



# GREATER EASTERHOUSE STRATEGIC DEVELOPMENT FRAMEWORK

AUGUST 2024

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# EXECUTIVE SUMMARY

The Greater Easterhouse Strategic Development Framework (SDF) sets out the long-term strategic vision and spatial approach for the future development of the Greater Easterhouse area by the City Council, its key agency partners, and other stakeholders.

The strategy is written for a broad audience and is directed at everyone with an interest in improving and investing in the area to help create a healthy and high-quality place.

By working collaboratively to share knowledge and resources, a fundamental shift in the performance of this district can be achieved.

In 2022, Glasgow City Council adopted a Feminist Town Planning policy which recognises that to create public spaces that are safe, inclusive and accessible for all members of the community, it is fundamental that women are central to all aspects of planning, public realm design, policy development and budgets.

The Greater Easterhouse SDF supports and embeds this concept in its spatial framework. The approach strives to develop a healthier city that is gender equal and considers walkability, proximity

to services, mixed-use environments, a safe public realm, and open greenspaces. These factors are key considerations for creating a healthier, more liveable city for all, not only women, with positive impacts in terms of physical and mental wellbeing and air quality.

Within Greater Easterhouse, we promote a town centre first approach which aims to bring forward place-making development opportunities that will bring brownfield land back into productive use.

The development of vacant brownfield sites for new house building is a priority. The SDF will support Glasgow's Local Housing Strategy 2023-28; in particular LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase opportunity and prosperity for all. Here the focus is on the four missions as applied to the SDF area:

- Build and provide new low and zero carbon affordable homes to meet housing needs;
- Support the delivery of new homes for sale and rent to meet growing housing demand;
- Undertake local housing-led regeneration and development; and

- Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings.

However, It is also recognised that vacant brownfield sites are often rich in biodiversity, and particularly so in Easterhouse with the nationally significant water vole population. The SDF promotes a balanced approach to the development of brownfield sites which enhances and protects habitats of protected species.

Development of the three sites designated Community Growth Areas within the Seven Lochs Wetland Park remain a priority. We would support the production of masterplans for these areas to integrate with the existing urban built form and urban grain for adjoining neighbourhoods; including Provan Hall, Commonhead, Rogerfield, Lochend and Bishop Loch.

There is an opportunity to bring forward the Clyde Metro, which is a nationally important urban mass/rapid transit project. The project was included in the fourth National Planning Framework NPF4 (February 2023) and the

# EXECUTIVE SUMMARY

Strategic Transport Project Review 2 STPR2 (January 2023). A fully integrated, accessible and affordable public transport system represents a opportunity to support development opportunities and transformational changes to occur within Greater Easterhouse.

We are seeking to improve active travel infrastructure and support the delivery of an integrated public transport system to connect all neighbourhoods within the SDF area and with surrounding districts. This will require alignment to the delivery of the Liveable Neighbourhood Programme and Active Travel Strategy action plans that are currently emerging.

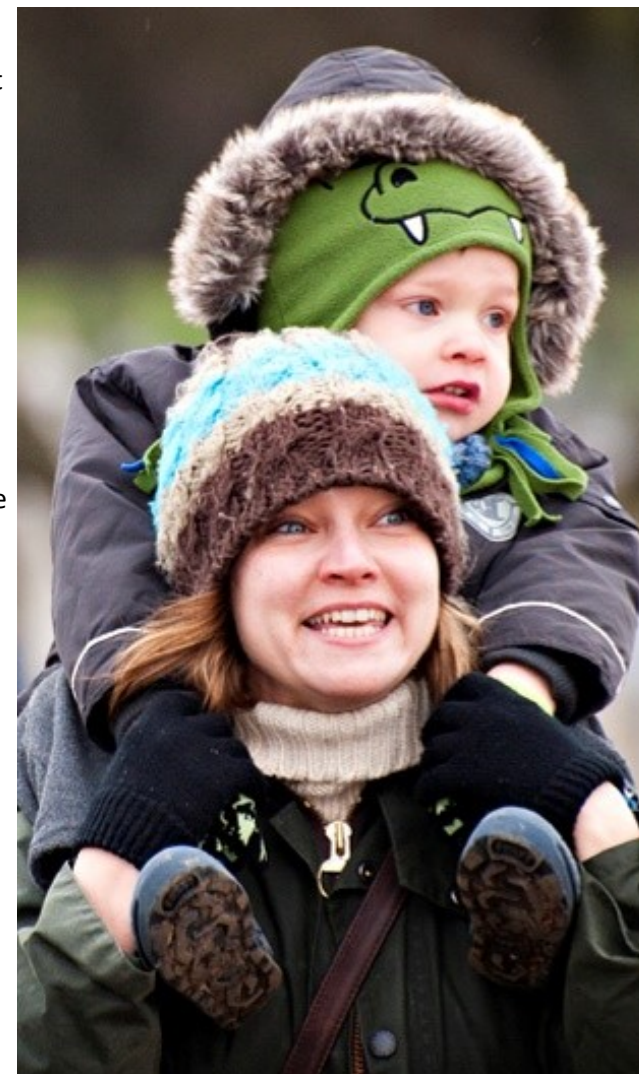
The Liveable Neighbourhoods programme is part of Glasgow’s approach to deliver local living in line with NPF4, where essential services, local shops, schools, health, leisure & open spaces and other facilities can be accessed by walking, cycling (active travel) and integrated public transport. Ruchazie to Easterhouse is part of the Glasgow Liveable Neighbourhoods programme (Tranche 3) and GCC will work with residents to identify actions for a delivery plan that will align with this SDF. The Liveable Neighbourhood Plan will

provide a basis for achieving the SDF’s key strategic outcomes and will address the relevant place challenges bringing forward their respective delivery plans founded on collaborative and interdisciplinary working.

The SDF recognises the importance of The Place Principle and introduces a place-based concept of co-creative place-making to improve neighbourhoods for people and communities which have been resilient over decades but face new challenges. This concept aims to deliver the place value outcomes referred to in ‘Places for People’ - the Place Commission Report 2022.

Climate change mitigation and the circular economy are seen as related opportunities for local communities to develop local solutions on an everyday scale which addresses the challenges across the area and focusses on the Town Centre and The Lochs.

As such, the SDF will act as a catalyst for new public and private investment in the area.



**Fig 0.1** A mother and child enjoying the Seven Lochs trail.

# STRUCTURE | KEY COMPONENTS OF THE DOCUMENT

VISION

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

We aim to address inequalities through place-making and by implementing the SDF's sustainable spatial strategy. We will prioritise the delivery of sustainable and resilient development which improves access to public transport, encourages active travel, mitigates the impacts of climate change, and protects and enhances the area's unique natural and cultural heritage.

PRIORITIES

<b>Supporting the Local Economy.</b>	<b>Enhancing Place Quality and Liveability.</b>	<b>Enhancing Connectivity and Accessibility.</b>	<b>Delivering a Multifunctional Blue, Green &amp; Grey Open Space Network.</b>
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OUTCOMES

By 2050 we want Greater Easterhouse to develop as a vibrant place that is an attractive destination for local people and supports economic, social and health benefits.	By 2050 we want Greater Easterhouse to become a more engaged, liveable, inclusive and distinctive place.	By 2050, we aim to have a well-connected Greater Easterhouse where people, places and communities are linked by safe and pleasant routes for walking and cycling, and good public transport.	By 2050 Greater Easterhouse will have an integrated, high quality green, blue and grey infrastructure network that helps deliver climate change adaptation, protects and enhances biodiversity, facilitate the shift to net zero carbon and promotes health and wellbeing.
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SPATIAL DESIGN STRATEGY  
DELIVERY

<p>Our approach to delivering these outcomes focuses on:</p> <ul style="list-style-type: none"> <li>Revitalising, regenerating and repopulating the Town Centre</li> <li>Supporting Economic development at Queenslie and Glasgow Business Park</li> </ul>	<p>Our approach to delivering these outcomes focuses on:</p> <ul style="list-style-type: none"> <li>Supporting the delivery of new build housing sites</li> <li>Promoting a culture of co-creative place-making and place-mending</li> <li>Delivering Liveable Neighbourhoods and place-making / place-mending across the 19 neighbourhoods.</li> </ul>	<p>Our approach to delivering these outcomes focuses on:</p> <ul style="list-style-type: none"> <li>Addressing key transport issues including public transport and the Clyde Metro opportunity</li> <li>Creating legible walking and cycling routes for active travel</li> <li>Connecting Greater Easterhouse with the Seven Lochs Wetland Park.</li> </ul>	<p>Our approach to delivering these outcomes focuses on:</p> <ul style="list-style-type: none"> <li>Delivering a multifunctional integrated green network</li> <li>Facilitating access to quality open spaces</li> <li>Promoting alternative and green uses on Vacant &amp; Derelict land</li> <li>Supporting the delivery of the Seven Lochs Masterplan</li> <li>Supporting the delivery of the Water Vole Conservation Action Plan</li> </ul>
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## ACTION PROGRAMME

# 1

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## INTRODUCTION

# GLASGOW CITY DEVELOPMENT PLAN

**Fig.1.1**—The Interrelationship between City Development Plan Policy and Supplementary Guidance.

**Glasgow City Development Plan 2017**  
Policies CDP 1 to CDP 12 Policies and Proposals Map

Note: [NPF4 \(2023\)](#) now forms part of the 'Development Plan'. In the event of incompatibility between a provision of NPF4 and the CDP, NPF4 policy prevails as it is the more up to date plan.

**Topic-Based Supplementary Guidance Documents:**

- SG 1: Placemaking Parts 1 and 2
- SG 4: Network of Centres
- SG 5: Resource Management
- SG 6: Green Belt and Green Network \*\*
- SG 7: Natural Environment
- SG 8: Water Environment
- SG 9: Historic Environment
- SG 10: Meeting Housing Needs
- SG 11: Sustainable Transport
- IPG3: (SG3) Economic Development\*
- IPG12: (SG 12) Delivering Development\*

*\*Denotes guidance currently with interim status*

*\*\*Expected to replace IPG6 (which currently has interim status) by the end of 2024.*

The above-named documents provide detailed guidance relative to their specific subject.

**SG 2 Sustainable Spatial Strategy:**

**Strategic Development Frameworks (SDFs)**  
North Glasgow, City Centre, River Clyde Development Corridor,  
Govan-Partick, Inner East and Greater Easterhouse

+

**Local Development Frameworks (LDFs)**  
Drumchapel, Greater Pollok and South Central

SDFs and LDFs set out high level spatial planning guidance for priority areas within the City.

# INTRODUCTION | STRATEGIC DEVELOPMENT FRAMEWORKS

The **Glasgow City Development Plan** Policy CDP 2 - Sustainable Spatial Strategy identifies six areas within the City that require a Strategic Development Framework (SDF) to coordinate ongoing development activity for the long-term benefit of each of the areas.

The assessment undertaken to identify the six SDF areas can be found in the City Development Plan Background Paper 2 - Sustainable Spatial Strategy. These priority areas have been selected because they each possess a mix of strategic-level physical, economic and social issues, as well as significant development opportunities.

Strategic Development Frameworks have been prepared for the following areas:

- **Greater Easterhouse,**
- City Centre,
- River Clyde Development Corridor,
- Govan Partick,
- Inner East, and
- North Glasgow.

In terms of the physical aspects, the six SDF areas experience similar **issues**, namely:

- The presence of substantial amounts of vacant and derelict land.
- Inadequate public transport provision in a number of localities.
- Barriers to active travel movement caused by infrastructure - e.g. motorways or railway lines - that disconnects communities on either side of the infrastructure from each other.
- Several neighbourhoods having poor access to open space, play and/or outdoor recreation facilities.

Also with regards to the physical aspects, each SDF area possesses significant **development opportunities** which, if realised, could transform these areas into attractive, connected and healthy parts of the city.

See the map (fig.1.2) on page 10 which shows the **City Development Plan - Policy CDP 2 Sustainable Spatial Strategy Map**. The map outlines the location of the six Strategic Development

Framework Indicative Areas in purple. As shown on the map, the Greater Easterhouse SDF area is situated to the east of the City Centre.

The CDP (2017) identifies Easterhouse as a major town centre, providing a full range of town centre uses and representing the core commercial and civic centre for the residents of north east Glasgow.

The Plan also proposes three Community Growth Areas within Greater Easterhouse located at Gartloch, Lochend and Heathery Knowe. There are currently live planning applications for Lochend and Heathery Knowe plus an additional planning application for the Gartloch Farm site to be determined by due process.

## The Greater Easterhouse SDF seeks to:

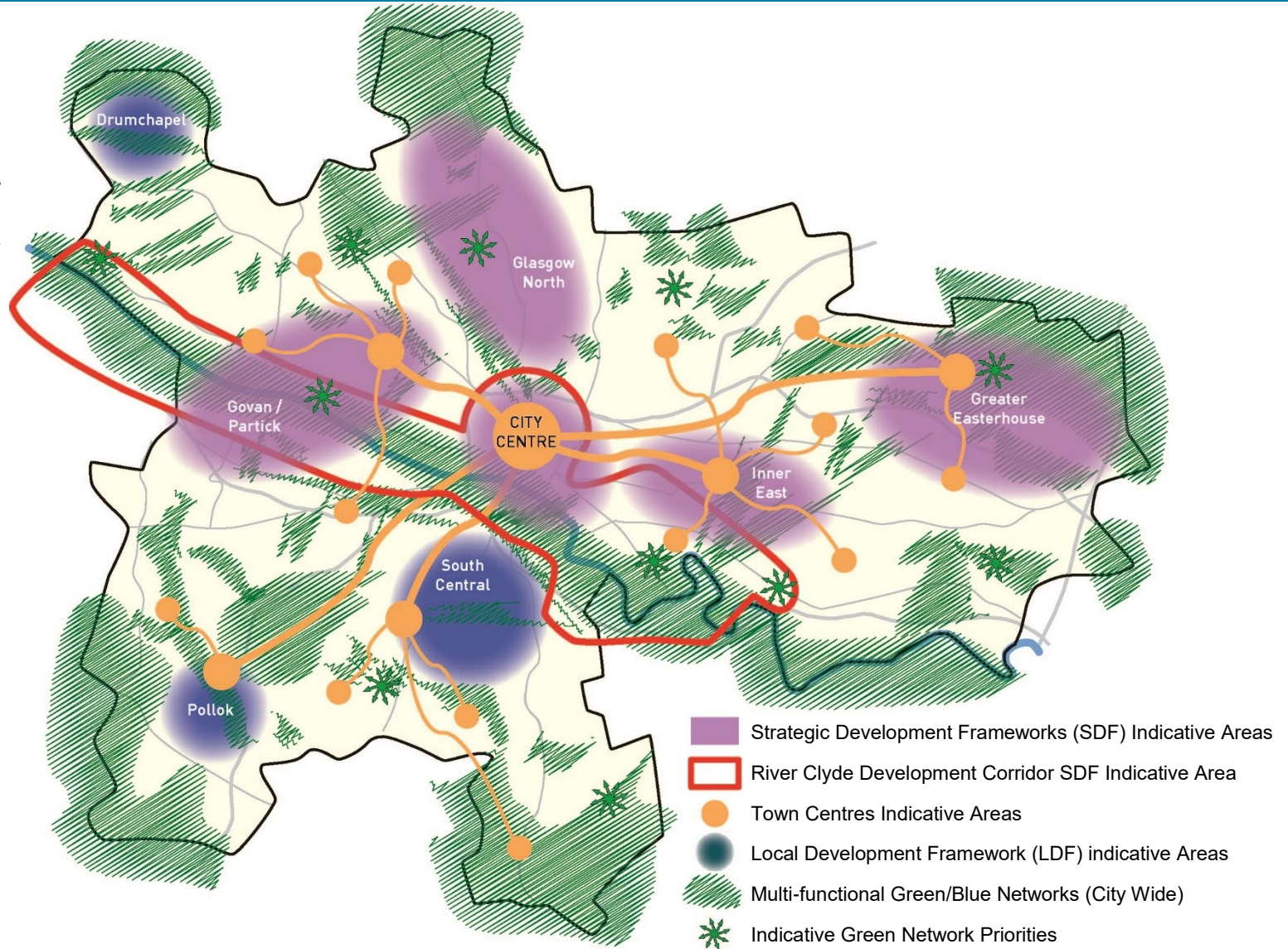
- Provide a long-term vision for the regeneration of an area.
- Coordinate development activity over the short, medium and long term.
- Establish a sustained commitment to an area beyond the term of the current City Development Plan.



Fig 1.2

## CITY DEVELOPMENT PLAN - POLICY CDP 2 SUSTAINABLE SPATIAL STRATEGY

Map showing the location of the Strategic Development Framework and Local Development Framework indicative areas.



# INTRODUCTION | NATIONAL PLANNING FRAMEWORK 4

In terms of the wider planning policy context, Scotland's most recent National Planning Framework (NPF) 4 was adopted by the Scottish Government in February 2023. The NPF4 and the CDP in comprise the overall Development Plan - the criteria by which Planning decisions should be made. NPF4 policy has primacy over policy within the CDP where there is incompatibility. NPF4 sets out a number of key priorities to deliver sustainable economic growth, continue the transition towards net zero, tackling the climate and nature crises, and to enable communities to thrive locally by 2045.

NPF4 identifies a set of eighteen National Developments including National Development 6 - Urban Mass/Rapid Transit networks which is essentially an integrated metro system for Glasgow and the city region. Clyde Metro is contained in the approved second Strategic Transport Projects Review STPR2 Recommendation 11 - Clyde Metro will address transport provision across the city region. Clyde Metro will deliver greatly improved access and connectivity to public transport delivering transformational changes for people, communities

and locations across Greater Easterhouse.

Other NPF4 national developments identified which could offer opportunities for transformative change within Greater Easterhouse include:

- National Development 4. Circular Economy Materials Management Facilities, in relation to the proposed Queenslie Development.
- National Development 5. Urban Sustainable, Blue and Green Surface Water Management Solutions
- National Development 7. Central Scotland Green Network
- National Development 8. The development and enhancement of the National Walking, Cycling and Wheeling Network

The Greater Easterhouse SDF supports the delivery of the NPF4 Central Area Spatial Strategy's priorities within the focus area, including :

- Provide net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon

transport.

- Pioneer low carbon, resilient urban living by enabling local living, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.
- Target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.

## Ongoing Challenges

The Covid-19 pandemic provided substantial global, national and local challenges. It has changed how we view our places with regard to where we live and work, how we access open space, how we shop and what shortfalls there are in meeting our needs locally. To achieve Glasgow's net zero ambitions, significant changes are required to our behaviours in meeting our daily needs.

In addition to the Covid-19 pandemic, Greater Easterhouse has faced a number of other challenges including the consequences of the Cost-of-Living Crisis and related worsening inequalities. The Greater Easterhouse SDF action plan cannot reverse the effects of the national economic situation but does, therefore, focus on key restorative local actions aiming to deliver inclusive economic growth, carbon reduction and improvements to health and well-being by alignment with other key strategies and plans.

Access to a range of public transport options will contribute to the achievement of these goals, improving accessibility to jobs, services and other essential requirements for people and places to prosper.

## Supporting Strategies and Initiatives – a Partnership Approach

Preparation of the SDF has been informed by a range of other strategies and initiatives ([See Appendix A](#)). The SDF supports the City Council's ongoing partnerships with agencies and communities, including:

- The Seven Lochs Partnership - Glasgow City Council (GCC), North Lanarkshire Council (NLC), Forestry and Land Scotland (FLS), The Conservation Volunteers (TCV) Scotland, and Nature Scot. The purpose of the partnership is to lead and coordinate development and delivery of the Seven Lochs Project.
- The Metropolitan Glasgow Sustainable Drainage Partnership.
- Local Developments - supporting housing associations and community groups to deliver new housing, business development, community hubs and town centre improvements.
- The Easterhouse Thriving Places and the Springboig / Barlanark Thriving Places.

This SDF seeks to improve active travel and public transport connections between the neighbourhoods within Greater Easterhouse and the rest of the City, particularly the neighbouring Inner East area and the City Centre. It takes account of the Glasgow Transport Strategy (GTS) and the Active Travel Strategy (ATS), which seek to provide the City with excellent public transport and pedestrian/cycle networks, with key projects to be delivered over the period between 2022 and 2030.

The SDF welcomes the Clyde Metro project (subject to NPF4 National Development 6 and STPR2 Recommendation 11 – Clyde Metro). The Clyde Metro project presents a unique opportunity to support communities within Greater Easterhouse as a Liveable Neighbourhood; Glasgow's approach to facilitate local living. The Clyde Metro which, when completed, will better connect over 1.5 million people to employment, education, and health services in and around the Glasgow City Region.

These initiatives will all help to improve Greater Easterhouse's internal connectivity, while enhancing links with the City Centre, East End and neighbouring North Lanarkshire.

## Engagement

Over the past decade, several exercises in community engagement have taken place across Greater Easterhouse with the aim of increasing communities' influence over spatial proposals and plans affecting their areas. These have been undertaken in partnership with key stakeholders and partners. These include the Easterhouse Charrette, Thriving Places in Easterhouse and Springboig and Barlanark, and by key partners such as Local Housing Associations.

The Easterhouse Town Centre Charrette took place in Summer 2017 and it was very well attended and the level of engagement from the community and stakeholders was strong. As an overview, 634 people were spoken to on an individual basis and inputted directly in the advance engagement and 214 people took part in the workshop sessions, with roughly a further 100 people dropping in for short periods.

The charrette report (2018) and delivery plan remain relevant and the report remains the guiding document for the regeneration of The Lochs shopping centre and wider town centre allied to the development of key sites and the necessary public realm and place-making proposals.

## Consultation

The Consultative Draft of the Greater Easterhouse SDF, was published for consultation between November 2023 and February 2024. A report analysing the responses was prepared alongside a table of responses which includes the comments received and notes how Glasgow City Council have responded to these in preparing the final version of the SDF.

Key themes emerging from the consultation responses are summarised below:

- Vacant and Derelict Land
- Connectivity, particularly public transport reliability and accessibility.
- Lack of facilities, amenities and play areas, particularly in the peripheral areas.
- General maintenance and environmental quality
- Stakeholder engagement
- Social inequality

Of the 102 respondents to the SDF, the majority supported or strongly supported the strategic direction and place ambitions of the SDF. The comments and recommendations have shaped this iteration of the SDF document.

The Greater Easterhouse SDF acknowledges the importance of community engagement and sets out actions to encourage further, meaningful engagement with the local community throughout the life of this document and beyond.



**Fig 1.3** The Chance to Change Charrette Exhibition, in The Shandwick Centre (now the Lochs) 2017

# 2

## CONTEXT AND AREA PROFILE

## CONTEXT AND AREA PROFILE | GEOGRAPHY

Greater Easterhouse emerged from Glasgow's Post War Planning Policy as a peripheral housing scheme, with successive social house building until the 1970s. Easterhouse's population peaked in 1971 at 56,843, followed by a sustained period decline resulting in the population approximately halving by the turn of the century. The population has stabilised at 35,251 in 2021.

The Greater Easterhouse SDF area is located approximately 9 kilometres to the north east of the City Centre on both sides of the M8 motorway (see fig 2.1). Poor public transport connectivity has contributed to the peripheral nature of Greater Easterhouse. The SDF area comprises 20 distinct but inter-connected urban neighbourhoods in the north-east of Glasgow—see figure 2.2.

The core central area located close to the Town Centre includes Provan Hall, Kildermorie, and Blairtummock and is traditionally recognised as 'Easterhouse'. However, moving out from the Town Centre, the Greater Easterhouse SDF area extends to include Cranhill, Ruchazie, Craigend and Garthamlock (to the West), Wellhouse, Easthall, Barlanark, Springhill and Swinton (to the

South), with Lochend, Commonhead and Rogerfield (to the East), and Bishop Loch and Gartloch Village (to the North). The non-residential and business focused areas of the Glasgow Business Park and Queenslie are located South of the M8 motorway.

The Town Centre contains the successful Glasgow

Fort, Morrison's supermarket, The Bridge and the Glasgow Kelvin College. The Glasgow Fort is a retail and leisure success story representing successful economic development within Greater Easterhouse.

The Seven Lochs Wetland Park is Scotland's largest urban heritage and nature park and it



## CONTEXT AND AREA PROFILE | GEOGRAPHY

covers approximately one third of the Greater Easterhouse SDF area (see fig.2.2). There are other high quality greenspaces such as Hogganfield Park Local Nature Reserve, Auchenlea Park, Blairtummock Park and Cranhill Park

The topography of Greater Easterhouse is naturally formed by the River Clyde Valley. As such there is a general North-South gradient of land, with the highest land (above sea level) located towards the North. For example, Cranhill, and Eastpark demonstrate views South across the City and from North Ruchazie towards the West and Hogganfield Park. Key features at highest points include the water towers at Cranhill and Craigend. Provan Hall and Blairtummock House provide evidence of the medieval and later historic settlements.

Many of the key routes West-East follow natural topography, such as the M8 motorway (previously Monklands Canal), the Airdrie and Bathgate Railway Line and Edinburgh Road. The M8 motorway bisects the SDF area and while providing SDF with fast and convenient links to the national motorway network it also serves to dislocate the northern neighbourhoods from the

rest of the city. Public transportation links to the City Centre are not easily accessible; the railway station is located over 20-minute walk from the town centre and many of the residential neighbourhoods. The local bus services follow the same east-west connection as the trains leaving a gap in north-south connectivity.

The SDF area is also spatially fragmented by 126.7 hectares of vacant and derelict land, poor connectivity and a lack of good quality open space.

Despite these spatial barriers particular local connections remain strong, such as the industrial and business relationship between Cranhill, Wellshot, Barlanark and Queenslie, and the key relationship between local people and proximate neighbourhoods to The Lochs Shopping Centre (formerly the Shandwick Centre).

Despite many initiatives, including Locality Planning, Thriving Places Easterhouse and Thriving Places Springboig/Barlanark, Greater Easterhouse remains amongst the most deprived areas in Scotland which negatively impacts on the

populations health, wellbeing and economic outcomes.

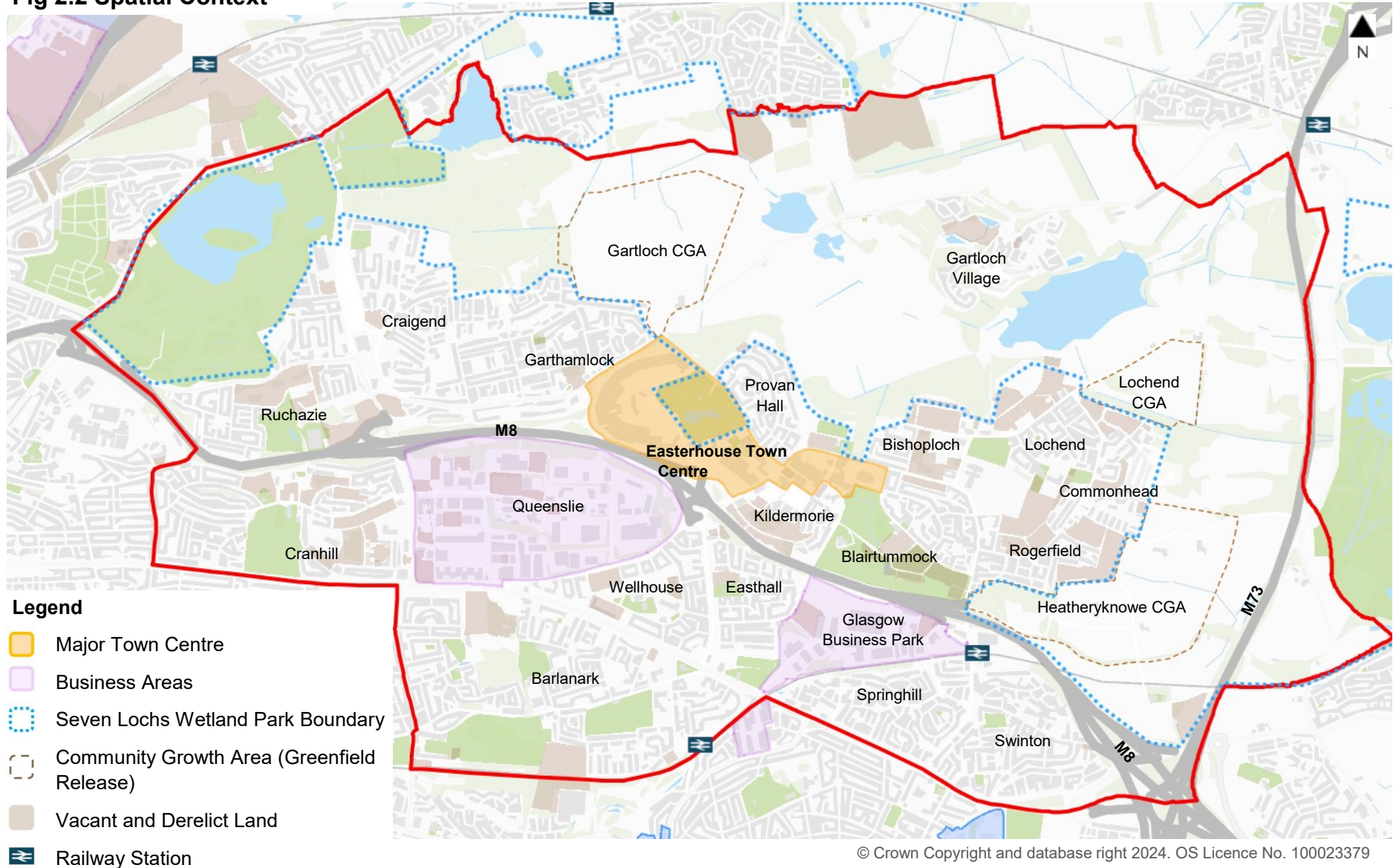
The proportion of school age children in Greater Easterhouse is higher than Glasgow as a whole. Child poverty in the area is at 24% . Child poverty is linked to increased chronic illness, poorer cognitive capabilities and mental health problems later in life. Providing better opportunities from early childhood will have a significant impact in reducing the areas socio-economic issues and have a far-reaching impact on individual lives.

See [Appendix B](#) for a further detailed breakdown of health and inequalities.

Greater Easterhouse exhibits persistent multi-generational deprivation and neighbourhoods within the area have been consistently ranked among the most deprived 10% in Scotland. Lack of income creates social exclusion. Social exclusion affects an individual's health and wellbeing. And so, the cycle of poverty and deprivation continues.

# CONTEXT AND AREA PROFILE | GEOGRAPHY

Fig 2.2 Spatial Context





## CONTEXT AND AREA PROFILE | RECENT DEVELOPMENT AND FUTURE INVESTMENT

In recent years, Greater Easterhouse has undergone significant geo-spatial, social and economic change, including the demolition of non-core and below tolerable standard housing stock, new build social housing, and more recently private housing development in the form of 'new neighbourhoods' at Garthamlock and 'boutique hamlet neighbourhoods' at Gartloch. The development and success of the Glasgow Fort has altered the Town Centre dynamic very significantly, and the Seven Lochs Wetland Park is emerging as an important open space asset for the area.

The completion of the new neighbourhood programme at Garthamlock which coincided with the provision of new pre-12 and pre-5 education facilities has begun to establish a sustainable private sector housing market. Also, the completion of the 'serviced site' at Earlybraes Drive/Hallhill Rd, Barlanark has stimulated the housing market in that location. Elsewhere, other development by housing associations and co-operatives has reduced the amount of vacant and derelict land (VDL) and provided much needed social housing.

However, in general, house building has not delivered a consequent private sector housing programme at a capacity which addresses the scale of existing brownfield sites or vacant and derelict land, and has contributed little in effect towards sustainable open spaces or the quality thereof.

The £4.5million Greater Easterhouse Green Infrastructure Project was completed in 2020 at Blairtummock, Cranhill and Ruchazie. The project delivered surface water management, access improvements and habitat creation in three underused parks and two areas of vacant and derelict land (VDL) and created two new active travel routes that link to Seven Lochs gateways. A critical element of the project was to create new habitat for the unique population of water voles found in N. E. Glasgow. Water voles are a protected species, and the new habitat creation will facilitate housing development on areas of VDL by allowing a limited number of animals to be relocated from areas of planned development. These enabling works will unlock the development of nearby housing sites and will provide increased tenure balance and housing offer for the

community including family housing units to strengthen opportunities to live in the area and encourage new population. This will create a more resilient community that can accommodate all ages

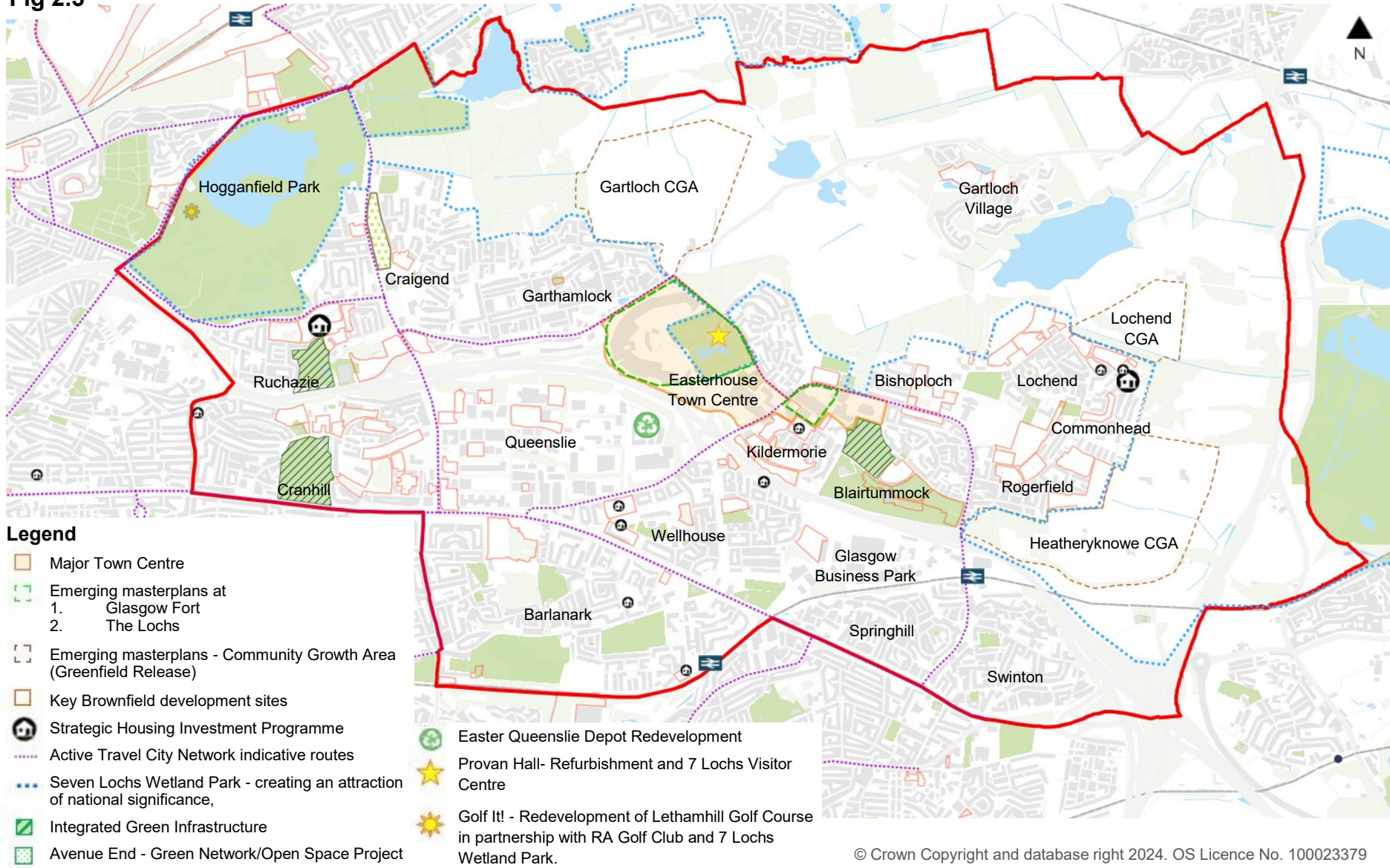
The key commercial locations outside the town centre focus on Industry and Business at Queenslie and the Glasgow Business Park. Development opportunities exist at Queenslie including redevelopment of the GCC Easter Queenslie Cleansing Depot. The development supports the vision set out within the Resource and Recycling Strategy 2020-30.

Whilst the completed development by Amazon at the Glasgow Business Park has effectively removed any surplus or available developable land and the business park is now less about development and more about employment and economic performance.

Together these interventions will strengthen the local community and its town centre and the regeneration of Greater Easterhouse to become a thriving place to live and work.

# CONTEXT AND AREA PROFILE | EMERGING ACTIVITY AND RECENT INVESTMENT

Fig 2.3



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# CONTEXT AND AREA PROFILE | PLANNING ISSUES AND OPPORTUNITIES

The following spatial issues for the area have been identified through public consultation exercises in Greater Easterhouse.

## Issue 1: The Town Centre and The Lochs Shopping Centre

The Town Centre and the adjoining neighbourhoods exhibit the acute impacts of Easterhouse's tenement clearance programme and the resulting depopulation. The area is blighted by vacant and derelict land or brownfield sites - though these are currently identified as opportunities for private housing development.

The Lochs Shopping Centre (formerly the Shandwick Centre/Square) was designed as a covered mall in the 1960's and is introverted in form, with the outside of the building dominated by fire escapes, services yards and derelict parts of the building creating an unwelcoming environment. The centre functions as the local communities social and retail hub, whereas the nearby Glasgow Fort is a regional retail and leisure destination, home to many national high street chains.

The four-lane Westerhouse Road bisects the town centre creating a barrier between The Lochs, Glasgow Kelvin College and health and wellbeing facilities located west towards The Fort.

Furthermore, the public realm / active travel environment within and around the town centre is physically in poor condition and doesn't meet the current aspirations to encourage active travel and modal shift from car use. The main route to local schools follows the busy Westerhouse Road making the journey unsafe and discouraging active travel. There is no current cycling infrastructure. The poor public realm conditions in the town centre also fail to meet the expectations of retailers or private developers which in turn further discourages any investment to the area.

The Lochs entered Council ownership via arm's length organisation, City Property (Glasgow) Investments Ltd, in April 2016. The challenges presented by the Lochs are:

- its high vacancy rates (35% vacancy rate 2022),
- poor quality building fabric, public realm,
- maintenance issues, alongside
- problems with anti-social behaviour.

Despite rebranding as The Lochs, the physical fabric remains discouraging to attract new tenants and the current high level of vacant units is evident. City Property, reports of significant repair and refurbishment requirements to modernise the centre. However, with lower demand and vacancy rates, the capital improvement costs cannot be met from rental income. To create an attractive environment for more tenants to support the upkeep of the centre and responding to the recent changes in the local high streets due to increase online shopping and ensuring the longevity of the centre, a significant injection of funding and management is required.

There is a market failure evident in The Lochs Shopping Centre in that there is a lack of private investment and vacancy rates are above the average in similar shopping centres. This is contributing to the lack to the economic growth of the area and the poor state of the facility is a barrier to investment.

# CONTEXT AND AREA PROFILE | PLANNING ISSUES AND OPPORTUNITIES

## Opportunities for Change:

A town centre first approach to development in Greater Easterhouse could bring forward place-mending that could include the reconfiguration and improvement of The Lochs shopping centre and the realisation of development opportunities on adjacent brownfield land for house building at Blairtummock and Kildermorie. Whilst, the provision of green and blue infrastructure located at Blairtummock has boosted market conditions.

It is recognised that connectivity to (and within) the town centre for walking, wheeling and cycling and public transport must be improved. The SDF promotes improved active travel infrastructure and supports the GGC'S Liveable Neighbourhoods approach and delivery of its projects within Greater Easterhouse. The SDF also support the delivery of an integrated public transport system to connect all neighbourhoods within the SDF area and with surrounding districts.



Fig 2.4 - Excerpts from the public consultation event for the Charrette.

## Issue 2: Vacant and Derelict Land

Vacant and Derelict Land (VDL) poses a particular issue for the Greater Easterhouse SDF area, with sites collectively comprising 126.7ha as of March 2023. According to The Scottish Vacant and Derelict Land Survey (2019), 79.62% of residents in Greater Easterhouse live within 500m of a derelict site, compared to 54.7% in Glasgow and 28.4% in Scotland. Approximately 38% of the 17,000 households within the area of focus are located within 100m of a vacant or derelict site.

Urban blight, in the form of brownfield land and/or vacant and derelict land throughout Greater Easterhouse present challenges for certain locations where market conditions are weak or where market failure is prevalent.

These sites are recognised for their importance to biodiversity and some sites host a nationally significant population of water voles. A balance is required between the need for redevelopment and the protection of biodiversity.

