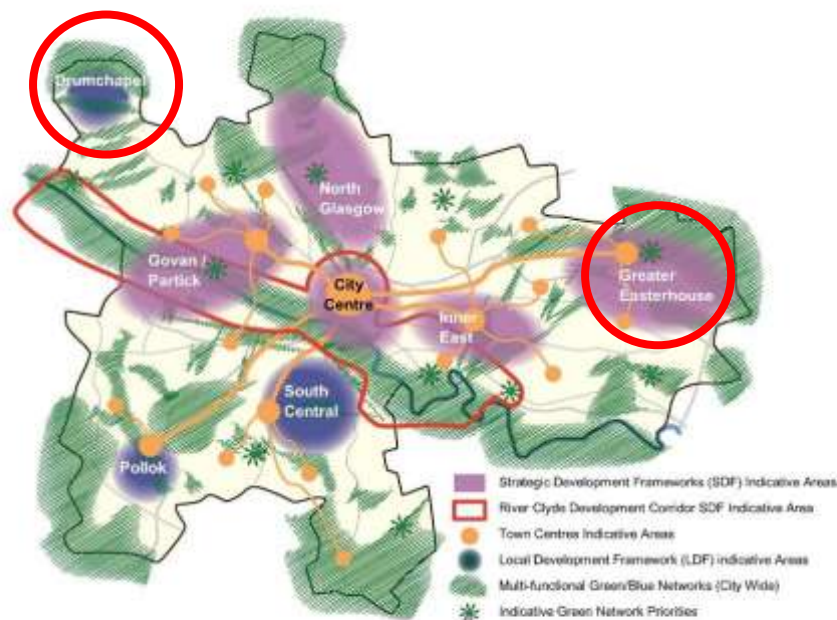
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1 BACKGROUND

- 1.1 The [Greater Easterhouse Strategic Development Framework \(SDF\)](#) was adopted as Supplementary Guidance to the Glasgow City Development Plan on 25th November 2024 following approval at [City Administration Committee in September 2024](#). [Drumchapel Local Development Framework \(LDF\)](#) was similarly adopted as Supplementary Guidance following approval at [City Administration Committee in June 2024](#).



CDP Figure 9: Sustainable Spatial Strategy

- 1.1 Strategic and Local Development Frameworks (SDFs and LDFs) identify areas of significant change and opportunity across the city. They provide overarching guidance for future planning, focusing on strategic priorities rather than detailed policy. Each outlines a long-term spatial vision and includes an Action Programme to support key proposals. Nine Development Frameworks have been adopted. They are:

