Glasgow City Council

City Development Plan 2

Evidence Report

Network of Centres and Retail

March 2024

Contents

1. Introduction

1.1. Purpose of Evidence Report.

The City Development Plan (CDP) 2 approach to town centres and retail development will reflect the requirements of National Planning Framework 4 Policy 27 City, Town, Local and Commercial Centres and Policy 28 Retail. Together, these policies set out a Town Centre First approach that supports a diversity of uses within town centres.

This report presents evidence on the City's Network of Centres, and the roles of the individual centres that make up the Network. It examines how the city can respond to the priorities set out in NPF4, and is accompanied by profiles for each centre that describe their role in the network, how they are changing, and the challenges and opportunities they present.

1.2. Why Glasgow's Town Centres Matter

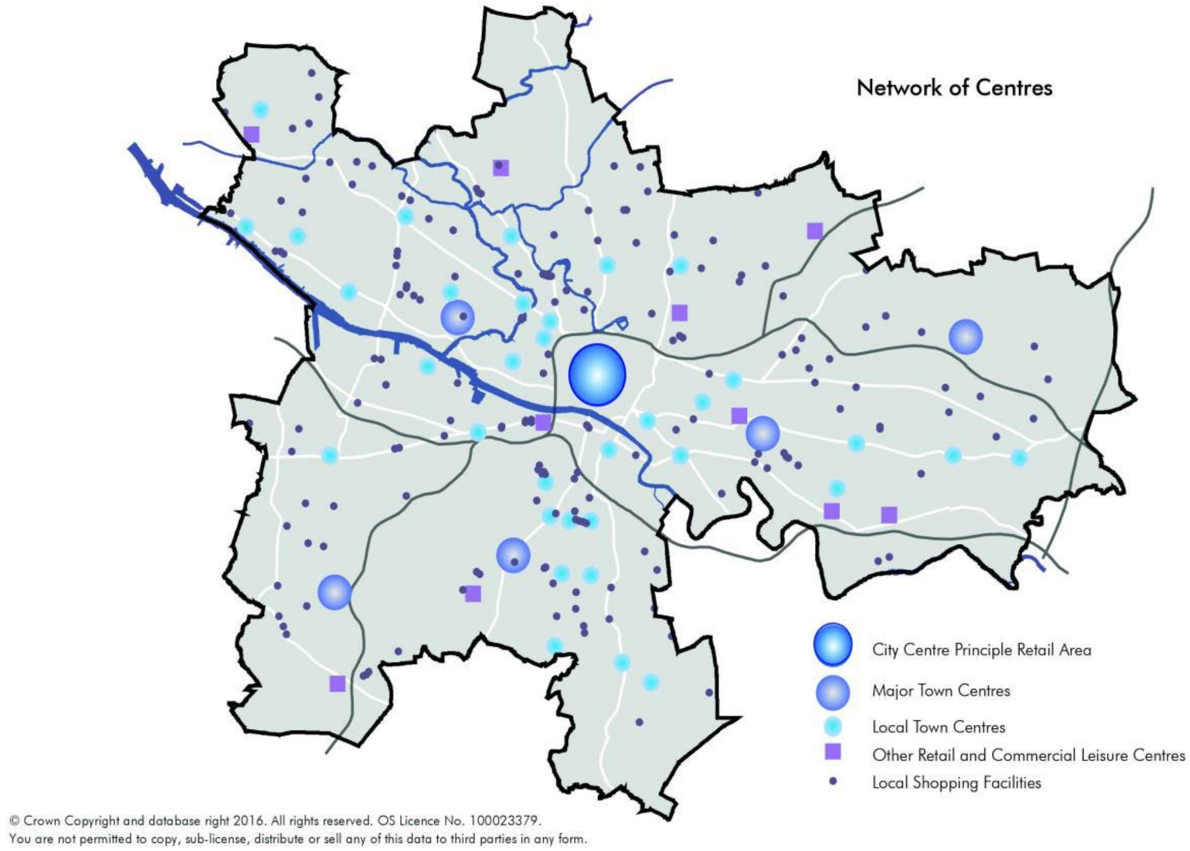


Figure 1: Network of Centres.

Glasgow's Town Centres are places where people shop, do business, socialise and relax. They range from the City Centre, which is an international visitor destination by virtue of its retail, leisure and cultural attractions, down to local shopping facilities that consist of a few units that serve people's day to day shopping needs. In between, there is a mature network of Major and Local Town Centres, with each centre having its own identity and function. Some have a strong retail character, while others have a greater emphasis on service uses. It is important that centres continue to meet the needs of the communities they serve, as well as offering a safe and welcoming environment that promotes active travel and sustainable transport use.

2. Key Influences on Town Centre and Retail Policy

2.1. National Policy

Since City Development Plan 1 was adopted in 2017, national policy and guidance has been updated to reflect the Planning (Scotland) Act 2019. CDP2 now needs to meet the following requirements for town centres and retail development.

NPF4 Policy 27: City, Town, Local and Commercial Centres seeks to:

> ‘encourage, promote and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.’

It states that LDPs should:

- support sustainable futures for city, town and local centres and where relevant, also support proposals for improving the sustainability of existing commercial centres.
- identify a network of centres that reflect the principles of 20 minute neighbourhoods and the town centre vision.
- be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities.
- identify any areas where drive-through facilities may be acceptable (not negatively impact on the principles of local living or sustainable travel).
- provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development.

NPF4 Policy 28: Retail seeks to**:**

> ‘encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.’

It also states that LDPs should consider where there may be a need for further retail provision, this may be:

- where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or
- when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living. LDPs should identify areas where proposals for healthy food and drink outlets can be supported.

Local Development Planning Guidance

States that the evidence report should be based on Town Centre Audits and Strategies**:**

“Audits of existing centres can help to harness their strengths, support vitality and viability, tackle weaknesses and identify action to improve resilience. The principles of local living and 20-minute neighbourhoods may provide context for this, supporting a goal of thriving centres that meet the needs of the community".

The Guidance also requires that opportunities for housing in centres are considered as part of the audit.

Changes to the Use Class Order and Permitted Development Rights (PDR)

The Use Class and PDR changes were introduced in 2023 to support high streets, by making it easier to change from a shop use to other town centre uses. The use class order has been amended to remove the need for planning permission for change of use to financial and professional services (including estate agents, solicitors, banks, dentists and GP practices). The PDR changes introduce further flexibility, by allowing change of use from shops and financial/professional services to food and drink uses (such as cafes and restaurants) subject to certain criteria outlined below. Similarly, it is now easier for a shop or restaurant to change to a light office use, or for a betting shop or hot food shop to change to another town centre use. All the changes have been introduced to make it easier for landlords to attract tenants for their units, particularly if they are vacant.

The key changes are:

- The introduction of a new class 1A (Shops, Financial, Professional and Other Services) bringing together the former class 1 and class 2 uses.
- New PDR allowing change from Class 1a to Class 3 (Food and Drink) without the need for planning consent. The new PDR does not apply in the following circumstances:
    - A dwelling is located directly above a building that would change to class 3; or
    - A dwelling is located within 1m of a building that would change to class 3.
- New PDR, allowing change from Class 1a or Class 3 to Class 4 (Business) as well as allowing *sui generis* uses (betting shops, pay day loan shops and hot food shops) to change to Class 1a, Class 3 or Class 4.
- New PDR, allowing the placement of furniture on a public road (including the pavement) adjacent to class 3 (food and drink) premises, pubs and bars. Subject to roads legislation.

The potential impact of the changes on policy and planning control in Glasgow's centres is discussed at the end of Section 3.

2.2 Regional Policy

The Glasgow City Region Regional Spatial Strategy (RSS) is still to be prepared, and there is no RSS Guidance issued by the Scottish Government at present. The RSS spatial priorities and supporting evidence required are therefore still to be determined.

Notwithstanding the above, a regional retail capacity study and property assessment is programmed for the Spring of 2024 under the auspices of the Glasgow City Region.

2.3 Council Policy and Research

The Council has produced a number of strategies and planning documents relating to Glasgow's centres. These will inform policy development for CDP2.

City Centre Policy and Strategy	**Summary**
Glasgow Economic Strategy (2022-2030).	Recognises that the pandemic has had a big impact on the City. Increased working from home has suppressed the level of commuting into the city centre, while at the same time generating activity in local neighbourhoods. This shift in consumer habits has created benefits for some town centres, but challenges for the City Centre, specifically its retail and night-time economy. The strategy calls for targeted action to ensure recovery and build resilience.
City Centre Strategic Development Framework	Sets out a vision for 2050: *The City Centre will be a vibrant, inclusive, sustainable and liveable place. A green, attractive and walkable City Centre will ensure a people friendly place that is climate resilient, fosters creativity and opportunity and promotes social cohesion, health and wellbeing and economic prosperity.* This Vision translates into 4 key outcomes: 1. **A Vibrant City Centre** The City Centre will be a vibrant, attractive centre for knowledge and innovation driving an inclusive growing economy. 2. **A Sustainable and Liveable City Centre** The City Centre will be attractive and liveable, and home to double its 2020 population within a variety of connected, inclusive and distinct '20 minute neighbourhoods' that foster diverse, healthy and resilient communities. 3. **A Connected City Centre** The City Centre will be the hyper connected sustainable heart of the City Region, and link communities and places through a range of integrated, healthy, accessible and environmentally sensitive travel options. 4. **A Green and Resilient City Centre** The City Centre will be transformed through a connected network of green blue infrastructure that promotes health and wellbeing and moderates climate change. Objectives and actions relating to each of these themes are set out, in detail, in the SDF.
City Centre District Regeneration Frameworks	9 DRFs establish principles for place-making and development in different areas of the City Centre • Sauchiehall DRF

	• Blythswood DRF • Central DRF • Broomielaw DRF • St Enoch DRF • Merchant City DRF • Learning Quarter DRF • Townhead DRF • Cowcaddens DRF
City Centre Living Strategy	Aim is for a doubling of the City Centre population to 40,000 by 2035 focussed on attracting younger residents through improved leisure offer in City Centre.
Vision and Plan for the Golden Z (2023)	Sets out 6 themes with associated actions to coordinate the development of the Golden Z: *Balanced City Key Action* Diversify Uses at Street Level Encourage a beneficial proportion of complementary uses to reinforce retail and extend hours of activity. *Living City Key Action* Deliver Glasgow's 'City Centre Living Strategy' by repurposing vacant buildings & unlocking vacant upper floors for residential or office space meeting NPF4 requirement to conserve and recycle assets. *Working City Key Action* Reinforce the creative communities around the Sauchiehall and Merchant City areas and meet the growing demand for creative workspace *Vibrant City Key Action* Diversify Uses at Street level by encouraging Food & Beverage activities at corners of key 'crossing' points of Buchanan St i.e. St Vincent Street, Royal Exchange Square to Gordon Street, Mitchell Lane, and through to Springfield Court. *Legible City Key Action* Better connectivity and movement to, and around, the city centre. Support the ongoing implementation of the Avenues project to create a greened and rebalanced street network, with restored connections, enhanced permeability and safer, healthy and attractive routes through and around the Z *Responsible City Key Action* Support the delivery of the Council's Glasgow Climate Plan, emerging Local Heat and Energy Efficiency Strategy (LHEES) and net-zero targets. Presents conceptual redesign options for 3 Areas of Focus that are considered to be negatively impacting on the city centre:

	• Sauchiehall St: Glasgow School of Art / Former ABC Cinema Site Sites • Sauchiehall St: Former BHS / Victoria's Nightclub/ Watt Brothers • Trongate South: Argyle St Station/TJ Hughes Site These areas provide redevelopment or repurposing opportunities that will bring meaningful transformation of the Golden Z.
City Centre Strategy 2024-2030	Sets out three 'pillars' on which city centre interventions will be based: 1. **Magnetic Experience**: Create compelling reasons to visit, shop and enjoy the city centre. 2. **Front Door to Innovation**: Integrate digital, health tech, climate science and creative industries into a mix that converges with arts, engineering and business. 3. **A Place to Live**: Create a place that is responsible to the planet, people inclusive, connected and where people feel at home. The 3 pillars encompass a number of 'Priority Actions' that will be delivered during the timeframe of the city centre strategy. Also sets out detailed opportunities, challenges and actions for particular parts of the city centre derived from the 9 City Centre District Regeneration Frameworks.
Sauchiehall Street Culture and Heritage District (Glasgow Life)	Funding in place to prepare a culture and heritage plan to support the regeneration of the street.
City Centre Research	Summary
Glasgow City Centre Property Market Recovery and Support Interventions (Ryden 2022)	• The combined effect of online shopping and successive lockdowns has hit clothes shopping particularly hard, with a number of clothing brands closing that have not been replaced – Debenhams/Burtons/Top Shop/Oasis • Glasgow ,nevertheless, has wide occupier base with most major chains represented by flagship stores, and the city centre has been more resilient than traditional town centres. • Property Market Analysis, in their annual Glasgow retail PROMIS report, define the City Centre Prime Pitch as running from McLellan Works in the West to Trongate in the East, and taking in a broad sweep of adjoin streets including Renfield St, Ingram St and Candleriggs. In floorspace terms this is the third largest prime pitch in the UK (2.99million sqft) • Over decades, retail investment has been increasingly focussed on the 'super-prime'

	Buchanan Street corridor defined by Buchanan St, the Galleries and St Enoch Centre. • The City Centre’s stock of Retail and Leisure floorspace didn’t change between Quarter 4 of 2019 and Quarter 4 of 2021, and there is a legacy of too much floorspace with vacant property focussed along the Golden ‘Z’. • The repurposing of surplus retail floorspace for other uses is key to the future performance of the city centre. • Recommendation: *‘There is a pressing requirement to measure and understand consumer trends, occupier demand and the mix of uses sought, and to map these onto the Golden Z in order to understand the future economic and spatial role of Glasgow’s city centre retail and leisure market, in essence to answer the question: what will an apex centre look like post-pandemic?*’
Glasgow Retail and Leisure Study (Stantec 2023)	Online/Special Forms of Trading (SFT) • The market share of SFT for comparison goods rose significantly from 6.1% in 2006 to 26.5% in 2020. It is forecast to continue to rise up to 2030, albeit at a much lower rate to reach 30% in 2040 (some forecasts indicate it may go higher). • The proportion for convenience shopping is much lower. It rose from 0.6% in 2006 to 5.4% in 2020, and is forecast to reach 7.7% in 2040 (Experian Retail planning Briefing Note 2022.) Rental levels • Recent deals on Buchanan St have achieved rents in the region of £275-320 per sqft. This is comparable to the pre-covid position. • There is evidence that retailers who cannot afford the prime rental levels on Buchanan St are locating on Argyle St with rents there normalising at £120-130 per sqft. • Rental levels in the Galleries are thought to have reduced significantly in recent years. Convenience Retail Sector • The expansion of discount retailers means it is no longer valid to talk about a ‘big 4’ in the supermarket sector. • This has been reflected in a move away from large format stores towards smaller supermarkets and top up stores. Comparison Retail Sector • The ability of comparison retailers to resist the challenge of online shopping will depend on how successfully they embrace omni-channel shopping, i.e. how well they combine their online

	brand with their high street presence through activities like click and collect. Commercial Leisure • Covid restrictions hit the restaurant industry hard, and the withdrawal of government assistance, coupled with the cost of living crisis meant that 1,406 restaurants closed in the UK in the period May 2021- May 2022 (UHY Hacker Young). A rise of 64% on the previous year.
Citywide Policy and Strategy	
Glasgow 2030 Tourism Strategy (visitglasgow.org.uk)	One of the Strategic Priorities is to support vibrant places across the city and surrounding region by: • Supporting the case for investment in key assets such as the Scottish Events Campus, Glasgow Airport and City Centre. • Creating new reasons for residents and visitors to visit the city centre more frequently. • Working with local businesses and communities to increase the appeal of specific neighbourhoods for tourism. • Strengthen Glasgow's position as the ideal base for exploring the city region and west of Scotland. The following are identified as supporting the tourism strategy: world class event spaces, quality accommodation, shopping and food and drink. City Centre placemaking, through the delivery of the City Centre Strategy, is also identified as key to a clean, safe city centre that is welcoming to visitors.
Strategic Development Frameworks	Adopted: • River Clyde Development Corridor • North Glasgow • Govan Partick • Inner East • Draft: • Greater Easterhouse
Local Development Frameworks	Adopted • South Central Draft: • Greater Pollok • Drumchapel
Citywide Research	
Glasgow Centres Review (2020)	Sets out success factors of well-functioning town centres:

	• a mixed economy providing a range of employment opportunities • a food and drink offer to complement retail • access to cultural, leisure and recreational activities • civic, social and community facilities • proximity to schools, further and higher education • public transport connections to the wider city, walking and cycling networks • parking for shoppers, visitors, employees and residents • good quality public realm, parks and civic spaces, accessible to all • a distinctive built environment and heritage • a programme of events, activities and place promotion and evidence of community engagement. Proposes a reconceptualization of the City's Network of Centres based on scale, function, built form, character and catchment area: A. Large town centres: serve a wider, city sector catchment (for example, the West End or the South Side) B. Purpose-built destination centres: focused on city-wide and regional markets C. Destination high streets: have emerged organically to serve the city region and even attract visitors from the UK and internationally D. Local centres: typically retail-led, albeit with a variety of other amenities and uses; prospects tend to reflect socio-economic conditions in the catchment area E. Local centres in transition: includes local centres where the historic level of retail trade is unsustainable and new uses are starting to emerge F. Other commercial centres: purpose-built with retail/commercial focus

2.4 Property Market Intelligence

This section looks at retail and leisure property market trends as they effect the city, in order to explore changes in the ways people shop and use town centres.

Glasgow Retail and Commercial Leisure Market Insight (Culverwell via Savills 2023)

- Rental levels on Buchanan Street have been resilient post covid, however they have not bounced back to the same extent on Argyle Street, and even less so on Sauchiehall Street
- Golden 'z' contracting to an 'i' based on rental levels
- Too many oversized and inflexible units in city centre – particularly on Argyle/Sauchiehall St
- CC leisure sector has also contracted as people migrate towards local destinations at Braehead/The Fort/ Silverburn/West End
- The City's malls have seen a drop in rental values over the last 5 years, leading to proposals to remodel them in order to provide a more mixed-use environment.

CoStar Q3 2023 Property Market Snapshot

Retail Market

- Glasgow has circa 5.1m sqft of retail floorspace which equates to 2.6sqm per capita, which is above the UK average
- The City Centre is showing green shoots of recovery, with Next and JD Sports both taking up void units.
- Prime Zone A rents remain 25% below pre-pandemic levels at £250 per sqft
- There has been limited retail construction in recent years, with new schemes largely confined to retail parks

Hotel Market

- There are 154 hotels citywide with over 14,000 rooms.
- There are 102 hotels in and around the City Centre with just under 11,000 rooms.
- There has been a 16% growth in hotel room supply since 2019, compared with a 9% growth in demand.
- Around 1400 additional rooms are programmed to come on stream 2023-24, increasing supply by around 13%
- Demand generating events such as at the Hydro and Hampden Park have driven the recovery of the city centre hotel sector, and will be key going forward
- The Glasgow Tourism Strategy sets out the following KPIs and targets:
    - Economic Value from Visitor Spend - £1.58bn (2022 actual)
      2024: £1.61bn / 2030: £1.74bn
    - Overnight Visitors - 2.65 million visitors (2022 actual)
      2024: 2.71m / 2030: 2.91m
    - Visitors stayed for 3.1 nights on average (2022 actual)
      2030: 3.4 nights
    - Jobs - Locally tourism supports over 28,000 full time jobs (2022 actual).
      2024: 29,489 / 2030: 31,724
      (Source: STEAM)

Savills Blog: City Centre Food and Beverage Activity in Glasgow (2022)

- F&B showed signs of recovery in 2022, with 23 new openings (highest in 5 years) and demand likely to remain strong in 2023.

- Most requirements are for units over 4,000sqft in prime locations. The fastest developing areas are George Square, St Enoch Mall restaurant quarter and the Merchant City
- lack of available sites creates competition for ‘best’ sites around Buchanan St. F&B rents are around £40 per sqft, which is well below prime retail rental levels

Lessons for the City from Market intelligence

- Covid restrictions produced a spike in online shopping and, although there has been a correction, rates are forecast to continue to rise in the future.
- The pandemic did not affect all Glasgow’s centres equally. Working From Home meant that the city centre lost the most trade however many local centres benefited from people staying closer to home.
- The City’s largest retail locations (the City Centre, Pollok, Easterhouse) will potentially benefit as retailers increasingly seek prime locations.
- Retail only schemes are largely a thing of the past, replaced by mixed use schemes that combine retail with residential, leisure and other uses.
- The retail store of the future will generally have a smaller footplate.

2.5 Further evidence required to inform CDP2

Section 2 has set out the policies, strategies, and market trends that will be taken into account in the preparation of CDP2. The subsequent sections of this report set out the further evidence needed to fulfil the policy requirements of NPF4 Policies 27 and 28 (see 2.1).

In accordance with Local Development Planning Guidance Glasgow has audited each of the centres in the network and the collected data is presented in the centre profiles in Appendices 1-3. Each profile is structured as follows:

1. **Location and Physical Characteristics**
2. **Activities and Facilities**
3. **Health of the Centre**
4. **How the Centre is Changing**
5. **How it embodies a 20 minute neighbourhood**
6. **Planned Improvements in the Centre**
7. **Challenges and Opportunities**

The data in the profiles forms the basis of the analysis presented in the rest of this report:

Section 3 looks in detail at the performance of Glasgow’s centres and evaluates them against current plan policy

Section 4 reviews the current Network of Centres and how it could be revised to accommodate a ‘town centres first’ approach for all town centre uses. It also identifies potential additions to the network and changes to town centre boundaries.

Section 5 looks at the clustering of uses that have the potential to impact negatively both on the amenity of a centre and the health and well being of the people who use it.

Section 6 presents the next steps through which the evidence in this report will inform the preparation of the next CDP.

3. Overview of Glasgow's centres

This section draws on the data presented in the Town Centre Profiles in Appendices 1-3, in order to look across Glasgow's centres, and to consider how they are performing and changing. It also evaluates their performance against current CDP policy.

3.1 City Centre

The city centre sits at the apex of the Network of Centres due to the scale and diversity of its retail, employment, commercial leisure, education, and tourism functions. Its retail and commercial core is formed by the Principal Retail and Commercial Area (PRCA), which is second only to London in terms of its shopping offer and extensive leisure and entertainment offer.

The PRCA is also a centre of further and higher education, with Strathclyde and Caledonian Universities, City of Glasgow College and Glasgow School of Art all located within it. It is also increasingly a place where people live, and the aim of doubling the resident population by 2035 will only be achieved by delivering a significant amount of new housing. This process is already underway at key sites around the city centre.

The City Centre Profile in Appendix 1 sets out the City Centre's functions and activities in detail.

CDP1 City Centre Policy

Assessment Guideline 2: City Centre Principal Retail and Commercial Area

AG2 identifies the PCRA as the preferred location for large scale retail and commercial leisure development within the City. Non-retail proposals within the PCRA, but outwith the Primary Retail Streets, are required to have regard 'to the maintenance of a range of shopping and retail facilities within any given area, particularly where residential uses dominate'. This is a 'light touch' policy compared to the detailed approach set out on the Primary Retail Streets.

Assessment Guideline 3: Proposed Non-Retail Uses within City Centre Primary Retail Streets.
AG3 defines 3 levels of Primary Retail Street with a corresponding level of protection of retail uses:

- **Level 1 Buchanan Street**–policy is designed to protect Buchanan Street's status as Scotland's leading retail destination. Therefore, the objective of AG2 is to maintain a continuous retail frontage.
- **Level 2 Argyle Street and Sauchiehall Street**–together with Buchanan Street, these streets form the on-street retail spine of the 'Style Mile.' AG3 states that if the level of Class 1 retail use on Argyle Street is over 90%, then a change of use to non-retail will be acceptable, provided the proposal will contribute positively to the character of the street, and not result in 2 adjacent non-retail units or 20% of a street block being non-retail. If the street is below the 90% threshold, then proposals also have to comply with additional criteria, including that the unit has been vacant more than 12 months. The same policy approach applies to Sauchiehall St, except that the threshold is 80%.

- **Level 3 Queen Street, Union Street and Gordon Street**–These streets contain a higher number of café/restaurant uses than on Buchanan St and Argyle St (though not Sauchiehall St). In this way, they complement the retail function of the adjacent Level 1 and 2 Primary Retail Streets. AG3 states that, if the level of Class 1 retail use on these streets is over 70%, then a change of use to non-retail will be acceptable, provided the proposal does not result in 2 adjacent non-retail units, and will contribute positively to the character of the street. If the street is below the 70% threshold, then proposals also have to comply with additional criteria, including that the unit has been vacant more than 12 months. If the street is below the 70% threshold, then proposals also have to comply with additional criteria, including that the unit has been vacant more than 12 months.

Evaluation of CDP1 Policy

Table 1 shows the use class breakdown on each Primary Street (more detail on the mix of activities on each street can be found in the City Centre Profile in Appendix 1). Classes 1 and 2 are included in the table to show the extent to which each street meets the CDP1 policy requirement for a minimum level of Class 1 (since CDP1 predates the replacement of Use Class 1 (Shops) and Use Class 2 (Financial and Professional Services) by the combined Use Class 1a (Shops and Financial and Professional Services)).

The table shows that none of the streets meet the CDP1 policy threshold. Gordon Street comes closest at 61%, which is 9% under its 70% target threshold. Buchanan St at 77% occupied class 1 is significantly below the continuous retail frontage target (although it could potentially rise to 91%, if all the vacant shops were occupied).

Argyle Street and Sauchiehall Street at 72.5% and 58.5% occupied Class 1 respectively are also well below their target thresholds in CDP1. The differences between the 2 streets are significant, with Sauchiehall St having fewer occupied shops and a higher proportion of vacancies and Class 3 (café and restaurant) uses. Sauchiehall Street in particular has experienced a challenge in attracting quality retailers to the street, and the section west of Rose Street (outwith the Primary Street) is now dominated by bars and food and drink outlets. Argyle St has retained its retail character to a greater extent, and is much closer to Buchanan Street in terms of its land use profile. This emphasises that Argyle St and Sauchiehall Street need to be considered separately in CDP2.

Of the other Primary Streets, Gordon Street has the highest percentage of occupied Class 1 use, and also of Class 3 use. This is because it has virtually no vacancies, whereas Queen St and Union St have a vacancy rate of 28.5% and 24% respectively. The success of Gordon Street reflects the high levels of footfall that are generated between Buchanan Street and Central Station.

	Use Class Formerly Defined as Class 1 (shops)	Use Formerly defined as Class 2	Class 1A	Class 3	Sui Generis	Vacant Over 12 Months	Vacant Less Than 12 Months	TOTAL UNITS
Buchanan Street	***60 (77%)***	***1 (1.5%)***	***61 (78.5%)***	***4 (5%)***	***2 (2.5%)***	***6 (7.5%)***	***5 (6.5%)***	***78***
Argyle Street	***45 (72.5%)***	***4 (6.5%)***	***49 (79%)***	***3 (5%)***	***3 (5%)***	***6 (9.5%)***	***1 (1.5%)***	**62**
Sauchiehall Street	***45 (58.5%)***	***4 (5%)***	***49 (63.5%)***	***16 (17%)***	***1 (1%)***	***8 (10.5%)***	***6 (8%)***	***77***
Gordon Street	***16 (61%)***	***4 (17%)***	***18 (78%)***	***3 (14%)***	***1 (4%)***	***0***	***1 (4%)***	***23***
Queen Street	***17 (48.5%)***	***2 (6%)***	***19 (54.5%)***	***3 (8.5%)***	***3 (8.5%)***	***7 (20%)***	***3 (8.5%)***	***35***
Union Street	**24 (54%)**	**3 (6%)**	**29 (60%)**	**6 (12%)**	**2 (4%)**	**9 (20%)**	**2 (4%)**	**48**

Table 1: Use Class Composition of Primary Retail Streets No. of units and %

Vacancy Trends in Primary Streets

Figure 2 shows that Buchanan Street was particularly hard hit by covid restrictions. The number of vacant units on Buchanan Street rose from 3 in Aug 2019 to 11 in Sep 2020. The number then rose further at the start of 2021, as a result of the closure of stores that were part of the Arcadia group. The number of vacancies has gone down slightly since 2022, nevertheless, the level remains stubbornly high.

Argyle Street and Sauchiehall Street were relatively stable throughout successive lockdowns. Both rose marginally in the period 2019-20. but have recovered to a degree since. The level of vacancy is lower on Argyle Street than Sauchiehall St, the latter having the highest number of vacancies of all the primary streets. Nevertheless, its level has been relatively steady.

Union Street has fluctuated the most, rising from 10 vacant units in Jan 2020 (just before restrictions) to 17 in 2022 (after successive lockdowns) then falling back to 11 in 2024 which was its pre-covid position. Vacancies also rose on Gordon Street and Queen Street in the lockdown period, but whereas the former has returned to its pre-covid position, the rise has continued in the latter.

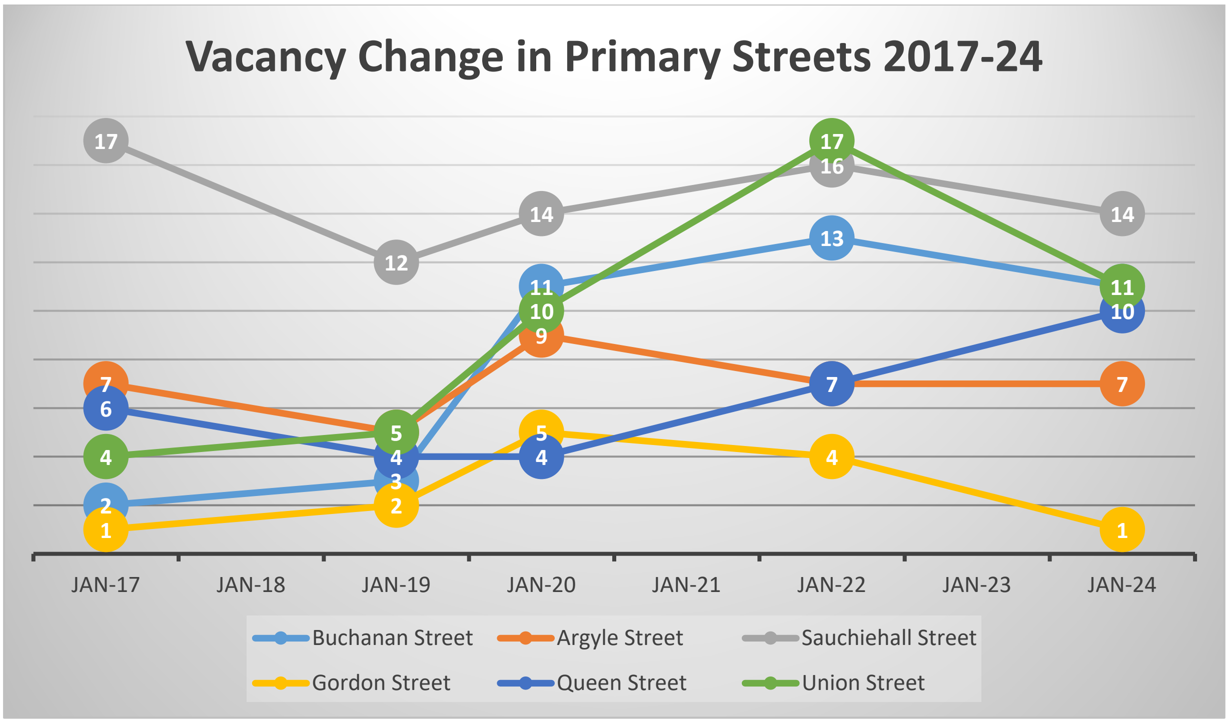


Figure 2 Change in the number of vacant units in the Primary Streets 2017-24.

Vacancy Profile of Primary Streets 2024

Table 2 examines the impact of vacancy on each of the primary streets. Key findings are:

- Overall, when units fall vacant on the Primary Streets they are not being reoccupied quickly. Consequently, a large proportion of the vacancies have been vacant over 12 months.
- Buchanan St occupancy level in the (generally) smaller units south of St Vincent, is much better than on the north side where the larger units are no longer what appears to be required by prospective occupiers.
- On Buchanan Streetand Sauchiehall Street, it is the size and prominence of a few key vacant units and gap sites that have the biggest negative impact on perceptions of these streets.
- In terms of the Level 2 streets, Argyle St is in a much better position than Sauchiehall St. The decision by Next to occupy the former Top Shop/Top Man stores on Argyle St is an indication that its attractiveness as a retail location remains strong.
- Queen Street and Union Street both have a significantly higher vacancy level than the other Primary Streets. However, the negative effects of vacancy are mitigated to an extent by the fact that many are relatively small units which do not significantly reduce the vitality or viability of the streets.

Table 2 Vacancy Issues on Primary Streets 2024

	Vacancy Rate (March 2024)	Impact of Vacancy on the Centre
Buchanan Street	14%	There are 11 vacant units, 6 of which have been for vacant over 12 months. All the long-term vacant units are located in the north part of the street above the crossing with St. Vincent Street. These include large modern units formerly occupied by Paperchase and Gap, and also units formerly occupied by New Look and Top Man. This has created a pocket of vacancy at the top of the street where the market is failing. Although there are also vacancies in the south part of the street, none are long-term, and may be considered part of the normal 'churn' of the retail industry.
Argyle Street	11.5	6 vacant units, 5 of which have been vacant over 12 months. Most of the vacancies are smaller units that do not have a great impact on the street. An exception is the Top Shop/Top Man unit, however it is to be re-occupied by Next in Spring 2024.
Sauchiehall Street	18	14 vacant units, 8 have been vacant over 12 months. Most of the vacant units are small scale, and do not have a great impact on the street. Negative perceptions are largely based on the reduction in the quality of retailer (e.g. replacement of Dunnes by Brands Outlet) as well as a few large vacancies in prominent locations i.e. BHS and M&S, as well as the void in the street fabric created by the demolition of the building formerly occupied by Victoria's nightclub.
Queen Street	28.5	There are 10 vacant units, and 7 have been vacant for over 12 months. The number of long-term vacancies is an issue, but the vacancies are not prominent, are evenly distributed, and do not impact on the overall vitality of the street. There are no pockets of vacancy on the street, and some are restaurants that have an entrance but no frontage at ground level.
Gordon Street	4	1 vacant unit. Vacancy is not an issue on the street.
Union Street	23	There are 11 vacant units, and 9 have been vacant for over 12 months. The number of long-term vacancies is an issue, although they are generally smaller units.

The Future of the City Centre

Increased working from home, and a spike in online shopping in recent years, have hit the city centre particularly hard, and it remains in recovery mode. Nevertheless, it is well placed to adapt to the changes in shopper behaviour and respond to property market requirements as retailers increasingly seek 'flagship stores in destination centres' (Ryden 2022). The centre's continued success is likely to be based on combining leisure uses (cinemas, food and drink uses, gyms etc) with retail and residential in mixed use schemes which generate activity at night. This is the vision that underpins current proposals to repurpose the Buchanan Galleries and St Enoch Centre malls, by creating mixed use neighbourhoods, with active streets and spaces where people want to live.

In terms of retail, the difficulty in re-letting some of the larger units at the north end of Buchanan St suggests that smaller units are required, with a greater focus on the shopping 'experience.' Local independent retailers and food stores to serve the expanding residential community will also be part of the future retail mix. The Plan for the Golden Z strategy report, summarised in Section 2.1, promotes food and drink/leisure uses at the key junctions of Buchanan St, and on street café seating to extend activity into the evening. On Sauchiehall Street and Argyle Street, diversification of uses away from retail dependency (workplace, education, F&B/leisure, civic/third sector etc.) is advocated in order to enable them to better serve the people who live and work in the City Centre.

3.2 Major Town Centres

Glasgow's Major Town Centres are the preferred destination for large scale retail and other town centre uses out with the city centre. They perform a wide range of civic, community, cultural, economic and transportation roles. They are:

- Partick/Byres Road. This is by far the largest centre outside of the city centre, with over 600 units. It largely functions as two separate high streets serving their own communities, with each having its own shops, library and underground station. Both Partick and Byres Road have a designated Retail Core Area (RCA) where there is a higher proportion of shop uses than in the rest of the centre (the Secondary Retail Area). It consists of two high streets, each with a variety of independent and national multiple retailers. Byres Road in particular is an important leisure and entertainment destination, particularly in the evening.
- Shawlands (253 units) is another traditional high street centre with a range of shops, restaurants and bars serving the southside of the City and surrounding areas. Shawlands Shopping Arcade has been the heart of the centre since the 1960s. However, it has experienced a reduction in the number and quality of occupiers over an extended period, and it's demolition and replacement by a residential/retail led mixed use development is programmed to get underway in 2024. It is anticipated that this will revive the centre's shopping fortunes and potentially raise the quality of retailer. Shawlands may be considered the southside's equivalent of Byres Road in terms of the importance of its evening economy.
- Pollok is located relatively near to Shawlands, and is dominated by the Silverburn mall, which has a wide range of high street retail, food and drink and leisure activities. Adjacent to the mall there are public and community facilities, including a library, health centre and gym.

- Easterhouse comprises Glasgow Fort, which is a purpose built retail and leisure destination in a street format that has national multiple retailers, food and beverage brands, a multi-screen cinema and other leisure facilities. Easterhouse also has a second indoor shopping centre, the Lochs, which serves a local catchment along with a range of community facilities. Easterhouse can be thought of as the equivalent centre in the north east of the city to Pollok in the south.
- Parkhead, comprises the Forge shopping mall which, which compared to Silverburn or the Fort, is a more traditional indoor shopping centre with fewer high-end brands. Parkhead also has a traditional high street with local shops and services.

A Town Centre Profile has been prepared for each Major Centre that describes its function in greater depth (see Appendix 2)

Current CDP Policy in Major Town Centres

CDP1 Assessment Guideline 4: Proposed Non-Retail Uses within Major Town Centres

AG4 is intended to protect the retail function of the Major Centres while also promoting a diversity of town centre uses. It states that, if a Major Centre has 70% or more units in Class 1 use then a change of use to non-retail will be acceptable, provided the proposal will contribute positively to the character of the street, and not result in 2 adjacent non-retail units or 20% of a street block being non-retail. Centres that are below the 70% threshold have to comply with additional criteria, including that the unit has been vacant more than 12 months.

In addition, Partick/Byres Road has 2 Retail Core Areas where there is a greater level of protection of retail uses. In these, if the proportion of retail units is more than 80%, then a change of use to non-retail is acceptable, subject to more stringent criteria, including that the proposal should not result in either 20% or more of the units within a street block frontage being non-retail uses or more than 2 adjacent non-retail uses.

Major Centres Policy Evaluation

Table 3 shows the use class breakdown in each Major Town Centre (more detail on the mix of activities can be found in the Major Town Centre Profiles in Appendix 2). Since CDP1 Policy predates the replacement of Use Class 1 (Shops) by Class 1a (Shops and Financial and Professional Services), the old Class 1 use class definition is included in the table to show the extent to which each street meets the CDP1 policy requirement.

Neither Partick nor Byres Rd Retail Core Areas meet the target threshold of 80% set out in CDP1. Byres Rd is closer, at 62.5% occupied class 1, compared to Partick (59%). Byres Rd also has a higher level of Class 3 (cafes and restaurants) but fewer *sui generis* uses (mainly pubs) than Partick, and fewer vacancies. In terms of the two Secondary Retail Areas, the levels of occupied class 1 use are significantly lower than in the Core Areas. Class 3 uses are more common in the secondary areas than the Core areas, as are *sui generis* uses (mainly pubs) in the Byres Rd secondary area. This reflects the fact that most of the pubs around Byres Rd (e.g. in Ashton Lane) are not part of the Core Area. In Partick the proportion of *sui generis* uses is almost the same in the Core and the Secondary areas.

	Former Class 1 (shops) Use	Class 1A	Class 3	Other Use Class	Sui Generis	Vacant Over 12 Months	Vacant Less Than 12 Months	TOTAL UNITS
Partick Retail Core Area	***47 (59%)***	***56 (70%)***	***6 (7.5%)***	***0***	***10 (12.5%)***	***4 (5%)***	***4 (5%)***	***80***
Byres Road Retail Core Area	***40 (62.5%)***	***48 (75%)***	***12 (18.8%)***	***0***	***2 (3%)***	***1 (1.5%)***	***1 (1.5%)***	***64***
Partick Secondary Area	***136 (45.5%)***	***192 (64.5%)***	***49 (16.5)***	***5 (2%)***	***33 (11%)***	***8 (2.5%)***	***12 (4%)***	***298***
Byres Road Secondary Area	***80 (47.5%)***	***102 (60.5%)***	***36 (21.5%)***	***6 (3.5%)***	***15 (9%)***	***5 (3%)***	***4 (2.5%)***	***168***
Easterhouse: the Fort	**75 (71%)**	***75 (71%)***	***16 (15%)***	***2 (2%)***	***3 (3%)***	***8 (7%)***	***2 (2%)***	***106***
Easterhouse: the Lochs Shopping Centre	**24 (45%)**	**26 (50%)**	**3 (6%)**	**0**	**5 (9.5%)**	**14 (27%)**	**4 (7.5%)**	**52**
Shawlands	***127 (49.5%)***	***175 (68%)***	***30 (11.5%)***	***2 (1%)***	***19 (7.5%)***	***14 (5.5%)***	***17 (6.5)***	***257***
Pollok (Silverburn mall)	**68 (64%)**	**68 (64%)**	**20 (19%)**	**3 (3%)**	**0**	**8 (7.5%)**	**7 (6.5%)**	**106**
Parkhead: Forge Shopping	***66 (79.5%)***	***69 (83%)***	***7 (8.5%)***	***0***	***3 (3.5%)***	***4 (5%)***	***0***	***83***
Parkhead: Streets	**68 (51.1%)**	**91 (68.5%)**	**5 (3.5%)**	**3 (2.5%)**	**16 (12%)**	**13 (10%)**	**5 (3.5%)**	**133**

Table 3: Use Class Composition of Major Town Centres: no. of units and % (2023)

Of the other major centres, Shawlands has the lowest level of occupied class 1 shops (49.5%). Of the purpose-built retail destinations, the Forge has the highest proportion of occupied class 1 (79.5%) with Easterhouse the Fort having 71% and Silverburn 64%. This shows that the Forge has not diversified in the way that the other two retail destinations have. The Lochs shopping centre in Easterhouse, and the streets around Parkhead, have the lowest levels of occupied class 1. In the case of the Lochs, this reflects a high level of vacancy, while at Parkhead it reflects a diversity of uses.

Vacancy Trends in the Major Town Centres since 2014.

Figure 3 shows that the biggest changes in vacancy have taken place on Byres Road. The number of vacancies was already rising pre-covid from 17 in 2017 to 25 in Nov 2019, but the trend continued through the covid period, rising to 34 at the height of lockdown in Sep 2020. However there has been a correction since then, and the 2023 level (12 units) is the lowest in the last 10 years. Partick has followed a similar trend, but the vacancy level has remained high with no post covid correction.

The malls at Pollok and Easterhouse both had a consistently low level of vacancy up until covid restrictions were imposed, at which point the number started to rise, and there has been no correction as yet. In contrast, the shopping centre at Parkhead experienced a more gradual increase prior to, and through lockdown, but since 2020, the number has fallen. This may be a reflection that the shopping centre is less reliant on the high street fashion brands that have struggled recently, and that it is better integrated with its local community. The vacancy level in the streets around the shopping centre spiked in the period prior to lockdown, and then fell during the lockdown period, which may be an indication of people increasingly relying on their local centre.

Figure 3 Change in the number of vacant units in the Major Centres 2014-23.

