

LCA11: TOLLCROSS & BAILLIESTON, STAGE 1

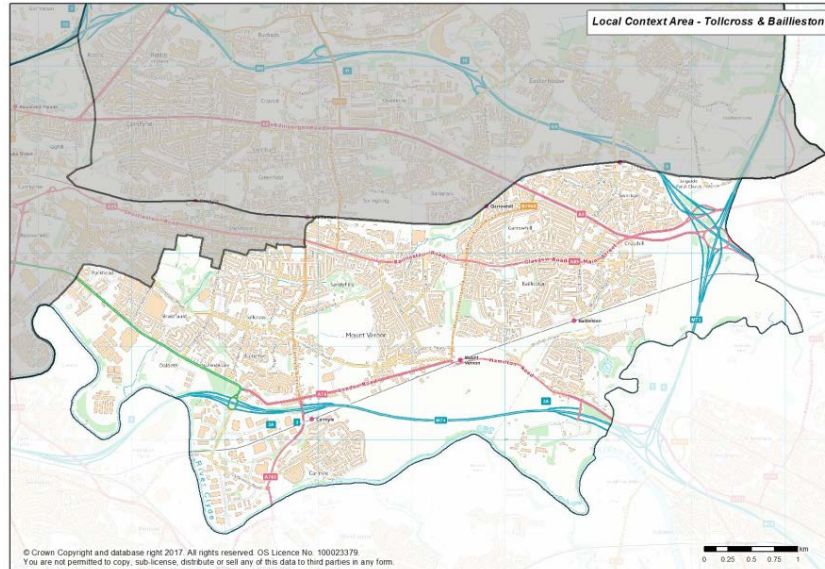
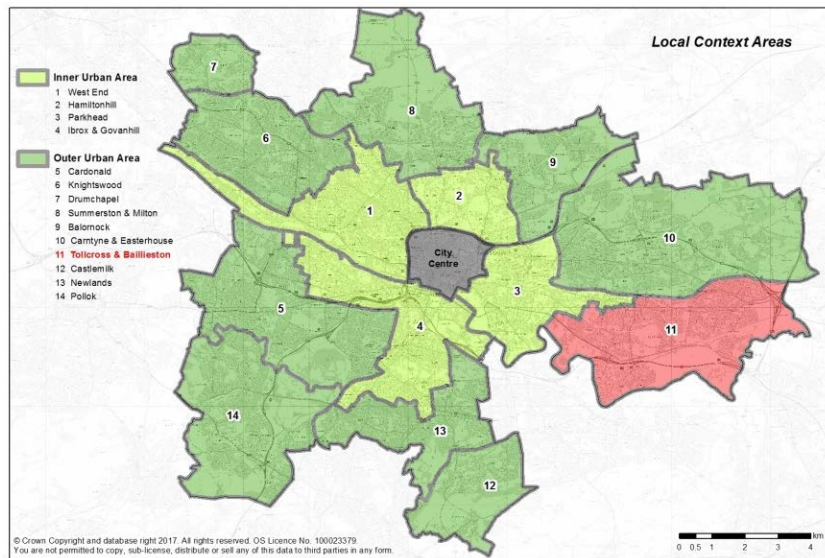
Glasgow City Development Plan 2017

Glasgow Open Space Strategy 2018



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1 Introduction

1.1 Tollcross & Baillieston is one of 15 Local Context Analysis (LCA) areas that have been identified to help inform the Council's understanding of open space and green network issues at the local level and inform the development of the Council's Open Space Strategy:

- a City Centre LCA area;
- 4 LCA areas in the higher density "Inner Urban Area"; and
- 10 LCA areas in the lower density "Outer Urban Area".

1.2 The LCA is being undertaken in two stages:

The **Stage 1 LCA** provides an initial analysis of the amount, distribution and quality of open space in this area, together with other important characteristics. It identifies the key matters that the Council thinks should be addressed to improve access to, and the quality of, open space in order to create a better place for people and nature. **Consultation on this LCA is your opportunity to inform the Council of the open space issues that you think are important to your local area.** It is part of a wider engagement on the City's draft Open Space Strategy, which is also being made available for consultation. Comments on either should be made via the [Glasgow Consultation Hub](#). Figure 1 sets out the relationship between the OSS, Stage 1 LCA, the City Development Plan and other documents.

The **Stage 2 LCA process** will build on the Stage 1 analysis and the public response to it. It will draw on work and budgets of services across the council, and of council partners, to ensure a coherent approach to investment and try to ensure new investment delivers on as many of the City's green network and community

ambitions as possible. The process is being funded through the EU Horizon 2020 Connecting Nature project. The Stage 2 LCAs will bring forward a “green network masterplan” for each area and for the City, informed by consideration of **current and future need** for open space in each area.

1.3 The Stage 2 LCA process will clarify the future role of the City’s open spaces. In particular, it is likely to mean:

- A. **the retention of many open spaces for their existing purpose** – it is anticipated that many existing open spaces will continue to be used and managed for their existing purpose – eg as public park, football pitch or natural/semi-natural greenspace;
- B. **the creation of new open spaces** – eg where necessary to meet gaps in accessibility to good quality, multifunctional open space of that serves the community or to meet demand for growing spaces;
- C. **the use of some open spaces for a different open space purpose** – some open spaces may require to be used differently to meet current and future needs – eg where a former playing pitch is no longer required for outdoor sport but is well-located to meet demand for growing space; and
- D. **the use of some open spaces for a non-open space purpose** – where Stage 2 LCAs have identified spaces that will not have a role in meeting current or future need, then there is an opportunity to release them for development, with the potential to free-up resources for investment in the City’s other open spaces.

1.3 This LCA analyses the current extent and quality of the open space and green network in Tollcross & Baillieston in the context of the draft Open Space Strategy’s 3 key themes of A Liveable Glasgow, A Healthy Glasgow and A Resilient Glasgow:

Glasgow’s Vision for Open Space:

By 2050, there will be network of good quality, well-distributed, multi-functional open spaces, and connecting infrastructure, that contributes positively to :

- *Outcome 1:* the City’s **LIVEABILITY**, increasing its attractiveness as a place in which to live, work, study and invest;
- *Outcome 2:* the **HEALTH AND WELLBEING** of the City’s human population and of its flora and fauna; and
- *Outcome 3:* the long term **RESILIENCE** of the City in relation to the threats, and potential opportunities, arising from climate change and other external factors such as reducing budgets.

Communities will have access to good quality, multi-functional open spaces, that are used by all sectors of society, within a short walk of the home and to a wider, better integrated, network of green, blue (water) and grey (civic) spaces that provide multiple benefits for people and the environment.

The value of Glasgow’s Open Spaces in helping address many of the critical issues facing the City will be widely understood and reflected in the decisions made by the Council and its partners.

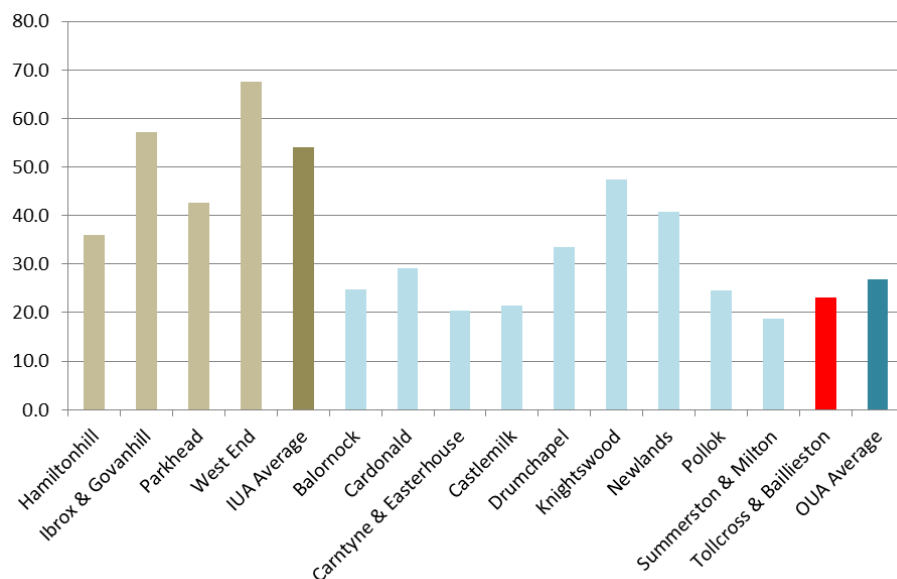
Figure 1: Suite of Open Space Documents



2 The LCA Area

2.1 The LCA area comprises of the communities of Tollcross, Shettleston (in part), Sandyhills, Fullarton Park, Mount Vernon, Burntbroom, Springhill, Garrowhill, Swinton, Baillieston and Broomhouse. It's an area which has seen substantial change on its periphery over the last 20 years with significant, and ongoing, greenfield release for housing. The area has a number of local facilities such as schools, nurseries, libraries, health centres and community centres. The main sports facilities are located at Tollcross Leisure Centre & Commonwealth Pool.

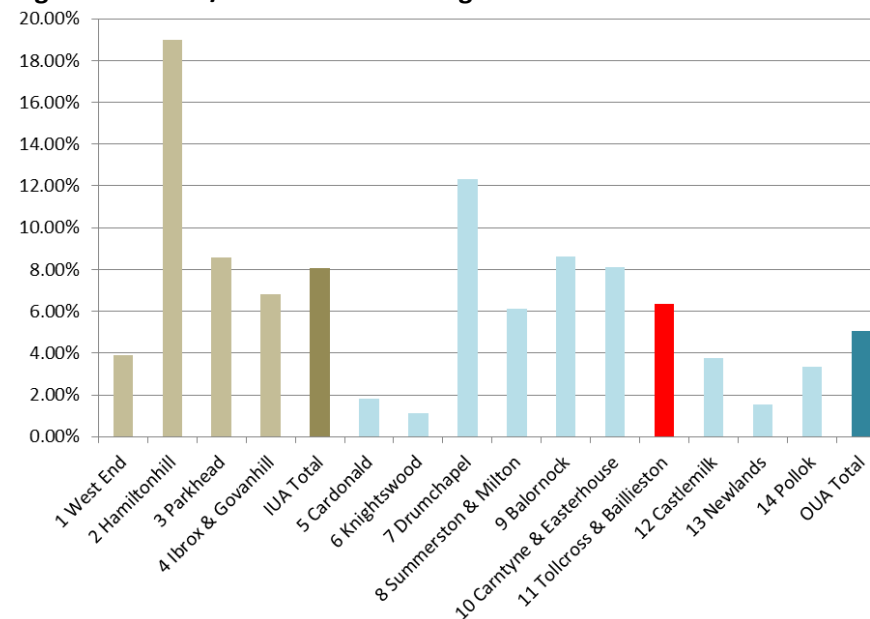
Figure 2: Population Density – People per Hectare



2.2 There are no conservation areas and the very few listed buildings in the area are generally places of worship. Housing in the area

includes a mix of sandstone tenements and houses, 20th century former council and private suburban-type stock, and modern private and social housing. With a population density of 23 people to the hectare (Fig 2), it is slightly below the average for population density in the Outer Urban Area. The amount of vacant and derelict land (6.4% of the total land area – Fig 3), and associated housing proposals, means that there is potential for the population to grow.

Figure 3: Vacant/Derelict Land as %age of Total LCA Land Area



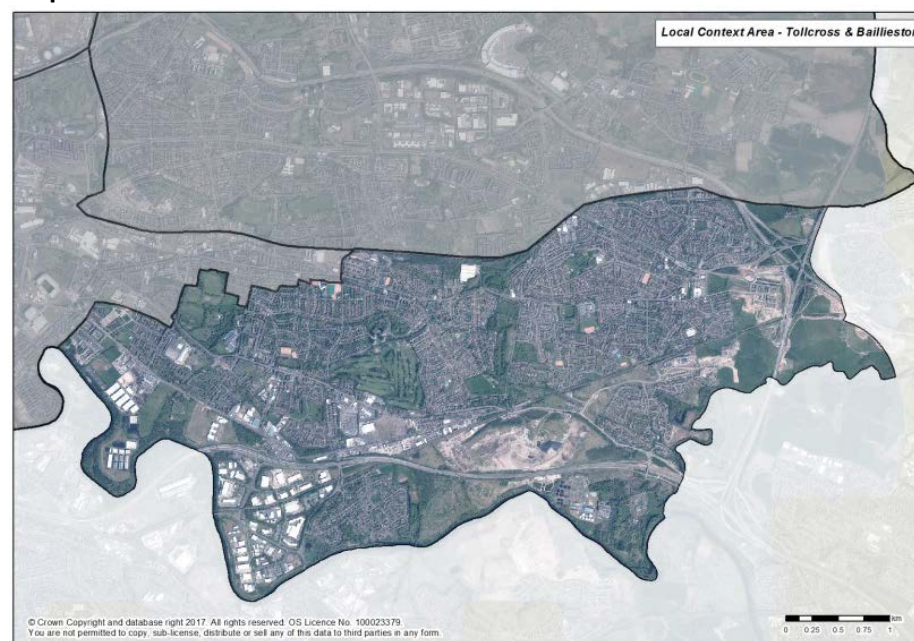
2.3 The area contains major infrastructure in the form of the M74 in the south, the M8 in the north and the M73 to the east, as well as the Glasgow to Edinburgh low level railway. The Glasgow-Bathgate-Edinburgh rail route constitutes the northern boundary of the area in the east and the Glasgow-Whifflet line runs through

the southern part of the area. Together with other roads, especially London Road, these can act as barriers to movement and both physical and perceptual constraints on how people can access open space in the area. Both rail and bus provide public transport access to, and within, the area.