The presence of water voles and the associated unknown costs accommodate them causes uncertain upfront financial risk making the sites less desirable to the private market, whilst public sector remediation efforts have supported the delivery of social and affordable housing. This has led to an unbalanced tenure mix in affected neighbourhoods.

There is now a water vole action plan and recently

obtained data for their habitats will assist in early identification of land which may present issues to developers.

### Opportunities for Change:

Greater Easterhouse possesses an abundance of potential development sites; as land for new housing, land for new businesses, and open spaces for a variety of temporary and permanent projects. These sites form the basis for place-making and place-mending in the district. They can be used to further develop the urban structure of Greater Easterhouse, shape growth and harness its positive effects for the City Region, as well as delivering Liveable Neighbourhoods for and with local people.

Recent investment in Green and Blue Infrastructure at Blairtummock and Cranhill/Ruchazie will assist with the future marketing of vacant council land via City Property.

The Water Vole Conservation Action Plan 2022-2026 will be essential to the wider regeneration of Greater Easterhouse, providing a pathway to bring brownfield housing sites to market in conjunction with the protection and creation of habitats for water voles.

The SDF will support Glasgow's Local Housing Strategy 2023-28; in particular LHS Priority 1: Delivering more homes and great places that reduce poverty and inequality and increase

opportunity and prosperity for all. Here the focus is on the four missions as applied to the SDF area:

- Build and provide new low and zero carbon affordable homes to meet housing needs;
- Support the delivery of new homes for sale and rent to meet growing housing demand;
- Undertake local housing-led regeneration and development; and
- Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings. The Avenue End Greenpeace Project showcases a positive approach for habitat creation on former brownfield sites.



**Fig 2.5** - A vacant site and Shandwick Street in the Town Centre

## Issue 3: The Sustainable Delivery of the Community Growth Areas CGAs

The City Development Plan identifies three Community Growth Area sites, which are greenfield potential housing sites located within the boundary of the Seven Lochs Wetland Park. The development of the three CGAs at Gartloch, Lochend and Heatheryknowe remain a priority.

There is a masterplan in place for the Heatheryknowe CGA and this is being used to guide the assessment of subsequent applications.

## Opportunities for Change:

The SDF supports a master-planned or place-based approach for these areas to integrate with the existing urban built form of the adjoining neighbourhoods; including Provan Hall, Commonhead, Rogerfield, Lochend and Bishop Loch. The CGAs can create sustainable, walkable and liveable urban neighbourhoods.

Key urban design principles must apply, using the Place Principle to ensure that development within the Community Growth Areas is not insular or inward looking and detached from the existing neighbourhoods whose built form must connect with the community growth areas in a positive masterplan led approach.

The CGAs can contribute to delivering the liveable twenty minute neighbourhood model within Greater Easterhouse by offering residents a range of facilities and amenities. Safe and pleasant pedestrian access to the town centre, local schools and the wetland park will deliver new sustainable communities.

There is an opportunity to bring forward the Clyde Metro project and specifically an integrated metro route which supports development opportunities and transformational changes to occur. Clyde Metro could seek to serve the Greater Easterhouse SDF area and the three proposed Community Growth Areas; also providing accessibility and connectivity for Provan Hall and the Seven Lochs Wetlands Park with onwards connectivity to adjoining local authority areas.

## **Issue 4: Access to quality open space and the enhancement of nature networks.**

Greater Easterhouse's open space network contains a variety of brownfield sites, important landscapes (including formal parks and the greenbelt), habitats and ecosystems within its boundary.

However, access to quality open space for the enjoyment of the local population was a key finding of the public consultation exercise. The importance of Greater Easterhouse's natural spaces and vacant sites for biodiversity was also recognised by many.

NPF4 and The City Development Plan recognise the range of benefits that a high quality and well connected natural and built environments can bring, from creating high quality places that are accessible to all who live and work there, increased resilience to climate change, benefits for biodiversity and reduced energy use. The open space network should contribute to the resilience, wellbeing and prosperity of Greater Easterhouse and the wider City region.

## **Opportunity:**

The Seven Lochs Wetland Park and Green Network is an important asset in the environmental, social and economic regeneration for the surrounding communities.

The Greater Easter SDF recognises that the Seven Lochs Wetland Park and Green Network project has the potential to deliver:

- a step change in the health and wellbeing outcomes for local people. The SDF supports the greater use of the wetland park and green network by a wide range of local groups and organisations for outdoor recreation, community engagement, learning and wellbeing activities. Key to achieving this will be facilitating better access and integration with town centre and Greater Easterhouse's neighbourhoods. This will contribute to improving the health and wellbeing of the local community, with multiple studies showing the benefits of greenspaces.
- an exemplar project in natural heritage conservation, addressing both the climate and ecological emergencies.

- a nationally significant and highly rated outdoor visitor attraction which has the potential to attract visitors from across the Central Belt of Scotland and further afield bringing an associated wider economic benefit to the Greater Easterhouse area.

The Greater Easterhouse SDF supports the Seven Lochs Partnership principle aims, which are to;

- manage, maintain and improve the Seven Lochs Wetland Park as a heritage and nature park and outdoor activity attraction of national significance.
- drive forward the creation of the Seven Lochs Green Network, a high quality, multi-functional network of open spaces and green corridors.
- develop and deliver new collaborative projects and joint activities with reference to the Seven Lochs vision and masterplan, the Seven Lochs Green Network Strategy, and the Seven Lochs Landscape Conservation Action Plan.

## **Issue 5: Equitable access to employment locations, facilities and amenities.**

A key concern about Greater Easterhouse is that some 75 years since its construction Easterhouse is still referred to as peripheral and a scheme with negative connotations that has much to do with poor connectivity and over-reliance on busses.

More generally, all four peripheral estates in Glasgow in comparison with outlying suburbs in adjoining local authority areas are poorly served by train and they lack onwards connectivity beyond the city boundary.

A strong theme that emerged through the public consultation was poor access to key services, facilities, amenities and employment locations. With many of the neighbourhoods at the outer extremities of the Greater Easterhouse area not currently able to facilitate local living.

## **Opportunities for Change:**

Greater Easterhouse has the potential to function as an important city district, with a town centre and a number of local suburban centres which are at the centre of 20 minute neighbourhoods.

Greater Easterhouse can be an asset and gateway to the wider city region.

The SDF promotes improved walking, wheeling and cycling connections to the town centre, local suburban neighbourhood centres, employment and educational locations, and to the railway stations. The SDF supports the Liveable Neighbourhoods programme in Greater Easterhouse and any active travel proposals which emerge from it.

Clyde Metro could offer a connectivity solution if developed correctly by serving most neighbourhoods and not only the fringes in the way that the railway does at the present. This will require developing a sustainable travel hierarchy with Greater Easterhouse where active travel will play an important role.

Until a fully costed delivery programme for the Clyde Metro project is developed and approved, significant enhancements to the provision of bus services across the SDF area will be required to sustainably connect Greater Easterhouse's neighbourhoods.

In the short to medium term the key mechanism to achieve this vision is the Glasgow City Region Bus Partnership. This brings together as a voluntary partnership the eight Glasgow City Region local authorities, Strathclyde Partnership for Transport, bus operators and bus passenger representative groups to address current challenges to bus travel and to improve the passenger experience for communities across the region.

In the longer term The Council is exploring alternative options for bus governance which could deliver an integrated, sustainable and affordable bus network in Glasgow in accordance with the options laid out in the Transport (Scotland) Act 2019.



# 3



## STRATEGIC PRIORITIES, VISION AND OUTCOMES

### 3 | STRATEGIC PRIORITIES

The Greater Easterhouse SDF should be understood as part of an overarching approach aiming to address spatial issues, unlock sustainable development and optimise potential.

It recognises that significant and bold interventions, alongside appropriate adaptation and mitigation measures, are required to position Greater Easterhouse as a sustainable area of the city.

#### What is Sustainable Development?

The United Nations states that “sustainable development is how we must live today if we want a better tomorrow, by meeting present needs without compromising the chances of future generations to meet their needs. The survival of our societies and our shared planet depends on a more sustainable world.”

The UN identify three factors that need to be kept in balance: economic growth, social inclusion, and environmental protection.

Where development is sustainable, everyone has access to decent work, quality health care and education. Natural resource use avoids pollution and permanent losses to the environment. Public policy choices ensure that no one is left behind

due to disadvantages or discrimination.

The 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals (SDGs) were adopted by 193 states at the United Nations in September 2015. The Sustainable Development Goals aim to stimulate action in the three dimensions of sustainable development: the economy, social development and the environment.

Scotland's Fourth National Planning Framework sets out six principles as part of Scotland's wider effort to deliver on the U.N's Sustainable Development Goals and the Scottish Governments national outcomes. These are:

- To empower people to shape their places and ensure the transition to net zero is fair and inclusive.
- Conserving and recycling assets. NPF4 promotes the productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- Local living. NPF4 aims to support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.

- Compact urban growth. The policies within the framework aim to limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
- Rebalanced development. NPF4 aims to promote development which creates opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.
- Rural revitalisation. NPF4 encourages sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

#### Sustainable Development in Greater Easterhouse

The following four overarching strategic priorities for Greater Easterhouse encompass national and regional priorities and the key spatial planning issues and opportunities identified locally.

The strategic priorities will guide the next phase of transformational regeneration in Greater Easterhouse.

### 3 | STRATEGIC PRIORITIES

#### Priority A: Supporting the Local Economy.

We must unlock investment and development opportunities in the Town Centre and for business locations;

- To attract new businesses,
- To promote local social enterprise,
- To support skill-building and
- To deliver inclusive growth.

#### Priority B: Enhancing Place Quality and Liveability

To support local living and to achieve positive health and well-being outcomes for residents, the SDF will address key spatial concerns, including:

- To guide the sustainable delivery of infrastructure and housing to meet local needs.
- To repair and enhance the urban fabric and promote the development and activation of stalled/underused spaces. to improve place quality.
- To empower resilient and inclusive communities and places. Establishing a framework for partnership working and alignment with local agencies that supports a well-designed, thriving area.
- To improve provision of and equitable access to services, amenities, activities, and green spaces to deliver local living.

#### Priority C: Enhancing Connectivity and Accessibility

The SDF will address key accessibility and connectivity concerns, including:

- To respond to the climate emergency, we need to promote active travel and integrated public transport. Sustainable transport should be accessible to all and contribute to achieving positive outcomes for air quality, health, well-being and social inclusion .
- To address the issue of severance and disconnection between neighbourhoods and improving the interconnectivity with the wider Glasgow City Region.
- To align with the Clyde Metro project to ensure transformational change is achieved within Greater Easterhouse, delivering an integrated public transport system that delivers positive environmental, economic and social outcomes.

#### Priority D: Delivering a multifunctional blue, green and grey open space network

The SDF will support the delivery of a connected open space network, which:

- maximises the opportunities offered by Seven Lochs Wetland Park and Integrated Green Infrastructure projects.
- is accessible to all by sustainable methods.
- Enhances and protects Greater Easterhouse's unique landscape and biodiversity.
- addresses the high levels of vacant and derelict land, and facilitates the repopulation of Greater Easterhouse by unlocking development opportunities.
- contributes to the City's efforts to mitigate the effects of climate change and achieve the shift to net zero carbon
- Contributes to the City's efforts to improve air quality.

### 3 | VISION AND OUTCOMES

#### Our Vision:

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

We aim to address inequalities through place-making and by implementing the SDF's sustainable spatial strategy. We will prioritise the delivery of sustainable and resilient development which improves access to public transport, encourages active travel, mitigates the impacts of climate change, and protects and enhances the area's unique natural and cultural heritage.

#### Key desired outcomes for Greater Easterhouse

(In line with the above shared vision, the four strategic priorities and the four strategic outcomes of the City Development Plan)

#### A VIBRANT GREATER EASTERHOUSE

By 2050 we want Greater Easterhouse to develop as a vibrant place that is an attractive destination for local people and supports economic, social and health benefits.

#### A SUSTAINABLE GREATER EASTERHOUSE

By 2050 we want Greater Easterhouse to become a more engaged, liveable, inclusive and distinctive place.

#### A CONNECTED GREATER EASTERHOUSE

By 2050, we aim to have a well-connected Greater Easterhouse where people, places, and communities are linked by safe and pleasant routes for walking and cycling, and good public transport.

#### A GREEN AND RESILIENT GREATER EASTERHOUSE

By 2050 Greater Easterhouse will have an integrated, high quality green, blue and grey infrastructure network that helps deliver climate change adaptation, protects and enhances biodiversity, facilitate the shift to net zero carbon and promotes health and wellbeing.

# 4

## SPATIAL DESIGN STRATEGY

# SPATIAL DESIGN STRATEGY

The Spatial Design Strategy of the SDF is made up of the following sections:

**A. A VIBRANT GREATER EASTERHOUSE**

For Greater Easterhouse to develop as a vibrant place that is an attractive destination for local people and supports economic growth, our approach focuses on:

- Revitalising, regenerating and repopulating the Town Centre
- Supporting Economic development at Queenslie and Glasgow Business Park

**B. A SUSTAINABLE GREATER EASTERHOUSE**

In order to become a more liveable, inclusive and distinctive place, our approach focuses on:

- Supporting the delivery of new build housing sites
- Promoting a culture of co-creative place-making and place-mending
- Delivering Liveable Neighbourhoods and place-making / place-mending across the 19 neighbourhoods.

**C. A CONNECTED GREATER EASTERHOUSE**

In order to better connect Greater Easterhouse, and improve links between people, places and communities both within the area and to the City Region, our approach focuses on:

- Creating safe and legible walking and cycling routes for active travel
- Addressing key transport issues including public transport and the Clyde Metro opportunity
- Connecting Greater Easterhouse with the Seven Lochs Wetland Park.

**D. A GREEN AND RESILIENT GREATER EASTERHOUSE**

Greater Easterhouse should build on and enhance its existing assets to provide high quality green and blue infrastructure and open spaces, to promote health, wellbeing, climate resilience, a shift to net zero carbon and biodiversity. To do this, we focus on:

- Delivering a multifunctional integrated green network
- Facilitating access to quality open spaces
- Promoting alternative and green uses on Vacant & Derelict land
- Supporting the delivery of the Seven Lochs Masterplan
- Supporting the delivery of the Water Vole Conservation Action Plan.

**IMPLEMENTATION**

This Strategic Development Framework sets out the overarching vision and key outcomes for the next phase of transformational regeneration for Greater Easterhouse.

The Council will continue to work with its partners to deliver this vision and outcomes, to address the complexity of issues and to take full advantage of emerging opportunities. This will require governance, co-ordination and a range of interventions, mechanisms and approaches.

# 4a

A VIBRANT GREATER EASTERHOUSE

**This section sets out our approach to addressing the first priority for action in Greater Easterhouse:**

**Priority A: Supporting the Local Economy.**

We must unlock investment and development opportunities in the Town Centre and other business areas to sustain existing businesses and attract new businesses, promote local social enterprise, support skill-building and deliver inclusive growth. We recognise that a placemaking/mending approach is required to achieve a **vibrant and inclusive local economy in Greater Easterhouse.**

**Context**

Greater Easterhouse has had historically higher rates of unemployment and underemployment than the national average. Despite the area seeing a 31% increase in jobs since 2010, circa 25% of the working age population are still supported through the Universal Credit system in 2023. The SDF seeks to support efforts to improve the socio-economic situation in Greater Easterhouse by promoting local employment, economic activity and skills/education to help deliver a vibrant and inclusive local economy

The SDF's ambition is to deliver a strengthened core for Greater Easterhouse by using the regeneration of the Town Centre and especially The Lochs shopping centre as a catalyst for jobs and opportunity.

Easterhouse is one of only five Major Town Centres in Glasgow, as identified in the City Development Plan. It provides a full range of town centre uses and represents the core commercial and civic centre for the North East of the city. It also serves parts of nearby North Lanarkshire. The town centre is a major employment location in the retail, leisure, medical, and third sectors.

The Chance to Change Easterhouse Charrette of 2017, engaged the residents of Greater Easterhouse in discussions about their Town Centre. A series of issues were raised very clearly. There was broad consensus on necessary actions, arising through dialogue involving both the community and key stakeholders. The Greater Easterhouse SDF sets out an ambitious approach to delivering on the action areas identified to help redefine the Town Centre as a liveable interconnected place and as a focus for local communities, social enterprise and up-skilling.

The success of the Town Centre is integral to achieve repopulated, sustainable liveable neighbourhoods where people can access work, shops, public services and leisure activities within easy walk or cycle from their home.

It is important that business, communities and stakeholders take a leading role in reshaping the Town Centre.

Whilst the SDF also recognises the economic importance of Greater Easterhouse's two Economic Development Areas - Queenslie Industrial Estate and the Glasgow Business Park. The City Development Plan designates these areas as Economic Development Areas (EDAs). The SDF continues to promote them for employment generation and business development activities. The SDF supports continued investment in these areas, including environmental enhancements to create accessible, attractive & sustainable locations to invest and work in which will further facilitate local living.



## STRATEGIC APPROACH

The strategic development framework vision for Greater Easterhouse is for a vibrant place with a growing and inclusive economy. Under this vision, the desired outcome is that Greater Easterhouse will have a diverse and thriving local economy centred around its town centre and business areas, that supports its population, attracts people and investment to the area, and promotes a sustainable environment.

To achieve a vibrant and inclusive local economy in Greater Easterhouse the SDF aims to:

- To deliver the outcomes of the Chance to Change: Easterhouse Charrette Action Plan and promote Town Centre regeneration,
- Support a renewed vision for Glasgow Fort which seeks to improve wider connections and supporting activity.
- To promote a local community focus and Easterhouse as an attractive destination.
- To support local enterprise and the circular economy

- To unlock development potential and promoting local economy
- To unlock opportunities at Queenslie Industrial Estate and Glasgow Business Park.

This approach reflects the **City Development Plan’s strategic outcome of A Vibrant Place with a Growing Economy.**

## Outcomes:

Greater Easterhouse will have a diverse and thriving local economy centred around its Town Centre and industrial business areas. The local economy will:

- support its population,
- attract people and investment to the area, and
- promotes inclusive growth and employability.

## The Town Centre is the cultural, civic and economic hub of North East Glasgow.

Easterhouse Town Centre sits to the north of the M8 motorway adjacent to the neighbourhoods of Garthamlock, Provanhall, Kildermorie and Blairtummock. The Town Centre itself can be broken into three separate distinct areas with different functions and characters (see figure 4.a.2).

- 1 **The regional retail and leisure destination** – containing The Glasgow Fort Shopping and Leisure Park, Morrisons and the Junction 10 Retail Park on Auchinlea Way. These are commercially successful contemporary retail destinations and are major regional attractors. They benefit from direct access to the motorway network. Glasgow Fort is also a hub for local bus services. They are car orientated in their design and layout.
- 2 **Auchinlea Park and Provan Hall.** Auchinlea Park is a pleasant city park managed by Glasgow City Council. It is of important landscape and community amenity value. Provan Hall is an A listed

medieval building in the heart of Easterhouse managed by The Provan Hall Community Trust. The Trust was established to manage and restore Provan Hall as a result of the successful Seven Lochs Heritage Lottery Fund award of £2million. The restoration has revitalised it as a hub for heritage learning and engagement, and a visitor gateway to the Seven Lochs Wetland Park. The Hall provides a community facility to support building knowledge, skills and capacity in the local community, increasing access to lifelong learning and improving health and wellbeing.

- 3 **The local town centre** - Containing the Lochs Shopping Centre, The Bridge Community Hub (a library, theatre, café, swimming pool and community space), A Glasgow Life Sports Centre, The Medical Centre, the Police Station and Glasgow Kelvin College. This area serves for the day to day needs of the local population of Easterhouse. The Lochs shopping centre offers the only viable local retail opportunity for the local community.

The whole town centre is adversely affected by

the following issues which limit its function as a vibrant and inclusive hub for Greater Easterhouse:

- **Dislocation and spatial fragmentation** – the wider town centre does not function as a cohesive interconnected place, rather as three individual disconnected destinations.
- **Visual blight owing to vacant and derelict land** in close proximity at the old school site on Westerhouse Road, and within Kildermorie and Blairtummock, on which the SDF advocates a ‘Town Centre First’ approach for new build housing. See section 4B.
- **The lack of a civic space** capable of hosting community events, social gathering etc.
- **Road infrastructure** which spatially separates its assets from one another.
- **The local economy lacks diversity and quality** in employment opportunities, training opportunities and there is limited support for start-ups in the form of affordable and flexible spaces

Over the last decade, central Easterhouse has seen a range of private and public developments. Despite positive moves, the Lochs and local town centre has not yet seen the desired effect in

becoming an economically sustainable, vibrant hub for the local community and there hasn't yet been expected interest from housing developers in the vacant sites.

The Glasgow Fort retail park has been very successful and attracts retail spend from a wide catchment area and is a large employment location, however, it also absorbs some local retail spend to the detriment of The Lochs (formerly the Shandwick) Shopping Centre. This has resulted in a situation where the older 1960s mall despite committed businesses exhibits the signs of acute market failure with approximately one third of its units vacant. High vacancy rates impact the service charges meaning they don't cover the day-to-day maintenance costs leaving no funds for required repairs or upgrades.

The Chance to Change: Easterhouse Charrette Report and Delivery Plan was approved by GCC in August 2018 having addressed town centre issues by engaging almost one thousand Greater Easterhouse residents, community groups and businesses along with Thriving Places partners throughout the Charrette process in summer/autumn 2017.

The charrette report is still relevant and remains

the guiding document for the town centre and The Lochs, allied to the development of key sites and necessary public realm and place-making proposals. Implementation of the Delivery Plan has commenced. The aim is to;

1. Reconfigure the Lochs Shopping Centre to enhance its function as the local high street with a strong social and community role.
2. Undertake development and investment works to the wider Town Centre
3. Establish stakeholder engagement
4. Review and establish sustainable management of The Lochs Shopping Centre
5. Establish business and enterprise support

Since 2018, several actions have been brought forward including rebranding The Shandwick shopping centre as The Lochs, and public toilets were installed in the centre in response to public demand.

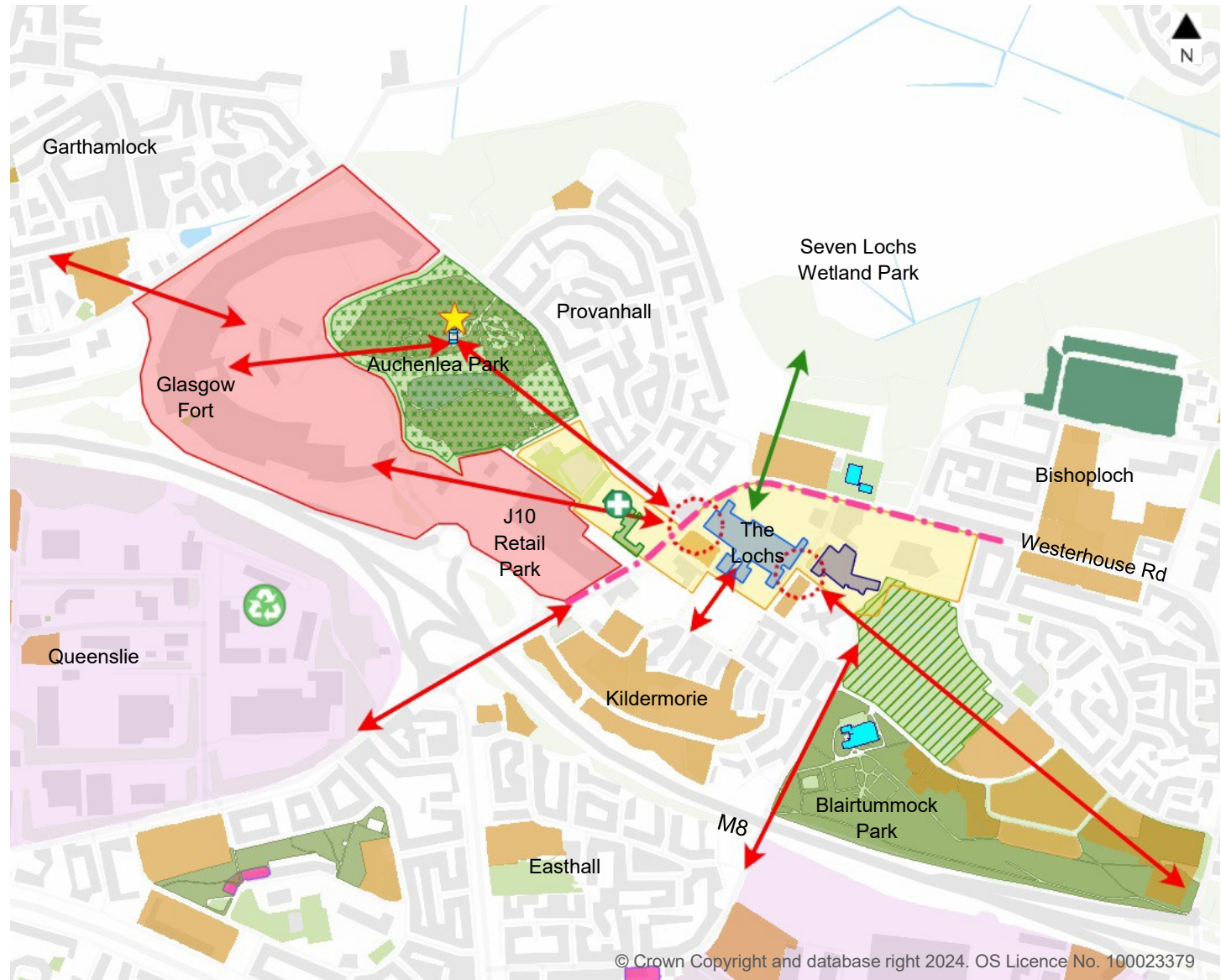
However, continued efforts and further targeted investment is needed to realise the long term potential of the area and the mall.



**Fig 4.a.1** The Lochs entrance on Bogbain Road

**Fig 4.a.2 The Town Centre**  
**Legend**

- The regional retail and leisure destination
- The Local Town Centre
- Auchenlea Park
  
- The Lochs - investment and reinvention required
- The Bridge and College
- Medical Centre
- Listed Building
- Provan Hall
- Blairtummock IGI project
- Vacant and Derelict Land - development opportunity to support a vibrant town centre.
- Opportunities for civic realm improvements
- Indicative spatial connections to be strengthened
- Opportunity to improve connectivity with the 7 Lochs Wetland Park.
- Indicative opportunity for road space reallocation to create a people friendly environment
- Business Areas
- Easter Queenslie Depot Redevelopment.
- Baldragon Road - New open space and water vole habitat



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## WHAT WE WANT TO ACHIEVE

The town centre will continue to have a central role as Greater Easterhouse's prime social, cultural economic and employment location. The SDF promotes a vision whereby it will function as an aesthetically and economically attractive, vibrant place.

Much of the place making and place mending can be anchored to or built upon the unique strengths and opportunities that Easterhouse Town Centre currently offers.

The SDF promotes a vision of a cohesive place whereby the three distinct parts of the Town Centre are interconnected achieving and agglomeration of services, community amenities and commercial activity that can drive further opportunities to improve the social, economic and wellbeing outcomes for Greater Easterhouse.

The interventions as identified by the community in the Charrette Action Plan provide the best combination of interventions to achieve a positive change in the area. These can be summarised as:

### 1. Reinvention of The Lochs

The Lochs Shopping Centre besides offering a local retail opportunity, it is a place for socialising, and is the hub of the community. Future investment in

the area should enhance its position as the community's focal point and diversify its offer to support community needs and offer vital employment opportunities.

This SDF promotes the further enhancement of the centre in its role as a community hub, and as an incubator for social enterprises, start-ups and third sector organisations. The SDF promotes the further investment which:

- Reconfigures the building, making improvements to the available commercial space to reduce the vacancy rate and facilitate new space for use by social enterprise creating community employment and community facilities.
- Improves the public realm, bringing about accessibility and active travel enhancements whilst creating a space for civic activities.
- Promotes social inclusion and employability support via enabling cross-working and opportunities between the college and other organisations by providing subsidised units and support for start-up businesses.
- creates a more attractive, comfortable, sustainable and energy efficient facility.

Investment in the shopping centre will be driver to regenerate the town centre and attract private investment into the neighbourhood boosting the

economic sustainability for the area.

The Lochs could diversify and support the circular economy with repair cafes and remade networks. The SDF recognises that there is an opportunity to co-ordinate with the investment being made by the council at the Easter Queenslie Depot.

### 2. A connected and cohesive town centre with improved public realm and an enhanced civic spine

Focusing solely on The Lochs shopping centre won't provide the required shift to address the wider socio-economic issues. Therefore, improving the pedestrian and public transport connectivity between key amenities and services will enhance access to employment, education and services and will create a cohesive, high quality town centre.

The SDF supports targeted interventions which are needed to improve the public realm around The Lochs Shopping Centre to better link it to surrounding communities, facilities, greenspace and to The Glasgow Fort – creating a better functioning neighbourhood hub that promotes health and wellbeing and facilitates local living. The SDF recognises that this investment is an essential pre-cursor in attracting private investment & new businesses to the Town Centre.

Efforts to improve the town centre's urban

environment shall focus on:

- Improving active travel routes, access to greenspaces, promoting local living, healthy lifestyles and contributing towards improvements in healthy life expectancy.
- Addressing barriers and dangers to pedestrian movement, such as the four-lane Westerhouse Road (see appendix C fig 6.2). Providing improved people focussed infrastructure, including safer crossing points, active travel routes and the creation of enhanced public realm will connect community facilities. The Charrette report recommended creating a new boulevard connecting main public services from Cairnbrook Road along Westerhouse Road to Auchinlea Park and the Fort improving accessibility to services.
- Consideration of air quality improvement measures.
- Developing a new civic space in Easterhouse on Bogbain Road between The Lochs and The Bridge and improving pedestrian connections to the College to enhance access to education and training opportunities. This intervention will link several existing local amenities together to build upon their service provision and create a civic corridor of services and activities.

To promote healthy lifestyle choices, we support

and promote improved access from the town centre to the Seven Lochs Wetland Park as a priority. Enhanced accessibility will contribute to improving the health and wellbeing outcomes of the local community, with multiple studies showing the benefits of greenspaces. Works could include a new entrance to the park across Westerhouse Road through the vacant former school site and the Gartloch Farm site to link between the town centre and the wetland park.

### 3. Further investment in Glasgow Fort.

We support the continued success of Glasgow Fort retail and leisure park and we would welcome further investment which:

- Allows for easier and more pleasant access by active travel from the rest of the town centre, Auchinlea Park and surrounding communities.
- Integrates the centre with the surrounding built form more cohesively.
- Provides space for social and community uses.
- Brings quality employment and training opportunities.
- Benefits the area for improved biodiversity, air quality and climate resilience outcomes.



Fig 4.a.3 The Bridge, Easterhouse’s civic heart.

## THE WAY FORWARD

Successful regeneration initiatives in post-industrial cities have demonstrated that re-imagining, collaborative working, strategic marketing and supporting incremental improvements can help maximise the potential present in the Town Centre. Co-creative place-making and place-mending can deliver new public realm linking together the existing facilities to create a cohesive people focussed vibrant town centre.

The SDF recognises that the Made in Easterhouse Charrette action plan for the Town Centre is based on a pre covid-19 pandemic viewpoint and that the actions within may need to be reviewed and updated to reflect the current social and economic position. This review will be needed to inform a masterplan for the future investment in the Lochs.

The SDF will support projects identified through the Liveable Neighbourhoods programme that improve accessibility and connectivity between Greater Easterhouse's neighbourhoods to the town centre facilitating local living.

The SDF supports 'a town centres first approach' where the town centre is the preferred location for retail and other appropriate uses to support its vibrancy. The SDF encourages development opportunities on sites closest to the town centre sustaining the existing urban form. Endeavours to bring forward new house building are continuing at nearby Blairtummock, and Kildermorie – [see section 4B.](#)

The SDF recognises the opportunity that the Clyde Metro project presents for the Town Centre of Easterhouse. The project could be a catalyst for transformational changes to occur and facilitate further place making and place mending within the Town Centre and the adjoining neighbourhoods—[see section 4C.](#)

## Actions

**A.1** - We will work with key partners to continue to review and implement the Easterhouse Town Centre Charrette Delivery Plan. The SDF promotes a master planned approach to investment in The Lochs.

**A.2** - Glasgow City Council will identify and seek funding to undertake public realm works within the town centre. The SDF provides context for opportunities for applying for funds to match those from a Section 75 planning agreement to bring forward much needed changes within Easterhouse Town Centre.

**A.3** - We shall continue to pursue funding opportunities that will enable social/commercial enterprises as well as specifically unlocking residential development for comprehensive regeneration as a sustainable neighbourhood.

**A.4** - We will explore the potential for an additional grocery retailer to provide affordable food choice in the area.

**A.5** - We will work with the owners of Glasgow Fort to bring forward enhancements to the retail and leisure park.

**A.6** - We will provide planning support to Glasgow Kelvin College, to examine the potential for the enhancement of the college's educational facilities and the delivery of active travel and environmental improvements within the campus.

## WHERE WE ARE NOW

The key commercial and employment locations outside the town centre focus on industry and business at Queenslie Industrial Estate and the Glasgow Business Park. The City Development Plan designates these areas as Economic Development Areas (EDAs), and they are targeted for employment generation and business development activities. EDAs give preference to proposals in Use Classes 4 Business', 5 General Industrial or 6 Storage or Distribution. There are circumstances where proposals for uses out with these use classes will be acceptable, these will be accessed against CDP Supplementary Guidance IPG3: Economic Development.

The completed development by Amazon at the Glasgow Business Park has effectively removed most of the surplus or available developable land and the focus for the business park is now less about development and more about sustainable employment, access and economic performance.

However, development opportunities exist at Queenslie Industrial Estate. Brownfield sites and underused business spaces in the area are surrounded by relatively populated areas and

benefit from an established network of roads and access to infrastructure. The SDF continues to promote redevelopment of these sites for industrial and business use.

The Council will be investing in redeveloping Easter Queenslie Cleansing Depot creating a state-of-the-art recycling facility which could be a catalyst for a wider circular economy in Greater Easterhouse.

Both business areas benefit from their respective locations in proximity to the M8 Motorway, however, accessibility to and through them by sustainable modes needs improvement. Each EDA is noted as being in areas with below base accessibility for public transport, whilst, walking, wheeling and cycling routes through both EDAs are unattractive – particularly between dusk and dawn. This combined with their location abutting the motorway has created large barriers between residential areas in the north and south of the Greater Easterhouse focus area. It is key that these areas are easily accessible by sustainable means, in terms of access to jobs or other supporting uses to support local living - See [Section 4b](#) for more information.



## WHAT WE WANT TO ACHIEVE

Scotland's fourth National Planning Framework (NPF 4) lays emphasis on the country's COVID-19 recovery pathways and the need to focus efforts on supporting the good green jobs, businesses and industries for the future, to enable investment that supports a just transition to a net zero, nature positive economy and boosts the overall health and wellbeing of our communities and environment.

The SDF promotes a vision of successful and sustainable business areas at Queenslie and Glasgow Business Park that:

- Provide the right environment for existing business to grow and to attract new businesses and supporting uses.
- Enable people to work close to where they live with increased local employment opportunities, and improved accessibility via active travel and public transport, aiding both economic inclusion and climate change mitigation goals.
- Offer improved attractiveness and environmental quality around business

locations providing better amenity for workers, delivering health and wellbeing benefits.

- Support growth in emerging sectors and industries, as well as new ways of working,
- Have an identity as a vibrant, thriving place, where economic development contributes to the sense of place in each respective area.
- Develops a circular economy.

### *What is a circular economy?*

Glasgow's economy is mainly one in which we "take, make and dispose". We take resources from the ground, air and water; we make them into products and structures; then we dispose of them. This is a linear economy.

In a circular economy, resources are kept in use for as long as possible, the maximum value is extracted from them whilst in use and then products and materials are recovered and regenerated at the end of each product's viable life cycle.

One simple way to express the concept of a circular economy is that it is designed to reduce the demand for raw materials in products; to encourage reuse, repair and manufacture by designing and selling products and materials to last as long as possible; and to recycle waste and energy to maximise the value of any waste that is generated.

Circular economy opportunities:

The proposed redevelopment of Easter Queenslie Cleansing Depot focusses on the creation of a modern and future ready operational facility for the management of resources over the years to come and also presents an opportunity to embed the principles of circular economy in Greater Easterhouse by working with local partners bringing wider benefits. The development supports the vision set out within the [Resource and Recycling Strategy 2020-30](#), as the creation of new recycling infrastructure will play a critical role in improving the council's recycling performance and reducing residual waste arisings. The key aspects of the development include:

- Development of a new Materials Recycling Facility which will support the introduction of a new twin-stream recycling service to recycle more and a wider range of materials than is currently achievable.
- Construction of a Material Transfer Station to enhance frontline collection services based in the East of the City.
- Reconfiguration of the existing Household Waste Recycling Centre to place a renewed focus on the capture of high-quality recyclable and reusable household goods from residential customers. The new Household Waste Recycling Centre will feature a reuse building which we intend to use to support Social Enterprises / Charities involved in reuse schemes – e.g. bike / furniture reuse.
- An educational visitor experience will be incorporated into the design.



**Fig 4.a.4** Easter Queenslie Depot as proposed. Image GCC, NRS, Property & Consultancy Services

## THE WAY FORWARD

The Economic Development Areas (EDAs) at Queenslie and Glasgow Business Park are an important part of the City’s economy, and the SDF supports their retention and improvement.

- The improvement of connections is supported as a priority. As part of delivering the sustainable urban design model that enables local living, as championed in NPF4,

major employment locations should be accessible within a 20 minute walk/wheel/ cycle or public transport ride from home to reduce car dependency. This is particularly important in Greater Easterhouse where car ownership is low. The SDF promotes that:

⇒ Improved access and wider integration of the surrounding neighbourhoods and the Economic Development Areas

should be achieved through a better pedestrian environment and active travel infrastructure provision.

Connectivity across the motorway to the town centre and residential areas should be a particular area of focus.

Enhancements should be navigable after dusk and before dawn so designs should enhance perception of safety and comfort in low light.

⇒ Public Transport – The SDF supports efforts to enhance the connections with the rail stations at Garrowhill and Easterhouse. Whilst efforts to enhance bus ridership and the experience will be welcomed. This could be facilitated by improving walking/wheeling routes to bus stops/corridors –particularly after dark.

⇒ The Clyde Metro project - the project aims to create an integrated transport network which presents an opportunity to connect Queenslie and the Glasgow Business Park sustainable to the wider city region, making each EDA a more attractive investment location, whilst

delivery transformational placemaking.

- The SDF supports the preparation of locally led EDA improvement plans, to create more attractive and sustainable business environments. Existing companies joining together within an EDA could prepare a plan promoting development opportunities, landscape and active travel proposals. Such plans could attract additional investment, and other compatible, employment supporting uses where appropriate, as well as improve an EDA’s overall environmental quality and accessibility.
- New development should consider how it can contribute to positive biodiversity, air quality and climate resilience outcomes.
- The SDFs supports the redevelopment proposal at Easter Queenslie Depot and recognises that there is a wider opportunity to embed community involvement, create jobs and skills in the circular economy through working with partner organisation to deliver reuse schemes in satellites in the town centre or the local suburban hubs.