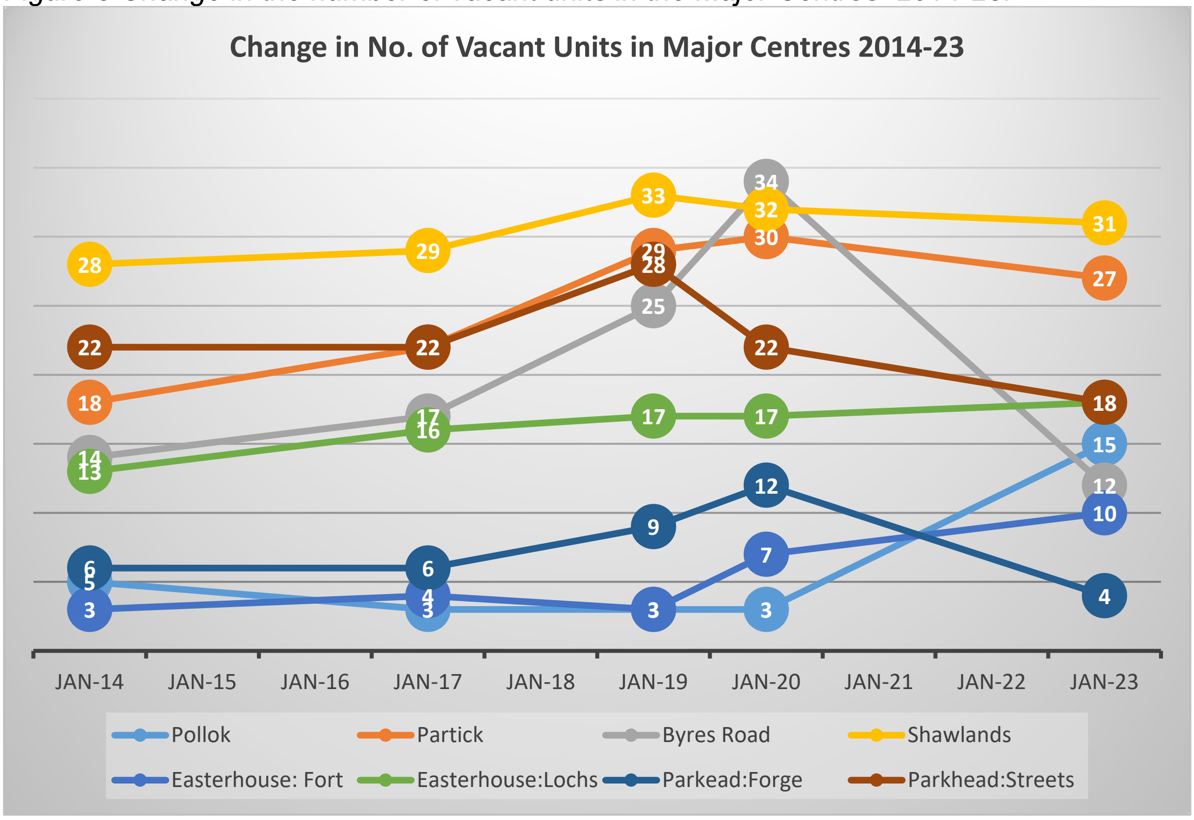


Table 4 summarises the impact of vacancy on each of the Major Town Centres. More details on this are set out in the Major Town Centre Profiles in Appendix 2.

Major Town Centre	Vacancy Rate (%)	Impact of Vacancy on the Centre
Partick Retail Core Area (RCA)	**10**	There are 7 vacant units, and 4 have been vacant longer than 12 months. However, they are all under 100sqm, and have little impact on the 'feel' of the RCA.
Byres Road Retail Core Area	**3**	There are only 2 vacant units in the RCA, which is a sign of its success as a location for investment.
Partick Secondary Area	**6.5**	There are 20 vacant units, and 8 have been vacant for over 12 months. The number of long-term vacancies is a concern, but there are no pockets of vacancy, and the SRA is large enough to sustain this level of vacancy without a noticeable effect on its overall vitality.
Byres Road Secondary Area	**5.5**	There are 9 vacant units, however 4 are on side streets off Byres Road, which reduces their visibility. Five have been vacant over 12 months. Overall, vacancy is not considered an issue on Byres Road.
Easterhouse: the Fort	**9**	There are 10 vacant units in the Fort, which is up from 7 in 2020. This is partly a reflection of the liquidation of the Arcadia Group in 2021, which led to the closure of Burtons, Wallis, Top Shop, Dorothy Perkins and Top Man stores at the Fort. 8 of the vacant units have been empty over 12 months, which is a reflection of the challenging trading conditions for high street brands in recent years.
Easterhouse: the Lochs Shopping Centre	**34.5**	There are 18 vacant units at the Lochs, 14 of which have been vacant over 12 months. The centre has suffered from a lack of investment over many years, and the level of occupancy has been in gradual but long term decline. Vacant and derelict sites in the surrounding area also impact negatively on the 'feel' of the centre.
Shawlands	**12**	There are 31 vacant units, however they are evenly distributed throughout the centre, and do not have a noticeable effect on the centre's overall vitality. However, 14 units have been vacant for over 12 months, which indicates that the attractiveness of the centre as an investment location could be improved. The redevelopment of the Arcade has the potential to be transformative in this regard.

Pollok	**14**	There are 15 vacant units (a vacancy rate of 14.5%) and 8 of these have been vacant for over 12 months. The vacancy rate is higher than would be expected given that the mall achieved a record number of visitors in 2023. The vacant units are reasonably evenly spread throughout the mall, but there are some prominent voids, including the former Debenhams store (11,000sqm). The mall owners have indicated they intend to split this unit into two, in order to attract a beauty operator and a flagship retailer.
Parkhead: Forge Shopping	**5**	Although there are only 4 vacancies in the shopping centre, 1 of these is the former Dunnes store which is the second largest unit at 4000sqm. All of the vacant units have been empty for over 12 months, which is a sign that these units are not attractive to prospective operators in their current format.
Parkhead: Streets	**13.5**	There are 18 vacant units in the streets, and 13 of these have been vacant longer than 12 months. They are evenly distributed between Gallowgate, Westmuir St, and Tollcross Rd. Long term vacancy has been a persistent challenge in this part of the centre.

3.3 Local Town Centres

Current CDP Policy on Local Town Centres

CDP1 Policy CDP 4: Network of Centres seeks to reduce vacancy and support a diversity of uses, whilst also protecting retail activity both within a Centre and individual street blocks.

Supplementary Guidance Note 4: Network of Centres, Assessment Guideline 5: Proposed Non-Retail Uses within Local Town Centres sets out an aspirational threshold of 70% Class 1 shop units within a centre.

Local Town Centres (LTC) Policy Evaluation

a) Class 1 and Class1a use in Local Town Centres

In 2023 the level of operational class 1 use in the LTCs was as follows:

- Over 70%: Hyndland and Gorbals.
- 60-70%: Croftfoot, Albert Dr and Drumchapel.
- 50-60%: Duke St, Knightswood, St Georges X, Possilpark, Victoria Road, Mount Florida, Cathcart/Muirend and Cessnock.
- 40-50% Bridgeton, Alexandra Parade, Shettleston, Tollcross, Baillieston, Scotstounhill,/Whiteinch, Yoker, Kelvinbridge, Springburn, Anniesland, Maryhill, Battlefield, Govan, Cardonald
- 30-40%: Strathbungo, Castlemilk, Woodlands, Cranstonhill/Yorkhill, Barrachnie

Therefore few LTC's meet the aspirational target for Class 1 use.

Since Class 1 use has now been replaced, it is appropriate to assess how many local centres meet the 70% threshold for the new Class 1a use. Fig.4 shows that:

- 8 of the Local Town Centres have 70% or above occupied class 1a use
- 12 have 65%-70%
- 6 have 55%-65%
- 8 have 55% or under

Therefore, most centres do not meet the 70% threshold for occupied Class 1a. This is either because they have a high vacancy rate (e.g.Castlemilk, Springburn, Possilpark) or because they have transitioned towards a greater mix of commercial activities (e.g. Cranstonhill/Yorkhill, Strathbungo). Nevertheless, Class 1a is the dominant use across **all** the local town centres, albeit in some centres this is only because Class 1a is a composite of the former Class 1 (shops) and Class 2 (financial and professional services) use classes.

b) Non-Class 1a Uses in Local Town Centres

Figure 4 shows that non-class 1a uses occupy over 30% of the units in only 8 out of the 34 centres. The non-class 1a uses are mainly class 3 (cafes/restaurants) or sui generis (hot food shops, public houses and betting shops). This is because the local town centre boundaries are generally drawn around a tight commercial core area, so that community facilities such as libraries, gyms, doctor's surgeries and dentists are often located outwith the town centre in adjoining streets (see the boundaries map included with each Town Centre Profile). However, there are exceptions, where civic and community uses are well represented in a centre, including Bridgeton, Castlemilk, Drumchapel, Govan, Maryhill and Possilpark**.** These, more diverse, centres are distributed across the city, and potentially provide a basis for defining a new category of local town centre that functions as a community hub.

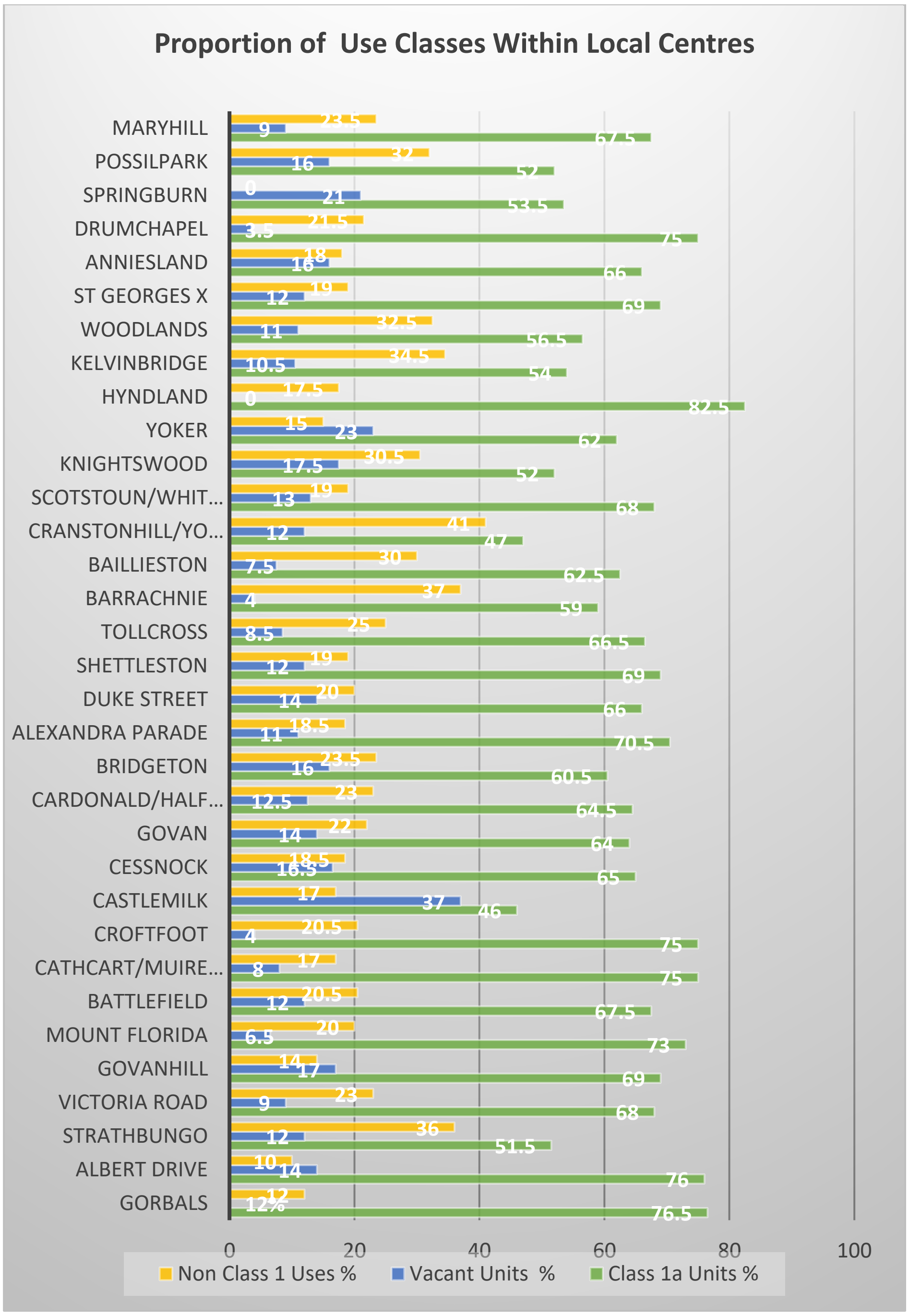


Figure 4: Use Class and Vacancy breakdown by Centre.

c) Activities Mix in Local Centres

Fig 5 puts aside use class designations, in order to examine the mix of food, non-food and commercial services that are found across local town centres. This provides a different picture of the function of the local centres. It shows that commercial services, including retail services (such as hairdressers, beauticians and pharmacies), financial and professional services, and food and drink, have a larger presence than shops in 25 of the 34 centres. Indeed, when non-food (comparison) and food (convenience) shop units are added together, they form a third or less of the total units in 20 out of the 34 of the local centres. However, even though food and non-food shops are not numerically dominant in most centres, they are nevertheless key anchors which drive the vitality of the local centres, as well as providing access to local food and other goods. For these reasons, shops are still the key use in local centres, and their protection (and enhancement where there is under provision) will remain a key objective of CDP2. Notwithstanding the relaxation of use class regulatory controls, that have removed the requirement for planning consent for change of use from shops to financial and professional services, and the introduction of permitted development rights for changes from class 1a to class 3 in the circumstances outlined in section 2.1.

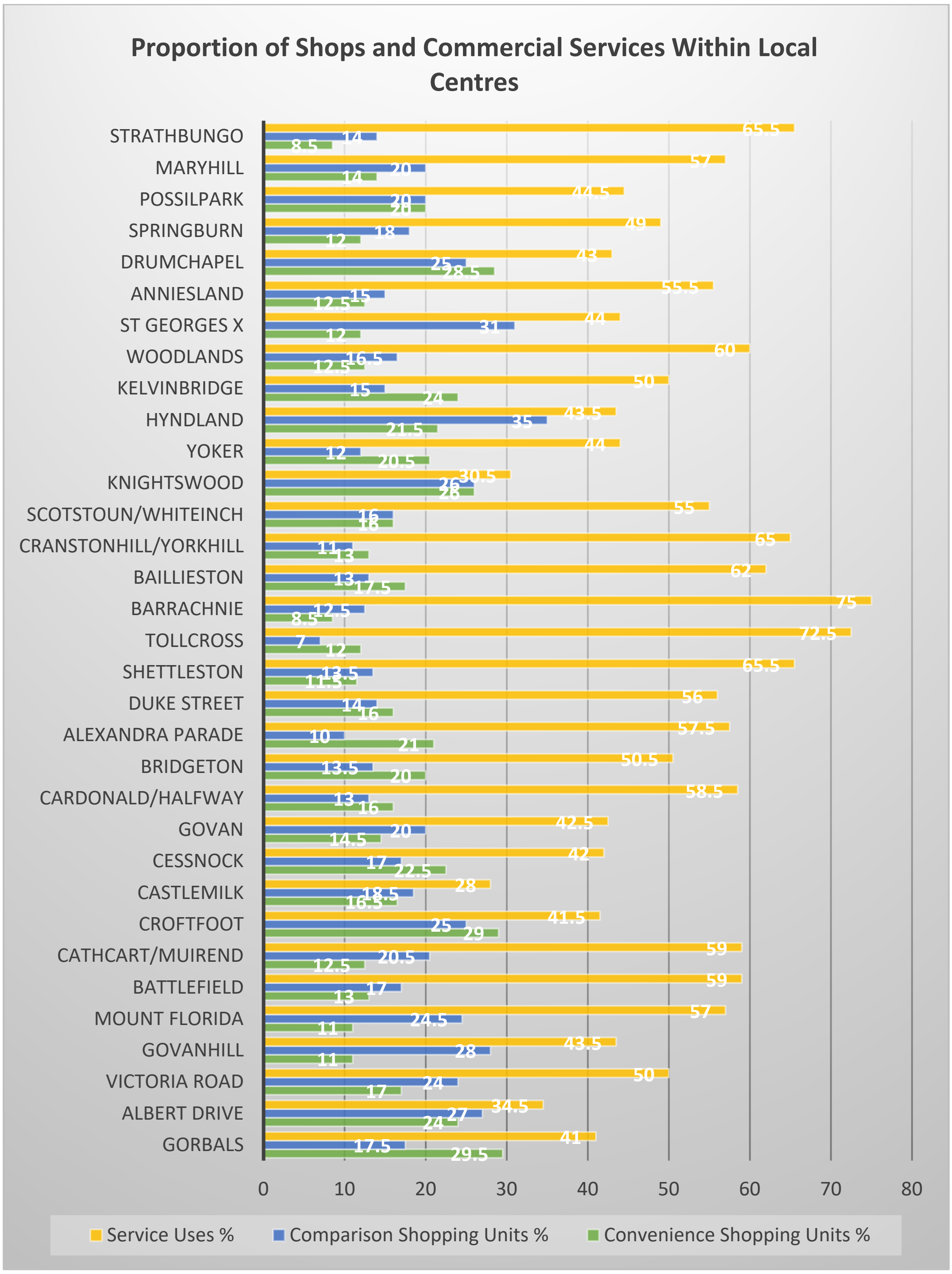


Figure 5: Shops and service uses breakdown by centre.

Local Centres Vacancy Rates 2023

Table 5 ranks the local centres by vacancy rate, and summarises the effects of vacancy in each centre. The headline findings are that:

- 23 Centres are below the 2023 Scottish High Street Average Vacancy Rate of 15%, and 11 centres are above it (Scottish Retail Consortium/Local Data Company)
- Only 4 centres (Springburn, Yoker, Castlemilk and Govan) exceed the national average by more than 5%.
- Where there is a high vacancy rate in a centre, it is often attributable to a pocket of vacancies on side streets or the edge of the centre where there is less footfall. In such cases, it may be appropriate to consider converting these units to housing or other uses.

Local Town Centre	Vacancy Rate (%)*	No. of units in centre	Impact of Vacancy on the Centre
Castlemilk	37	54	The indoor arcade has been losing tenants that have not been replaced. As a result, there are 20 vacant units, 10 of which have been vacant for over 12 months. Vacancies are found throughout the arcade, and on Dougrie Drive to its rear. These have a negative effect on the shopping offer, as well as on the 'feel' of the centre.
Yoker	24	34	There are 8 vacant units, but only 1 has been vacant for over 12 months. The high vacancy rate may simply be a result of commercial 'churn', however it needs to be monitored.
Govan	22	129	There are 29 vacant units, and 19 of these have been vacant for over 12 months. 16 of the vacant units are on side streets. There is a pocket of vacancy on Shaw Street that affects the quality of the street.
Springburn	21	67	10 out of the 14 vacant units have been vacant for over 12 months. All are located in the shopping centre, where long term vacancy is a particular challenge.
Cessnock	18.5	71	There are 13 vacant units and a pocket of vacancy at the eastern end of the centre. Long term vacancy is an issue, with 7 units having been empty over 12 months.
Govanhill	17.5	122	There are 21 vacant units, and 13 have been vacant more than 12 months. The vacant units are evenly spread throughout the centre (although there is a pocket of 4 adjacent vacant units) and they do not have a noticeable adverse effect on the centre's quality or vitality.
Knightswood	17	23	There are 4 vacant units, but only 1 has been vacant for over 12 months. There are 2 adjacent vacant units, one of which is a sizeable unit (480sqm). These create a negative perception, particularly since they are near the entrance of the centre.
Bridgeton	16	84	There are 13 vacant units, and 7 of these have been vacant for over 12 months. The vacancy rate has fallen significantly since 2014. The vacant units are reasonably evenly spread throughout the centre, however there is a pocket of vacancy at the southern end, away from the main centre of activity at Bridgeton Cross.
Possilpark	16	81	8 out of the 13 vacant units have been vacant for over 12 months. Long term vacancy is a challenge, but they are evenly spread throughout the centre and there are no pockets of vacancy
Anniesland	15.5	65	There are 10 vacant units, and 7 of these have been vacant for over 12 months. The vacancies are mainly small units on Great Western Road, however there is a larger, 563sqm vacant unit next to Morrisons.
2023 Scottish High Street Average Vacancy Rate	15		**(Scottish Retail Consortium/Local Data Company)**
Albert Dr	14	58	There are 8 vacant units, but none have been vacant for over 12 months. They are evenly spread throughout the centre, but there are concerns among local businesses about the trajectory of the centre, including falling shop numbers and rising vacancy in recent years.

The Barras	14	123	There are 17 vacancies, mostly located off the main shopping street, which helps to mitigate their effect on the vitality of the centre.
Duke St	14	191	15 of the 26 empty units have been vacant for over 12 months. The occupancy level in the main shopping area of Duke Street is relatively high, and 10 of the vacant units are located in the secondary areas of Sword Street and Annfield Place (this is also where long term vacancy is focussed).
Scotstounhill/ Whiteinch	13	100	There are 13 vacant units, and 8 of these have been vacant for over 12 months. Although this is relatively high, vacancies are evenly spread throughout the centre, so that their impact is masked somewhat. Nevertheless, the level of long-term vacancy is an issue.
Cranstonhill/ Yorkhill	12	173	There are 20 vacant units, and 10 of these have been vacant for over 12 months. Vacancies are evenly spread throughout the centre, and there are no pockets of vacancy affecting its overall vitality.
Gorbals	12	18	There are 2 vacant units which may be viewed as part of the normal ‘churn’ of commercial activity in the centre. No units have been vacant more than 12 months. The low level of vacancy is evidence that the centre is functioning well.
Battlefield	12	93	There are 11 vacant units, 6 of which have been vacant more than 12 months. A third of the vacant units are on a side street, and overall the vacancies do not have an adverse effect on the centre's quality or vitality.
Shettleston	12	162	12 out of the 18 vacant units have been empty for over 12 months. There are two pockets of vacancy: one on Shettleston Rd, at the western end of the centre, which is away from the main tenemental area, and this area appears to have a lower level of footfall. The other is on some of the side streets that branch from the main road. Pockets of vacancy seem to be a long-term problem
St Georges Cross	12	159	There are 20 vacant units, and 10 of these have been vacant for over 12 months. The centre is large enough to sustain this level of vacancy without a noticeable effect on its overall vitality. It helps that 9 of the 20 vacancies are on side streets, and therefore are not as visible as would be the case if they were focussed on Great Western Road. Similarly, 7 of the 10 units that have been vacant more than 12 months are located off Great Western Road. Nevertheless, long term vacant units located off the main street are a challenge.
Cardonald/ Halfway	12	152	There are 19 vacant units, and there has been a noticeable rise in vacancy since 2018. However 7 of the 19 vacancies are on side streets, and therefore not as visible as would be the case if they were all on Paisley Road West. Only 5 units been vacant for over 12 months, which is not exceptional given the centre’s size.
Strathbungo	12	93	There are 11 vacant units, 4 of which have been vacant more than 12 months. The vacant units do not have an adverse effect on the centre's quality.
Alexandra Parade	11.5	71	All but one of the 8 vacant units are on side streets off Alexandra Parade, which mitigates the impact of vacancy on the ‘feel’ of the centre. Nevertheless, it is a concern that 6 out of the 8 vacant units have been vacant for over 12 months.
Woodlands	11	55	There are 6 vacant units, and 5 of these have been vacant for over 12 months. The vacant units are reasonably evenly spread, with a maximum of 1 vacancy in each street block. However, long term vacancy is an issue.
Kelvinbridge	10.5	46	Although vacancy is not high, it has been rising, while the number of shop units has been falling. There are 5 vacant units, but only 1 has been vacant for over 12 months. Most of the vacancies can be considered to be part of the normal commercial ‘churn’ of a centre.
Maryhill	9	86	There are 8 vacant units, 4 of which have been vacant for over 12 months. 5 of the vacancies are located at the eastern end of the centre, where the quality of shopfront is lower than the rest of the centre.
Victoria Rd	9	174	6 out of the 16 vacant units in the centre have been vacant more than 12 months. The vacant units are evenly spread throughout the centre, although there is a pocket of 6 vacant units on Albert Road, which is a side street off Victoria Road. The level of vacancy does not have an adverse effect on the centre's quality or vitality.
Tollcross	8.5	81	3 of the 7 vacancies have been vacant for over 12 months. Vacancy is not a major issue in the centre.
Cathcart/ Muirend	8	97	There are 8 vacant units, 3 of which have been vacant for over 12 months. The vacant units are evenly spread throughout the centre, and they do not have an adverse effect on the centre's quality or vitality.

Baillieston	7.5	69	There are 5 vacant units, and 3 of these have been vacant for over 12 months. Vacancy is not a major issue in the centre.
Mount Florida	6.5	89	There are 6 vacant units, but only 1 has been vacant more than 12 months. Vacancy is not a major issue in the centre.
Barrachnie	4	24	There is only one vacant unit.
Croftfoot	4	24	There is only one vacant unit.
Drumchapel	3.5	28	There is only one vacant unit. Vacancy is not a major issue, however it has been in the past, and has been addressed through the demolition of buildings. This has created voids in the urban fabric, which have reduced the quality of the physical environment, and limited the attractiveness of the centre as place to visit/spend time.
Hyndland	0	46	There are no vacant units.

Table 5: Vacancy Ranking by Local Centre

*Note that the percentages should be read in conjunction with the number of units in a centre. Where there are few units, the addition of one vacant unit can have a significant impact on the %.

Local Centres Vacancy Trend Data

Table 6 shows that most local centres are stable in terms of the level of vacancy, however there are exceptions. The key trends are as follows:

- In the 2018-23 period 25-out of 34 local centres showed either no change, a slight rise or a slight fall in vacancy.
- In the 2014-18 period 22 out of 34 local centres showed either no change, a slight rise or a slight fall.
- The number of centres showing a rise of more than a slight rise fell from 5 in 2014-18 (Castlemilk, St George's X, Anniesland, Govanhill, Albert Drive) to 1 (Govan) in 2018-23. Vacancies in Govan have fluctuated since 2014 (falling from 26 to 15 in the period 2014-18, then rising to 22 from 2018-23) .
- Sustained fall in vacancy across both periods in 8 centres (Bridgeton, Tollcross, Duke Street, Cathcart/Muirend, Scotstoun/Whiteinch, Woodlands, Alexandra Parade, Maryhill).
- Sustained rise in vacancy across both periods in 2 centres: Cranstonhill/Yorkhill (12 to 17 to 21 units) Castlemilk (8 to 16 to 20 units).

Vacancy Change By Centre	Significant Rise (>4 units)	Slight Rise (2-4 units)	No Change (0-1 unit)	Slight fall (2-4 units)	Significant Fall (>4units
2014-18	**Castlemilk** **St George's X** **Anniesland** **Govanhill** **Albert Drive**	**Cranstonhill/Yorkhill** **Baillieston** **Cessnock** **Kelvinbridge** **Gorbals** **Drumchapel** **Victoria Road** **Hyndland**	**Springburn** **Knightswood** **Possilpark** **Strathbungo** **Battlefield** **Mt. Florida** **Croftfoot**	**Scotstoun/Whiteinch** **Woodlands** **Yoker** **Barrachnie** **Duke Street** **Alexandra Parade** **Maryhill**	**Shettleston** **Cardonald** **Bridgeton** **Tollcross** **Govan** **Cathcart/Muirend**
2018-2023	**Govan**	**Yoker** **Possilpark** **Cranstonhill/Yorkhill** **Knightswood** **Shettleston** **Cardonald**	**Mount Florida** **Croftfoot** **Barrachnie** **Strathbungo** **Battlefield**	**Cathcart/Muirend** **Scotstoun/Whiteinch** **Woodlands** **Hyndland** **Govanhill** **Albert Drive**	**Alexandra Parade** **Drumchapel** **Victoria Road** **Maryhill** **Bridgeton**

		Springburn Castlemilk	Baillieston Cessnock Kelvinbridge Gorbals Anniesland St George's X		Tollcross Duke Street

Table 6: Vacancy Change in Centres 2014-23

(See Appendix 3: Local Centre Profiles for a more detailed analysis of the vacancy trend in each centre.)

3.4 Other Retail and Commercial Centres

The City has 10 Other Retail and Commercial Leisure Centres, that are primarily locations for bulky goods retail, large scale leisure and food superstores. They are distinguished from Town Centres by their narrower range of uses, and also by their built form, which generally involves a retail warehouse format with dedicated parking.

Current CDP policy **Assessment Guideline 7: Retail and Commercial Development Proposals within Other Retail and Commercial Leisure Centres** states that it is important that the City continues to provide locations for these types of development that cannot be accommodated in town centres. The broad requirements of current policy are that bulky goods floorspace should not be lost, unless it has been vacant for 12 months, that new retail floorspace at these locations should not be less than 900 sq m gross, and that it should be for the sale of bulky retail goods and not normally convenience (food) goods or general comparison (non-food) retail goods.

CDP 1 Policy Evaluation

The City's Other Retail and Commercial Centres fulfil a mix of different functions:

- **Springfield Quay** - leisure destination,
- **Glasgow Gait, Mount Vernon West** - bulky goods locations,
- **Great Western Retail Park and Darnley Retail Park** – both combine bulky goods with a food superstore and supporting uses ,
- **Parkhead Retail Park and Nether Auldhouse Retail Park** – both have a core of bulky goods but also have a range of stores that would normally be found in a town centre.
- **Summerston Retail Park and Robroyston Retail Park**– both have a large food superstore and smaller non-food retail units
- **St Rollox Retail Park** - Large food superstore and member only retail warehouse outlet and smaller foodstore

The Centres conform to varying degrees with the definition of Commercial Centres set out in CDP1. Most have developed an element of non-bulky retail goods. Indeed, some are no longer subject to any bulky goods planning restriction, including Parkhead, Auldhouse and Robroyston (albeit some of these still retain bulky goods occupiers).

It is clear that modern retail floorspace provision is changing. In particular there has been a growth in discount operators seeking formats that are suited to these locations. CDP 2 preparation will therefore consider whether a more flexible policy approach is appropriate that caters for changing formats, however the key policy priority will remain the protection of town centres. CDP2 will also support measures to enhance active travel links, improve connections to their surroundings (particularly where enhanced links will benefit existing town centres) and improve the environmental setting of these locations.

3.5 Impact of Use Class and PDR Changes on Glasgow's Centres

The use class and permitted development rights changes outlined in Section 2 introduce greater flexibility for change of use from shops to other town centre uses. They have the potential to have far reaching consequences for Glasgow's centres policies, which seek to maintain a certain level of shop and retail service uses. CDP2 policies will therefore be adapted to the changes which will affect each type of centre differently:

City Centre Primary Retail Streets – The changes potentially have significant implications for the retail offer on the Primary Streets since most street blocks do not contain dwellings and therefore the potential restrictions on the application of PDR do not apply. This makes it easier to change from shops to food and drink uses which could inhibit the ability to maintain a continuous retail frontage on Buchanan Street.

Major Town Centres

- *Pollok and Easterhouse* are both mall based centres, so it is unlikely a planning application would be required for a change of use from a shop to another town centre use because of the potential impact on residential amenity.
- *Shawlands and Partick/Byres Road* are mainly tenemental in character, so planning applications are still likely to be required for change of use from shops to food and drink uses (though not to financial and professional services). The ability of CDP policy to maintain a balance of shops and other uses will be reduced, and the retention of Retail Core Areas in Partick and Byres Road could be undermined.
- *Parkhead* A planning application is not likely to be required for a change of use from a shop to another town centre use within the mall, however an application is likely to be required in surrounding streets where people live above ground floor commercial units. Again, Glasgow's policies that seek to protect shop uses will need to be re-examined.

Local Town Centres

Planning permission is still likely to be required on the tenemental streets that dominate most of Glasgow's local centres, however it won't be required in some centres with indoor malls (e.g., Castlemilk). As with the other categories of centre, there is a need to review the current policy approach to protecting shops.

4. Network of Centres Review

Table 7 shows that the current Network is a hierarchy, with distinct levels based on the scale and range of functions in a centre. It is proposed to retain this approach in CDP2, as it provides a good basis for applying the 'town centres first' principle, by directing retail and other town centre uses to the appropriate level in the hierarchy.

CDP 1 Designation	Centres	Role and Function
City Centre	City Centre Principal Retail and Commercial Area	The primary location for retail, commercial leisure, tourism and cultural uses serving the city region, as well as a national transport hub.
5 Major Town Centres	Easterhouse, Parkhead, Partick/Byres Road, Pollok and Shawlands.	Provide a full range of town centre uses, and are strategic shopping, commercial and civic destinations whose role extends beyond the city boundary.
34 Local Town Centres	Albert Drive, Alexandra Parade Anniesland, Baillieston, Barrachnie The Barras, Battlefield, Bridgeton Cardonald/Halfway, Castlemilk Cathcart/Muirend, Cessnock Cranstonhill/Yorkhill, Croftfoot, Drumchapel, Duke St, Gorbals, Govan, Govanhill, Hyndland Kelvinbridge, Knightswood, Maryhill Mount Florida, Possilpark, St Georges X/Great Western Rd Scotstoun/Whiteinch, Shettleston Springburn, Strathbungo Tollcross, Victoria Road, Woodlands and Yoker.	Vary widely in scale, function and character, with some being predominantly retail based, and others service based. However, they all provide accessible locations for a range of local services that serve their surrounding communities.
10 Other Retail and Commercial Leisure Centres.	Darnley, Glasgow Gait/Mount Vernon, Great Western Retail Park, Mount Vernon West, Nether Auldhouse, Parkhead Retail Park, Robroyston, St Rollox, Springfield Quay, Summerston	Primarily locations for bulky goods retail and large food superstores, although some have diversified to include general comparison floorspace and other complementary uses.
Local Shopping Facilities.	Glasgow's 167 Local Shopping Facilities can be viewed in Appendix 1 of SG4 Network of Centres	Small scale shops and service provision to meet the day to day needs of local communities.

Table 7: Glasgow's Hierarchy of Centres

The aim of CDP2 will be to build on the current Network, in a way that more fully conveys the complexity of Glasgow's Network. A re-defined Network could reflect:

- the close inter-relationships between the tenemental Major Town Centres and their surrounding Local Town Centres i.e. Shawlands and Byres Road and Parkhead are all closely integrated with smaller, local town centres both spatially, via arterial routes, and functionally.
- the lack of integration between the purpose built, Major Town Centres at Pollok and Easterhouse and local centres in the area.
- the inter-relationships between local town centres within the city's highly urbanised inner core that create sub-networks within the network i.e. inner east (Bridgeton, the Barras, Duke St, Alexandra Parade), inner south (Albert Drive, Strathbungo, Victoria Road, Govanhill), inner west (St Georges Cross, Kelvingrove, Woodlands, Cranstonhill/Yorkhill, inner north (Springburn and Possilpark)
- the 'standalone' nature of centres outwith the inner urban core i.e. Castlemilk/Cardonald in the south, Baillieston/Barrachnie in the east, Drumchapel/Annieland in the north, and Yoker/Knightswood in the west are not as interconnected with other local centres as the inner urban centres.

Identifying the complementary relationships between centres (e.g. in the southside, the predominantly retail character of Victoria Rd and Govanhill is complemented by nearby Strathbungo which is primarily a food and drink destination). This will provide the basis for CDP2 to refine the CDP1 Network of Centres in a way that:

- recognises that the **functional** connections between centres are as important as the distinct levels in the hierarchy.
- defines the **spatial** connections, and disconnections, between centres that either promote or inhibit their contribution to creating 20-minute neighbourhoods.
- facilitates the preparation of centre policies that protect retail function, and promote diversification where appropriate, based on the 'place characteristics' of a centre.

Potential Additions to the Network/Changes to Centre Boundaries

The following potential additions to the network/amendments to existing town centre boundaries have been identified:

- proposal in the Draft Greater Pollok Local Development Framework for a new local town centre at Nitshill to serve the communities at Nitshill, Parkhouse and Darnley. This could combine the existing Local Shopping Facilities.
- proposal in the North Glasgow Strategic Development Framework for a new local town centre at Royston, where there is a concentration of shopping, community and education facilities.
- inclusion of Gibson Street commercial units either as a new local centre, or, as an extension to Woodlands town centre.
- inclusion of Crown Street Retail Park as an Other Retail and Commercial centre

5. Health and Wellbeing: Clustering of Bad Neighbour Uses and Drive-throughs

NPF4 Policy 27 states that LDPs should be informed by evidence on where clustering of certain ‘bad neighbour’ non-retail uses may be adversely impacting on the amenity or health and wellbeing of communities, particularly in disadvantaged areas. The uses identified in Policy 27 are:

i. Hot food takeaways
ii. Betting offices; and
iii. High interest money lending premises

Table 8 presents the incidence of these uses in Glasgow’s Local Town Centres, and also the Scottish Index of Multiple Deprivation (SIMD) for data zones around each centre. It is important to note that Glasgow’s high-density urban form means that zones with the highest levels of deprivation (ranked from 1-5 in table 8) are sometimes adjacent to zones with the lowest deprivation (ranked 15-20 in table 8). Nevertheless, the table shows the general level of deprivation associated with each centre. Key findings are that:

- The following Local Town Centres have 10 or more hot food takeaways: Govan, Bridgeton, Duke St, Scotstounhill/Whiteinch, Cranstonhill/Yorkhill, Shettleston, Cardonald/Halfway, Tollcross, Baillieston, Kelvinbridge/St Georges Cross, Govanhill. 8 of these centres are associated with areas of high deprivation. It is important to distinguish centres such as Kelvinbridge/St Georges Cross and Cranstonhill that are socialising destinations, sustained by large student populations. There are centres where the increasing prevalence of hot food shops has changed the nature of the town centre, e.g. Baillieston and Cranstonhill, however more research is required to consider whether the clustering of hot food shops is creating amenity issues in centres generally.
- 16 out of the 34 Local Town Centres have 2 or more betting shops. Again, there is an association with centres with a higher deprivation ranking. Shettleston, Cardonald/Halfway and Victoria Road all have more than 3 betting shops although these are all larger local town centres in terms of the total number of units.

- Glasgow does not have a significant amount of high interest moneylenders in its town centres. A few centres have pawn brokers, and these are associated with more deprived areas. Credit unions are also present in some centres.

Table 8 Prevalence of Hot Food Shops/Betting Offices/High Interest Money Lenders related to SIMD ranking.

	Hot Food Shops	Betting Offices	High Interest Money Lenders	SIMD Ranking of Centre’s Surrounding Areas*
Castlemilk	5	2	0	1-5
Yoker	4	0	0	1-5
Govan	4	2	0	1-2
Springburn	7	2	2 (pawnbrokers)	1-5
Cessnock	3	1	0	1-5 with pockets of less deprivation
Govanhill	10	1	0	1-5 with pockets of less deprivation
Knightswood	3	3	0	1-5
Bridgeton	10	3	0	1-5
Possilpark	5	3	0	1-5
Anniesland	2	2	0	15-20

Albert Dr	5	0	0	5-10 but 15-20 to the west of the centre.
The Barras	6	1	0	1-5 but less deprivation to the west
Duke St	12	3	1 pawn broker	10-15 but 1-5 to the south of the centre
Scotstounhill/ Whiteinch	10	1	0	Mainly 15-20 but 1-5 to south of centre, next to river.
Cranstonhill/ Yorkhill	15	0	0	Mainly 15-20 but pockets of greater deprivation to the east.
Gorbals	0	0	0	Mainly 1-5 but pockets of less deprivation
Battlefield	6	0	0	10-15
Shettleston	13	4	0	1-5
St Georges Cross	8	2	0	Mainly 15-20 but 1-5 to East of Centre.
Cardonald/ Halfway	14	6	1 pawnbroker	Mainly 3-5
Strathbungo	6	1	0	15 but pockets of greater deprivation
Alexandra Parade	5	1	0	10-15 but 3-5 to the east of the centre
Woodlands	5	0	0	15-20 with pockets of greater deprivation
Kelvinbridge	2	0	0	15-20
Maryhill	6	3	0	1-5
Victoria Rd	6	4	3 pawnbrokers	1-5 with pockets of less deprivation
Tollcross	12	1	0	1-5
Cathcart/ Muirend	4	2	0	5-10 to the North of the Centre 15 to the south
Baillieston	12	3	0	1-5 but 15 to the east of the centre
Mount Florida	5	1	0	Mainly 10-15 but pocket of greater deprivation to west of centre
Barrachnie	3	1		15-20
Croftfoot	3	1	0	1-5 to south but 15-20 to the northeast (Carmunock)
Drumchapel	3	2	0	1-5
Hyndland	2	0	0	15-20

*Index of multiple deprivation ranking of data zones located around the town centre: 1-5 being most deprived 15-20 being least deprived.

Drive-through developments

NPF4 Policy 27 states that drive-through developments will only be supported where they are specifically supported in the LDP. LDPs should identify any areas where drive-through facilities may be acceptable i.e. where they would not negatively impact on the principles of local living or sustainable travel.

Development pressure for more drive-throughs has grown in recent years, as new types of businesses such as coffee chains seek to diversify their operations. Such forms of development promote car use, and make it more difficult for the city to achieve its climate targets, since transport is one of the biggest sources of emissions.

In response, Glasgow has produced non-statutory guidance for Drive-through Operations that is designed to minimise 'drive-through only' trips. This guidance has been informed by an assessment of existing drive-through provision within the city (see Appendix 4).

The guidance identifies the following acceptable locations:

- within the Network of Centres
- brownfield sites within CDP3 Economic Development employment designations
- brownfield sites adjacent to car-based activities e.g. petrol stations, car showrooms

It states that the following are not acceptable locations:

- where walking/cycling links to local facilities are not available, or cannot be made available
- where access to public transport networks would involve walking more than 400m
- where noise and activity associated with the proposal would create an unacceptable impact on the amenity of the area, including on residential dwellings.

This approach will form the basis for CDP2 policy.

6. Next Steps

The town centre profiles, along with the policy research documents and council strategies outlined in Section 2, will form the main sources of evidence informing the preparation of CDP2. They will be updated throughout the preparation process and new strategies and research will be incorporated into the evidence base as they become available. This will include new Local Development Frameworks and the retail capacity work being carried out at the city region level.

Key tasks

The following tasks will be undertaken, in order to ensure that CDP2 delivers the right development in the right location in line with the 'town centre first' approach set out in NPF4:

- *Use the evidence for each centre that is summarised in Section 3 (and the related Town Centre Profiles) to prepare centre specific change of use policies, that both protect their retail function and support town centre diversity and 20-minute neighbourhoods.*
- *Use policy to target vacancy in centres and long term vacancy in particular.*
- *Redefine the Network of Centres to reflect the interrelationships between centres. Understand how they function as places, by drawing on the evidence presented in Section 3 and 4.*
- *Identify new centres to be added to the Network, and redraw town centre boundaries in line with the proposals outlined in Section 4. Add any other changes that arise during the plan preparation process.*
- *Use the evidence presented in Section 5 to develop a spatial policy on protecting health and wellbeing, by preventing and avoiding the clustering of takeaways and betting offices, as required by NPF Policy 27. Consider whether a policy on moneylender premises is required.*
- *Monitor the effect of changes to the Use Class Order and Permitted Development Rights, as they relate to town centre uses, in order to assess the effects on Glasgow's centres and, in particular, the effect on the retail function of the City Centre and Partick/Byres Road Retail Core Areas.*

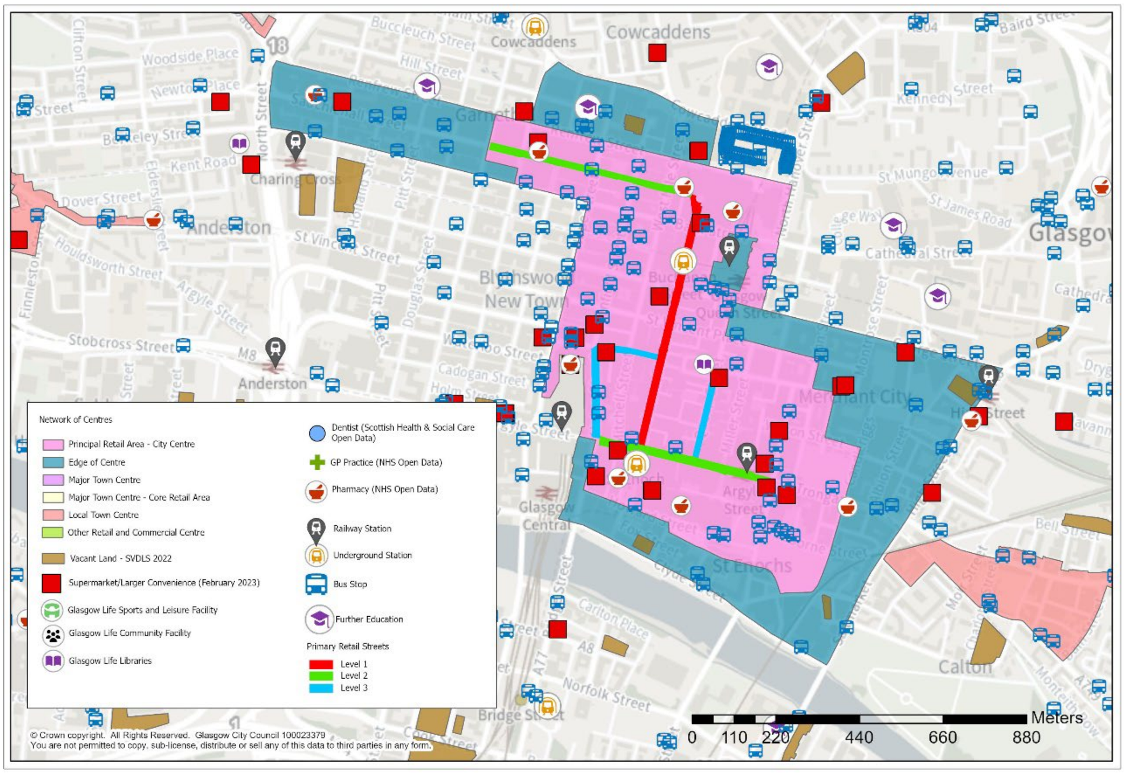
7. Glossary

Term	Definition
20-minute neighbourhoods	NPF4 defines 20-minute neighbourhoods as a flexible approach to assessing our places against the concept of local living. A method of achieving connected and often compact neighbourhoods, designed in such a way that people can meet the majority of their daily needs within a reasonable distance of their home, preferably by sustainable and active travel methods.
Town Centre First Principle	NPF4 describes the Town Centre First Principle as seeking to prioritise town centre sites, encouraging vibrancy, equality and diversity
Comparison Retail	Goods where consumers usually evaluate prices, features and quality levels before making a purchase. These include clothing, furniture, household appliances, toys, books, music and jewellery.
Convenience Retail	Goods including food, drinks, tobacco, newspapers, magazines and non-durable household goods
Local Shopping Facilities	Small groups of shops and related activities serving a residential neighbourhood, considered too limited to constitute a Local Town Centre
Other Retail and Commercial Centres	A single development of at least 3 retail warehouses with associated car parking.
Spatial Supplementary Guidance	Supplementary Guidance for a geographical area within the City. Includes Strategic Development Frameworks, Local Development Frameworks, Town Centre Action Plans, Masterplans and Development Briefs.