- 2.4 The River Clyde forms the southern boundary of the LCA area, with the north bank forming, over much of its length, part of Sustrans' National Cycle Network. NCN 75 is in the form of the Clyde Walkway between Glasgow and Uddingston, running onto Edinburgh in the east and Argyll in the west. It forms the main cycle route through Glasgow City Centre.
- 2.5 There are light industrial areas at Cambuslang Investment Park, Clyde Gateway East Business Park, Cambuslang Industrial Estate, Baillieston Business Park and Glasgow Business Park.
- 2.6 Tollcross & Baillieston contains a number of important open spaces, as shown on the [Open Space Map](#). **Tollcross Park** situated in the south west corner of the LCA, is a significant attraction and draws visitors from much of the LCA area and beyond. The park contains a range of facilities including: children's farm and courtyard visitors centre; children's play facilities; rose garden; Glen Nature Walk; open amenity grassland and woodland. It also has Winter Gardens which are at present closed to public access. Tollcross Park also contains the Tollcross International Swimming Centre, used for the 2014 Commonwealth Games, and a Glasgow Club gym. The park is ranked in the top quartile of the City's Parks in terms of its quality (Map 4).
- 2.7 This strategic, traditional park is complemented by a network of smaller local parks and less formal open spaces scattered

throughout the area. **Helenslea Park** is an area of undulating grassland and scattered woodland in the west of the area. **Fullarton Park** lies further to the east and comprises a large area of generally flat grassland interspersed with groups of trees. Neither park provides many of the other open space functions identified in the Quality Standard, as set out in the draft Open Space Strategy (Annex 10).

Map 1: LCA Area



- 2.8 **Sandyhills Park** was built on land formerly occupied by post-war prefabs. It has large areas of amenity grassland, semi mature trees and paths. The park is subject to investment, with a view to enhancing its multi-functionality, as part of Multifunctional Greenspace Project associated with the delivery of the 2014

Commonwealth Games. This includes work to restore, to the surface, the culverted stretch of Tollcross Burn which runs through the park. The park mingles with the open space surrounding the Sandyhills flats and in which there is a multi-use games area (MUGA) and children's play facilities.

2.9 Immediately south of the Sandyhills flats lies **Sandyhills Golf Course**, an 18 hole course lying between Sandyhills Road in the north and Hamilton Road in the south. The Green network runs west of the course in the form of **Sandyhills Road** amenity open space, a network of paths through a wooded open space containing areas of flat amenity grassland. It is adjoined, to the west, by open space at **Strathford Street** containing trees and an unenclosed grass playing pitch.

2.10 Further to the east, a number of open spaces are aligned in a north south orientation. **Early Braes Park** lies immediately south of the railway in the north of the area. It consists mainly of plantation woodland and open amenity grassland. The Tollcross Burn runs through it. Early Braes Park is also a Site of Importance for Nature Conservation (SINC) and its northern half is designated a Site of Special Landscape Importance (SSLI) (see Section 5). South of Early Braes, across Baillieston Road, lies **Barrachnie Park**. It consists mainly of amenity grassland and stands of trees, but also includes a skate park and a playing pitch used by Glasgow East Rugby Club. Immediately to its south is a large open space running down the west side of **Mount Vernon Avenue**. The land consists of rough grassland and tree belts, which are subject to Tree Preservation Orders (TPOs). The site as a whole is designated an SSLI. Public access to the site would appear to be on an informal basis, at present. To its east, across Mount Vernon Avenue, is Sherbourne Park – large areas of relatively flat amenity grassland with groups of trees and pathways. To the

south, lies **Mount Vernon Park**. The park consists of large areas of flat amenity grassland (including playing pitches), children's play facilities, a MUGA and scattered trees. Mount Vernon Community Hall sits on its north eastern edge.

2.11 These spaces provide a green network link, via the Burntbroom SINC to the south east, with the developing **Greenoakhill Community Woodland** on Patterson's tip, south of Hamilton Road. The project will establish an opens of trees and pathways that will allow access over a wider area. There are opportunities to connect these opens spaces together and link to similar networks north of the railway to provide for walking, cycling and general public access provision through the centre of the area and beyond. There may also be opportunities to connect from the Greenoakhill Community Woodland, south, to the River Clyde at Daldowie and provide for onward connection to NCN 75.

2.12 **Garrowhill Park** includes amenity grassland, trees, paths, a MUGA and children's play facilities. There are plans to construct new public tennis courts in the park. **Huntingtower Park** lies to its south, and provides amenity grassland and children's play facilities. In Baillieston, the **James Lindsay Memorial Park** includes amenity grassland and tree planting. **Crosshill Park** lies immediately adjacent to Baillieston Town Centre and, as well as amenity grassland, contains more in the way of dedicated play facilities and a MUGA.

2.13 Further public parks can be found in **Broomhouse** (a small park including amenity grassland, children's play facilities and a MUGA) and at **Carmyle** (amenity grassland, trees). At the other end of Carmyle, Carmyle New Park wraps around the eastern side of the village and consists mainly of rough grassland, enclosed by tree belts.

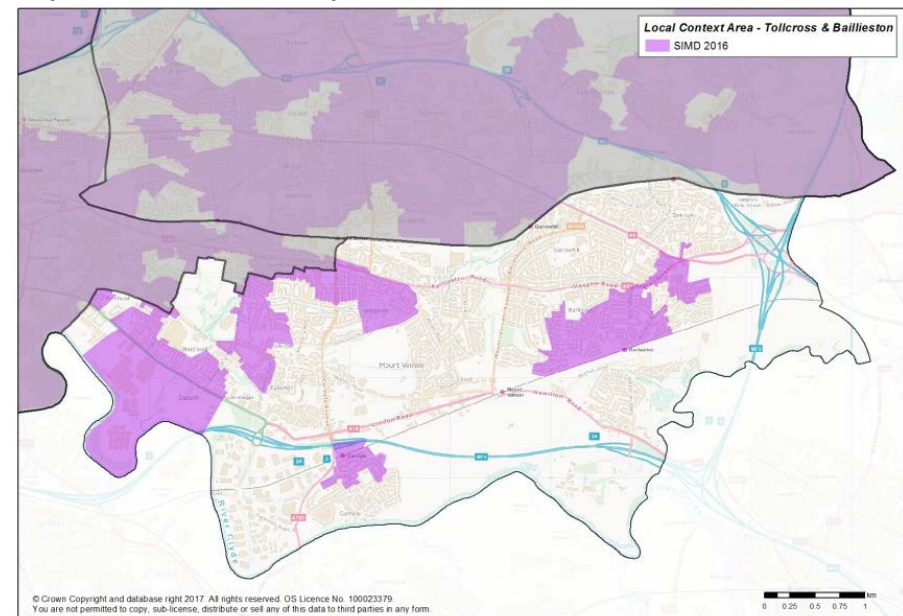
- 2.14 In general terms, the impression is of a good distribution of public parks but that they provide for fewer functions than public parks in other parts of the City.
- 2.15 Other important open spaces in the area include cemeteries at **St Peter's** (south of London Road in the west of the area) and at **Daldowie** (in the south eastern corner), green corridors along the river, railways and motorways and various bowling greens and playing pitches scattered throughout the area.

3 *A Liveable Glasgow*

- 3.1 Good quality, well-designed and well located open space can make the City a more attractive and pleasant place for people who currently live, work or invest in Glasgow and for people from elsewhere who are considering doing so, generating economic, environmental and societal benefits.
- 3.2 Map 2 illustrates those parts of the Tollcross & Baillieston LCA area that the Scottish Index of Multiple Deprivation has ranked as being amongst the 15% most deprived datazones in Scotland. The datazones with the highest levels of multiple deprivation are concentrated mainly in the west of the area, at Tollcross, Dalbeth, parts of Carmyle and Sandyhills, but also in parts of Baillieston, further east. Residents of these areas are likely to be particularly reliant on walking and public transport to access facilities, meaning enhancing access to, and the quality of, open space in this area will be a critical consideration.
- 3.3 The Understanding Glasgow website provides further details of multiple deprivation in Tollcross and West Shettleston, indicating

that in this western part of the LCA, where the SIMD datazones are most concentrated, 92% of people live near to vacant or derelict land and single parent households make up half of all households with dependent children.

Map 2: SIMD 15% most deprived datazones



Thriving Places

- 3.4 [Thriving Places](#) is Glasgow Community Planning Partnerships' neighbourhood approach which targets specific areas of the city with a view to making better use of existing assets and resources and creating more effective working across partners.
- 3.5 Thriving Places are neighbourhoods and communities which have been identified as needing further support to tackle complicated

local issues. Across the city there are nine Thriving Places that have been identified as having consistent levels of inequality relative to other parts of the city, including when looking at child poverty, health indicators and levels of unemployment. Parkhead, Dalmarnock and Camlachie is one of these areas, and takes in the western part of the LCA area.

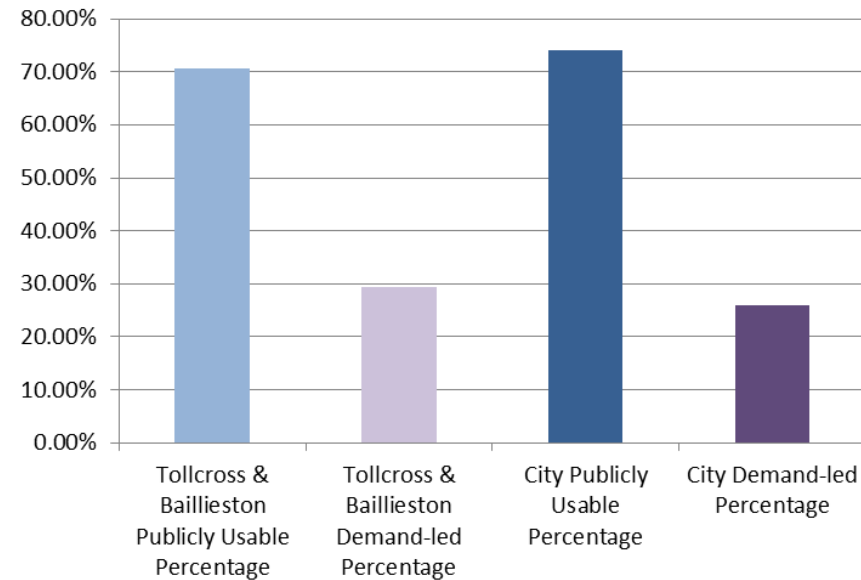
- 3.6 A [Locality Plan](#) for Parkhead, Dalmarnock and Camlachie has been produced and sets out how community groups, organisations and local services can work together to make a difference to the area. It highlights local people's desire for more greenspace and improvements to the local environment.

Publicly Usable and Demand-led Open Space

- 3.7 Access to well-designed and maintained open spaces is vital to improving people's quality of life and encouraging more active lifestyles. Such spaces provide opportunities for formal and informal play, rest and relaxation, meeting others and to engage with nature, helping improve both physical and mental health.
- 3.8 The draft Open Space Strategy differentiates between **publicly usable** and "**demand-led**" open spaces. Publicly usable open spaces are those that the public have relatively unrestricted access to – eg public parks (where access may only be restricted at night), amenity space, natural open space, etc. Demand-led open spaces generally have more restrictions on access and use – eg allotments, sports pitches or cemeteries.
- 3.9 Using this distinction, the OSS aims to ensure that:
- there is enough good quality open space across the City to satisfy **demand** for formal sport and for growing, in particular; and

- all homes in the City have access to a good quality **publicly usable** space of a size that can meet the needs of the residential population, particularly in relation to play, informal sport and recreation and general relaxation.

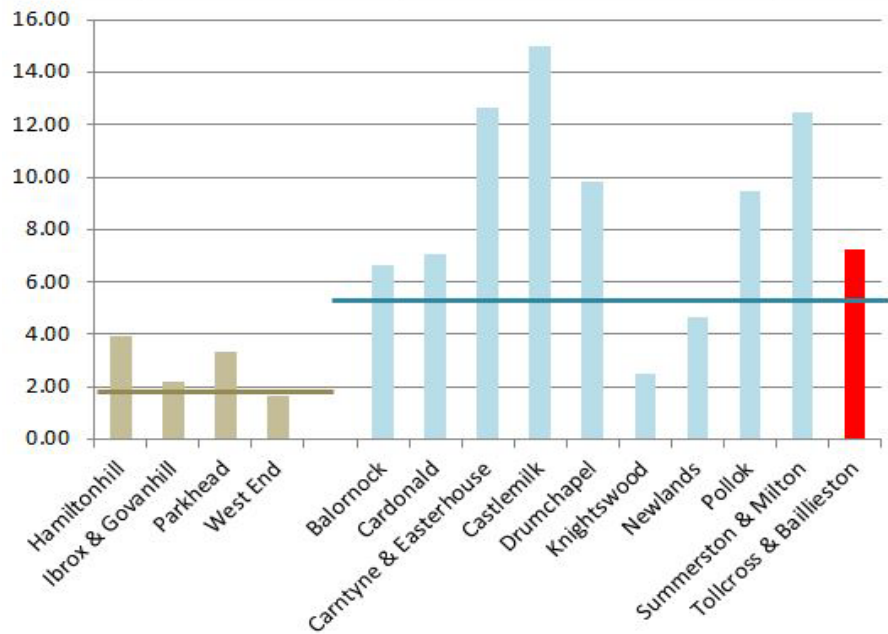
Figure 4



- 3.10 The Tollcross & Baillieston LCA is generally typical of the City as a whole in terms of the split between demand-led and publicly usable open space (Fig 4 - see [open space map](#)). The Council is undertaking a city-wide assessment of the supply of, and demand for, the most popular types of outdoor sports provision (including pitch sports, bowls and tennis) in conjunction with Glasgow Life and Sportscotland. This will inform a sports pitch strategy that will consider how best to meet any unmet demand in terms of quantity or quality across the City, help inform decisions on planning applications and ensure a better understanding of the

area’s need for outdoor sports provision. A similar assessment of demand/supply in relation to growing space is being undertaken as part of the Council’s food-growing Strategy. It will inform how any unmet demand for food-growing can be accommodated in the area.