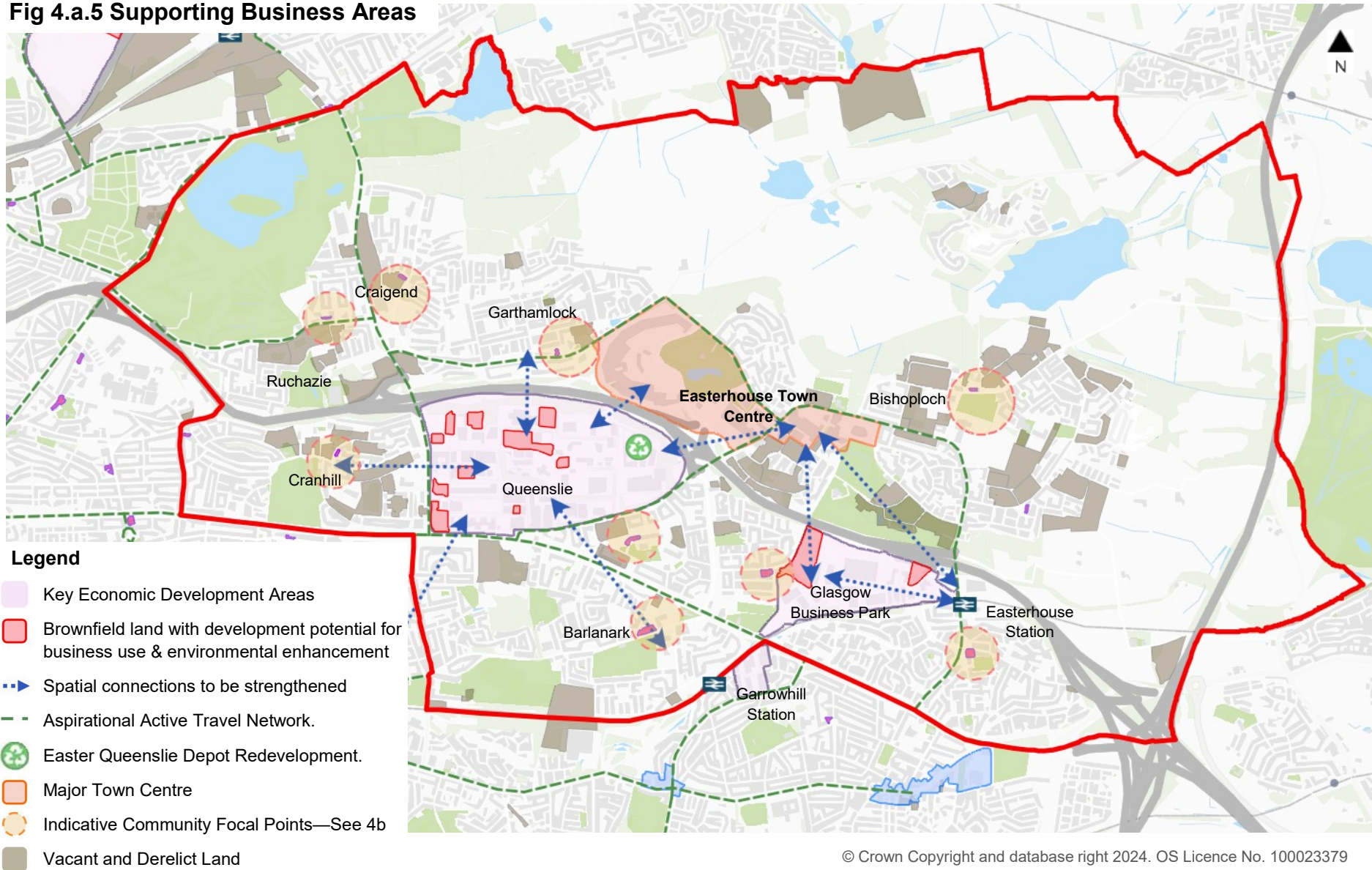
## Actions

**A.7** - Support the development of Economic Development Strategies for Queenslie and Glasgow Business Park— to co-ordinate with the private sector and engage with stakeholders providing employment opportunities, environmental and connectivity improvements, achieve further sustainable investment and inclusive economic growth.

**A.8** - The SDF supports the delivery of the Liveable Neighbourhoods programme and the Active Travel Strategy. The enhancement of sustainable connections between employment locations, town centres and Greater Easterhouse’s neighbourhoods is seen as a priority. Funding opportunities for infrastructure investment will be explored.

**A.9** - Glasgow City Council will continue to work with key partners to enhance public transport provision, integration and accessibility to deliver the transformational change and enhance connectivity to employment locations.

Fig 4.a.5 Supporting Business Areas



# 4b

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A LIVEABLE & SUSTAINABLE GREATER EASTERHOUSE

**This section sets out our approach to addressing the second priority for action in Greater Easterhouse:**

## **Priority B: Enhancing Place Quality and Liveability**

We recognise that Greater Easterhouse's urban environment does not fully support its residents to live locally or enhance their health and well-being outcomes. The SDF is needed to guide place mending activities across the district which:

- Delivers a just transition to net zero
- Guides the sustainable delivery of infrastructure and housing to meet local needs, both on brownfield land and in the 3 Community Growth Areas.
- Repairs and enhances the urban fabric and promotes the development and activation of stalled/underused spaces.
- Empowers resilient and inclusive communities and places. Establishing a framework for partnership working and alignment with local agencies, adopting a co-creative placemaking approach that supports a well-designed, high quality, thriving area.
- Improves provision of and equitable access to services, amenities, activities, and green spaces.
- Addresses the issue of severance and disconnect between neighbourhoods.
- Enhances the built form and place quality through 'place nourishment' or investment in the improvement of the town centre and local community hubs through enhancement of public realm.

## **Co-creating a Liveable and Sustainable Place - Repopulating Greater Easterhouse**

Place, both in terms of the built environment and opens spaces is now well recognised across the Scottish public health arena as one of the key contributors to health inequalities and for challenging them. This concern about the role of place in improving public health is reflected in the Public Health Priorities (PHPs) for Scotland which were published in June 2018. There are clear links between the Greater Easterhouse SDF and the six priorities, but most specifically PHP 1: 'A Scotland where we live in vibrant, healthy and safe places and communities'.

The concept of place-making and place-mending arguably is not a new concept. However, over the past two decades development in Greater Easterhouse has mainly been 'ad hoc' and not entirely focussed on neighbourhoods for place-making or place-mending on a human scale. This is evident by the fragmentation of neighbourhoods and the considerable number of brownfield sites, vacant and derelict land and poor quality open spaces. Together with a net loss of houses and households, due to the demolition

of former non-core social housing, the delivery of investment in new build social housing has not entirely demonstrated the key principles of successful and sustainable place-making. It is paramount that place-making investment pro-actively engages with people and develops human relationships, liveability and community connectedness.

In September 2019, Glasgow City Council launched 'The Glasgow Message' at the UNECE Glasgow Conference on City Living, recognising that a safe and secure house for a home is the basic building block of urbanity, but understanding that sustainable housing is as much about promoting a living environment that supports wellness, green-blue infrastructure for climate change and wider cultural programmes across neighbourhoods. This corresponds directly with the SDF which aims to align the development of housing sites with a broader co-creative place-making approach.

The climate emergency and the Covid-19 pandemic has brought a renewed focus on neighbourhoods as the building blocks of our communities. As cities and regions undertake a

climate conscious post-pandemic recovery, we are seeing a greater emphasis on sustainable local living. Within this context, the idea of local living has captured the imagination of planners and policy makers alike. The idea envisions the neighbourhood where the majority of the daily needs of the community are met within a walking, wheeling or cycling distance of 20 minutes. The concept encapsulates the ideas of connected neighbourhoods with sustainable, convenient and equitable access to quality living and supporting services. The concept has been adopted in Scotland's spatial planning policy as part of the adopted National Planning Framework, NPF4 and relates to many of the place-based elements in the Place Standard Tool as well.

Many neighbourhoods within Greater Easterhouse lack access to services, and amenities such as green spaces and recreational areas. These inequalities are compounded by poor public transport provision and low car ownership.

In 2022, Glasgow City Council adopted a Feminist Town Planning policy which recognises that to create public spaces that are safe and inclusive for women, and accessible for all members of the

community, it is fundamental that women are central to all aspects of planning, architecture and public realm design, policy development and budgets.

This approach strives to develop a healthier city that is gender equal and considers walkability, proximity to services, mixed-use environments, a safe public realm, and open greenspaces. These factors are key considerations for creating a healthier, more liveable city for all, not only women, with positive impacts in terms of physical and mental wellbeing and air quality.

The SDF supports efforts and developments which aid the delivery of this vision across the Greater Easterhouse area.

## STRATEGIC APPROACH

In planning for the area's future, the SDF aims to provide the guidance needed for furthering the principles of co-creative placemaking and local living for:

- the productive reuse of brownfield land and
- the delivery of the new Community Growth Areas.

This includes bridging gaps and overcoming barriers that prevent the area's positive attributes in contributing to its development, while also building upon and enhancing the area's many strengths.

Embracing the philosophies of The Place Principle, local living and community empowerment, The Strategic Development Framework looks to forward the vision for Greater Easterhouse as a more engaged, liveable, inclusive and distinctive place, that prioritises accessibility, social resilience, and inclusivity, along with aesthetically appealing, environmentally sound, and climate conscious placemaking.

The sections that follow outline the strategic approach to achieving this vision, which includes promoting:

- Co-Creative Placemaking
- Sustainable development of housing with access to amenities and services, including:
  - I. A sustainable Town Centre first approach to the development of brown field housing sites, repopulating the town centre and area close to clusters of existing community facilities and amenities.
  - II. Sustainable delivery of Community Growth Areas
- Place quality and design

This approach reflects the **City Development Plan's strategic outcome of A Sustainable Place to Live and Work.**

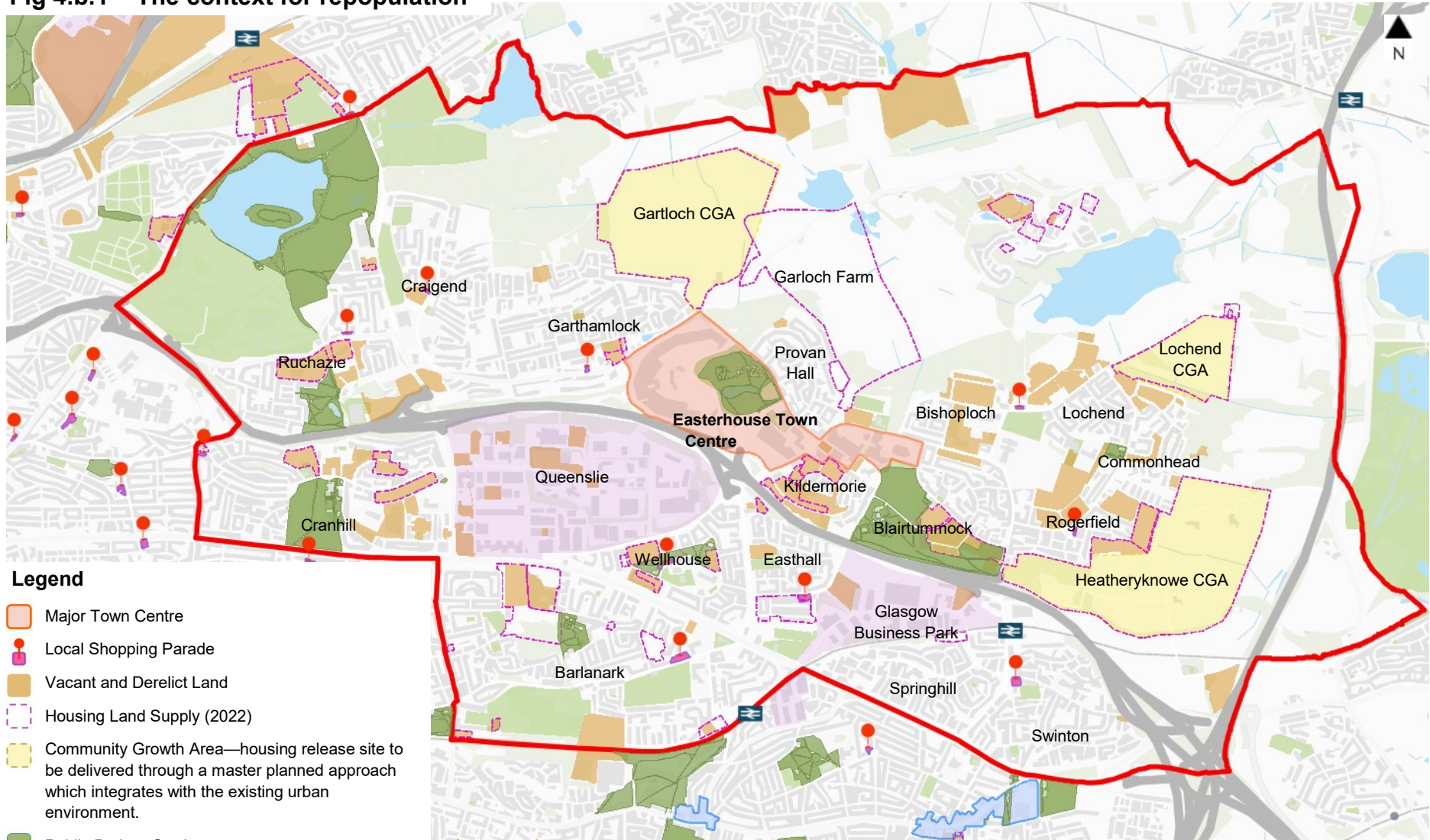
## Outcomes:

By 2050 we want Greater Easterhouse to become a more engaged, liveable, inclusive and distinctive place.

- Housing led redevelopment of brownfield sites at the core of Easterhouse will repopulate and enliven the Town Centre
- We will work with communities to deliver an equitable vision of local living.
- Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity.
- Development will be aesthetically appealing, environmentally sound, and climate conscious.
- Communities will feel empowered and have a sense of influence over regeneration in their neighbourhoods.



Fig 4.b.1 – The context for repopulation



- Legend**
- Major Town Centre
  - Local Shopping Parade
  - Vacant and Derelict Land
  - Housing Land Supply (2022)
  - Community Growth Area—housing release site to be delivered through a master planned approach which integrates with the existing urban environment.
  - Public Park or Garden
  - Business areas

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## WHERE WE ARE NOW

Greater Easterhouse has a number of resilient communities whose people represent a core strength. Their combined knowledge, skills and experience represent a valuable creative resource. Residents have first-hand experience of neighbourhood change and have proven resilient in a multitude of ways. The people represent fertile and sustainable communities who are a constant source of new possibilities.

Development, alone, may not necessarily make Greater Easterhouse a better place. The well-being of the place is primarily about people and their activities; albeit subject to market conditions which presently in a period of 'cost of living' crisis has negatively impacted people living in Greater Easterhouse. The Covid-19 pandemic tested resilience of people and communities. It demonstrated the fragility of how we live and the importance of grassroots living and micro-economies.

The Glasgow Place Commission examined Glasgow as an Everyday City: how the city is experienced by its residents, workers, business people, and visitors. In 2022, the Commission

published the People Make Places report, identifying their three overarching aims for the city; understanding Glasgow and its key challenges and opportunities, providing a view on the meaning and application of 'place' and to provide a strategic solutions for the city. The report highlighted eight key challenges which remain for Glasgow's communities, including Greater Easterhouse, such as

- the need for decarbonisation,
- sustainable transport,
- climate action,
- nature recovery,
- vacant and derelict land,
- educational attainment/skills,
- social justice and
- improvements to health and wellbeing.

This reality means that a new approach for place-making involving local people is needed. It is their inter-action, and use of buildings and spaces through their activities which makes a Place. Inter-

connection between people and communities, using buildings, streets, open space / landscape, combining their respective abilities to become collectively creative, knowledgeable, liveable are essential to placemaking and well-being.

There are processes and activities beyond the physical development of land that are essential to learning, sharing, working out ways of living; adjusting concepts of design and the language of space to make better the experience of living – understanding that 'place' is not a constant concept nor solely a 'design led' concept but rather it continues to evolve and become shaped by People and their shared experiences, their knowledge and their activities, their lack of activities as much as their competing activities for use of buildings and spaces. Thus, often overlooked, is the job for people to work together for the shaping of place; long before and long after development has occurred or after 'Places' are formed.

## WHAT WE WANT TO ACHIEVE

Greater Easterhouse can become a place where people can explore their creativity, engage and deliver changes to occur within a circular economy. It can become a place which is caring, inclusive and socially responsible. Integral for placemaking, individual creativity, community development and learning (co-creativity) should be actively promoted through the place-making process. Intrinsic to the successful future prosperity of Greater Easterhouse are the many and varied opportunities to use and shape public spaces, which allow people to influence the future use of land. Culture and learning activities can become a catalyst for placemaking; and sharing knowledge attainment and to develop a circular economy.

Fig 4.b.2 - A family watching the illumination of the Garthamlock Water Towers.



## THE WAY FORWARD

To promote community engagement in the local regeneration process, efforts are needed to support the local community's involvement and enhance its capacity for the same. Here, collaborative working with the respective neighbourhood representatives could be beneficial in improving communication channels and relationships with key local partners.

The Town Centre Charrette Report demonstrated successful community engagement and provides a template for bringing forward positive engagement across Greater Easterhouse.

There are opportunities for establishing community involvement in their place outside the town centre, further promoting the principles of local living and the liveable neighbourhood, including. Efforts could be spatially focused around existing clusters of key community facilities and amenities, further enhancing the 20 minute neighbourhood concept. The SDF identifies indicative spatial community focal points at **Cranhill, Ruchazie, Craigend, Garthamlock, Wellhouse, Easthall, Barlanark, Swinton, and Lochend/Bishoploch.**

These focal points are where the community, through existing community bodies, could lead to the development of social, economic and other projects with support from GCC and other partners.

Opportunities could be explored via funding programmes to promote community led development in the area, an example of this being the Stalled Spaces programme. Similar programmes or initiatives can help bring interested residents together to work towards a common goal of improvement of the local area. It also has the long-term benefits of creating local linkages and building capacity.

Additionally, efforts are needed to improve coordination across different community groups active in the district to allow for sharing of information and resources. A common platform for the same could be beneficial to avoid duplication of efforts and re-invention of the wheel.

Through a co-creative design process with local people, residents can shape new provision to meet local challenges, develop new economic opportunities and create a space for collaboration

between citizens, children and young people, the elderly, the Council, third sector and others. Engaged placemaking across Greater Easterhouse should be supported through the establishment of mechanisms for governance, accountability, funding and learning

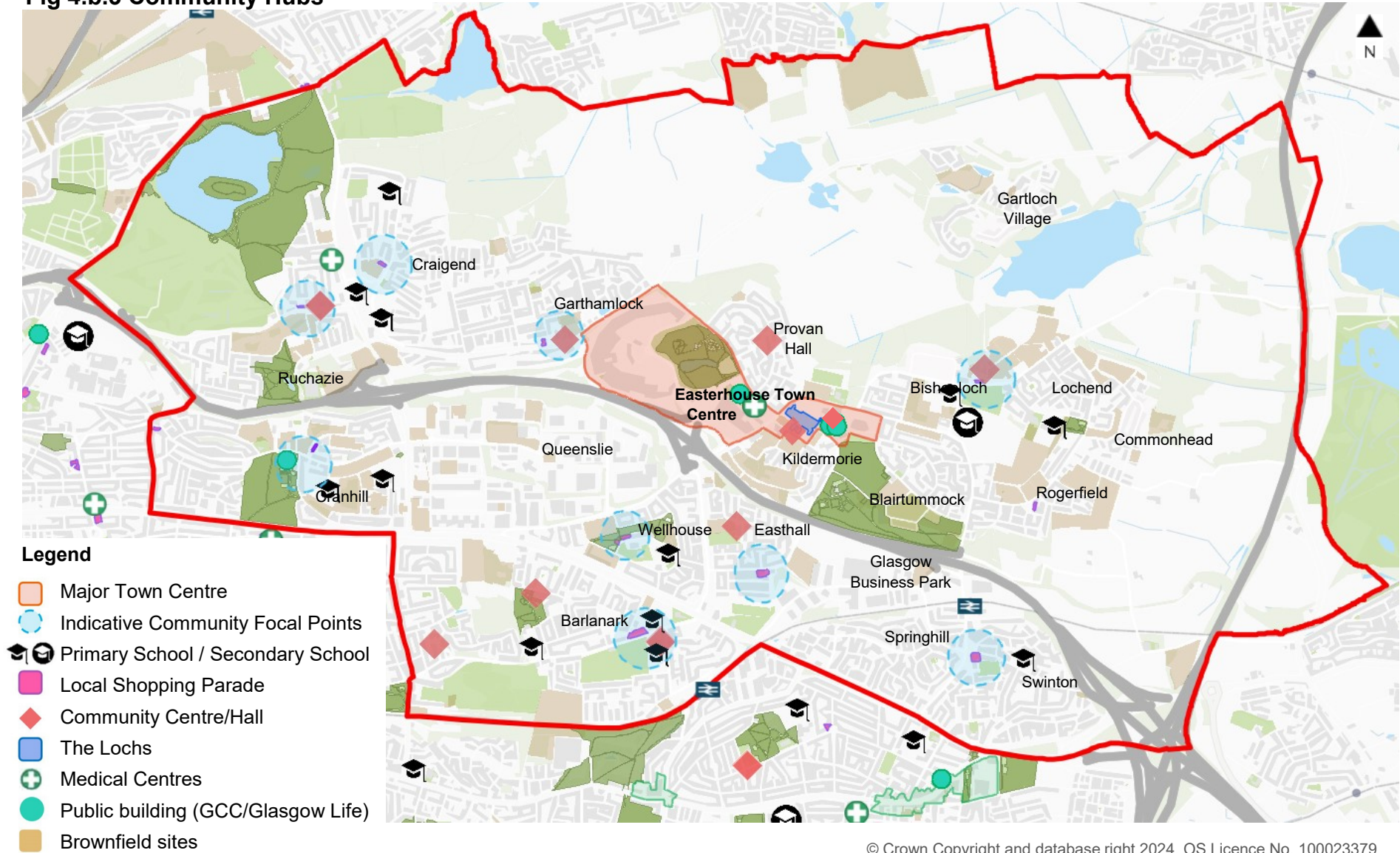
## Actions

**A.10** - Explore the appetite for and creation of a cross neighbourhood group or platform comprising of representatives of local groups and organisations to share resources and information and better coordinate efforts across the district, including Thriving Places, Easterhouse Housing and Regeneration Alliance EHRA and others to progress joint partnerships for Co-creative Place Making.

**A.11** - Work collaboratively with local groups and organisations embedded in the area and support their efforts in the design and delivery of placemaking initiatives and the delivery of Local Place Plans, in-line with the overall objectives of the SDF.

**A.12** - Promote a feminist approach to Town Planning by ensuring greater visibility and representation of women in planning and decision making processes around local development and regeneration.

Fig 4.b.3 Community Hubs



## WHERE WE ARE NOW

Neighbourhoods throughout Greater Easterhouse have long been fragmented and blighted by longstanding vacant and derelict land following the demolition of substandard social housing. The resulting landscape of 126 hectares of vacant land (see fig. 4.b.1) create barriers between residents and key services and amenities. The rapid depopulation has also had an impact on the vibrancy and viability of the Town Centre.

Since early 2000 Greater Easterhouse has seen over £100M in investment to its housing stock through the diverse and vibrant local housing association network as well as new homes for sale. Despite investment, large areas of vacant land remain, largely due to protected habitat of water voles that are prevalent in Easterhouse making development financially uncertain.

Recent Activity:

- Long standing vacant land at Provan Hall has been developed for social housing, strengthening the town centre's position.
- Glasgow City Council's Integrated Green Infrastructure works at Blairtummock has

supported the marketing of the adjacent brownfield sites for private housing. The remediation of the Blairtummock site through water vole relocation has reduced the development burden for the private sector to bring this 200-unit site forward.

- Part of the sites at Kildermorie have been marketed for new build housing development.
- Land at Stepford Road, Easthall, was successfully developed for private housing.
- Land at Cranhill to be marketed for new build housing development.

## WHAT WE WANT TO ACHIEVE

Embracing the Town Centres first principle, Easterhouse Town Centre will be repopulated and support a range of local services and community amenities - [See 4A](#).

The key brownfield sites within and adjacent to the town centre will have been redeveloped with high quality, net zero carbon, affordable mix tenure housing. The redevelopment of these sites

presents an opportunity to deliver local living in line with the principles championed in NPF4.

An increased population will result in more money spent in the local area which in turn has could supported increased employment. Whilst housing led development of vacant sites and new public realm will have stimulated land value uplift for new properties and existing properties, increasing wealth and social capital in Easterhouse.

The Town Centre will benefit from better active travel and pedestrian links, improved green and open spaces and offer a concentration and greater choice of employment opportunities and services to the surrounding communities. This will enable the Town Centre to diversify its offer and develop as an attractive place that encourage social interaction.

Similarly, the development of brownfield land around local neighbourhood hubs of community facilities, shops and amenities (see fig 4.b.3) is also seen as a priority in delivering the 20 minute neighbourhood model - [see Section 5](#).

Greater Easterhouse will be a more populated, pleasant, liveable, and distinctive place.

## HOW WE WILL GET THERE

The SDF promotes the development of high-quality new build housing opportunities as a priority on key vacant brownfield sites in Easterhouse Town Centre and its adjacent neighbourhoods.

Primarily, the SDF identifies the sites at Kildermorie and Blairtummock as a priority opportunity to deliver a thriving neighbourhood centred around the Lochs Shopping Centre.

Six further sites have been identified within a 20-minute walking distance of the town centre suitable for potential mixed tenure residential development. See Fig 4.b.4

The development of housing adjacent to the central shopping parade at Craighend, in nearby Ruchazie and Cranhill are also all identified as a strategic priority opportunity to deliver local living in sustainable locations. ([Section 5 for detail](#))

Additionally to facilitate local living, The SDF prioritises improvements to walking, wheeling and cycling accessibility within the Town Centre and between neighbourhoods; including open space opportunities. The development of key vacant sites should look to enhance primary routes to the main facilities - including The Lochs, the Medical

Centre and Schools - through partnership working.

### **Biodiversity (see [Section 4D](#) for detail)**

Brownfield sites can host a variety of habitats and have high biodiversity value, and in the Greater Easterhouse area this includes the presence of water voles. The habitats of [water voles](#) are protected by law, and therefore can limit the capacity of potential development sites. The Greater Easterhouse SDF considers water vole conservation a key priority - [See Section 4D Water Vole Conservation Action Plan for more detail](#).

Developers will have to design developments accordingly to avoid negative impacts and deliver positive effects for biodiversity. Where development is proposed on sites where water voles are present, the mitigation hierarchy currently outlined in [section 4.3 of the Interim Guidance for the Conservation of Grassland Water Voles](#) should be followed, with impacts on areas of water vole habitat avoided. If this is not possible, habitat suitable for water voles should be retained or created elsewhere on the site. If planned carefully, this can help maintain habitat connectivity across the area for water voles, and can provide additional benefits, such as habitat for other species including pollinators, green space, and mitigation of climate change impacts.

However, it is acknowledged that in some cases water voles would need to be relocated to other sites within the local area.

The Blairtummock IGI is an exemplar solution which has contributed to water vole conservation and enabled housing and population growth. In addition the site at Baldragon Road has been used for water vole relocation, de-risking future housing development of the nearby brownfield housing sites.

## Actions

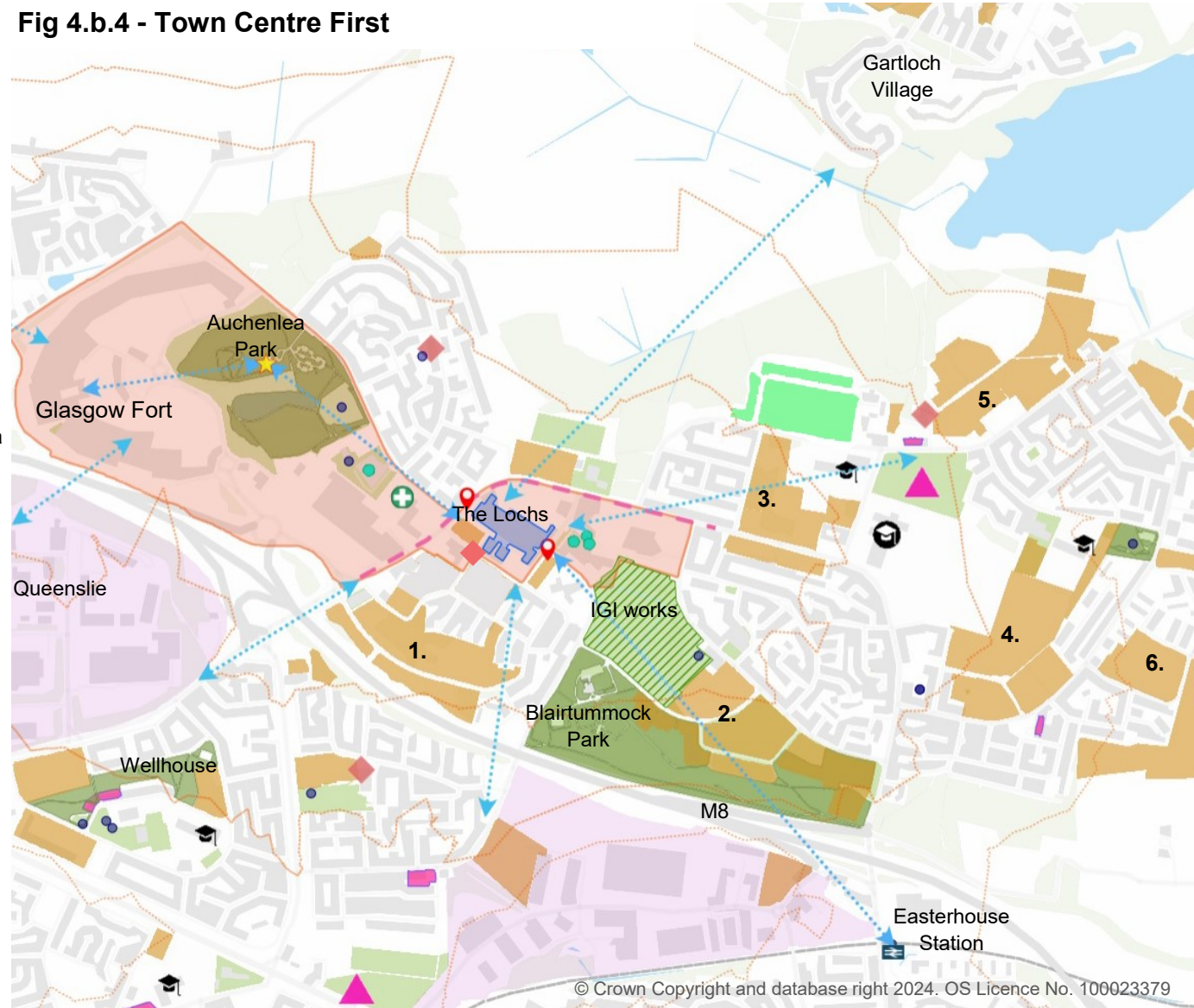
**A.13** - Promote the development of appropriate brownfield land for new house building in support of Glasgow's Local Housing Strategy 2023-28 and prepare marketing briefs for key brownfield sites, which identify site capacity, key habitat network connections, primary walking and cycling connectivity, and appropriate multifunctional open space provision. This approach will help deliver a connected active travel and nature network of across the SDF area.

**A.14** - Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings.

## Legend

- Major Town Centre
  - Primary School / Secondary School
  - Local Shopping Parade
  - Community Centre/Hall
  - Medical Centres
  - Public building (GCC/Glasgow Life)
  - Play Area/ Sports Area
  - Isochrones at intervals of 5 minutes walk from town centre.
  - Brownfield sites with potential for residential development.
- Key development sites which support a town centre first to central Easterhouse's regeneration:
1. Kildermorie
  2. Blairtummock
  3. Baldragon
  4. Rogerfield
  5. Bishoploch
  6. Commonhead
- Need for Strategic Connectivity Improvement and Enhancements
  - Opportunities for civic realm improvements
  - Indicative opportunity for road space reallocation to create a people friendly environment
  - Water vole receptor site - Baldragon Rd
  - Integrated Green Infrastructure Works

**Fig 4.b.4 - Town Centre First**



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**Fig. 4.b.5—Indicative characteristics of a place which enables local living**

**Local Living:**

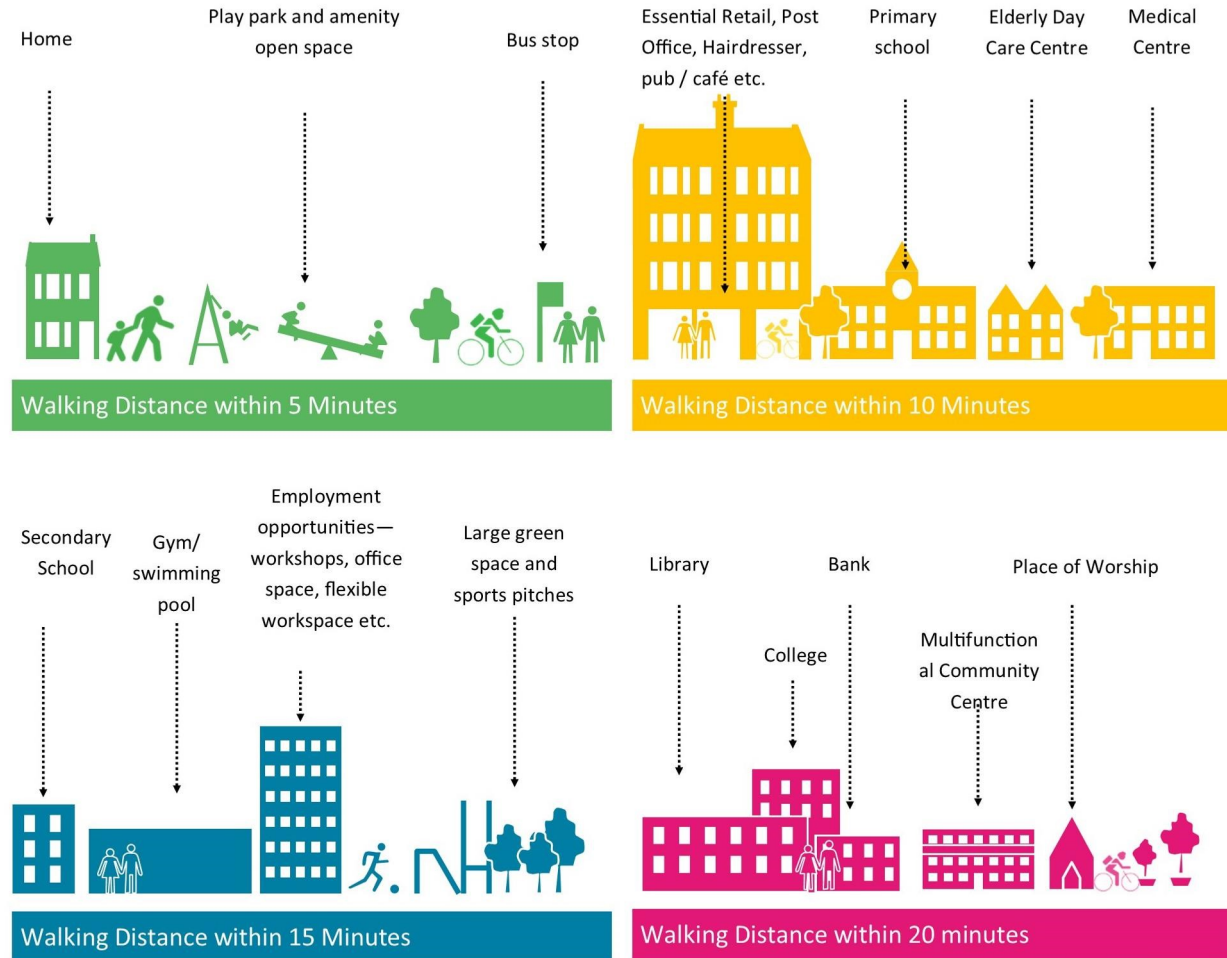
Local living provides people with the opportunity to meet the majority of their daily needs within a reasonable distance of their home.

**20 minute neighbourhoods:**

The 20 minute neighbourhood concept is one method of supporting local living as championed in NPF4.

**The Liveable Neighbourhoods (LN) Programme**

The SDF supports the ambitions and aims of the Liveable Neighbourhoods (LN) Programme, which is to be delivered in parallel with the SDF. The LN programme aligns with the Priority B of the SDF, to facilitate local living in Easterhouse and provides a delivery route for council led intervention to provide better connected neighbourhoods within the SDF area.



The Liveable Neighbourhood programme is part of Glasgow's response to the 20-minute neighbourhood concept where we engage with communities to explore ways to support more sustainable travel at a local level.

Liveable Neighbourhoods (LN), alongside the Active Travel Strategy, emerged from the 2020 citywide Public Conversation on Glasgow's Transport Future. This was a considerable public engagement exercise and residents outlined their desire for better public transport, more protected cycleways, and better spaces to walk and wheel. Over 40% of households in Glasgow have no access to a private car or van and through [Household Survey](#) data and the [Walking and Cycling Index](#), we know there is considerable desire for more opportunities to walk, wheel and cycle, with 66% of people saying they would walk more and 64% would cycle more if there were fewer motor vehicles on their streets.

Liveable Neighbourhoods seek to reduce the need to use cars for some journeys, and supports more travel by ways which benefit our health, our communities and our the environment. This means more opportunities for people to access

services, facilities, and amenities within a short walk, wheel, cycle or public transport journey from their home. This is part of what makes a place enable local living.

Through six tranches of activity, Liveable Neighbourhoods plans will cover every area of Glasgow. These plans will identify existing activity in neighbourhoods and propose new interventions such as widened footways, greenspace improvements and cycleways. This work will focus specifically on our town centres, the everyday journeys we make, active travel (walking, wheeling and cycling) and creating people-focused streets which are less dominated by vehicles.

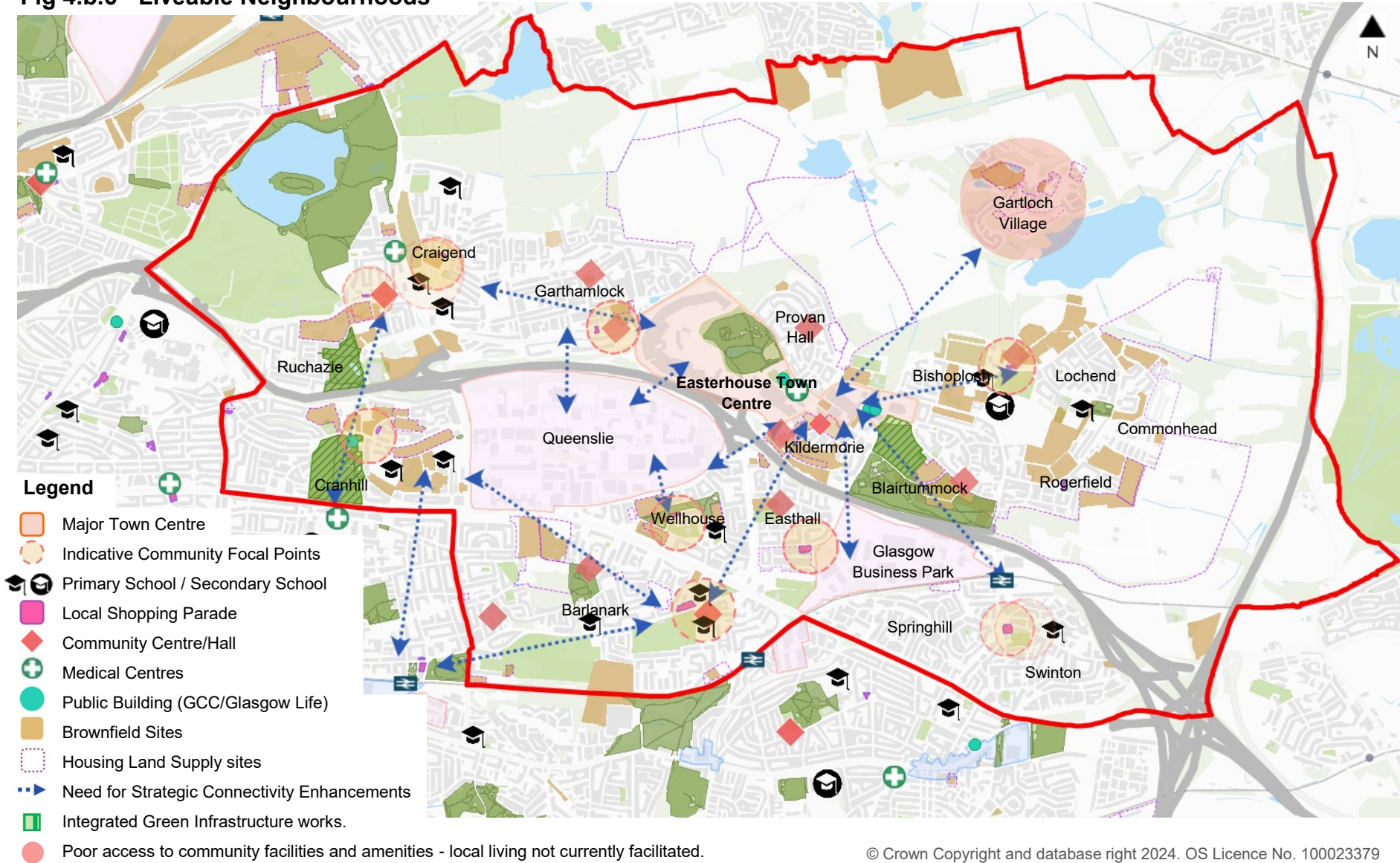
The Liveable Neighbourhood Plan for Greater Easterhouse will be progressed in Tranche 3, we will ensure that residents are informed and have the opportunity to share their views as part of this process.

The project will identify opportunities and projects aimed at improving walking, wheeling and cycling with Easterhouse providing better links between the neighbourhoods, key facilities and opportunity sites.

## Action

**A.15** - Support and progress the Liveable Neighbourhood Plan for Greater Easterhouse and other associated active travel strategies and projects.