Appendix 1. City Centre Retail and Commercial Area Profile 2024

The City Centre Today

Location and Boundaries



The city centre is bounded to the north and west by the M8, to the south by the River Clyde and Kingston/Norfolk Street, and to the East by John Knox St/Wishart St. Within this boundary there are major office, residential, entertainment, education and cultural land uses, as well as retail and commercial activities.

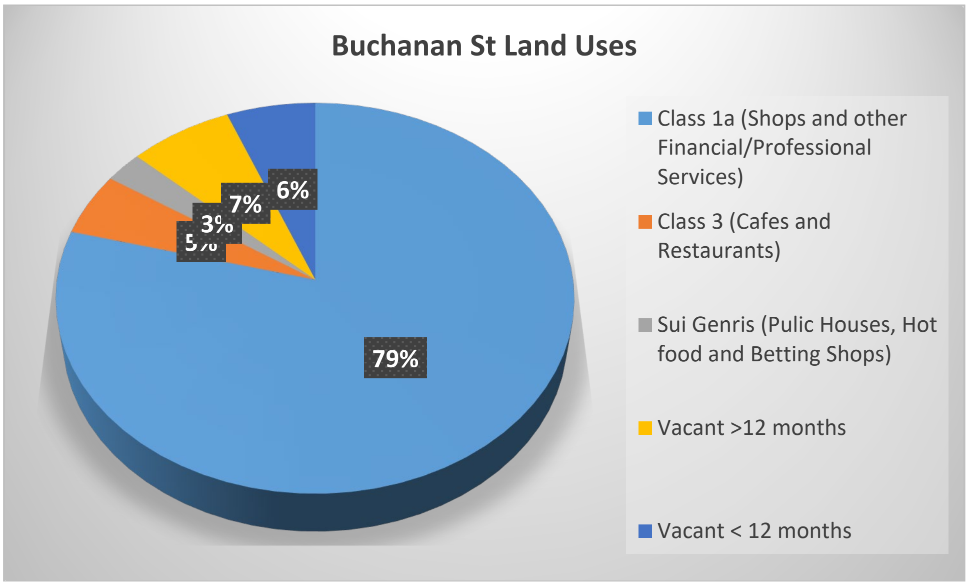
The Principal Retail and Commercial Area (PRCA) forms the retail and commercial core of the City Centre and is focussed on the Golden ‘Z’ formed by Argyle Street, Buchanan Street and Sauchiehall St. Together with surrounding areas, including the merchant city, these streets have been branded the ‘style mile.’

This profile presents analysis of the Primary Retail Streets as defined in City Development Plan 1. These are:

Buchanan Street Level 1 Primary Retail Street – as the prime retail street in the City Centre, the protection and enhancement of its shopping offer is key to maintaining the City Centre’s status as Scotland’s leading retail destination.
Argyle Street and Sauchiehall Street Level 2 Primary Retail Streets – together with Buchanan Street, these form the on-street retail spine of the ‘Style Mile’
Queen Street, Union Street and Gordon Street Level 3 Primary Retail Streets – contain a mix of uses which complement the primary retail function of the adjacent Level 1 and 2 Primary Retail Streets.

Activities and Facilities

Level 1 Primary Street - Buchanan Street



Shopping

There are 78 units on Buchanan St and 60 of these are occupied Class 1a shops (77%). 58 (74%) of the units are comparison shops selling clothing and other fashion goods. These range from large department stores (House of Fraser) international brands (Zara) to smaller specialist shops such as the Apple store and several luxury watch retailers. There is also one large foodstore on the street (Sainsbury's) and a bank on the corner with Argyle Street, that falls within use class 1a. Buchanan St is distinguished from other city centre streets by the quality of occupier, and this is reflected in the highest UK rental levels outside of London. It is also distinguished by the lack of vehicles and the quality of the public realm which help to give it a more European 'feel.'

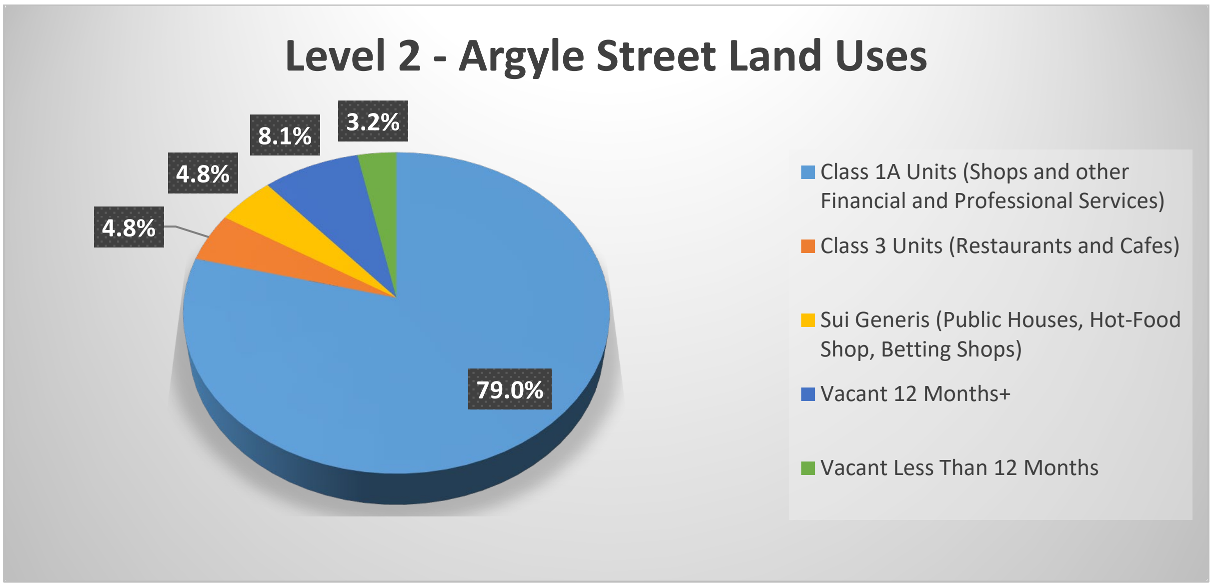
Commercial Services

CDP policy seeks to maintain a continuous retail frontage along Buchanan St, however there are 5 café/restaurant uses located on the street: the Willow Tea Rooms, The Ivy, TGI Fridays, Starbucks, and a Hard Rock Café which is currently closed. These help to generate activity at night and support the shopping experience during the day.

Vacancy

In the latest survey in March 2024, there were 11 vacant units, which is a vacancy rate of 13%. This is slightly below the 15% average for Scottish high streets in (Scottish Retail Consortium/Local Data Company 2023). 6 out of the 11 have been for vacant for over 12 months. All of the long term vacant units are located in the north part of the street above the crossing with St. Vincent Street. These include large, modern units formerly occupied by Paperchase and Gap, as well as prominent units formerly occupied by New Look and Top Man that closed following the liquidation of the Arcadia Group in 2021. Although there are also vacancies in the southern part of the street, none are long term which indicates that this part of the street remains attractive to potential occupiers.

Level 2 Primary Street - Argyle Street



The Argyle St Primary Street designation runs from the junction with Stockwell St in the East, to the junction with Union St in the West. Shops further east along Trongate do not form part of this area, and neither do the shops under the Hielanman's Umbrella to the west.

Shopping

There are 62 units on Argyle Street, and 49 of these are Class 1a (79%). 39 (63%) are comparison goods shops (i.e. non-food) with many high street fashion brands represented including Marks and Spencer, River Island, Superdry, Footlocker, HMV, H&M, Primark and TK Max. Other key retailers on the street include WH Smith, and Waterstones. The quality of the retail offer is strong, albeit more uneven towards Trongate, where the quality of the units is mixed. Although perceptions of the street are that it has been in decline, the return of Next in 2024 is an indication of its ongoing strength as a retail destination. In addition to its comparison shopping offer, there are also 6 food shops including 2 Sainsbury's Local stores, Greggs and Subway.

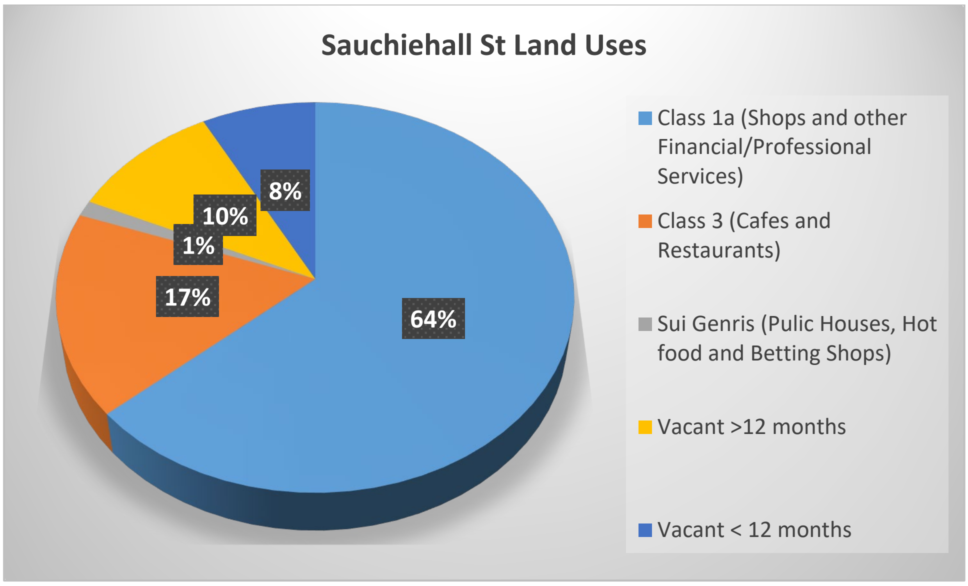
Commercial Services

Argyle Street and Buchanan St have the same amount of occupied class 1a use (79%) however Argyle St has 4 high street banks that fall within class 1a. These form part of a slightly more mixed commercial environment that also includes 3 class 3 café/restaurants (Café Nero, Pizza/Hut, KFC) as well as an amusement arcade, currency exchange and Sloans pub. However, these commercial services do not affect the dominance of shopping which is comparable to that found on Buchanan Street.

Vacancy

There are 6 vacant units on Argyle St, which is a vacancy rate of 9.5%. 5 of these have been for vacant for over 12 months, however most of these are small units that do not affect the overall vitality of the street. The exception to this is the Top Shop unit, which is to be re-occupied by Next in Spring 2024. Overall vacancy is not currently a major issue in Argyle St. Even though there are a few long-term vacant units, they are smaller in scale and do not have the same prominence as on Buchanan Street. Indeed, Argyle Street has proved to be more successful in attracting occupiers for vacant units, which may be a reflection of lower rental levels.

Level 2 Primary Street- Sauchiehall Street



Sauchiehall St Primary Street runs from the Galleries to the junction with Rose Street in the west.

Shopping

There are 77 units on Sauchiehall Street, and 48 of these are Class 1a (64%). 36 (47%) of the units are comparison goods retailers and 6 are food retailers (8%). National high street fascias include TK Max, Primark, Millets, Boots, Waterstones and WH Smiths, but the street lacks the concentration of fashion brands that is found on Argyle Street. Also, most of the high street names are focussed on a relatively small section in the middle of the Primary Street. At the eastern and western ends of the Primary Street, the offer is more mixed, both in terms of quality of retailer and the number of non-retail uses such as cafes, restaurants and banks.

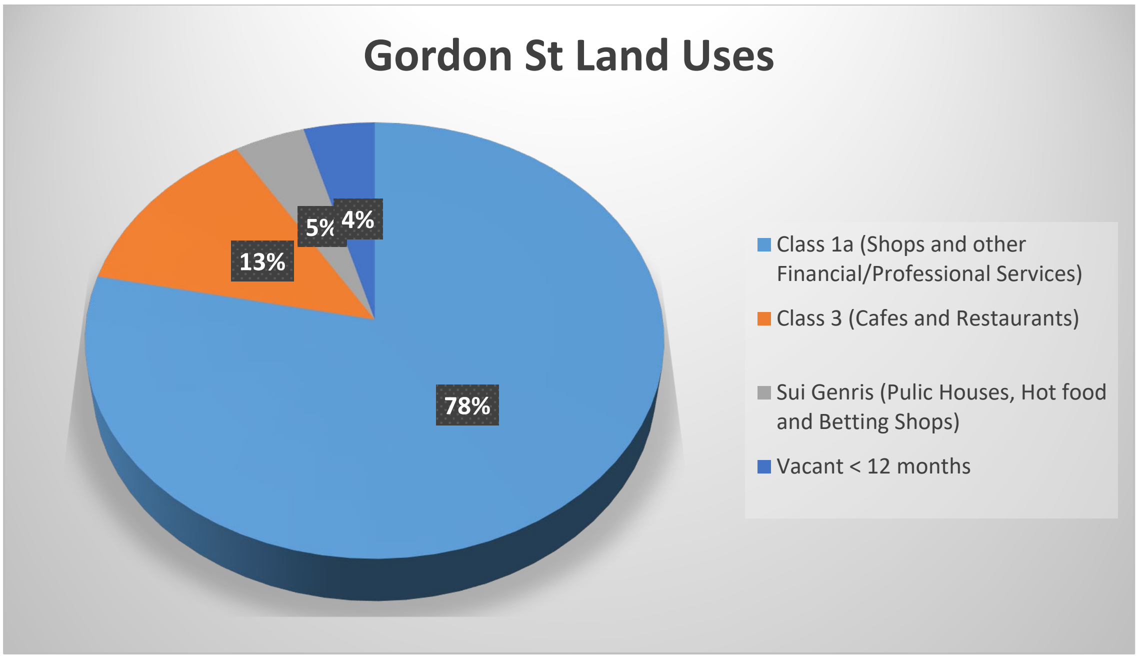
Commercial Services

There are 13 class 3 café/restaurant uses and 1 pub. This represents 17% of the units compared with 5% on Argyle Street, which illustrates a difference in the character of the two streets. Sauchiehall street has developed a restaurant and café offer in a way that Argyle Street hasn't. This may in part reflect the local Garnethill community and the student population in particular. Ultimately, however, it is Argyle St's ongoing attractiveness as a retail location that differentiates the two streets.

Vacancy

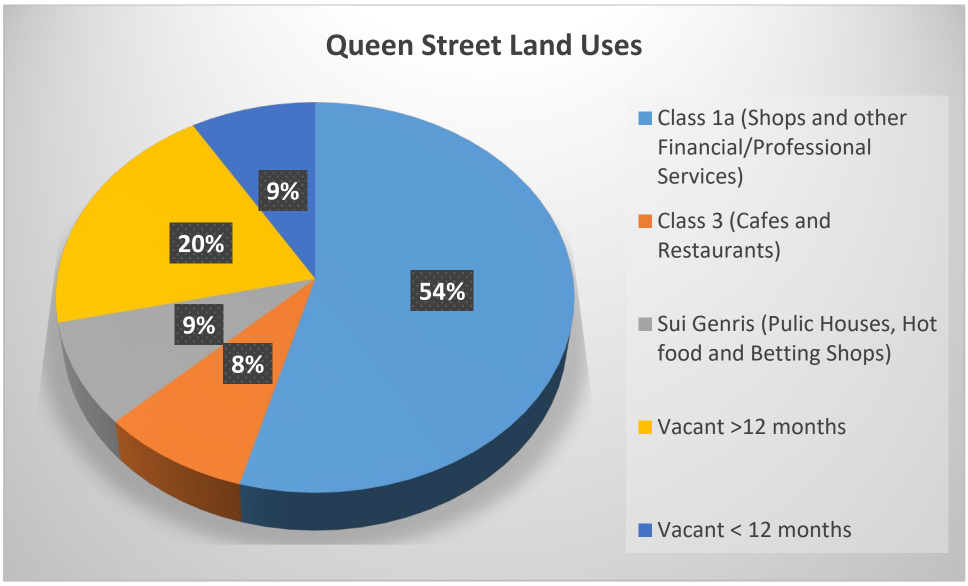
There are 14 vacant units (a vacancy rate of 18%) and 8 of these have been vacant for over 12 months. The vacancy rate is above the 15% average for Scottish high streets in 2023 (Scottish Retail Consortium/Local Data Company). The vacant units are distributed evenly throughout the Primary Street but, as in Buchanan Street, it is the prominence of the vacant units that is problematic: The following vacant buildings and sites all impact negatively on perceptions of the street: the long term vacant former BHS store, the M&S store, and the void created by the demolition of the former Victorias nightclub site. The quality of retailer has also declined in recent years, particularly on the north side of the street.

Level 3 Primary Street -- Gordon Street



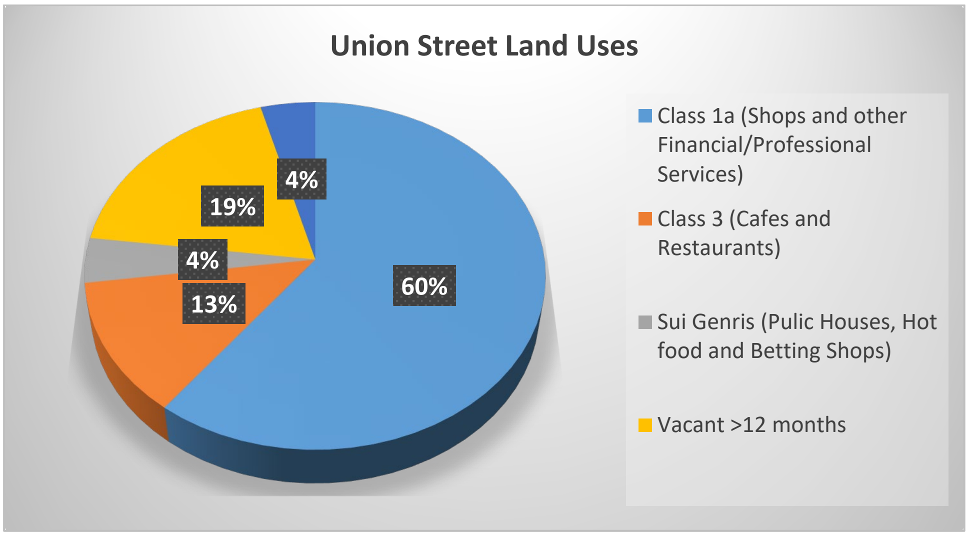
Gordon Street Primary Street links Buchanan St and Central Station, and benefits from the heavy footfall between the two. 78% of the units on Gordon Street are in Class 1a use (18 out of 23 units) however this falls to 48% if only shops are included. There are 11 shops, 8 of these sell comparison goods including Greaves Sports, Mountain Warehouse, Oliver Bonas and House of Cashmere. The street has a much more mixed character than nearby Buchanan or Argyle St, with 3 banks and 3 travel agencies and 3 café/restaurants. The street potentially resembles the type of commercial environment that these streets could gravitate towards if they lost their retail character.

Level 3 Primary Street – Queen Street



Queen Street Primary Street runs between its junctions with Ingram Street and Argyle Street. There are 35 units, 19 of which are Class 1a (54%). 16 out of the 35 units are shop uses (46%). There are 12 non-food shops, including a higher proportion of independents than is found on the other Primary Streets, including Tam Shepherds Joke Shop, Fat Buddha clothing store and Absinthe 6 costume wear. There are also 4 food shops, including a Sainsbury's Local and a Tesco Express. There are three café/restaurant uses, as well as a pub, betting office and amusement arcade. Unlike Gordon Street, the vacancy rate is high at 29%, and 7 out of the 10 vacant units have been empty over 12 months. This is likely to be a reflection of lower footfall on Queen Street,h which does not function as a link between destinations to the same extent that Gordon Street does. Overall, the street has a different feel from the other Primary Streets and the relatively low level of shop uses calls into question whether it should retain this status.

Level 3 Primary Street – Union Street

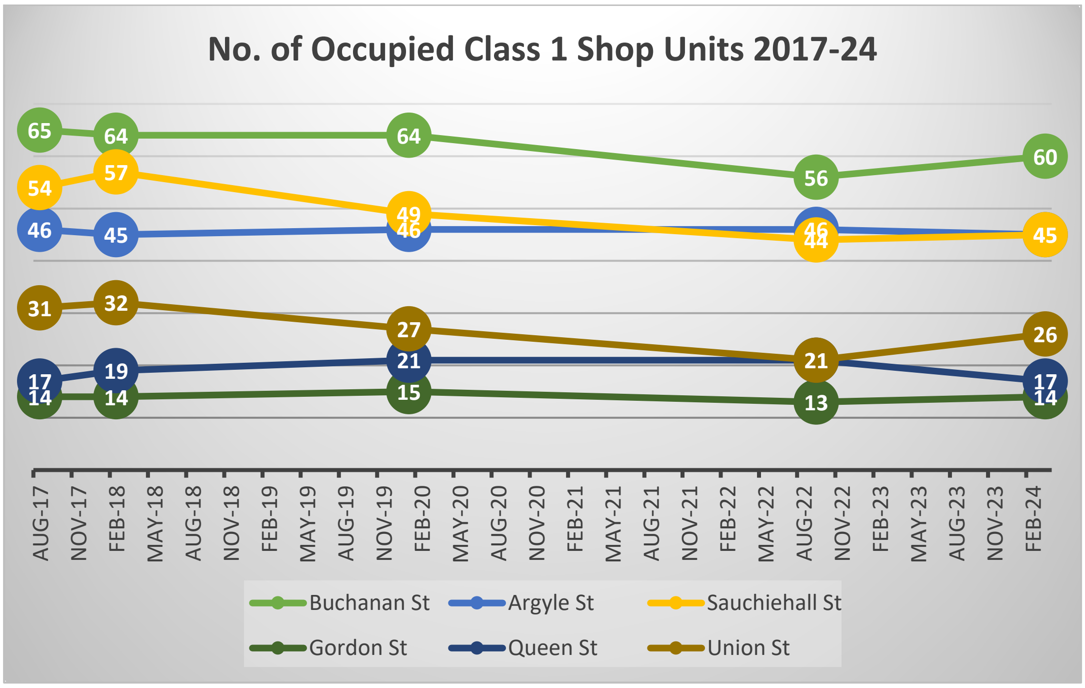


Union Street runs from Gordon Street to Argyle Street. There are 48 units on this Primary Street and 29 of these are Class 1a (60%). 25 out of the 48 units are shop uses (52%) and the shopping offer is more mixed than on the other Primary Streets, with small independent bakers, newsagents and grocery stores alongside established high street names such as Fopp, Ryman and CEX. There are 6 cafes/restaurants, which is 13% of the units. This is comparable to other Primary Streets, with the exception of Buchanan St and Argyle St, where the level is lower.

There are 11 vacant units, which is a vacancy rate of 23%. As on Queen Street, not only is the vacancy rate high, but a large proportion of the vacancies (9 out of 11) have been unoccupied over 12 months. The inability to attract occupiers of any kind (retail or other commercial uses) points to a need to understand better why the market is failing in certain locations within these streets, and what can be done to address the issue.

Changing Shop Use and Vacancy Trends On The Primary Streets

Shop Use Trends on the Primary Streets



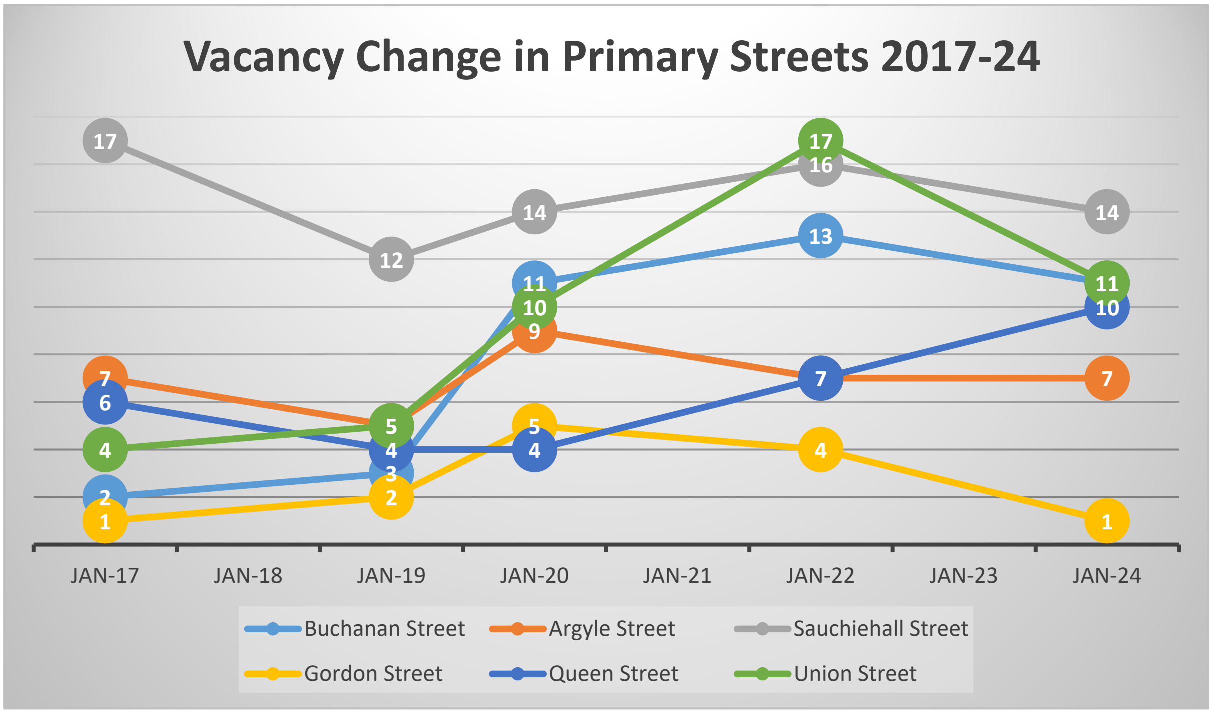
Buchanan Street has the highest number of occupied Class 1 shop units of all the Primary Streets. This has been the case, even though there was a sharp decline between Jan 2020 and Aug 2022 when covid restrictions began to take effect. Since Aug 2022, the number of occupied class 1 units has partially recovered, and the street has been on a positive trajectory, albeit there are still 5 fewer occupied class 1 shop units than in 2017.

In terms of the Level 2 Primary Streets, Sauchiehall Street had 12 more occupied Class 1 shops than Argyle Street in 2018, however, by 2024, both streets had the same amount (45 out of 62 units on Argyle Street and 45 out of 77 units on Sauchiehall St). Whilst Argyle

Street has maintained its level over the period, Sauchiehall Street has consistently fallen since 2018. This highlights how differently Sauchiehall St and Argyle St have been performing in terms of their shopping function. Argyle Street has sustained a constant level of shops throughout the period, and has not experienced the persistent decline that has taken place on Sauchiehall St, or the fall and rise that has characterised Buchanan Street. This does not mean that Argyle Street's health as a shopping street has remained the same during this time. The perception of the street as a shopping destination is influenced more by the size and location of vacant units than by the overall number, but it does show that the street has continued to be a viable location for retail.

The Level 3 Primary Streets all have significantly fewer total units than Levels 1 and 2. Union Street is the largest with 48 units. It was experiencing a decline in occupied class 1 shops before covid, and the level continued to fall up until 2022. Since then, the number has risen from 21 to 26, so that it has now recovered to its pre-pandemic position. Queen Street rose from 17 to 21 shop units between 2017 and the beginning of 2020. It retained its level during the covid period, but has since gone back down to its 2017 position. This is the result of 4 more vacant units on the street in the last couple of years. Like Argyle Street, Gordon St has been constant in terms of the number of occupied class 1 units on the street.

Vacancy Trends in Primary Streets



Buchanan Street was particularly hard hit by covid restrictions. The number of vacant units on Buchanan Street rose from 3 in Aug 2019 to 11 in Sep 2020. The number then rose further at the start of 2021, as a result of the closure of stores that were part of the Arcadia group. The number of vacancies has gone down slightly since 2022, nevertheless, the level remains stubbornly high.

Argyle Street and Sauchiehall Street were relatively stable throughout successive lockdowns. Both rose marginally in the period 2019-20, but have recovered to a degree since. The level of vacancy is lower on Argyle Street than Sauchiehall St, which has the highest number of vacancies of all the primary streets. Nevertheless, its level has been relatively steady.

Union Street has fluctuated the most, rising from 10 vacant units in Jan 2020 (just before restrictions) to 17 in 2022 (after successive lockdowns) then falling back to 11 in 2024, which was its pre-covid position. Vacancies also rose on Gordon Street and Queen Street in the lockdown period, but whereas the former has returned to its pre-covid position, the rise has continued in the latter.

The City Centre and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	The City Centre is primarily related to Major Town Centres within the City and the wider City Region. There is a need to ensure that retail and commercial development at these other locations does not divert trade and activity from the City Centre that would harm its status as the key commercial location in the City Region.
No. of residential addresses within 800m of centre.	11,117
Strategic Housing Investment Plan Sites with estimated or actual approval date.	There are no affordable housing sites within the City Centre identified in the city's Strategic Housing Investment Plan, however the Council's City Centre Living Strategy aims to double the City Centre population to 40,000 by 2035 through the delivery of owner-occupied, private rented and student housing.
Sustainable Access	The City Centre is a national and international transport hub. It is easily accessible by train, with 4 train stations within its boundary and 2 subway stations. It is also the main hub for citywide and intercity bus services, and has the city's main bus station. Active travel to and within the City Centre continues to be enhanced via the creation of new cycle routes, and a pedestrian bridge has improved access to and from Sighthill, which lies to the north of the City Centre .

Planned Improvements in the City Centre

The City Centre has been the focus for a number of plans, strategies and research studies in the last few years. These are summarised below.

City Centre Policy and Strategy	What is Planned to be Delivered
Glasgow Economic Strategy (2022-2030).	Recognises that the pandemic has had a big impact on the City Centre. It suppressed the level of commuting into the city centre, and damaged its retail and night-time economy. The strategy calls for targeted action to ensure recovery and build resilience.
City Centre Strategic Development Framework	Sets out a vision for 2050: *The City Centre will be a vibrant, inclusive, sustainable and liveable place. A green, attractive and walkable City Centre will ensure a people friendly place that is climate resilient, fosters creativity and opportunity and promotes social cohesion, health and wellbeing and economic prosperity.* This Vision translates into 4 key outcomes: 5. **A Vibrant City Centre** The City Centre will be a vibrant, attractive centre for knowledge and innovation driving an inclusive growing economy. 6. **A Sustainable and Liveable City Centre** The City Centre will be attractive and liveable, and home to double its 2020 population within a variety of connected, inclusive and distinct '20-minute neighbourhoods' that foster diverse, healthy and resilient communities. 7. **A Connected City Centre** The City Centre will be the hyper connected sustainable heart of the City Region, and link communities and places through a range of integrated, healthy, accessible and environmentally sensitive travel options. 8. **A Green and Resilient City Centre** The City Centre will be transformed through a connected network of green blue infrastructure that promotes health and wellbeing, and moderates climate change. Objectives and actions relating to each of these themes are set out, in detail, in the SDF.
City Centre District Regeneration Frameworks	9 DRFs establish principles for place-making and development in different areas of the City Centre: • Sauchiehall DRF • Blythswood DRF • Central DRF • Broomielaw DRF • St Enoch DRF • Merchant City DRF • Learning Quarter DRF • Townhead DRF • Cowcaddens DRF
Other Strategic Development Frameworks	• River Clyde Development Corridor

City Centre Living Strategy	Aim is for a doubling of the City Centre population to 40,000 by 2035, focussed on attracting younger residents through improved leisure offer in City Centre.
Vision and Plan for the Golden Z (2023)	Sets out 6 themes with associated actions to coordinate the development of the Golden Z: *Balanced City Key Action* Diversify Uses at Street Level Encourage a beneficial proportion of complementary uses to reinforce retail and extend hours of activity. *Living City Key Action* Deliver Glasgow's 'City Centre Living Strategy', by repurposing vacant buildings & unlocking vacant upper floors for residential or office space, meeting NPF4 requirement to conserve and recycle assets. *Working City Key Action* Reinforce the creative communities around the Sauchiehall St and Merchant City areas, and meet the growing demand for creative workspace *Vibrant City Key Action* Diversify uses at Street level, by encouraging F&B activities at corners of key 'crossing' points of Buchanan St i.e. St Vincent Steet, Royal Exchange Square to Gordon Street, Mitchell Lane and through to Springfield Court. *Legible City Key Action* Better connectivity and movement to and around the city centre. Support the ongoing implementation of the Avenues project, to create a greened and rebalanced street network, with restored connections, enhanced permeability and safer, healthy and attractive routes through and around the Z *Responsible City Key Action* Support the delivery of the Council's Glasgow Climate Plan, emerging Local Heat and Energy Efficiency Strategy (LHEES) and net-zero targets. Presents conceptual redesign options for 3 Areas of Focus, that are considered to be negatively impacting on the city centre: • Sauchiehall St: Glasgow School of Art / Former ABC Cinema Site Sites • Sauchiehall St: Former BHS / Victoria's Nightclub/ Watt Brothers • Trongate South: Argyle St Station/TJ Hughes Site

	These areas provide redevelopment or repurposing opportunities, that will bring meaningful transformation of the Golden Z.
[City Centre Strategy 2024-2030]()	Sets out three 'pillars', on which city centre interventions will be based: 4. **Magnetic Experience**: Create compelling reasons to visit, shop and enjoy the city centre. 5. **Front Door to Innovation**: Integrate digital, health tech, climate science and creative industries into a mix that converges with arts, engineering and business. 6. **A Place to Live**: Create a place that is responsible to the planet, people inclusive, connected and where people feel at home. The 3 pillars encompass a number of 'Priority Actions' that will be delivered during the timeframe of the city centre strategy. Also sets out detailed opportunities, challenges and actions for particular parts of the city centre derived from the 9 City Centre District Regeneration Frameworks.
[Sauchiehall Street Culture and Heritage District (Glasgow Life)]()	Funding in place to prepare a culture and heritage plan to support the regeneration of the street.
[Glasgow 2030 Tourism Strategy (visitglasgow.org.uk)]()	One of the Strategic Priorities is to support vibrant places across the city and surrounding region by: • Supporting the case for investment in key assets, such as the Scottish Events Campus, Glasgow Airport and City Centre • Creating new reasons for residents and visitors to visit the city centre more frequently • Working with local businesses and communities to increase the appeal of specific neighbourhoods for visitors. • Strengthen Glasgow's position as the ideal base for exploring the city region and the west of Scotland The following are identified as supporting the tourism strategy: world class event spaces, quality accommodation, shopping and food and drink. City centre placemaking, through the delivery of the City Centre Strategy, is also identified as key to a clean, safe city centre that is welcoming to visitors.
Significant Planning Consents	**Summary**
Planning Application 22/00817/PPP	Phased demolition of existing St Enoch shopping centre with redevelopment and refurbishment of demolition site and surrounding land/buildings including erection of phased mixed use development comprising retail, financial and professional services, restaurants, public

	house, office and business space, hotel, apart-hotel and hostel, serviced apartments, residential flats, assembly and leisure, public realm (including outdoor performance space), landscaping and car parking

Challenges and Opportunities

- The Golden ‘Z’ Vision document sets out the scale of the challenges facing the city centre:
  ‘we have areas of the city core that are under clear stress from the closure of department stores, devastating fires, the retreat of national chains and the acceleration of change brought on by the Covid pandemic. Beyond that, the pandemic has left a legacy of working from home, which denies the city centre the lifeblood of workers previously relied on for the success of shops, restaurants and bars’.

- The large indoor shopping malls at either end of Buchanan Street have been identified as barriers to movement. There are emerging development proposals to transform these into permeable, mixed-use neighbourhoods with active streets and public spaces that will ‘open up’ the city centre and facilitate better connections to the river and to communities to the north.

- Long-term prominent vacancies are acting as a blight on parts of Buchanan St and (in particular) Sauchiehall St.

- The Ryden research on the city centre property market identifies a need to understand the requirements of modern retailers and other prospective occupiers, in order to ‘map these onto the Golden ‘Z’ and answer the question: what will an apex centre look like post-pandemic?’

- The Golden Z Vision document goes some way to answering this question. It states that the city centre can no longer rely on established national chains to occupy the majority of the available retail space within the Z. There is a need to diversify including :
  - On Buchanan St, new food and drink outlets at key corners and junctions would extend activity into the evening, generating increased nighttime activity on the section between Gordon Street and Argyle Street. These changes should be undertaken without compromising the retail status of Buchanan Street.
  - Sauchiehall Street / Argyle Street The diversification of uses on these streets away from retail dependency towards uses that will serve their local communities. Local independent retail and food stores to serve surrounding communities will be part of the mix along with workspaces, education, F&B/leisure, civic/third sector etc.

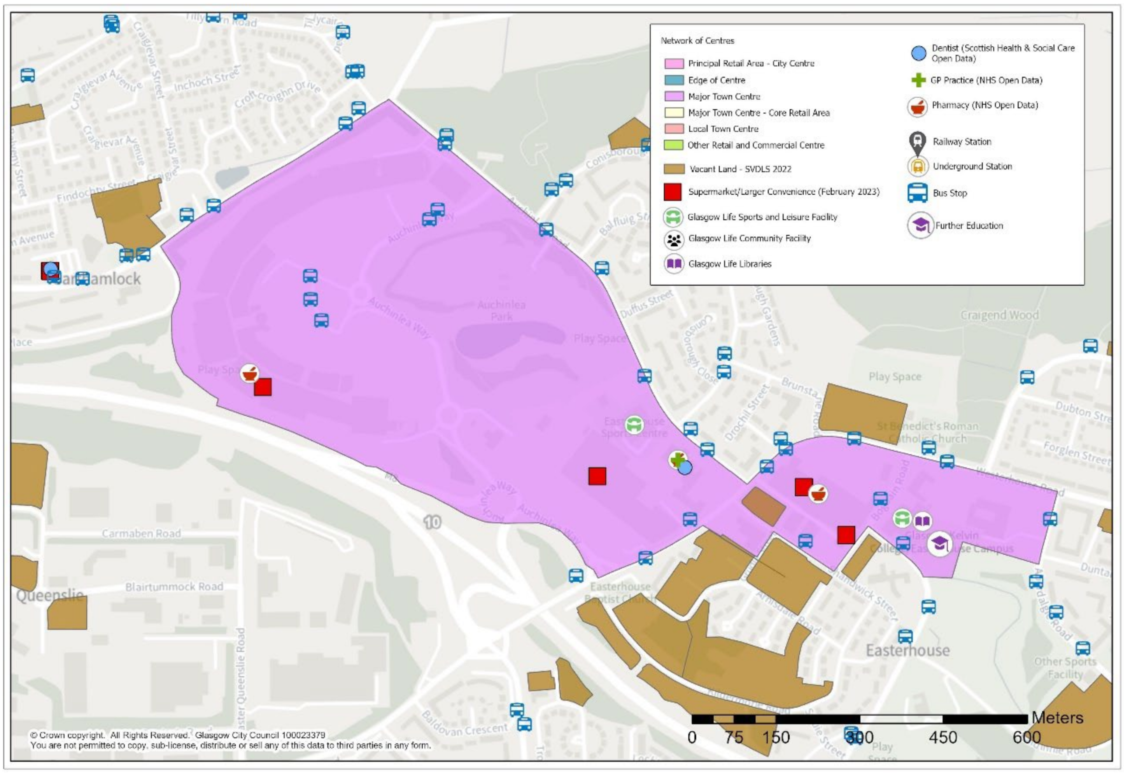
- Running in tandem with land use changes, the ongoing Avenues project will deliver improvements to the quality of the public realm to promote dwell time and street-based activity.

Appendix 2. Major Town Centre Profiles

Major Town Centre Profiles

Easterhouse Town Centre Profile 2023

Location and Physical Characteristics

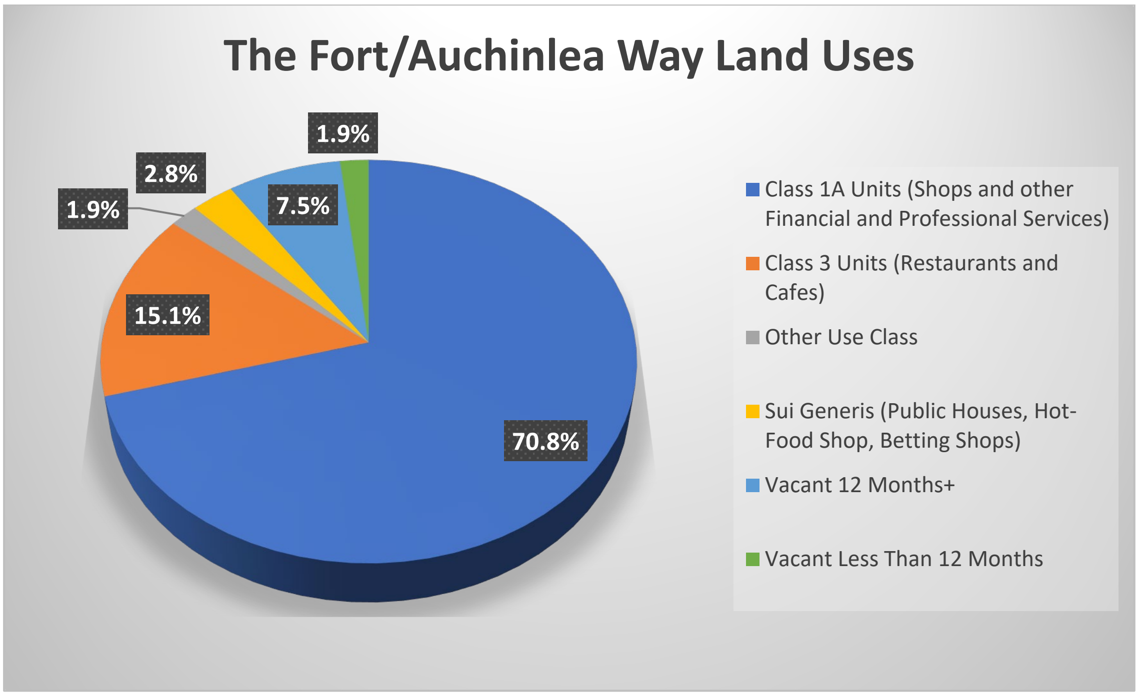


Easterhouse Town Centre is located to the North of the M8 motorway. It is designated as a Major Town Centre in the City Development Plan, and as a Strategic Centre in the Clydeplan Strategic Development Plan by virtue of its retail offer focussed on the Fort shopping centre. It is an unusual town centre, in the respect that it comprises 3 areas which are separate both spatially and functionally:

- Glasgow Fort and Auchinlea Way. The Fort is a retail and leisure destination with a high street layout that opened in 2004. It has a sub-regional catchment that covers north and east Glasgow and adjoining local authority areas. Auchinlea Way links the Fort to the rest of the town centre, and has a range of shops, notably a Morrisons superstore which is the main food shopping destination in the centre.
- The Lochs indoor shopping centre and surrounding uses that serve the local community. The Lochs is a 1960's designed covered shopping centre (managed by Glasgow Life) which serves the day to day needs of the local Easterhouse community.
- Auchinlea Park, which incorporates Provan Hall, a historic building now managed by a Trust for the benefit of the community.

Since the Fort's strategic, sub-regional function operates independently of the rest of the centre's more community based local function, it is analysed separately in this profile.