Figure 5: Publicly Usable Open Space per 1000 People



3.11 The Tollcross & Baillieston LCA has 7.2 ha per 1000 people (Fig 5) of publicly usable open space which is above the OUA quantity standard of 5.5 ha per 1000 people set out in the draft OSS. The area has, however, a number of housing sites and could see a growth in population over the coming years. The output from the housing land supply is expected to see the area’s population grow

by over 3,500 but, even with this growth, the Quantity Standard would still be exceeded (Section 7).

Quality and Accessibility

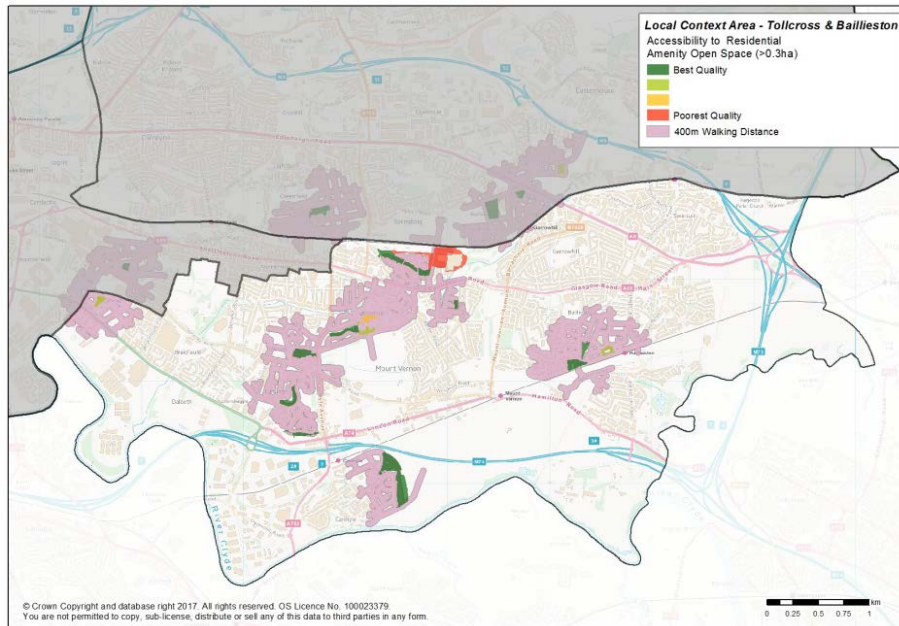
3.12 The draft Open Space Strategy sets out standards for **accessibility** to publicly usable open space and for the **quality** of those spaces. The Accessibility Standard states that “all homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more”. The draft OSS refers to spaces that will be used to meet the Accessibility Standard as “Community Spaces. The Quality Standard seeks to ensure that these spaces are publicly usable, of a reasonable size and of good quality, including providing for a variety of functions, including children’s play, informal sport/recreation and relaxation.

3.13 A Quality Assessment of the City’s most publicly usable open spaces was undertaken between 2012 and 2014. The spaces surveyed included amenity open spaces over 0.3 ha in size and public parks and gardens. The Quality Assessment was an initial assessment of the quality of those spaces, relative to one another, and does not reflect whether they would meet the quality standard or not. Nevertheless, it is valuable in helping understand the relative quality of usable open space across Glasgow and its distribution. It should, however, be noted that some of the spaces were surveyed as much as 6 years ago and the passage of time may have seen an improvement, or deterioration, in their quality.

3.14 Map 3/ Annex 1 shows the amenity open spaces over 0.3ha in size and their relative quality. It also illustrates how accessible

they are from the surrounding communities, by using a network analyst tool to mark out those areas within a 400m walk, using footpaths and other pedestrian routes, of a point of entry to the space.

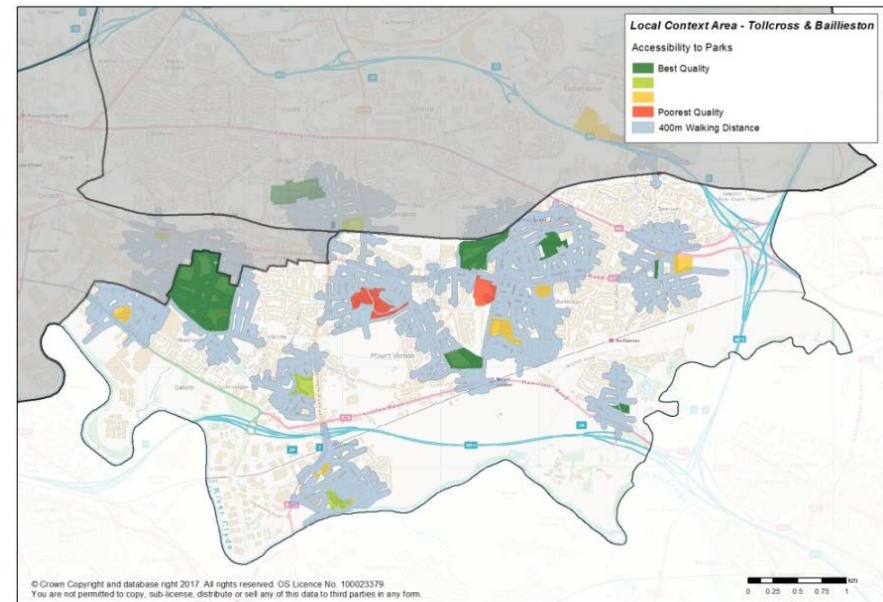
Map 3 – Accessibility to Residential Amenity Open Space



- 3.15 In general terms, the amenity spaces are located in the centre of the area and appear to be of relatively good quality. Some, however, at the bottom end of the quality range and are likely to require enhancement to meet the Quality Standard. As set out above, the Quality Assessment was an initial assessment of quality and does not reflect whether a space would meet the quality standard or not. Further analysis will be required and the Council intends to undertake this work with a view to producing a

map of the open spaces that are considered capable of meeting the quality standard. A similar analysis of access to public parks and gardens is shown on Map 4/ Annex 2.

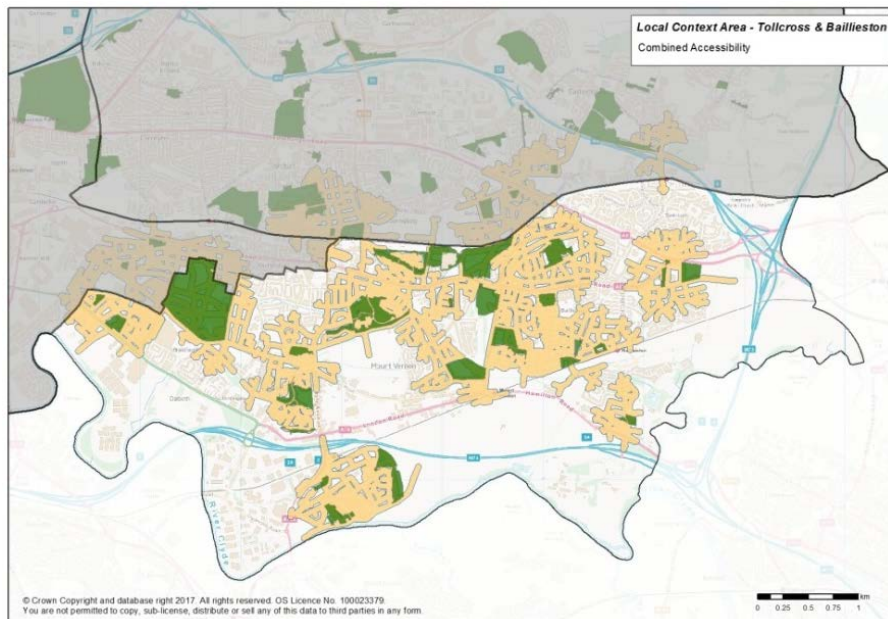
Map 4 – Accessibility to Parkland



- 3.16 Map 4/Annex 2 illustrates those parts of the Tollcross & Baillieston area that are within a 400m walk of open spaces that are identified as public parks and gardens on the Open Space Map, or are maintained as such by the Council. It highlights that there is a reasonable spread of parks and gardens across the area, but that quality appears to be poorer in the central and eastern parts of the area. Opportunities to improve quality will be considered through the Stage 2 LCA process.

3.17 Map 5/Annex 3 combines both maps and shows those parts of the LCA area which currently meet the accessibility standard by falling within a 400m walk of a publicly usable, and potentially multifunctional open space of an appropriate size (over 0.3 ha) in one of these two key open space categories. It appears to show significant gaps in accessibility to open space in the area but, to give a clearer picture, these indicative deficiencies in access can be combined with a map of population distribution to identify the major gaps in accessibility from people's homes. Maps 6/7 and Annexes 4/5 illustrate population distribution and access deficiencies respectively.

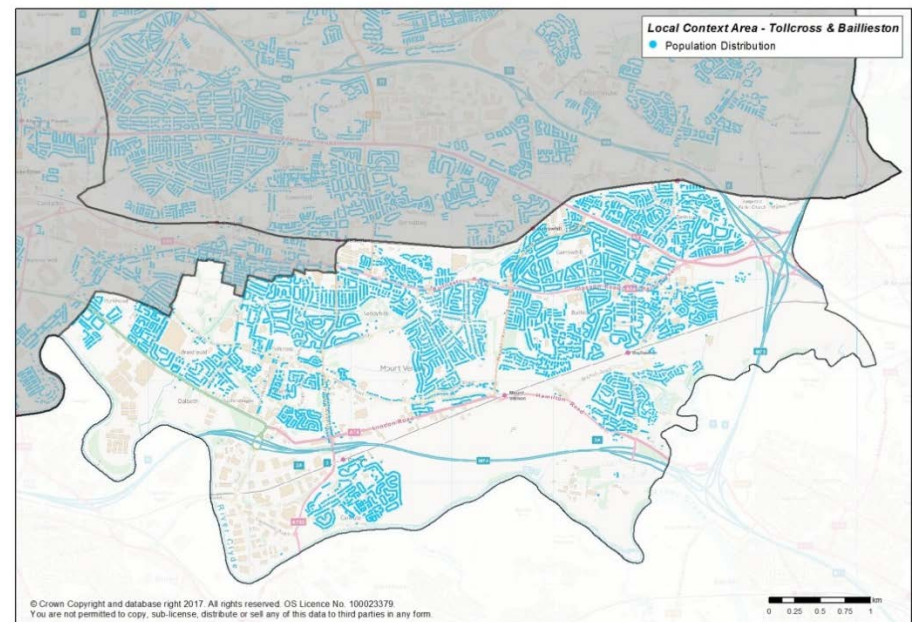
Map 5: Accessibility to potentially multifunctional open space > 0.3 ha



3.18 Map 7/Annex 5 illustrates that there are a few potential gaps in access to the two key categories of publicly usable open space considered to have the greatest potential to meet the Quality Standard. The biggest gaps in residential accessibility appear to be in:

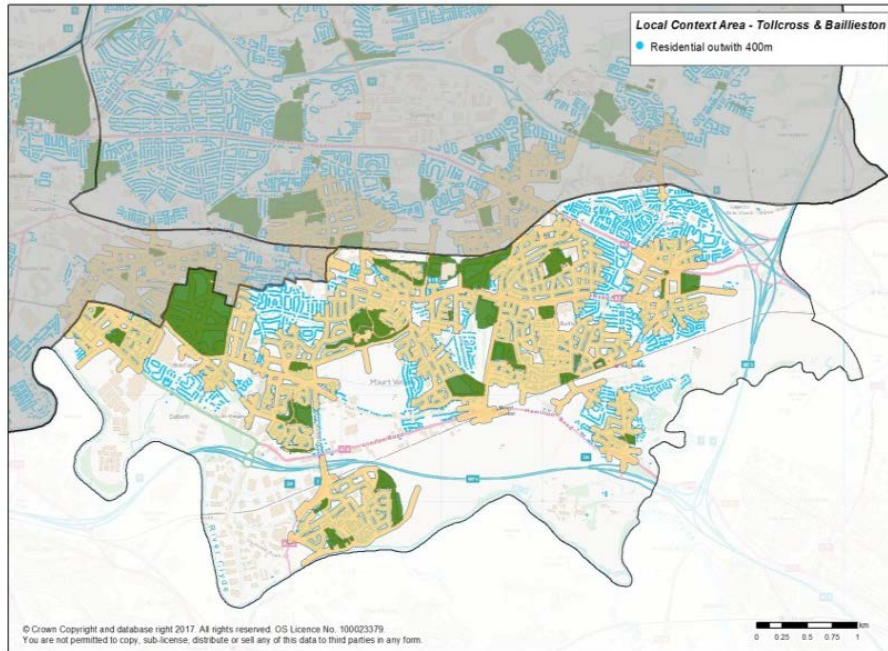
- Swinton
- Springhill
- South Shettleston/Sandyhills
- Baillieston - Edinburgh Road (north) to George Street (south)
- Parts of Mount Vernon, including Hamilton Road
- New communities at Broomhouse, east and west sides
- Dalbeth/ London Road

Map 6: Population Distribution



- 3.19 There is no significant correlation with the most deprived areas of the LCA, other than in Dalbeth, Sandyhills and part of Baillieston.