**Fig 4.b.6 - Liveable Neighbourhoods**



## THE COMMUNITY GROWTH AREA

Community Growth Areas are locations for large scale planned urban expansion in the green belt, to accommodate the demand for new housing, particularly for families, and associated facilities that could not be met in the established housing land supply within the City. City Plan 2 of 2009 identified 3 areas across the City as Community Growth Areas (CGAs). These are Robroyston, Easterhouse/Gartloch and Baillieston/Broomhouse/Carmyle. The sites identified within Greater Easterhouse/Gartloch are:

- Lochend
- Heatheryknowe
- Gartloch

The CGA will include not only housing, but other facilities that may be required to support both the new and existing populations, such as shops, schools, leisure facilities and open space.

The current City Development Plan of 2017 retains these Community Growth Areas. The CGA approach seeks to ensure that the planned urban expansion fully integrates with established

communities. Masterplans are required to be produced by developers and/ or landowners in the CGAs in consultation with the local community. They will be required to set out the nature and form of development in these areas and community infrastructure benefits to be delivered. Masterplans will have to be submitted to, and approved by, the council.

New community infrastructure benefits that are identified in consultation with the local community as part of the masterplan process are typically delivered through a legal agreement with the council. The additional infrastructure identified through the CGA process are in addition to existing requirement to provide recreational open space in line with existing planning policy for new residential development.

As set out in the Glasgow City Development Plan (2017), the Greater Easterhouse area encompasses three Community Growth Area sites at Heatheryknowe, Lochend and Gartloch. These green belt release sites are allocated for housing development in addition to shops, schools, open

space and leisure facilities. The 3 Community Growth Area sites are currently at early stages of developer interest and as of April 2023, the CGAs are at the following stages:

- Heatheryknowe: An application has been submitted for Planning Permission in Principle (21/02139/PPP) which is under consideration.
- Lochend: A scoping opinion was submitted and determined in 2022.
- Gartloch: A scoping opinion was submitted in early 2023.

## THE WAY FORWARD

Each of the Community Growth Area's sites continue to be promoted during the current plan period and will be reviewed in conjunction with the development of the forthcoming City Development Plan 2. The masterplans for the three sites at Lochend, Heatheryknowe, and Gartloch should:

- Integrate well with the existing community and adjacent built environment's urban form. The layouts and greenspaces between development should facilitate walking, wheeling and cycling to the Town Centre, Schools and the adjacent neighbourhoods.
- Include provision for public transport.
- Have a clear identity and contribute to local distinctiveness.
- Have a strong landscape structure put in place which matures over time.
- Be designed and built to the highest quality. The SDF promotes innovative, attractive and generous design solution.
- Be designed around people to create a well-designed and safe place where people want to live. Masterplans should include a public realm strategy to demonstrate an integrated, high quality design solution to streets and public spaces.

- Provide for community needs, including children by providing a variety of opportunities for play.
- Be environmentally sustainable, including meaningful efforts to reduce energy and resource consumption of residents and innovative ways to facilitate local living.
- Protect and enhance the environmental assets present in the Seven Lochs Wetland Park. The new landscape structure should be designed to knit together and provide a setting for the various elements of the existing natural and people made environment and create links for wildlife.
- Improve Health and Wellbeing outcomes for Easterhouse as a whole.

Whilst the development on the masterplans for the Community Growth Areas presents an opportunity to work with the existing communities in Rogerfield, Commonhead and Lochend and Garthamlock to ensure integration of communities, the built form and that appropriate community infrastructure is delivered.

There is an opportunity to develop brownfield sites 5 and 6 (see Fig 4.b.4 ) in a co-ordinated approach with the emerging masterplans to achieve greater integration and more effective placemaking.

To encourage developers to support the aims of the Seven Lochs Wetland Park and green network the Seven Lochs Partnership has produced the Seven Lochs Design Guide for high quality design in the new developments.

The Clyde Metro project also presents an opportunity to sustainably connect the development with the town centre and the rest of the city region. We recognise that this project could bring positive transformative change to Easterhouse and strongly support its realisation.

### Actions

**A.16** - Support the Agents / Consultants to produce masterplans within the CGA sites.












**A.17** - Promote the principles for development in and around the Seven Lochs Wetland Park that are set out in the Seven Lochs Design Guide.

**A.18** - Guide the alignment of the development of adjacent brownfield sites in conjunction with CGAs

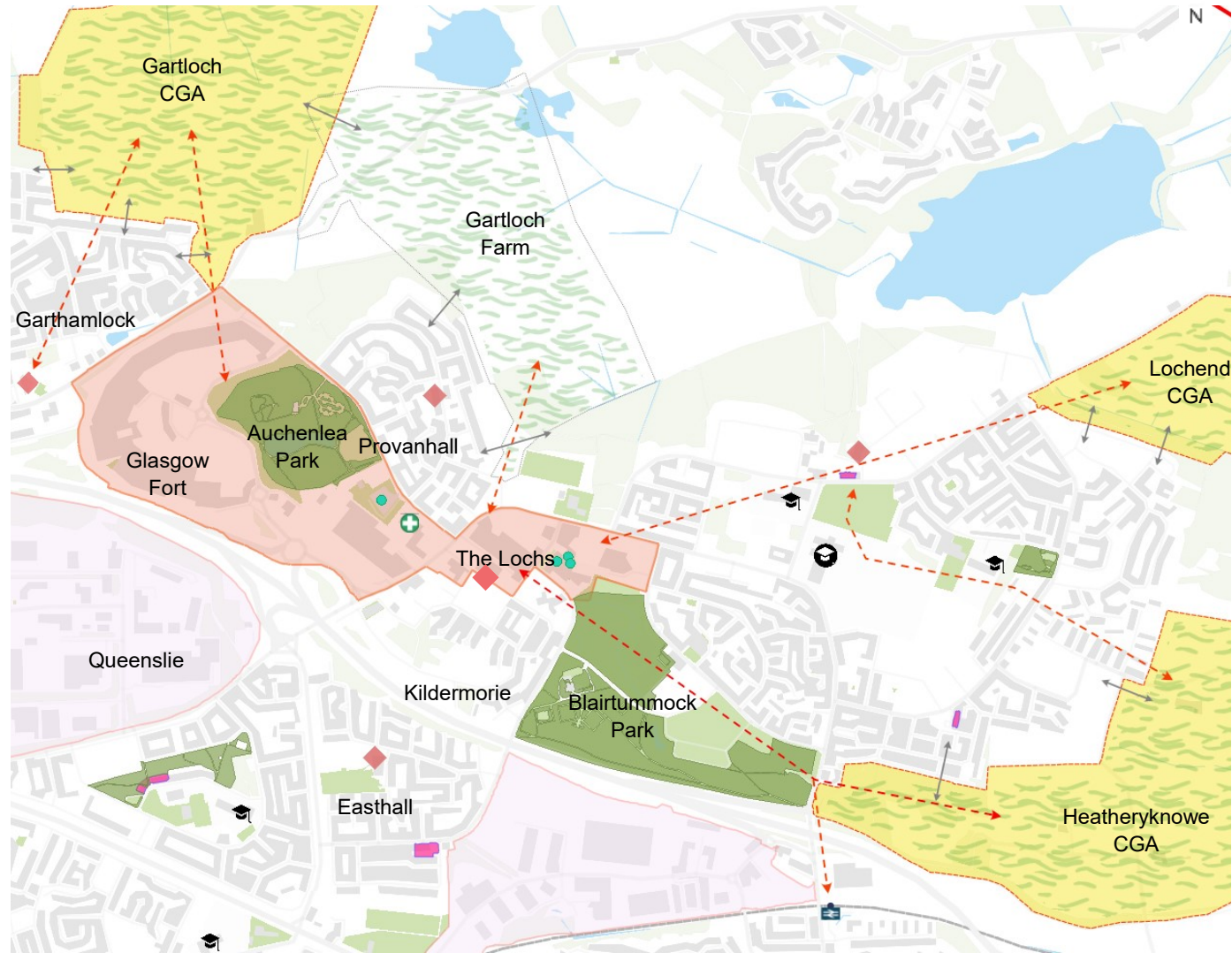
**A.19** - Explore feasibility of Clyde Metro and the placemaking benefits it could bring to the CGA areas.

# SPATIAL DESIGN STRATEGY | NEW COMMUNITIES WITHIN THE WETLAND PARK

## Legend

-  Community Growth Area (housing release site). A master planned approach will be supported which:
  -  integrates development with the existing built environment and surrounding communities;
  -  facilitates a sustainable transport hierarchy, contributing to strategic connectivity enhancements linking key community assets with new and existing communities; and
  -  is sensitive to the wetland park - enhancing and protecting natural assets for biodiversity, habitat creation/ connectivity and climate resilience.
-  Major Town Centre
-  Primary School / Secondary School
-  Local Shopping Parade
-  Community Centre/Hall
-  Medical Centres
-  Public building (GCC/Glasgow Life)
-  Public Park

**Fig 4.b.7 - Integration of new development with the existing built and natural landscape**



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## GREATER EASTERHOUSE - THE PLACE

The strengths and inherent value in Greater Easterhouse’s urban environment include; its parks, its proximity to rural landscapes and its built heritage. Its this place identity which needs to be enhanced to make a more attractive and better quality place.

Greater Easterhouse’s low density, vehicle centric suburban character is typical of its mid 20th Century conception. The fractured built environment contributes to the peripheral perception of the place, leaving many of its residents feeling isolated. The town centre and local suburban hubs are notable for the limited number of buildings or spaces which celebrate civic life or contribute to the neighbourhoods’ unique sense of place. In addition, the presence of vast stretches of underutilised, vacant or derelict land continue to detract from the area’s strengths and cause severance among neighbourhoods undermining the sense of safety which is critical to create a sustainable and liveable place for all.

## WHAT WE WANT TO ACHIEVE

Easterhouse should be a place of character in its own right, not just suburban expansion. We want Greater Easterhouse to support a well-designed, cohesive and high quality built environment that improves liveability and sustainability of the area.

We want to enhance what’s important locally and encourage development that augments Greater Easterhouse’s unique strengths as a place with high quality, generous and innovative design that considers the needs of existing and future residents of the area.



To deliver an equitable, attractive and unique place, the Greater Easterhouse SDF promotes the following principles :

## 1. The Enhancement of Local Distinctiveness.

The Greater Easterhouse SDF area stands alone in comparison to the City's other Strategic Development Framework areas in that it does not contain a designated conservation area and only hosts a handful of listed historic structures. This makes these recognised structures particularly special and important in the context of the area. The recognised historic assets are:

- The former Gartloch Hospital, cottages and lodge,
- Bargeddie Parish Church
- The Craigend and Garthamlock water towers,
- St Benedict RC Church and Presbytery,
- Blairtummock House and walled garden,
- Provan Hall,

- The Monkland Canal

The SDF supports their continued safeguarding and promotes efforts to enhance their setting and role as local historic landmarks, for example, new lighting or public realm or landscaping works.

The SDF also supports the enhancement of other built features that are important physical representations of local civic life, social history or local landmarks / district gateways which help define their neighbourhood as a place.

These could be identified in co-operation with community stakeholders through the local place plan process.

New development should take inspiration from local buildings and features both within the area and elsewhere in Glasgow. Our aim is to inspire new architecture, treasure important views and develop a special place clearly linked to the rest of Glasgow.

## 2. Quality

High quality design is essential. To achieve this, the aims set out in the Framework must be pursued at every level of the design process. Design must also address details.

Buildings should relate well to their surrounding space, other facilities and have a positive effect on the local environment. Good attention to design details will be needed, particularly boundary treatments and the contribution to the public realm.

Long-lasting materials allied to good effective high quality details and craft skills are essential and will make economic sense over the lifetime of development.

## 3. Well Designed Public Realm and Spaces

Greater Easterhouse should become a place where everyone can meet easily and safely. Re-thinking the town centre will improve it as a central gathering place for a range of activities – informal and organised. Active travel of all types should be encouraged by a layout of purposeful public spaces, helping people to feel safe, secure



and confident. The SDF promotes the aspiration to create a new civic space in the Town Centre combined with reducing the impact of vehicular infrastructure to make the town centre safer and more pleasant for people to visit (see [Appendix C fig 6.2](#) which shows the town centre having a significant concentration of road traffic incidents involving pedestrians).

New developments in Greater Easterhouse should be inclusive and of a human scale. People should feel that they are more important than traffic, and that day to day activities are easy to do. Local people should be involved in the design process.

Quality public spaces encourage people, especially the elderly, to step out and engage with others and their surroundings. These interactions are extremely vital for supporting social cohesion, liveability, safety, as well as community participation and identity. Open spaces should be in walking distance of homes.

Quality public spaces should provide tree planting, community gardens, food growing opportunities, varied and inclusive play opportunities and support the city's biodiversity and pollinator strategies.

## 4. Sustainability

The good things in Greater Easterhouse should be kept. The SDF supports efforts to retrofit and improve the energy efficiency of existing buildings and infrastructure across Greater Easterhouse.

New development should be robust, long-lasting and cater for a wide range of people. Design and construction should keep energy consumption low and make the most of natural forces (such as sustainable drainage and natural ventilation).

New development should aim to mitigate its impact on air quality during the construction process and beyond.

Biodiversity and habitat enhancement should be designed in - See 4D for further detail.

Developers with proposals in the context of the Wetland Park should align with the Seven Lochs Design Guidance for Green Infrastructure and Placemaking (available on request).

[See Section 5 - Neighbourhood Place Briefs](#) for more detail on the general place ambition for each of the SDF areas neighbourhoods.

## Actions

**A.20** - Work with community stakeholders to identify and improve setting of key heritage, social and civic assets.

**A.21** - Support the development and delivery of the emerging City Lighting Strategy in partnership with key stakeholders.

**A.22** - Promote a feminist approach to Town Planning. Consider gender perspectives in the design of spaces such as parks, playgrounds and the public realm. What are the needs of different groups are (in terms of use, safety, accessibility, etc.) and how can these needs be best accommodated in design.

**A.23** - Progress a masterplanning approach to development in the Town Centre, Cranhill, the CGAs and other areas as appropriate, to support ongoing regeneration efforts and enable coordinated development and delivery of neighbourhood infrastructure, public spaces and facilities.

**A.24** - Promote walking trails linked to music, heritage, arts, food and drink, etc.

# 4c

A CONNECTED GREATER EASTERHOUSE

**This section sets out our approach to addressing the third priority for action in Greater Easterhouse:**

## **Priority C: Connectivity and Accessibility.**

To address key accessibility and connectivity issues, including:

- To respond to the climate crisis and improve air quality, we need to promote active travel and integrated public transport. Sustainable transport should be accessible to all and contribute to achieving positive outcomes for the health, well-being and social inclusion of Greater Easterhouse's population.
- To improve the interconnectivity between neighbourhoods and key destinations within Greater Easterhouse and connectivity to the wider City Region.
- To align with the Clyde Metro project to ensure transformational change is achieved within Greater Easterhouse. We are seeking to deliver a truly integrated public transport system that captures the opportunities for positive environmental, economic and social outcomes.

A key concern about Greater Easterhouse is that some circa 75 years after its construction, Easterhouse is still referred to as peripheral and a scheme with negative connotations that has much to do with poor connectivity to the rest of the City and a lack of onwards connectivity beyond the city boundary. Following completion of the M8 motorway in the 1980s, investment for connecting Greater Easterhouse and linking people, places and communities has been incremental and mainly as required in relation to new build developments, for example, the Glasgow Fort retail and leisure development.

An equal and parallel concern is the climate crisis, which requires a radical shift in how we plan for connectivity in Greater Easterhouse. Since the UN Intergovernmental Panel on Climate Change IPCC Special Report was published in October 2018, the public mood on climate change has been transformed. The report points to transport emissions as a cause of climate change and the need for systemic change in transportation as part of the solution.

Transport is now Scotland's biggest sectoral challenge in relation to climate.

There are significant barriers to sustainable movement in the Greater Easterhouse area, caused by road infrastructure and vacant land. This has created severance and a sense of fragmentation which limits the attractiveness of Greater Easterhouse as a city district.

The SDF supports the delivery of the [National Transport Strategy 2's \(NTS2\)](#) key aims within Greater Easterhouse, these are to have a sustainable, inclusive, safe and accessible transport system, which helps to deliver a healthier, fairer and more prosperous Scotland for communities, businesses and visitors.

The SDF supports the progression of the recommendations from the independent Glasgow Connectivity Commission (2018) which explored opportunities to improve sustainable connectivity across the City. Subsequently, the Greater Easterhouse SDF will feed into and support the Clyde Metro project and the preparation of the emerging Liveable Neighbourhoods Plan, in turn helping to create more accessible, attractive, vibrant and inclusive neighbourhoods.

The Council's [Glasgow Transport Strategy](#) (2021-

2030) (GTS), sets out policy and delivery frameworks to achieve a city-wide sustainable transport system: a system for people and goods, which is affordable and inclusive, accessible and easy to use, clean and safe, integrated and reliable. The Glasgow Transport Strategy promotes a sustainable transport hierarchy linked to the principle of place, which puts people walking, wheeling and cycling at the top, then public transport, then shared transport and taxis, and finally private vehicles at the bottom.

This is at the heart of the vision the SDF promotes for Greater Easterhouse that will consider the role of corridors and routes in relation to their function of movement and place – the requirements of different modes of travel

The transport strategy includes a commitment to reduce vehicle traffic by at least 30% by 2030. To achieve this, a significant modal shift towards sustainable methods of transport is required. This will be facilitated by:

- an improved public transport offer.
- active travel improvements which makes walking, wheeling and cycling appealing,

safe and inclusive.

- enhanced integration of modes and ticketing.
- Place making and place mending

The SDF supports the delivery of the Glasgow Transport Strategy’s objectives in Greater Easterhouse, by supporting proposals that improve Easterhouse’s public transport connectivity and enhance the Town Centre’s role as a public transport and civic hub.

The [City Council’s Active Travel Strategy \(ATS\)](#) which complements the overall transport strategy, promotes the delivery of a new city-wide network of high-quality active travel routes, based on the main arterial and orbital streets – the City Network. The SDF supports the planning and delivery of the Active Travel City Network within Greater Easterhouse.

The SDF promotes an integrated approach to transport systems that will give Easterhouse’s disadvantaged communities more connectivity.

The SDF recognises that planning radical changes to Glasgow’s transport is required as a response to mitigate the climate emergency. We want

integrated public transport and active travel improvements between neighbourhoods and throughout the SDF focus area to capture the greater social inclusion, health and equality that a truly integrated transport infrastructure programme and solution can bring, including the enhancement of strategic road network essential for the viability of new development.

The SDF promotes streets designed for people effecting a shift away from vehicular traffic and promoting walking/wheeling/cycling space, whilst ensuring space is also available for public transport, car and lorry use.

The SDF also recognises that some disabled people depend on private car use. Where appropriate, measures should be taken to enhance disabled persons car parking amenities within the Town Centre and other major traffic generating locations.

## STRATEGIC APPROACH

A joined-up approach to physical infrastructure across Greater Easterhouse will help create a climate resilient and liveable city district, which encourages more sustainable methods of movement and supports investment.

To achieve a sustainably connected Greater Easterhouse, the SDF promotes delivering an integrated sustainable transport hierarchy which:

- Reduces the need to travel unsustainably & achieves a 30% reduction in vehicle kilometres travelled within the City.
- Improves air quality for the residents of Greater Easterhouse
- Connects the Town Centre with surrounding communities and local community hubs within Greater Easterhouse.
- Connects the Community Growth Area sites and the existing neighbourhoods with public transport and active travel routes.
- Improves sustainable connections between Greater Easterhouse, the City Centre and the wider City region.

- Improves accessibility to the Seven Lochs Wetland Park.
- Contributes to the City's efforts to mitigate against the impacts of climate change.
- Reduces social & economic spatial inequalities.

The sections that follow outline the strategic approach to achieving this vision, which includes promoting:

- Active travel
- Integrated public transport

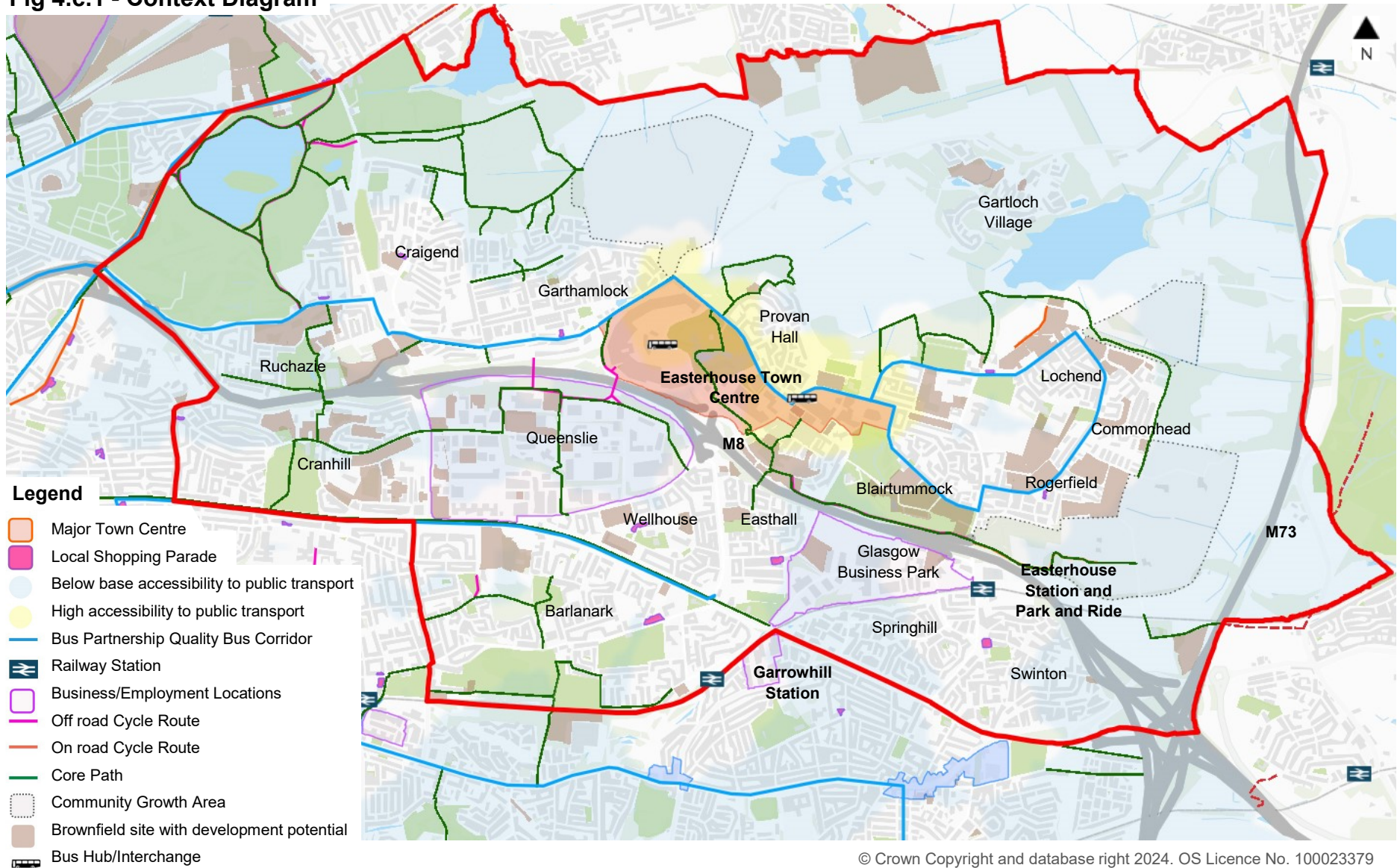
This approach reflects the City Development Plan's strategic outcome of A Connected Place to Move Around and do Business in.

## Outcomes

By 2050 we want to achieve a well-connected Greater Easterhouse which links people, places and communities primarily by Active Travel and Integrated Public Transport.

- Infrastructure enhancements will support active travel by promoting better integration between different modes.
- Streets and key pedestrian routes will function better for people creating liveable, connected, attractive places.
- There will be a shift away from private vehicular traffic to a more balanced placemaking approach that promotes healthy, vibrant, safe and attractive places that encourage active travel and public transport usage.
- Enhancements will be multifunctional and incorporate measures to mitigate against the effects of climate change and enhance place quality, for example street trees or rain gardens.
- Public Transport improvements will enhance connectivity to and within Greater Easterhouse bringing economic, social and spatial transformational change for the benefit of all residents.

**Fig 4.c.1 - Context Diagram**



## Active travel is the basis of the sustainable transport hierarchy.

Active travel simply means making journeys in physically active ways - like walking, wheeling (using a wheelchair or mobility aid), cycling, or scootering.

The SDF prioritises the creation of high-quality walking, wheeling and cycling routes which allow people to access most of their daily needs within 20minutes walk or cycle from their home – including from new neighbourhoods and open spaces and public transport hubs. This is the basis of a sustainable travel hierarchy.

Research shows that increasing walking, wheeling and cycling can stimulate economic benefits in urban areas and sustain local shops, as evidence suggests those walking and cycling tend to spend more money locally than drivers of motor vehicles, which enhances economic prosperity, resilience, and vibrancy. Attractive and well-designed streets and places enable people to travel actively. Increased walking and cycling also make for safer, more appealing public spaces. With less motor traffic, people interact more and feel a greater sense of community.

The Glasgow Centre for Population Health (GCPH) has done excellent relevant work on active and sustainable travel in the context of Glasgow and public health. The delivery of quality active travel infrastructure and associated traffic calming measures will indirectly support the reduction in highly prevalent chronic health conditions such as cardiovascular disease, obesity, and diabetes.

We recognise that it will be a large task to delivering an integrated walking wheeling and cycling network in Greater Easterhouse, and it will be achieved in incremental steps. Existing cycling infrastructure is poor to non-existent and the pedestrian environment and core path network needs to be improved and extended in relation to all new developments. The main roads in and around the Town Centre are engineered for the swift movement of vehicular traffic to the detriment of the experience of people using them. Noise, air pollution and safety are key issues that limit the attractiveness of these streets as places to spend time on.

## Prioritising Sustainable Transport

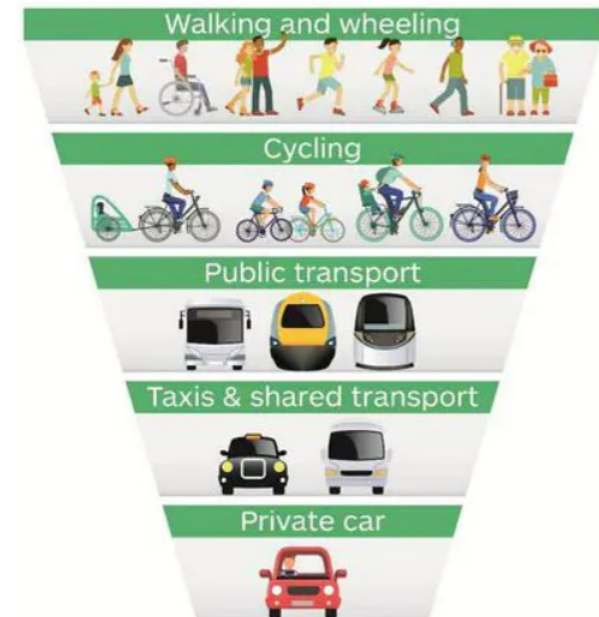


Fig 4.c.2

### The Sustainable Transport Hierarchy

National Transport Strategy (NTS2),  
Transport Scotland

## WHAT WE WANT TO ACHIEVE

GCC aims to introduce new walking, wheeling and cycling infrastructure to achieve a shift towards active and sustainable modes of transport and contribute to our ambitions to develop a city-wide cycle network enabling people to take up active travel to:

- deliver improved physical, mental and social health.
- reduce mobility and transport inequalities, allowing people to live locally and access integrated public transport nodes.
- reduce air pollution and improve air quality.
- deliver higher quality public realm and green and blue infrastructure.
- contribute to wider Glasgow Transport Strategy policies on road space reallocation to sustainable modes and achieve a reduction in car kilometres across Glasgow.

A key part of delivering the ambition for local living is improving the connectivity between people's homes, the Town Centre (and its services), educational facilities and public transport nodes.

The Town Centre is a hub for local bus services, connecting to the wider city, whilst the two railway stations are both located remote from the town centre. Accordingly, to facilitate the sustainable transport hierarchy and local living, the SDF identifies improving radial active travel routes between the Town Centre and:

- Easterhouse Railway Station and Garrowhill Railway Station.
- local schools and community facilities,
- business locations at Queenslie and Glasgow Business Park
- the local suburban hubs at Craigend, Barlanark / Wellhouse
- the Seven Lochs Wetland Park, and
- the three CGA areas and the 'Gartloch Farm' site should it be developed.

This focus on 'Town Centre First' principles and the relationship between neighbourhoods and the Wetland Park including the Community Growth Area sites must be informed, but not limited, by the existing core paths network and cycle

infrastructure as well as programmed City Network delivery as part of [Glasgow's Active Travel Strategy](#).

The enhancement of key north south routes between neighbourhoods on either side of the motorway is also seen as a priority.



## THE WAY FORWARD

The redevelopment of the Town Centre and new build housing development on brownfield sites are essential for a sustainable Greater Easterhouse and no development will be successful without complimenting NPF4's 20-minute neighbourhoods principle on local living and active travel approaches. Transport, the Town Centre and housing are interconnected and vital for a new Greater Easterhouse.

The Chance to Change Easterhouse Charrette Report of 2018 identified several opportunities to enhance the streets around the Town Centre, through for example pedestrianisation, better crossings, planting, play spaces and traffic calming measures. Public realm and infrastructural improvements on key routes will enhance the safety and enable active travel modes for the community, improving accessibility to vital services in an area where car ownership is low.

The SDF supports the delivery of the interventions in the Charrette action plan and will continue to pursue funding opportunities.

GCC will promote improved walking, wheeling and cycling connections to the Town Centre, local suburban centres, bus stops and to both Easterhouse and Garrowhill railway stations. All future investment must consider active travel first and foremost as a basis for supporting existing neighbourhoods, placemaking and new developments for a sustainable liveable neighbourhood.

The emphasis on transport interconnectivity is made to stress the relationship with Greater Easterhouse as peripheral or located on the edge of the city with poor onwards connections. This is reflected in the established built form and urban grain.

The prevalence of brownfield sites and longstanding vacant and derelict land require immediate development options to be brought forward.

For the three Community Growth Areas these need to be master planned to join up with the existing neighbourhoods and must not stand apart or separate from them.

## Quality of Routes

The creation of successful active travel routes is a key part of the holistic placemaking process. By this we mean infrastructure improvements should deliver more than a simple engineering solution and should altogether enhance place quality, contribute to climate change mitigation, as well as facilitating modal shift.

- Designs should consider the human experience, improving the perceived safety and attractiveness of the route, not only during the day but from dusk to dawn. This will be key to achieving the modal shift required.
- The importance of high-quality lighting provision on key walking, wheeling and cycling routes should be prioritised. Lighting should be designed to provide horizontal illumination with good uniformity to ensure that the pavements, cycle paths and roads are visible and that the lighting does not cause visual distraction. Whilst the lighting of vertical surfaces is shown to improve perceived safety. Lighting should also be used to

provide visual interest and aid wayfinding along key routes. Further design guidance on lighting active travel routes is being produced by GCC.

- Solutions should be designed to be inclusive and consider the needs of people with disabilities or those with mobility or sensory challenges.
- Routes and spaces should offer provision for social interaction and rest.
- The SDF promotes an approach to the enhancement of walking and wheeling routes which capitalises on the opportunity to introduce green and blue street infrastructure for the benefit of biodiversity, the inclusion of sustainable drainage/climate mitigation measures, and aesthetic improvements. A joined-up approach utilising nature-based solutions can bring about several benefits such as helping to release vacant land for development by frontloading infrastructure investment to increase viability; mitigating against climate change and helping to signpost Greater Easterhouse as a 'smart' city region.

- Where a key route has an adjacency to a vacant or derelict site, the edge treatment will be of particular importance. The maintenance of the vegetation either side of paths to preserve clear sightlines by raising canopies and lowering shrubs will be paramount. The SDF supports an approach that would see the activation of vacant sites with temporary uses or public art in the interest of making such routes feel safer and more attractive.
- Wayfinding and signage are shown to also be incredibly important in improving perceived levels of safety. The SDF promotes the provision of public art on key routes and spaces for the benefit of wayfinding and activation.

## City Network

A key programme of the Active Travel Strategy is the development of the City Network, which will provide an accessible, safe, coherent, and direct active travel network across Glasgow by 2030. The network will connect key amenities and drivers of travel such as education, business, retail and culture. The proposal has been designed to comply with the design specifications outlined in the Scottish Government’s Cycling by Design (2021).

The City Network is to be delivered in 5 phases. Glasgow City Council has identified key routes for delivery in Greater Easterhouse in Phases 2 and 4 of the plan. Phase 2 will deliver an active travel corridor along Edinburgh Road linking Baillieston to the City Centre

Phase 2 Delivery Area Route - Dennistoun - Carntyne:

- Edinburgh Road from Cumbernauld Road to Main Street Baillieston - 6.1 km

Whilst the routes identified in Phase 4 will provide much of the interconnectivity required within Greater Easterhouse. Phase 4 will connect to Queenslie and the Glasgow Business Park, Easterhouse Station, provide crossings over the motorway to the Town Centre and Ruchazie, Craigend, Garthamlock, Provan Hall and, Blairtummock.

Phase 4 Delivery Area Routes - Ruchazie - Easterhouse

- Gartloch Road (from Cumbernauld Road to Avenue End Road) 1.6 km
- Avenue End Road – Stepps Road (from Cumbernauld Road to Edinburgh Road) 2.5 km
- Gartloch Road (from Avenue End Road to Auchinlea Road) 1.6 km
- Auchinlea Road (from Gartloch Road to Westerhouse Road) 1.0 km

- Bartiebeath Road – Westerhouse Road (from Edinburgh Road to Auchinlea Road) 1.6 km
- Westerhouse Road – Easterhouse Road (from Auchinlea Road to Edinburgh Road) 2.6 km

These are indicative routes, subject to options appraisal and preliminary design when the delivery area funding is allocated.

## Liveable Neighbourhoods—[see section 4b](#)

In addition Glasgow City Council’s Liveable Neighbourhoods Programme will develop a plan for Greater Easterhouse through public participation which will enabling communities to develop further proposals which could improve their areas. The plan will identify projects which can improve walking and cycling environments and address health inequalities.

The Liveable Neighbourhoods team will be consulting in Greater Easterhouse in Tranche 3 of the project in 2024/25.

## Actions

**A.25** - GCC will continue to work on the City Network Delivery Plan and identify funding opportunities.

**A.26** - GCC in consultation with local residents will develop liveable neighbourhoods plan for Ruchazie to Easterhouse. GCC will develop proposals and seek funding opportunities.

**A.27** - GCC will work with stakeholders to deliver the aims of the Glasgow Travel Behavioural Change Strategy and the Glasgow Cycling and Urban Sports Strategy

**A.28** - GCC will review the current active travel, core paths and cycling provision in relation to existing and emerging development opportunities and programmed investment.

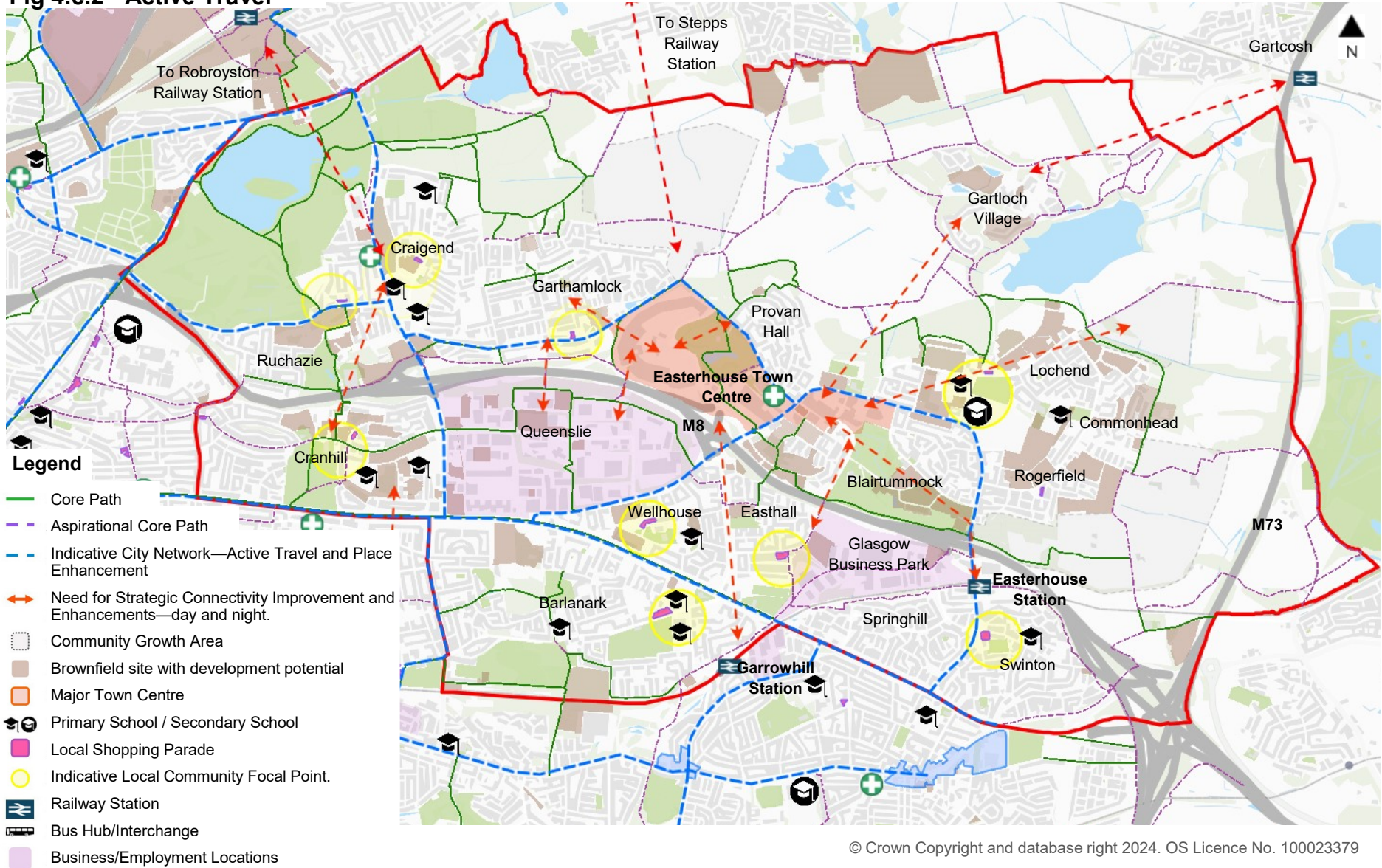
**A.29** - GCC will develop lighting design guidance for active travel routes as part of the Lighting Strategy being progressed.

**A.30** - The SDF supports public realm improvements to overcome physical or perceptual barriers to neighbourhoods across city infrastructure such as the motorways and rail lines.

**A.31** - The SDF will support initiatives to improve accessibility of public transport stations (bus, metro, train) across the area.

**A.32** - Review opportunities for health walks organised through the Paths for All and the Third Sector.

Fig 4.c.2 - Active Travel



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## INTEGRATED PUBLIC TRANSPORT

Poor public transport connectivity has contributed to the peripheral nature of Greater Easterhouse. Glasgow’s Connectivity Commission identified that the city has a fragmented transport system in comparison to similarly sized modern European cities which offer integrated, high quality transport networks that encourage the use of public transport, reduce the volume of private vehicular traffic and support active travel.

Car ownership is lower in Greater Easterhouse than the Glaswegian average, with under 45% of households having access to at least 1 vehicle. Glaswegians who don’t own a car currently contribute least to the air pollution but suffer the most from it. People with disabilities also face significant hurdles, particularly if they don’t own a car, as much of the public transport network is currently inaccessible. This is not only socially inequitable but, as companies in Glasgow struggle to address an acute skills shortage, also places a barrier on the ability of the city region to generate growth.

The neighbourhoods of Greater Easterhouse are serviced by buses which are operated by multiple different bus operators. With Glasgow Fort and The Lochs being key hubs for local bus services. The area is served by regional Scotrail services at Easterhouse and Garrowhill Stations.

The quality and accessibility of the public transport network requires significant improvements to provide alternatives to private car use and to help tackle the climate emergency. This will require strong partnership working across partners including Scotrail/Network Rail, SPT and bus operators.

The SDF supports the aims, policy and the delivery of the Glasgow Transport Strategy across Greater Easterhouse. Thus, it is pertinent for this SDF that connectivity is focussed on sustainable transport and promoting moves to enhance regional connectivity through enhancement of the public transport offer. Active travel needs to integrate with public transport options to create a truly integrated and accessible network.

We support accessibility and environmental improvements at both Easterhouse and Garrowhill railway stations which make them easy to access for those walking, wheeling and cycling. The SDF identifies the enhancement of the route linking Easterhouse station to the Town Centre and 7 Lochs wetland Park as a priority.