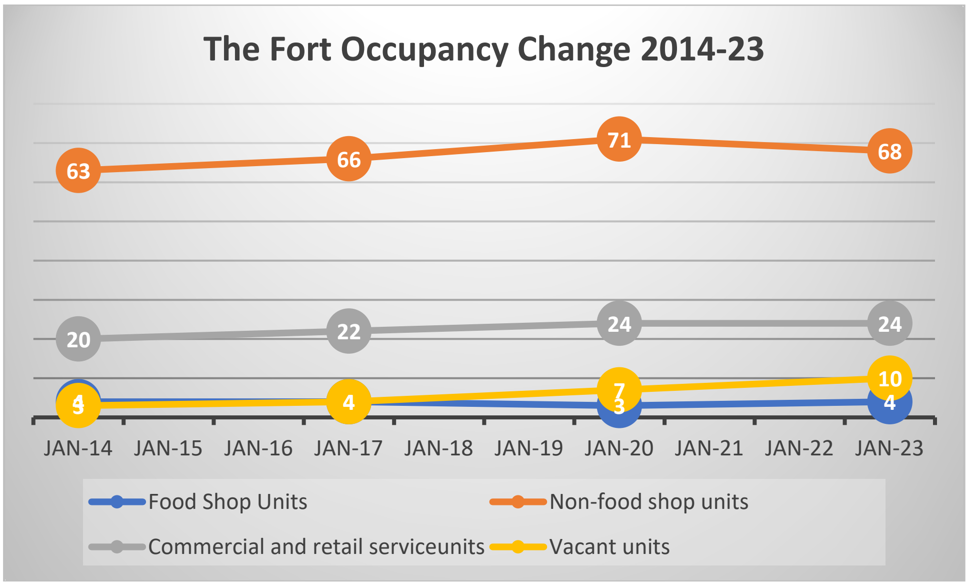
The Fort Today



Shopping
Class 1a shopping is the dominant use at the Fort, occupying 71% of the units. 68 of the 72 shops are non-food, including many popular high street chains such as Waterstones, Marks and Spencer, H&M, Superdry, Foot Asylum, Zara, Next, TK Max and Mango. Non-food shopping also dominates in terms of floorspace, comprising 72.5% of the total floorspace in the centre (42,000sqm out of 56,500sqm).
Auchinlea Way also has a range of non-food stores, including Flannels, Sports Direct and Evans, however the largest store is Morrisons supermarket, which is the main food store in the centre.

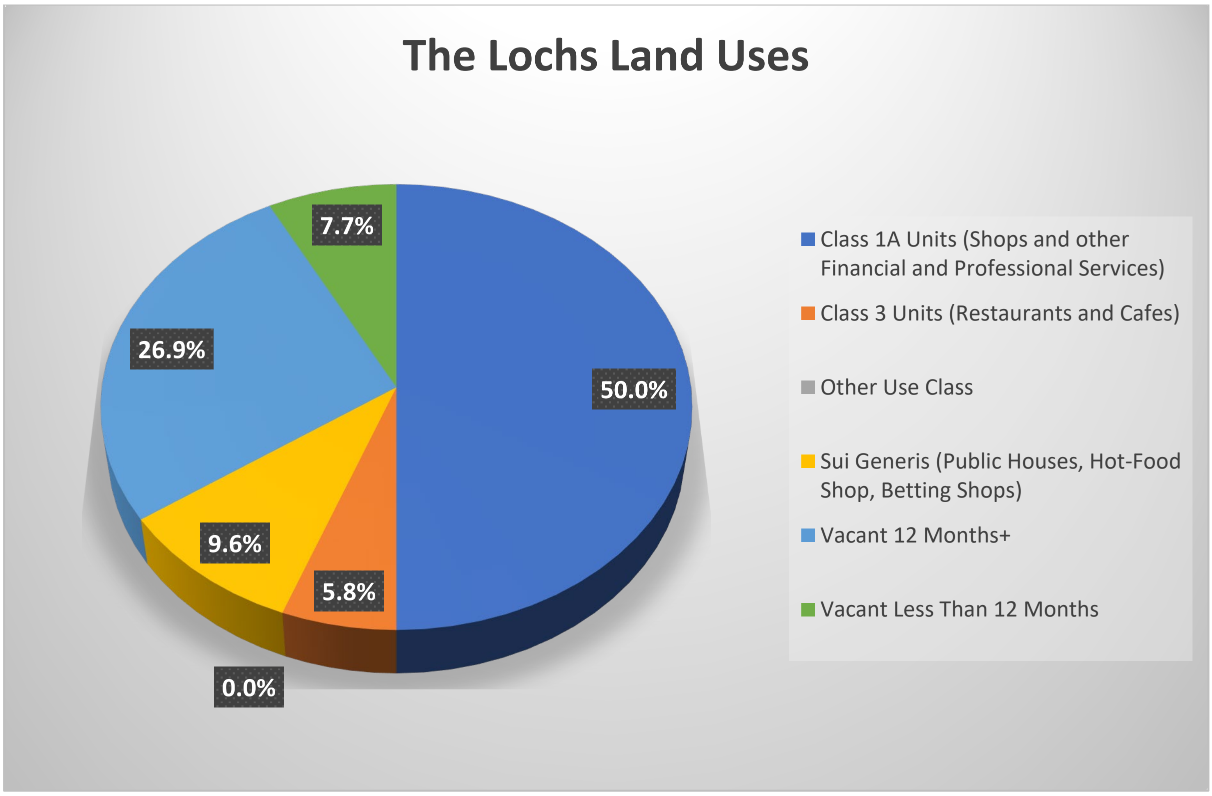
Commercial Services
As with other large mall-type retail destinations in the city, the Fort has diversified, by adding leisure and entertainment uses to its original retail offer, in order to encourage people to dwell longer in the centre. There are 16 coffee shops and restaurants (class 3) including Wagamama, Bread Meets Bread and TGI Fridays. There is also a Vue Cinema (class 11).

How the Fort is Changing



The main trend at the Fort in recent years has been a rise in the number of non-food shops up until 2020, followed by a slight fall. This is directly attributable to the liquidation of the Arcadia Group in 2021, which led to the closure of Burtons, Wallis, Top Shop, Dorothy Perkins and Top Man stores at the Fort. All these stores have remained vacant, creating a pocket of vacancy totalling 3,500sqm.

The Lochs Today



The Lochs has 52 units, but none are over 400 sqm which indicates the local function of the centre. Its offer comprises:

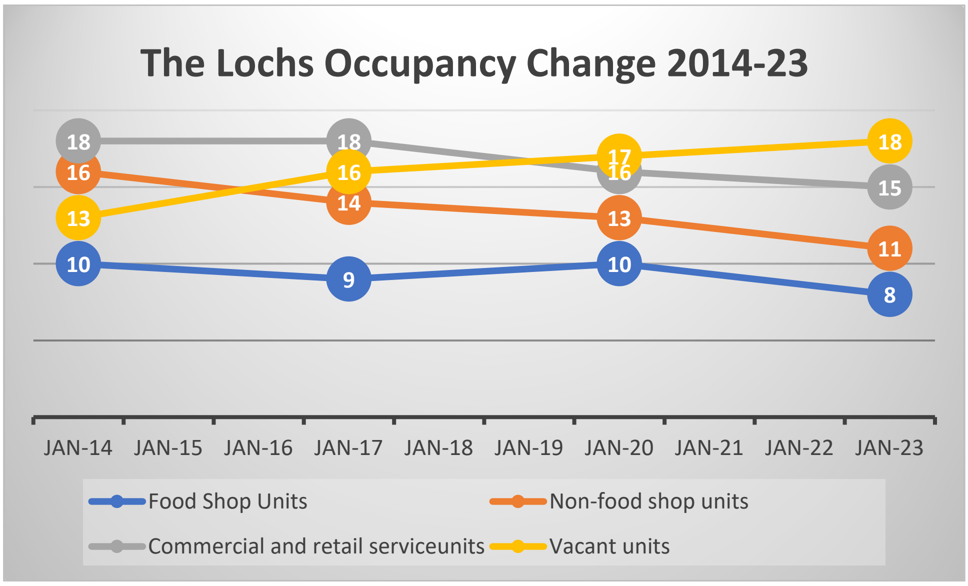
- 8 food stores, with some high street names such as Iceland and Farmfoods which anchor the centre, alongside local independent traders including Shandwick Food Fayre and the Meat Market.
- 11 non-food stores, again a mixture of high street names (B&M Bargains, Lloyds Pharmacy) and local businesses (Scot Giftland and Sweet Greetings Card Shop) and
- 15 service uses. These are mainly retail services, such as opticians, beauticians and hairdressers, but there are also community services, including a women's centre, Citizens Advice Bureau and Charter Sense, which provides learning support to children and young people.

The Lochs plays a vital role in providing a local shopping destination to the surrounding communities, however it has become outdated, and has a 'run down' feel. 18 of the units are vacant (34.5%) and, although some are located in the upper level away from the main part of the centre, most have been vacant for longer than 12 months, which points to the Centre's unattractiveness to prospective occupiers.

The Draft Easterhouse Strategic Development Framework describes the centre as:

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.

How the Lochs is Changing



Over the last 10 years vacancy at the Lochs has consistently risen, and the number of occupied shops and service units has fallen. Change has been very gradual however, and the overall picture is of a centre that is managing to maintain a certain level, but is in gradual decline.

Easterhouse Community and Civic Uses

Immediately to the east of the Lochs shopping centre is the ‘Bridge,’ a purpose built learning and leisure campus with a library, swimming pool and the Platform arts centre and auditorium. The Bridge also has an entrance to the adjacent Glasgow Kelvin College Campus. Further to the east, there are childcare and activity facilities and a social work office. Other community facilities around the Lochs include the Phoenix Community Centre and Gladigator’s Soft Play Centre.
To the north of the shopping centre is Easterhouse Police Stationt, and, across Westerhouse Road, there is Easterhouse Health Centre, Fire Station and Glasgow Club Sports Centre.

The Health of the Centre

The diffuse nature of the centre means that some parts are healthy, and others are not. The Fort is a successful retail and leisure destination which has benefited from extensive private investment. Similarly public investment in community facilities has delivered positive improvements elsewhere in the centre. However, the Lochs shopping centre is in need of similar investment, and vacant and derelict sites impact negatively on the ‘feel’ of the centre . Looking at the town centre as a whole, the Easterhouse SDF identifies a number of challenges:

- 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.
- 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.
- Outside of the Fort, poor public realm conditions in the town centre fail to meet the expectations of retailers or private developers, which, in turn, further discourages any investment to the area.
- 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.
- The lack of a civic space capable of hosting community events, social gathering etc.

- 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.

Easterhouse and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	The Fort competes with other major retail and leisure locations notably the City Centre and Parkhead Forge.
Residential addresses within walking distance of centre (800sqm)	3,572
Town centre uses in the surrounding area	The centre boundary is so spread out that most uses are located within it, however Lochend Football Centre is to the East.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	There are currently no priority housing sites within or around the centre, however the Easterhouse SDF has identified opportunities for house building on brownfield land around the Lochs shopping centre at Blairtummock and Kildermorie.
Sustainable Access	A number of bus routes connect the centre to the rest of the city. However Easterhouse train station is a 10-15 minute walk away on the other side of the M8.

Planned Improvements in Easterhouse

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Draft Easterhouse Strategic Development Framework	Sets out the long-term strategic approach for the future development of the Greater Easterhouse area The draft SDF states that the Chance to Change: Easterhouse Charette Report (2018) is the guiding document for the town centre. Implementation of the Delivery Plan is underway and aims to • Reconfigure the Lochs Shopping Centre, to enhance its function as the local high street with a strong social and community role. • Undertake development and investment works in the wider Town Centre.

	• Establish stakeholder engagement. • Review and establish sustainable management of The Lochs Shopping Centre. • Establish business and enterprise support. A Strategic Priority of the SDF is to unlock investment and development opportunities in the Town Centre. The following actions are identified: • 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. • 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. • 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. • explore the potential for an additional grocery retailer to provide affordable food choice in the area. • work with the owners of Glasgow Fort to bring forward enhancements to the retail and leisure park.

Challenges and Opportunities

City Development Plan 2 will support the delivery of the Easterhouse SDF as it relates to the Town Centre including:

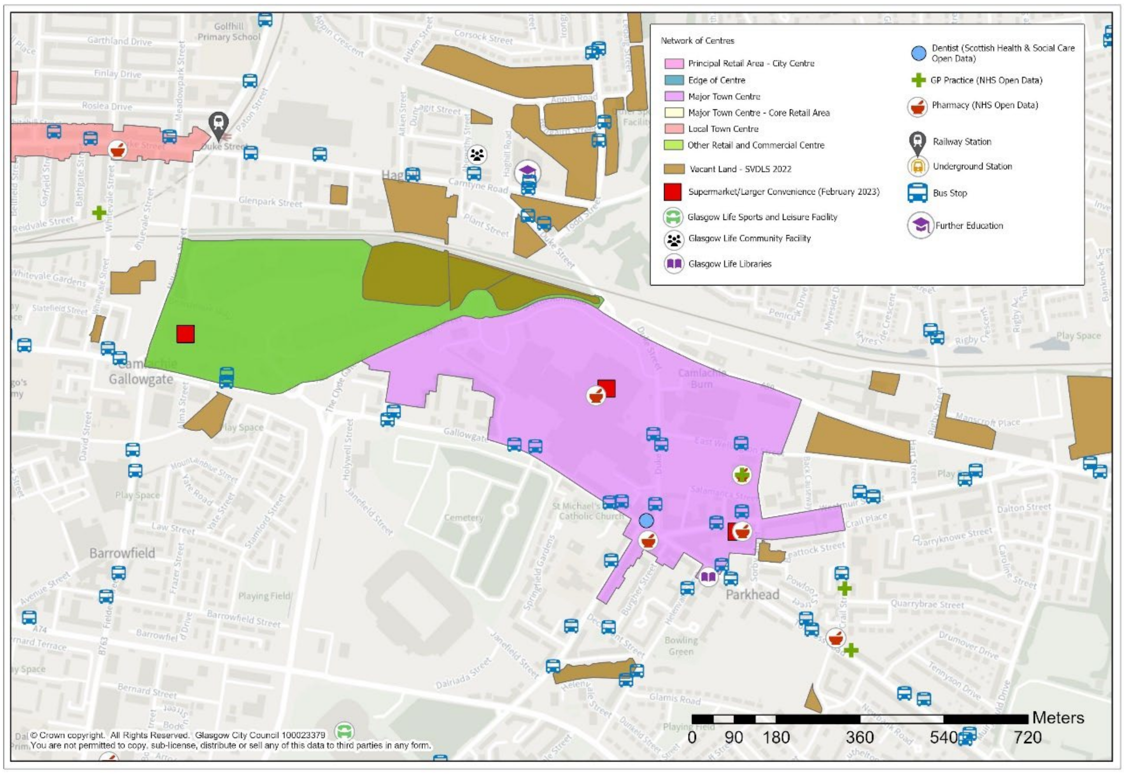
- the reconfiguration and improvement of The Lochs shopping centre.
- improved active travel infrastructure to and within the town centre, and support for the GGC’S Liveable Neighbourhoods approach.
- improvement to the pedestrian and public transport connectivity between key amenities and services.
- targeted interventions to improve the public realm around The Lochs Shopping Centre, to better link it to surrounding communities and to Glasgow Fort.

- Address barriers and dangers to pedestrian movement, such as the four-lane Westerhouse Road.
- a new civic space on Bogbain Road between The Lochs and The Bridge, and improving pedestrian connections to the College, to enhance access to education and training opportunities.
- improved access from the town centre to the Seven Lochs Wetland Park.

Parkhead Town Centre Profile 2023

Parkhead Today

Location and Physical Characteristics

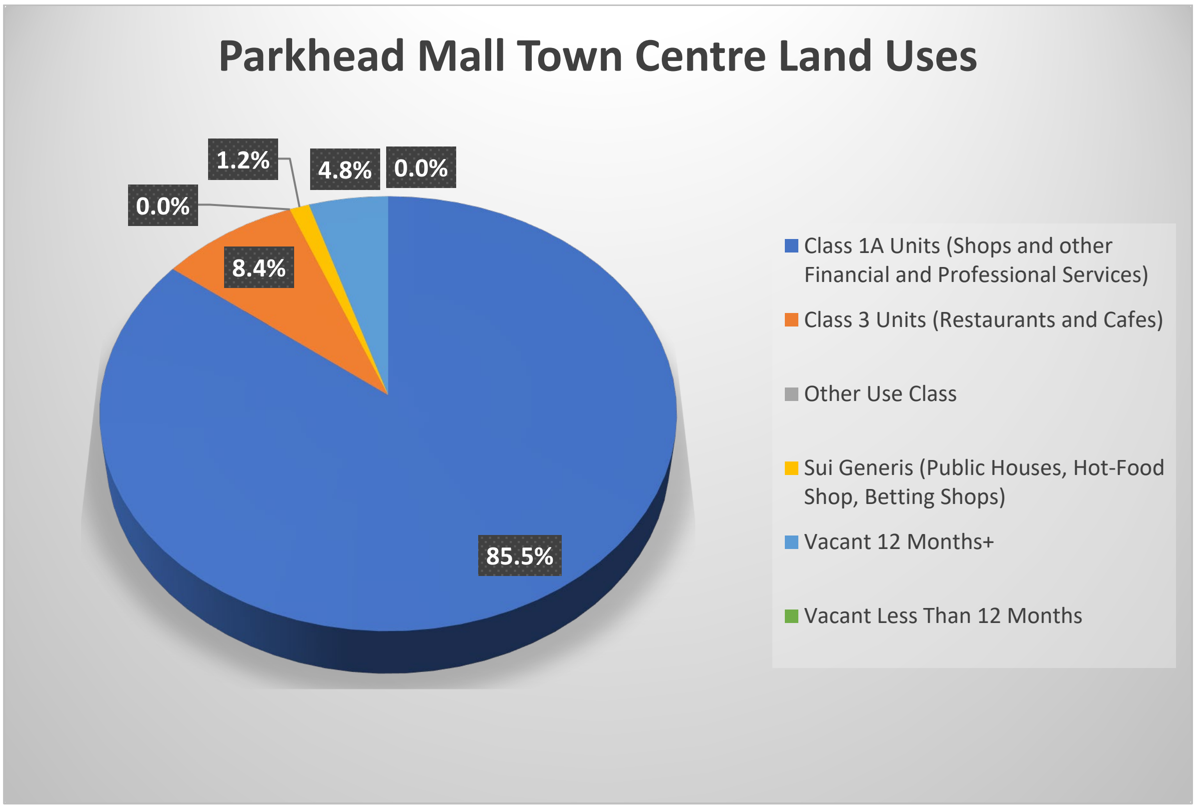


Parkhead Major Town Centre is located in inner east Glasgow at the intersection of Gallowgate, Tollcross Road, Duke St, and Westmuir Street. There are 216 units in the centre, and total floorspace is 56,000sqm. The centre has 2 parts, with differing functions:

- the Forge covered shopping centre was constructed in 1988, and has 83 units (36,500 sqm). It has a strategic shopping catchment focussed on east Glasgow.
- Parkhead Cross is a mainly tenemental area, with on street retail and commercial uses that serve the day to day shopping needs of the local community. This part of the centre has 133 units and 20,000sqm. It also has the Forge market on Duke St, which has 6,400sqm, and is the 2nd largest indoor market in Scotland.

To the west of the centre is the Forge Retail Park which has a mixture of DIY (B&Q) general comparison (M&S Outlet store, Argos) and convenience retailers (Aldi). Although it is adjacent to the town centre, the road layout acts as a barrier to pedestrian access.

Parkhead Forge Shopping Mall Activities and Facilities



Shopping

The Forge Mall forms the retail core of the centre. 66 of the 83 units in the mall are shops. It is anchored by an Asda Supermarket, which occupies about a third of the floorspace (7,000sqm of food floorspace and 4,600 sqm of non-food). Other high street brands in the mall include River Island, Primark, JD Sports, Superdrug, Peacocks and Holland and Barret. Unlike other major malls in the city, the Forge has a large number of small units that are mainly occupied by local independent businesses serving the local community.

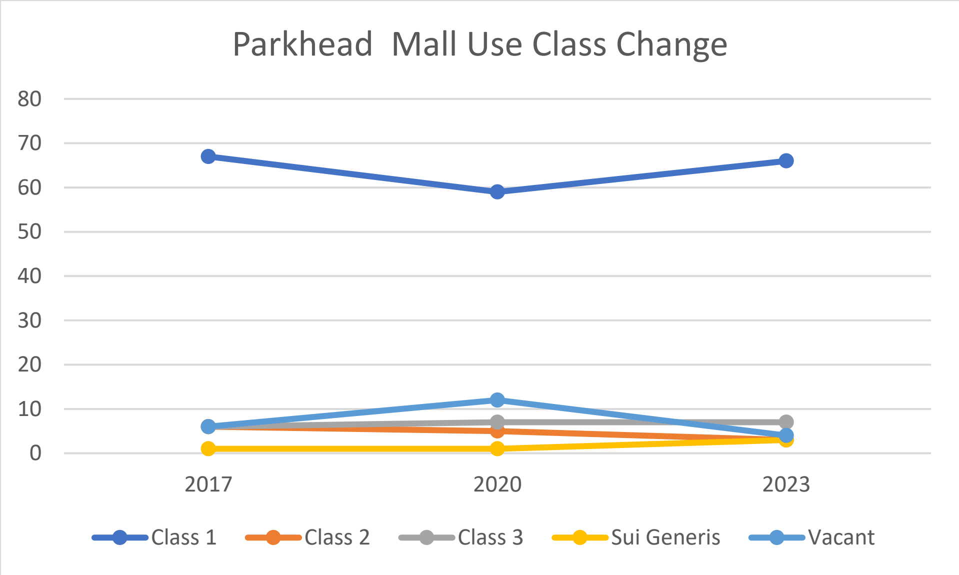
Commercial Services

There are 7 coffee shops at the Forge, but MacDonalds is the only restaurant. The lack of places to eat out is an indication of the different role it plays compared to other major retail locations in the city, which have introduced more food and drink uses in order to diversify their offer and encourage people to dwell longer. The Forge is less ‘experience’ focussed, nevertheless it does have a Cineworld cinema that serves east Glasgow.

Vacancy

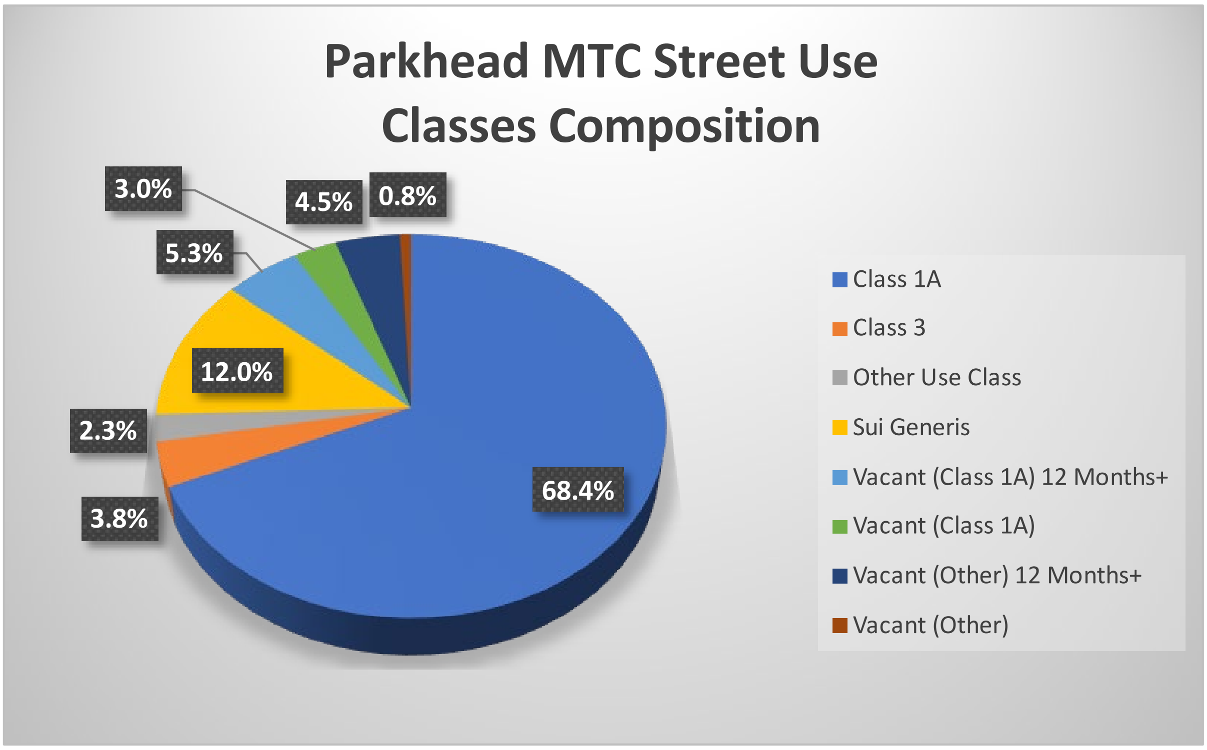
Only 5% of the units in the Mall are vacant, which equates to 4 units< however 1 of these is the former Dunnes store which is the second largest unit in the centre at 4000sqm. All of the vacant units have been unoccupied for over 12 months, which is a sign that these units are not attractive to prospective operators in their current format.

How Parkhead Mall is Changing



The main changes in the mall in recent years have been a fall in the number of occupied Class 1 shops by 8 units in the period 2017-20. This has since been corrected by a rise of 7 units in the period 2020-23. These changes have been mirrored by a rise in the number of vacant units, by 6 in the period 2017-20, followed by a fall of 8 units from 2020-23. Overall, these changes have balanced themselves out, so that the current number of occupied units and vacancies is similar to that in 2017. However, the key change in the mall since then has been the closure of the Dunnes store in 2018, which was a prominent anchor that has not been replaced.

Parkhead Cross Shopping Streets Activities and Facilities



The streets around Parkhead Cross are the focus for small scale shops and commercial services. There has been investment in this part of the centre over decades through the Parkhead Townscape Heritage Initiative, including shopfront improvements.

Shopping

The Forge Shopping centre (and the adjacent Retail Park) divert trade from the smaller shops around Parkhead Cross. A retail study of the centre undertaken in 2010 found little evidence of linked trips between the two, and this is reflected in the relatively poor quality of the on-street offer.

The key shops in this part of the centre are: Farmfoods (850sqm), Foodplus (750sqm) and Old Woolies Discount Store (1,150sqm). However, the vast majority of the units are under 100sqm, and are occupied by local independent traders.

An important element of the shopping offer in this part of the centre is the Forge market. It's website states that:

The market boasts over 180 units offering a range in the latest trends and up to date quality goods, produce and services from beauty services, fresh produce, high street fashion, spectacles, tattooist, home improvements and chiropodist.

Commercial Services

There are 5 coffee shops and 16 sui generis uses: 10 hot food shops, 4 public houses and 2 betting shops. Despite the relatively high number of hot food shops, they are evenly distributed along the streets that branch out from Parkhead Cross (Westmuir Street, Tollcross Road, Springfield Rd and Gallowgate) and do not have a significant impact on its quality or perception. As in the mall, the lack of restaurants on surrounding streets is evidence that the centre is not considered a destination for dining out.

Financial and professional services, such as doctors surgeries, dentists, solicitors, estate agents and accountancy services, are all present in this part of the centre. Retail services are also well represented (hairdressers, opticians, pharmacies, beauticians and tanning salons). There is also a children's soft play facility, which is part of the market.

Overall, the streets offer a good diversity of services catering for local people's day to day needs.

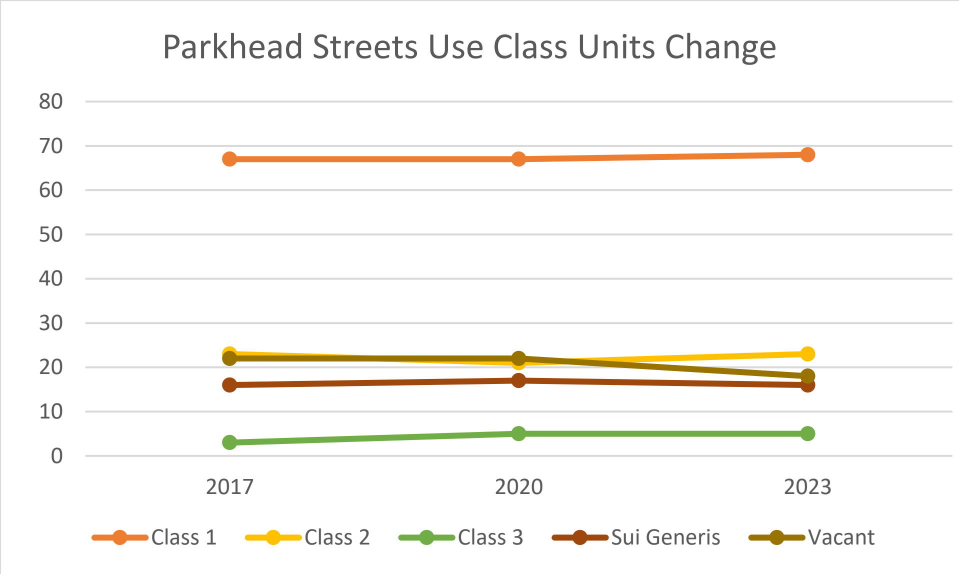
Civic and Community Uses

Parkhead Medical Centre (to be replaced by a Health and Social Hub) Parkhead Library and Citizens Advice Bureau are all located in the centre.

Vacancy

There are 18 vacant units in the streets, which is a vacancy rate of 14%. This is slightly under the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). However, it is a concern that 13 out of the 18 units have been vacant longer than 12 months. These are evenly distributed between Gallowgate, Westmuir St, and Tollcross Rd.

How Parkhead Streets Are Changing



The streets have been stable since 2017, with a slight fall in vacancy reflected in a small rise in the number of Class 3 cafes.

Parkhead and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	Parkhead provides higher order services and shops than other local town centres, such as Shettleston and Duke St. The adjacent Forge Retail Park limits the commercial potential of the town centre.
Residential addresses within walking distance of centre (800sqm)	6,010
Town centre uses in the surrounding area	• The Emirates Arena sports complex hosts international events, as well as community sports activities. • Kelvin College East End Campus is to the North of the Centre. • Glasgow Club, Crownpoint is to the East. • Other community uses in the area include Newlands Centre (social welfare) and Westmuir medical centre. • Celtic Football Stadium generates significant activity on matchdays.

Sustainable Access	Parkhead cross is an intersection where bus routes converge. There is no local train station providing easy access to the centre, however, the nearest being Carntyne.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Parkhead Bus Depot, 78 units, 2022 • Elba Lane, 2025, 36 units. • Sorby St, 2022, 24 units. • Whitby St, 2022, 60 units.

Planned Improvements in Parkhead

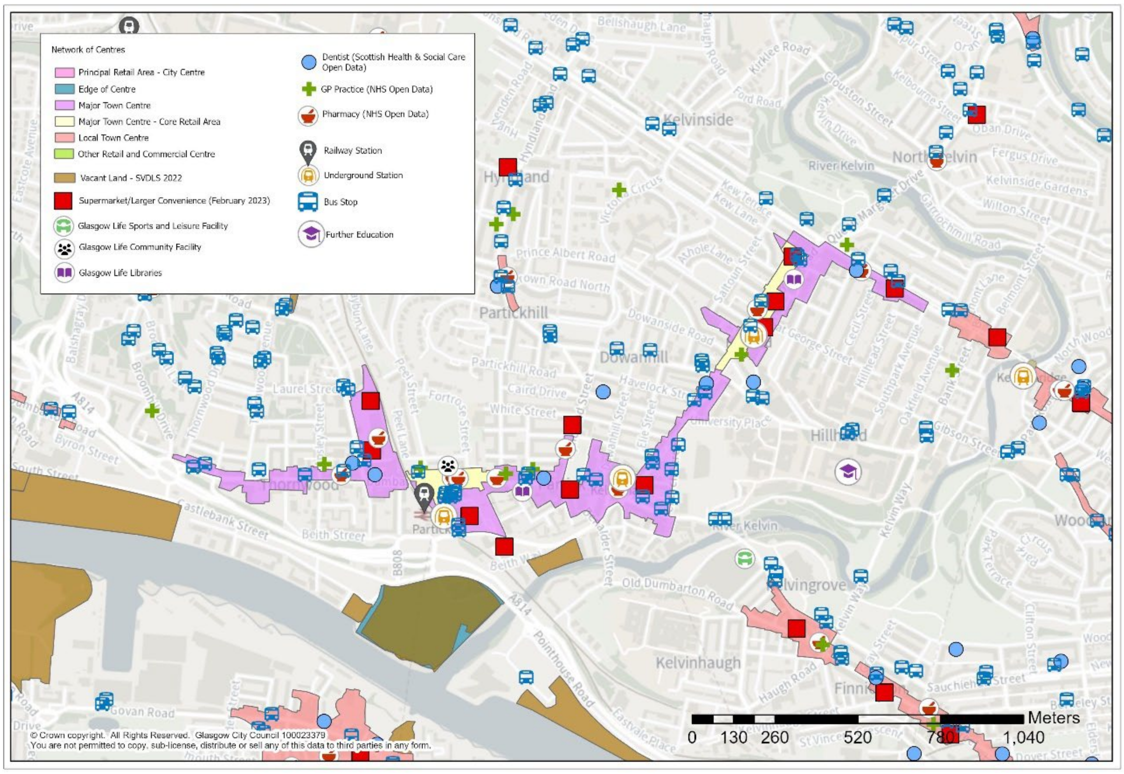
Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) sets out a number of actions and outcomes that apply to Parkhead and across the town centres in the area, including: • Prepare a Town Centre Action Plan for Parkhead, which focuses on links and identifies the hierarchy of routes and spaces. • Support further investigation of a new rail station at Parkhead. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. • Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.
Former Parkhead Hospital Site Redevelopment	Erection of health and social care centre, including library with associated public plaza, landscaping, car park and associated demolition of existing buildings.

Challenges/Opportunities for CDP2

- Support and reflect the principles of the Inner East Strategic Development Framework
- Capitalise on housing and leisure development activity in the area driven by the 2014 Commonwealth Games.
- Improve the cohesion of the centre - integration between the shopping centre and tenemental area is poor, and there is an issue relating to how trade at the mall can be spread more widely within the town centre. Similarly, there is little evidence of linked trips between the retail park and the town centre.
- Monitor long term vacancy issues in the centre.

Partick/Byres Road Town Centre Profile 2023

Partick/Byres Road Today



Location and Physical Characteristics

Partick/Byres Road is a Major Town Centre. It's also a Strategic Centre in the Clydeplan Strategic Development Plan, largely due to its night-time economy, which attracts visitors from beyond the city boundary.

It has 606 units, which is the biggest amount in the city outside of the City Centre. The centre functions as two separate high streets, and largely serves two communities, with each having its own shops, library and underground station. Both Partick and Byres Road have a designated Retail Core Area (RCA) where there is a higher proportion of shop uses than in the rest of the centre (the Secondary Retail Area).

The Byres Road part of the centre has 232 units, and runs the full length of the street. It includes a small part of Great Western Road at the north end. Partick has 378 units, and runs along Dumbarton Rd between Partick Cross and Thornwood Roundabout. It includes Crow Road Retail Park, which has larger shop units than elsewhere in the centre.

The town centre profile therefore covers each part of the centre separately. The structure is as follows:

- **Byres Road Today: : Activities and Facilities**
- **How Byres Road is Changing**
- **Byres Road and the 20-Minute Neighbourhood**

- **Partick Today: Activities and Facilities**
- **How Partick is Changing**
- **Partick and the 20-Minute Neighbourhood**

Byres Road

Activities and Facilities

Byres Road is one of the most popular destinations in the city, attracting visitors who are drawn to its combination of shops, cafes, bars, restaurants and other entertainment uses. The centre has a large local student population, who bring vibrancy, and help support a strong night-time economy focussed on the north end of the street and its surrounding lanes. This helps to distinguish it from other centres.

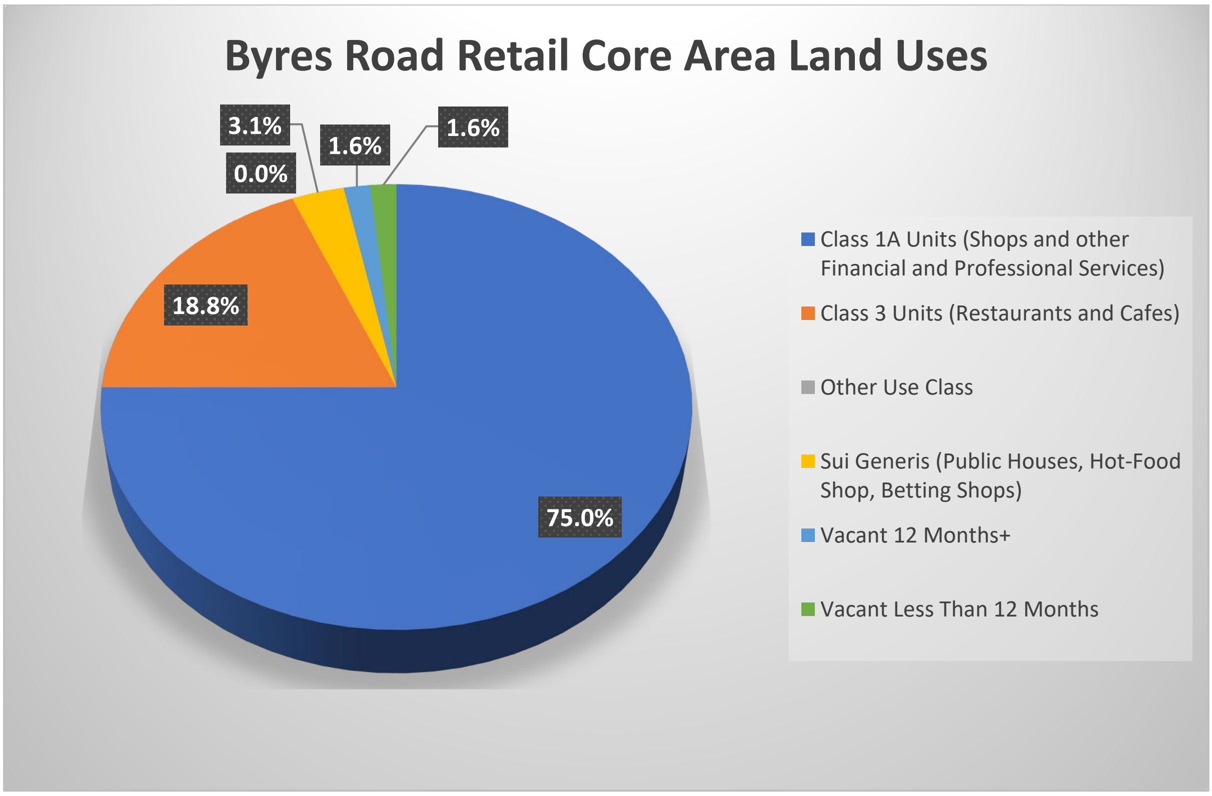
Byres Road and its Lanes is one of two Business Improvement Districts in the city (the other being Shawlands). The BID is a mechanism, whereby local businesses invest in their local environment in order to support its trading performance.   The Byres Road BID was initiated in 2015, as a response to a perceived decline in the status of the street. The BID website states,

Very high rent and rates have driven smaller, independent, business, to other areas, such as Kelvinbridge and Finnieston, depriving Byres Road of its interest, diversity, and appeal, particularly among a younger demographic. Other factors, such as poor parking provision and unattractive public spaces, have contributed to this decline.

Since its inception, a new marketing brand ''Visit West End" has been created. Support has also been provided for local events, including 'The West End Festival' and 'Christmas on Byres Road'.

Further investment is being delivered as part of the City Deal: Clyde Waterfront and West End Innovation Quarter (CWWEIQ) project.   Through this project, work is ongoing to upgrade the public realm, widen pavements and improve public spaces along the length of Byres Road. It links in with the creation of a new university quarter on the site of the old Western General hospital, which has delivered a number of benefits including:

- 'opening up' the mid-section of Byres Road,
- providing much needed public space
- Improving pedestrian and cycle access to Yorkhill, and facilities in that area, including the Kelvingrove Museum, Kelvin Hall, and Kelvingrove Park.



Byres Road Retail Core Area (RCA)

The Byres Road RCA runs from the top of Byres Road to University Avenue. There are 64 units in the RCA, and Class 1a is the dominant use occupying 75% of the units. Class 1a is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The RCA has 18 food shops and 21 non-food shops. The food shopping offer has good diversity and ranges from high street names such as Waitrose, Tesco Express and M&S Food, to local butchers, fishmongers and speciality shops, such as the Bird and Blend Tea Company and Minted ice cream shop. The large university workforce and student population mean that sandwich shops are also well represented in this part of the centre, including national chains e.g. Pret-a-Manger, Subway and Greggs, alongside local businesses such as Taco Mazama and La Pastina Deli.

There is also a good diversity of non-food shops in the RCA., including clothes shops such as Oliver Bonas, Fat Face and JoJo Maman. Other non-food shops include Waterstones, Ryman Stationers, Holland and Barrett, Superdrug and Boots. However, the recent closure of Caledonian Countrywear, who occupied a prominent unit, is a blow to the non-food offer of the centre.

Taken together, food and non-food shopping make up 61% of the units in the RCA.

Commercial Services

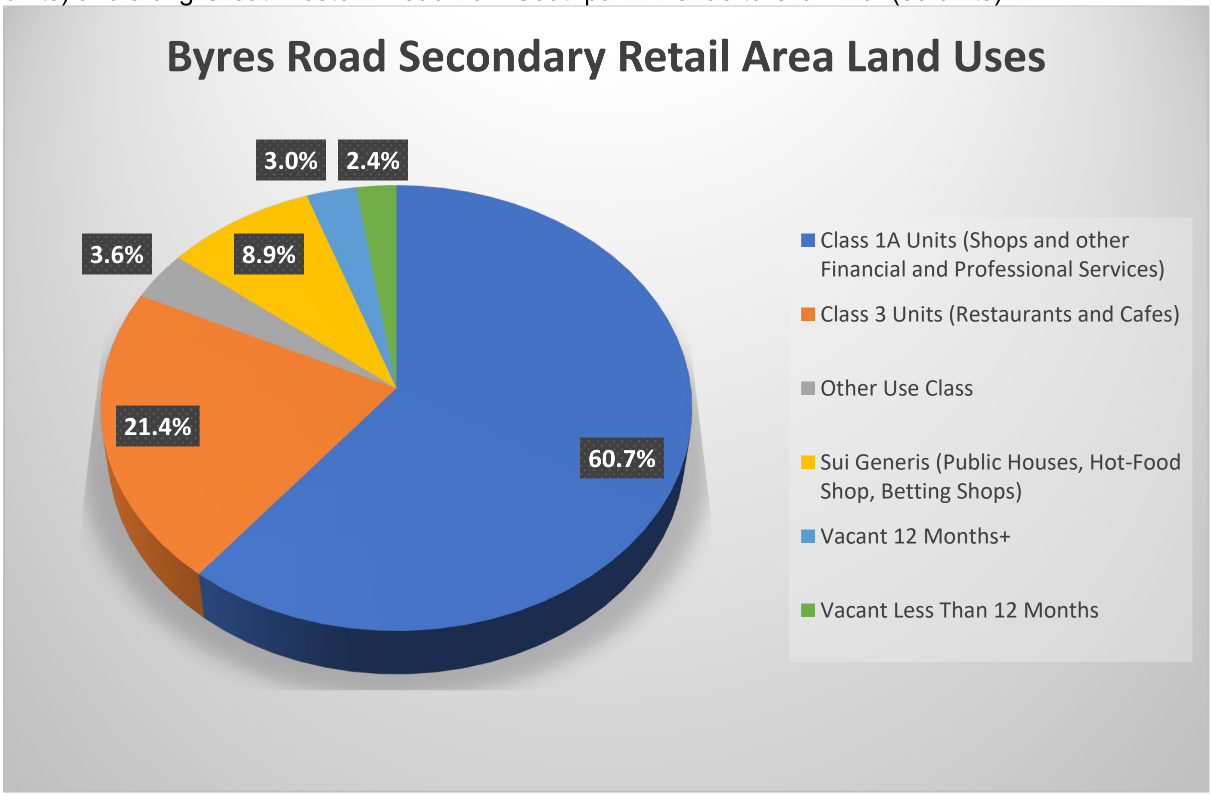
Although the policy aim in the RCA is to maintain a high level of shop uses, these uses are complemented on Byres Road by a strong café/restaurant offer that encourages people to dwell longer in the centre. There are 12 class 3 uses in the RCA (including Little Italy, Spuntini, Old Salty and Valaria Pattesserie) and 2 sui generis public houses (Tenants and Curler's Rest). The prevalence and visibility of these uses in the street has caused concern among residents and community groups in terms of their impact on amenity, and in the way that they are changing the shopping identity of the street.

There are also 5 banks, which is exceptional in the context of other centres in the city, where this use has declined in recent years. When these services are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the RCA is 36%.

Vacancy
There is only 1 vacant unit in the RCA which is a sign of its success as a location for investment.

Byres Road Secondary Retail Area (SRA)

The Secondary Retail Area runs along Byres Road from University Avenue to Partick Cross (129 units) and along Great Western Road from Southpark Avenue to Oran Mor (39 units).



Class 1a shops make up 60.5% of the units in the Secondary Retail Area, which is a lower proportion than in the Retail Core Area, but broadly in line with other centres in the city. However, this does not tell the whole story, since shops in the SRA tend to be small newsagents or charity shops, or are located off the main street in Ruthven Lane and Cresswell Lane (DeCourcy's Arcade). Indeed, half of the shop units in the Byres Road Secondary Retail Area are located in these lanes. This means there are less shops on the Byres Road part of the SRA, which creates a different 'feel' to the street south of University Avenue. A key element of this part of the street is a pocket of 6 estate agents offices.