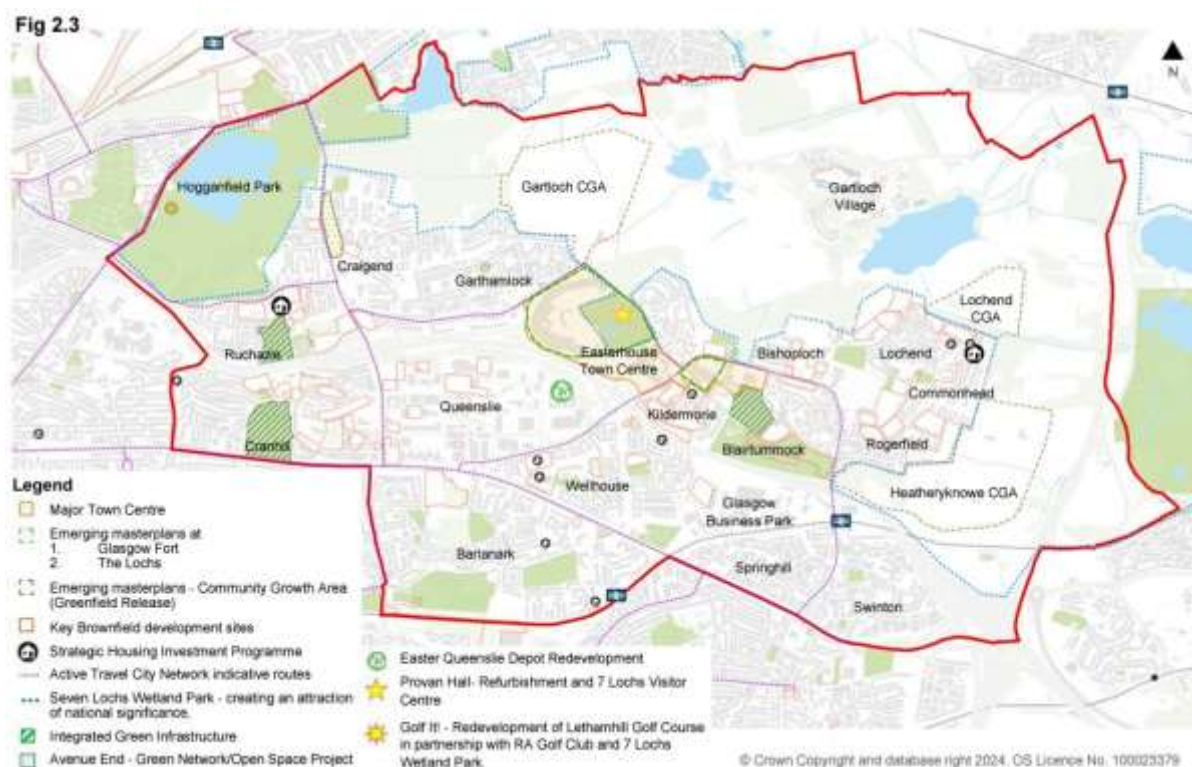
- River Clyde Development Corridor SDF
- Govan-Partick SDF
- City Centre SDF
- North Glasgow SDF
- Inner East SDF
- **Greater Easterhouse SDF**
- South Central LDF
- **Drumchapel LDF**
- Pollok LDF.

- 1.3 The Planning Service is responsible for coordinating delivery of the Action Programmes. This involves working with colleagues across the Council family and with external stakeholders, to align phasing, financing and infrastructure investment to realise the SDF vision. This also involves the delivery of regeneration programmes and relevant funding such as the Scottish Government's Place Based Investment.
- 1.4 Report advises members of progress to date in delivering the Greater Easterhouse SDF and Drumchapel LDF.

2 GREATER EASTERHOUSE SDF

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

The residents of Greater Easterhouse will achieve prosperity and a sense of well-being through inclusive economic growth and sustainable development.



Greater Easterhouse SDF Figure 2.3: Emerging Activity

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

3 Greater Easterhouse SDF - Action Programme 2024/25 Summary

3.1 Town Centre Masterplan

NRS Planning is working with City Property and other teams in the Council to explore the potential for a masterplan for the town centre and its surrounding vacant and underused sites. The masterplan would use a placemaking approach to create a vibrant, attractive Town Centre and support the creation of a 20-minute sustainable neighbourhood with an increased population.

3.2 Garthamlock Craigend and Gartloch Local Place Plan (GCG LPP)

Garthamlock Craigend and Gartloch Community Council were awarded funding to produce a Local Place Plan. The Local Place Plan was validated and registered in May 2025. NRS Planning supported the community through the process. It reflects the aspirations in the Greater Easterhouse SDF and aligns with the Ruchazie to Easterhouse Liveable Neighbourhoods Stage 2 report. It will influence the next City Development Plan. The Local Place Plan can be viewed here: [GCG Local Place Plan](#).

3.3 Re use of Brownfield Land

City Property with planning support have produced marketing briefs for brownfield land in Cranhill and Easterhouse at Kerrera Place, Bellrock Crescent and Wardie Road.

NRS Housing continue to work with local partners to deliver housing-led development projects in Greater Easterhouse on vacant and derelict land.

NRS Planning has supported the pre-application process for Blairtummock Destination Play to ensure alignment with the SDF. This is a project being led by the Pavillion Youth Café, with support from the Seven Lochs project and GCC Vacant and Derelict Land team.