Map 7: Potential Accessibility Standard Deficiencies

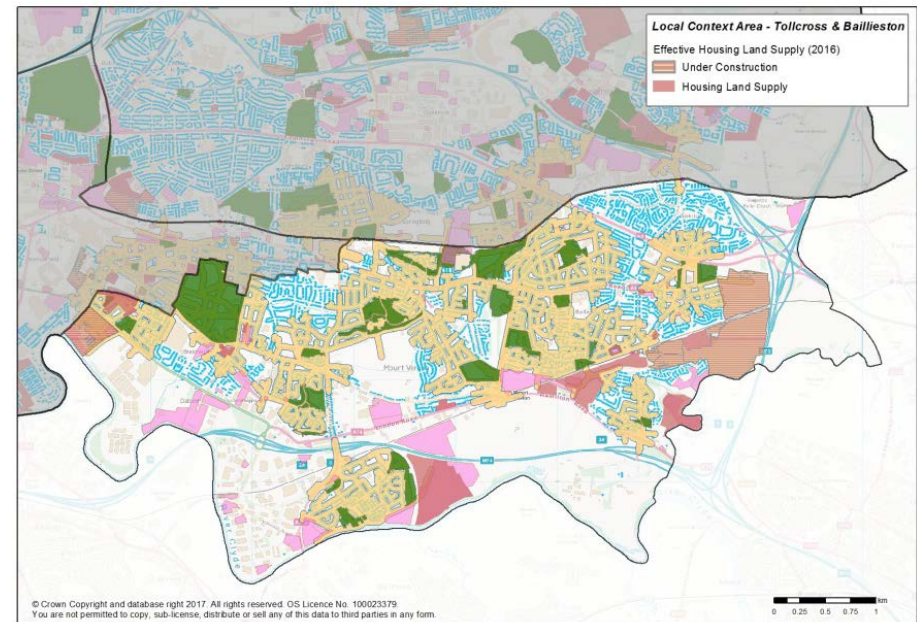


- 3.20 Further work has been undertaken to highlight some of the possibilities for addressing these deficiencies in accessibility. Opportunities exist in a number of forms, including:

- making use of other types of open space (ie not public parks and gardens or amenity residential) that have the potential to meet the Quality Standard;
- enhancing means of access to existing open spaces, eg shortening actual walking distances through infrastructure interventions or by creating new points of access;

- utilising open spaces that currently function separately but could meet the size and multi-functionality required by the quality standard if combined; and
- making use of the potential offered for delivering new spaces on vacant and/or derelict land or as an integral part of new housing developments to help address deficiencies – especially in this area where regeneration is proposed on a significant scale.

Map 8: Vacant and Derelict Land and Housing Sites



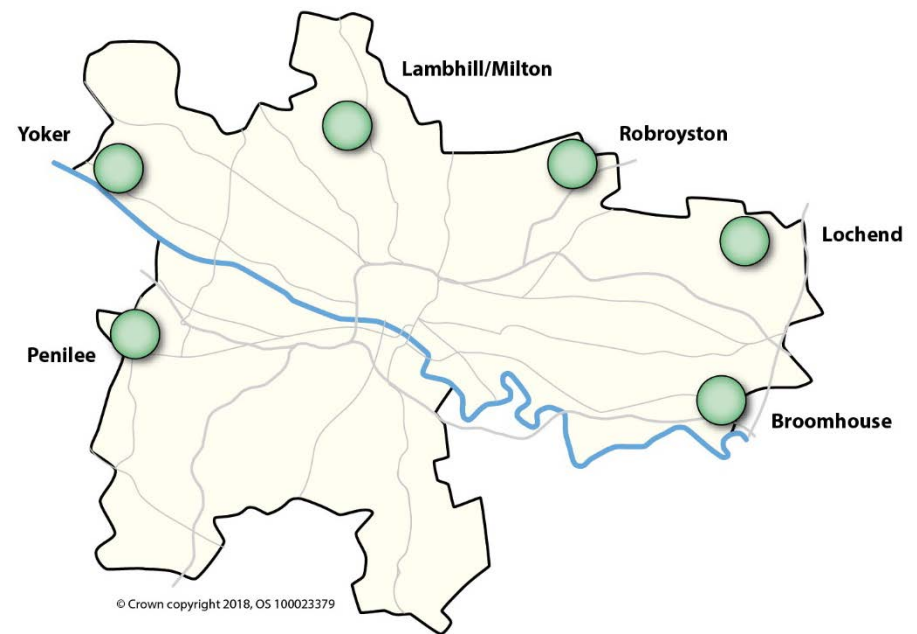
- 3.21 Map 8 shows vacant/derelict land (also on Annex 6) and key housing sites (Annex 7) together with the accessibility analysis set out above. It illustrates that there may be opportunities to use the vacant/derelict and housing land supplies to help address

access deficiencies in some of these areas, including Broomhouse and Dalbeth. Whether it is possible to do so will depend on the status of these sites, including whether planning permission has already been granted for their redevelopment. There may also be options for “swapping” poorer quality/poorer located open spaces with housing land, where this would deliver a better distribution of open space and greater accessibility. These issues require further careful consideration through the Stage 2 process.

3.22 Further analysis of accessibility to larger open spaces has been undertaken for the Open Space Strategy. Whilst it is recognised that access to a multifunctional, publicly usable space of 0.3 ha or more might meet “everyday” requirements, access to larger multifunctional open spaces will be desired on occasion. As such, an additional measure of accessibility to the City Parks (e.g. Kelvingrove) and District Parks (e.g. Tollcross) that serve a strategic function, and to the Local Parks that serve more discrete localities (e.g. Rosshall Park or Maxwell Park) has been developed. It reflects the distances people might be expected to travel to access both the larger City/District Parks (1500m or a 15-20 minute walk) and the smaller Local Parks, over 1 ha in size (800m or a 10 minute walk).

3.23 Map 9/Annex 8 illustrates that, with the exception of Broomhouse, the Tollcross & Baillieston area generally falls within the larger open space distance thresholds. The Baillieston/Broomhouse/Carmyle Community Growth Area is delivering significant new house buildings and associated open space. Together with the Greenoakhill Community Woodland, this provides an opportunity to address the shortfall in access to larger open space in Broomhouse.

Map 9: Access to Larger Open Spaces

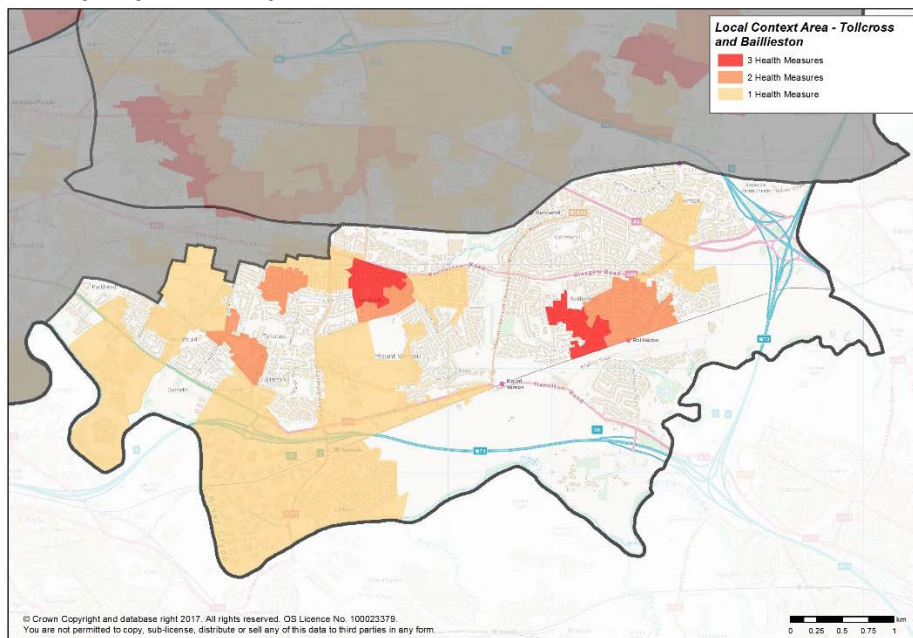


3.24 Other considerations that the Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City’s **Liveability** include consideration of the setting and amenity it can provide, as part of a placemaking approach, and the views of the public on open space in their area. Responses to this LCA will be important in establishing the latter.

4 A Healthy Glasgow

- 4.1 Good quality open spaces can have a significant bearing on peoples' health. In addition to the obvious opportunities for exercise, active travel, play and food growing, open spaces can also enhance mental health and well-being through the creation of more attractive urban environments; the provision of better opportunities to socialise; and opportunities to interact and engage with nature.

Map 10: Glasgow-wide Highest Incidences of Stroke, Heart Disease and Anxiety/Psychosis/Depression

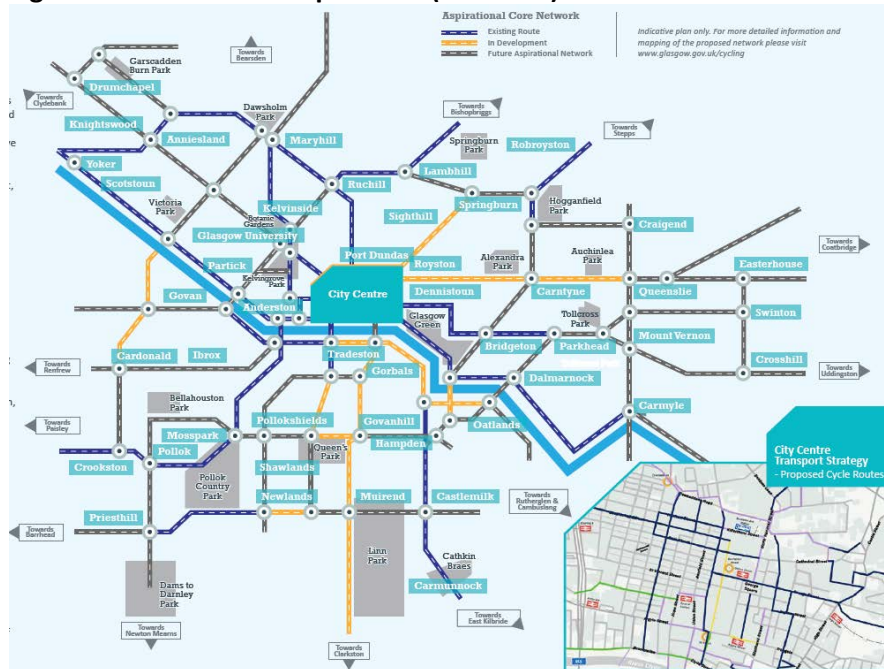


- 4.2 Using three indicators of health, it is possible to identify the areas in the City that might benefit most from enhancement of open space. Data relating to three health indicators has been obtained that shows the number of night's stay in hospital for stroke and heart disease (that can be taken as indicative of physical health) and for anxiety, psychosis and depression (a proxy for mental health) for each of the City's census data zones.
- 4.3 Each indicator has been ranked across the City and mapped. Map 10 illustrates those zones with the most stays (the top 15%) for one or more of the three indicators. A datazone that is in the top 15% of one indicator is shown in yellow, one in the top 15% of two indicators is shown in orange and one in all three is shown in red
- 4.4 Much of the western LCA area is within data zones ranked in the top 15% for hospital stays for one or more of these health measures, but there are particular concentrations in Baillieston and Shettleston. There appear to be no obvious correlations with access to publicly usable open space, but the Stage 2 LCA process could consider this further.

Walking and Cycling

- 4.5 Provision for walking and cycling in the Tollcross & Baillieston LCA is poor. NCN 75 provides for good walking and cycling provision in the south-western corner of the area but, that route excepted, there is little in the way of off-road, or dedicated on-road provision. There is much that could be done to improve the network of paths to provide safe and welcoming routes for leisure and active travel for all ages.