The main elements of the commercial services offer in the SRA are:

- A strong café and restaurant offer, found both in the southern half of Byres Road (including Kember and Jones, Ting Thai, Sushi,) and in the lanes and side streets that branch off from Byres Road i.e. Vinicombe St (including Nando's and

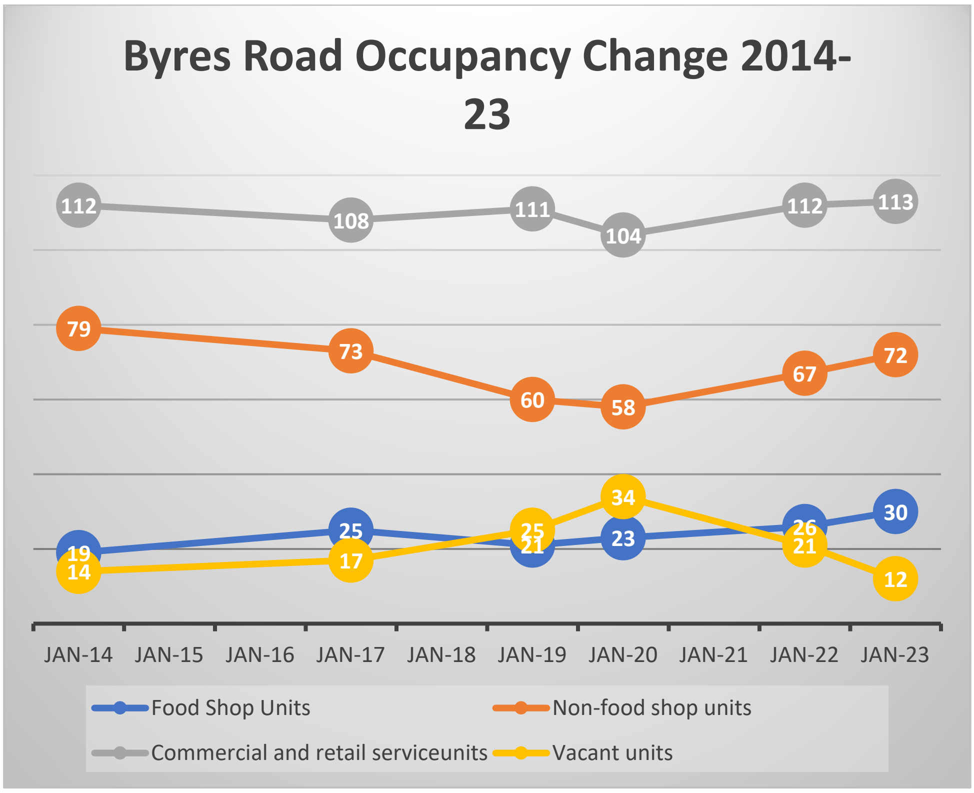
Crabshakk), Cresswell Lane (Zizi and Café Anadaluz), and Ashton Lane (e.g. Ubiquitous Chip and Ashoka).
- Night-time economy uses, including Oran Mor concert/theatre venue and Ashton Lane, where there is a concentration of pubs, such as Bar Brel,, Jinty McGInty's, and the Wee Pub at the Chip, as well as the Grosvenor Cinema.

It is noticeable that commercial service uses dominate in the SRA to a greater extent than in the RCA (53.5% versus 36%).

Civic and Community Uses
With the exception of the library, there are few community uses on Byres Road. However, the Glasgow University Campus development does include a Community hub. There is also a Cinema, Gym and Dance Studio in the Secondary Retail Area.

Vacancy
The vacancy rate in the Secondary Retail Area is slightly higher than in the Retail Core Area, at 5.5%. There are 9 vacant units, however 4 are on side streets off Byres Road, which reduces their visibility. Five have been vacant over 12 months. Overall, vacancy is not considered an issue on Byres Road.

How Byres Road Is Changing



The key trend on Byres Rd in recent years has been a significant fall in the number of non-food shops pre-lockdown, followed by an equally significant bounce back post lockdown. This has been mirrored by a rise of a similar magnitude in vacant units pre-lockdown, and then a significant fall in vacancy post lockdown, so that vacancies are now at the lowest level in the last 10 years. Food shops have also increased in number since lockdown, as have service uses. Overall, the centre has emerged strongly from the pandemic, which may be partly attributable to ongoing investment in the public realm.

Byres Road and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Byres Road is the focal point of the West End, and the main retail and entertainment destination for the communities that surround it.
Residential addresses within walking distance of centre (800sqm)	14,822
Town centre uses in the surrounding area	There are a number of major facilities in the surrounding area that generate activity and footfall, and which help to support the town centre. These include Glasgow University, the Kelvingrove Museum and Art Gallery, Kelvin Hall events space and gym, the Riverside Transport Museum, Botanic Gardens and Kelvingrove Park.
Sustainable Access	Byres Rd is well served by public transport. Hillhead subway station provides access to the City Centre and south of the river. There are also frequent bus routes adjacent to the centre, east-west on Great Western Road and Dumbarton Road. Pedestrian access is also good to Byres Road from the surrounding communities of Hillhead, Hyndland, Partick, Dowanhill, Woodlands and Kelvinside .

Planned Improvements on Byres Road

Plans/Strategies/Significant Applications	/Details of what is proposed for delivery
Clyde Waterfront and Westend Innovation Quarter (CWWEIQ)	The project includes funding for a comprehensive public realm scheme on Byres Road to improve place quality and physical connections with the University. This is an ongoing programme that began in January 2023. Details can be found here: Byres Road Development
Byres Road Placemaking Report (2016)	Sets out the following vision for Byres Road: ***"Rejuvenate the quality of Byres Road streetscape and public realm to create a people-focused place that enhances the pedestrian experience, promotes social interaction and dwell time, enhances the economic***

	vibrancy of shops and services and improves its cycle-friendliness and environmental performance."

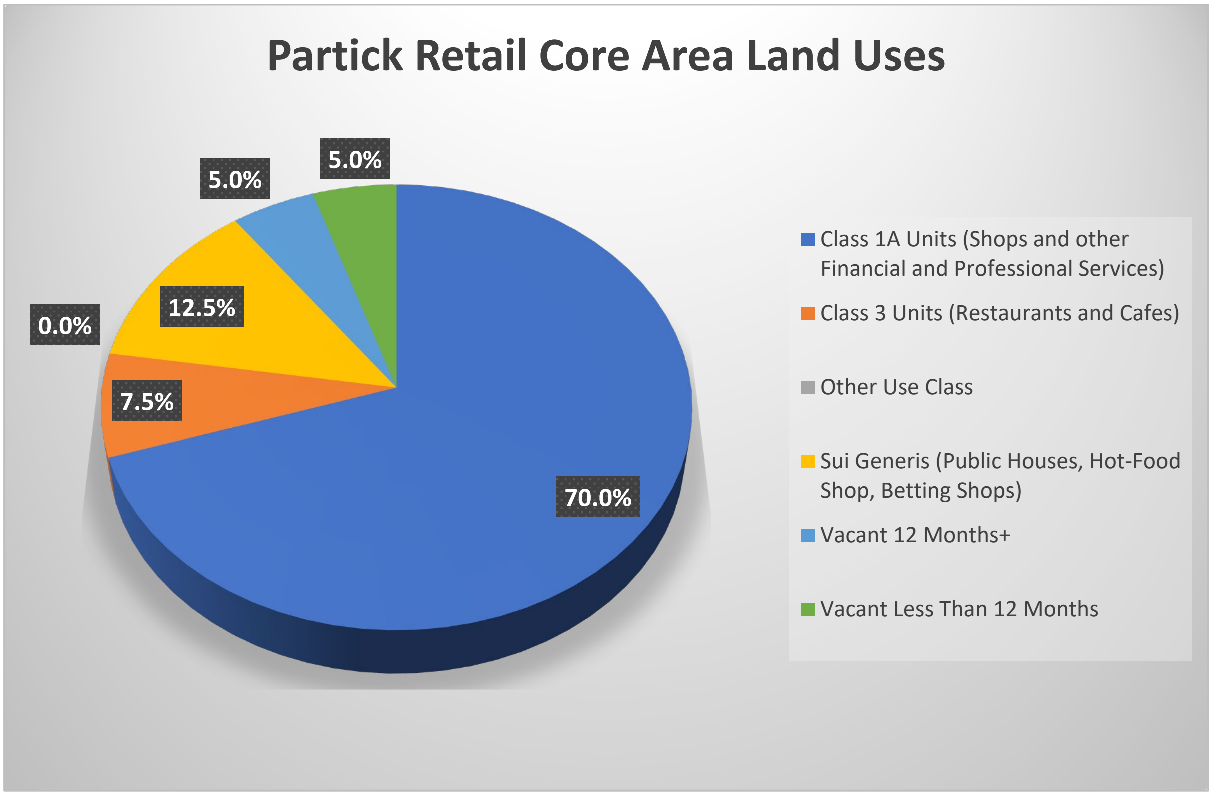
Byres Road Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- Support implementation of the City Deal Clyde Waterfront and West End Innovation Quarter (CWWEIQ) investment programme and Placemaking Report.
- Review the Retail Core Area.
- Maintain the balance of shopping and service uses in the centre in a way that protects the amenity of people living in the centre.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Partick Today

Partick Retail Core Area (RCA): Activities and Facilities



The Partick RCA is focussed on the area of Dumbarton Road between Partick library and the transport interchange.   There are 80 units in the RCA, and Class 1a is the dominant use, occupying 70% of the units. Poundland dominates the RCA in terms of floorspace at 1,500sqm. The only other units over 200 sqm, are a betting shop and a dentist. The vast majority of units are under 100sqm, which calls into question its status as an RCA.

Shopping
The RCA has 12 food shops and 23 non-food shops.   The food offer consists of small-scale newsagents and sandwich shops (including Greggs and Subway). It is noticeable that most of the food offer serving Partick is located outside the RCA.

There are more non-food shops in the Partick RCA, but the offer is less diverse, and does not have the high street names that are found in Byres Road.   Instead, it is more limited to shopping for everyday items, in stores such as chemists (including Boots), charity shops and Poundland.
Taken together, food and non-food shopping make up 44% of the units in the RCA which is significantly lower than the 61% in Byres Road. This again raises the question as to whether an RCA is justified in Partick.

Commercial Services
There are 6 café/restaurant (Class 3) uses and 10 sui generis (4 public houses, 3 hot food shops, 2 betting offices and an amusement arcade).   The high number of pubs is evidence that Partick is a destination for socialising, however they tend to cater for a more local

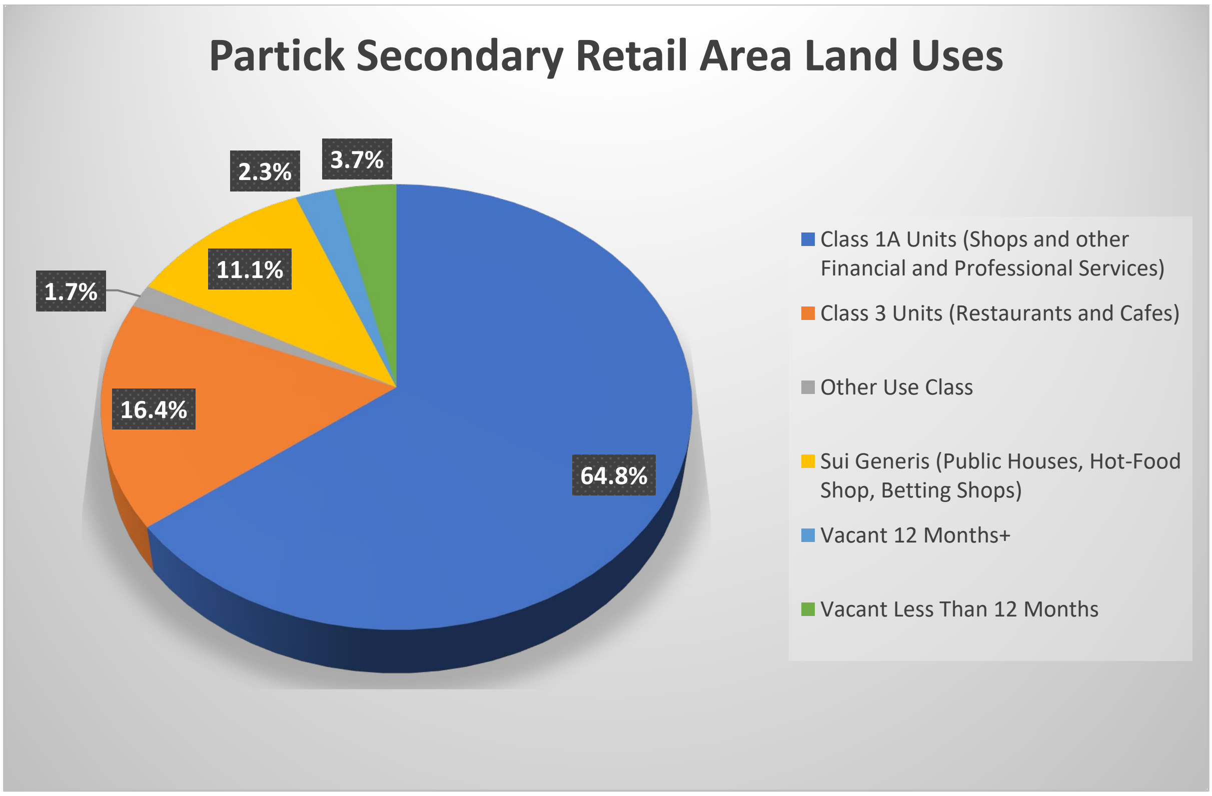
clientele than the top of Byres Road. When these services are added to retail services such as hairdressers, opticians, and beauticians, then the total number of commercial services in the RCA is 46.5% (c/f 36% in Byres Road).

Vacancy
There are 7 vacant units, and the vacancy rate is 9%, which is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). Four units have been vacant longer than 12 months, but they are all under 100sqm, and have little impact on the 'feel' of the RCA.

Partick Secondary Retail Area (SRA)

Activities and Facilities

The Partick SRA runs along Dumbarton Road between Partick Cross and the library, and then from Partick Bus and Train Station to Thornwood roundabout. Almost half of the units in the Partick/Byres Road Town Centre are located in the Partick SRA. The scale of this part of the centre is such that it has almost twice as many units (298) as any of the Local Town Centres in the city.



Shopping
Partick Secondary Retail Area is also where most of the floorspace in the town centre is located. Indeed, there is more in the Partick SRA (43,000sqm) than in the rest of the town centre put together (38,000sqm). This reflects the presence within the SRA of a large Morrisons superstore, as well as West End Retail Park in Crow Road, where there are a range of high street names (including M&S Simply Food, Sainsburys, Argos, Boots and Cotswold). These occupy larger, more modern units than are found elsewhere in the centre.

The shopping offer on Dumbarton Road consists of relatively small units, but there are some high street names, including Tesco Express and Superdrug. Most shops in this part of the centre are local independent businesses, such as Catherine's Ladieswear, Lily Bakes Cakes and Locavore.

Commercial Services

The SRA has a good diversity of services. There are 49 coffee shops/restaurants (class 3), 11 hot food shops and 15 public houses (sui generis). These high numbers are an indication of the 'café culture' and thriving night-time economy that has developed, as a result of the number of students and young professionals in the area. The tenemental nature of the street means that residents live in close proximity to these uses.   However, amenity concerns do not appear to be an issue in Partick, as has been the case in Byres Rd. This may be because, although the numbers are high, they are spread out over a bigger distance along Dumbarton Road.

There are also 56 units in use as financial and professional services in the SRA. These cover a wide variety of activities, including doctor's surgeries, solicitors, estate agents, dentists, chiropractor, photographic studios and veterinary practices. When retail services such as post office, hairdressers, opticians and beauticians are added, then the total number of commercial services in the centre is 60.5%, which is high in the context of the city. This makes Partick a much more diverse town centre environment than Byres Road.

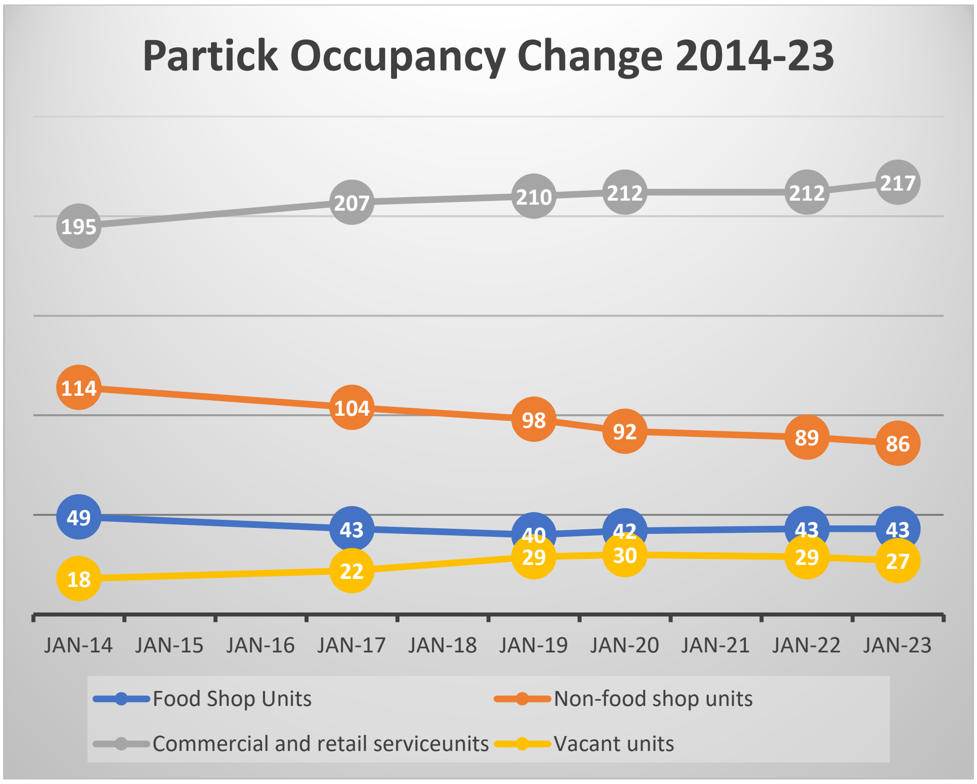
Civic and Community Uses

Partick has a greater range of community uses than Byres Road, including 3 GP practices, 3 dental practices, Partick Burgh Hall, Partick Community Assoc, the library, Gaelic Centre, Partick Housing Association, bingo hall, and gym.

Vacancy

There are 19 vacant units, which is a vacancy rate of 6%.   This is well below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company) and the SRA is large enough to sustain this level without a noticeable effect on its overall vitality.   7 units have been vacant for over 12 months. There are no pockets of vacancy.

How Partick is Changing



Partick is a relatively stable centre in terms of changing activities. The main change has been a rise in service units, however most of this change happened pre-2017, and the rise by 10 units since then is small compared with the overall number of units in Partick (378 units). Nevertheless, it is a consistent trend. The rise has been mirrored by a steady and consistent fall in non-food units, which has changed the character of the street. The number of food units is stable, and the level of vacancy has also been stable since 2019.

Partick and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20 Minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	Partick has a more local function than Byres Road. Nevertheless, the shopping available In the Retail Park, and it's variety of bars, restaurants and cafes, mean that it is a dominant centre in comparison to the local town centres that lie to the east and west.

Residential addresses within walking distance of centre (800sqm)	14,822
Town centre uses in the surrounding area	There are a number of major facilities in the surrounding area that generate activity and footfall, and this helps to support the town centre. These include Glasgow University, the, Kelvingrove Museum and Art Gallery, Kelvin Hall events space and gym, the Riverside Transport Museum and Kelvingrove Park.
Sustainable Access	Partick is well served by public transport with a bus/train and underground hub centrally located in the centre. A new bridge across the River, from Govan to Partick, will provide easier access from the south.

Planned Improvements in Partick

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Govan Partick (Strategic Development Framework)	The Govan-Partick Strategic Development Framework (2020) sets out the following vision: *By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, providing a very high quality of life, creating a context for nationally significant economic development and a narrowing of social inequalities. The area will be recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place.* It also sets out a number of actions that, although not aimed specifically at Partick Town Centre, will benefit it either directly or indirectly.

Partick Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

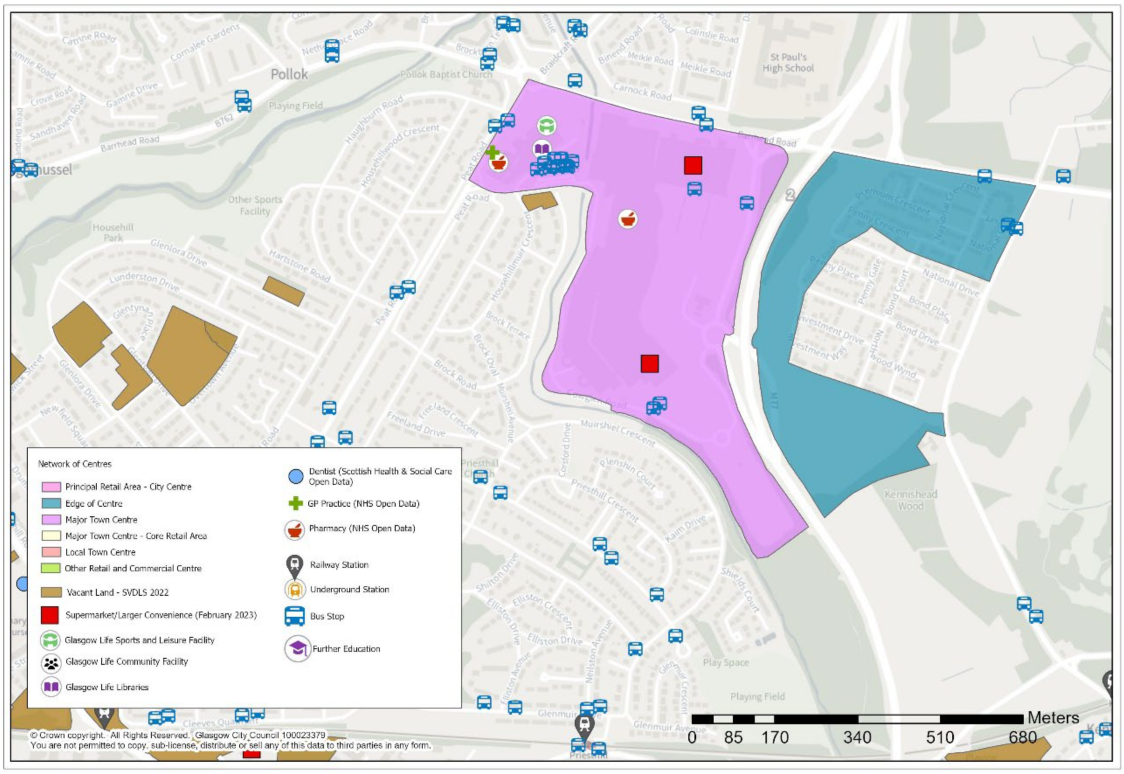
- Support the implementation of the Govan-Partick Strategic Development Framework.
- Review the Retail Core Area
- Maintain the balance of shopping and service uses in a way that protects the amenity of people living in the centre.
- Monitor the effect and prevalence of hot food shops in the centre.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Pollok Town Centre Profile 2023

Pollok Today

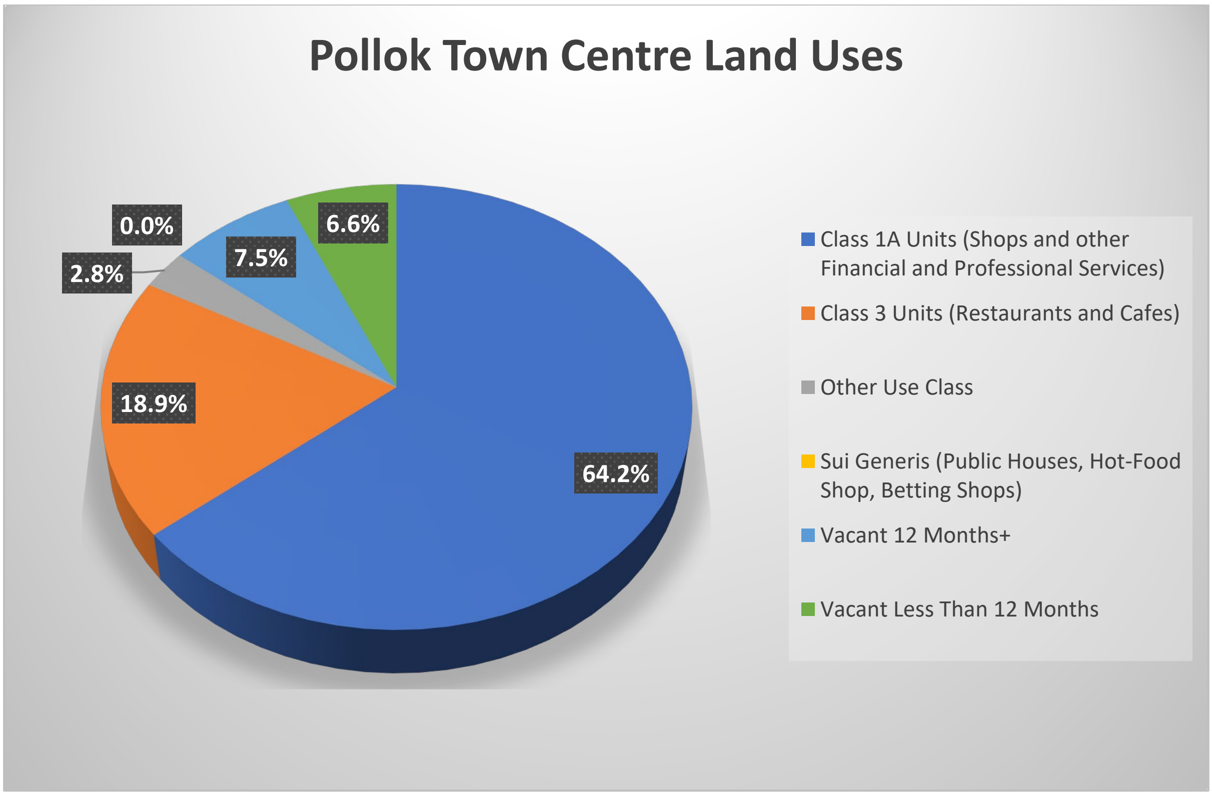
Location and Physical Characteristics

Pollok is a Major Town Centre located in south west Glasgow. It is designated as a Strategic Centre in Clydeplan Strategic Development Plan. It is dominated by the Silverburn indoor mall (106 units). This is a retail and leisure destination, with a main catchment that extends south and west following the route of the M77 as far as Ayrshire. Adjacent to the mall are a range of public and community uses, mainly serving the local Pollok area including a library, health centre and gym.



Activities and Facilities

Class 1a is the dominant use in the centre occupying 64% of the units. This equates to 68 units. Of these, 66 are shops and 2 are financial/professional service uses (a bank and a credit union, which are both located outside the mall). The centre therefore does not have the range of professional services (e.g. dentists, solicitors, estate agents) that are generally found in a large town centre. Instead, it is focussed on shops and commercial leisure within the mall, and community and public buildings outside it.



Shopping

Although Silverburn mall has diversified in recent years to offer more food and drink options, non-food shopping remains the dominant use, occupying 58 of the 106 units. There are a wide range of high-profile retailers, anchored by Marks and Spencer, Next, and TK Maxx stores. The centre has however been hit by changing retail trends, which has led to the closure in recent years of some big-name occupiers, including Debenhams, Burtons and Top Shop. The centre owners are looking to replace these stores, with a number of high street names lined up to replace them. The food shopping offer is dominated by a 13,000sqm Tesco Extra (50% food floorspace and 50% non-food).

Commercial Services

There are 20 class 3 uses, which is a reflection of Silverburn's ongoing strategy to enhance the shopping experience by providing complementary activities, including restaurants and cafes. The food and beverage sector is an increasingly important element of the mall offer, including Wagamama, Five Guys, Nando's and TGI Fridays. In recent years, the centre has sought to provide more reasons for visitors to visit and spend time, by opening a cinema alongside a gym and soft play centre. The centre is likely to continue to add to its commercial leisure offer, with an indoor bowling facility due to open in 2024. There are no sui generis uses (hot food shops, public houses, betting shops) in the centre.

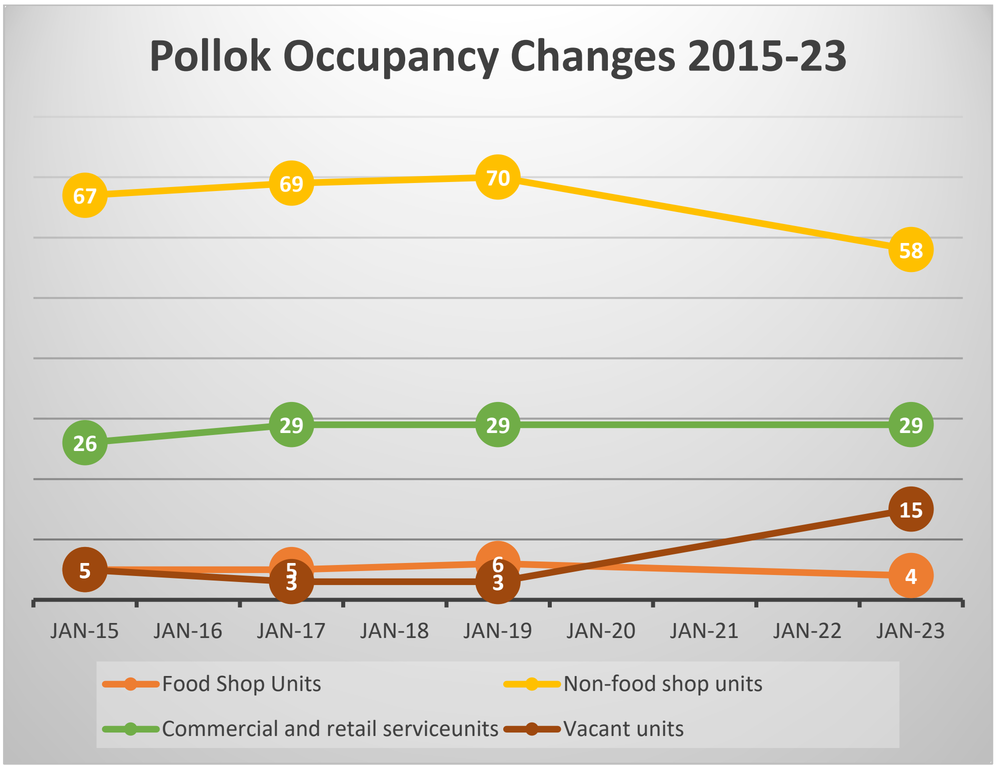
Civic and Community Uses

There are a range of civic uses located next to the mall which serve the needs of the local Pollok community. These include a health centre, Glasgow Club Gym, library, Citizen's Advice and Skills Development Scotland office.

Health of the Centre

There are 15 vacant units (a vacancy rate of 14.5%) and 8 of these have been vacant for over 12 months. The vacancy rate is higher than would be expected, given that the mall achieved a record number of visitors in 2023. The vacant units are reasonably evenly spread throughout the mall, but there are some prominent voids including the former Debenhams store (11,000sqm). The mall owners have indicated they intend to split this unit into 2, in order to attract a beauty operator and a flagship retailer.

How Pollok is Changing



The centre was relatively stable pre-pandemic. However, lockdown had a negative effect on the mall, and it is still recovering. Non-food shops fell from 70 to 58 between 2019 and 2023, and this was reflected in a rise in the number of vacant units from 3 to 15 over the same period. Despite these trends, non-food shopping remains the dominant function of the centre, and it is likely to remain so for the foreseeable future.

The mall changed hands in 2022. The new owners are seeking to secure new retailers, and create a greater diversity of activities that gives people more reasons to visit, especially at night. More broadly their vision is to intensify development within the town centre, and on land on the edge of the centre, in order to 'create a greater critical mass of public and commercial buildings.' (Turley on behalf of Eurofund, representation to the Greater Pollok draft Local Development Framework). There is also the potential for new housing within the centre.

Pollok and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Pollok competes for expenditure with other strategic retail and leisure locations, notably the City Centre and Braehead.
Residential addresses within walking distance of centre (800sqm)	3,694
Town centre uses in the surrounding area	Adjacent to the Town Centre, across the Pollok roundabout to the North, there are a range of community facilities, including the Wedge, which offers business and community space managed by Pollok Enterprise Trust. Facilities include a post office, credit union and gym. There is also a nursery, care home, mental health resource centre, police station and fire station nearby.
Sustainable Access	Pollok is relatively well served by public transport, with three rail stations nearby – Nitshill, Kennishead and Corkerhill. Bus routes to destinations other than Glasgow City Centre are patchy, e.g. to key employment locations across the city and neighbouring authorities. Traffic volumes around the centre are significant, which undermines its potential for active travel.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	Gowanbank PS, 2023, 75 units.

Planned Improvements in Pollok

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Greater Pollok LDF	The draft LDF sets out a number of themes and actions relating to Pollok Town Centre: **Refocussing and Renewing Town Centres** Deliver a stronger core for Greater Pollok, by using Silverburn as a catalyst for jobs and opportunity. The Framework will support an appropriate diversification of activities in the envelop of the centre, including creative and leisure spaces, service-oriented jobs and Town Centre living to create a stronger community heart.

	Growing our Economy The LDF promotes potential 'linked journeys' between Silverburn and other local attractions such as Pollok Park and the Burrell, Glasgow Museums Resource Centre, Crookston Castle and Dams to Darnley Country Park to help create additional jobs and opportunity for the community. **Improving Business, Employability & Skills** ensure local people are able to access opportunities and diversify skills within future developments and projects that may be delivered in Greater Pollok. **Investing in Infrastructure and Place** enhance the role of Pollok Town Centre and local shopping facilities as connectivity hubs, spaces for employment and as gateways to access employment in the wider city. **Rethinking Mobility and Connections** Improve crossings and deliver active travel improvement in and around the Town Centre, As part of this, it is proposed to consider a reconfiguration of Pollok Roundabout and link roads around the Silverburn Town Centre

Challenges and Opportunities

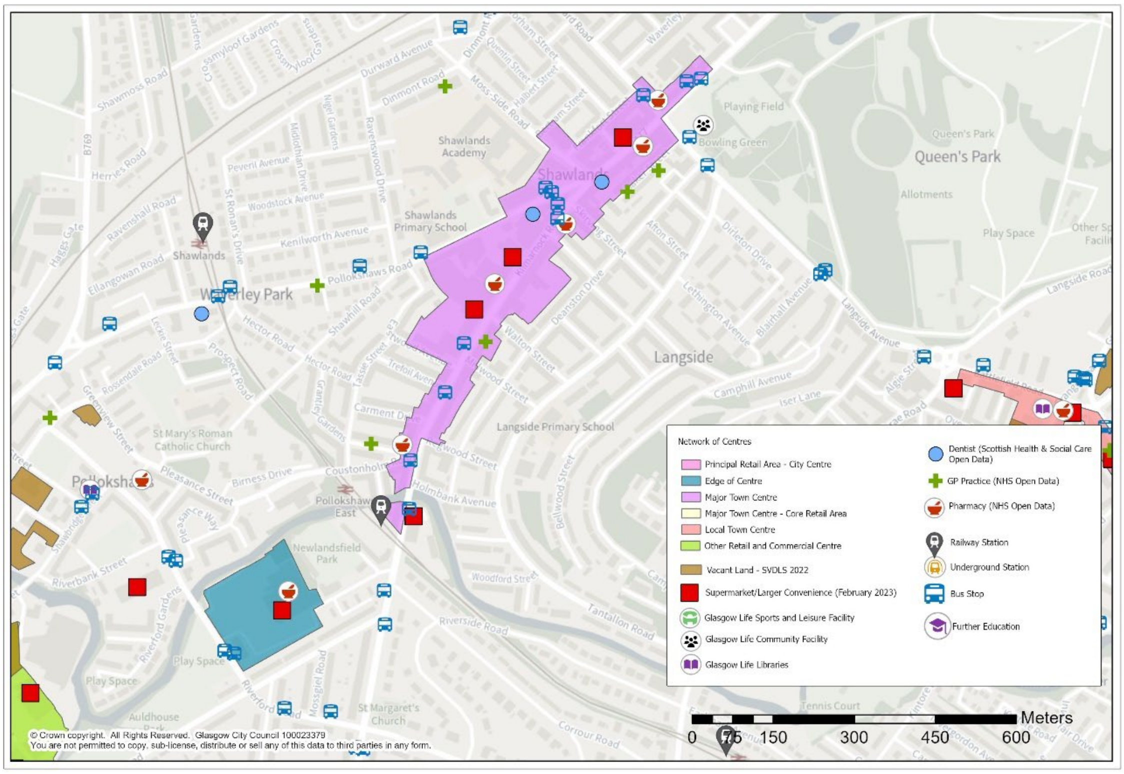
The following requires consideration in producing City Development Plan 2:

- Support and reflect the implementation of the Greater Pollok Local Development Framework
- Work with the owners of Silverburn on ongoing plans to diversify the centre, including the potential for housing within the centre boundary.
- Monitor and manage the trend towards more service uses in the centre.
- Ensure that the centre continues to serve the local community, as well as its strategic function.

Shawlands Town Centre Profile 2023

Shawlands Today

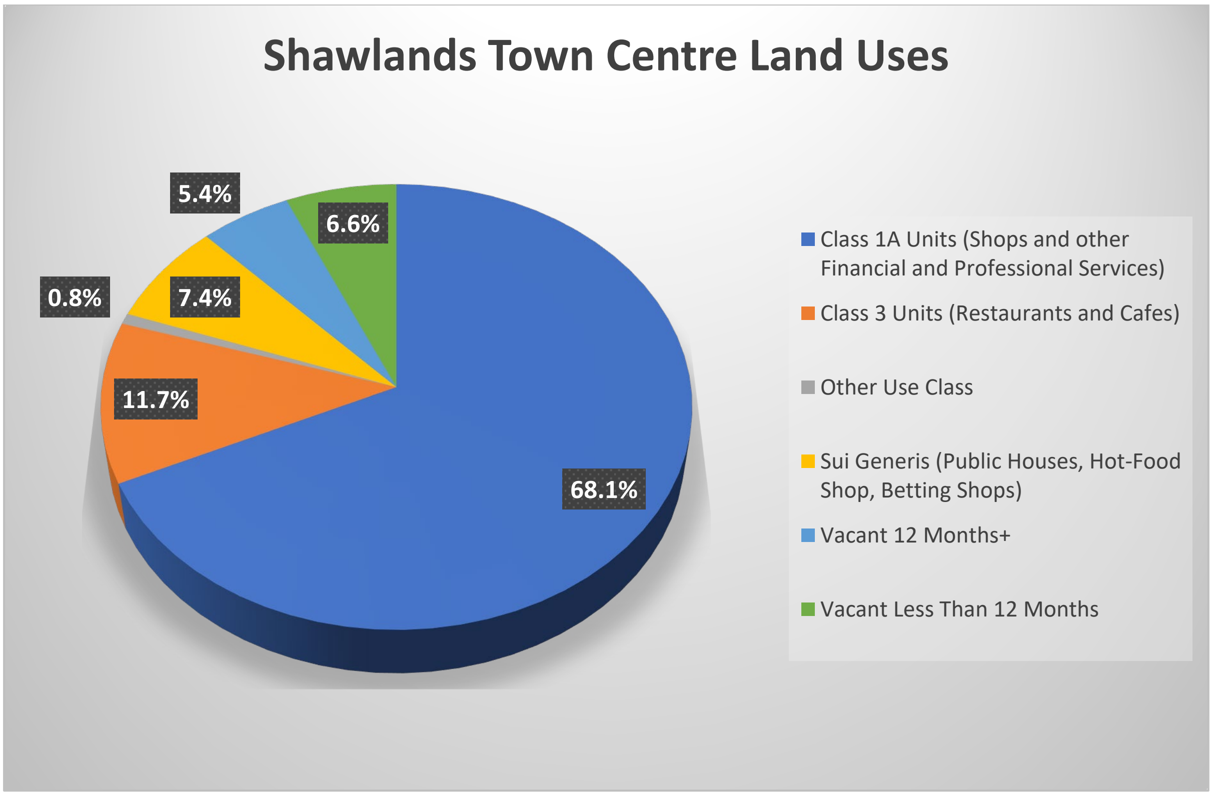
Location and Physical Characteristics



Shawlands is a high street centre, which runs along Kilmarnock Road for around a kilometre running north-south from Queens Park. It is the smallest Major Town Centre in floorspace terms (38,000 sqm) however it has 257 units, which is more than any of the local town centres. These are mainly small-scale units located on the ground floor of tenement blocks with flats above. Larger units are found in the Shawlands Shopping Arcade, which has been the heart of the centre since the 1960s. It has experienced a reduction in the number and quality of occupiers over an extended period. However, a residential and retail led redevelopment is programmed to get underway in 2024.

At the same time as the centre's shopping fortunes have dipped, its café culture and night-time economy have become stronger, with pubs, restaurants and cafes attracting people across south Glasgow and beyond. This entertainment and leisure function secures its status as a Major Town Centre, and as a Strategic Centre in the Clydeplan Strategic Development Plan.

Activities and Facilities



Class 1a is the dominant use in the centre, occupying 68% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 34 food shops and 62 non-food shops. The retail offer is currently focussed on the Arcade and the adjacent retail frontage on the west side of Kilmarnock Road.

There are 62 (24%) non-food shops in the centre. The largest non-food operator is B&M Bargains on Kilmarnock Road, which is over 2000sqm. The next biggest is Poundstretcher, which is under 800sqm. High Street chemists/health shops are well represented, including Superdrug, Boots, and Holland and Barrett. The rest of the comparison offer is located in small scale units on Kilmarnock Road, however the quality and diversity is less than might be expected in a centre of its size.

There are 34 food store outlets within the centre. High street names are focussed in and around the arcade (e.g. Iceland, Sainsbury's Local, Co-op). Independent food stores are reasonably well represented on the high street, with the largest being Shawlands Continental (400sqm). The number of food stores on the high street has risen slightly in recent years, and the centre retains an important day-to-day, top up shopping function.

The main food shopping provision in the area lies outside of the town centre. There is a Morrisons supermarket to the northwest at Titwood Road, and another one at Newlandsfield, south of the centre. There is also a Tesco Express adjacent to the southern boundary, which effectively functions as part of the centre. Further south is Auldhouse Retail Park, which has larger units and offers free parking. It has a range of food and non-food operators including: Lidl, the Food Warehouse, Harry Corry, Home Base, Home Bargains, Archers and Pets at Home.

The proximity of these out of centre retail locations (along with Silverburn) puts a limit on Shawlands potential shopping function.

Commercial Services

Shawlands has 30 class 3 uses (coffee shops/restaurants) and 16 sui generis uses (7 hot food shops, 6 public houses and 3 betting shops). Financial and professional services are well represented, with 51 units, including a high number of beauticians alongside estate agents, dentists and GP Practices.

When these are added to retail services such as hairdressers, opticians and pharmacies, then the total number of commercial service units in the centre is 130 (50.5%) which makes services the dominant use in the centre. There is, however, more shop floorspace (17,000sqm) than service floorspace (11,000sqm). This is because the service offer comprises a large number of small units (the exception being Reardon’s snooker hall, which is over 2000sqm).

Different types of service uses cluster in different parts of the centre. Estate agents and other professional services are mainly focussed in the southern half, whereas food and drink uses are found on the Eastern side of Kilmarnock Road (such as the Granary and G41 Bar) and around Queens Park, where the bar/concert venues such as the Shed, Sweeney’s on the Park and the Glad Café attract visitors from across the city and beyond.

Community Uses

The arcade currently hosts some community uses, including the Artspace Community hub and Jangling Space. There is also Shawlands Farmers Market, and Park Lane market, which are pop up markets that take place twice a month.