The SDF promotes and supports efforts to bring cross modal integrated ticketing across all operators and modes and we hold the long-term aspiration to deliver transformational change to Easterhouse through the Clyde Metro Project.

### Action

**A.33** - We will support the design and delivery of Glasgow Transport Strategy proposals within Greater Easterhouse.

## CLYDE METRO

Clyde Metro could deliver greatly improved access and connectivity to public transport, delivering positive changes for people, communities and locations across Greater Easterhouse.

The Connectivity Commission (2019) recommended the development of a Metro system to serve the city region. The project is

contained in the adopted in the fourth National Planning Framework NPF4 (February 2023) and the approved Strategic Transport Project Review 2 STPR2 Recommendation 11 (January 2023).

NPF4 identifies a set of eighteen National Developments including National Development 6 - Urban Mass/Rapid Transit networks. SPT are leading the project supported by the Clyde Metro

team for Glasgow City Region City Deal, and Transport Scotland. Work has commenced on the Case For Investment that will review the STPR2 Recommendation 11 including work to review the conceptual route network which is essentially an integrated metro system for Glasgow and the city region.

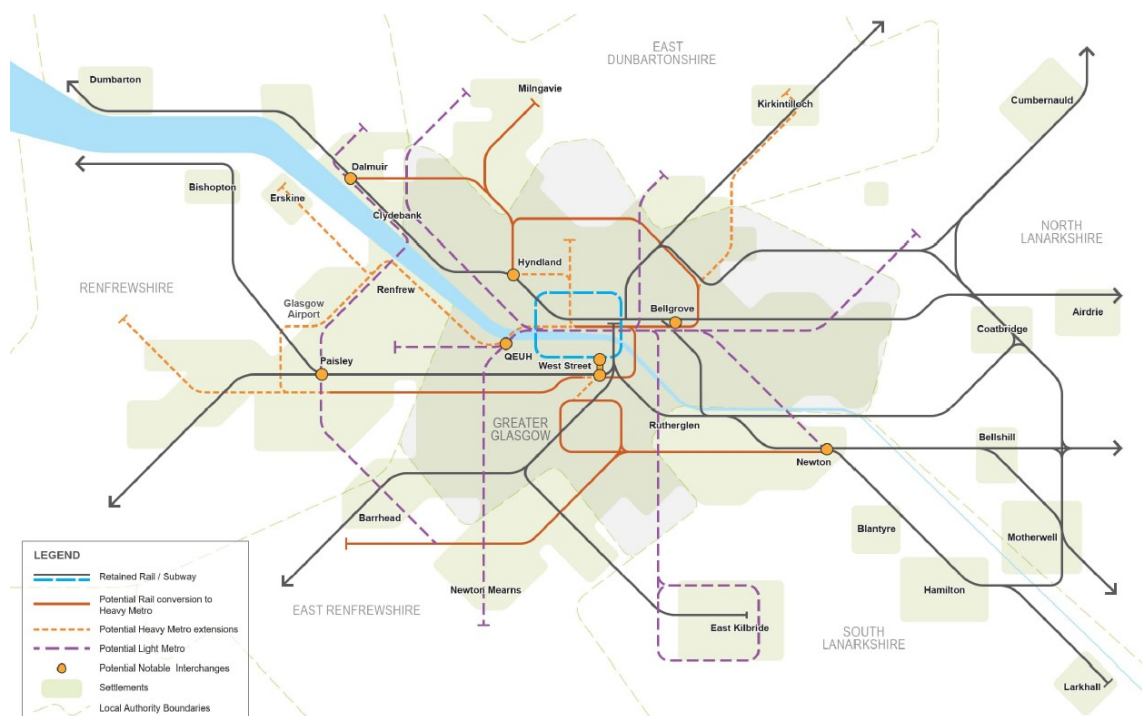


Fig 4.c.3 - Indicative conceptual metro routes as shown in the Strategic Transport Projects Review 2

## WHAT WE WANT TO ACHIEVE

The SDF calls for an integrated transport system that will address transport provision across the city region. We want Greater Easterhouse to benefit from the transformational changes that the Clyde Metro project can bring alongside active and sustainable travel as the foundation for connectivity.

It is envisioned that Clyde Metro will offer an integrated public transport system for the City Region. Bus rapid transit, tram, light rail and/or metro rail will complement the existing subway, bus and heavy rail networks offering effective alternatives to car.

It will target at improving connectivity whilst

# SPATIAL DESIGN STRATEGY | CLYDE METRO

contributing to the City Region’s ambitions to improve the health and wellbeing of its people by delivering an inclusive, net zero and climate resilient economy.

The project aims to improve connectivity by focusing on:

- Unserved and underserved areas with relatively poor connectivity;
- Improving access to key hubs such as the city centre, town centres, retail hubs, hospitals, major education facilities, key employment, and major leisure/sports facilities; and
- Integrating with major transport hubs and creation of new interchange opportunities as well as active travel.

Clyde Metro offers a step-change in transforming the life chances of communities in Easterhouse who have been stymied by the greatest inequality challenges caused by unaffordable, unreliable, and poorly connected local public transport. It will improve connectivity whilst contributing to the City Region’s ambitions to improve the health, well-being and affluence of its communities.



**Fig 4.c.4-** Indicative metro vehicle on Edinburgh Road as visualised in the Connecting Glasgow - Place Commission Final Report (2019). The image shows integration with active travel enhancements and green infrastructure.



We want the project to deliver an inclusive, net zero and climate resilient economic growth by responding to the climate emergency implementation plan. Clyde Metro will support the urgent need for housing by providing good quality connectivity which can unlock areas across the City Region for housing development. Clyde Metro will support the creation of places where people can thrive, regardless of mobility or income through liveable neighbourhoods and an inclusive city centre. A people-led design approach that supports placemaking will be needed – incorporating consistently high-quality standards throughout.

## THE WAY FORWARD

The Case For Investment for Clyde Metro is currently being led by Strathclyde Partnership for Transport (SPT) supported by the Clyde Metro team for Glasgow City Region City Deal with Transport Scotland providing a project assurance role.

The Greater Easterhouse SDF calls for the Case For Investment to consider the urgent requirement

for improving public transport for underserved/unserved locations and for disadvantaged communities which was outlined in the STPR2 Recommendation 11. Thus, this SDF calls for the Clyde Metro Case for Investment to uphold STPR2 recommendation 11 to serve disadvantaged communities, including those in Greater Easterhouse, by providing a future integrated metro route option which supports development opportunities and transformational changes to occur within Greater Easterhouse.

The SDF prioritises the inter-connection between

- the Town Centre
- housing sites that are currently brownfield land or
- the 3 sites designated as Community Growth Areas
- existing neighbourhoods, and
- employment locations

It is vital that Clyde Metro becomes a catalyst for comprehensive transformational change within Greater Easterhouse and for its residents and those who need to work, live and contribute to

the future of the area.

It will be necessary to align the Clyde Metro project with other development programmes to coordinate investment in a holistic way.

- City Network Delivery Plan
- Liveable Neighbourhoods Plan delivery
- Community Growth Area Masterplans
- Town Centre and Charrette Delivery Action Plan
- 7 Lochs Wetland Park Masterplan

### Action

**A.34** - We will continue to work with our key partners, including Strathclyde Partnership for Transport (SPT) and neighbouring local authorities to progress the Clyde Metro project to support transformational change and align it with the goals of the SDF.

## AN INTEGRATED BUS NETWORK

The SDF recognises the important role of bus services in Greater Easterhouse’s public transport system, particularly in supporting the communities north of the M8 where rail does not offer a viable alternative. Bus service provision, reliability and its cost at point of use was highlighted as a recurring key issue by the public through the SDF’s consultation exercise.

Glasgow’s bus network has experienced a steep reduction in service provision and ridership in the 21st Century, creating a crisis to decline, isolating communities from the city’s economic, social and cultural core.

If you live near a train station or own a car you are far more likely to be connected – and contributing to – Glasgow’s economy. If you rely on the bus network, the barriers to participation in Scotland’s economic powerhouse can be significant. These contrasts are reflected in, and contribute to, an economically divided city, where, two thirds of the population benefit from and contribute to growth and a third are left behind.

## WHAT WE WANT TO ACHIEVE

Until a fully costed delivery programme for the Clyde Metro project is developed and approved, significant enhancements to the provision of bus services across the SDF area will be required to sustainably connect Greater Easterhouse’s neighbourhoods. To support and underpin Clyde Metro objectives of an integrated, sustainable transport system we would like to see Greater Easterhouse’s neighbourhoods better connected to the city region’s key social and economic hubs – mainly the City Centre, employment locations and other town centres, with frequent, reliable, affordable and accessible bus services.

Bus services will be part of a network of connectivity, enhancing the opportunities and wellbeing of those who live or visit here - providing safe, affordable, enjoyable connections and reducing road congestion, noise and air pollution.

The SDF promotes connections by bus to emerging new residential developments as a fundamental prerequisite of sustainable development.



Fig 4.c.5 A 38 Bus in Ruchazie

## HOW WE WILL GET THERE

In line with the Glasgow Transport Strategy, the SDF promotes investment in bus services and infrastructure which help to deliver a bus network that serves Greater Easterhouse as part of a world class, sustainable and integrated transport network.

### ***Glasgow City Region Bus Partnership***

In the short to medium term the key mechanism to achieve this vision is the Glasgow City Region Bus Partnership. This brings together as a voluntary partnership the eight Glasgow City Region local authorities, Strathclyde Partnership for Transport, bus operators (through their alliance, GlasGo) and bus passenger representative groups to address current challenges to bus travel and to improve the passenger experience for communities across the region. It has been successful in securing funding from Transport Scotland's Bus Partnership Fund to explore bus priority measures to improve journey times and experience for passengers on several corridors in the region, city and city centre.

The Glasgow Transport Strategy highlights the importance of radial movements at a city and

regional level, and therefore the appropriateness of focusing on radial bus priority corridors. These corridors support high frequency bus services and play a role in supporting local feeder services to communities. These corridors also serve planned and link to regional travel corridors within the Strathclyde Partnership for Transport (SPT) Regional Transport Strategy, and link to the broader concept of Clyde Metro in the medium to longer term.

There are two priority corridors within the Greater Easterhouse SDF area;

- the M8/Gartloch Road, and
- Edinburgh Road.

The current Bus Partnership Fund is supporting exploration of infrastructural improvements on 5 corridors. However, none of the current five corridors being explored apply to the Bus Priority Corridors for the M8/Gartloch Road and Edinburgh Road and at this time, there is no indication of any more funding from Transport Scotland's Bus Partnership Fund.

It is noted that the Edinburgh Road Bus Priority corridor is also identified as part of the phase 2

works to deliver the City Network for active travel and the SDF recognises there is an opportunity to co align delivery of outcomes. GCC will continue to work with key stakeholders to deliver an integrated solution.

The work of the Glasgow City Region Bus Partnership also includes analysis of the entire bus network. The analysis considers current network services, bus priority corridors and development sites. Key gaps in the bus network have been recognised and interventions have been identified which seek to deliver a bus network for the region as part of an integrated transport network.

These service changes will be supported by:

- Significant improvements to bus priority to improve journey speeds and reliability, with these improvements focussed on the main radial corridors but also through Managed Motorway provision;
- Increased number of access points onto the network (beyond that of individual bus stops) to encourage and enable increased accessibility and movement across the future network;
- Opportunity to access across different

- service types at key Mobility Hub locations;
- Future Park and Ride sites for high-income areas to transfer between car and future bus (or Clyde Metro) routes;
- Improved bus stations to improve operations and the passenger experience.

Within Greater Easterhouse two axis of potential public transportation gaps have been identified in the GTS spatial Delivery framework, these indicatively are:

- Easterhouse, Rogerfield, Swinton, Springhill to Shettleston, and
- Robroyston, Craighend, Queenslie, Barlanark

### ***Exploring new forms of Governance.***

In line with Policy 19 of the Glasgow Transport Strategy, The Council is exploring alternative options for bus governance which could deliver an integrated, sustainable and affordable bus network in Glasgow in accordance with the options laid out in the Transport (Scotland) Act 2019. These options are, the formation of a municipal bus company, the development of a bus franchising system and development of a statutory Bus Service Improvement Partnership

(BSIP).

The 'Proposed Bus Governance Route-map For Glasgow' report (November 2022) sets out GCCs first steps to explore public control for Glasgow's buses.

Both franchising and municipal bus operations governance options are to be explored, and work is now needed to explore a business case that seeks to take advantage of both options. This work would also look at the best geographical scale for any potential governance changes.

In parallel, and in recognition of the fact that the development of a franchising/municipal bus operations business case and any subsequent implementation of such a model would likely take several years to complete, the Council proposes to move forward on initiating discussions on the nature, form and spatial coverage of a potential, time-limited Bus Service Improvement Partnership (BSIP) via the Glasgow Bus Partnership. This will be initiated subject to funding and further discussion and cooperation with SPT & neighbouring authorities.

### **Actions**

**A.35** - The Council will work with the Bus Partnership and other partners to address issues and to take advantage of emerging opportunities to deliver an accessible, efficient and integrated bus network. This will require co-ordination and a range of interventions, mechanisms and approaches.

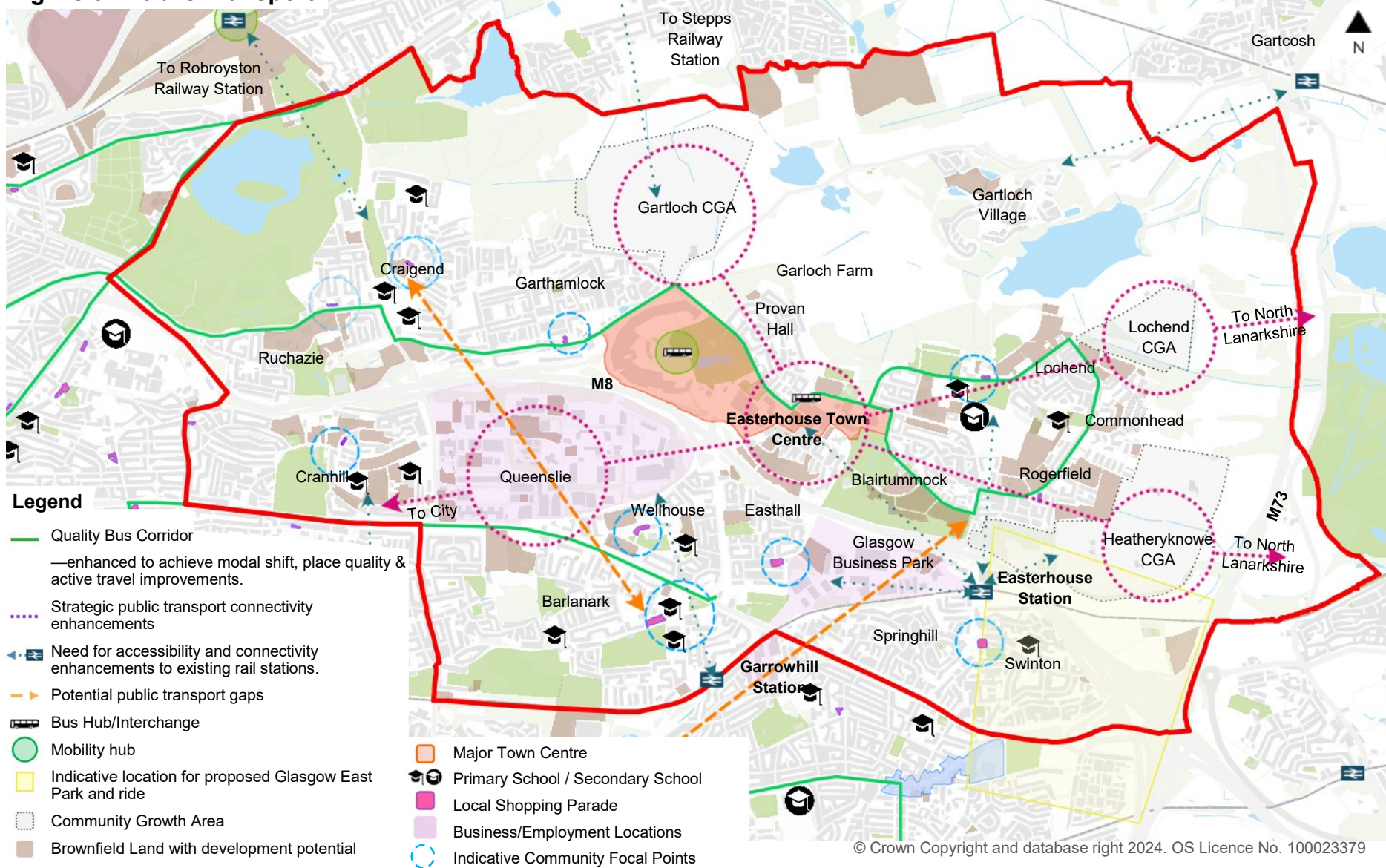
The SDF supports the implementation of bus priority measures which deliver multiple strategic place benefits within Greater Easterhouse.

**A36-** We will work with developers and bus operators to connect new major residential developments in the green belt to the City's bus network.

**A37.** GCC will explore how alternative forms of bus governance. The Council will engage with Scottish Government and other relevant partners including SPT about securing funding for, and initiating work on, the development of business cases for a bus franchising system and a municipal operator.

**A38.** The council will initiate discussions with key partners on a potential, time-limited Bus Service Improvement Partnership (BSIP) via the Glasgow Bus Partnership.

**Fig 4.c.6 - Public Transport**



## STRATEGIC ROAD NETWORK

The Glasgow Transport Strategy Policy Framework includes a policy on no new roads except for specific reasons including sustainable development.

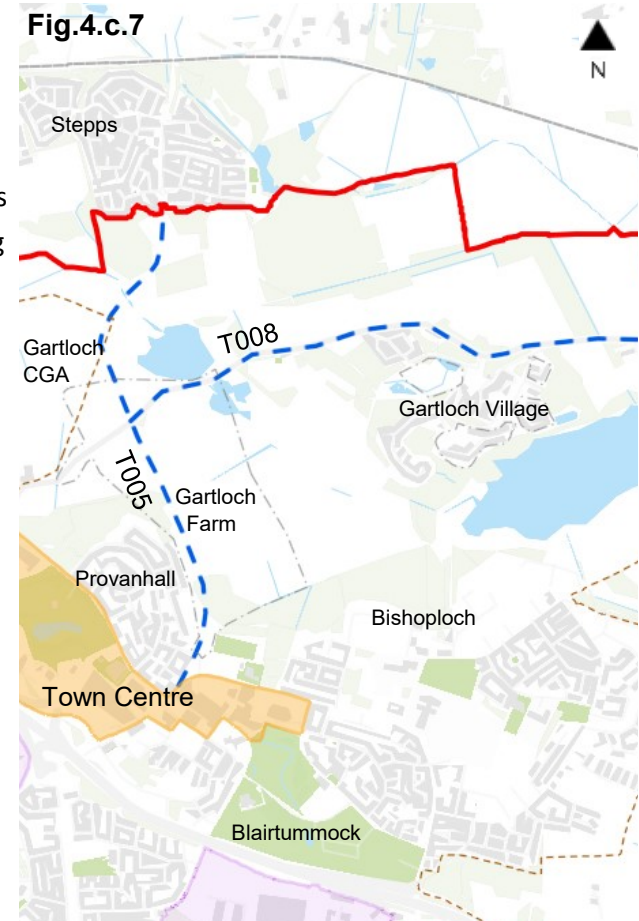
New road proposals T005 and T008 to connect Easterhouse with North Lanarkshire were laid down in the adopted Glasgow City Development Plan 2017. Both T005 and T008 road proposals are partly dependent upon developer contributions in relation to development of the Community Growth Area site at Gartloch, or as part of site-specific development for the site known as 'Gartloch Farm' or Gartloch Farm.

In alignment with Policy 9 of the transport strategy these proposals should be delivered with a high capacity for sustainable transport provision (specifically quality facilities for walking, wheeling, cycling, public transport and shared mobility).

The proposals bisect habitats in the Seven Lochs Wetland Park. Delivery should look to mitigate negative impacts on biodiversity connectivity, and incorporate measures for climate resilience.

Until such time that development may trigger looking at business cases T005 and T008 remain as proposals in the adopted city plan with no funding or programme at this time.

There hasn't yet been an in-depth examination of key transport issues including the strategic road network. A comprehensive approach will be required generated by masterplan production for the Community Growth Areas and the Gartloch Farm site.



### Legend

- Road Proposals
- Community Growth Area
- Housing Land Supply site
- Town Centre

# 4d

## A GREEN AND RESILIENT GREATER EASTERHOUSE



PROVAN HALL  
TRAIL



BLAIRTUMMOCK PARK



"My dad remembered  
Easterhouse before the  
schemes, there were a  
dozen or more farms out  
here."



## This section sets out our approach to addressing the fourth priority for action in Greater Easterhouse:

### Priority D: Delivering a multifunctional blue, green and grey open space network

The SDF will support the delivery of a connected open space network, which:

- maximises the opportunities offered by Seven Lochs Wetland Park and Integrated Green Infrastructure projects.
- Enhances and protects Greater Easterhouse's unique landscape and biodiversity.
- addresses the high levels of vacant and derelict land, and
- facilitates the repopulation of Greater Easterhouse by unlocking development opportunities.
- contributes to the City's efforts to mitigate the effects of climate change and achieve the shift to net zero carbon.
- Contributes to the City's efforts to improve air quality.

Glasgow City Council declared a Climate and Ecological Emergency in May 2019 and set a target to be net zero carbon by 2030. Although challenging, the Intergovernmental Panel on Climate Change (IPCC) tells us this is necessary as global emissions must halve by 2030 to have any real chance of limiting warming to 1.5 degrees centigrade. At the same time, we must adapt and plan for the climate change already locked in and its potential impacts on the built environment in Greater Easterhouse .

In 2020 the City's Climate Plan set out a comprehensive plan for net zero carbon by 2030. June 2021 saw the launch of Glasgow City Region's first Climate Adaptation Strategy and Action Plan, which seeks to ensure our economy is ready for the impacts arising from the climate crisis. It sets out a roadmap which will mitigate the impact of climate change and allow our economy to flourish under changing conditions, but its success depends on cross-sector collaboration and the empowerment of citizens and businesses .

NPF4 and The City Development Plan recognise the range of benefits that a high quality and well

connected natural and built environment can bring, from creating high quality places that are accessible to all who live and work there, increased resilience to climate change and reduced energy use.

The climate crisis and the nature crisis are indivisibly linked and are addressed together. Greater Easterhouse contains a variety of important landscapes, habitats and ecosystems within its boundary. The landscape is already under pressure from human activity, but climate change puts even greater pressure on the natural environment. The open space network contributes to the resilience, wellbeing and prosperity of Easterhouse and the wider City region .

The landscape of Greater Easterhouse and the ecosystems it supports present unique challenges and opportunities in delivering the priority outcomes to achieve a green and resilient Greater Easterhouse.

1. [The Seven Lochs Wetlands Park](#) is a nationally significant landscape asset for nature conservation, peatland preservation,

# SPATIAL DESIGN STRATEGY | A GREEN AND RESILIENT GREATER EASTERHOUSE

biodiversity and geodiversity. The wetland park is an asset which can provide greater Easterhouse with multiple benefits:

- As an open space resource for the benefit of general health and wellbeing
- As a visitor attraction, for the benefit of Easterhouse’s economic prosperity
- As an educational resource

2. There are 126 hectares of vacant or derelict brownfield land within Greater Easterhouse, which present a significant regeneration opportunity to deliver an integrated approach to the development of a green and blue network across the area, which;

- improves access to the Town Centre, local community focal points, neighbourhood parks and the Seven Lochs Wetland Park,
- enhances biodiversity by creating linkages between exiting habitats and creates new habitat opportunities,

- facilitates the development of housing.

3. The area is home to a large population of grassland water voles whose habitats are protected. Water voles have settled on key brownfield sites within the core area of Greater Easterhouse near the town centre and delivery of the Water Vole Conservation Action Plan will be followed to facilitate the SDFs vision for repopulating Easterhouse in harmony with the conservation of the water vole population.

If managed well, the inter-relationship between new development and the natural environment can deliver an enhanced quality of life for people living and working in Greater Easterhouse, protect and enhance biodiversity and help make places more attractive and sustainable. Measures to enhance, restore or reconnect the natural environment can be incorporated in the design of proposals and early discussions with the Planning Service are encouraged.

The SDF will seek to promote the use of nature based solutions, which can help deliver multiple

benefits and mitigate potential conflicts between new development and the natural environment. As well as creating a healthier, more resilient and sustainable environment, nature based solutions, can assist in making the area more attractive to future development .

## STRATEGIC APPROACH

The strategic approach to enhancing, repairing and reconnecting the green network and urban fabric of Greater Easterhouse will focus on:

- An enhanced, integrated network of well-connected, good quality open spaces and landscaping, to facilitate residential development and to address Greater Easterhouse’s health, wellbeing and social inequalities.
- Maximising the potential of the Seven Lochs Wetland Park
- Bringing underused land back into a positive use.
- Supporting biodiversity, nature and ecosystem services.
- Climate adaptation.
- Improving air quality.
- The delivery of biodiversity, economic, social and health benefits to the area.

This approach reflects the City Development Plan’s strategic outcome of Creating a Green Place which is Resilient, Accessible and Attractive.

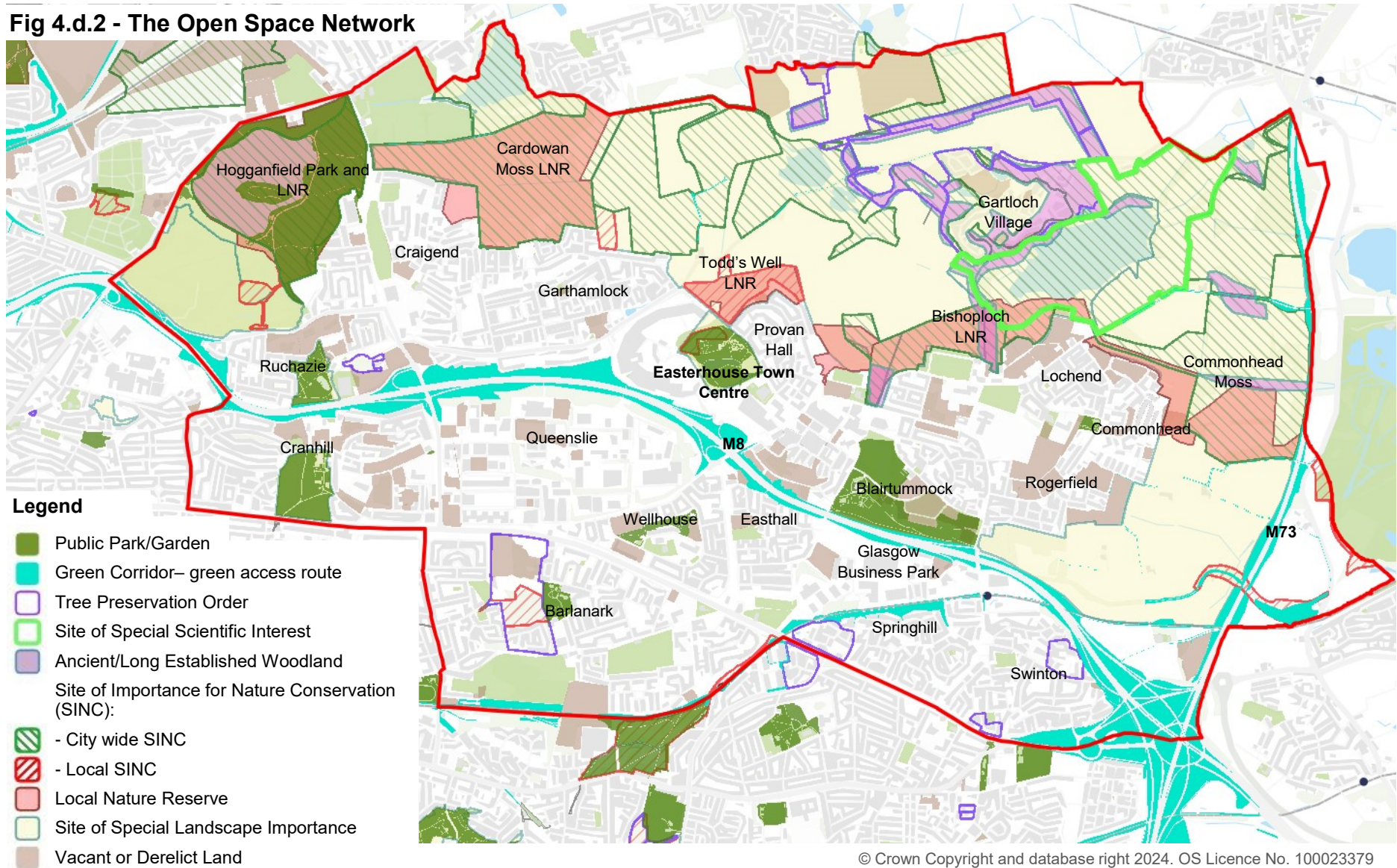
## Outcomes

By 2050 Greater Easterhouse will have an integrated, high quality green, blue and grey infrastructure network that helps deliver climate change adaptation, facilitate the shift to net zero carbon and promotes health and wellbeing.



**Fig 4.d.1** A wild flower meadow in Lochend

Fig 4.d.2 - The Open Space Network



## WHERE WE ARE NOW

Green, grey and blue infrastructure can include formal parks, civic spaces, paths, sports pitches and play spaces, private gardens, allotments, green roofs, rivers and waterways and even planters on streets or on balconies. It can bring several benefits such as:

- Support biodiversity and facilitate the movement of species between habitats
- Climate change mitigation and adaptation
- Promoting active travel, social interaction and varied opportunities for play.
- Helping to create a sense of place and enhancing liveability
- Impacting positively on health and wellbeing.
- Facilitate local food growing

Within Greater Easterhouse there is a mosaic of urban green, grey and blue infrastructure and vacant brownfield land which has the potential to;

- provide good ecological connectedness and resilience,

- form the basis of an attractive active travel network, and
- facilitate sustainable and resilient residential development.

These landscape assets include the Seven Lochs Wetland Park together with local parks such as Hogganfield, Auchenlea, Blairtummock and Cranhill alongside the network of local nature reserves along the northern edge of the area and smaller play areas and sports pitches within local neighbourhoods.

However, these green havens are not fully interconnected to create a wider network. Strong green corridors sit north and south of the area, but in between open spaces are disconnected and fragmented.

There are residential areas with limited access to green space and an incomplete network of core paths. Existing routes are often compromised by poor quality and unattractive hard landscaping, maintenance issues and safety concerns.

Greater Easterhouse, as of 2023, is blighted by approximately 126 ha of vacant or derelict land. Some of these sites have become semi naturalised grassland habitats for water voles.

The completion of Integrated Green Infrastructure (IGI works) at Cranhill, Ruchazie and Blairtummock have provided open space improvement and support to enable future housing development. Also, the IGI works have provided a focus for further investment to connect places; providing people better access to where they live, work and play. Integrated Green Infrastructure works have included Sustainable Urban Drainage Systems (SUDS) that have 'daylighted' previously culverted water courses and created new habitat for wildlife including water voles.

## WHAT WE WANT TO ACHIEVE

Glasgow’s Open Space Strategy sets out a long-term vision for the City’s open spaces to ensure that they meet people’s needs in the years to come. It provides an overarching framework to guide the development of supporting strategies and action plans. The SDF also incorporates the goals set out in the Glasgow Local Biodiversity Action Plan, and aims to conserve the fauna, flora and habitats of Glasgow. The Greater Easterhouse SDF’s approach to open space is therefore guided by the following outcomes, which are:

- To enhance Greater Easterhouse’s liveability, increasing its attractiveness as a place in which to live, work, play, move around, study and invest.
- To enhance the health and wellbeing of the Greater Easterhouse’s population by increasing the accessibility and usability of open spaces
- To enhance the sustainable transport hierarchy and
- To enhance and conserve the areas rich flora and fauna, by creating and connecting

new habitats and enhancing existing habitats

- To bring into productive use all vacant and underused land through sustainable development.
- To improve the long-term resilience of Greater Easterhouse in relation to climate change and the nature crisis.
- To Improve air quality

The SDF promotes a holistic ecosystem approach to development and open space that will deliver a cohesive network of multifunctional green, grey and blue infrastructure. This approach works with the future economic development of the area whilst also maximising the delivery of potential environmental and social benefits.

We advocate for enhancement of the area’s existing assets to provide high quality green and blue infrastructure and open space. This is part of our approach to address inequalities in health and wellbeing outcomes and for the benefit of biodiversity and climate resilience to provide opportunities to strengthen the existing network. Ensuring green infrastructure is an integral part of

any new development and is part of the early design process, will help to achieve this.

We recognise the importance vacant and derelict brownfield sites across Greater Easterhouse have in the exiting green network. The SDF promotes a balanced approach to their redevelopment. Whilst the SDF identifies them primarily for new housing, we recognise that they can in tandem deliver multiple benefits, including new public open space, new and enhanced habitats, climate mitigation measures and active travel infrastructure. We also would support the temporary activation of such sites by community uses – for example food growing.

There are opportunities to introduce new open spaces that include integrated green and blue infrastructure on underused land particularly in and around the Town Centre. Alongside green space, civic urban space such as public squares can contribute to the green network and provide places for people to gather. Provision of a mix of hard surfaces and green infrastructure can support events and markets that can contribute to the vibrancy of the Town Centre.

## THE WAY FORWARD

The City Development Plan and the Open Space Strategy set the vision for a network of high quality, well connected and multifunctional greenspaces throughout the city and the green belt. NPF4 also sets out the relevant policies against which development proposals will be assessed and the supplementary guidance SG6 Green Belt and Green Network set out guidance on how to protect, enhance and extend the open space network.

The Seven Lochs Wetland Park Project, Masterplan and Green Network Project are key delivery vehicles for the overall vision of a greener, more connected, happier and climate resilient Greater Easterhouse. The SDF supports and promotes the continuation of projects which deliver the masterplan, heritage projects and green network projects. See section on Seven Lochs Wetland Park for more detail.

The refreshed Glasgow Economic Strategy 2022-30 includes actions

- to enable food production of scale within the city,

- bring vacant land back into productive use for both hard end uses, for example residential development, or soft end uses like green infrastructure, and
- to increase the amount of green infrastructure delivered through the Glasgow and Clyde Valley Green Network (GCGVN) and their associated Green Network Access Network, Clyde Climate Forrest, Clyde Grasslands and Clyde Peatlands Projects within Greater Easterhouse, in line with key SDF outcomes. The GCVGN aims to help deliver the ambitions of the Central Scotland Green Network (CSGN) across the Glasgow City Region. The CSGN is a national development, set out in NPF4

The Greater Easterhouse SDF sets the strategic direction for the area to allow incremental enhancement and development of the desired green network of multifunctional green, blue and grey infrastructure through early consideration in all development proposals and projects.

Strategic priorities in this regard will be:

- To identify opportunities to enhance and expand provision of multifunctional green infrastructure within new development and existing neighbourhoods that contribute to the wider network of connected green spaces and ecosystem development. It is noted the north to south links between existing green corridors are missing and need connecting. Opportunities could be within existing or new developments, stalled spaces or along travel corridors in the community, and could be permanent or temporary. The Greater Easterhouse Integrated Green Infrastructure Study (2016) identified areas where further investment could occur subject to securing funding.
- To incorporate natural drainage and flood retention capacities in open spaces through innovative design and best practices ([See Appendix D fig 6.3 for flood risk](#)). In this regard the SDF supports the continued work of MGDSP to improve resilience to flooding.

# SPATIAL DESIGN STRATEGY | ENHANCEMENT OF THE OPEN SPACE NETWORK

- Promote and support efforts to plant trees in Greater Easterhouse alignment with Glasgow City Region’s Forestry and Woodland Strategy. Urban trees bring multiple benefits, e.g. for the enhancement of biodiversity, place quality improvements, the improvement of air quality, climate change resilience and carbon capture.
- To identify opportunities for new or enhanced outdoor play for children across all ages, genders and abilities, considering likely future needs of the community. The SDF supports projects to improve existing spaces and to incorporate or create new play spaces in collaboration with schools, parents, and other children's groups. GCC will be conducting Play Sufficiency Assessment to inform the next City Development Plan.
- To support the creation of new growing spaces in Greater Easterhouse in line with the Glasgow Food Growing Strategy. Furthermore, the SDF supports use of spaces in Easterhouse to assist in food production in line with the Glasgow City

Food Plan.

- To support the development of an area based stalled spaces scheme to promote community-led improvement of stalled or underused open spaces in the district. We support opportunities for temporary greening or sustainable uses (for example food growing or natural play spaces) on vacant or underused sites, particularly around the Town Centre and local suburban hubs.
- To promote and explore models of management and maintenance of open spaces to local organisations and community groups.

## Actions

**A.39** - Promote joint partnership working and the development opportunities to strengthen the area’s green corridors as environmental and, where appropriate, active travel assets. Identify and support projects which will work towards this aim.

**A.40** - Support the work of the Liveable Neighbourhoods project to deliver multifunctional active travel infrastructure which includes nature-based solutions to enhance the sustainable

transport hierarchy, climate resilience and biodiversity.

**A.41** - The City will continue to lobby the Scottish Government for higher levels of funding and bring back vacant and derelict land into productive use for both hard end uses e.g. industrial, business and residential, as well as soft end uses such as green infrastructure.

**A.42** - Support the design and delivery of surface water management projects to reduce flood risks and impact.

**A.43** - Review 2016 IGI study to inform further IGI development works that can deliver place-making and other relevant strategic outcomes.

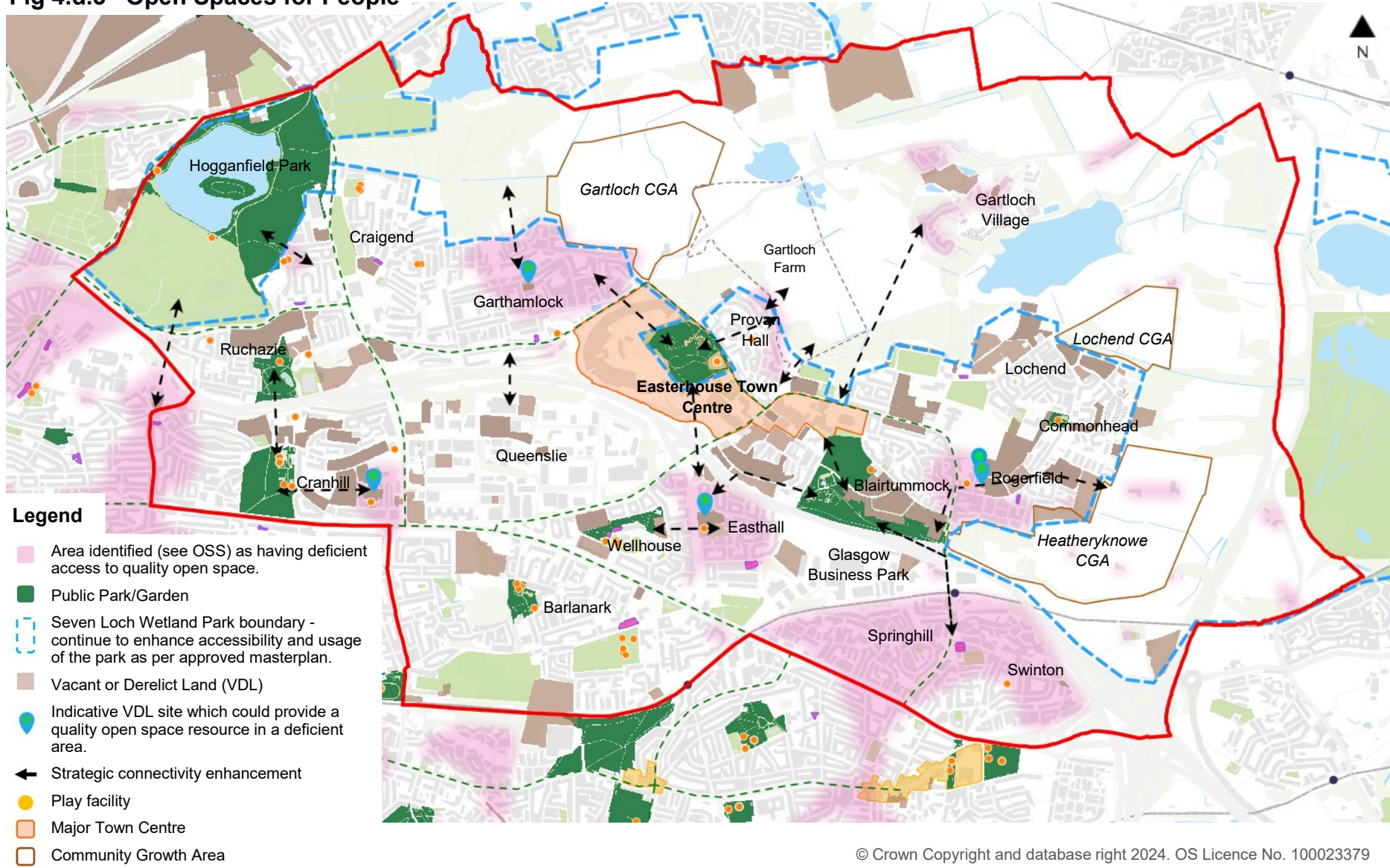
**A.44** - Support the [Glasgow and Clyde Valley Green Network](#) in identifying opportunities to deliver the Green Network Access Network, Clyde Climate Forrest, Clyde Grasslands and Clyde Peatlands Projects within Greater Easterhouse in line with key SDF outcomes.