Figure 6: SPC Network Aspirations (from SPC)

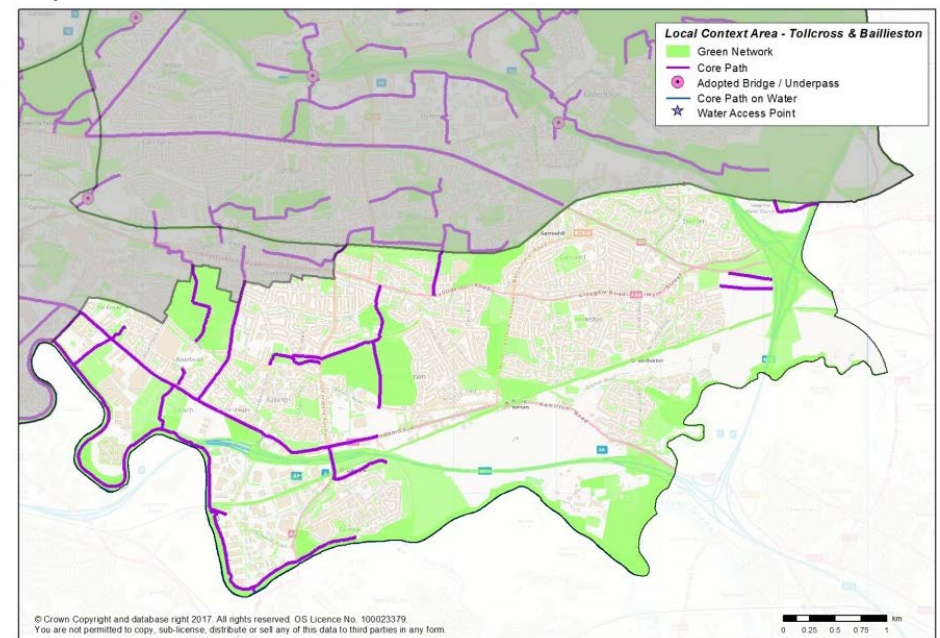


4.6 The [Strategic Plan for Cycling](#) (SPC) sets out a diagrammatic representation (Fig 6) of Glasgow's aspirations to improve cycling infrastructure in this part of the City. It reflects the relatively poor existing provision in identifying aspirational routes for future network development. These include routes between:

- Carmyle and Mount Vernon, and north to Craigend;
- Parkhead and Mount Vernon and onto the City boundary;
- Tollcross and Swinton;
- Crosshill and Easterhouse; and
- East from Carmyle, along the river

4.7 [Consultation](#) on the first phase of an East City Way (the aspirational route between Parkhead and Mount Vernon) commenced in September 2018. The route will eventually link the existing segregated cycle provision on London Road (between Barrowfield and the City Centre) with Mount Vernon in the east. The first phase is proposed for the eastern part of the route and envisages a 2 way, kerb-segregated cycle route on the south kerbline together with landscaping and greening.

Map 11: Green Network and Core Paths



4.8 Map 11 illustrates the [core path](#) network together in the context of the wider green network (shown at an enhanced scale in Annex 9). It illustrates that the eastern part of LCA, in particular, is poorly served by core paths. A Green Network Study for

Baillieston/Shettleston Green Network Development Study was conducted in 2010 and identified potential to improve connectivity within the area. Recommendations included the development of three inter-linked green network loops throughout the area at both the strategic and local levels.

4.9 Since then, there have been changes in the Green Network, particularly in the eastern and northern parts of the LCA area at Baillieston and Broomhouse, with development of new housing, changes to motorway layouts and the new urban park under development at Greenoakhill. Now, more than ever, there is a real need to secure connectivity through the green network within the area. How best to do this as part of a wider placemaking approach should be considered through the Stage 2 LCA process.

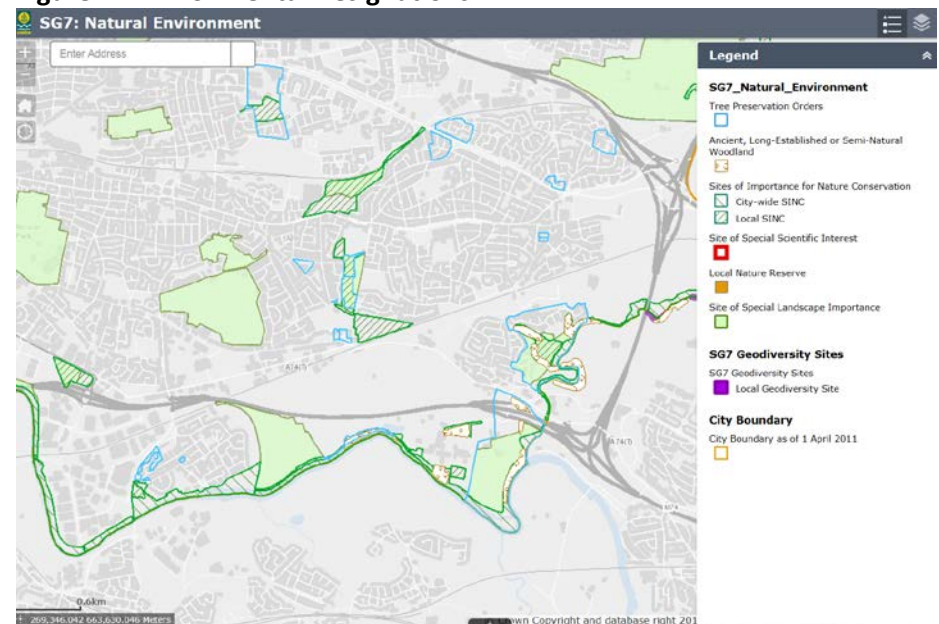
4.10 Other considerations that the draft Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City's **Health** include consideration of:

- opportunities to encourage play;
- provision of an appropriate quantity and quality of open space to meet demand for formal outdoor sports;
- provision of an appropriate quantity of open space to meet demand for food growing; and
- how open space can help address issues such as air quality and pollution

5 *A Resilient Glasgow*

5.1 People, nature and infrastructure can all be vulnerable to a changing climate. More of the City will be exposed to flood risk associated with an increased intensity of rainfall, people can be vulnerable to heat waves and flood events and changes in warmth and precipitation can have significant impacts on habitats and the species they sustain. An increase in heat, rainfall and winds can impact on building fabric, ground conditions, road surfaces and rail lines, with implications for the transport network and other utilities. City Centre temperatures could increase as the built fabric absorbs and retain more of the sun's heat. Our open spaces provide opportunities to help the City adapt to inevitable climate change.

Figure 7: Environmental Designations



Natural Environment

- 5.2 [Environmental designations](#) (Fig 7) can be found throughout the area but, as a general rule of thumb, those in the west of the area, closer to the city centre, are landscape designations with a mix of landscape and nature conservation designations being found further east.
- 5.3 Many of the largest open spaces in the area are designated Sites of Special Landscape Importance (SSLIs). Tollcross Park, Sandyhill Golf Course and Park, Early Braes, Daldowie Crematorium and the open space at Mount Vernon Avenue are amongst some of the spaces designated as SSLIs. Sites of Importance for Nature Conservation (SINCs) are found in the east of the area and in the south, including the length of the River Clyde corridor. Notable SINCs include those at:
- Burntbroom - good access via desire paths across this mixed woodland scrub and grassland site;
 - Mount Vernon Avenue - private woodland and grassland with limited access;
 - Early Braes - grassland, woodland and river/open water habitat. Water voles on-site and easily accessible;
 - The North Calder Water and Calderpark Woodland SINCs – part of a network of mature broadleaved woodland along the course of the North Calder Water. Currently limited access.
 - Auchenshuggle Wood – ash and birch woodland, managed by Forestry Commission Scotland with good access.
- 5.4 Significant parts of the area are covered by a Tree Preservation Order (TPO), including the former Belvidere Hospital site in the west and substantial areas along the river corridor in the east. Patches of Ancient, Long-Established or Semi-Natural Woodland

can also be found along the river corridor. There are no Local Nature Reserves or Sites of Special Scientific Interest in this part of the City.

Green Network

- 5.5 Map 10 illustrates the key elements of the Green Network (as defined in SG6) in the Tollcross & Baillieston LCA area. While there are some good green network nodes, there are opportunities to enhance connectivity between sites across the area. The Stage 2 Local Context should build on the earlier Green Network Study for Baillieston/Shettleston to investigate where there may be opportunities to extend and enhance the Green network within the area.

Surface Water Management

- 5.6 The [Metropolitan Glasgow Strategic Drainage Partnership](#) is a partnership between the City Council, Scottish Water, Scottish Environment Protection Agency, Scottish Canals, surrounding Councils, the Scottish Government and other interested parties to:
- reduce flood risk;
 - improve water quality;
 - enable economic development;
 - improve habitats; and
 - co-ordinate and integrate investment planning.
- 5.7 SEPA has modelled the extent of potential flooding from rivers, surface water and coastal sources. The modelling indicates that there is a potential risk of flooding from the Clyde along the southern boundary of the area, particularly in its south eastern

corner, and, potentially from the Tollcross Burn along much of its length, including sections through Tollcross and Sandyhills Parks. It also highlights that many parts of the area are potentially susceptible to surface water flooding.

5.8 As required by The Flood Risk Management (Scotland) Act 2009, the Council has published the Local Flood Risk Management Plan [Local Flood Risk Management Plan](#) for the Clyde and Loch Lomond Local Plan District (LPD). The Plan identifies a number of actions to address potential flooding in Potentially Vulnerable Areas (PVAs), including PVA 11/17/1 – East of Glasgow, which includes the LCA area.

5.9 Amongst the actions proposed for the area are:

- a flood protection study to reduce the risk of flooding from the Tollcross Burn and Camlachie Burn to residential properties and non-residential properties in Shettleston. This will include further investigation of the flood benefit of de-culverting the Tollcross Burn in Sandyhills Park, and the feasibility of a flood protection scheme on the Tollcross Burn focusing on, eg, upstream storage, upgrading culverts, use of SuDS, and construction of a river wall;
- a surface water management plan to help reduce surface water flooding in Garrowhill and Baillieston; and
- a surface water management plan to help reduce surface water flooding in the Tollcross Burn Catchment (the Fullarton Avenue SWMP), including use of Early Braes Park as a temporary sacrificial flood storage area.

5.10 All of these projects can help deliver improvements to habitat, landscape, place setting and usability, in addition to addressing

flooding. Opportunities for doing so should be considered further in the Stage 2 LCA process.

5.11 Other considerations that the draft Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City's **Resilience** include consideration of:

- how to improve habitat connectivity;
- the city's blue spaces; and
- how open space can be used to help mitigate climate change, eg by capturing and removing CO2 from the atmosphere.

6 *Open Space Priorities*

6.1 The Stage 2 LCA process will require to consider how best to address the deficiencies in accessibility and quality identified in the area. The Council will attempt to address these matters through a placemaking approach – one that delivers multiple benefits for the people of the area, for flood water management and for nature and the green network. In this way, the Council and its partners will aim to maximise the benefit of investment undertaken to deliver multifunctional solutions, helping address issues such as access, connectivity, water management and biodiversity wherever possible.

6.2 The previous sections are intended to highlight the key issues that the Stage 2 LCA process will need to address. The analysis is consistent with analysis undertaken to support the production of [Clydeplan](#), the Strategic Development Plan for Glasgow and the surrounding area. Amongst other things, Clydeplan aims to maximise Green Network Benefits through Integrated Green

Infrastructure and it notes that, given the scale of opportunity for the development of the green network across the city region, prioritisation of delivery is required.

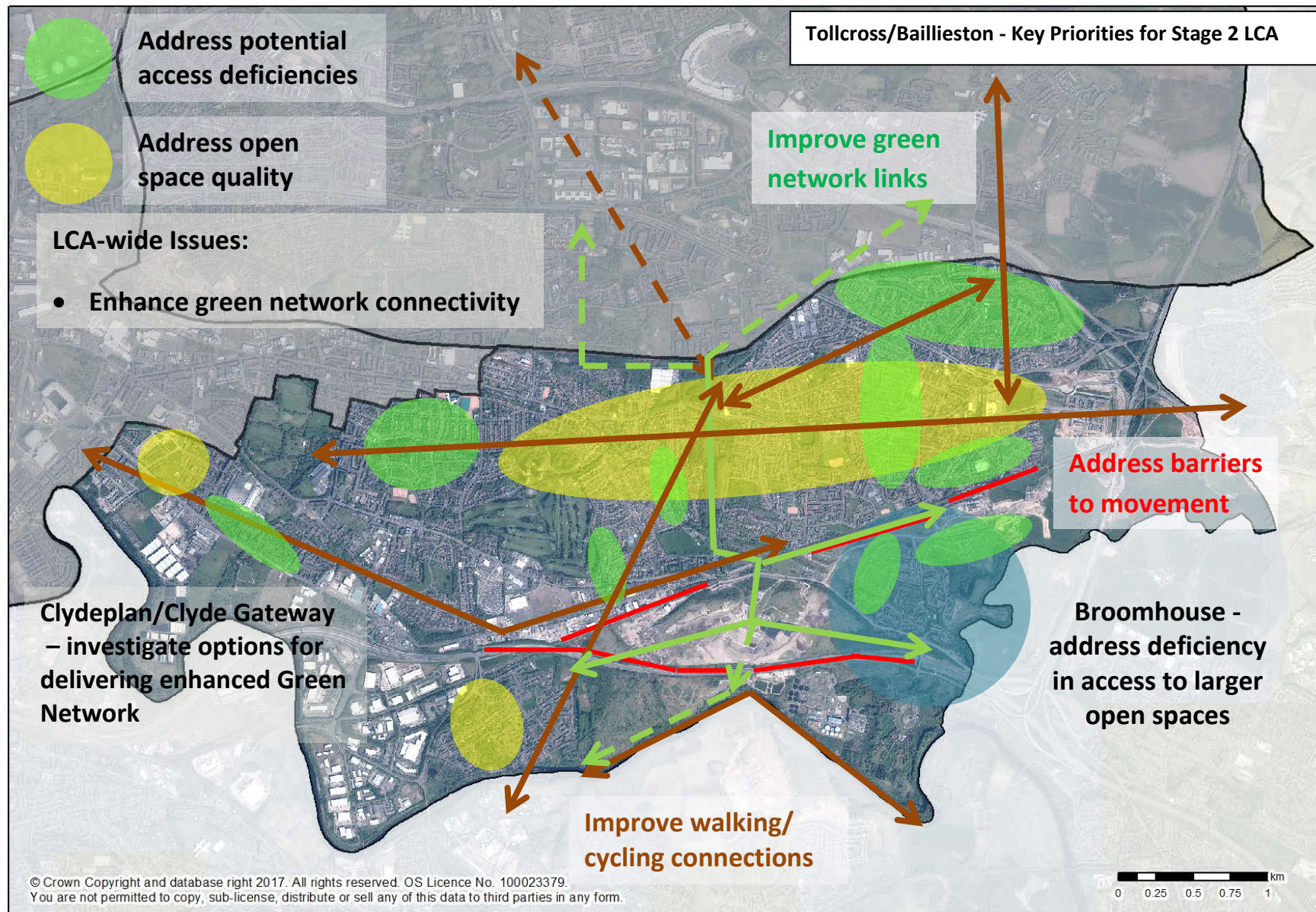
6.3 As a result, Clydeplan identifies 16 regionally important “Strategic Delivery Areas”, locations where the opportunity exists to address matters relevant to four green network priorities (health; climate change adaptation; poor access to greenspace; and habitat creation). **Clyde Gateway** is one of the SDAs identified, based on GIS analysis of a range of Green Network related data. [Clydeplan Background Report 11](#) provides further detail.