Health of the Centre

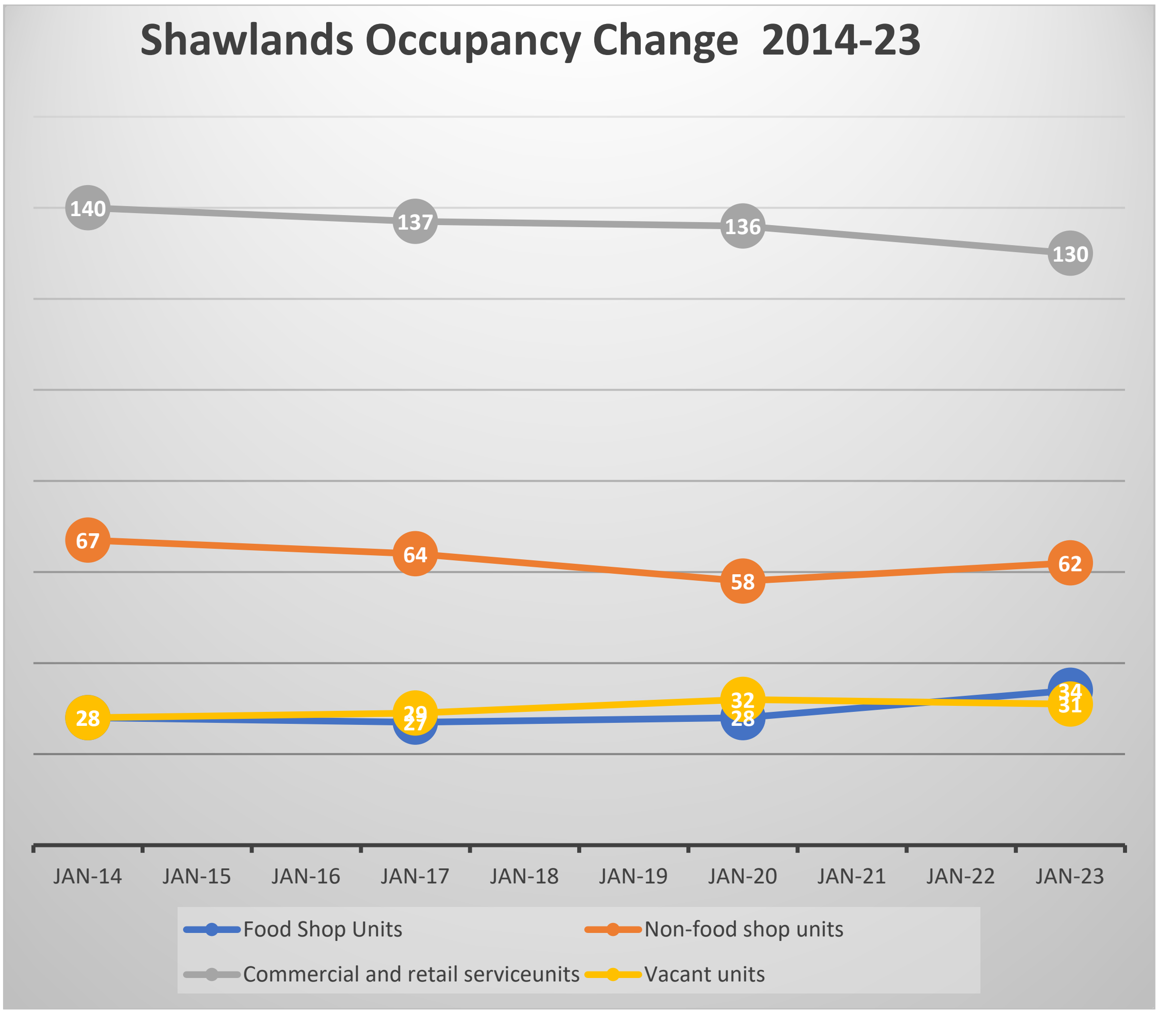
Investment in improved shopfronts, wider footways and new planting has improved the ‘feel’ of parts of the centre, however the outdated design of the Arcade creates a number of issues:

- it acts as a barrier between Pollokshaws and Kilmarnock Road.
- its elevated position above the street makes access difficult.
- the internal layout is not attractive to prospective occupiers.

These are aspects that the planned redevelopment seeks to address.

There are 31 vacant units, a vacancy rate of 12%, which is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). There are no large vacant units. Vacancies are evenly distributed throughout the centre, and do not have a noticeable effect on the centre’s overall vitality. However, 14 units have been vacant for over 12 months, which indicates that the attractiveness of the centre as an investment location could be improved.   The redevelopment of the Arcade has the potential to be transformative in that regard.

How Shawlands is Changing



The centre has undergone a very gradual but persistent fall in service uses over the last 10 years, which is surprising given Shawlands reputation as a destination for relaxing and going out. It's important to note however, that services remain the dominant use, and the changes are extremely small in the context of the size of the centre.   The number of food and non-food shops has increased slightly since lockdown, while vacancies have been steady over the 10 year period.   The overall picture is of a well-established, stable centre in land use terms, albeit the Arcade redevelopment will bring a level of change that has not been seen in the centre for a long time.

Shawlands Arcade Redevelopment

The redevelopment of the Arcade will modernise the commercial offer, and potentially deliver an uplift in the quality of retailer in the centre. It will also provide new residential units, and open up the site, creating connections between Pollokshaws Road and Kilmarnock Road. The applicant's planning statement states that:

The commercial frontage on to Kilmarnock Road will be taken down to existing street level and the public realm will be enhanced providing a generous new streetscape.

The development will be phased to ensure the continuity of the retail function during construction, with Phase 1 delivering 2000sq m of retail floorspace and 330 build to rent flats. Overall, 5,000sqm of retail/commercial floorspace and 600 residential units are proposed.

Shawlands and the 20 Minute Neighbourhood

How the centre relates to others in the Network and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	Comments
/Relationship with other Centres	Shawlands is at the apex of a sub-network of inter-relating town centres that includes Strathbungo, Victoria Road and Battlefield. It has a particularly strong relationship with Strathbungo, which is located along the A77 corridor. Indeed, Strathbungo could be considered an extension to Shawlands, given its similar mix of shops and entertainment uses. In the past Shawlands has also competed as a retail location with Auldhouse Retail Park and, to a lesser extent, Silverburn. This has become less the case in recent years, as the quality of the retail offer has shrunk.
Residences within walking distance of centre (800sqm)	8,373
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	Shawbridge, 28 units, 2024
Community uses in the surrounding area	Pollokshaws Library is located to the south west of the Centre, and Langside Community Hall is on the North East boundary at Queens Park. Other community facilities include Southside Counselling and Therapy Centre, and the Jamia Islamia Muslim Community Hall.
Sustainable Access	Shawlands is well served by public transport, with 3 railway stations within a 500 m radius, and two quality bus corridors to the city centre. Shawlands Square is also a transport hub, providing access to Castlemilk, in the south east and Govan to the north west.

Planned Improvements in Shawlands

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
South Central Local Development Framework	Sets out a number of actions relating to local town centres in the area that could apply equally to Shawlands: • Produce a baseline report for local town centres in the area, to develop a thorough understanding of

	key issues and assets, and present an in-depth evidence base upon which to move forward. • Develop Town Centre Action Plans for the local town centres in the area, where needed, focusing on local strengths and assets, to improve the sustainability, attractiveness, suitability, and the economic vitality of these centres. • Support diversification of local town centres, to adapt to changing needs of the community and improve their economic resilience. Promote local creative sector, culture, heritage and the arts. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the town centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective town centres to engage and organise for the collective improvement and prosperity of the area and enable circularity in the local economy. It also sets out the following action focussed on Shawlands Town Centre: • Continue to build on the success of the Shawlands Town Centre Action Plan and promote the improvement and diversification of the major town centre.
Planning Consent 22/02280/PPP	Shawlands Arcade Redevelopment. 5000sqm of retail and commercial floorspace (70% of units to be former Class 1 uses)

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:Support and reflect the South Central LDF, and ongoing investment programmes .

- Work with developers of Shawlands Arcade to create a shopping identity that is distinct from other retail locations in the area (i.e. Silverburn, Auldhouse Retail Park).
- Manage the land use mix in a manner that promotes town centre diversity, but ensures that the centre is cohesive.
- Maintain the balance of shopping and service uses in a way that protects the amenity of people living in the centre, and monitor the effect and prevalence of hot food shops.
- Address the issue of long-term vacancy in the Centre.

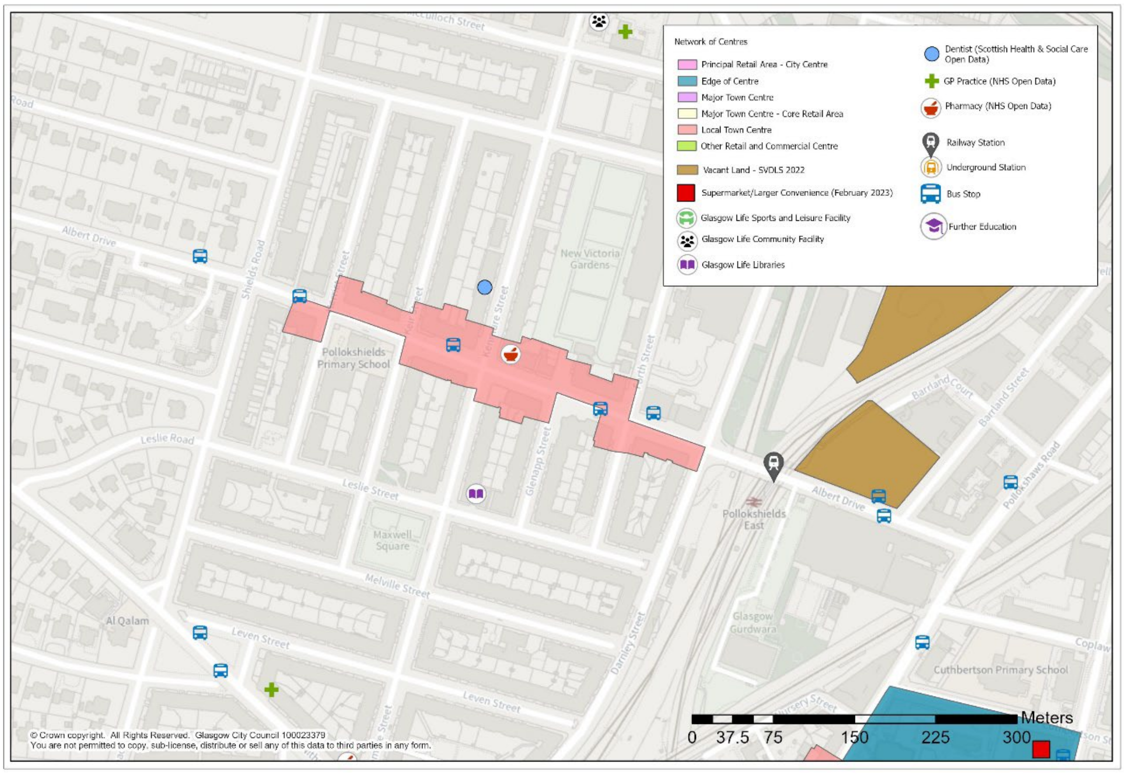
Appendix 3. Local Town Centre Profiles

Albert Drive Town Centre Profile 2023

Albert Drive Today

1. Location and Physical Characteristics

Albert Drive is a mid-sized local town centre (58 units) located on the Southside of Glasgow, around a kilometre south of the River Clyde. It is a linear high street, running east-west along Albert Drive for around half a kilometre. Most of the centre consists of traditional Glasgow sandstone tenements with small scale retail and commercial units on the ground floor. It has developed a specialised role which is focussed on serving the local Asian community (though not exclusively).

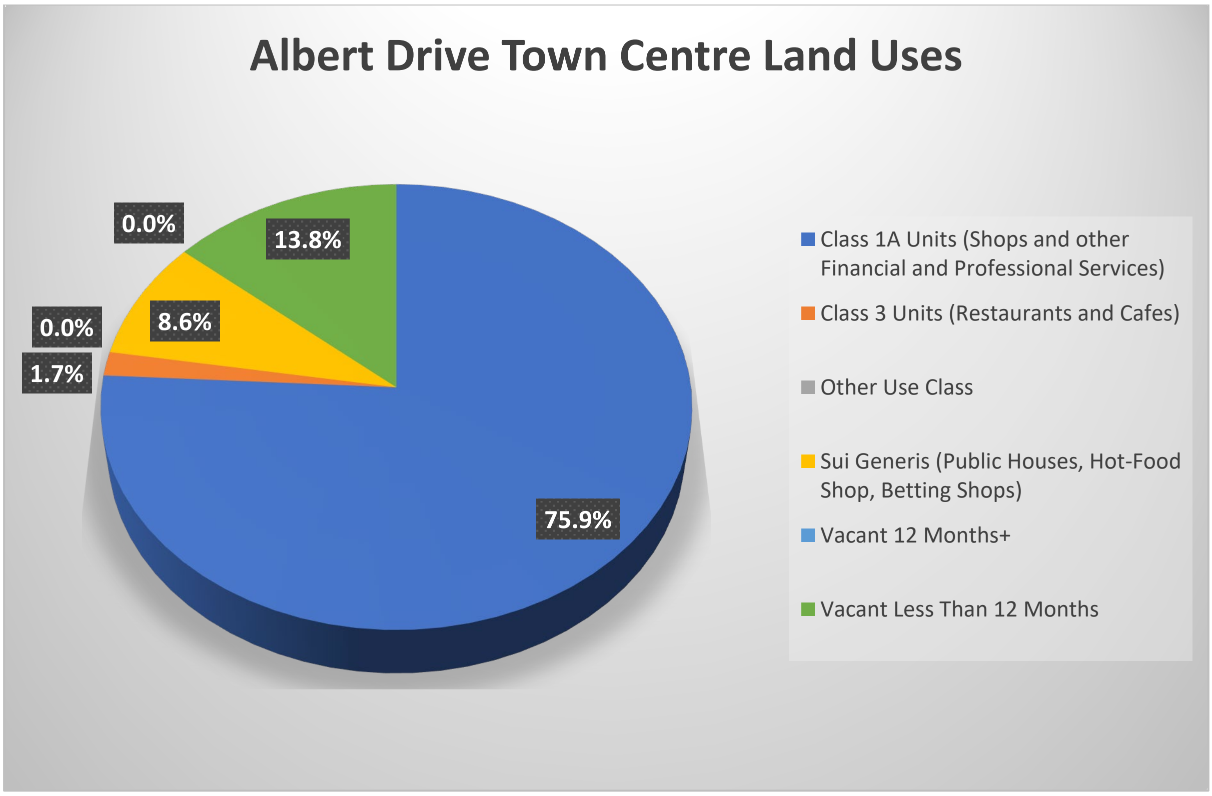


2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 76% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

As of 2023, the Centre has 14 food shops and 16 non-food shops. The shopping offer is dominated by independent food, clothes and jewellery shops, all catering for the local south Asian population. Taken together, food and non-food shopping make up 50.5% of the units in the centre, which emphasises its importance as a shopping location for the local community.



Commercial Services

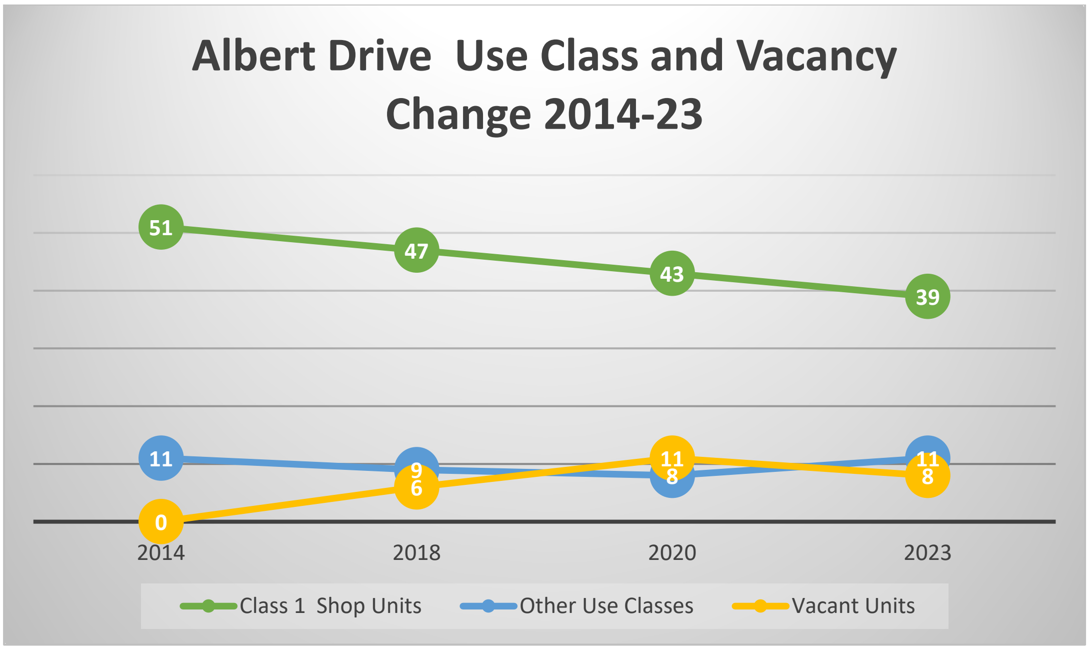
There is 1 coffee shop (class 3 use) and 5 hot food shops (sui generis) in the centre. Professional services include a solicitor, estate agent, dentist, and several travel agents. Hair and beauty services are well represented in the centre. Taken together, service uses amount to 34.5% of the uses in the centre.

3. Health of the Centre

Albert Drive has undergone a consistent rise in vacancy, nevertheless it retains a good level of occupancy, with 86% occupied units. There are 8 vacant units, but none have been vacant for over 12 months. The 14% vacancy rate is close to the average for Scottish high streets, which is 15% (Scottish Retail Consortium/Local Data Company). The vacant units are evenly spread throughout the centre, but there are concerns among local businesses in the centre about the trajectory of the centre, including falling shop numbers in recent years. The overall shopping environment is good, with wide pavements and less car traffic than in many other centres. Nor do there appear to be any concentrations of 'bad neighbour' uses creating amenity issues for local residents.

How Albert Drive is Changing

The level of occupied shop units has undergone a sustained reduction since 2014, and this is reflected in a rise in vacancy (the centre had full occupation in 2014). However, since lockdown, the centre appears to have stabilised, with the vacancy rate decreasing from its pre-pandemic high, and a slight rise in professional service uses (although shop uses have continued to fall). However,none of these trends have changed the main function of the centre as a shopping and retail services location.



Albert Drive and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 Minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It is a standalone centre that serves the day to day needs of the surrounding south Asian community. It complements the local shopping facilities on Maxwell Drive to the North.
Residential addresses living within walking distance of centre (800sqm)	4,383
Town centre uses in the surrounding area	Tramway Theatre, Pollokshields Library, Pollokshields Community Centre
Sustainable Access	Although there are no bus routes through the centre, it is easily accessible by train with Pollokshields East station located a 2 minute walk away.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• St Albert's Church feasibility study, potential in centre housing site. • Maxwell Drive, 59 units under construction.

Planned Improvements in Albert Drive

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
South Central Local Development Framework	The South Central LDF sets out a number of actions relating to local town centres in the area: • Produce a baseline report for local town centres in the area to develop a thorough understanding of key issues and assets, and present an in-depth evidence base upon which to move forward. • Develop Town Centre Action Plans for the local town centres in the area, where needed, focusing on local strengths and assets, to improve the sustainability, attractiveness, suitability, and the economic vitality of these centres. • Support diversification of local town centres, to adapt to changing needs of the community and improve their economic resilience. Promote local creative sector, culture, heritage and the arts. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the town centres through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective town centres, to engage and organise for the collective improvement and prosperity of the area, and enable circularity in the local economy.
Liveable Neighbourhoods Tranche 2	Through six tranches of work, LN plans will cover every area of Glasgow. Following the eight-stages of the RIBA process, LN Plans will both identify existing activity and propose new interventions which align with the four themes of LN: • Local Town Centres • Everyday Journeys • Active Travel • Streets for People
Planning Consents	• Consent 20/02883/Ful for the refurbishment of 4 units destroyed by fire at the corner of Albert Drive/Kenmure Street.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

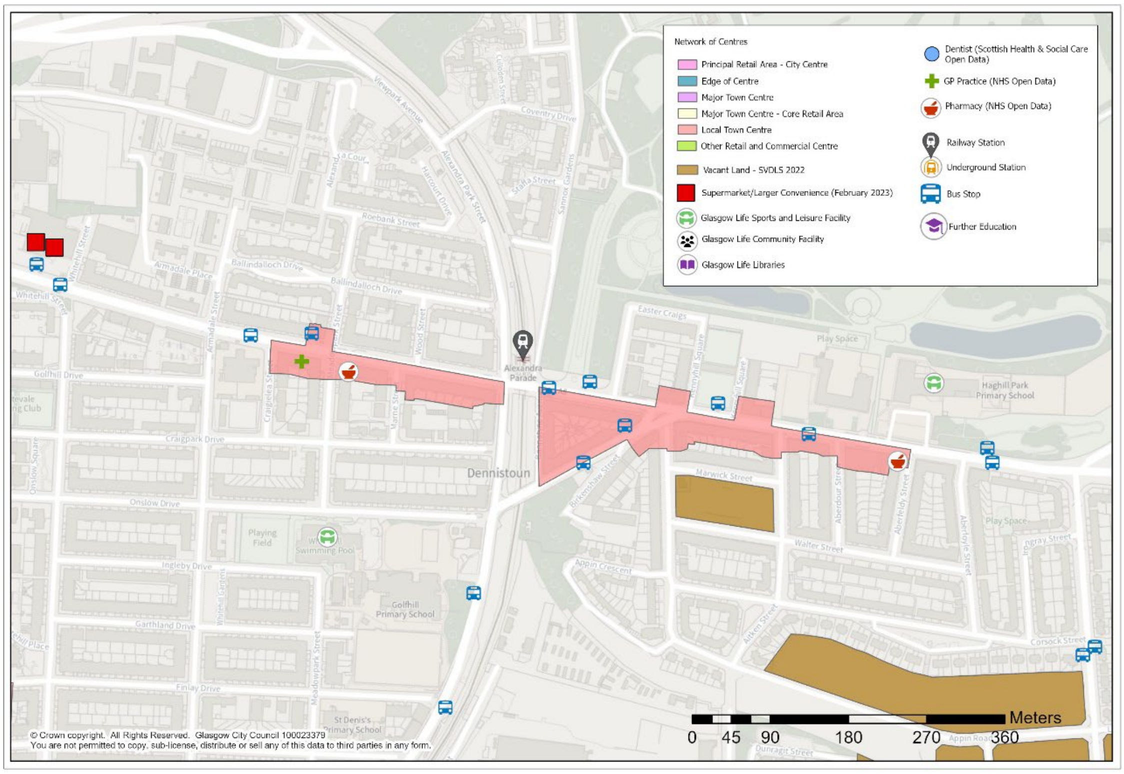
- Protect the ‘niche’ character of the centre, and ensure it continues to serve the day to day shopping needs of the local south east Asian community in particular.
- Address the level of vacancy in the centre.

Alexandra Parade Town Centre Profile 2023

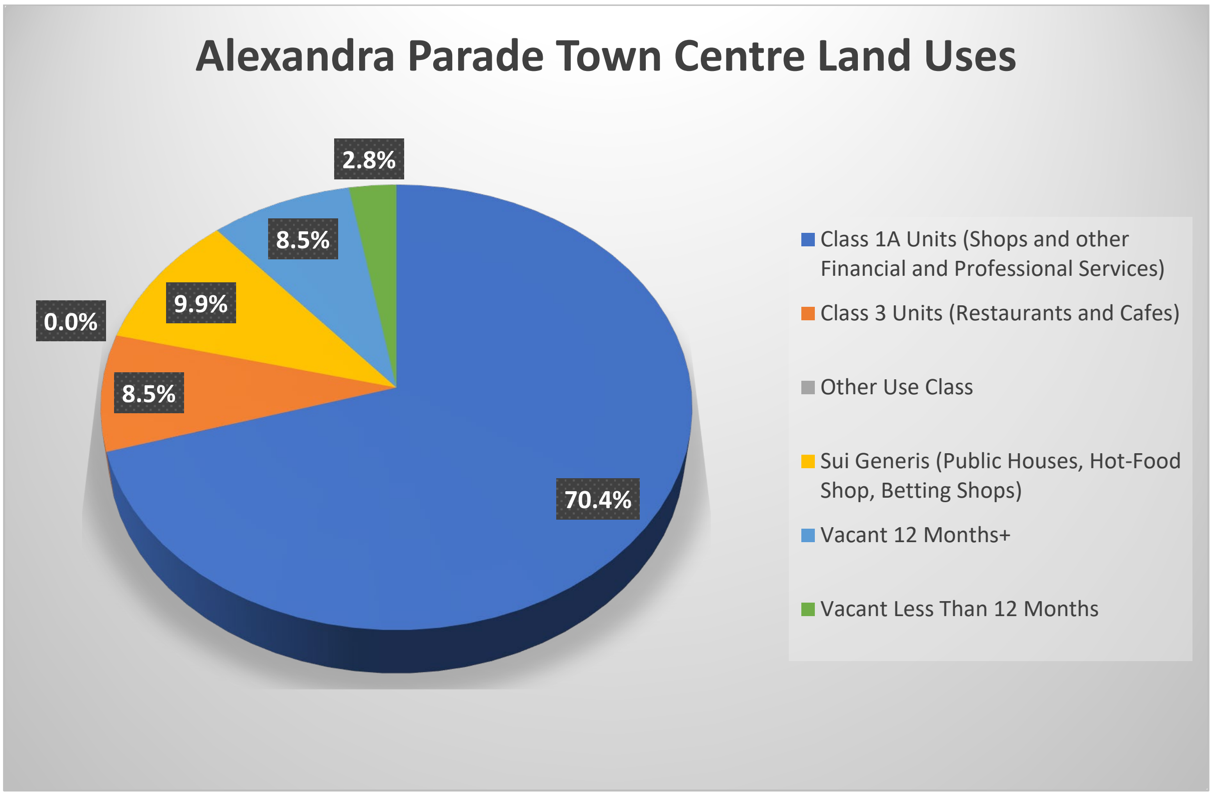
Alexandra Parade Today

1. Location and Physical Characteristics

Alexandra Parade is a mid-size, local town centre (71 units) located to the east of the city centre. It is a high street, mostly consisting of residential tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 70.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 15 food shops and 7 non-food shops. The food shopping offer in the centre is limited to small convenience stores, but there is a Co-op supermarket and an Iceland in an edge of centre location on the western boundary. These are the main food shops serving the local community. The non-food shopping offer in the centre is all small scale uses, and totals only 345sqm spread across 7 stores. Altogether, shop uses represent 31% of the units in the centre.

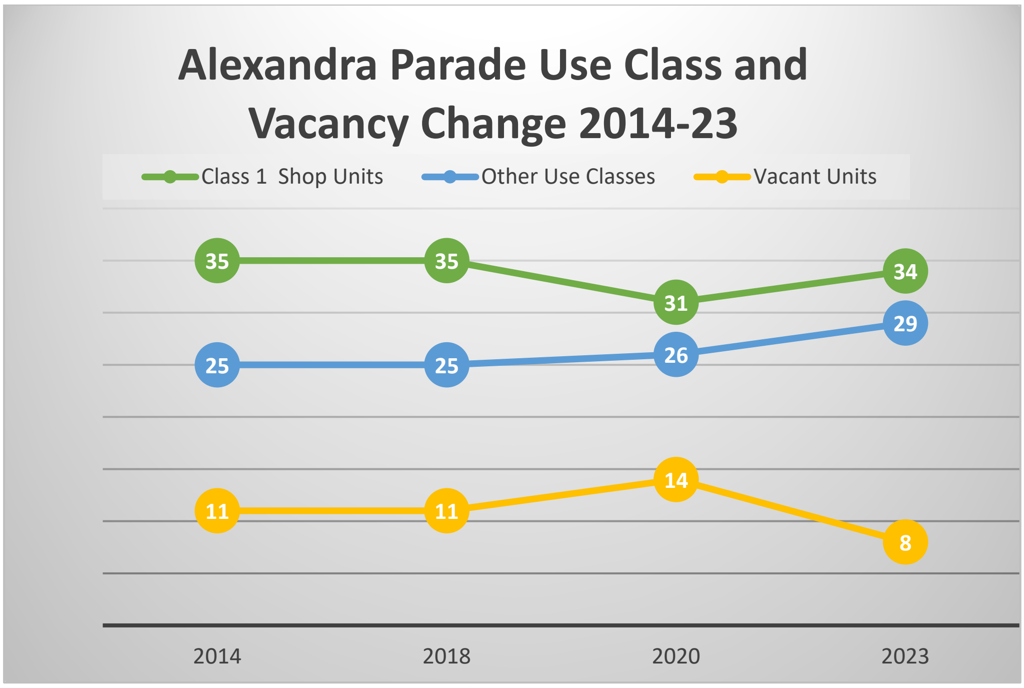
Commercial Services
There are 6 class 3 uses (coffee shops/restaurants) and 7 sui generis uses (including 5 hot food shops). Financial and professional services (such as solicitors, estate agents, dentists) are well represented, with 16 units. This includes a pocket of 5 estate agents, which form a specialist function within the centre. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 58.5%.

3. Health of the Centre

The level of occupancy is good, with 89.5% occupied units. The 11.5% vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data

Company). All but one of the 8 vacant units are on side streets off Alexandra Parade, which mitigates the impact of vacancy on the 'feel' of the centre. Nevertheless, it is a concern that 6 out of the 8 vacant units have been vacant for over 12 months.

How Alexandra Parade is Changing



The number of occupied shop units fell between 2018 and 2020, but has recovered since lockdown. This was mirrored by a rise in vacancy up to 2020, which has since fallen to the lowest level in 10 years. The centre has therefore been on a positive trajectory since the pandemic.

Alexandra Parade and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Alexandra Parade is part of a sub-network of town centres within the orbit of the city centre (inner east) that includes Bridgeton, Duke Street and the Barras.
Residential addresses within walking distance of centre (800sqm)	6,675
Town centre uses in the surrounding area	Meadowpark Medical Centre, Haghill Park Sports Centre, Whitehill pool and gym, City Park community and workspace.

Sustainable Access	The centre is well served by public transport, with a rail station nearby, and a number of bus routes connecting it to the city centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Kennyhill Sq, 36 units, 2021

Planned Improvements in Alexandra Parade

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: Alexandra Parade currently overly prioritises vehicular traffic, and could be improved through a place making approach to address overall attractiveness and movement. The SDF sets out the following priority for the area: • New funding opportunities should be explored, in order to extend the City Centre Avenues, to further green the streetscape, and to improve pedestrian friendliness eastwards along Alexandra Parade. The SDF further sets out a number of actions and outcomes that apply across the town centres in the area including: • Town Centre Action Plans that identify the hierarchy of routes and spaces and promote Town Centre living and the use of vacant upper floors. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres, to engage and organise for the collective improvement and prosperity of the area. Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- Reflect the principles of the Inner East SDF.

- Consider whether to bring the retail units on the western edge into the centre.
- Address the issue of long-term vacant units in the centre.

Anniesland Town Centre Profile 2023

Anniesland Today

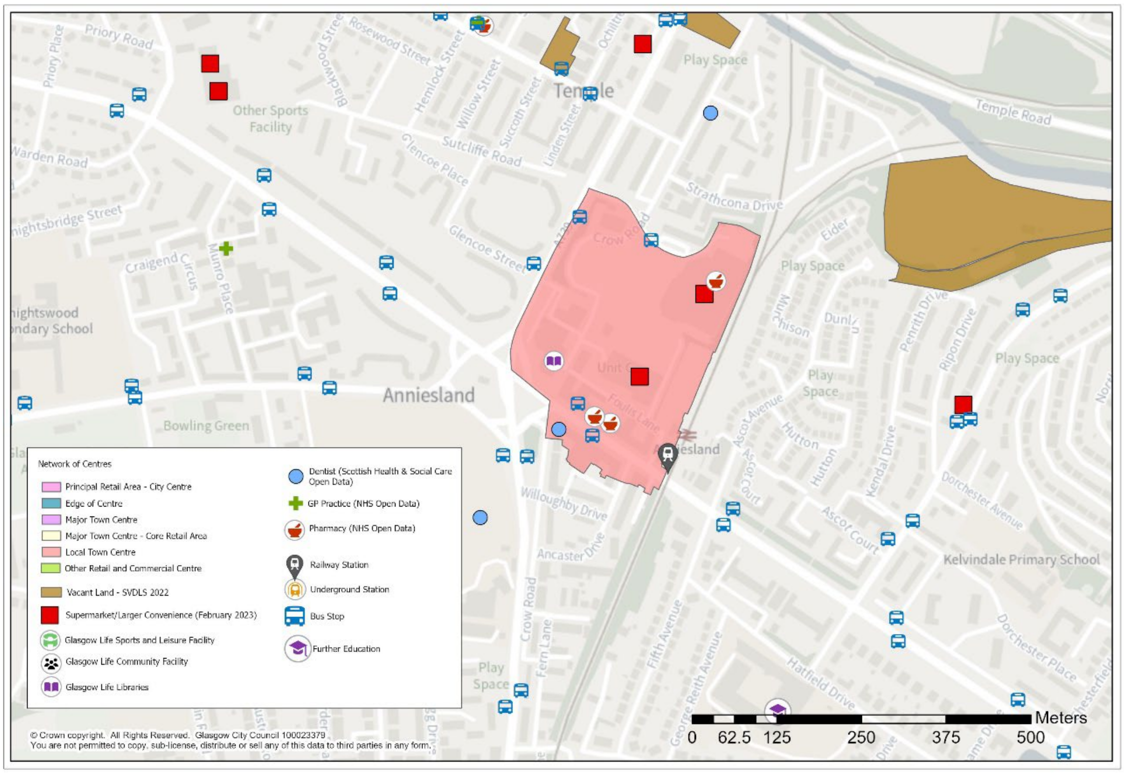
1. Location and Physical Characteristics

Anniesland town centre is located in the north west of Glasgow, adjacent to Anniesland Cross, which is one of the main traffic intersections in Glasgow for traffic running north-south and east-west. The centre has 2 main elements:

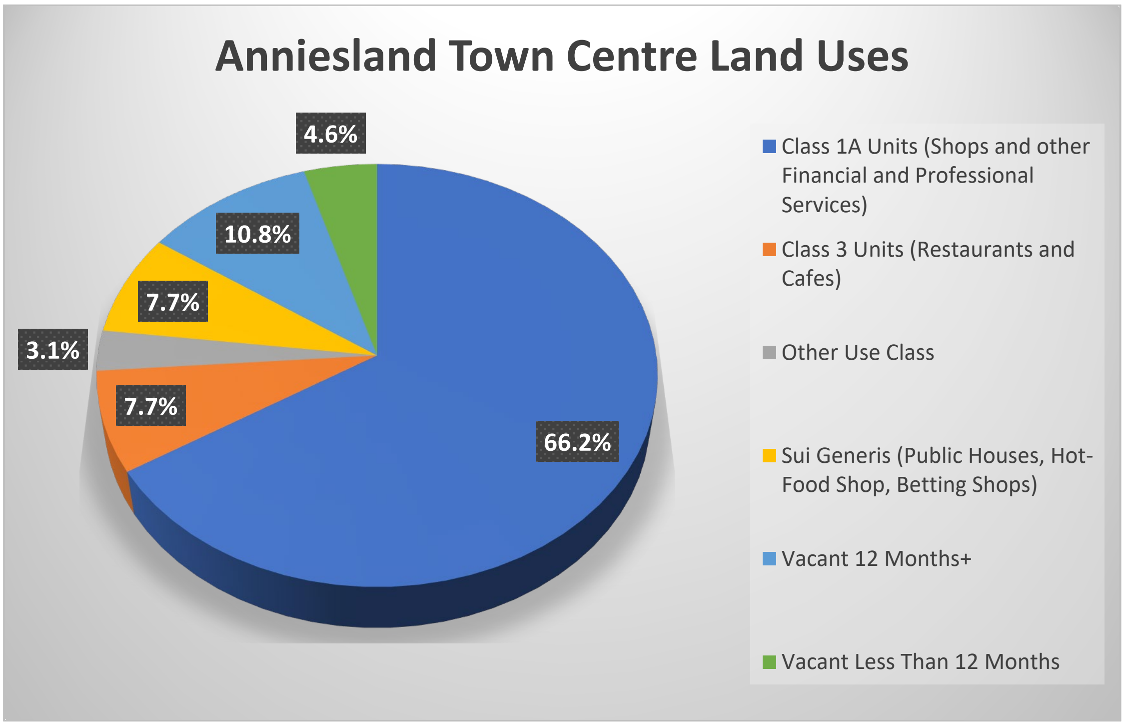
i) a high street running along both sides of Great Western Road (GWR) with small scale retail units on the ground floor, and tenement flats above.

ii) Anniesland Retail Park to the north of GWR which includes a Morrisons (6,000sqm), a Lidl (2,500sqm) a Gym (563sqm) and a drive through Costa Coffee.

The inclusion of the Retail Park within the town centre boundary makes it one of the larger local town centres in term of floorspace, however, it is only a mid-size centre in terms of units (65 units).



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 66% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 8 food shops and 11 non-food shops. Morrisons and Lidl dominate the food offer in the centre, and these are main food shopping destinations for surrounding communities, including Knightswood, Jordanhill and Kelvindale. Non-food shops in the centre are mainly chemists (including a Boots), opticians and charity shops, that occupy the small-scale units on Great Western Road. Taken together, food and non-food shopping make up 29% of the units in the centre, but 65% of the floorspace. This underlines the dominant function that food shopping has in the centre.

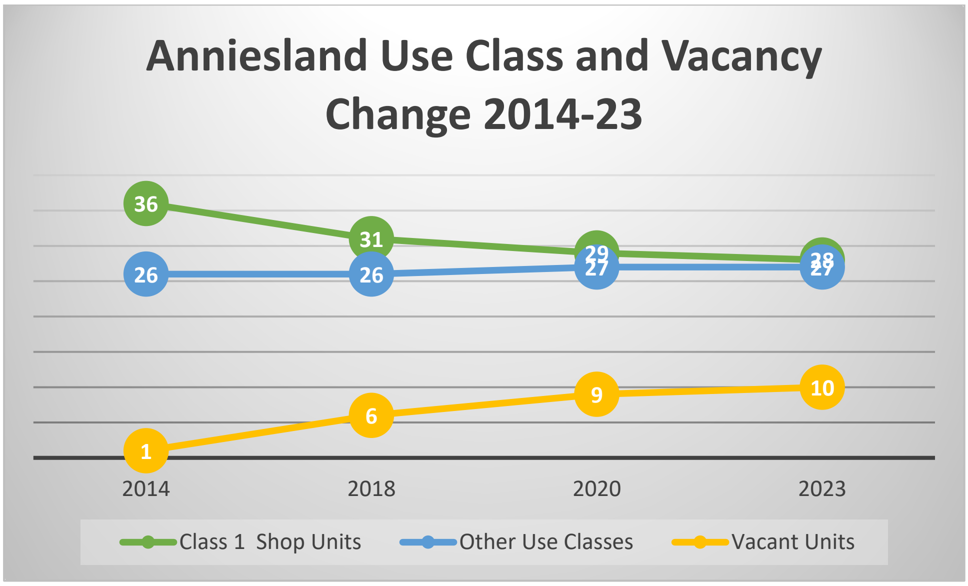
Commercial Services
There are 5 class 3 uses (coffee shops/restaurants) and 5 sui generis uses (2 hot food shops, and 2 bookmakers). Financial and professional services are well represented, with 15 units, including a bank, solicitors, estate agents and dentists. The City Council also has a financial services office. When other retail services such as hairdressers and beauticians are included, then the total number of units in service use is 55.5%

Civic and Community Uses
Anniesland Library is located within the centre.

3. Health of the Centre

There are 10 vacant units (a vacancy rate of 15.5%) and 7 of these have been vacant for over 12 months. The vacancy rate is slightly above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). The vacancies are mainly small units on GWR, however there is a larger, 563sqm vacant unit next to Morrisons. The physical environment is generally good.

How Anniesland is Changing



There has been a steady fall in the number of occupied shop units since 2014, which has been mirrored by a steady rise in vacancy over the same period. These trends have flattened out in the post lockdown period, however the level of vacancy remains significantly higher than it was in 2014, when there was virtually full occupancy. Given the important strategic position of the centre, reversing these trends seems a reasonable objective.

Anniesland and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Anniesland is a relatively standalone centre, which has no other town centres nearby.
Residential addresses within walking distance of centre (800sqm)	3,150

Town centre uses in the surrounding area	Town centre uses in the wider area include an Aldi supermarket a quarter of a mile to the NW of the centre along GWR. Clyde College Campus, Gartnavel Hospital, David Lloyd Gym and Tennis Centre, Primary and Secondary Schools.
Sustainable Access	GWR is 3 lanes in each direction at this point which serves to limit the cohesion of the centre. The centre has good public transport accessibility, with Anniesland Train Station located within the centre, and bus routes running north-south and east-west.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	Bearsden Rd, 26 units, 2023

Planned Improvements in Anniesland

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

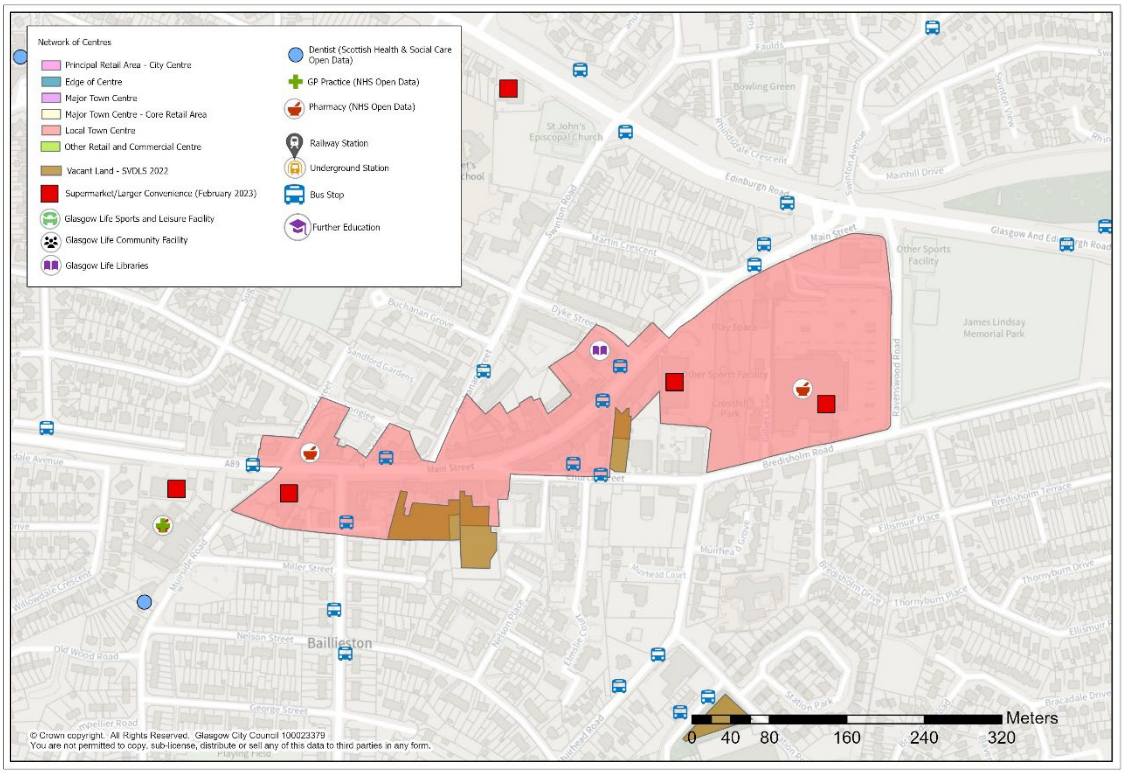
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.
- Look at the potential to improve movement between the Retail Park and the rest of the centre.
- Improve accessibility to the centre from surrounding residential areas.
- Although there are pedestrian crossings at either end of the centre, GWR is nevertheless a significant barrier, separating the north side of the centre from the south.

Baillieston Town Centre Profile 2023

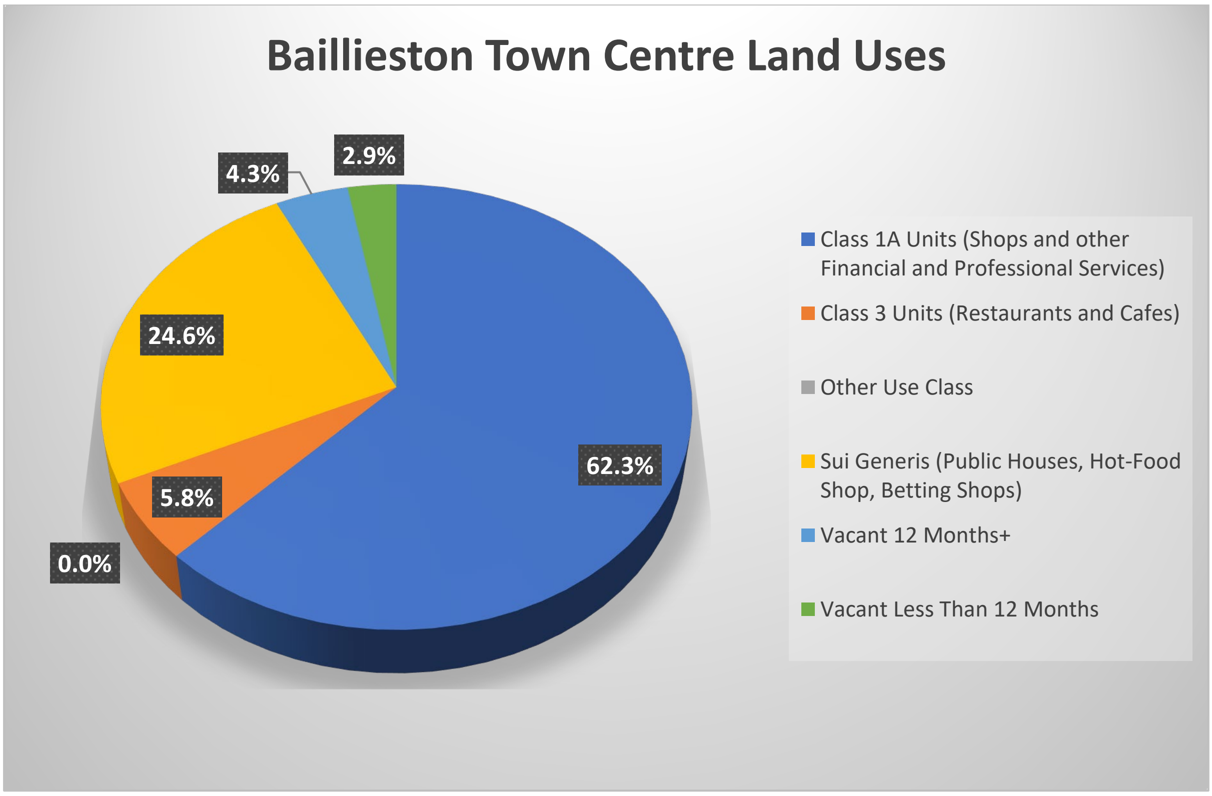
Baillieston Today

1. Location and Physical Characteristics

Bailieston is a mid-range town centre (69 units) located on Glasgow's eastern boundary. It is a high street centre, running along Main Street for around half a kilometre.