**A.45** - In the context of the Open Space Strategy, work with GCC colleagues to identify and deliver quality and accessibility improvements to publicly useable open space within Greater Easterhouse.

**A.46** - Conduct play sufficiency assessments for Greater Easterhouse and future play provision in Easterhouse should seek to meet the requirements of this.

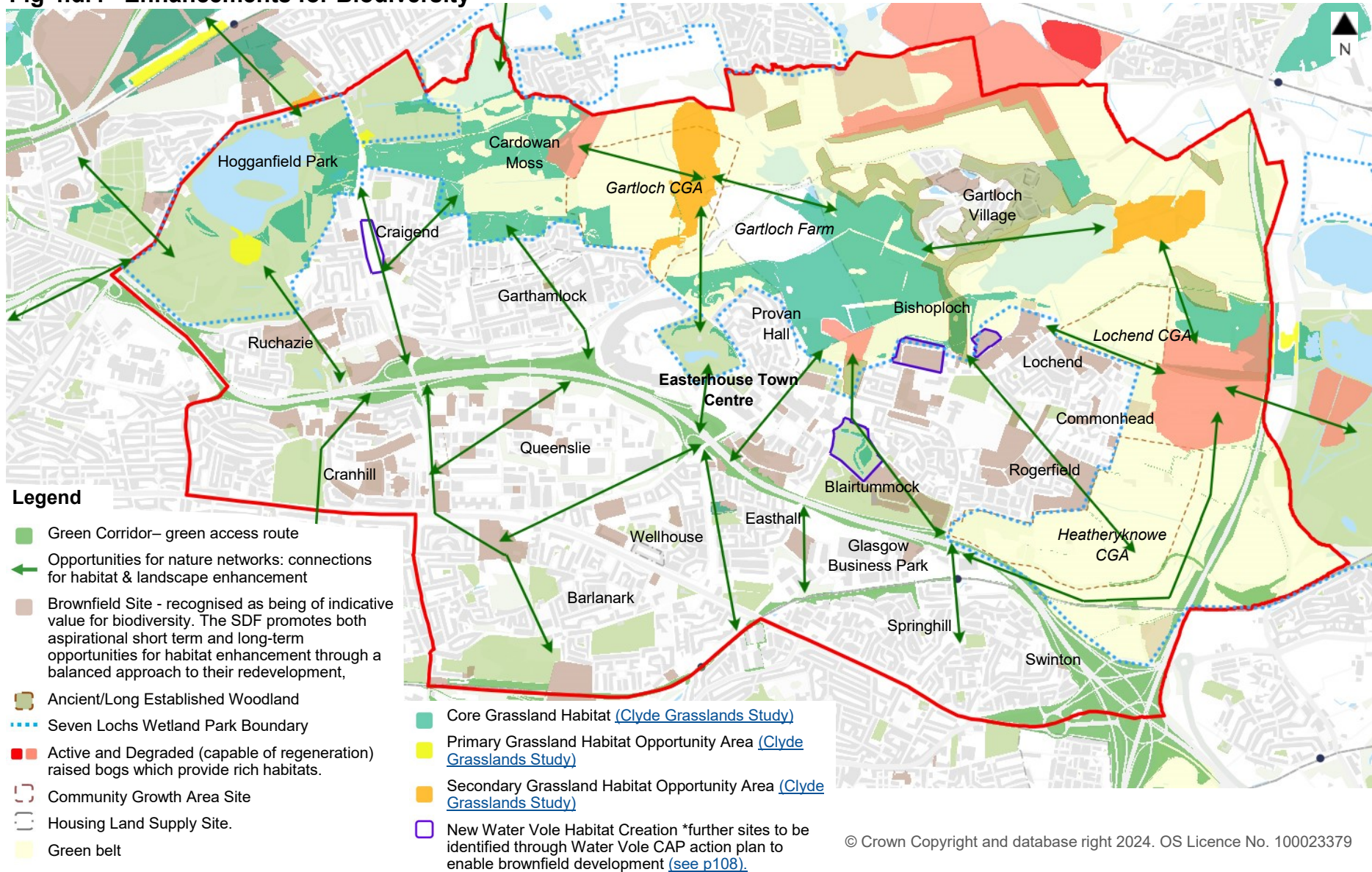


**Fig 4.d.3– Open Spaces for People**



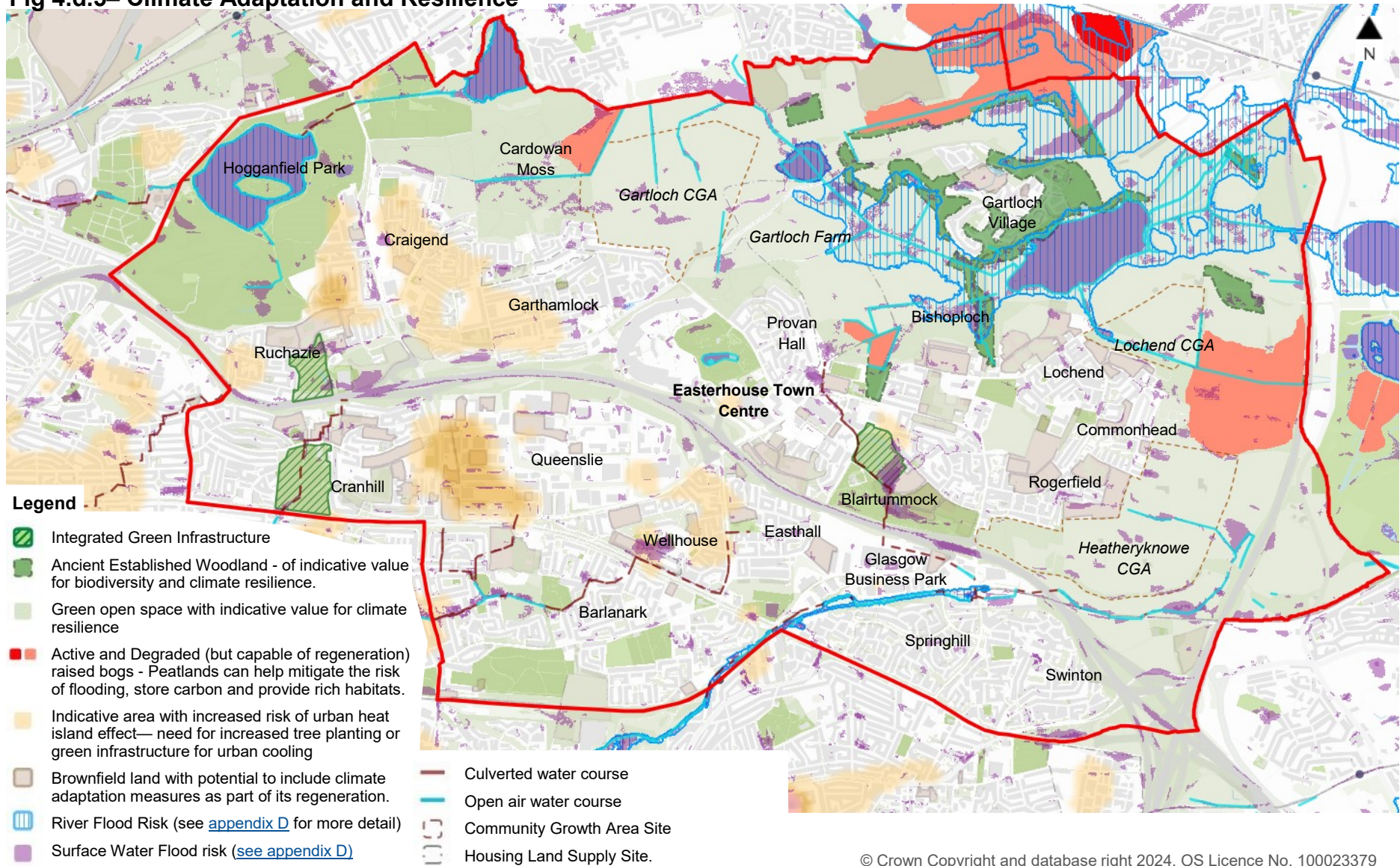
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**Fig 4.d.4– Enhancements for Biodiversity**



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**Fig 4.d.5– Climate Adaptation and Resilience**



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## SEVEN LOCHS WETLAND PARK

[The Seven Lochs Wetland Park](#) is a major green network project to establish Scotland's largest urban nature park on the boundaries of Glasgow and North Lanarkshire. Development of the Seven Lochs Project is led and coordinated by the Seven Lochs Partnership which was subsequently established in 2014 to support the ongoing regeneration of approx. 16sq km of land.

The vision for the project is to develop the Seven Lochs Wetland Park as a new heritage and nature conservation and visitor attraction of local and national significance which;

- protects and enhance nature and heritage in the area as a national resource,
- promotes the health and wellbeing of resident and visitors, and
- has a major impact on the environmental, social and economic regeneration of the area.

The Seven Lochs Partnership are also simultaneously striving to deliver the Seven Lochs Green Network, a high quality, multi-functional network of open spaces and green corridors

## WHERE WE ARE NOW

The [Seven Lochs Wetland Park Masterplan](#) was approved in 2013 and remains relevant for the implementation of green and blue projects, particularly in relation to the masterplanning and development of the three Community Growth Area sites within the parks boundary which could see up to circa 4000 homes constructed within the park's boundary.

From 2016 to 2023 the Seven Lochs Collaboration Agreement brought together Glasgow City and North Lanarkshire Councils, The Conservation Volunteers Scotland, Provan Hall Community Management Trust, Glenboig Development Trust, Royal and Ancient Golf and Leisure Ltd, Forestry and Land Scotland and NatureScot to complete the development phase of the Seven Lochs Wetland Park and green network.

Key visitor experience investment to date:

- A full restoration and refurbishment of the A listed buildings at Provan Hall. GCC has now put in place a 10-year lease for Provan Hall Community Management Trust to operate the restored buildings as a Seven

Lochs visitor centre and a new hub for heritage learning and engagement.

- The visitor centres at Hogganfield Loch and Drumpellier Country Park are linked by a network of walking and cycling routes. The Seven Lochs Trail, launched in 2018, is a 10km route linking Hogganfield Park with Drumpellier Country Park. Signposted walking and cycling routes link five railway stations around the park to the nearest visitor centre. Themed heritage / nature trails have been developed to encourage visitors of all ages to explore and enjoy the park.
- At Lethamhill Golf Course / Hogganfield Park, GCC is working in partnership with Royal and Ancient Golf and Leisure as part of their Golf-It development ([www.golf-it.com](http://www.golf-it.com)) on the edge of Hogganfield Loch. GCC has agreed a 20year lease for occupation of a Seven Lochs visitor centre, staff team base, and training room in the new facility. The new facility opened to the public in 2023.

# SPATIAL DESIGN STRATEGY | SEVEN LOCHS WETLAND PARK

As well as the visitor infrastructure improvements highlighted above the Seven Lochs Project has also delivered activities to restore and enhance biodiversity. This has included:

- creation of 360m<sup>2</sup> of floating islands to create wetland habitat and improve water quality at Hogganfield, Lochend and Garnqueen Lochs.
- restoration of over 19ha of peatland habitat for an array of wildlife, with further habitat restoration planned. There is scope to claim carbon credits linked to the associated reduction in carbon release. Peat bogs also provide a unique service in the fight against flooding, by slowing down the flow of rainfall, helping to prevent flooding further downstream.
- creation and enhancement of 9.6ha of species-rich grassland to support pollinator species.
- Over 3,500 trees planted and management and enhancement of 25ha of native woodland in partnership with Forestry and Land Scotland.

- habitat creation and enhancement for grassland water voles at two former housing sites adjacent to Bishop Loch local nature reserve.
- a £600k transformation of vacant and derelict land (VDL) at Avenue End Rd in partnership with Green Action Trust, supported by the VDL Investment Programme and Nature Restoration Fund. 655 trees were planted as part of the Clyde Climate Forest initiative.

In January 2024 a new Collaboration Agreement was signed by all partners with an ongoing interest in the sustainable management and further of the wetland park and green network. Glasgow City Councils continues to chair the partnership and is lead partner for delivery of the project.

Masterplanning for each of the three Community Growth Areas within the park remains outstanding, and production responsibility is reliant on the land owners/developers and their respective agents. Notwithstanding this position, GCC will work with them to bring forward investment and partnership projects.



**Fig 4.d.6** The opening of Golf It! at Hogganfield Park/Lethamhill Golf Course - image courtesy of the 7Lochs Wetland Park.

## WHAT WE WANT TO ACHIEVE

The Seven Lochs Project is an important component in our approach to addressing many of the cross cutting spatial issues and inequalities identified in the Greater Easterhouse area. The SDF recognises the environmental, social and economic benefits the Seven Lochs project has brought and can continue to bring to Greater Easterhouse and we will promote the ongoing delivery of the Seven Lochs Masterplan and its associated projects as a strategic priority. This will help to achieve the goal of achieving a greener, healthier and more resilient Greater Easterhouse. Thus, the SDF strongly supports delivery of the aim set out by the Seven Lochs Project to deliver a nationally significant wetland park that will:

- manage, maintain and improve the Seven Lochs Wetland Park as a heritage and nature park and outdoor activity attraction of national significance.
- drive forward the creation of the Seven Lochs Green Network - a high quality, multi-functional network of open spaces and green corridors.
- develop and deliver new collaborative projects and joint activities with reference to the Seven Lochs vision and masterplan and associated plans and strategies.

The ongoing sustainability of the Seven Lochs Project is dependent on continuing to deliver on local and national priorities. The project can support the delivery of the City's Climate and Ecological Emergency action plans, and the net-zero by 2030 target.

The Partnership will also look at how the wetland park and green network can contribute to the Scottish Government 30x30 target. This aims to protect 30% of Scotland's land and sea for nature by 2030. The Seven Lochs project is well placed to demonstrate how land in and around urban areas can help achieve this national target.

In addition, the SDF advocates for the delivery of the following spatial ambitions:

### I. The creation of a multifunctional network of green spaces, paths and habitat from the green belt of Glasgow and North Lanarkshire through the areas of planned development and into existing urban areas around the park, to realise the following benefits:

- To help manage flooding, higher temperatures and improve air quality.
- Habitat protection and creation, including extending existing and designating new local nature reserves.
- To connect communities with improved

walking, wheeling and cycling routes.

- The regeneration of vacant and derelict land.

### II. To facilitate sustainable residential development:

The Seven Lochs Project area is an area of planned community growth, with sites for up to approximately 4,000 new homes identified in areas of greenbelt release as well as on nearby brownfield land.

The project has the potential to facilitate improved quality of new housing in the area, by delivering:

- sustainable urban drainage systems,
- quality green open space and
- habitat creation – especially for water voles allowing for their relocation releasing land for development – for more detail [see the section on the Water Vole Conservation Action Plan.](#)
- Creating new active travel connections to development sites.
- Shaping good urban design and placemaking through the principles set out in the Seven Lochs Design Guide.

### III. To improve access to the park from the Town Centre:

The Greater Easter SDF recognises that addressing the lack of access from the Town Centre to the Seven Lochs Wetland Park will contribute improving the health and wellbeing of the local community. Works to deliver a new entrance to the park from the heart of the community could be achieved by reclaiming part of the vacant site off Westerhouse and Brunstane Roads.



Fig 4.d.7 - Provvan Hall visitor centre

### THE WAY FORWARD

The Seven Lochs Wetland Park area includes opens spaces protected under the City Development Plan’s Policies CDP 6&7. The SDF supports the continued protection and enhancement of these designated areas.

The SDF supports new development related to the Seven Lochs Wetland Park which aims to:

- Promote healthy lifestyles
- Improve mental health by creating opportunities to access greenspaces
- Increase the number and diversity of people visiting the park.
- Increase awareness of the park as a place to visit across central Scotland
- Bring and maintain key heritage assets in to good conservation status.
- Increase the proportion of visitors using public transport and active travel.
- Restore and manage key natural habitats to maximise their carbon capture and storage.

The SDF supports the Seven Lochs Project’s efforts to develop programmes for education and awareness of nature conservation and climate adaptation among local schools and communities and engaging them in the design and development process and stewardship for associated projects, which fosters local talent.

To support delivery of the Seven Lochs vision and masterplan the SDF will encourage developers and others to use the principles set out in the Seven Lochs Design Guide, particularly for Community Growth Area sites.

The new Collaboration Agreement of 2024 broadly continues the approach that has been taken over the last 6 years. The key principles are;

- The agreement is for 20 years, with reviews every 5 years.
- An ongoing focus on sustaining, developing and delivering collaborative projects and activities in the Seven Lochs Project area.

Ongoing funding from partners and external grant funding is critical to project sustainability. A key role for the Seven Lochs staff team will be to secure and administer the funding needed to support the ongoing management, maintenance and use of the Seven Lochs Wetland Park and to deliver further improvements to habitats, access networks and green infrastructure in the Seven Lochs Project area for the duration of the new collaboration agreement.

## Actions

**A.47** - Support the Seven Lochs Partnership secure funding for the duration of the new collaboration agreement.

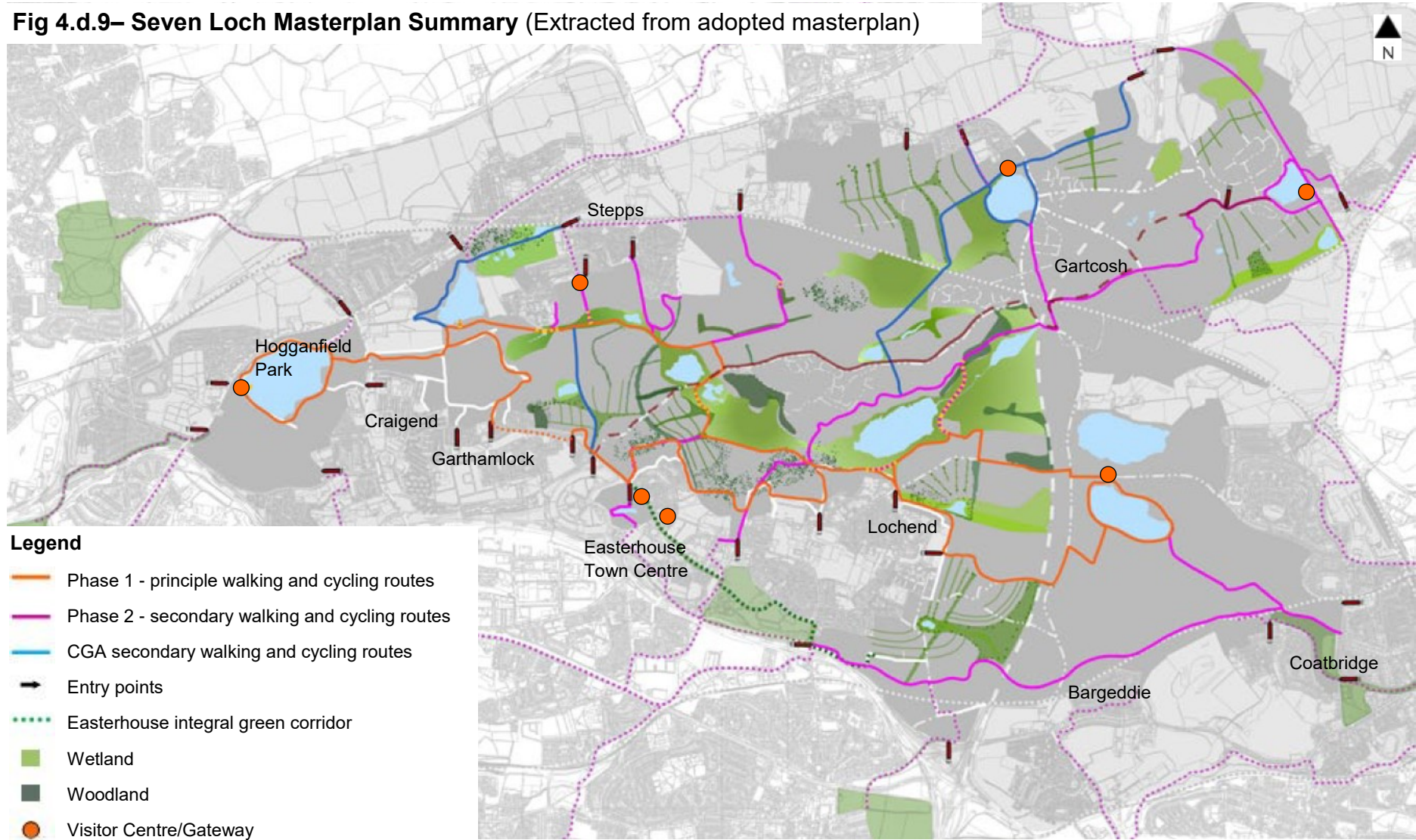
**A.48** - Support delivery of the Seven Lochs Project in partnership with stakeholders, and promote sustainable accessibility improvement and social connections, between Greater Easterhouse, the Town Centre and the Seven Lochs Park increasing public access and use of the Green Belt



Fig 4.d.8 - Seven Lochs Wetland Park at sunset.



Fig 4.d.9– Seven Loch Masterplan Summary (Extracted from adopted masterplan)



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## Water Vole Conservation Action Plan

Water voles living away from water were first discovered in 2008 in Greater Easterhouse. Prior to this water voles in Glasgow were only recorded in traditional aquatic habitats such as lochs, marshland, burns, ditches and canals. This unusual discovery led to GCC working in partnership with a range of organisations including University of Glasgow, NatureScot and Glasgow Natural History Society. More surveys revealed a large population of these burrowing grassland water voles (also referred to as fossorial water voles), in addition to the already recorded wetland water voles.

Research was undertaken by the University of Glasgow on the extent and density of the wider population and density of the grassland water voles, resulting in the water voles in NE Glasgow/ North Lanarkshire being considered a nationally significant water vole population.

Collective understanding of the ecology of the grassland component of the population has been aided by targeted research conducted by the University of Glasgow and others. In recognising the potential conflict between water vole conservation and other land uses, the research

has focused on developing spatial models that aim to understand and mitigate potential conflicts. Similarly, scientific trials of habitat management regimes continue to contribute to our understanding of habitat needs at an applied level.

Previous projects by the Seven Lochs Partnership have delivered by the park have included the ‘Water Voles in the City’ initiative – a comprehensive conservation effort, building on earlier water vole research and awareness raising projects, to further protect water voles within and around the park boundary, while engaging widely with local communities.

In Scotland, all places of shelter / protection used by water voles are protected by the Wildlife and Countryside Act 1981. However, it should be noted that full protection to cover the animal is proposed. It is an offence to intentionally or recklessly:

- damage, destroy or obstruct access to a water vole burrow or place of shelter;
- disturb a water vole while it is using its burrow or place of shelter.

The water vole also benefits from significant

policy protection, including its inclusion in:

- The Scottish Biodiversity List
- The Glasgow Local Biodiversity Action Plan (2016-2022) (which references the future preparation of a ‘water vole plan’)
- The North Lanarkshire Local Biodiversity Action Plan (2015-2020) (Updated plan currently in preparation)
- Within the development planning context, water vole, as a Protected Species, benefit from the following local policies:
- Glasgow City Development Plan – CDP7: Natural Environment

It is within this context, that in 2021-22 GCC worked with NatureScot and others to produce the Seven Lochs and North East Glasgow Water Vole Conservation Action Plan (CAP) for the unique population of grassland water voles found in parks and open spaces in North East Glasgow.

The 5-year Action Plan was completed in April 2022 and a sub-group of the Partnership has been established to coordinate implementation of the plan.

## WHAT WE WANT TO ACHIEVE

The CAP vision is that the nationally significant water vole population in and around the Seven Lochs Wetland Park and North East Glasgow will achieve Favourable Conservation Status. Spatial planning activity within the CAP area will balance regeneration and place-making with water vole conservation needs, creating a sustainable environment for local communities.

The Water Vole CAP, through its breadth and ambition, has significant potential to support the delivery of multiple local and national agendas.

These include:

- The socio-economic development of North East Glasgow and Western North Lanarkshire.
- Regeneration and sustainable place-making.
- The legacy of vacant and derelict land.
- Green infrastructure and opportunities for active travel.
- Nature-based solution to land management

(including surface water and flood risk management).

- The climate and ecological crises.

The CAP identifies three action areas which, between them, capture all elements of conservation, land use and engagement. The Action Areas are:

1. Survey, Recording and Research
2. Land Management
3. Community Learning and Engagement

The ambition of the CAP is such that significant resources will be required to deliver all Actions by 2026.

## HOW WE WILL GET THERE

The Greater Easterhouse SDF considers water vole conservation a key priority. This will be achieved through positive and proactive engagement with the CAP Delivery Group.

The delivery of the Water Vole CAP will be overseen and co-ordinated by an Action Plan CAP Steering Group chaired by Glasgow City Council and reporting to the Seven Lochs Partnership.

Core membership of the Group will comprise existing members of the cross-organisation Water Vole Group, primarily:

- Glasgow City Council
- North Lanarkshire Council
- Seven Lochs Partnership
- NatureScot

Where development is proposed on sites where water voles are present, the mitigation hierarchy currently outlined in [section 4.3 of the Interim Guidance for the Conservation of Grassland Water Voles](#) should be followed, with impacts on areas of water vole habitat avoided. If this is not possible, habitat suitable for water voles should be retained or created elsewhere on the site. If planned carefully, this can help maintain habitat connectivity across the area for water voles, and can provide additional benefits, such as habitat for other species including pollinators, green space, and mitigation of climate change impacts. However, it is acknowledged that in some cases water voles would need to be relocated to other sites within the local area (the same meta-population area).

Identifying a series of strategically located receptor sites, should water voles need to be relocated to accommodate development, is a key part of the Water Vole CAP.

# SPATIAL DESIGN STRATEGY | WATER VOLE CONSERVATION ACTION PLAN

## Actions

**A.49** - The SDF supports the activities\* identified with the Water Vole Conservation Action Plan to create and enhance water vole habitats, including opportunities that create corridors between existing populations. It will be necessary to work closely with the Seven Lochs Partnership to deliver these actions and to align them with the SDF action plan.

### \*The SDF highlights the following actions identified in the CAP as particularly vital:

- The development of an interactive GIS map based on habitat modelling. It will show key water vole areas (i.e. those known to support grassland populations and those supporting dense populations). The map will demonstrate potentially important habitat corridors and areas where habitat enhancement and/or creation for water voles may be achieved (with a view to creating relocation sites).
- The development of map setting out key water vole areas that are not appropriate for development. Consideration will be given to

appropriate buffers around and within key water vole areas. Buffers will be proportionate and pragmatic, but sufficiently robust to ensure protection is achieved and edge effects avoided.

- Drawing on existing interim guidelines and other existing guidance, Glasgow City Council and North Lanarkshire Council, will prepare, publish and promote non statutory Supplementary Planning Guidance (SPG) relating to water voles and development. The SPG should seek to guide planners and developers through the entire application process and should include:

- I. An introduction to the updated Trigger Map and its purpose
- II. An overview of the survey and assessment methods required to inform planning applications (including references to current best practice). Assessment requirements may include a mandatory assessment of potential effects on the wider meta-population
- III. Reiteration of the requirement for development to follow the mitigation hierarchy

- IV. Guidance on appropriate on-site mitigation measures (including habitat creation and management)
- V. Guidance on off-site compensation (including the creation and management of off-site habitat for water voles)
- VI. Guidance on appropriate relocation parameters and locations (refer to following Actions)
- VII. Guidance on pre-consent activities, including site investigation and site clearance activities (including licensing requirements)
- VIII. Guidance on post-construction monitoring requirements (and subsequent reporting mechanisms)
- IX. Developer Contribution requirements (if applicable)
- X. Sources of additional advice and guidance (i.e. the Action Plan Delivery Team)

# 5

## NEIGHBOURHOOD PLACE BRIEFS

# NEIGHBOURHOOD PLACE BRIEFS |

The Greater Easterhouse SDF area comprises 20 distinct but inter-connected urban neighbourhoods in the north-east of Glasgow. The general ambition for the evolution of the 17 primarily residential neighbourhoods is outlined in the following series of Place Briefs.

- Cranhill,
- Ruchazie,
- Craigend,
- Garthamlock,
- Provan Hall,
- Kildermorie,
- Blairtummock,
- Lochend,
- Commonhead,
- Rogerfield,
- Bishop Loch
- Gartloch Village,
- Springhill,
- Swinton,
- Easthall,
- Wellhouse,
- Barlanark,



Easterhouse Town Centre, Glasgow Business Park and Queenslie Economic Development Areas (EDA) have been omitted as detailed spatial guidance for these locations is contained within the [Sections 4a](#) and [4b](#) of the Spatial Design Strategy.

# NEIGHBOURHOOD PLACE BRIEFS |

## Cranhill

Cranhill is in the south west of the Greater Easterhouse SDF area. The M8 defines its northern boundary whilst the Cranhill Water Tower defines the western boundary with Queenslie and provides a key local landmark.

The central area of Cranhill is characterised with Cranhill Public Park and Cranhill multi-storey flats to the north. Bellrock Street provides the main through route and acts as the 'spine' for the community. This area is a focal point for the neighbourhood with local shops and public buildings located here. Further shopping facilities serving Cranhill are located on the edge of the neighbourhood to the south west of Cranhill Park on Edinburgh Road.

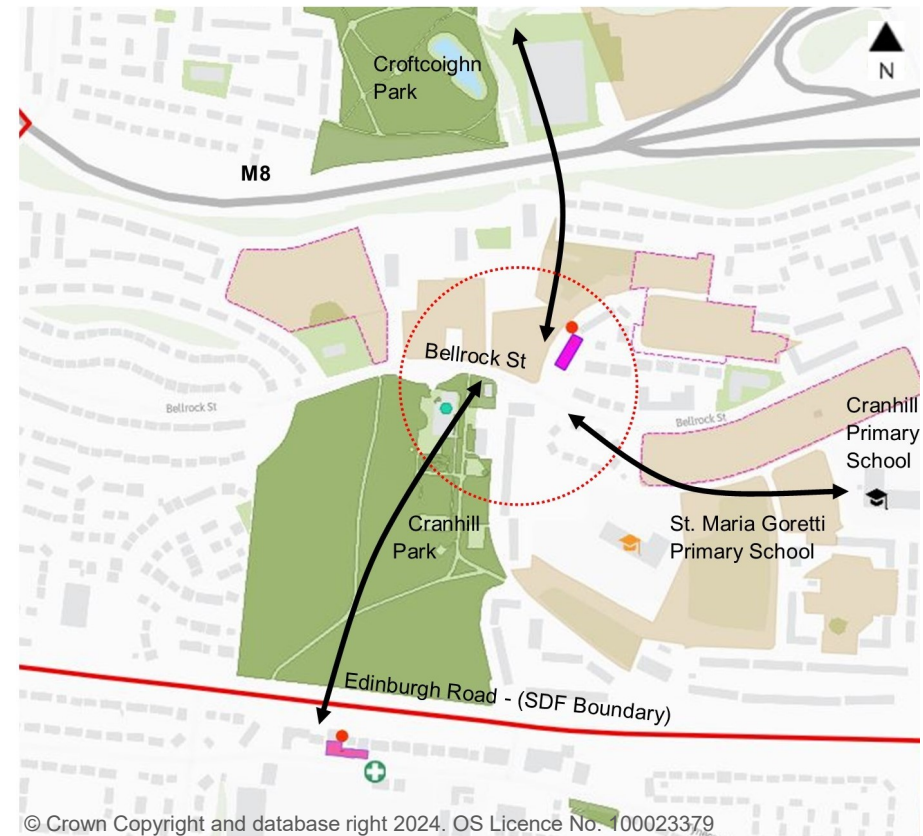
The character of the rest of the neighbourhood is defined by primarily residential development, much of it socially rented; spatially this mainly comprises lower density, predominantly two storey housing.

This area has two primary schools each built within the past 20 years and is a focal point for community amenities for a wide area.

Connectivity to neighbouring Ruchazie is provided by way of a footbridge crossing the M8 motorway.

### Strategic Priorities:

- I. To reinforce connectivity between Cranhill and Ruchazie and develop active travel and improve accessibility.
- II. The central and eastern parts of the area are characterised by large areas of unproductive brownfield land which is designated within councils effective housing land supply and the vacant and derelict land survey. The SDF promotes bringing these sites back into productive use. They provide an opportunity to improve routes to the local primary schools and to enhance the environment and vibrancy of the neighbourhood focal point at Bellrock St and Lamlash Crescent. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- III. To provide a functional relationship between Cranhill Park and Croftcroighn Park and establish a hierarchy of play provision.



### Legend

- Local Shopping Parade
- ◆ Community Centre/Hall
- School
- + Medical Centres
- Public Building (GCC/Glasgow Life)
- Brownfield Sites
- Housing Land Supply sites
- ← Need for Strategic Connectivity Enhancements
- Indicative Community Focal Point

# NEIGHBOURHOOD PLACE BRIEFS |

## Ruchazie

Ruchazie is bounded by M8 motorway, Hogganfield Loch to the west, Steps Road to the east and Ashcraig School to the north.

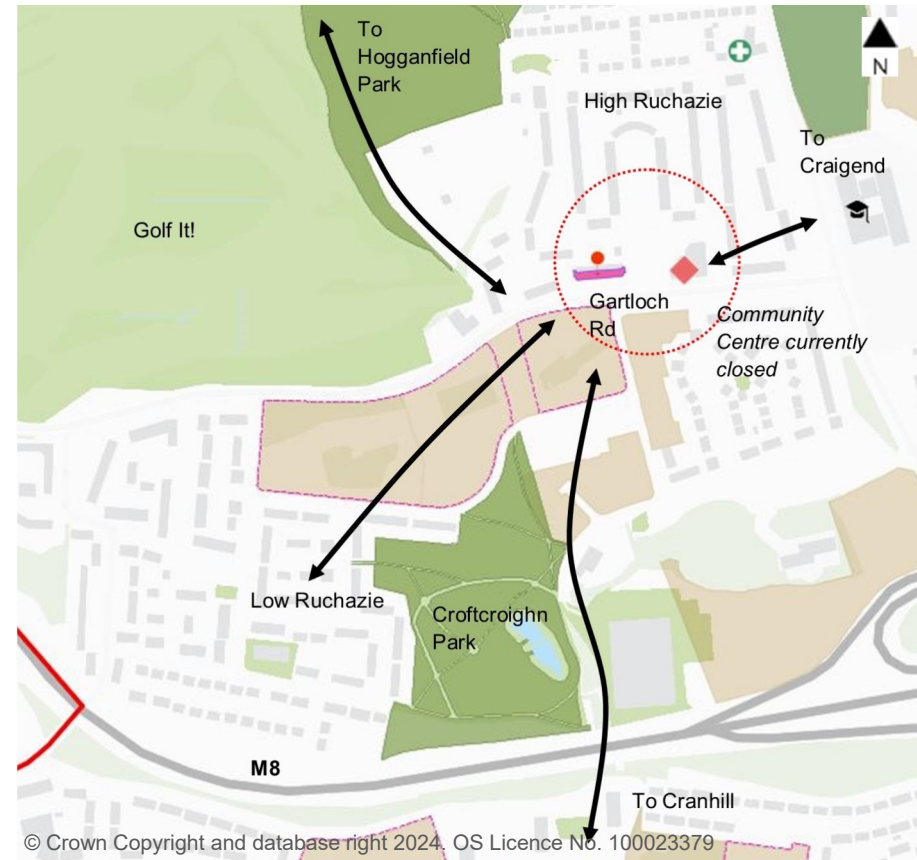
Ruchazie is a residential district characterized by medium to low density housing. The area is divided by Croftcroighn Park and extensive unproductive brownfield land.

Gartloch Road serves as the focal point for the neighbourhood with local shopping and community facilities located here. The environment surrounding the local shops and community centre is neglected and run down. Gartloch Road splits the area into High Ruchazie (north of Gartloch Road) and Low Ruchazie (south of Gartloch Road).

Connectivity to Cranhill to the south is provided by way of a footbridge over the M8 motorway which provides a vital link between communities.

### Strategic Priorities:

- I. To bring vacant and derelict land south of Gartloch Road back into productive use. The development of the sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To reinforce the relationship between High Ruchazie, Low Ruchazie and the shops and former community centre on Gartloch Road. The SDF recognises this an important focal point for community uses and amenities.
- III. Ruchazie Parish Church and the Community Centre have both closed over the past decade. The SDF recognises the need for a facility in the neighbourhood and promotes local efforts to reopen a community facility in Ruchazie.
- IV. Enhanced access to the facilities offered in Hogganfield Park.



### Legend

- |  |  |
|--|--|
|  Local Shopping Parade              |  Housing Land Supply sites                    |
|  Community Centre/Hall              |  Need for Strategic Connectivity Enhancements |
|  School                             |  Indicative Community Focal Point             |
|  Medical Centres                    |  |
|  Public Building (GCC/Glasgow Life) |  |
|  Brownfield Sites                   |  |



# NEIGHBOURHOOD PLACE BRIEFS |

## Craigend

Craigend was developed in the mid- 1970s and comprised low to medium density housing and was planned with separate pedestrian/ road traffic hierarchies. Craigend is bounded by Cardowan Moss, M8 motorway to the south, Tattershall Road to the east and Avenue End Road/Stepps Road to the west.

Cranhill is a focal point of community amenities for a wide area. Neighbourhood shopping provision is located at the centre of the area, with St Rose of Lima and Croftcroighn Primary Schools also centrally located. Sunnyside Primary School is located to the north of Craigend.

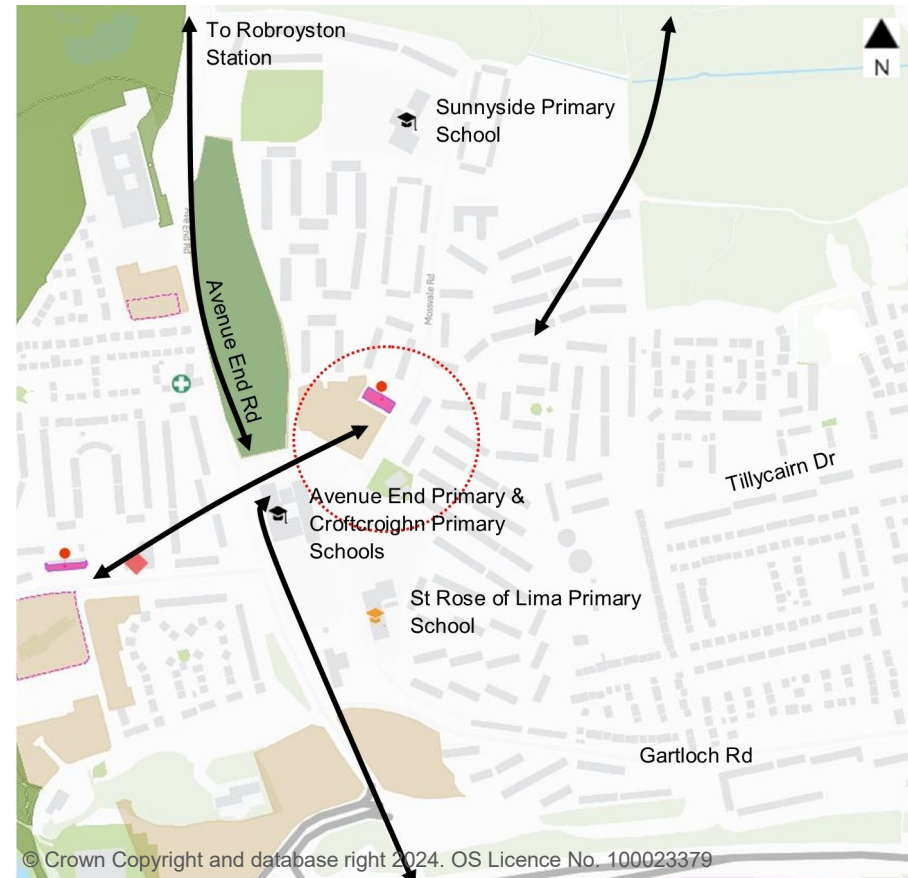
Craigend is characterised by large areas of amenity green space, mainly green edges to the north, west and south.