6.4 Background Report 11 identifies that action in Clyde Gateway can help address all 4 green network priorities of health, access, climate change and habitats. The Stage 2 LCA process will need to build on this analysis as a priority.

6.5 Other priorities to be addressed in the Stage 2 process will include:

1. **how best to introduce publicly usable open space of an appropriate scale to meet deficiencies in accessibility, including the potential offered by the vacant & derelict and housing land supplies;**
2. **how to address the poor quality of some open spaces that will be relied upon to meet the accessibility standard;**
3. **opportunities for utilising existing parks and gardens to deliver an increased number of function, in line with the Quality Standard;**
4. **how it might be possible to break down barriers posed by major rail and road infrastructure in the southern and eastern parts of the area;**

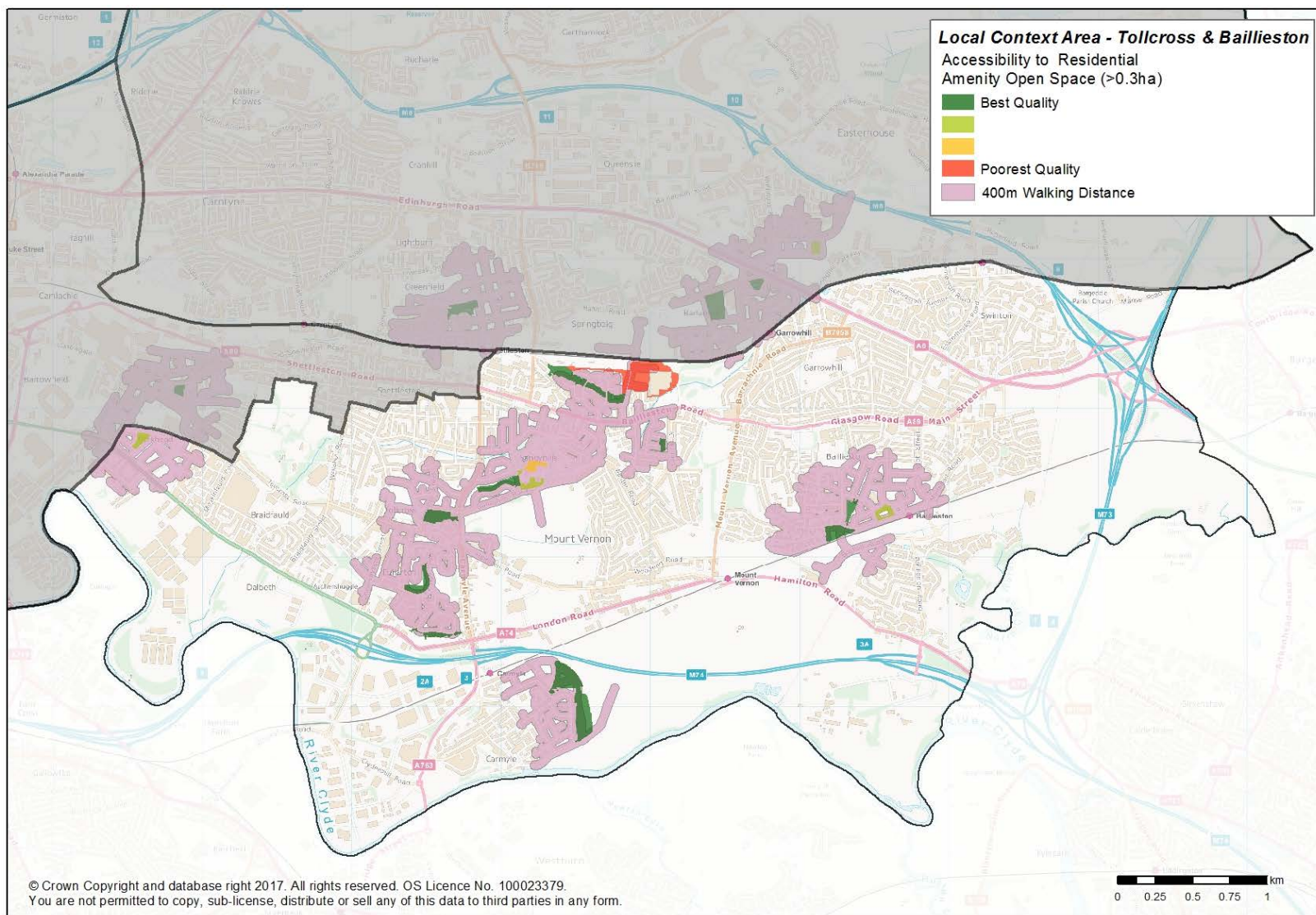
5. **how to address the priority that Clydeplan accords to the Clyde Gateway in terms of enhancing the green network and its associated benefits;**
6. **how to improve access to strategic open space from Broomhouse;**
7. **where best to deliver any improvements in demand-led provision identified through studies of outdoors sports provision and growing space;**
8. **how to enhance connectivity in walking and cycling routes, across the area and deliver environmental and placemaking improvements wherever possible; and**
9. **how to deliver enhancements to the Green network across the area, including its connectivity and the role that can be played by water management proposals.**



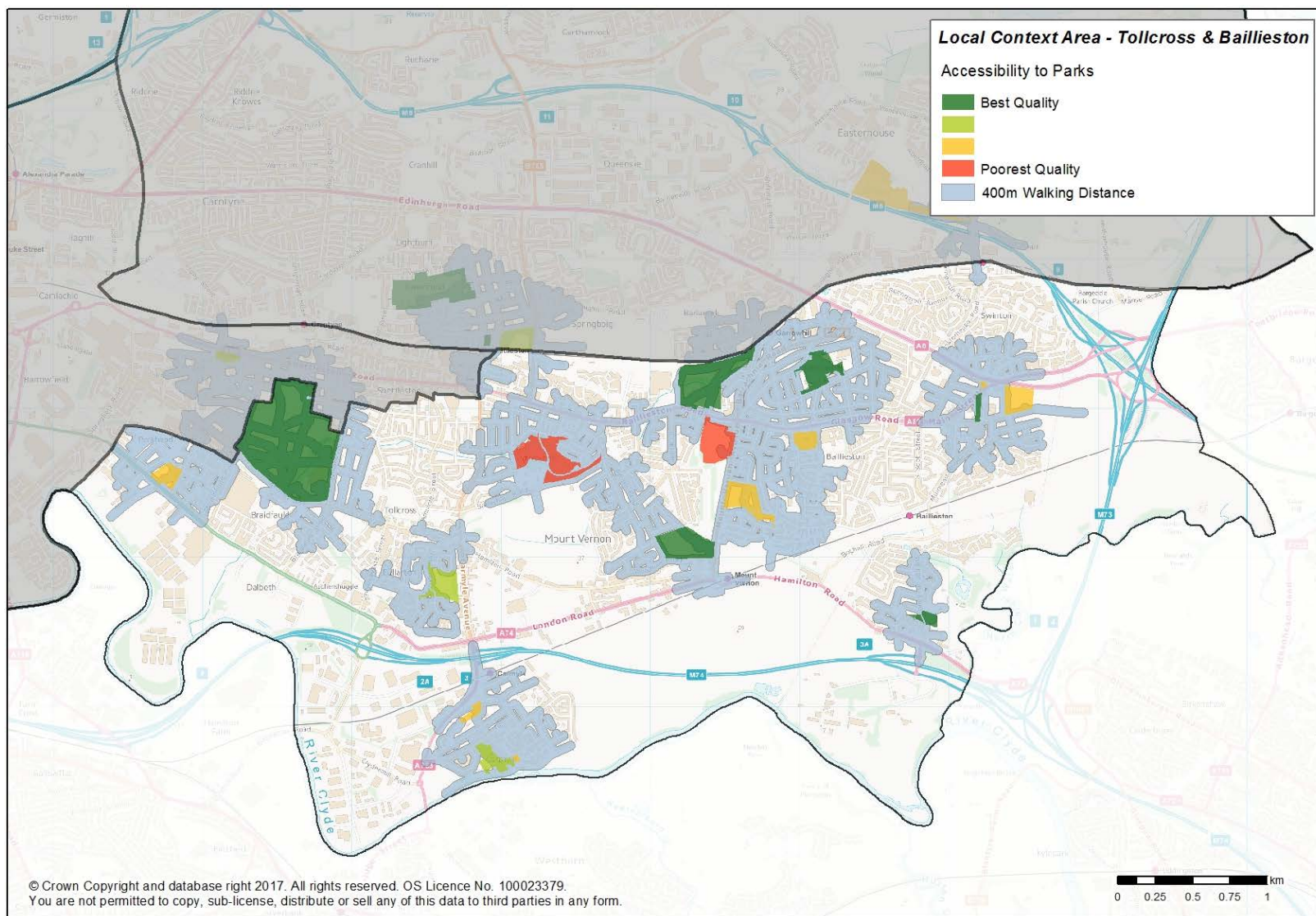
7 Key Statistics

a	Population	40,526
b	Land Area	1,755 has
c	Population Density	23 people per ha
d	Functionally Useful Publicly Usable Open Space (see Glossary)	294 has
e	Vacant/Derelict Land	112 has
f	Planned housing output from housing land to 2023	1647 Units
g	Estimated population increase from housing land to 2023	3590 population
h	Prospective new Population Density at 2023	25 people per ha
i	Existing Functionally Useful Publicly Usable Open Space per 1000 people ($d/(a/1000)$)	7.2 has per 1000 people
j	Prospective functionally useful publicly usable open space per 1000 people ($d/((a+g)/1000)$)	6.7 has per 1000 people
k	Vacant land (e) as percentage of total land area (b)	6.4%

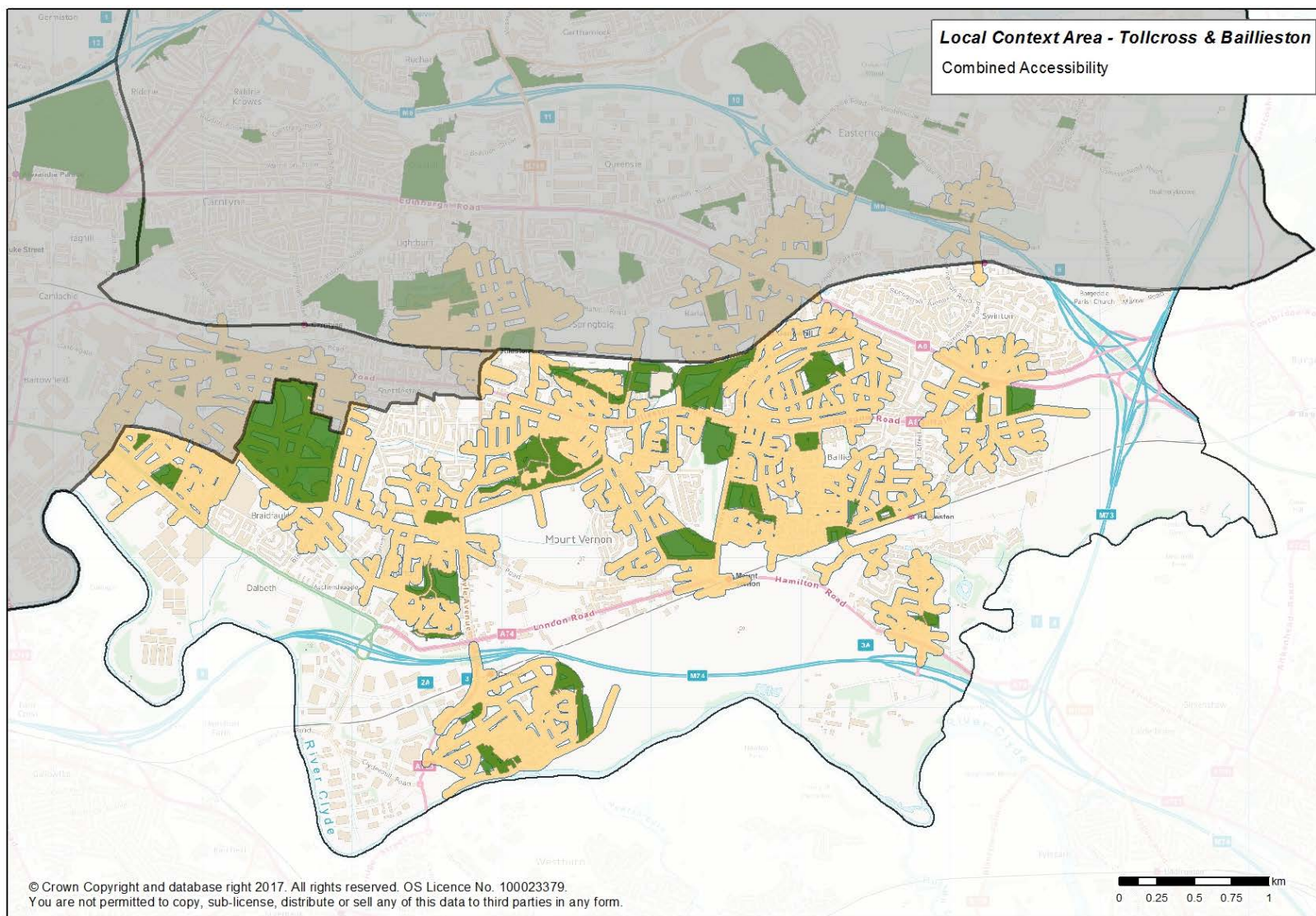
ANNEX 1: Access to Residential Amenity Open Space >0.3 ha