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 62.3% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 12 food shops and 9 non-food shops. The food shopping offer is dominated by a large Morrisons store at the eastern end of the centre, which serves as the main shopping destination for Baillieston and surrounding communities. Other high street names include Lidl and Iceland. There is also a Sainsburys Local located just beyond the boundary, to the west of the centre. Unusually, for a centre of its size, there are two independent butchers, and overall, there is a strong food offer in the centre. Non-food shopping consists of local independent businesses including a florist, furniture and hardware shops. Taken together, food and non-food shopping make up 30.5% of the units in the centre. However, Morrisons presence means that shops dominate in terms of floorspace in the centre. 67% of the floorspace in the centre is either food or non-food retail.

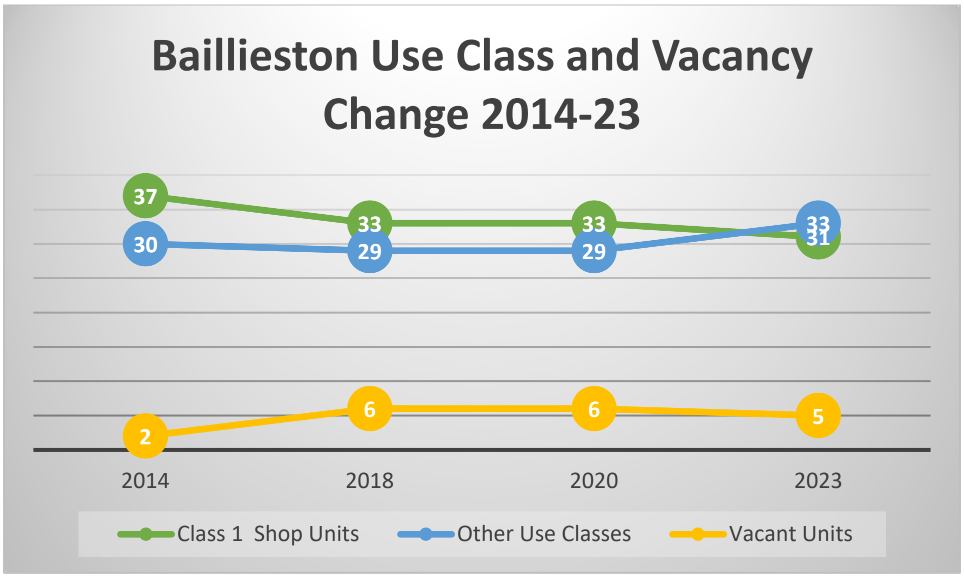
Commercial Services

There are 4 class 3 uses (coffee shops/restaurants) and 17 sui generis uses including 12 hot food shops. Financial and other professional services in the centre include solicitors, estate agents and dentists. When these are added to retail services such as hairdressers, beauticians, opticians and pharmacies, then the total number of commercial services in the centre is 62%. Baillieston library is also located within the centre.

3. **Health of the Centre**

Overall Baillieston is a healthy centre, with 92.5% occupied units. The 7.5% vacancy rate is comfortably below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company) and the vacant units do not have a significant effect on the vitality of the centre. There are 5 vacant units, and 3 of these have been vacant for over 12 months. The overall number of hot food shops (12) in the centre is high for a centre of its size. Although they are evenly spread throughout the centre, they have changed the character of the centre, away from one that used to be dominated by shops to a more mixed commercial environment.

How Baillieston is Changing



There has been a gradual fall in occupied shop units since 2014, and this was mirrored by a rise in vacancy in the period 2014-18. However, vacancy has not increased since 2018, and although the number of shop units has slightly decreased, these have been replaced by other uses. It is a centre where the shopping function has become focussed in a few large superstores, and this has led to fewer shops on the main street. Although it has been relatively stable since lockdown, there is a need to monitor the effect of hot food takeaways on the amenity of the centre, especially if shop units continue to fall.

Baillieston and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Baillieston is relatively isolated, with the nearest centre of a comparable size being Shettleston, which is 2-3 miles away. It serves a number of communities, not only Baillieston, but Garrowhill, Swinton and the community growth area at Broomhouse.
Residential addresses within walking distance of centre (800sqm)	2,860
Town centre uses in the surrounding area	There is a parade of shops, and a health centre, just beyond the western boundary of the centre.
Sustainable Access	Baillieston has a frequent bus service, and is a terminus for bus routes running to the west of the city via the city centre. It has a rail station, although it is around a 10 minute walk from the centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	There are no sites around Baillieston identified in the SHIP however Baillieston is the main centre serving the Broomhouse Community Growth Area to the south east.

Planned Improvements in Bailieston

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

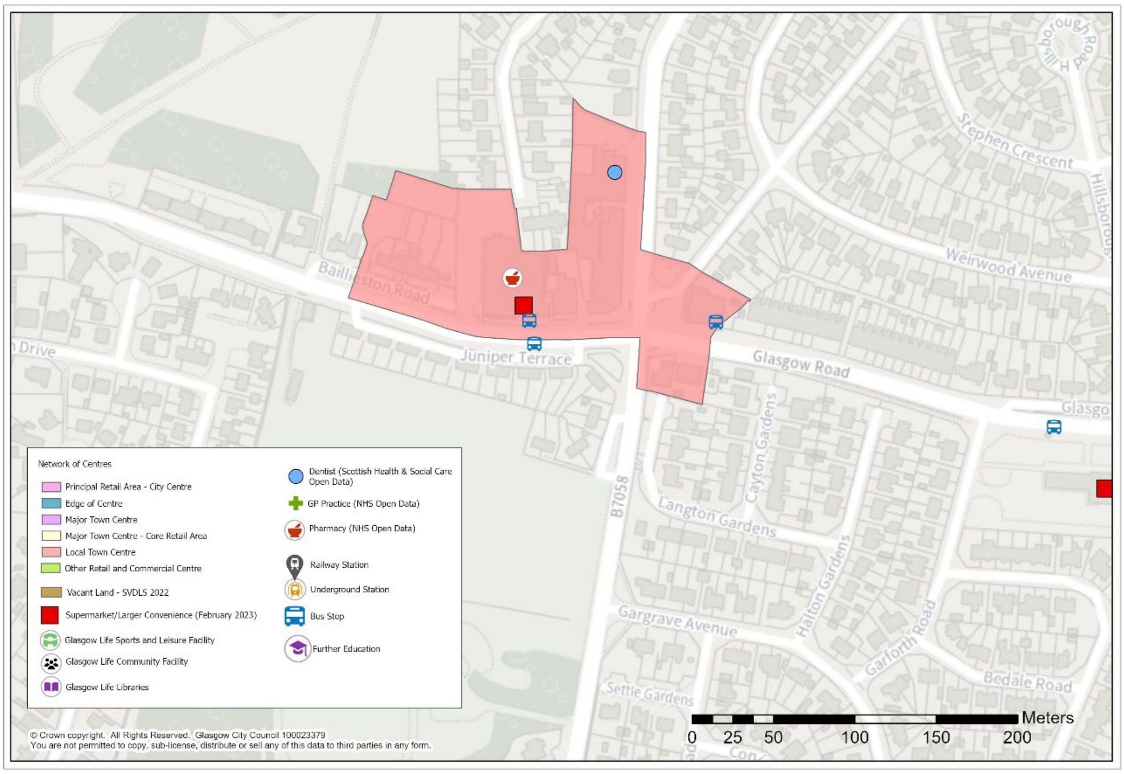
- Monitor and control the number of hot food shops, both to protect the amenity of the centre and support healthy eating.
- Consider altering the town centre boundary to include adjacent shops and health centre.

Barrachnie Town Centre Profile 2023

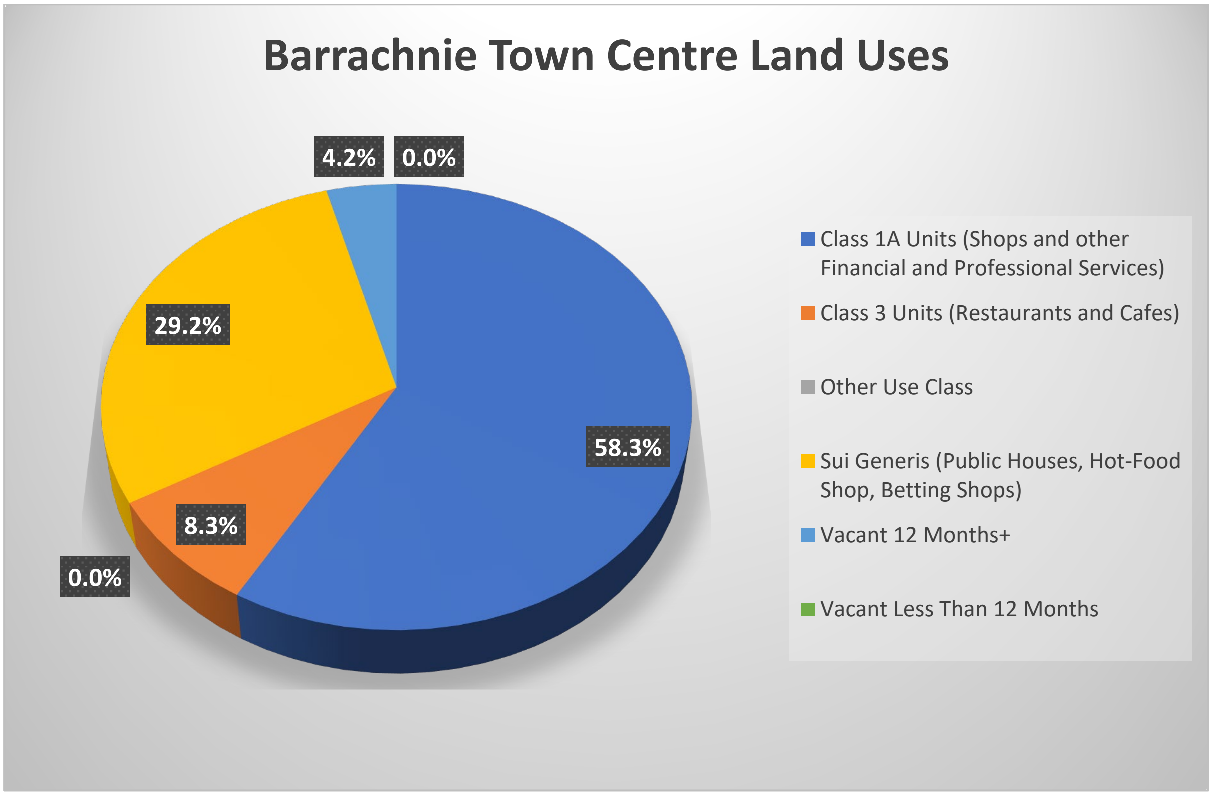
Barrachnie Today

1. Location and Physical Characteristics

Barrachnie is a small, local town centre (24 units), located in the east of Glasgow, around 5km from the city centre. It runs along one side of Barrachnie Road, and turns the corner onto Glasgow Road. Both of these are busy through routes for traffic, and they intersect at Barrachnie Cross, which acts as something of a barrier between the centre and the surrounding community.



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 58% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 2 food shops and 2 non-food shops. The food shopping offer is dominated by the Co-op store on Glasgow Road. Aside from the Co-op, the centre's shopping function is limited. Altogether, it accounts for only 20.5% of the units.

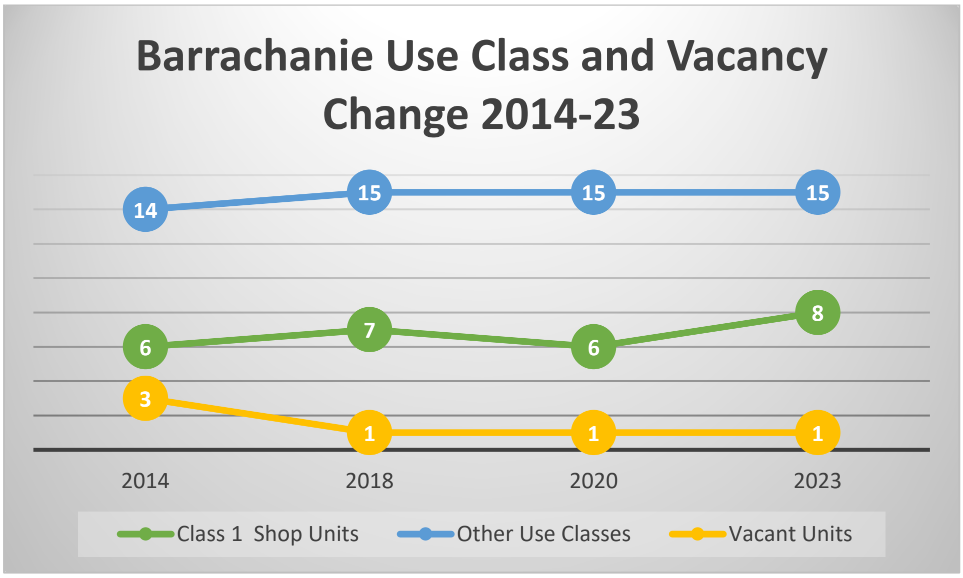
Commercial Services

There are 2 class 3 uses, including La Vita which is a large restaurant, and 7 sui generis uses, including 3 hot food shops, a betting shop and 2 public houses. Together, these represent 37.5% of the units in the centre. Financial and professional service uses consist of a bank, an employment recruiting office and an estate agent. When these service uses are added to retail services, such as hairdressers and beauticians, then the total number of commercial service units in the centre is 75%, which highlights the centre's dominant service function.

3. Health of the Centre

It is a healthy centre, with 96% occupied units and only one vacancy. There do not appear to be any concentrations of 'bad neighbour' uses creating amenity uses for local residents.

How Barrachnie is Changing



It is a relatively stable centre with little variation in the amount of occupied shop units, non-shop units and vacancies over time.

Commercial services are the dominant use in the centre, and these have maintained their level since 2014.

Barrachnie and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Baillieston and Shettleston for shopping
Residential addresses within walking distance of centre (800sqm)	1,674
Town centre uses in the surrounding area	Garrowhill Community Centre, Mount Vernon Community Hall
Sustainable Access	Garrowhill rail station is around a 10-15 minute walk from the centre. There are frequent buses along Glasgow road to Baillieston, and west towards Parkhead and the City Centre.

Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Pendeen School, 60 units, 2023
Plans/Strategies/Significant Applications	

Planned Improvements in Barrachanie

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

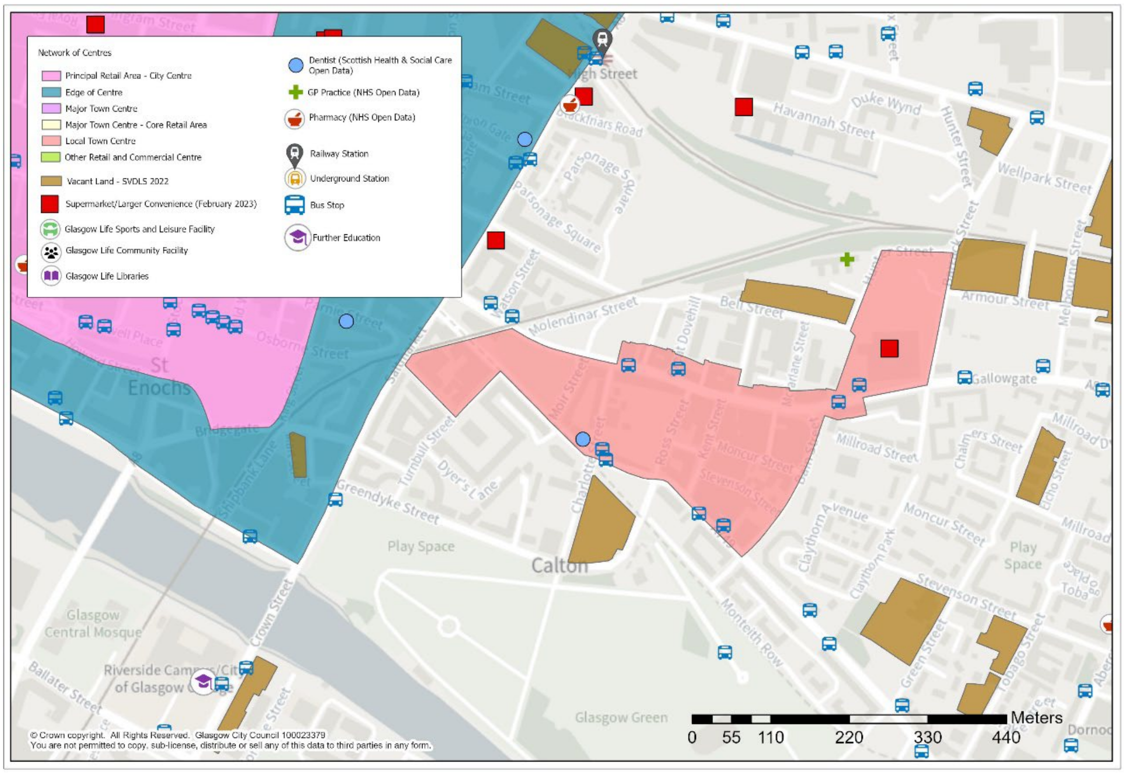
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

The Barras Town Centre Profile 2023

The Barras Today

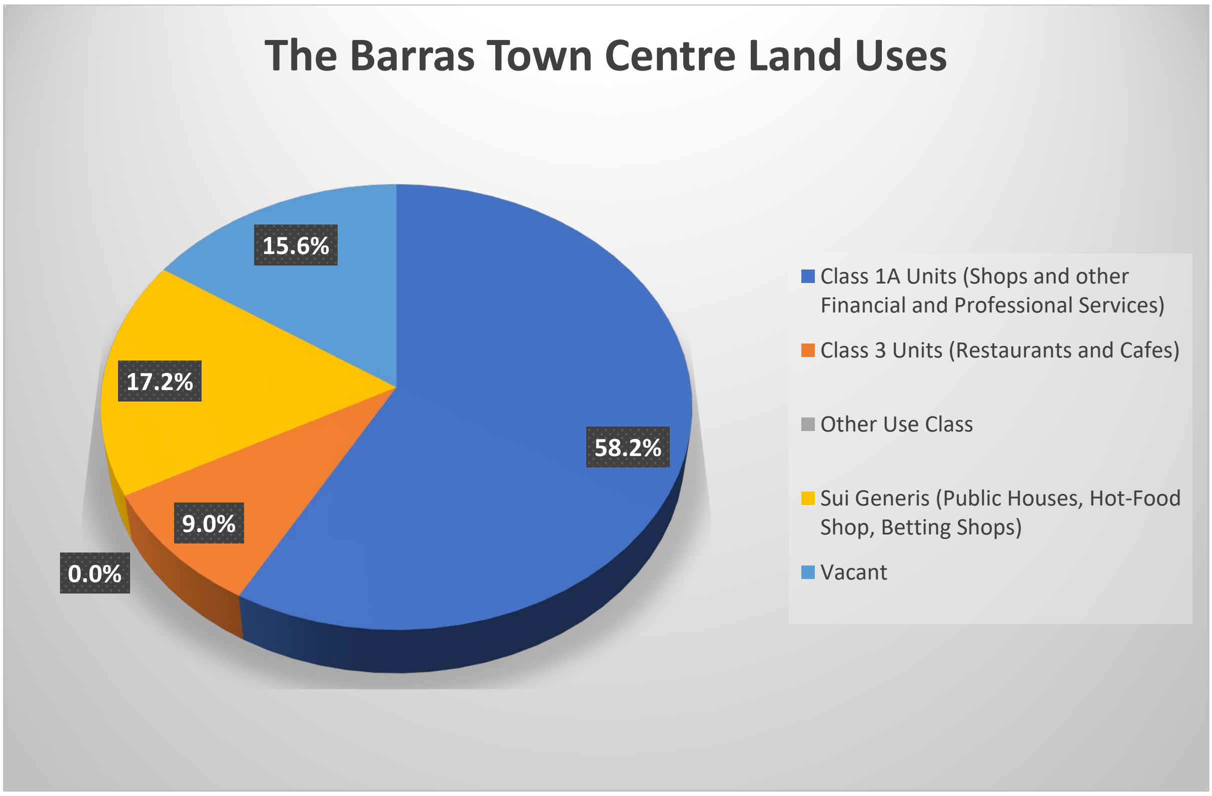
1. Location and Physical Characteristics

The Barras is a large (123 units) local town centre to the east of Glasgow Cross. It is the main gateway to the City Centre from the east. The centre has 2 main parts, retail and commercial units along the Gallowgate, and a more mixed area of event spaces, galleries and workspaces behind the Barrowlands Ballroom and the Barras market.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 58% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.



Shopping
The Centre has 11 food shops and 37 non-food shops. The food shopping offer is dominated by a large Morrisons Superstore, which is a main food shopping destination for the communities of Calton, Dennistoun and Bridgeton.

The non-food shop offer in the centre is strong for a local town centre. It has developed a specialist 'niche' offer in carpet/flooring and furniture retailers, which reflects that it is within the orbit of the City Centre, and has more than just a local town centre function. There is a good diversity of non-food shops, including car and motorcycle accessories, jewellers, and clothing.

Commercial Services
There are 11 class 3 uses (coffee shops/restaurants) and 20 sui generis uses (6 hot food shops, 13 public houses and a betting shop). Retail services are also well represented, with 14 hairdressers/beauticians.

3. Health of the Centre

The vacancy rate is 14% (17 units) which is just below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). Most of the vacancies are off the main shopping street, which helps to mitigate their effect on the vitality of the centre.

Although there are a significant number of hot food shops and public houses. there do not appear to be any concentrations of 'bad neighbour' uses impacting on the amenity of the centre. Its proximity to the city centre means that it has a more 'metropolitan' feel than most local town centres.

How the Barras is Changing

Unlike other town centres, the Council does not have historical data to trace the changing land use profile of the Barras. However, the centre has benefited in recent years from investment coordinated through the Calton Barras Action Plan, and this has renewed shop fronts, improved public realm and completed other environmental improvements.

The Barras and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	The Barras is part of a sub-network of town centres close to the City Centre (inner east) that includes Duke St and Alexandra Parade to the north and Bridgeton to the South. These are each slightly different in terms of their function, with Duke Street and Alexandra Pd both focussed on small retail and commercial uses, the Barras having the main food superstore, creative workspaces and leisure opportunities, and Bridgeton having more community and civic facilities.
Residential addresses within walking distance of centre (800sqm)	4,833
Town centre uses in the surrounding area	The Barras has the diverse town centre uses of the City Centre on its doorstep to the west. To the east is St Luke's music and events venue, and, to the south, Glasgow Green and the People's Palace. To the north, on McFarlane St, there is the Calton Fire Station and Glasgow Pram Centre.
Sustainable Access	The Barras has easy walk-in access to the city centre, and is well served by a number of frequent bus routes running along the Gallowgate. Segregated cycling routes have also recently been created.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Calton Village, 123 units, 2020 • St James, 55 units, 2025 • Abercromby St, 77 units,2019 • Dovehill Phase 2. 30 units, 2022 • Spoutmouth, 25 units, 2022

Planned Improvements in the Barras

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Calton – Barras Action Plan	[Carlton - Barras Action Plan](#)
Calton Area Development Framework	[Carlton Area Development Framework](#)
Barras Masterplan	https://www.glasgow.gov.uk/CHttpHandler.ashx?id=37210&p=0
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: There has been a successful effort to regenerate the area pursued by Glasgow City Council and community partners. The area itself has a unique identity, and there is a concerted effort to revitalise the area. The SDF sets out the following priority: Promote and diversify the Barras market, and support proposals for 7 day a week uses. This approach would build on the efforts made by places such as BAAD (Barras Art and Design), Many Studios and the Pipe Factory, to help to realise the potential of the area for new uses, and to bring much needed footfall to the area during the week. The SDF sets out a number of priorities for the area: • Repair the urban and historical fabric. • The temporary Barrowlands Park has helped create a positive gateway at this location, and a sense of place. However, this site has the potential to bring forward the Inner East SDF priority to increase residential density. As well as this, new development could, through a sensitive, innovative approach, retain permeability and create a point of arrival. • Re-purpose and re-inhabit vacant and underused buildings. • Introduce development uses that complement, but do not compete with, the retail, commercial, residential, creative industries, visitor attractions and leisure uses seen in the area. • Ensure residential development is supported by community infrastructure. • Reduce traffic dominance along key routes. • Provide a positive approach to incorporating a series of open spaces, including civic squares. Further analysis of how people move through the area may be required, to identify the most appropriate locations for these spaces. • Protect and enhance views, landscape features and historic assets. The SDF further sets out a number of actions and outcomes that apply across the town centres in the area including:

	• Town Centre Action Plans, that identify the hierarchy of routes and spaces, and that promote Town Centre living and the use of vacant upper floors • Continue to promote and diversify the Barras Market, and support proposals for 7 day a week uses. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. • Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

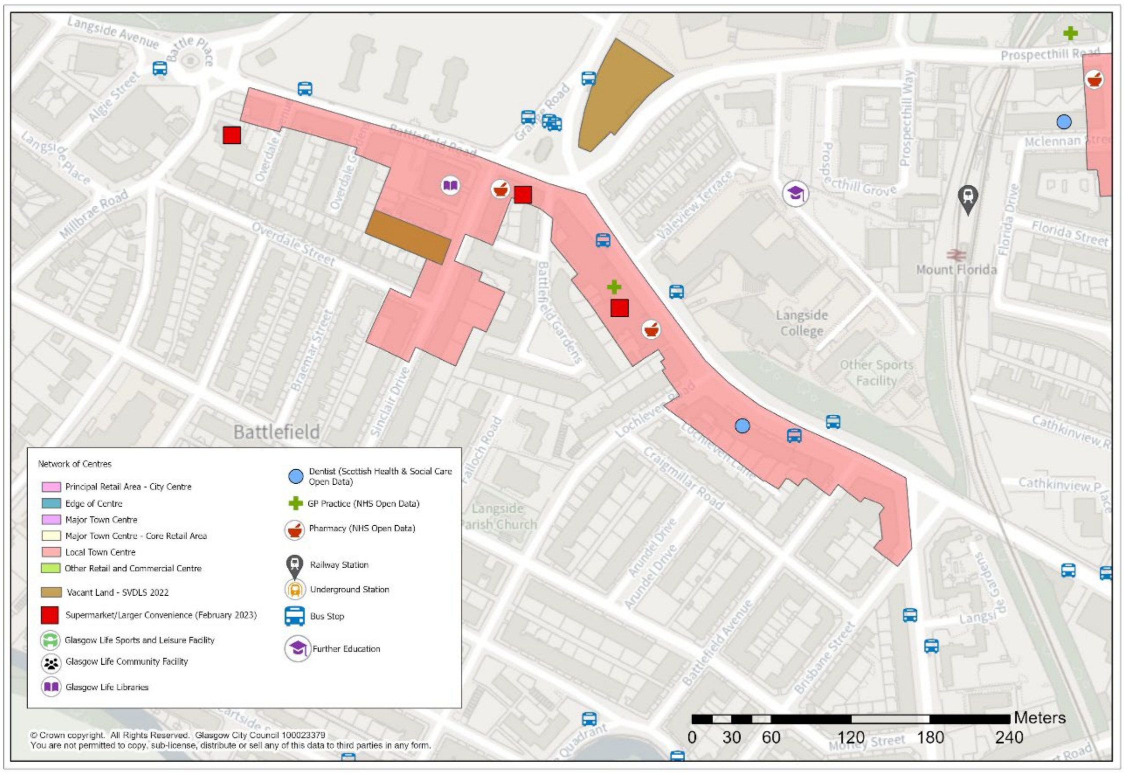
- Support the Implementation of the Inner East Strategic Development Framework
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.
- How to build on the progress of the Calton-/Barras Action Plan
- Supporting diversity of uses, including creative industries.

Battlefield Town Centre Profile 2023

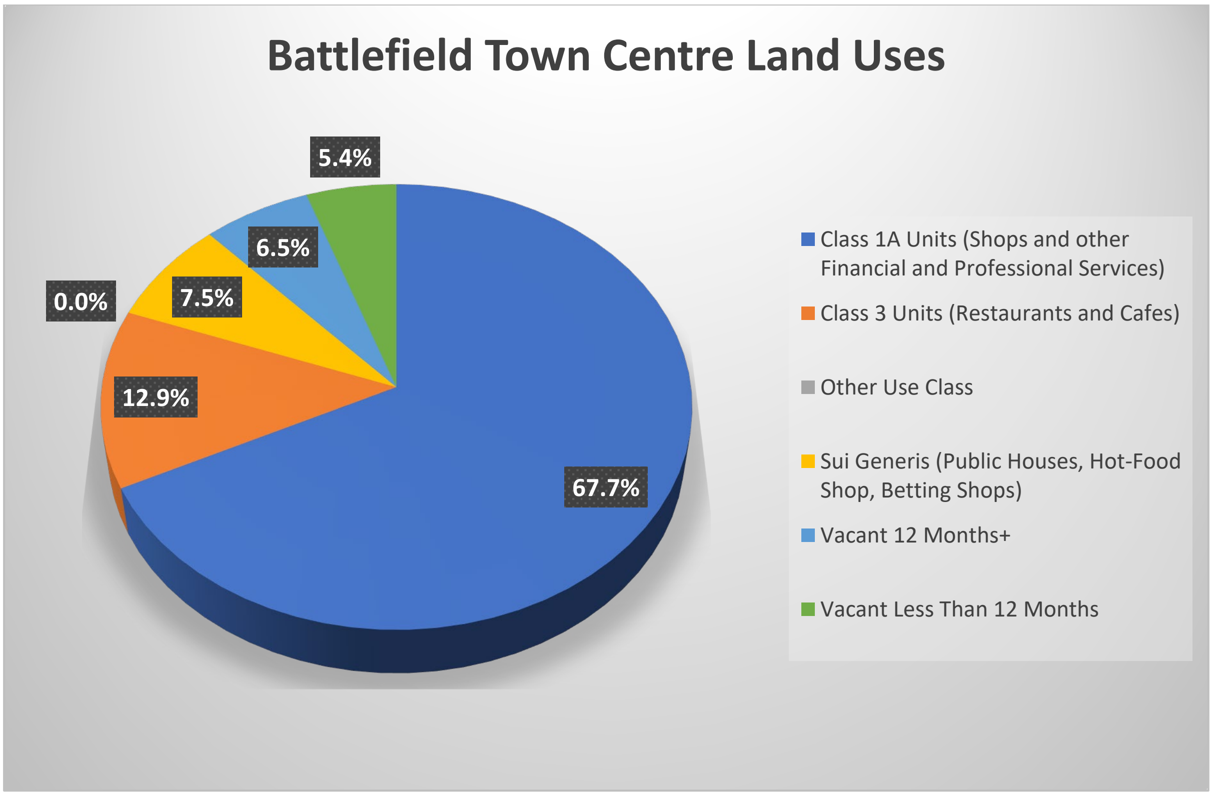
Battlefield Today

1. Location and Physical Characteristics

Battlefield is a mid-range centre (93 units) located South of Queens Park in the Southside of Glasgow. It is a high street, running north - south along the southern side of Battlefield Road. The majority of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 67.7% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 12 food shops and 16 non-food shops. The food shopping offer includes a number of national multiple retailers, including the Co-op, Sainsburys and Greggs. The presence of these stores is an indicator that the centre is healthy. Non-food shopping consists of local independent businesses, such as clothes, musical instrument shops and art galleries These help to give the centre a unique character. Together, food and non-food shopping occupy 30% of the units in the centre.

Commercial Services
Battlefield has a specialised, niche service function focussed on personal health and well-being, with services including dentists and doctors, and other health related services, including an osteopath, aromatherapist, chiropractor and ante-natal service, along with several beauticians.

There are also 12 class 3 uses (coffee shops/restaurants) and 7 sui generis uses (hot food shops and public houses). Together, these represent 20.5% of the units in the centre, however when financial and professional services are included, along with retail services such as hairdressers and chemists, then the total figure for service uses rises to 58%.

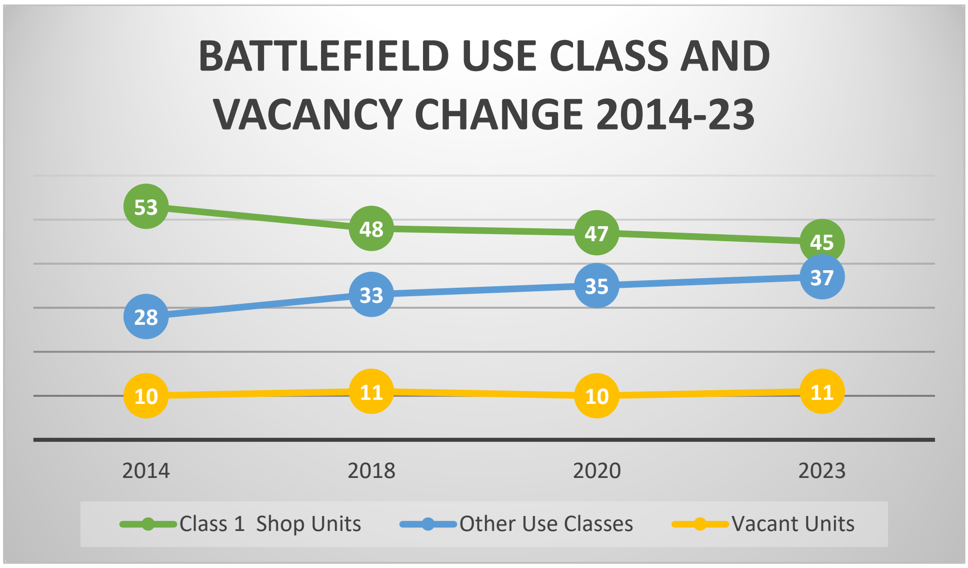
3. Health of the Centre

Battlefield is a healthy centre with 82 occupied units. However, there are 11 vacant units, which equates to a vacancy rate of 12%.   This is below the Scottish national high street average of 15% (Scottish Retail Consortium/Local Data Company). 6 of the units in the centre have been vacant for more than 12 months.   A third of the vacant units are on a side street, and overall the vacancies do not have an adverse effect on the centre's quality or vitality. Nor are there any concentrations of 'bad neighbour' uses creating amenity uses for local residents. The centre has a good level of environmental quality, with well-maintained shopfronts.

How Battlefield is Changing

Over the last 10 years, the number of shop units has been in steady decline, and this has been mirrored by an increase in non-class 1 units.   The number of vacant units has been constant at around 10 -11.

Shop uses (Class 1) fell significantly in the period 2014-18, but have since evened out. Since lockdown, there has been a rise in the number of non-shop uses (5 units) and a slight fall in vacancy.   It is a centre that combines strong shopping and service functions.



Battlefield and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Battlefield: a sister centre to Mount Florida, which it resembles in size. Both centres have a similar amount of shop units, and other uses, although Battlefield focusses more on health-related services. In Battlefield, the number of shop units has been in steady decline, in contrast to M. Florida.

Residential addresses living within walking distance of centre (800sqm)	5,150
Town centre uses on the edge of the Centre.	New Victoria Hospital, Mount Florida Medical Centre, Langside Library, Hampden Park, Toryglen Regional Football Centre, Glasgow Indoor Bowling Club.
Sustainable Access	Mount Florida and Langside railway stations provide access to the City Centre and areas of the Southside. A number of bus routes also run along Battlefield Rd.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Victoria Car Park, 28 units, 2022 • Victoria Hospital, 60 Units, 2016

Planned Improvements in Battlefield

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Planning Consents	Old Victoria Hospital redevelopment – on site
Liveable Neighbourhoods Tranche 1	Through six tranches of work, LN plans will cover every area of Glasgow. Following the eight-stages of the RIBA process, LN Plans will both identify existing activity and propose new interventions which align with the four themes of LN: • Local Town Centres • Everyday Journeys • Active Travel • Streets for People

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

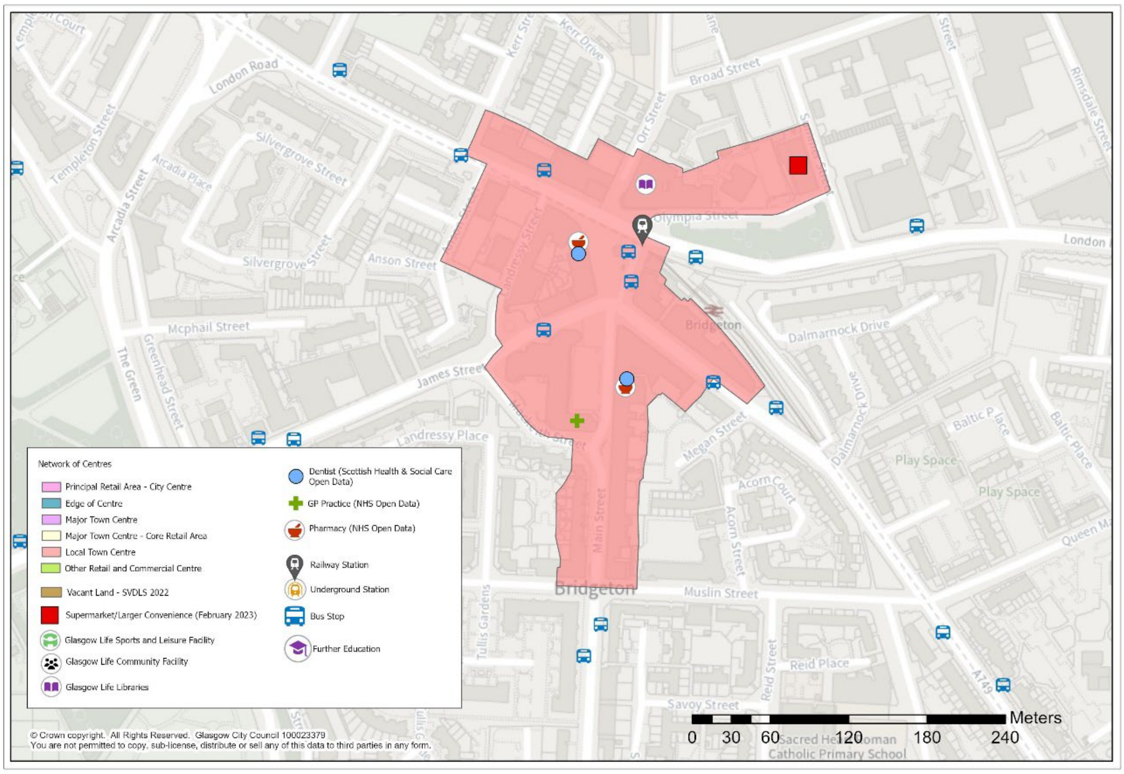
- Protect the existing retail function.
- Build on specialist health and well-being offer.
- Monitor long term vacancy.

Bridgeton Town Centre Profile 2023

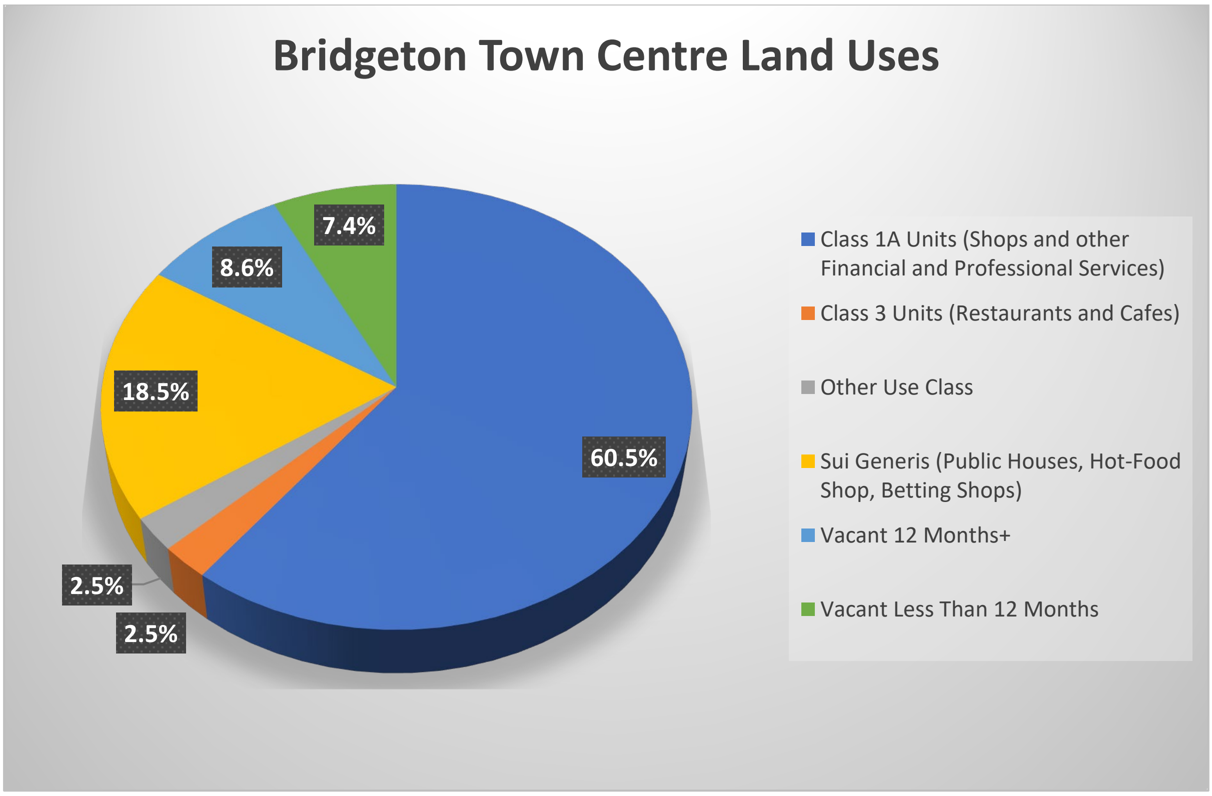
Bridgeton Today

1. Location and Physical Characteristics

Bridgeton is a mid-size, local town centre (81 units) located to the east of the City Centre. The heart of the centre is Bridgeton Cross, where the recently renovated bandstand provides a focal point. Most of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities



Class 1a is the dominant use in the centre, occupying 60.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 16 food shops and 11 non-food shops. The main food shops in the centre are Iceland (700sqm) and Day-Today (300 sqm). These are supported by smaller, mostly independent grocers, butchers and bakeries.

Non-food shops in the centre mainly consist of local independent businesses, such as small clothes shops, chemists, hardware stores and florists. The shopping offer is relatively narrowly focussed on the local community's everyday needs, and there are few stores that would attract people from beyond the local area. Taken together, food and non-food shopping make up 33.5% of the units in the centre.

Commercial Services
There are 2 class 3 uses (coffee shops/restaurants) and 15 sui generis uses (including 9 hot food shops, 3 public houses and 3 betting offices). There are a number of financial and professional services and other offices (including Clyde Gateway's HQ, solicitors, dentists, a doctor's surgery and the Red Tree business centre, providing flexible workspaces, New Olympia House is also to be the new HQ of Scripture Union Scotland). When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 50.5%.