3.4 Community Growth Area.

Avant Homes have submitted a full planning application for 249 homes at Lochend ([24/02884/FUL](#)). The principles set out in the Greater Easterhouse SDF are guiding its assessment.

3.5 Clyde Metro, Liveable Neighbourhoods and Active Travel

The GCC Liveable Neighbourhoods Team produced a RIBA Stage 2 report for the Ruchazie to Easterhouse area, which was presented to Environment and Liveable Neighbourhoods City Policy Committee on June 10th 2025. The selected projects will be developed as part of phase 4 of the active travel network. This report can be viewed here: [Liveable Neighbourhoods Report](#). The Glasgow City Region Metro Feasibility Study is using the aims of both Greater Easterhouse SDF and Drumchapel LDF to improve accessibility to and across Greater Easterhouse and Drumchapel.

3.6 Seven Lochs Wetland Park and Green Network

Water Vole Conservation Action Plan

GCC and Seven Lochs Wetland Park and Green Network partners continue to deliver the Water Vole Conservation Action Plan.

A request has been made to Scottish Government's Planning Hub to aid the development of a strategic approach to water vole issue which can facilitate the realisation of regeneration opportunities in Greater Easterhouse while delivering biodiversity gain and the conservation of the grassland water vole population.

Officers from NRS are in consultation with NatureScot who are updating national guidance on grassland water voles which will supersede Glasgow City Council's interim planning guidelines.

4 GREATER EASTERHOUSE SDF Action Programme: Priorities for 2026

4.1 The following actions are considered priorities for progression/delivery during 2026:

- Continue to support the delivery of the Water Vole Conservation Action Plan, in particular to support the development of a strategic approach to habitat enhancement which facilitates housing led regeneration and help to unlock brownfield sites and vacant and derelict land
- To advance the Easterhouse Town Centre masterplan in partnership with partners in Council family and other relevant parties
- To support communities to develop Local Place Plans within Greater Easterhouse and support delivery of the Garthamlock, Craigend and Gartloch Local Place Plan (see para 3.2)
- Continue to support the delivery of the Seven Lochs Wetland Park Project - to promote and support efforts to strengthen multifunctional green corridors for nature and active travel.
- To support the advancement of the Sustainable Transport Programme and Liveable Neighbourhoods Programme to improve active travel and enhance place quality in Greater Easterhouse.
- To support the Clyde Metro project team to advance the project to improve connectivity in North East Glasgow.

5 DRUMCHAPEL LDF

5.1 The Drumchapel LDF sets out the following vision for the area:

“For people to feel that Drumchapel is a pleasant and well-connected place to live in and visit, where day-to-day needs are catered for and there are good opportunities for social interaction, recreation, work and education.”

5.2 The following sections detail the key projects within the LDF and the key priorities for the next 12 months.

6.0 Drumchapel LDF - Action Programme 2024/25 Summary

6.1 **Drumchapel Town Centre Regeneration Project (DTCR)** - LDF continues to support the delivery of the DTCR, which received £14,979,646 from UK Government, match funded with £1,664,405 from GCC's Community Hubs Fund. The project has four workstreams:

- Converting Garscadden House to Drumchapel Town Hall with a relocated library, community space and co-located services, with a new civic square located at the front of the building
- Retro-fitting the non-operational Drumchapel Park Pavilion for use as an active travel hub and community café, with an external cycling track for learners
- Assembling housing sites around Hecla Square, and
- Improving the configuration of the road layout around the town centre, with improvements to the existing public realm on Kinfauns Drive.

The project is progressing well across all four workstreams. Authority to acquire Jobs and Business Glasgow's interest in Garscadden House was granted following a report to the Contracts and Property Committee on 18th September 2025. The report can be viewed here: [Garscadden House Report](#)

6.2 Development Sites and Vacant/Derelict Land (VDL)

GCC Planning and Housing together with City Property are addressing various sites in Drumchapel, including Belsyde Avenue (former location of Stonedyke Centre). The VDL Site Register has been updated, and work is ongoing to identify potential uses on VDL sites (see Net-zero Masterplan under para 6.5). The development at Katewell Avenue (now known as "Cleddans Grove") is currently being built out by Cruden Homes and close to completion, with 48 units anticipated.