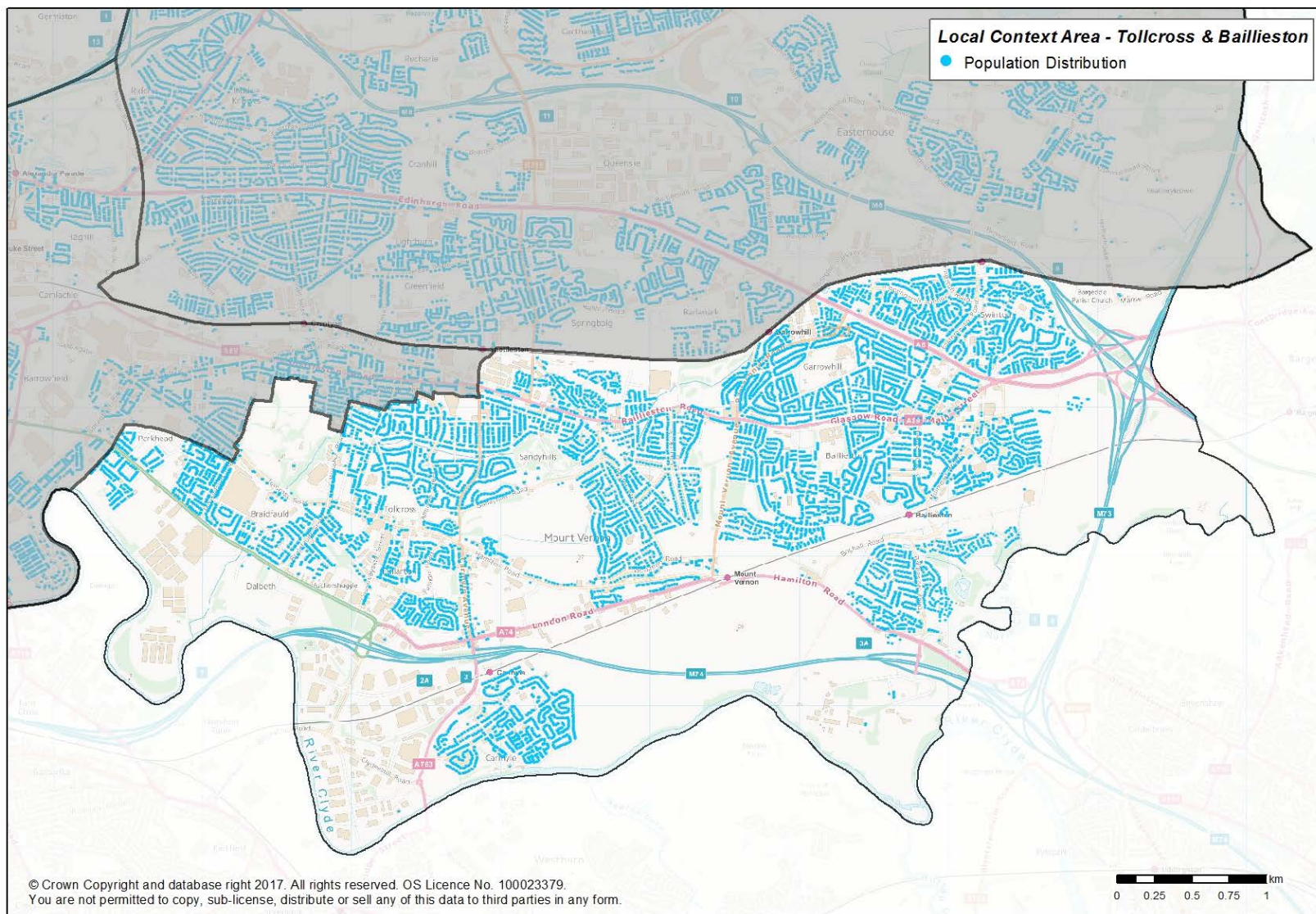
ANNEX 2: Access to Public Parks and Gardens



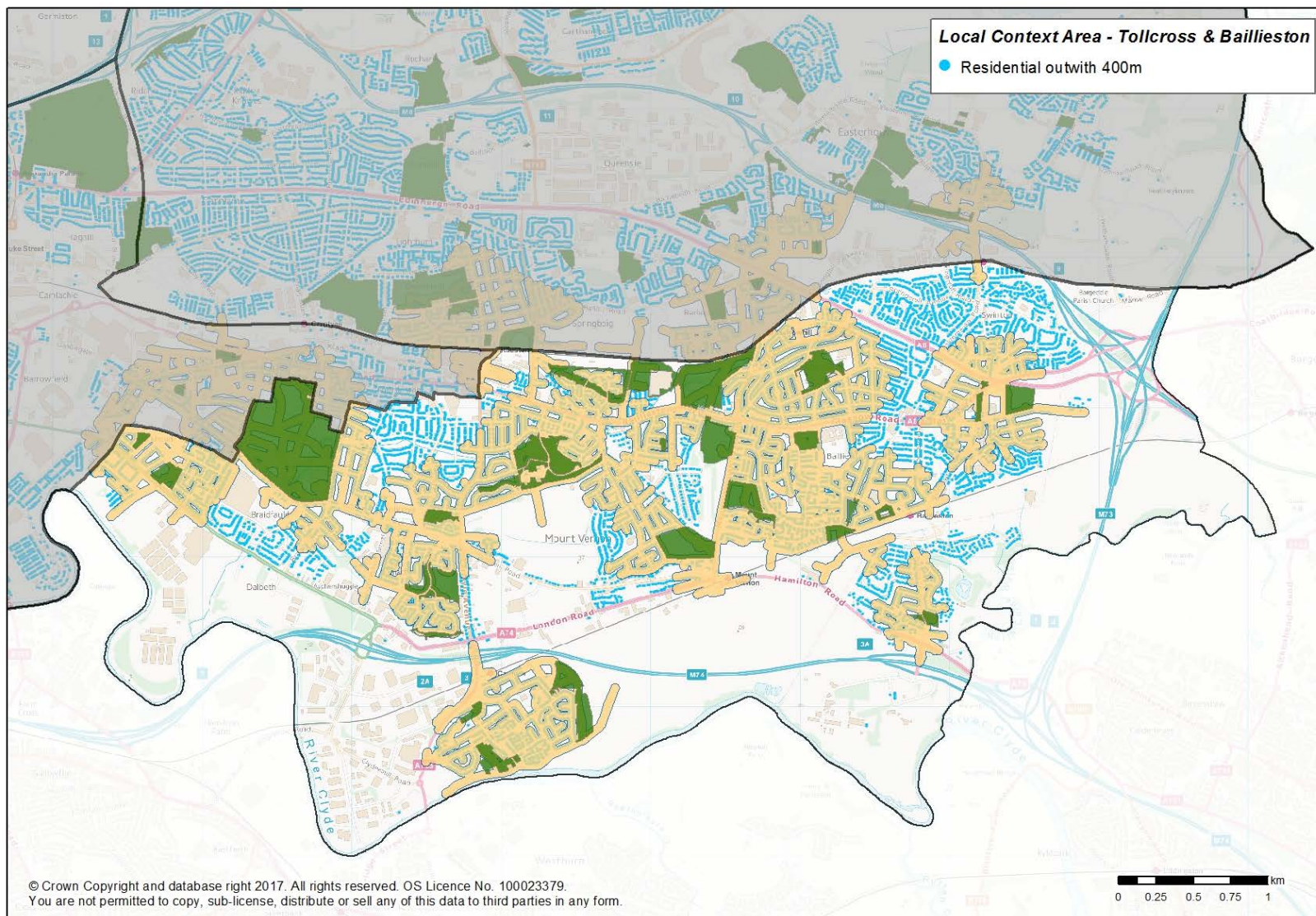
ANNEX 3: Access to Potentially Multifunctional Open Space > 0.3 Ha