The vacant and derelict land survey has recorded land at Stepps Road and Gartloch Road at the west end of Craigend which currently provides a green edge with significant green network value. There is an opportunity to enhance and create a network of green space within Ruchazie and Cranhill linking to Hogganfield and Cardowan in the north (7 Lochs Wetland Park).










However, the vacant and derelict land south of shops, and north of the schools offer development potential and could reinforce this location as the centre of Craigend.

### Strategic Priorities:

- I. To develop green network infrastructure and nature network opportunities in particular its relationship with Cardowan Moss and the Seven Lochs Park and the M8 motorway green corridor to establish a new ecology for biodiversity.
- II. To improve connectivity and accessibility between adjoining neighbourhoods; promote active travel in relation to green infrastructure development.
- III. To bring forward development proposals which reinforce local amenities including shops, schools and church in Central Craigend.



### Legend

- |  |  |
|--|--|
|  Local Shopping Parade              |  Housing Land Supply sites                    |
|  Community Centre/Hall              |  Need for Strategic Connectivity Enhancements |
|  School                             |  Indicative Community Focal Point             |
|  Medical Centres                    |  |
|  Public Building (GCC/Glasgow Life) |  |
|  Brownfield Sites                   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Garthamlock

Garthamlock is characterised by predominantly new build owner occupied detached villas, semi-detached and two-storey terraced housing. In addition there are three distinct areas of social housing located on Tillycairn Road (east), Porchester Street (north) and Gartloch Road (south) including Coxtan Place (north).

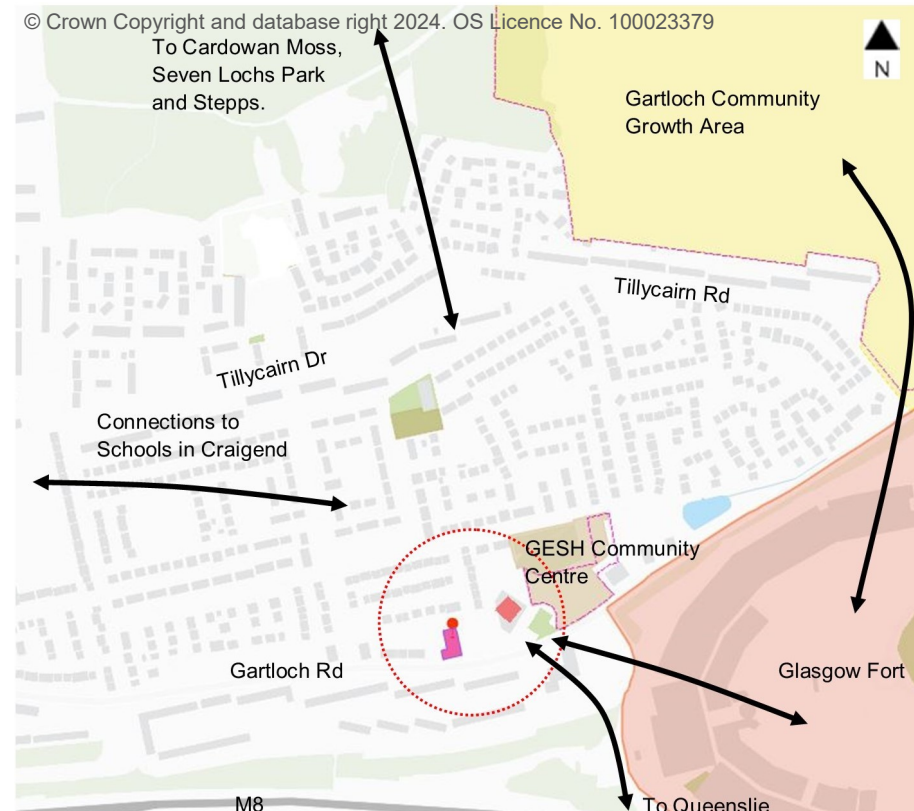
There are opportunities to improve accessibility (active travel) and connectivity with surrounding districts from Cardowan Moss and proposed community growth area in the north via Tillycairn Drive, Craiglockhart Street, Gartloch Road and M8 motorway footbridges.

The area offers townscape and urban design opportunities to define a new local centre for Garthamlock taking account of G.E.S.H community centre and the newly completed shopping parade on Redcastle Square.

The open space strategy and community consultation has identified that there are relative deficiencies in green space and informal play provision as well as the connectivity of green space within Garthamlock.

### Strategic Priorities:

- I. To review open space provision in relation to Garthamlock New Neighbourhood and define opportunities for the provision of play areas for a range of ages.
- II. To improve pedestrian and other active travel links with: (1) Glasgow Fort, Auchenlea Park and the amenities on Westerhouse Road; (2) to local schools in Craigend; (3) the enhancement of the north south relationship between Cardowan Moss/7 Lochs Wetland Park via Garthamlock New Neighbourhood and Queenslie via the M8 motorway pedestrian bridge;
- III. To improve nature network connections adjoining neighbourhoods, in particular a north south connection between the green corridor along the M8 and Cardowan Moss..



### Legend

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Local Shopping Parade              |  | Housing Land Supply sites                    |
|  | Community Centre/Hall              |  | Need for Strategic Connectivity Enhancements |
|  | School                             |  | Indicative Community Focal Point             |
|  | Medical Centres                    |  | Town Centre                                  |
|  | Public Building (GCC/Glasgow Life) |   |  |
|  | Brownfield Sites                   |   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Provanhall

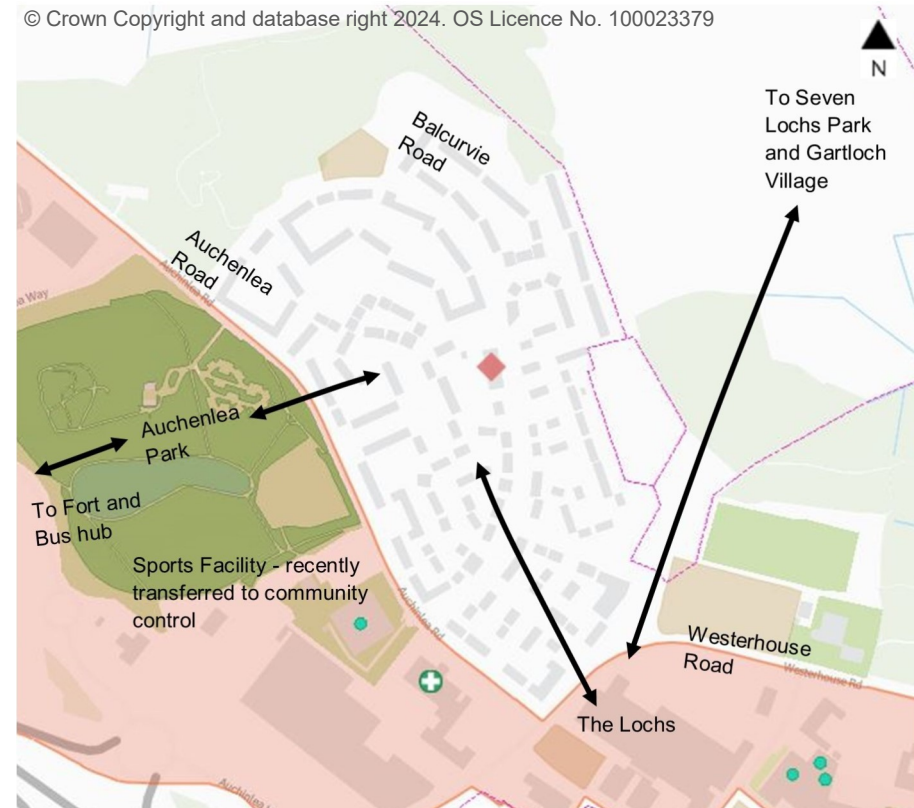
Provanhall comprises low to medium density housing and is bounded by Auchinlea Road (west), The Seven Lochs Wetland Park (north) and Westerhouse Road (south). Its proximity to the Auchinlea Park, Glasgow Fort and the range of town centre services located south of Westerhouse Road, including swimming pool, health centre, shopping, library, theatre, arts centre and further education, mean this neighbourhood has great potential to facilitate sustainable local living. The area also benefits by the provision of local shops located on Conisborough Road in an area central to all housing in the neighbourhood.

Recently completed new build low and mid density social housing at the south of Conisborough Road and Brunstane Road have improved the neighbourhood's townscape and connection with the Town Centre. There are limited opportunities for future development. There are two vacant brownfield sites at either end of Balcurvie Road on the urban fringe with the Seven Lochs Wetland Park.

The area is noted as deficient in formal play provision but benefits from an immediate proximity to Auchinlea Park and the Seven Lochs Wetland Park, however, there are barriers to access. Provanhall would benefit from improved active travel connections into the Seven Lochs Wetland Park, making it a gateway linking the town centre with the park.

### Strategic Priorities:

- I. To reinforce connectivity between Provanhall, Seven Lochs Wetland Park and Easterhouse Town Centre including Auchinlea Park and develop active travel and improve accessibility.
- II. To promote public realm works and traffic management between Provanhall and the Lochs Centre.
- III. To bring in to productive use the housing land supply site located between South of Balcurvie Road and the entrance to the Seven Lochs Wetland Park. The development of this site should strike a balance between delivering on opportunities for residential development and wider sustainable connectivity improvements to the wetland park, the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.



### Legend

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Local Shopping Parade              |  | Housing Land Supply sites                    |
|  | Community Centre/Hall              |  | Need for Strategic Connectivity Enhancements |
|  | School                             |  | Indicative Community Focal Point             |
|  | Medical Centres                    |  | Town Centre                                  |
|  | Public Building (GCC/Glasgow Life) |   |  |
|  | Brownfield Sites                   |   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Gartloch Village

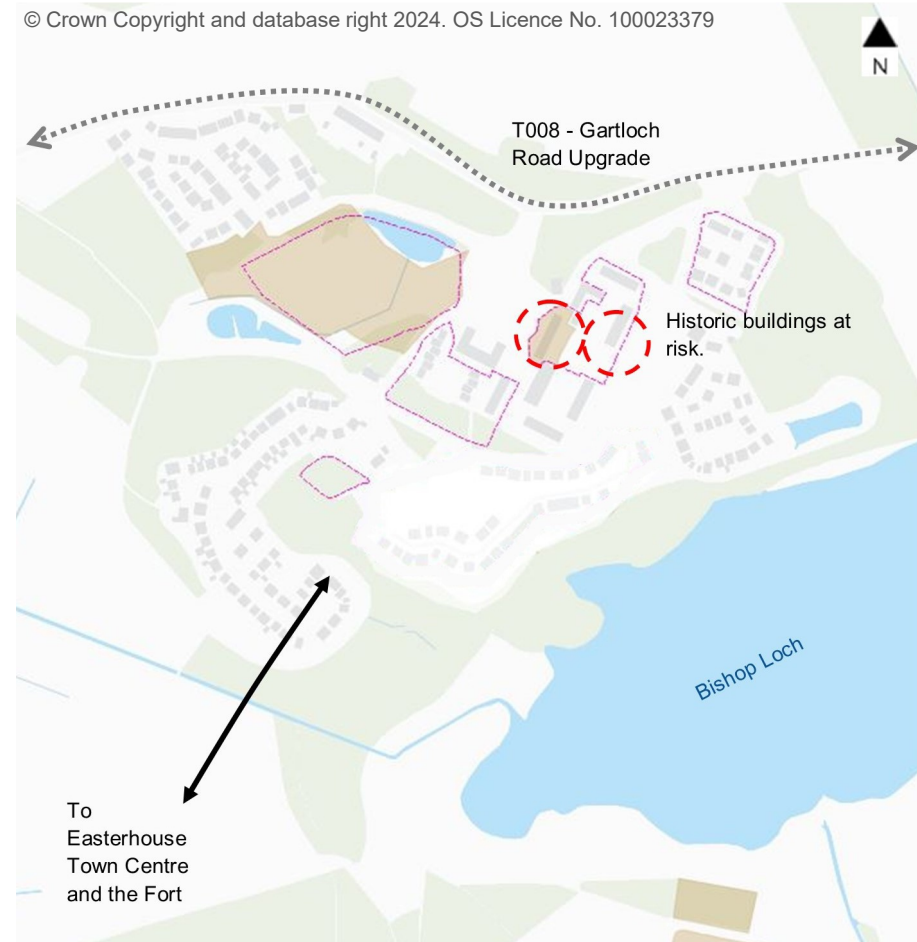
Gartloch Village is a new private housing development comprising several 'hamlets' including residential conversion of former hospital buildings, listed buildings, and new build, low density, private housing located in the green belt south of Gartloch Road with commanding views northwards to Kilsyth hills.

Gartloch Village introduced the concept of boutique residential living within the green belt aimed at retaining and converting former B listed hospital buildings and introducing new build housing complementary to the character and setting of the listed buildings. The concept, however, remains to be completed and the core of the masterplan development sites remains incomplete with the vacant listed buildings evidently at risk.

The community is heavily reliant on private transport and multiple car ownership per household. There are no local amenities, including local shops, neither within the village site or close by. Poor accessibility by sustainable transport (bus and walking) was a consistent theme raised in the consultation period. Safety Concerns regarding the Gartloch Road were also noted.

### Strategic Priorities:

- I. To promote the completion of the conversion historic hospital buildings and the development programme currently on site.
- II. To reinforce connectivity, including to and through the 7 Lochs Wetland Park, to Easterhouse Town Centre's facilities and amenities and to schools, by developing all year-round active travel and improved access to Glasgow's public transport network.
- III. To promote Gartloch Road upgrade/proposal T008 Glasgow Local Development Plan with provision for active travel (walking/cycling) and street lighting.



### Legend

-  Brownfield Sites
-  Housing Land Supply sites
-  Need for Strategic Connectivity
-  Enhancements

# NEIGHBOURHOOD PLACE BRIEFS |

## Kildermorie

Kildermorie is a residential neighbourhood located to the south of the Lochs Shopping Centre. Kildermorie contains traditional 1950s tenements on the western and eastern boundaries and recent new build low density social rented housing development in the central area.

The south of the neighbourhood is blighted by extensive areas of vacant and derelict land following the clearance of ex local authority tenemental stock.

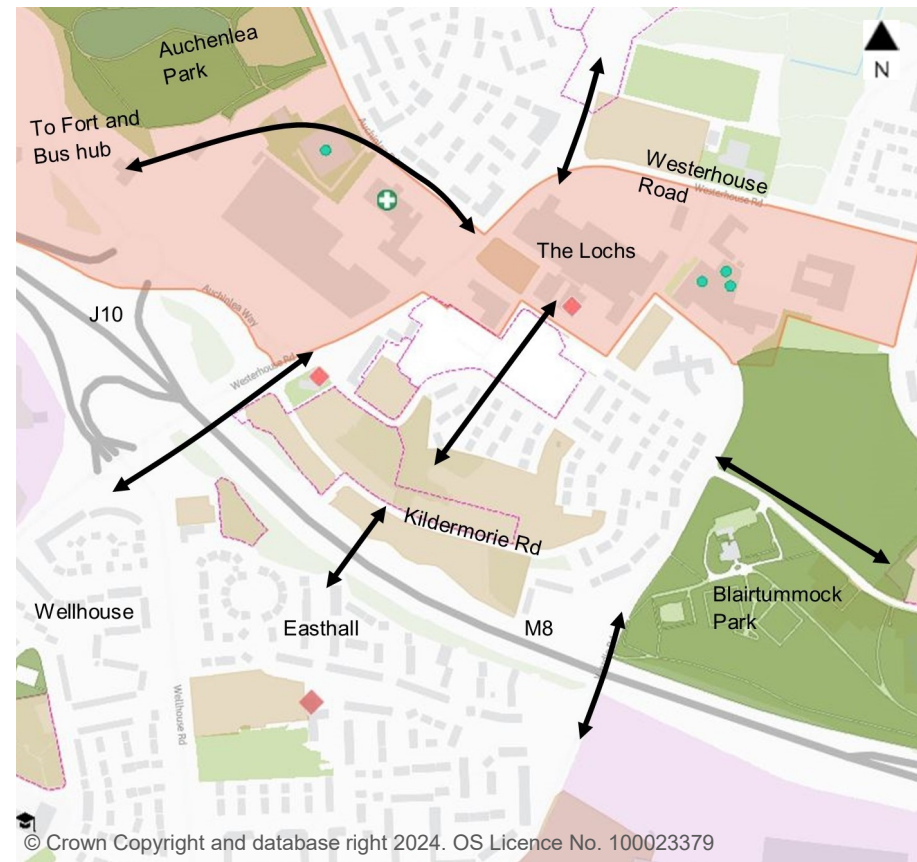
The positive attributes of Kildermorie include immediate proximity to Easterhouse Town Centre, the Glasgow Fort and recent social housing investment.

Kildermorie is connected to Easthall via pedestrian footbridge over the M8 motorway. However, this important pedestrian connection is affected by fly-tipping, vacant and derelict land, poor street lighting and generally presents characteristics pertaining to a poor environment.

Kildermorie presents a key strategic redevelopment opportunity as part of a broader strategy addressing the regeneration of Easterhouse Town Centre plus Provanhall and Blairtummock in close proximity.

### Strategic Priorities:

- I. To improve the general amenity of the vacant and derelict land located on either side of Kildermorie Road and bring them back into productive use. These sites present several development constraints and challenges for site specific development solutions. Principle challenges include; topography, water vole population, road traffic noise from the M8 motorway (south), poor accessibility and connectivity. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To develop active travel, improve accessibility and connectivity between Kildermorie and the Town Centre, Provanhall, and Blairtummock (to the north and east), and southwards over the M8 to Easthall.
- III. To promote public realm works and traffic management between Kildermorie and the Lochs Centre.



# NEIGHBOURHOOD PLACE BRIEFS |

## Blairtummock

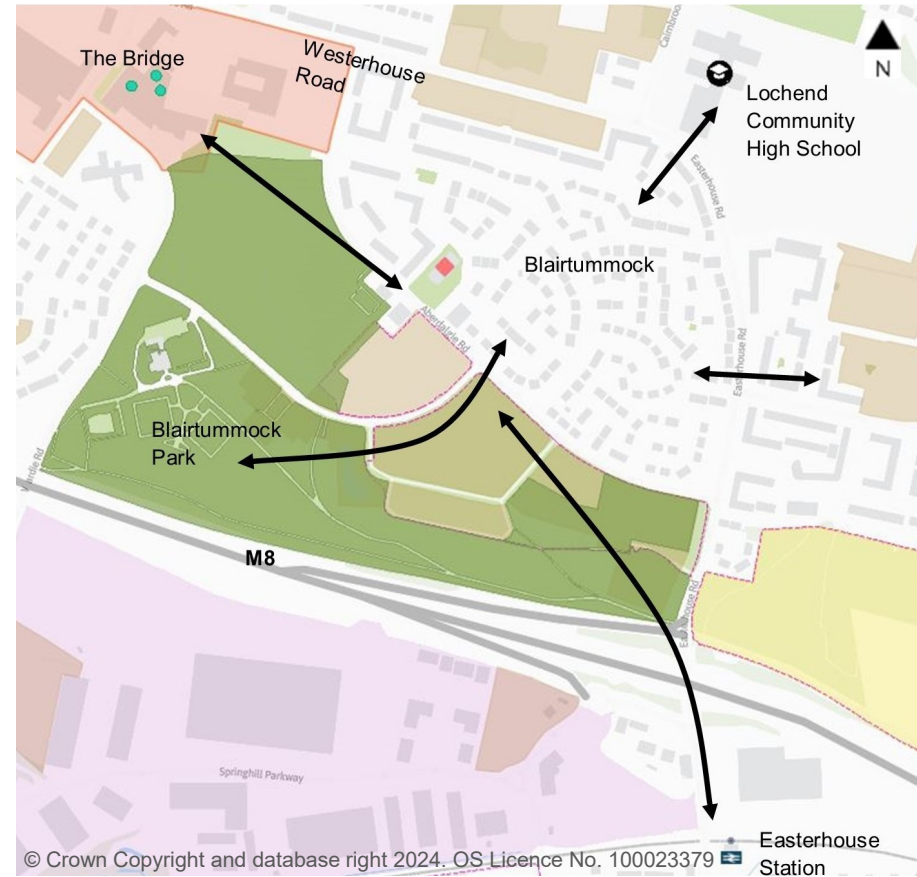
Currently, the core housing area of Blairtummock is located north of Aberdalgie Road and south of Easterhouse Road comprising a housing mix of low density, two storey, semi-detached buildings and medium density flatted, mainly remodelled tenement buildings located around the perimeter of the area.

Blairtummock benefits from good connectivity with surrounding neighbourhoods and the Town Centre, as well as the provision the Community Centre and Church on Aberdalgie Road. Play and open space provision is provided at Blairtummock Park and by local play areas which are provided at Duntarvie Road, adjoining Boyndie St and south of Aberdalgie Road. Brownfield sites currently present a barrier to park access.

Blairtummock offers substantial redevelopment opportunities on brownfield sites and has benefited from substantial recent housing investment and the provision of new schools located within adjoining Lochend.

### Strategic Priorities:

- I. To bring vacant and derelict land back into productive use. The vacant brownfield sites bounded by Wardie Road (west), Easterhouse Road (east), Aberdalgie Road (north) and M8 motorway (south) including the former school site located to the north of Baldinnie Road provide substantial residential development opportunity, which could enhance the relationship between Easterhouse Station, Blairtummock and the Town Centre. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To reinforce connectivity between Blairtummock and the Town Centre, Kildermorie, Lochend, Commonhead and Rogerfield, develop active travel and improve accessibility.



# NEIGHBOURHOOD PLACE BRIEFS |

## Bishoploch

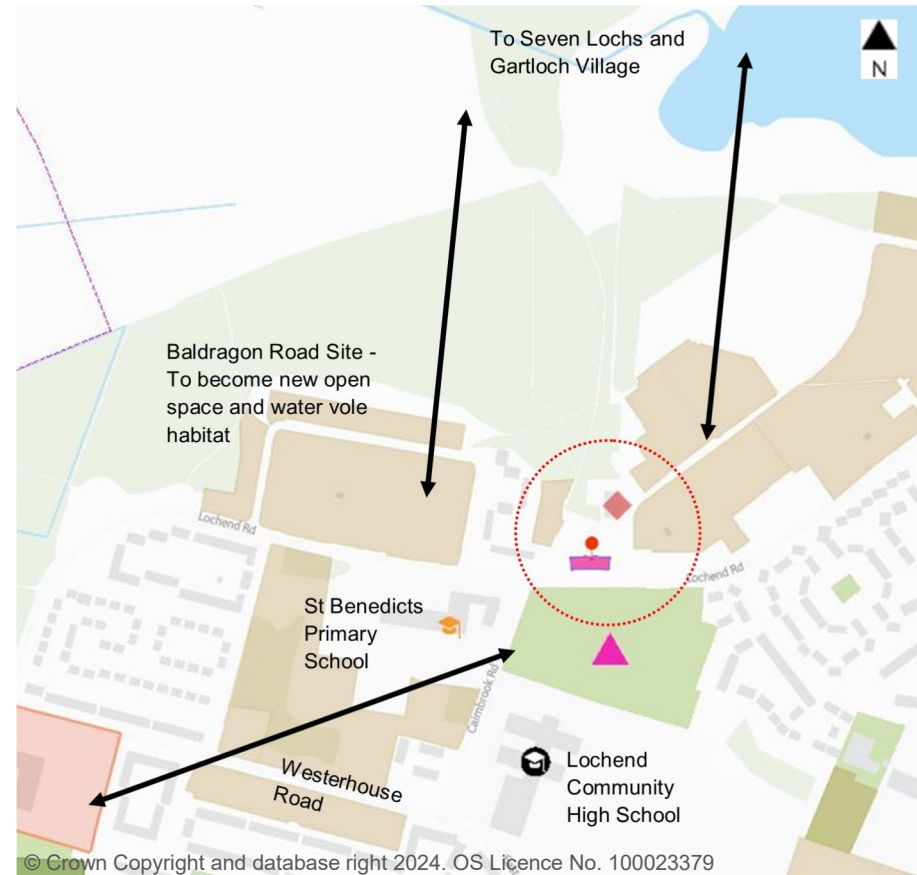
Bishoploch is primarily a residential neighbourhood which adjoins the green belt / Seven Lochs Wetland Park and presents significant opportunities in relation to the regeneration and future development.

The Bishoploch area commands scenic views northwards towards the Former Gartloch Hospital, the Kilsyth Hills and the Campsies.

Bishoploch bears similar characteristics in terms of townscape qualities to Blairtummock and Kildermorie owing to clearance of former tenement buildings, and abundance of vacant and derelict brownfield sites.

### Strategic Priorities:

- I. To bring vacant and derelict land back into productive use. There is an opportunity to develop the eastern extent of the area as a family housing suburb, taking advantage of adjoining green belt and the future Community Growth Area housing development located to the east of the Lochend neighbourhood. Development will have to strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To promote an integrated masterplanning approaching to development adjacent to and within 7 Lochs Wetland Park and Lochend Community Growth Area.
- III. To reinforce connectivity between Bishoploch, The Seven Lochs Wetland Park, Lochend and Easterhouse Town Centre and develop active travel and improve accessibility.



### Legend

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Local Shopping Parade              |  | Housing Land Supply sites                    |
|  | Community Centre/Hall              |  | Need for Strategic Connectivity Enhancements |
|  | School                             |  | Indicative Community Focal Point             |
|  | Medical Centres                    |  | Town Centre                                  |
|  | Public Building (GCC/Glasgow Life) |   |  |
|  | Brownfield Sites                   |   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Lochend

Lochend is located at the north eastern extremity of the current built up area. It comprises mainly low density two-storey, semi-detached and terraced housing. Lochend High School is located in the west of the neighbourhood with extensive unproductive vacant land extending eastwards of the school and southwards of St Claire’s Roman Catholic Church and Oakwood Primary School, towards Rogerfield and Commonhead.

The area is poorly connected for active travel. Lochend Community High School, including the playing fields, serve as a physical barrier between Lochend and surrounding housing neighbourhoods towards the Easterhouse Town Centre.

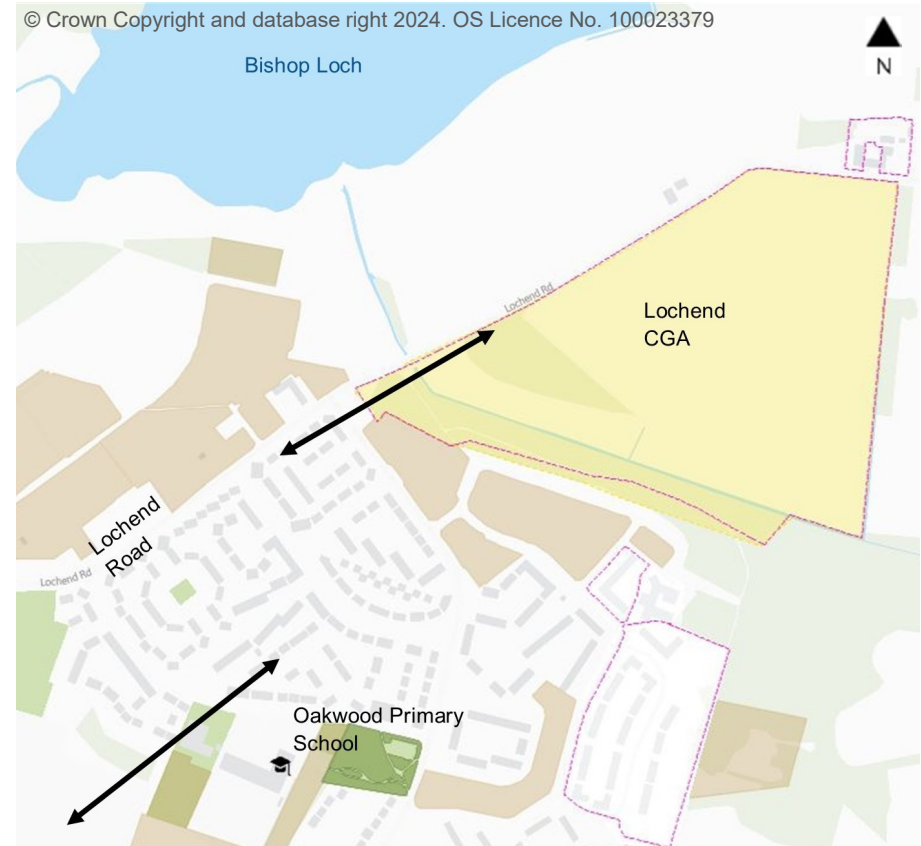
Lochend offers residential development potential in the area east of the High School and adjoining Rogerfield sites.

Housing development potential exists on the eastern boundary in relation to Lochend Community Growth Area and extending to Bishoploch.










The area could benefit from investment to improve connectivity and accessibility to surrounding housing districts, the town centre and the green belt beyond.

### Strategic Priorities:

- I. To bring vacant and derelict land back into productive use. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To promote an integrated masterplanning approaching to the adjoining Lochend Community Growth Area and the existing built form and brownfield opportunity sites.
- III. To reinforce connectivity throughout Lochend and between the area and 7 Lochs Wetland Park, Bishoploch, Rogerfield and Commonhead developing active travel and improving accessibility.



### Legend

- |  |  |
|--|--|
|  Local Shopping Parade              |  Housing Land Supply sites                    |
|  Community Centre/Hall              |  Need for Strategic Connectivity Enhancements |
|  School                             |  Indicative Community Focal Point             |
|  Medical Centres                    |  |
|  Public Building (GCC/Glasgow Life) |  |
|  Brownfield Sites                   |  |



# NEIGHBOURHOOD PLACE BRIEFS |

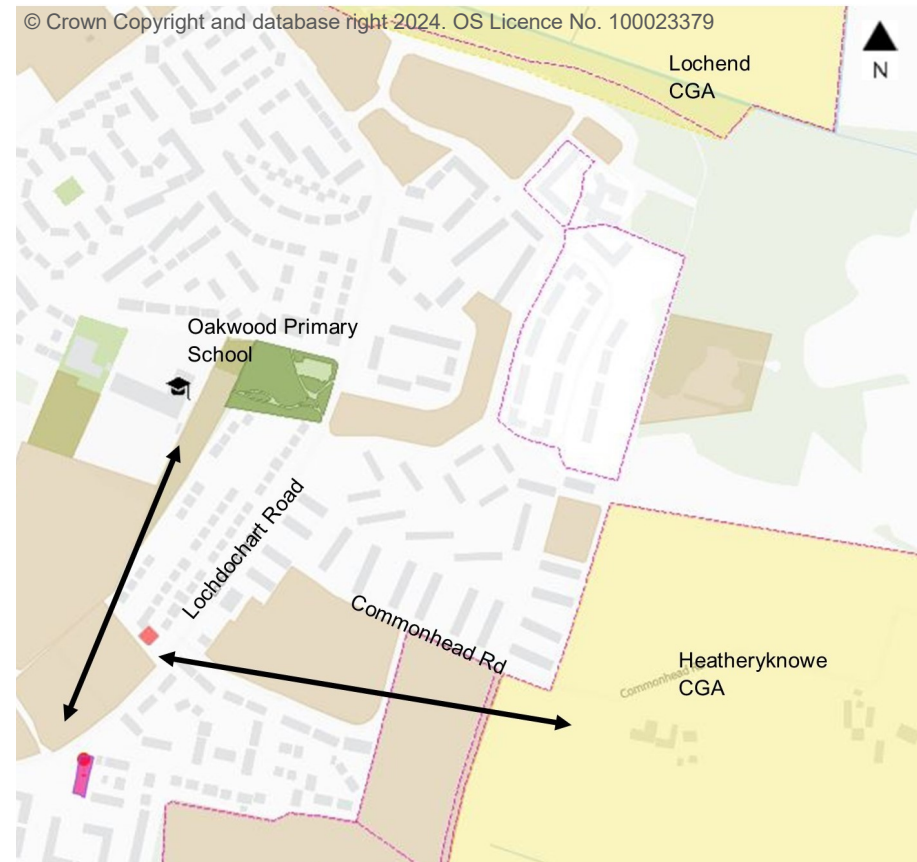
## Commonhead

Located on the eastern edge of Easterhouse, developed in 1970s, the area comprises mainly two-storey terraced, low density housing. Commonhead adjoins the Rogerfield neighbourhood on its west and south boundaries and shares similar characteristics in terms of house types, housing density and townscape features.









It remains a stable social housing area.

### Strategic Priorities:

- I. The housing land supply site located south of Commonhead Road presents a development opportunity which could bridge the urban fabric of the existing neighbourhood and the Heathyknowe CGA. Future development of the site should ensure integration with the adjoining Community Growth Area private sector housing development.
- II. The SDF supports bringing other derelict sites back into productive use, for new homes and public open space. Their development will need strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- III. To promote an integrated masterplanning approaching to the adjoining Heathy Knowe Community Growth Area.
- IV. To reinforce connectivity throughout Commonhead and between the area and Lochend and Rogerfield developing active travel and improving accessibility.



### Legend

- |  |  |
|--|--|
|  Local Shopping Parade              |  Housing Land Supply sites                    |
|  Community Centre/Hall              |  Need for Strategic Connectivity Enhancements |
|  School                             |  |
|  Medical Centres                    |  |
|  Public Building (GCC/Glasgow Life) |  |
|  Brownfield Sites                   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Rogerfield

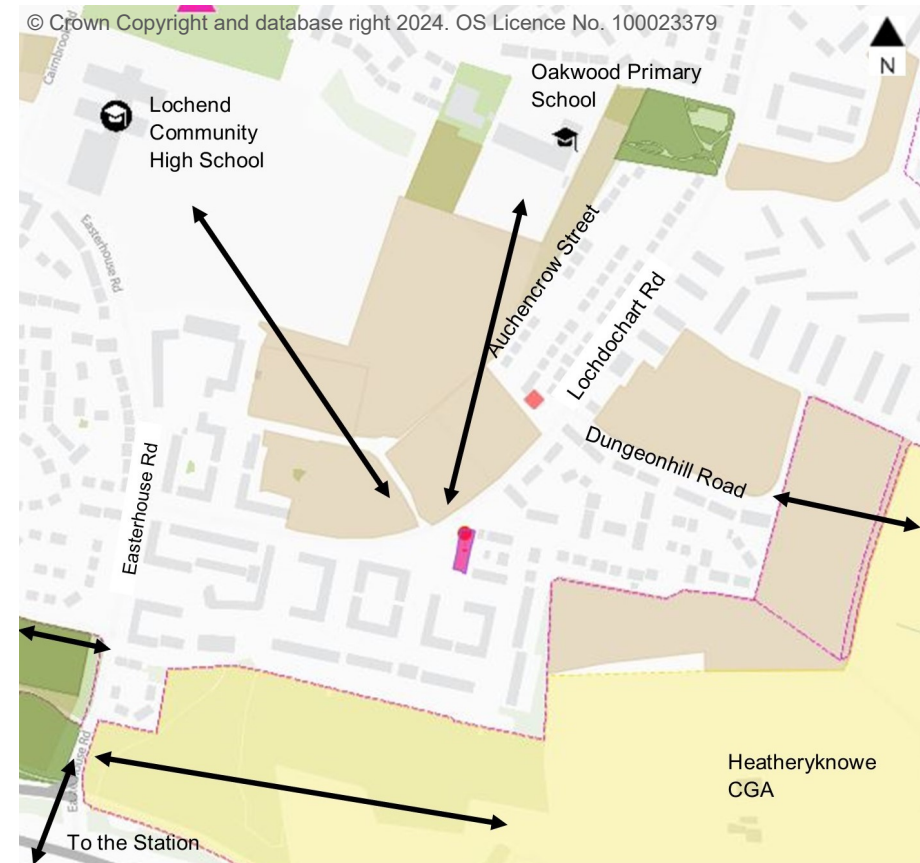
Rogerfield is located to the east of the Greater Easterhouse SDF area, with the boundary adjoining the green belt at the Heathery Knowe Community Growth Area CGA. It also adjoins Commonhead, Lochend and Blairtummock. Rogerfield is a residential area comprising low to medium density social housing including owner occupiers through the right to buy scheme.

Notwithstanding the provision of a local shop at Lochdochart Road, Rogerfield is reliant upon the amenities provided within the town centre and adjoining local neighbourhoods.

Despite potential benefits for access to adjoining green belt Rogerfield itself is lacking amenity green space and is deficient in provision of local equipped areas of play and neighbourhood areas of play.

### Strategic Priorities:

- I. To bring the vacant and derelict land extending from Lochend (south of St Claire’s RC Church and Lochend School) to Lochdochart Road back into productive use. It presents a significant housing development opportunity to complement the existing houses located on Auchencrow Street and improved connectivity with neighbouring Lochend. There are also two brownfield sites on Dungeonhill Road which adjoin the Heatheryknowe CGA site and the Commonhead neighbourhood which present an opportunity to be masterplanned to ensure integration of the private sector CGA housing and Rogerfield neighbourhood. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.
- II. To reinforce and enhance a sustainable travel hierarchy throughout Rogerfield and improve access between the surrounding areas - including Heathery Knowe CGA, the Town Centre and the railway station.



### Legend

- Local Shopping Parade
- ◆ Community Centre/Hall
- School
- Medical Centres
- Public Building (GCC/Glasgow Life)
- Brownfield Sites
- Housing Land Supply sites
- Need for Strategic Connectivity Enhancements

# NEIGHBOURHOOD PLACE BRIEFS |

## Springhill and Swinton

Springhill and Swinton were largely developed in the 1990s for private sector housing, comprising low density house types mainly semi-detached and detached villas. Each may be defined essentially as residential dormitory suburbs.

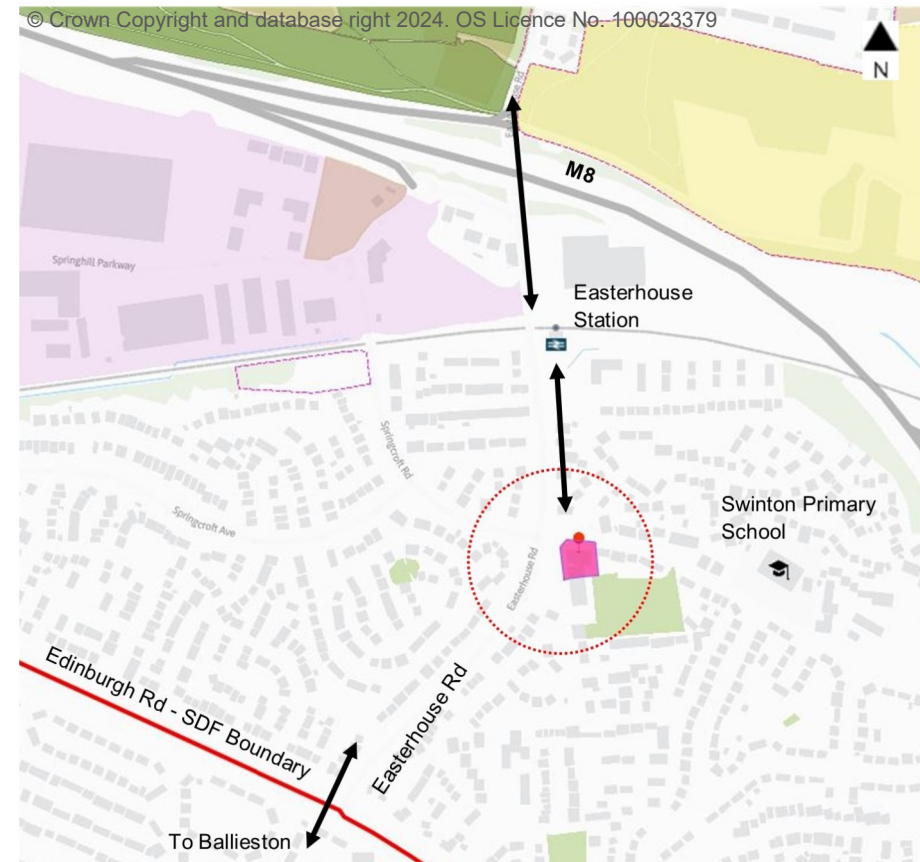
Connectivity with surrounding neighbourhoods other than by car is poor. Permeability throughout is poor.

A small parade of retail units serves the area at Swinton Rod/Rhindmuir Road and a single pub/restaurant is located on Edinburgh Road/Springcroft. The neighbourhoods are both observed to be within the sphere of influence of the amenities located in Ballieston Town Centre, as opposed to Easterhouse Town Centre, due to proximity and the barrier of the M8 and Blairtummock brownfield sites.

Both areas are largely complete and there are limited opportunities for large scale future development.

### Strategic Priorities:

- I. To improve connectivity to adjoining neighbourhoods and active travel; in particular routes to Easterhouse station.