The LDF has informed and guided the marketing process conducted by City Property for a vacant site for housing adjacent to Kinfauns Drive (referred to as "Site 3" in the LDF).

6.3 Drumchapel Way

Discussions have been ongoing with potential partners and internally about the potential development of a project for the walking route around the area known as the Drumchapel Way.

6.4 Net-zero Masterplan

Following a successful bid for Vacant and Derelict Land funding from Scottish Government, work has started on the Net-zero Masterplan for Drumchapel. The masterplan aims to take a place-based approach using nature-based solutions to create a climate-resilient neighbourhood. It has a strong focus on how we can use nature-based solutions to unlock development within Drumchapel.

6.5 Environmental Designations and Protected Areas

Since the adoption of the LDF, the Garscadden Burn Local Nature Reserve (LNR) was declared on the 4th of December 2024. This follows the declaration of the Cleddans Burn LNR on the 20th of December 2023. Summerhill Woods have been protected under a Tree Preservation Order (TPO) which was confirmed on the 6th of December 2024.

7. DRUMCHAPEL LDF Action Programme: Priorities for 2026

7.1 The following actions are considered priorities for progression/delivery during 2025/26:

Priorities for the next year include:

- Continue to support the development of Drumchapel Town Centre and Park;
- Identify actions to unlock and support delivery of housing development on vacant sites;
- Support delivery of the Net-zero Masterplan for Drumchapel and any emerging actions from this;
- Develop proposals for vacant and derelict land activation and the development of the Drumchapel Way project.

New priorities include beginning to progress actions related to:

- Undertaking safety/accessibility/inclusion audits for particular location(s) and/or route(s).
- Develop an audit of historic assets, to help inform preparation of a heritage and cultural arts strategy.
- Investigate the potential for new project(s) and/or partnership working for:
 - Active travel;
 - Connections and environmental improvements to and around the Forth and Clyde Canal;
 - Local shopping parade public realm improvements.

8 Policy and Resource Implications

Resource Implications:

Financial:

The SDF and LDF do not have any immediate financial implications, although future capital projects are likely to emerge through the ongoing implementation of the Action Programmes. 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 and LDF production process

Personnel: Staff from within NRS Planning Services have been responsible for the production of the SDFs and LDFs. 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 Greater Easterhouse Strategic Development Framework and Drumchapel Local Development Framework set out priorities and actions that support the following Grand Challenges (GC) and Missions.

Grand Challenge 1 – Reduce poverty and inequality in our communities:

Mission 3 – Improve the health and wellbeing of our local communities.

Mission 4 - Support Glasgow to be a city that is active and culturally vibrant

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens:

Mission 1 – Support Glasgow residents into sustainable and fair work.

Mission 2 – Support the growth of an innovative, resilient and net zero carbon economy.

Mission 3 - Raise attainment amongst Glasgow's children and young people.

Grand Challenge 3 – Fight the climate emergency in a just transition to a net zero Glasgow:

Mission 1 - Deliver sustainable transport and travel aligned with the city region.

Mission 2 - Become a net zero carbon city by 2030.

Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:

Mission 1 – Create safe, clean and thriving neighbourhoods.

Mission 2 - Run an open, well governed council in partnership with all our communities.

Equality and Socio-Economic Impacts:

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

Yes. The SDF and LDF 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 SDF and LDF will have a positive impact on equality. This can be addressed in more detail as the Action Programmes are taken forward.

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 SDF and LDF both promote the concept of sustainable urban development, promoting opportunities for active travel and increased biodiversity, and was developed to take cognisance of the potential impact of climate change. In particular, the SDF and LDF 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.

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.

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

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

9 Recommendations

The Committee is asked to:

1. Consider the annual progress and priorities for both the Greater Easterhouse SDF and Drumchapel LDF in the coming year.