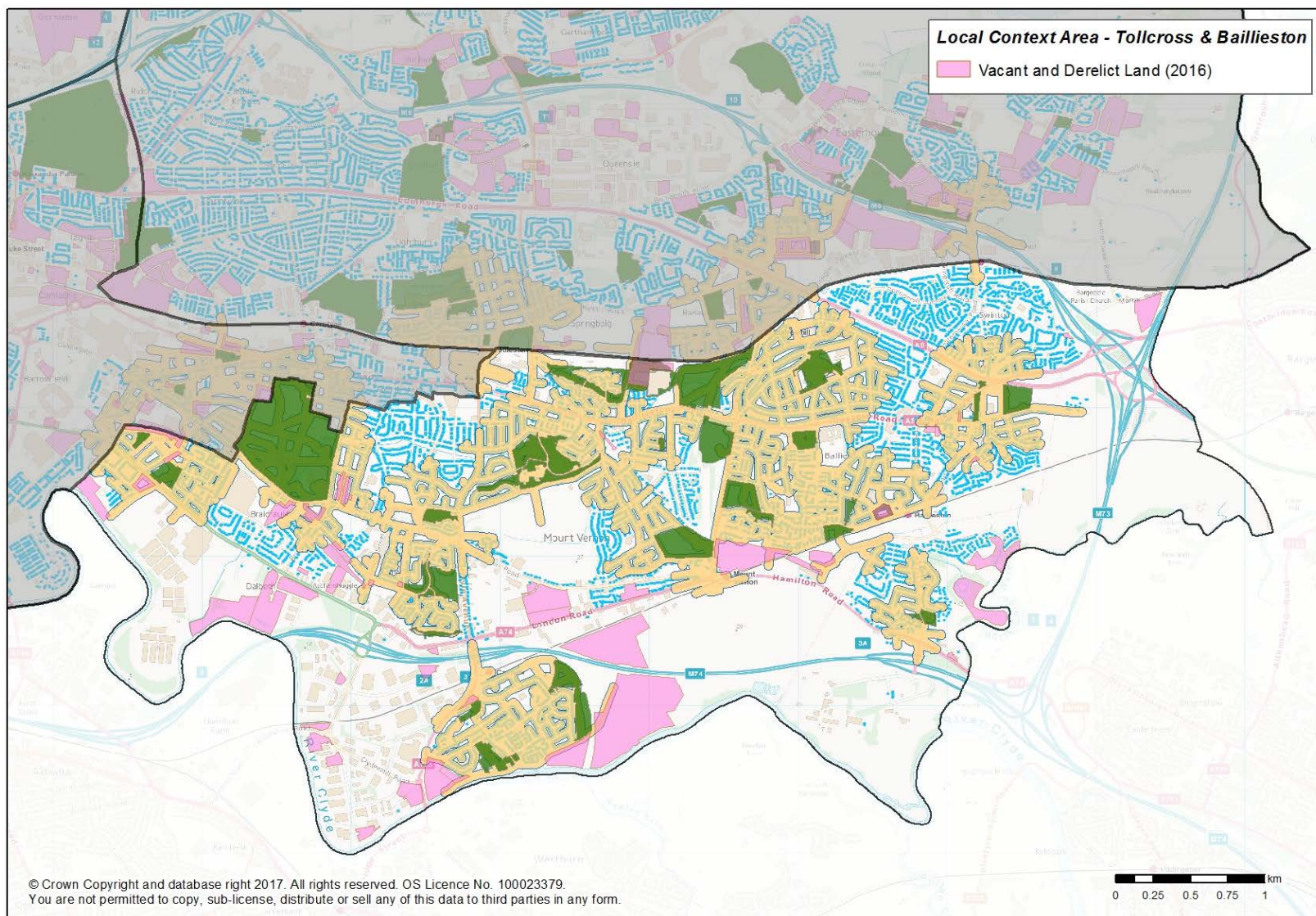
ANNEX 4: Population Distribution



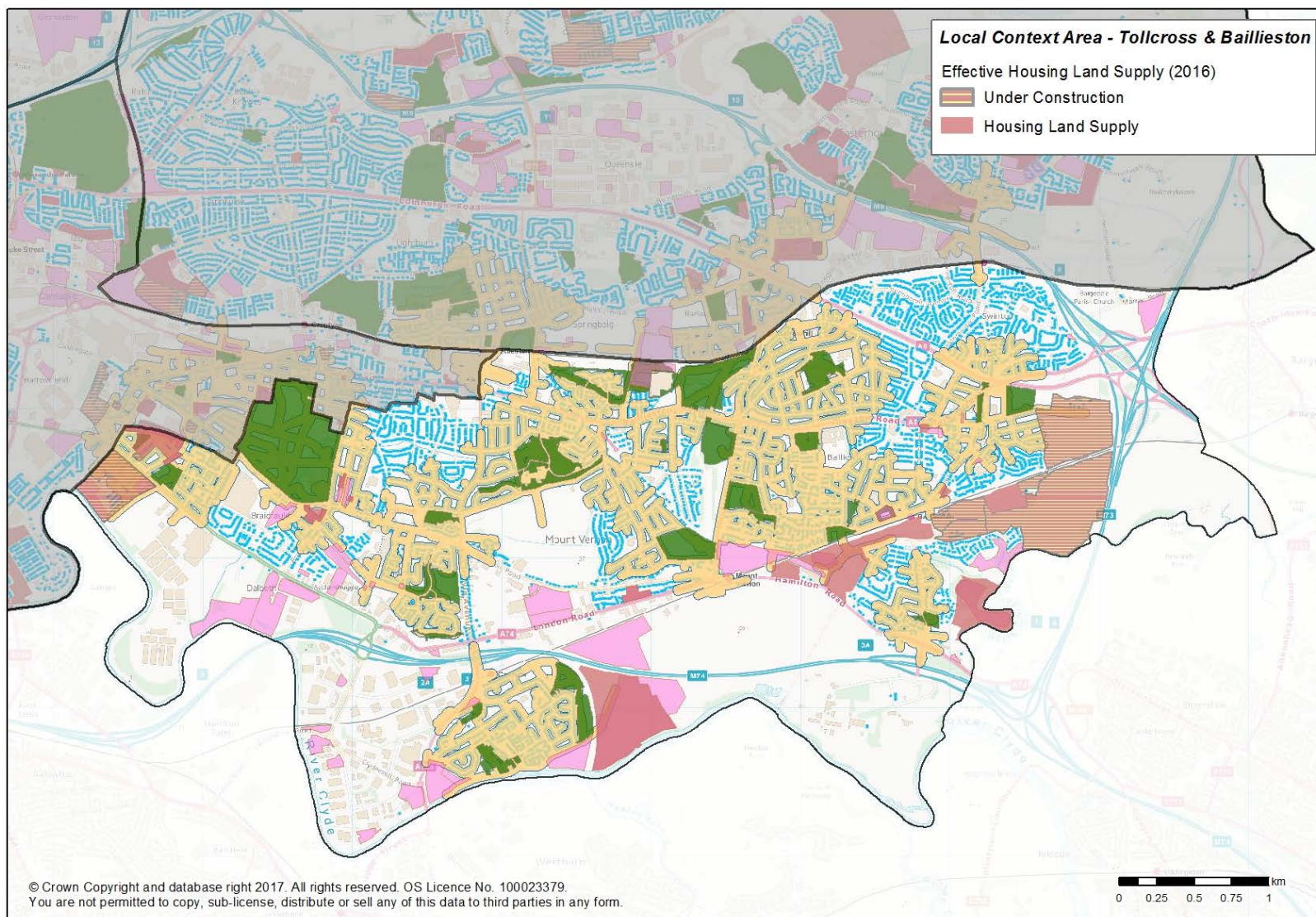
ANNEX 5: Potential Accessibility Deficiencies



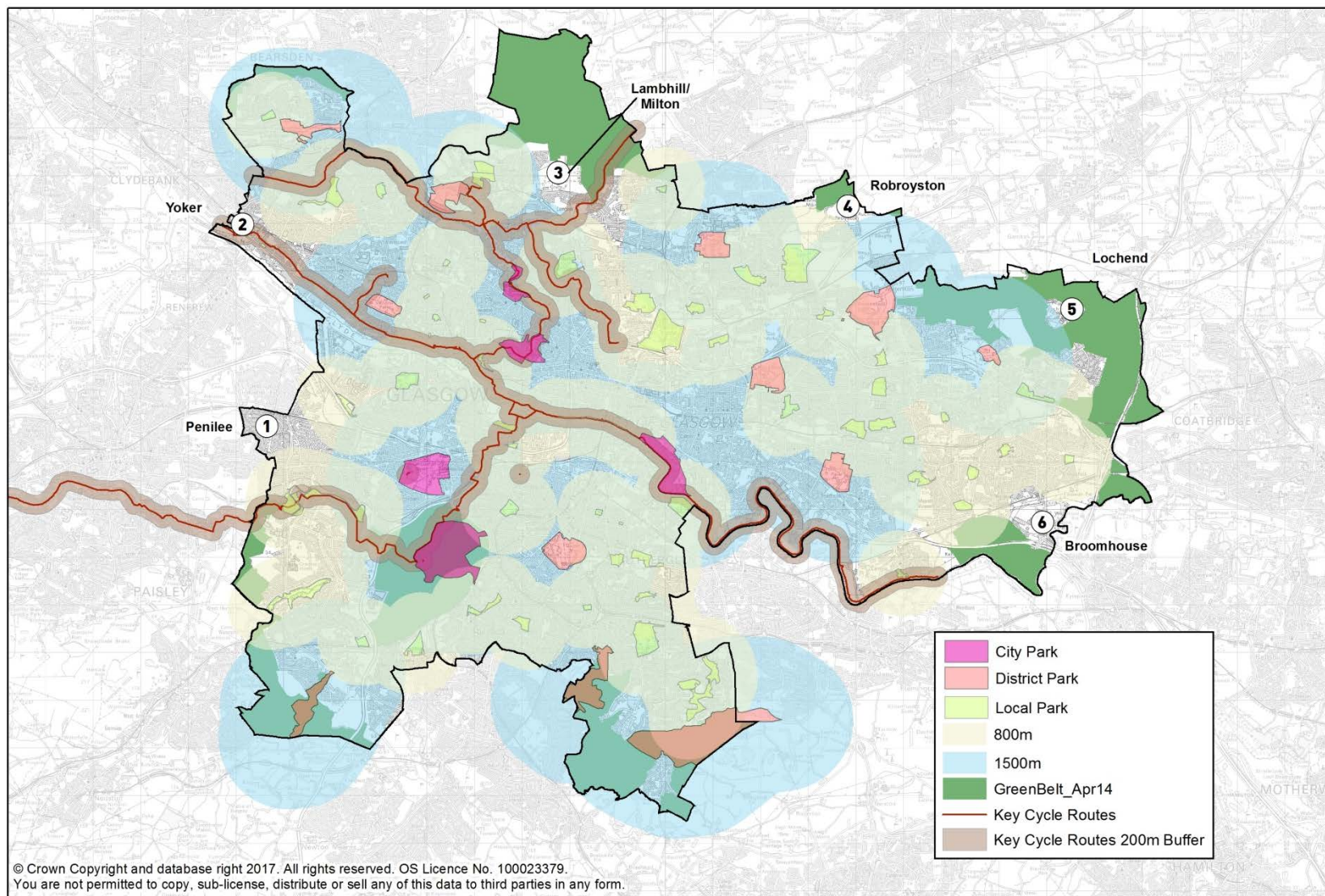
ANNEX 6: Vacant/Derelict Land



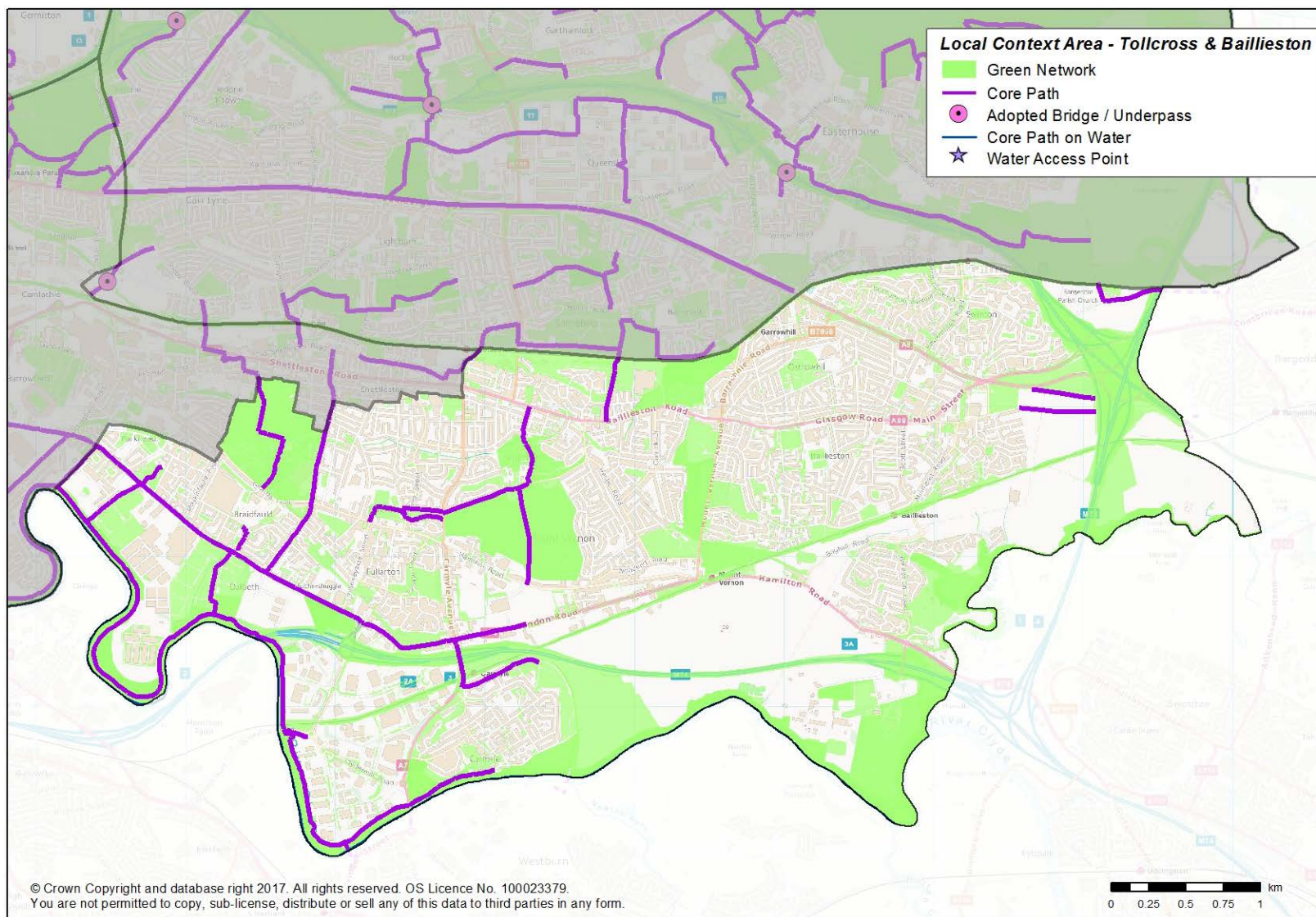
ANNEX 7: Vacant/Derelict Land and Housing Land Supply



ANNEX 8: Access to Larger Open Spaces



ANNEX 9: Green Network and Core Paths



ANNEX 10: Draft Open Space Standards

Accessibility Standard

All homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more [a “Community Space”].

Quality Standard

Community Spaces, whether existing or proposed, should, when considered against the Quality Assessment Matrix, achieve a minimum overall score of 75% of the total possible score of the applicable criteria and the minimum required score specified in the matrix for each of the applicable criteria.

Quantity Standard

There should be 1.9 ha of publicly usable open space per 1000 people in the Inner Urban Area and 5.5 ha of publicly usable open space per 1000 people in the Outer Urban Area.

GLOSSARY

Accessibility Standard: a standard to be used by the Council to deliver access to good quality open space of an appropriate size within a 400m walk of people's homes.

Active Travel: travel by physically active, human-powered modes, most commonly walking and cycling, as opposed to motorised ones, and largely for functional reasons as opposed to recreational ones.

Biodiversity: the variety of living things on Earth, from the smallest insect to the largest mammal and tree.

City Development Plan (or Local Development Plan): the Council's land use plan which sets out a 10 year planning framework for the development of the City and policies to guide its development.

Community Spaces: spaces that the Council identify to provide for access to good quality open space in peoples' immediate environment (meeting the Accessibility Standard) and that provide a multitude of open space needs (meeting the Quality Standard).

Demand-led open space: those types of open space for which a quantifiable demand can be established (eg allotments, sports pitches) and which may have restrictions on access and use.

Functionally Useful Publicly Usable Open Space: Those categories of Publicly Usable Open Space considered to usefully help meet demand for access to open space for the population. Excludes less functionally useful space such as amenity space associated with transport infrastructure or business (eg that would form a car park boundary).

Green Network: connected areas of green infrastructure and open space that together form an integrated and multi-functional network. (Source: SPP 2014).

Green Network Masterplan: a plan for how the green network, and individual spaces within it, should be used, managed and maintained to address all aspects of open space need in the City in a co-ordinated manner.

Metropolitan Glasgow Strategic Drainage Partnership (MGSDP): a partnership of organisations working to identify and deliver measures needed to ensure that Glasgow's sewerage and drainage networks can cope with a changing climate.

Open Space: space within and on the edge of settlements comprising green space (eg parks, playing fields), grey space (eg civic space, urban realm) and blue space (eg burns, lochs).

Open Space Map: a map illustrating the extent, type and spatial distribution of the Glasgow's protected open spaces.

Open Space Strategy: a means of co-ordinating the policies of the different council departments with responsibilities for open space, and of focusing liaison and partnership working with relevant public, private and community interests. (Source: PAN 65 2008).

Publicly usable open space: those categories of protected open space which are not demand-led spaces and which, in general terms are accessible to the public with relatively few restrictions eg public parks or amenity spaces.

Quality Standard: a standard to be used by the Council to ensure that spaces used to meet the Accessibility Standard are of good quality and provide for a variety of open space needs.

Quantity Standard: a standard to be used by the Council to ensure a sufficient quantity of publicly usable open space within each part of the City.

Supplementary Guidance (SG): a document prepared to support the City Development Plan, setting out further detailed guidance on the matters contained in the CDP.