### Legend

- |                                    |  |
|------------------------------------|--|
| Local Shopping Parade              | Housing Land Supply sites                    |
| Community Centre/Hall              | Need for Strategic Connectivity Enhancements |
| School                             | Indicative Community Focal Point             |
| Medical Centres                    |  |
| Public Building (GCC/Glasgow Life) |  |
| Brownfield Sites                   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Easthall

Easthall is a residential area with an introverted urban form with poor pedestrian permeability. It is contained by the M8 motorway, Wellhouse Road and Wardie Road. The area is comprised of, mainly new build, low to medium density housing north and west of Wardie Road, except for a remodelled and refurbished tenement on Wardie Road.

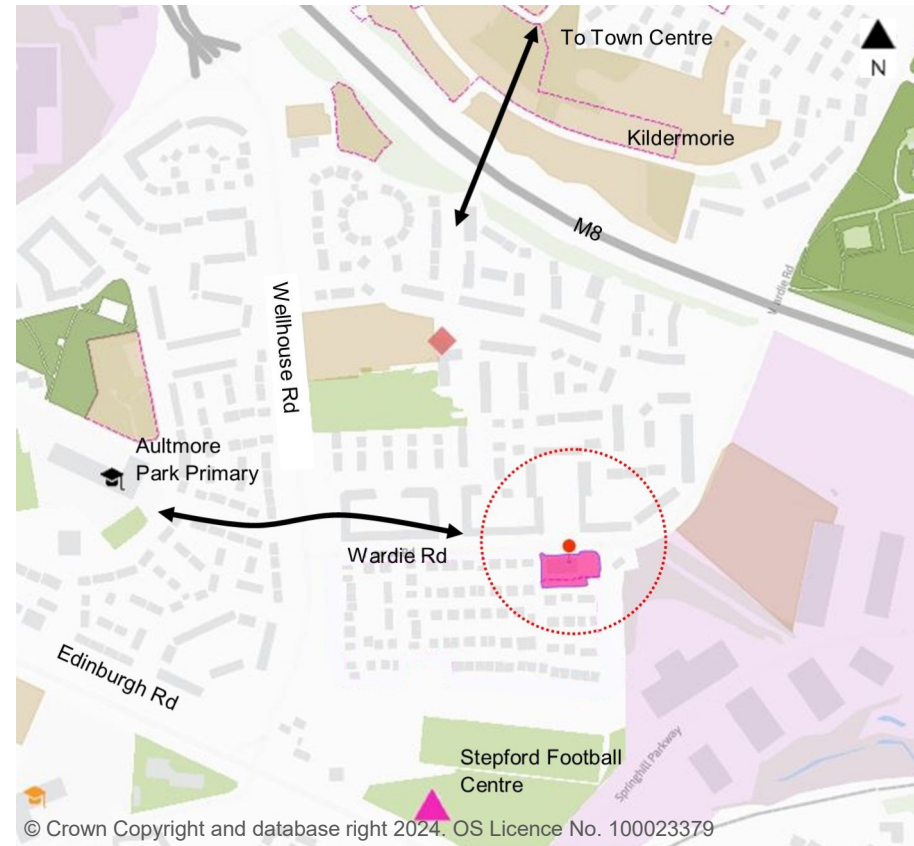
The open space strategy identifies that Easthall is deficient in access to green space and opportunities for play.

Residents of Easthall are reliant upon the range of community facilities available in nearby Wellhouse and Easterhouse Town Centre. However, a community centre is centrally located on Glenburnie Place where a local play area is also located.

The M8 motorway footbridge which connects Easthall and Kildermorie is well used and it provides pedestrian access to Easterhouse Town Centre.

### Strategic Priorities:

- I. To develop green network opportunities which improve accessibility and connectivity to adjoining neighbourhoods including Queenslie, Kildermorie, Wellhouse and Barlanark.
- II. To engage local community and consider provision of play areas and other local amenities.



### Legend

- |                                    |  |
|------------------------------------|--|
| Local Shopping Parade              | Housing Land Supply sites                    |
| Community Centre/Hall              | Need for Strategic Connectivity Enhancements |
| School                             | Indicative Community Focal Point             |
| Medical Centres                    | Town Centre                                  |
| Public Building (GCC/Glasgow Life) |  |
| Brownfield Sites                   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Wellhouse

Wellhouse is a bounded by three major roads - Bartiebeith Road to the north, Edinburgh Road to the south and Wellhouse Road to the east. Unusually the area functions as a low traffic neighbourhood, with road access obtained only at Bartiebeith Road.

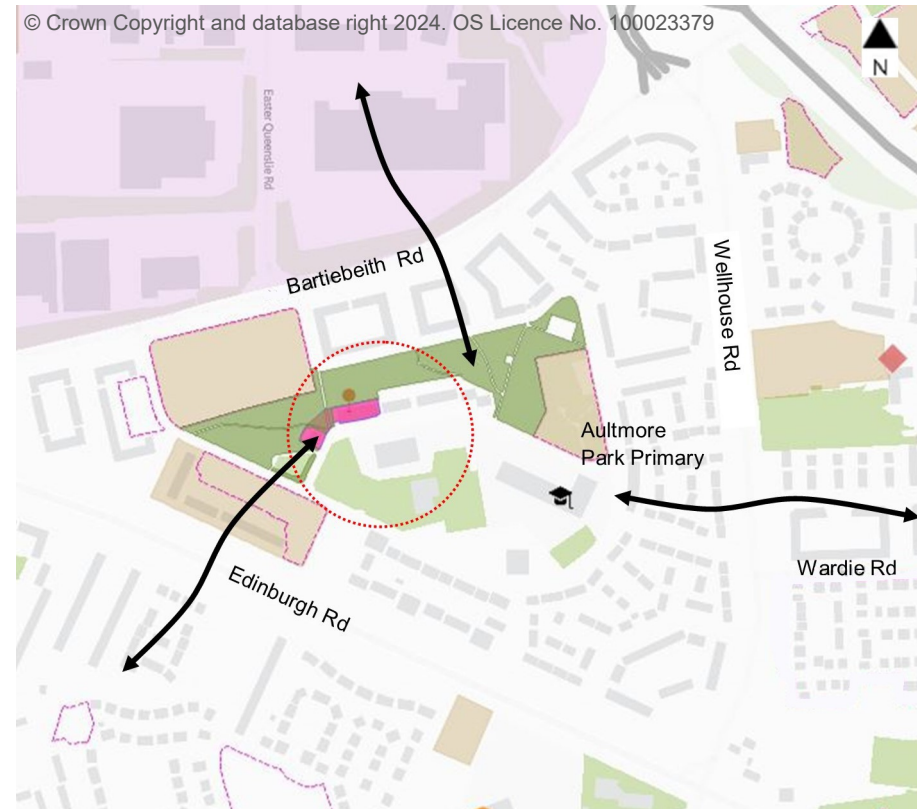
The west and north of Wellhouse are characterised by refurbished and remodelled tenements built in the 1950s & 1960s. The east and south are characterised by recent new build development.

A range of community facilities, including local shops, schools, community centre, allotment gardens, amenity green space / areas of play are all centrally located. Given the concentration of community uses in the central area, consideration must be given to all aspects of public transport, accessibility and connectivity.

A number of vacant and derelict sites can be found throughout Wellhouse. The former St John Ogilvie Roman Catholic Church site located at Newhills Road/Wellhouse Crescent offers development potential for residential or community use.

### Strategic Priorities:

- I. To promote the development of sustainable green open spaces.
- II. To develop green network infrastructure, which can improve accessibility and connectivity to adjoining neighbourhoods including Queenslie, Cranhill, Easthall and Barlanark.
- III. To promote residential development or suitable uses for the former school site located on Bartiebeith Road/Wellhouse Crescent. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, habitat protection and climate resilience.



### Legend

- |                                    |  |
|------------------------------------|--|
| Local Shopping Parade              | Housing Land Supply sites                    |
| Community Centre/Hall              | Need for Strategic Connectivity Enhancements |
| School                             | Indicative Community Focal Point             |
| Medical Centres                    | Town Centre                                  |
| Public Building (GCC/Glasgow Life) |  |
| Brownfield Sites                   |  |

# NEIGHBOURHOOD PLACE BRIEFS |

## Barlanark

Barlanark is a residential neighbourhood bounded by Edinburgh Road to the north, railway line to the south, and has a staggered boundary to the west around Glenduffhill Cemetery and Mansionhouse woodland. Barlanark comprises several housing areas of low to medium density terraced and semi detached housing and refurbished ex local authority tenements.

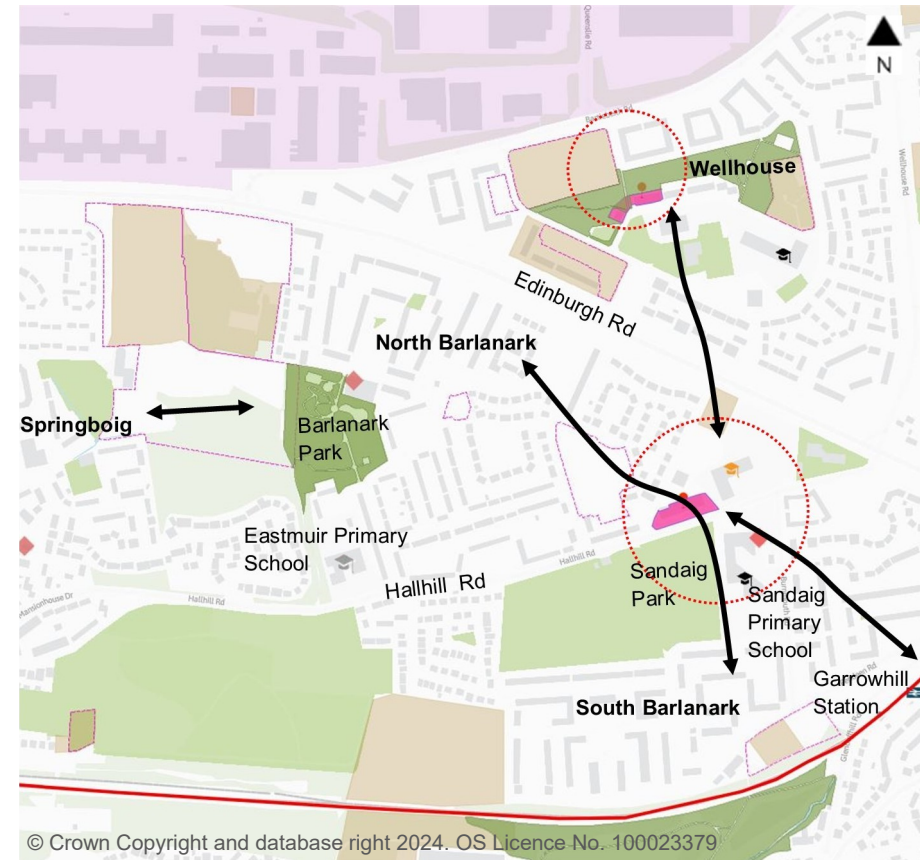
Local shopping provision is located on Hallhill Road at junction with Barlanark Road (north side) including a public house. The area south of Hallhill Road is characterised by open green space including a Sandaig Park with play areas, and Glenduffhill Cemetery.

Barlanark Park is located south of Calvay Road and north of Kerrara Road and extends west wards into the policies of the former Barlanark Mansion house. The park provides an important resource for north Barlanark.



The area presents opportunities to improve accessibility and connectivity with adjoining districts and to further extend the green network. Edinburgh Road is noted as a significant physical barrier for access to the adjoining districts to the north.

### Strategic Priorities:

- I. To reinforce connectivity between Barlanark and Wellhouse and develop active travel and improve accessibility.
- II. To provide a functional relationship between Barlanark Park and adjacent woodland towards Springboig, establishing a hierarchy of play provision.
- III. To reinforce land uses and built form in particular the relationship between North Barlanark and South Barlanark and the central community hub containing the shops and schools located on Hallhill Road.



### Legend

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Local Shopping Parade              |  | Housing Land Supply sites                    |
|  | Community Centre/Hall              |  | Need for Strategic Connectivity Enhancements |
|  | School                             |  | Indicative Community Focal Point             |
|  | Medical Centres                    |   |  |
|  | Public Building (GCC/Glasgow Life) |   |  |
|  | Brownfield Sites                   |   |  |

# 6

## MOVING FORWARD

### DELIVERY

The City Development Plan (2017) Action Programme can be viewed online by clicking [here](#). This city-wide action programme is updated on a regular basis.

The **SDF Action Programme** sets out the planning actions that should be progressed across the lifespan of the SDF, to contribute towards the physical improvement of Greater Easterhouse.



## A Vibrant Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.1</b> - We will work with key partners to continue to review and implement the Easterhouse Town Centre Charrette Delivery Plan. The SDF promotes a master planned approach to investment in The Lochs.	To 2030	City Property, GCC, Seven Lochs Partnership	Greater Easterhouse will have a diverse and thriving local economy centred around its Town Centre. The local economy will: <ul style="list-style-type: none"> <li>• support its population,</li> <li>• attract people and investment to the area,</li> <li>• promote inclusive growth and employability.</li> </ul>
<b>A.2</b> - Glasgow City Council will identify and seek funding to undertake public realm works within the town centre. The SDF provides context for opportunities for applying for funds to match those from a Section 75 planning agreement to bring forward much needed changes within Easterhouse Town Centre.	To 2030	GCC, Seven Lochs Partnership, City Property	The Town Centre will be a more accessible, inclusive and attractive place, which supports its local population and attract people and investment to the area.
<b>A.3</b> - We shall continue to pursue funding opportunities that will enable social/commercial enterprises as well as specifically unlocking residential development for comprehensive regeneration as a sustainable neighbourhood.	ongoing	GCC, Seven Lochs Partnership	The town centre will be a place that delivers inclusive growth and employability.
<b>A.4</b> - We will explore the potential for an additional grocery retailer to provide affordable food choice in the area.	ongoing	GCC, City Property	A more diverse retail offering supporting the local economy.
<b>A.5</b> - We will work with the owners of Glasgow Fort to bring forward enhancements to the retail and leisure park.	To 2040	British Land, GCC, Seven Lochs Partnership	The Town Centre will be a more accessible, inclusive and attractive place, which supports its local population and attract people and investment to the area.

## A Vibrant Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.6</b> - We will provide planning support to Glasgow Kelvin College, to examine the potential for the enhancement of the college’s educational facilities and the delivery of active travel and environmental improvements within the campus.	Ongoing	College Authority, GCC	Enhancement of the College campus and environs as a tertiary education centre, supported by good quality, sustainable travel connections.
<b>A.7</b> - Support the development of Economic Development Strategies for Queenslie and Glasgow Business Park— to co-ordinate with the private sector and engage with stakeholders providing employment opportunities, environmental and connectivity improvements, achieve further sustainable investment and inclusive economic growth.	To 2030	Local businesses, organisations, property owners, GCC	Industry and business growth in a series of inter-connected EDAs which provide more pleasant environments for workers.
<b>A.8</b> - The SDF supports the delivery of the Liveable Neighbourhoods programme and the Active Travel Strategy. The enhancement of sustainable connections between employment locations, town centres and Greater Easterhouse’s neighbourhoods is seen as a priority. Funding opportunities for infrastructure investment will be explored.	To 2030	GCC, Sustrans, Transport Scotland, Seven Lochs Partnership	Improved active travel and public realm environments along key streets and routes within and to the Town Centre and Employment Locations which will encourage modal shift, behaviour change and improved health and wellbeing outcomes.
<b>A.9</b> - Glasgow City Council will continue to work with key partners to enhance public transport provision, integration and accessibility to deliver the transformational change and enhance connectivity to employment locations.	To 2050	Transport Scotland, SPT, GCC, Glasgow City Region, Glasgow Bus Partnership, Seven Lochs Partnership, ScotRail and Network Rail.	Enhanced connectivity to and within Greater Easterhouse bringing economic, social and spatial transformational change for the benefit of all residents of Easterhouse.

## A Liveable & Sustainable Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.10</b> - Explore the appetite for and creation of a cross neighbourhood group or platform comprising of representatives of local groups and organisations to share resources and information and better coordinate efforts across the district, including Thriving Places, Easterhouse Housing and Regeneration Alliance (EHRA) and others to progress joint partnerships for Co-creative Place Making	To 2025	Local groups, GCC, Housing Associations, Seven Lochs Partnership	We will deliver an equitable vision of local living.  Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity  Communities will feel empowered and have a sense of influence over regeneration in their neighbourhoods.
<b>A.11</b> - Work collaboratively with local groups and organisations embedded in the area and support their efforts in the design and delivery of placemaking initiatives and the delivery of Local Place Plans, in-line with the overall objectives of the SDF.	Ongoing	Local groups, GCC, Seven Lochs Partnership	Communities will feel empowered and have a sense of influence over regeneration in their neighbourhoods.
<b>A.12</b> - Promote a feminist approach to Town Planning by ensuring greater visibility and representation of women in planning and decision making processes around local development and regeneration.	Ongoing	Local groups, GCC, Housing Associations, Developers, Landowners and other key local stakeholders, Seven Lochs Partnership	Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity.
<b>A.13</b> - Promote the development of appropriate brownfield sites / vacant and derelict land for new house building in support of Glasgow's Local Housing Strategy 2023-28 and prepare marketing briefs for key brownfield sites.	Ongoing	GCC, Housing Associations, Developers, City Property LLP, Landowners and other key local stakeholders, Seven Lochs Partnership	Housing led redevelopment of brownfield sites at the core of Easterhouse will repopulate and enliven the Town Centre.  Development will be aesthetically appealing, environmentally sound, and climate conscious.

## A Liveable & Sustainable Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.14</b> - Support wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings.	Ongoing	GCC, Sustrans, Housing Association, Land owners, City Property, Seven Lochs Partnership	Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity
<b>A.15</b> - Support and progress the Liveable Neighbourhood Plan for Greater Easterhouse and other associated active travel strategies and projects.	To 2030	GCC, 7 Lochs Partnership, Sustrans, Transport Scotland	Improved active travel and public realm environments along routes will encourage modal shift, behaviour change and improved health and wellbeing outcomes.
<b>A.16</b> - Support the Agents / Consultants to produce masterplans within the CGA sites.	To 2035	GCC, Developers, Seven Lochs Partnership	Development will be aesthetically appealing, environmentally sound, and climate conscious. New community areas will be integrated with existing built fabric delivering benefits for all.
<b>A.17</b> - Promote the principles for development in and around the Seven Lochs Wetland Park that are set out in the Seven Lochs Design Guide.	To 2030	GCC, Developers, Seven Lochs Partnership	Development will support the Seven Lochs Project, have minimal impact on biodiversity and improve access and amenity of the wetland park.
<b>A.18</b> - Guide the alignment of the development of adjacent brownfield sites in conjunction with CGAs	Ongoing	GCC, Developers, Housing Associations, Seven Lochs Partnership	Housing led redevelopment of brownfield sites at the core of Easterhouse will repopulate and enliven the Town Centre
<b>A.19</b> - Explore feasibility of Clyde Metro and the placemaking benefits it could bring to the CGA areas.	Ongoing	GCC, SPT, Transport Scotland, Glasgow City Region cabinet, North Lanarkshire Council, Network Rail, Sustrans, bus companies, Seven Lochs Partnership	Clyde Metro will enhance connectivity to and within Greater Easterhouse and the CGAs bringing economic, social and spatial transformational change for the benefit of all residents of Easterhouse.
<b>A.20</b> - Work with community stakeholders to identify and improve setting of key heritage, social and civic assets.	Ongoing	GCC services, local heritage and community groups. Seven Lochs Partnership	Establish Greater Easterhouse's built heritage assets as a well maintained, valued and vibrant part of the urban fabric and cultural identity.
<b>A.21</b> - Support the development and delivery of the emerging City Lighting Strategy in partnership with key stakeholders.	To 2030	GCC	Infrastructure enhancements will support active travel

## A Liveable & Sustainable Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.22</b> - Promote a feminist approach to Town Planning. Consider gender perspectives in the design of spaces such as parks, playgrounds and the public realm. What are the needs of different groups are (in terms of use, safety, accessibility, etc.) and how can these needs be best accommodated in design.	To 2030	Local groups, GCC, Seven Lochs Partnership	Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, and inclusivity.
<b>A.23</b> - Progress a masterplanning approach to development in the Town Centre, Cranhill, the CGAS and other areas as appropriate, to support ongoing regeneration efforts and enable coordinated development and delivery of neighbourhood infrastructure, public spaces and facilities.	To 2035	City Property, GCC, Landowners and Developers, Seven Lochs Partnership	Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity.  Development will be aesthetically appealing, environmentally sound, and climate conscious.
<b>A.24</b> - Promote walking trails linked to music, heritage, arts, food and drink, etc.	Ongoing	Local groups, GCC, Seven Lochs Partnership	Local civic pride will be enhanced

## A Connected Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.25</b> - GCC will continue to work on the City Network Delivery Plan and identify funding opportunities.	To 2030	GCC, Sustrans	Improved active travel and public realm environments along key streets and routes which will encourage modal shift, behaviour change and improved health and wellbeing outcomes.
<b>A.26</b> - GCC in consultation with local residents will develop liveable neighbourhoods plan for Ruchazie to Easterhouse. GCC will develop proposals and seek funding opportunities.	To 2030	GCC, Community Groups	Greater Easterhouse will be a sustainable, liveable and equitable place that prioritises accessibility, social resilience, inclusivity.
<b>A.27</b> - GCC will work with stakeholders to deliver the aims of the Glasgow Travel Behavioural Change Strategy and the Glasgow Cycling and Urban Sports Strategy	To 2030	GCC, Sustrans, Seven Lochs Partnership	There will be a shift away from private vehicular traffic to a more balanced placemaking approach that promotes healthy, vibrant, safe and attractive places that encourage active travel and public transport usage.
<b>A.28</b> - GCC will review the current active travel, core paths and cycling provision in relation to existing and emerging development opportunities and programmed investment.	To 2030	GCC, local groups, 7 Lochs Partnership	Improved active travel and public realm environments along key routes.
<b>A.29</b> - GCC will develop lighting design guidance for active travel routes as part of the Lighting Strategy being progressed.	To 2030	GCC, local stakeholders	Infrastructure enhancements will support active travel by promoting better integration between different modes.  Streets and key pedestrian routes will function better for people creating liveable, connected, attractive places.
<b>A.30</b> - The SDF supports public realm improvements to overcome physical or perceptual barriers to neighbourhoods across city infrastructure such as the motorways and rail lines.	To 2030	GCC, Sustrans, Transport Scotland, Network Rail, Seven Lochs Partnership	Overcoming of accessibility gaps caused by transport infrastructure.

## A Connected Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.31</b> - The SDF will support initiatives to improve accessibility of public transport stations (bus, metro, train) across the area.	To 2030	GCC, SPT, Network Rail, Sustrans, Seven Lochs Partnership	Improved public transport accessibility for local communities both into central Glasgow and across the city region.
<b>A.32</b> - Review opportunities for health walks organised through the Paths for All and the Third Sector.	Ongoing	GCC, Paths For All, Third Sector Organisations, Seven Lochs Partnership	Improved health and wellbeing outcomes.
<b>A.33</b> - Support the design and delivery of Glasgow Transport Strategy proposals within Greater Easterhouse.	To 2030	GCC, SPT, Network Rail, Sustrans	Improved town centre access to a choice of public transport services.
<b>A.34</b> - We will continue to work with our key partners, including Strathclyde Partnership for Transport (SPT) and neighbouring local authorities to progress the Clyde Metro project to support transformational change and align it with the goals of the SDF.	Ongoing	GCC, Glasgow City Region cabinet, SPT, North Lanarkshire Council, Transport Scotland, Network Rail, Sustrans, Glasgow Bus Partnership	Clyde Metro will enhance connectivity to and within Greater Easterhouse bringing economic, social and spatial transformational change for the benefit of all residents of Easterhouse.
<b>A.35</b> - The Council will continue to work with the bus partnership and other partners to address the complexity of issues and to take full advantage of emerging opportunities to deliver the vision of an accessible, efficient and integrated bus network. This will require co-ordination and a range of interventions, mechanisms and approaches.  The SDF supports the implementation of bus priority measures which deliver multiple strategic place benefits within Greater Easterhouse.	To 2030	GCC, SPT, Sustrans, bus companies	Improved public transport accessibility for communities both into central Glasgow and across the city region.

## A Connected Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A36-</b> We will work with developers and bus operators to connect new major residential developments in the green belt to the City’s bus network.	To 2035	GCC, SPT, Bus operators, Developers	New communities developed in the greenbelt will be sustainably connected to the City Centre, The Town Centre and other key destinations.
<b>A37.</b> GCC will explore how alternative forms of bus governance. The Council will engage with Scottish Government and other relevant partners including SPT about securing funding for, and initiating work on, the development of business cases for a bus franchising system and a municipal operator.	To 2035	GCC, SPT, Bus Operators, Bus User Groups	Improved public transport accessibility for local communities both into central Glasgow and across the city region.
<b>A38.</b> The council will initiate discussions with key partners on a potential, time-limited Bus Service Improvement Partnership (BSIP) via the Glasgow Bus Partnership.	Ongoing	GCC, SPT, Bus Operators, Bus User Groups	Improved public transport accessibility for local communities both into central Glasgow and across the city region.



## A Green and Resilient Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.39</b> - Promote joint partnership working and development opportunities to strengthen the area's green corridors as environmental and, where appropriate, active travel assets. Identify and support projects which will work towards this aim.	Ongoing	GCC, Seven Lochs Partnership, GCV Green Network Partnership, Sustrans, land owners, developers, community groups	Greater Easterhouse will have an integrated, high quality green, blue and grey infrastructure network that helps deliver climate change adaptation and promotes health and wellbeing.
<b>A.40</b> - Support the work of the Liveable Neighbourhoods project to deliver multifunctional active travel infrastructure which includes nature-based solutions to enhance the sustainable transport hierarchy, climate resilience and biodiversity.	To 2030	GCC, Sustrans, community groups, Seven Lochs Partnership	Enhancements will be multifunctional and incorporate measures to mitigate against the effects of climate change and enhance place quality and facilitate active travel/modal shift.
<b>A.41</b> - The City will continue to lobby the Scottish Government for higher levels of funding and bring back vacant and derelict land into productive use for both hard end uses e.g. industrial, business and residential, as well as soft end uses such as green infrastructure.	Ongoing	GCC	Vacant and derelict land will be brought back into productive use for the benefit of the local population, nature, and climate adaptation.
<b>A.42</b> - Support the design and delivery of surface water management projects to reduce flood risks and impact.	Ongoing	MGSDP, GCC, developers, Seven Lochs Partnership	Improved surface water management infrastructure across Greater Easterhouse.
<b>A.43</b> - Review 2016 IGI study to inform further IGI development works that can deliver place-making and other relevant strategic outcomes.	To 2025	GCC, MGSDP, Seven Lochs Partnership	Improved surface water management infrastructure across Greater Easterhouse.
<b>A.44</b> - Support the Glasgow and Clyde Valley Green Network in identifying opportunities to deliver the Green Network Access Network, Clyde Climate Forrest, Clyde Grasslands and Clyde Peatlands Projects within Greater Easterhouse in line with key SDF outcomes.	To 2030	GCC, Glasgow Clyde Valley Green Network., Seven Lochs Partnership	18 million trees planted across the City region bringing about benefits such as climate resilience, habitat creation, improved health and wellbeing outcomes and better air quality.

## A Green and Resilient Greater Easterhouse

Action	Timescale	Lead/Partners	Outcome
<b>A.45</b> - In the context of the Open Space Strategy, work with GCC colleagues to identify and deliver quality and accessibility improvements to publicly useable open space within Greater Easterhouse.	To 2030	GCC, Community Planning, community groups, Seven Lochs Partnership	Establish an accessible and multi-functional green network where nature and communities can flourish.
<b>A.46</b> - Conduct play sufficiency assessments for Greater Easterhouse and future play provision in Easterhouse should seek to meet the requirements of this.	To 2025	GCC	A better spatial understanding of where enhancements are required to deliver better play environments for children and young people.
<b>A.47</b> - Support the Seven Lochs Partnership secure funding for the duration of the new collaboration agreement.	Ongoing	Seven Lochs Partnership, GCC	A Green Belt with an enriched landscape and natural amenity, with improved countryside access links as appropriate.
<b>A.48</b> - Support delivery of the Seven Lochs project in partnership with stakeholders, and promote sustainable accessibility improvement and social connections, between Greater Easterhouse, the Town Centre and the Seven Lochs Park increasing public access and use of the Green Belt	To 2043	Seven Lochs Partnership, GCC	A Green Belt with an enriched landscape and natural amenity, with improved countryside access links as appropriate.
<b>A.49</b> - The SDF supports the activities identified with the Water Vole Conservation Action Plan to create and enhance water vole habitats  Contained in the CAP are measurable actions to deliver its objectives. It will be necessary to work closely with the Seven Lochs Partnership to deliver these actions and to align them with the SDF action plan.	To 2026	Seven Lochs Partnership, GCC, Nature Scot, Developers, Housing Association.	Water Vole habitats will be created and enhanced to facilitate housing led redevelopment of brownfield sites at the core of Easterhouse which will repopulate and enliven the Town Centre.

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## APPENDICES

# APPENDIX A | SUPPORTING STRATEGIES AND INITIATIVES

## SUPPORTING STRATEGIES AND INITIATIVES

Preparation of the SDF has been informed by a range of **plans, strategies and initiatives**, including:

- National Planning Framework 4
- The UN Sustainable Development Goals
- The Second National Transport Strategy (NTS2) and associated Strategic Transport Projects Review (STPR2).
- The Easterhouse: Chance to Change, Charrette Report and Action Plan.
- Clydeplan
- Glasgow City Development Plan (2017)
- City Development Plan: Topic-Based Supplementary Guidance
- The Glasgow Residential Design Guide
- Glasgow Open Space Strategy
- Glasgow's Housing Strategy
- Glasgow Strategic Housing Investment Plan
- Glasgow City Region City Deal
- Clyde Metro initiative
- Glasgow Transport Strategy: Policy Framework (2022-2030)
- Glasgow Transport Strategy Spatial Delivery Framework.
- Glasgow Active Travel Strategy (2022-2031)
- Glasgow Urban Sports Strategy
- Liveable Neighbourhoods initiative
- Glasgow Climate Plan
- Glasgow Climate Adaptation Plan
- Glasgow Local Biodiversity Action Plan
- Horizon 2020 - Connecting Nature
- North East Glasgow Water Vole Conservation Action Plan
- Glasgow and Clyde Valley Green Network
- Seven Lochs Wetland Park Masterplan
- Metropolitan Glasgow Strategic Drainage Partnership (MGSDP)
- Clyde Climate Forest initiative
- Clyde Grasslands initiative
- Glasgow City Food Plan
- Glasgow Food Growing Strategy
- Glasgow City Region's Forestry and Woodland Strategy.
- Lighting Urban Cities International (LUCI) Association
- The National Air Quality Strategy
- Glasgow's Local Air Quality Management

## APPENDIX B | DEMOGRAPHICS, SOCIAL AND HEALTH INEQUALITIES

### SIMD

The Scottish Index of Multiple Deprivation (SIMD) provides an up-to-date record of Easterhouse's deprivation status and the data zones covering the project area are persistently ranked within the top 10% of most deprived areas within Scotland. The data zone containing the Town Centre (S01010122) is classed as the fifth most deprived area in the whole of Scotland in 2020, while the adjoining zone (S01010114) is ranked as the 16th with several other zones within the top 1% most deprived areas in terms of health outcomes.

Healthy Life expectancy in SIMD decile 1 zones including Easterhouse is 15 years lower for men and 13 years lower for woman compared to the Scottish average.

Employment in low pay sectors has an average rate of 40.96% in Easterhouse Town Centre, compared to 30.91% across Glasgow (ONS, 2022). People who are income deprived in the Easterhouse Town Centre make up an average of 32.8%, compared to 19.87% across Glasgow (ONS, 2020).

Deprivation in Easterhouse has had a pronounced effect on health outcomes, compared with the Glasgow average. In Easterhouse Town Centre, the mean life expectancy was 68.19 years for men, and 74.03 for women, compared to 73.68

and 79.17 respectively for Glasgow (Public Health Scotland, 2020). The average number of years that men in the wider Easterhouse area are likely to spend in good health is 50, compared to the Glasgow average of 56. For local women Healthy Life Expectancy is 53 years, compared to 59 across Glasgow.

Furthermore, a third of local people (36%) have one or more long term health conditions, which is higher than Glasgow as a whole (31%). Nearly one in five people (18%) in Easterhouse feel their day-to-day activities are limited a lot by a health condition, compared with 13% across Glasgow. Around one in eight local people describe their health as bad or very bad, compared to around one in ten people citywide.

### Child Poverty

The proportion of school age children in Easterhouse is higher than Glasgow as a whole. The area has higher levels of obesity in P1 children (+27%). Although slightly more children than average live in proximity to green space, primary school children are less likely to walk to school when compared to the Glasgow average.

Child poverty in the area is at 24% and on average families in employment live on £34 per week below the poverty line increasing to £112 per week below the poverty line where no one in the family is in employment. Child poverty is linked to increased chronic illness, poorer cognitive capabilities and mental health problems later in life. Providing better opportunities from early childhood will have a significant impact in reducing the areas socio-economic issues and have a far-reaching impact on individual lives.

Fig 6.1 Scottish Index of Multiple Deprivation 2020

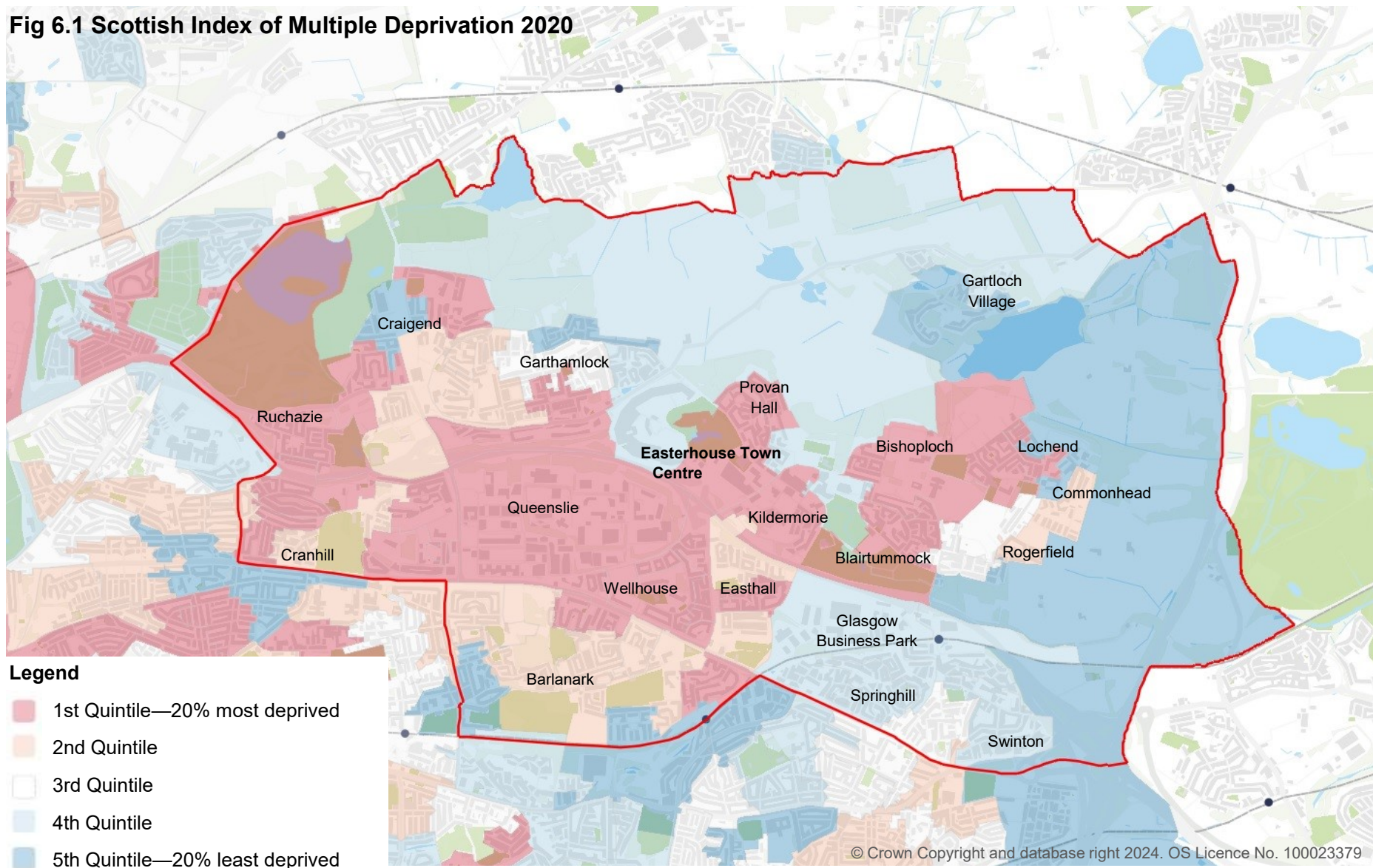
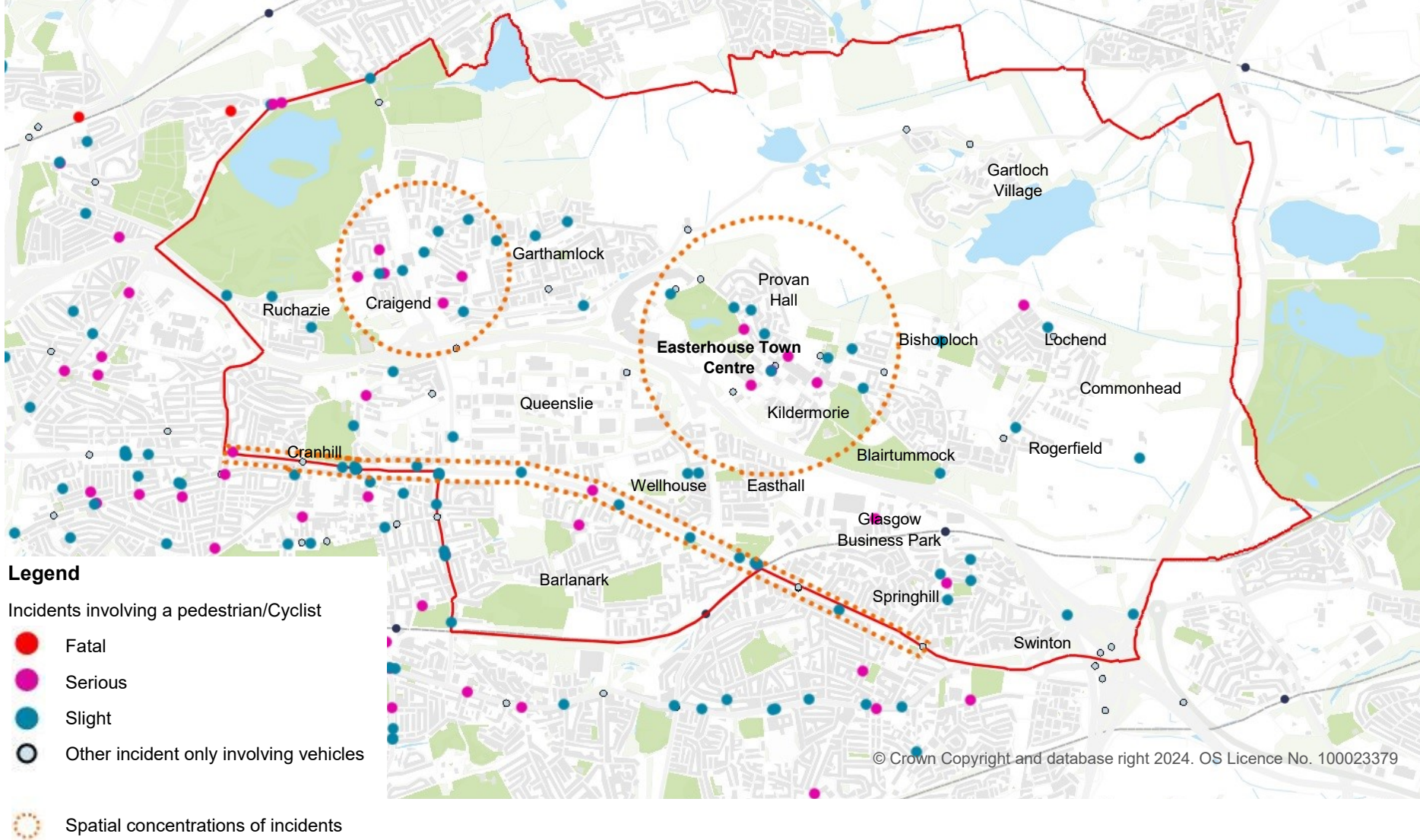


Fig 6.2 Road Traffic Incidents where pedestrians or cyclists have been involved in collisions with vehicles (2016-2021)



**Fig 6.3 SEPA Flood Risk**