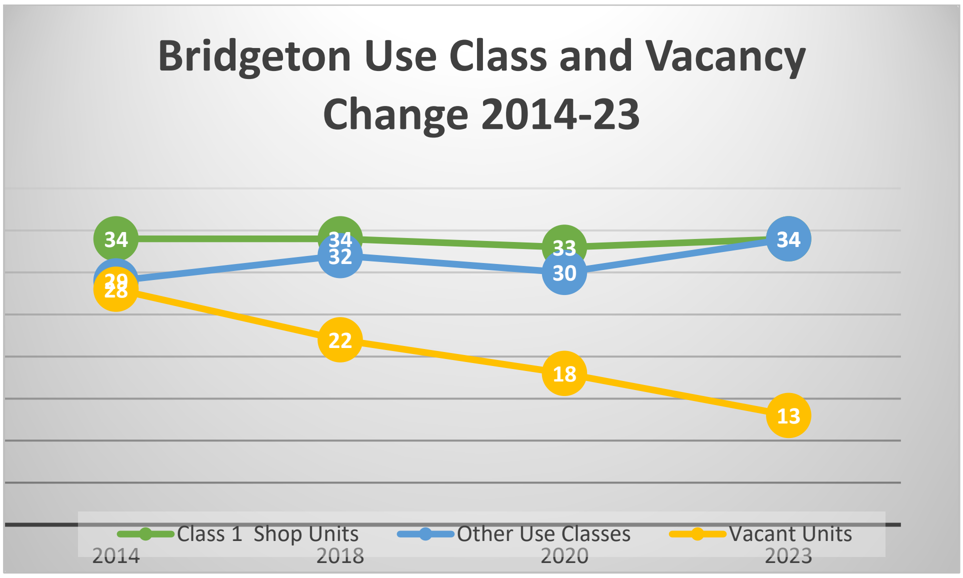
Civic and Community Uses
Unlike most of Glasgow's local town centres, there are a range of community support facilities located within the Bridgeton town centre boundary which serve a wider community

than its relatively narrow shopping function. Some of these are located in the landmark Olympia building, including the Library and Learning Centre and the National Boxing High Performance Centre, but others have a prominent presence elsewhere in the centre and reinforce its character as a civic hub, including the Glasgow Women's Library, Citizens Advice Bureau, Credit Union and Alzheimers Resource Centre.

3. Health of the Centre

The area around Bridgeton Cross has a distinctive character and strong sense of place, however some of the other streets are not of the same quality. The level of occupancy is reasonably high with 86% occupied units. There are 13 vacant units (a vacancy rate of 14%) and 7 of these have been vacant for over 12 months. The vacancy rate is marginally below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company) and has fallen significantly since 2014. The vacant units are reasonably evenly spread throughout the centre, however there is a pocket of vacancy at the southern end, away from the main centre of activity at Bridgeton Cross. Although there are a significant number of hot food shops, there does not appear to be any concentration of 'bad neighbour' uses impacting on the amenity of the centre.

How Bridgeton is Changing



It is a relatively stable centrey, with little variation in the amount of occupied shop and non-shop units over time. The main change in the centre has been the significant and sustained drop in vacancy since 2014. This has mainly been achieved by a reduction in the overall number of units in the centre, and the refurbishment and reuse of units as part of the Red Tree business space project.

Bridgeton and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Bridgeton is a part of a sub-network of town centres close to the city centre (inner east) that includes Alexandra Parade, Duke Street and the Barras. It is a civic hub for this part of the city, but its shopping function is weaker than these other centres.
Residential addresses within walking distance of centre (800sqm)	4,625
Town centre uses in the surrounding area	Bridgeton Medical Centre, Thenue Housing Association, Glasgow Women's Library, North East Recovery hub (provides addiction services), the Wellbeing hub, Bridgeton Family Learning Centre, Crownpoint sports centre, Bridgeton Community Learning Campus, Go Wild Soft Play Centre.
Sustainable Access	It is well served by public transport, with Bridgeton Rail Station located in the centre, and a number of bus routes connecting it to the City Centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Landressy Place, 27 units, 2019 • Dalmarnock Road, 10 Units, 2022

Planned Improvements in Bridgeton

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: Bridgeton Cross received investment to create an attractive public space and this, together with the adjacent train station, has helped to ensure continued activity and investment. The historic core of Bridgeton possesses a strong urban quality as a result of the concentration of buildings, their height, their scale, and, above all, their continuity with one another. In the majority of buildings, the ground floor is in commercial use and the upper three storeys are residential. The SDF sets priorities for the area; • Continue to support the regeneration activity through Clyde Gateway. • Public realm improvements for active travel/pedestrian connectivity, encouraging modal shift.

	The SDF further sets out a number of actions and outcomes that apply across the town centres in the area including: • Town Centre Action Plans that identify the hierarchy of routes and spaces, and promote Town Centre living and the use of vacant upper floors. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

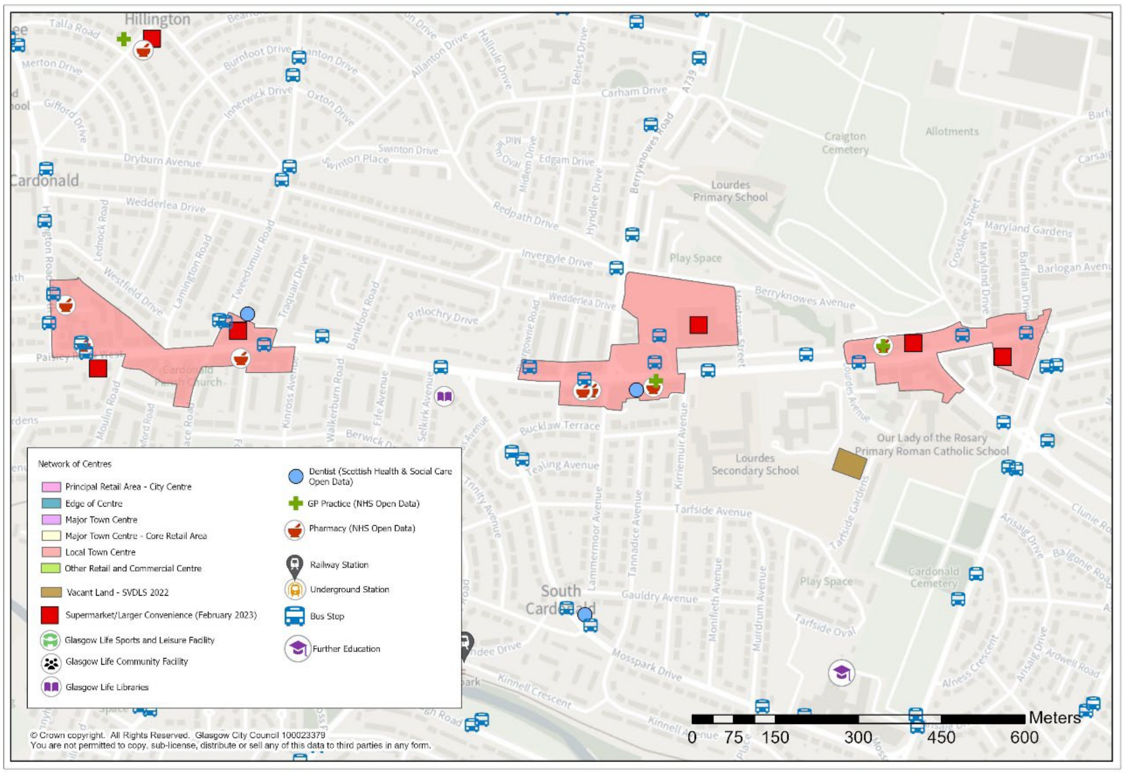
- Reflect the principles of the Inner East Town SDF.
- Build on its civic function.
- Seek to improve its shopping function.
- Continue to address the level of vacancy in the centre, and long term vacancy in particular.

Cardonald/Halfway Town Centre Profile 2023

Cardonald/Halfway Today

1. Location and Physical Characteristics

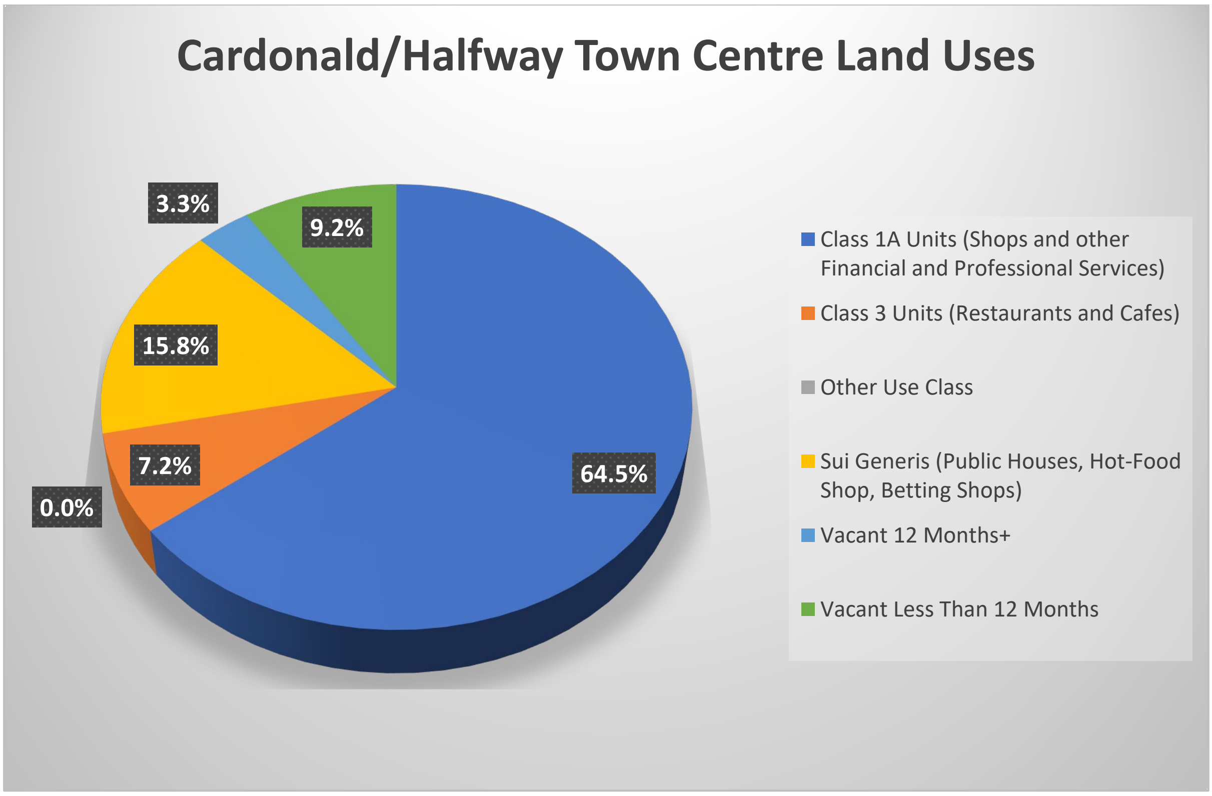
Cardonald/Halfway is a long, high street centre (152 units) in south-west Glasgow. It is split into 3 commercial areas that are separated by residential areas along Paisley Road West. It therefore does not have one contiguous boundary.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 64.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 24 food shops and 20 non-food shops. The centre has a very strong food representation, with Morrisons, Aldi and Farmfoods, all having large stores within the centre. The main non-food shopping consists of Poundstretchers, Boots and a number of local independent shops. Taken together, food and non-food shopping make up 29% of the units in the centre.



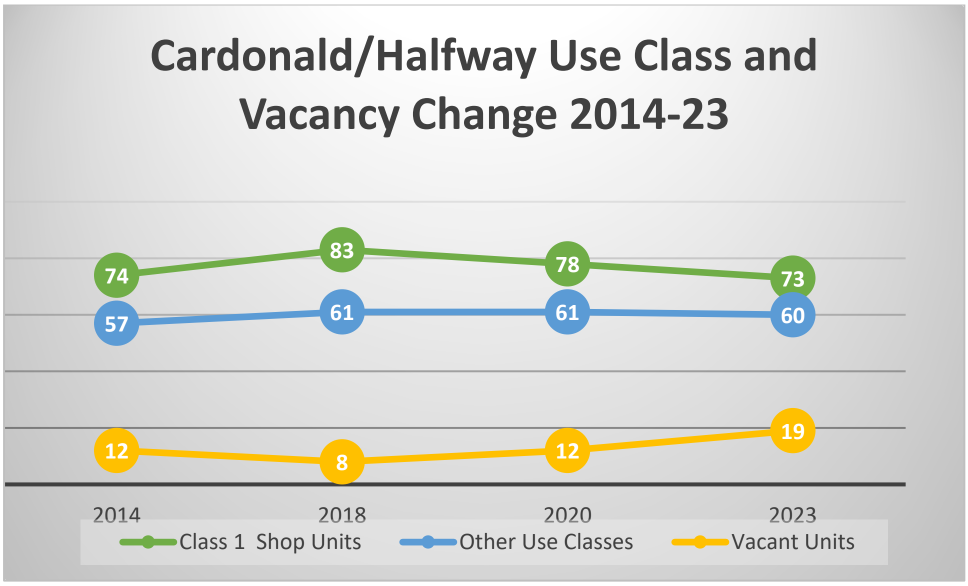
Commercial Services

7% of the units are in class 3 use (coffee shops/restaurants) which equates to 11 units. 16 % of the units are sui generis uses, which equates to 24 units (including 12 hot food shops, 3 public houses and 6 betting shops). The number of betting shops is the highest of all the local town centres2, although this may partly be a reflection of the segmented nature of the centre. Together, Class 3 and sui generis uses represent 23% of the units in the centre. Financial and professional services (such as solicitors, estate agents, dentists and other health related services) are well represented, with 25 units. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services units in the centre is 58.5%.

3. Health of the Centre

It is a healthy centre, with 87.5% occupied units. There are 19 vacant units, which equates to a vacancy rate of 12.5%. Of these, 5 (3%) have been vacant for over 12 months. The vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company) but there has been a noticeable rise in vacancy since 2018, which is mitigated, to an extent, by 7 of the 19 vacancies being on side streets, and therefore not as visible as would be the case if they were focussed on Paisley Road West. Long term vacant units have not been a problem, which indicates that that there is a high level of 'churn' in the centre, and there do not appear to be any concentrations of 'bad neighbour' uses impacting on amenity.

How Cardonald/Halfway is Changing



Shopping and retail service units are the dominant use in the centre, however the number has undergone a sharp decline since 2018. It is a concern that vacancy has spiked during this period, and it is important that this trend does not continue.

Cardonald/Halfway and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20min neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Cardonald is a relatively standalone local town centre.
Residential addresses living within walking distance of centre (800sqm)	7,882
Town centre uses in the surrounding area	Cardonald Library, Cardonald Medical Centre, Clyde College Cardonald Campus, Glasgow Club Bellahouston.
Sustainable Access	Mosspark and Crookston Rail Stations are nearby, and a number of buses run along Paisley Road
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Mosspark Church Site, 35 Units, 2022 • Forfar Avenue, Potential site for 30 flats

Planned Improvements in Cardonald/Halfway

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

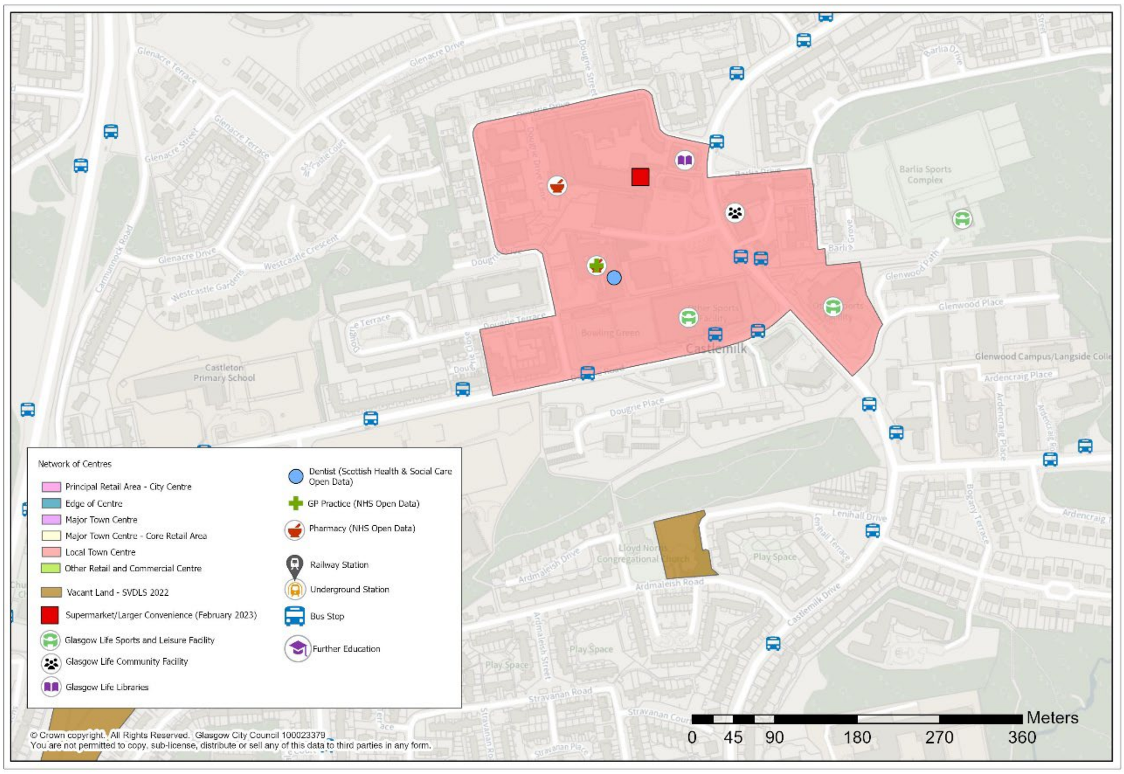
- How to support and maintain the shopping function of the centre, and reverse the trend of increased vacancy in the centre.
- Monitor the prevalence of sui generis uses in the centre and, in particular, the number of betting shops.

Castlemilk Town Centre Profile 2023

Castlemilk Today

1. Location and Physical Characteristics

Unlike many of Glasgow's local town centres, Castlemilk is not a tenemental, high street centre with people 'living above the shop.'   It is more spread out, and has a richer mix of community and leisure uses within the town centre boundary. The commercial core of the centre is the 1960's style Braes indoor shopping centre and arcade.   It would benefit from modernisation, in order to bring it up to the same level of amenity as the more recent public and community buildings elsewhere in the centre.

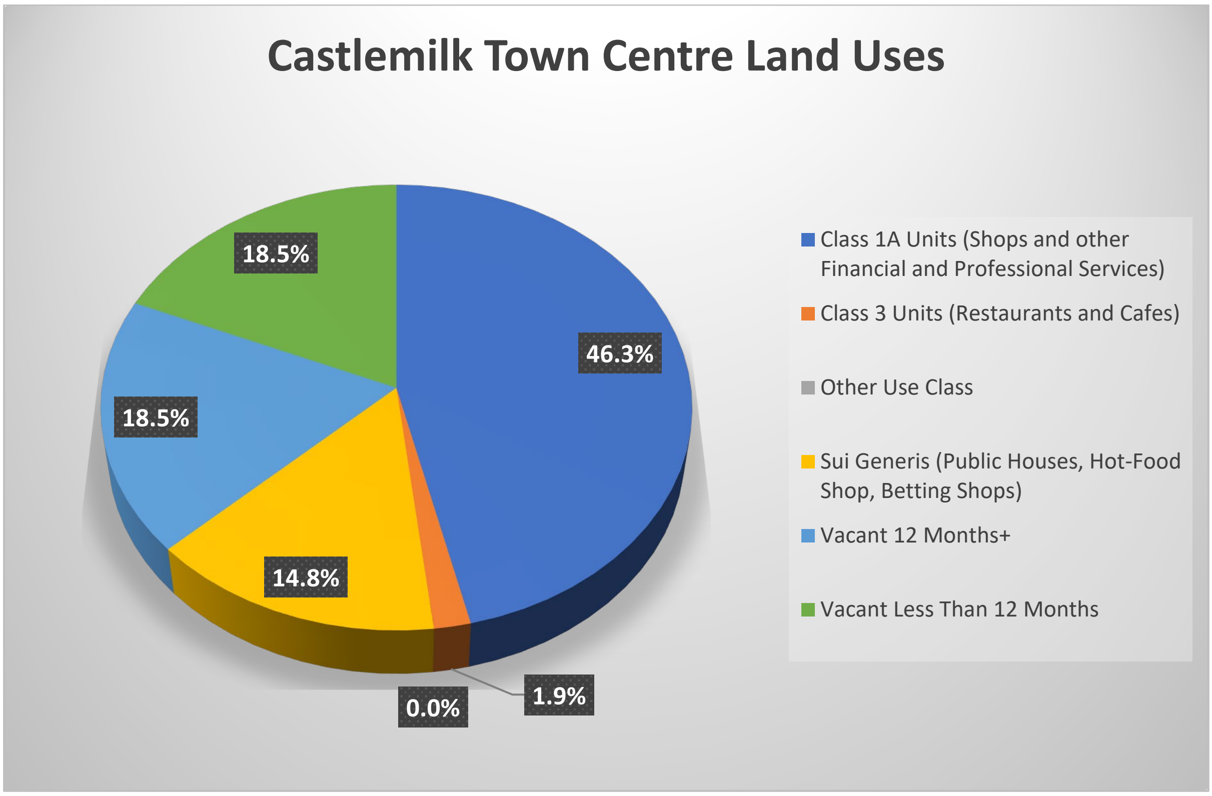


2. Activities and Facilities

Class 1a is the dominant use in the centre occupying, 46% of the units. It is a composite use class that includes not only shops, but also financial and professional services. These different types of activity are examined separately below, in order to clearly define the shopping and other commercial service functions of the centre.

Shopping

As of 2023, the Centre has 9 food shops and 10 non-food shops, which are all located within the Arcade. Iceland is the largest food shop, but it is under 1000sqm, and the centre is poorly served for food shopping. The main non-food retailer is B&M, which is the largest unit in the centre at 1700 sqm.   It also sells a limited range of food items. Taken together, food and non-food shops make up 35% of the units within the Arcade, and the quality of the retail offer could be improved.



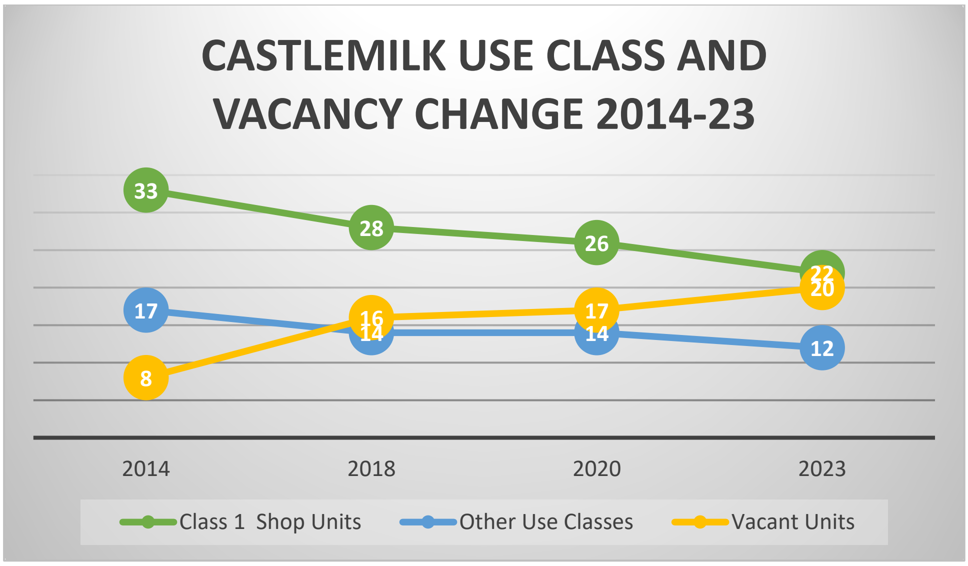
Commercial Services
The centre has one class 3 coffee shop and 8 sui generis uses (hot food shops, betting offices and a pub) which are all located to the rear of the Arcade on Dougrie Drive. There is one solicitor's office, however professional services are largely absent from the centre.

Civic and Community Uses
There a number of community uses within the centre including a library, police station, health centre, senior centre and post office. The centre is particularly well served for leisure facilities, with a Sports Centre, Indoor Bowling Centre and a separate Glasgow Life swimming pool.

3. Health of the Centre

The commercial part of the centre, focussed on the shopping arcade, has undergone decline over many years with tenants leaving and not being replaced. While the exterior of the arcade remains relatively well occupied, the interior is much less healthy. There are 20 vacant units, 10 of which have been vacant for over 12 months. The 37% vacancy rate is well above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). Vacancies are found throughout the indoor centre, and on Dougrie Drive to its rear. These have a negative effect on the shopping offer, as well as on the 'feel' of the centre. Outwith the shopping arcade, the centre is in good health, with a rich mix of community uses that are all accommodated in relatively modern buildings.

How Castlemilk is Changing



Castlemilk has undergone a consistent decline in the amount of both occupied shop units and non-shop units since 2014. This has been mirrored by a rise in vacancies over the period.

Castlemilk and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It is a standalone centre that serves Castlemilk
Residential addresses living within walking distance of centre (800sqm)	3,472
Town centre uses in the surrounding area	Church, Day Care Centre and Housing office.
Sustainable Access	There are no rail services nearby, however there are good bus services serving the centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Ardencraig, 166 units, 2018 • Ardmaleish Rd, 26 Units, 2024 • Castlemilk West Church Site, 36 units, 2021

Planned Improvements in Castlemilk

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Planning Consents	Shopping Centre redevelopment

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

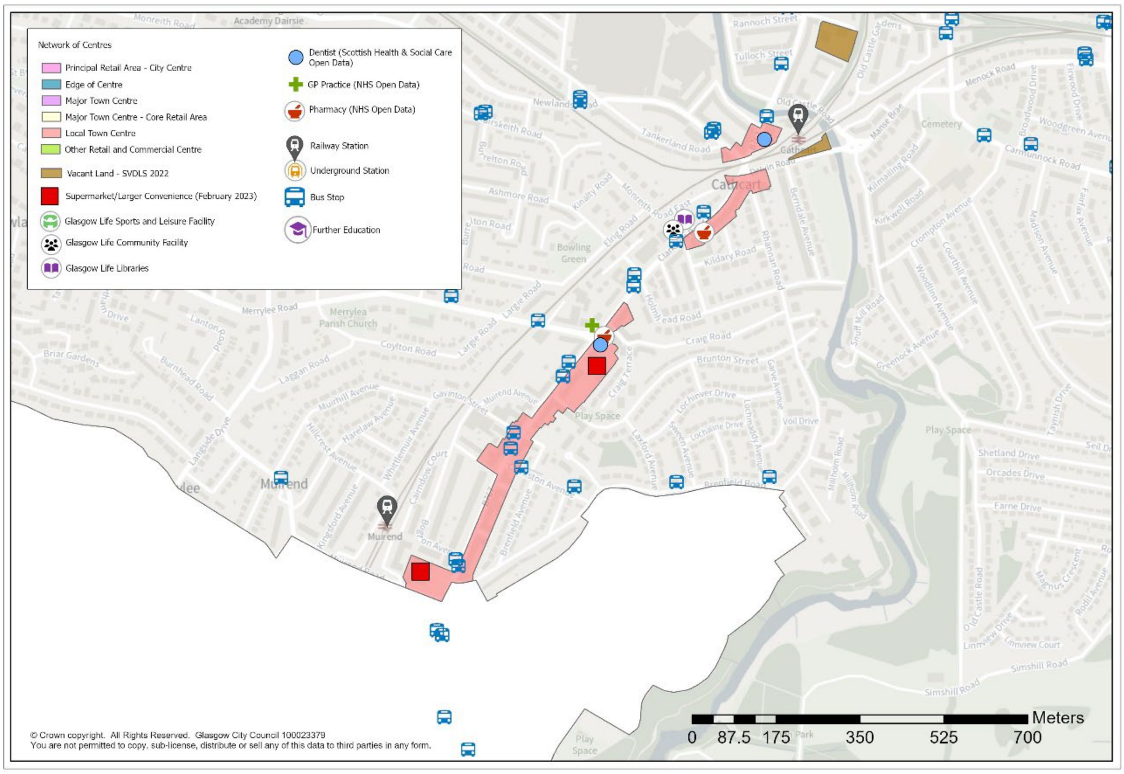
- Need to work with the shopping arcade owner on a strategy to attract new occupiers to the shopping arcade, uplift the quality of shopping, and address the issue of vacancy.

Cathcart/Muirend Town Centre Profile 2023

Cathcart/Muirend Today

1. Location and Physical Characteristics

Cathcart/Muirend is a medium sized local town centre (97 units) located in south Glasgow. It is a high street, running north-south along Clarkston Road (east side only mostly) for around a kilometre. The majority of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.

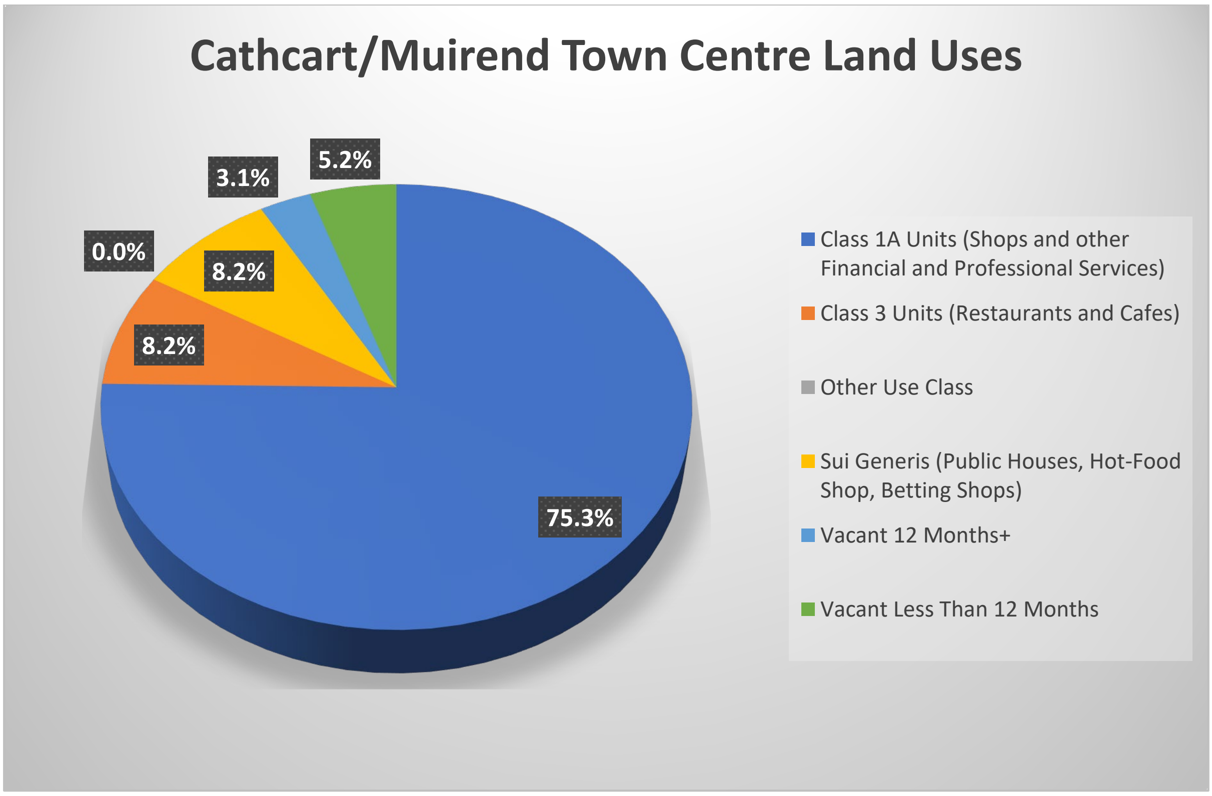


2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 75% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 12 food shops and 20 non-food shops. The food shopping offer is dominated by a large Sainsburys supermarket, which is a destination for communities in south Glasgow, as well as for neighbouring East Renfrewshire. There are also number of independent food shops, providing a variety of specialist goods and foodstuffs catering to the local community. Non-food shopping consists of local independent businesses, such as clothes, furniture and other niche shops, such as a milliner and a pet shop. Taken together, food and non-food shopping make up 33% of the units in the centre, which reflects a strong shopping function.



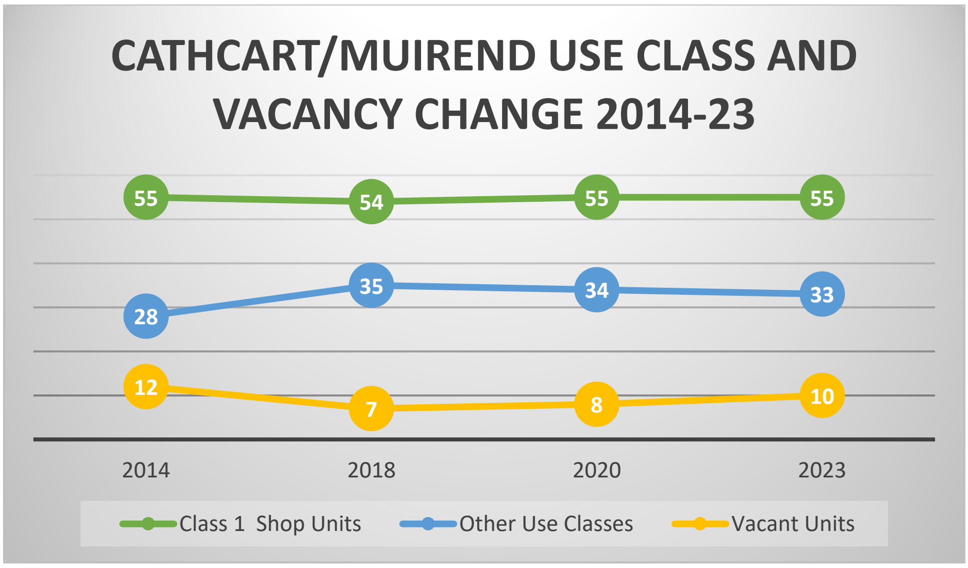
Commercial Services

There are 8 class 3 uses (coffee shops/restaurants) and 8 sui generis uses (hot food shops, public houses). Together, these represent 16% of the units in the centre. Financial and professional services (such as solicitors, estate agents, dentists, and other health related services) are well represented, with 18 units. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial service units in the centre is 57%.

3. Health of the Centre

It is a healthy centre, with 92% occupied units. There are 8 vacant units, 3 of which have been vacant for over 12 months. The 8% vacancy rate is comfortably below the average for Scottish high streets, which is 15% (Scottish Retail Consortium/Local Data Company). The vacant units are evenly spread throughout the centre, and they do not have an adverse effect on the centre's quality or vitality. Nor are there any concentrations of 'bad neighbour' uses creating amenity uses for local residents.

How Cathcart/Muirend is Changing



Cathcart/Muirend is a relatively stable centre, with little variation since 2018 in the amount of occupied shop units, non-shop units and vacancies.

Shopping and retail services are the dominant use in the centre, and these have maintained their level since 2014. The level of vacancy fell between 2014-18, and has risen slightly since then. Since lockdown, there has been little change to the land use profile. It is a centre that appears to have achieved a balance between shops and other commercial services.

Cathcart/Muirend and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	The centre is relatively standalone. The closest centres are Battlefield and Mt Florida, about a kilometre to the north.
Residential addresses living within walking distance of centre (800sqm)	6,199
Town centre uses in the surrounding area	The Couper Institute community space and library is located on the west side of Clarkston Road, opposite the centre.
Sustainable Access	The centre is well served by public transport, with Cathcart, Muirend and Clarkston rail stations all nearby, and a number of bus routes running along Clarkston Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Craig Road, 12 units, 2024 • Delvin Rd, 16 units, 2023

Planned Improvements in Cathcart/Muirend

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

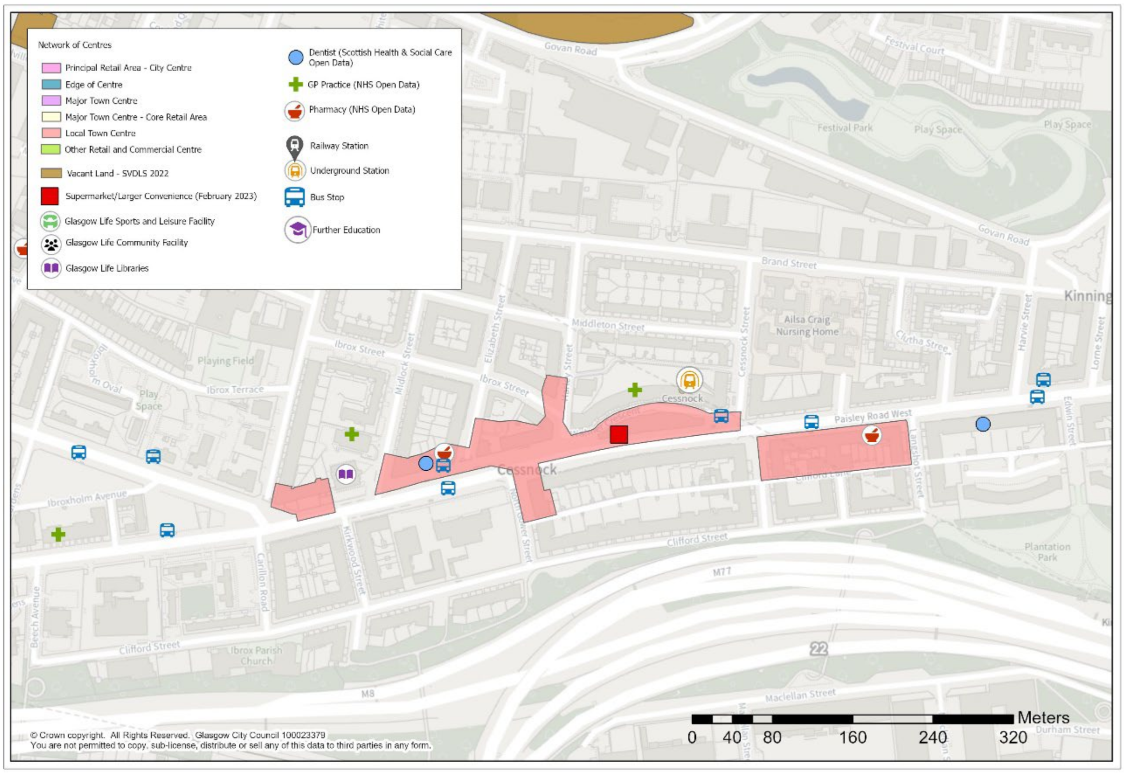
- Maintain the balance of shopping and service uses in the centre, in a way that protects the amenity of people living in the centre.

Cessnock Town Centre Profile 2023

Cessnock Today

Location and Physical Characteristics

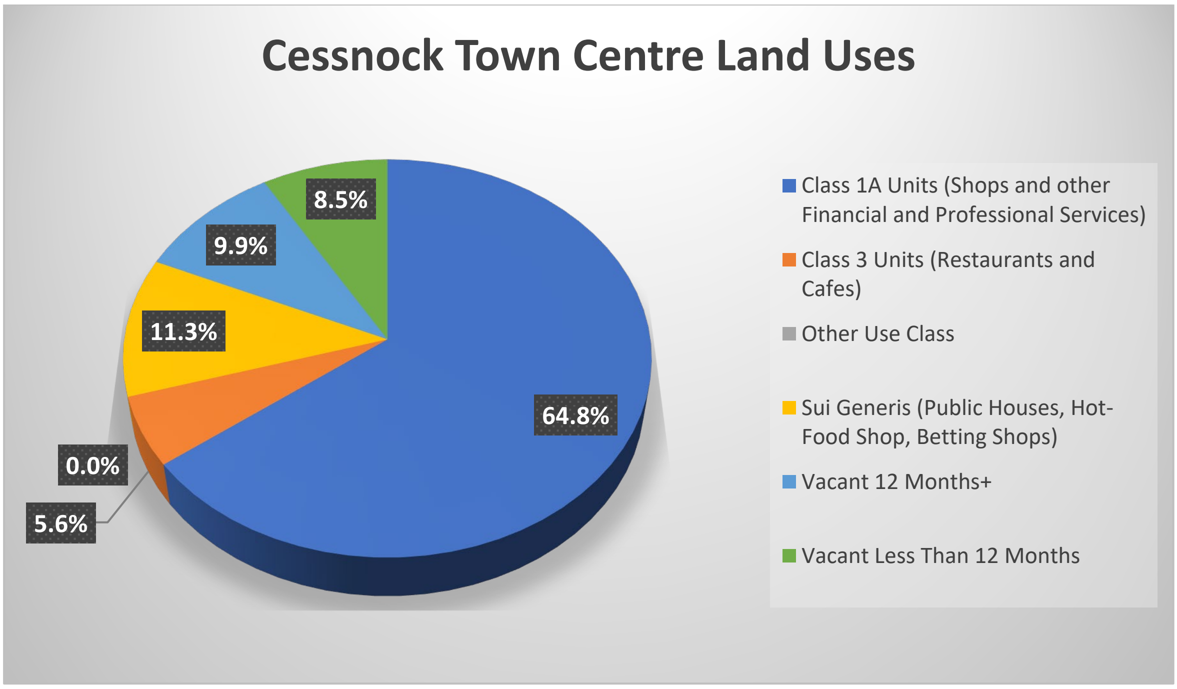
Cessnock is a mid-sized local town centre (53 units) located on the Southside of Glasgow, half a km south of the River Clyde. It is a linear high street, running along Paisley Road West.   Most of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



Activities and Facilities

Class 1a is the dominant use in the centre, occupying 65% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 16 food shops and 12 non-food shops. The food shopping offer is dominated by a Co-op supermarket, which helps drive footfall in the centre. The other food shops are mostly small independent stores. There is limited non-food shopping in the centre, however there are a few unusual stores, including one selling tropical fish and an ironmonger. Taken together, food and non-food shopping make up 39.5% of the units in the centre.



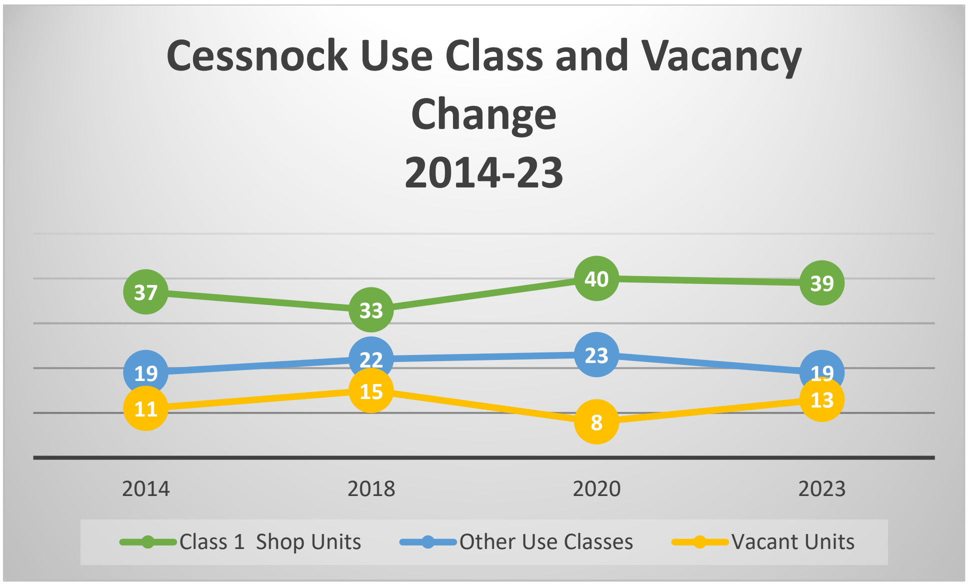
Commercial Services
There are 4 class 3 uses (coffee shops/restaurants) and 8 sui generis uses (hot food shops, public houses). Together, these represent 17% of the units in the centre. There are only few financial and professional services, but there is a solicitor's office, estate agent and a dentist. When these are added to retail services, such as hairdressers and beauticians, then the total number of commercial service units in the centre is 42%, which is relatively low in a citywide context.

Health of the Centre

81.5% of the units are occupied. There are 13 vacant units, 7 of which have been vacant for over 12 months. The 18.5% vacancy rate is above the average for Scottish high streets, which is 15% (Scottish Retail Consortium/Local Data Company). There is a pocket of vacancy at the eastern end of the centre, and the amount of units that have been vacant over 12 months is an issue.

How Cessnock is Changing

It is a centre that has fluctuated in terms of the number of occupied shop units, non-shop units and vacancies since 2014. A sharp fall in vacancies between 2018 and 2020 (7 units) has been partly reversed by an increase of 5 vacant units since lockdown. Most of this was due to non-shop units falling vacant. Shops rose markedly between 2018 and 2020, and the level has since remained stable.



Cessnock and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Cessnock is a relatively standalone centre and does not have any competitors in terms of the day to day shopping needs of the local community. However, Helen Street Retail Park is nearby which includes a large Asda which inevitably has some impact on the centre.
Residential addresses living within walking distance of centre (800sqm)	4,584
Town centre uses in the surrounding area	Kinning Park Community Complex, Ibrox Community Complex, Ibrox Library, Whitefield Road Community Hall
Sustainable Access	Cessnock has a subway station within the centre that provides access to Govan, the west end and city centre. There are also a number of bus routes running along Paisley Road West.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Clifford Street, 36 units, under construction • Broomloan Rd, 160 Units, 2022 • Portman St, 24 units, 2024

Planned Improvements in Cessnock

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- How to address the level of vacancy in the Centre and long term vacancy in particular.

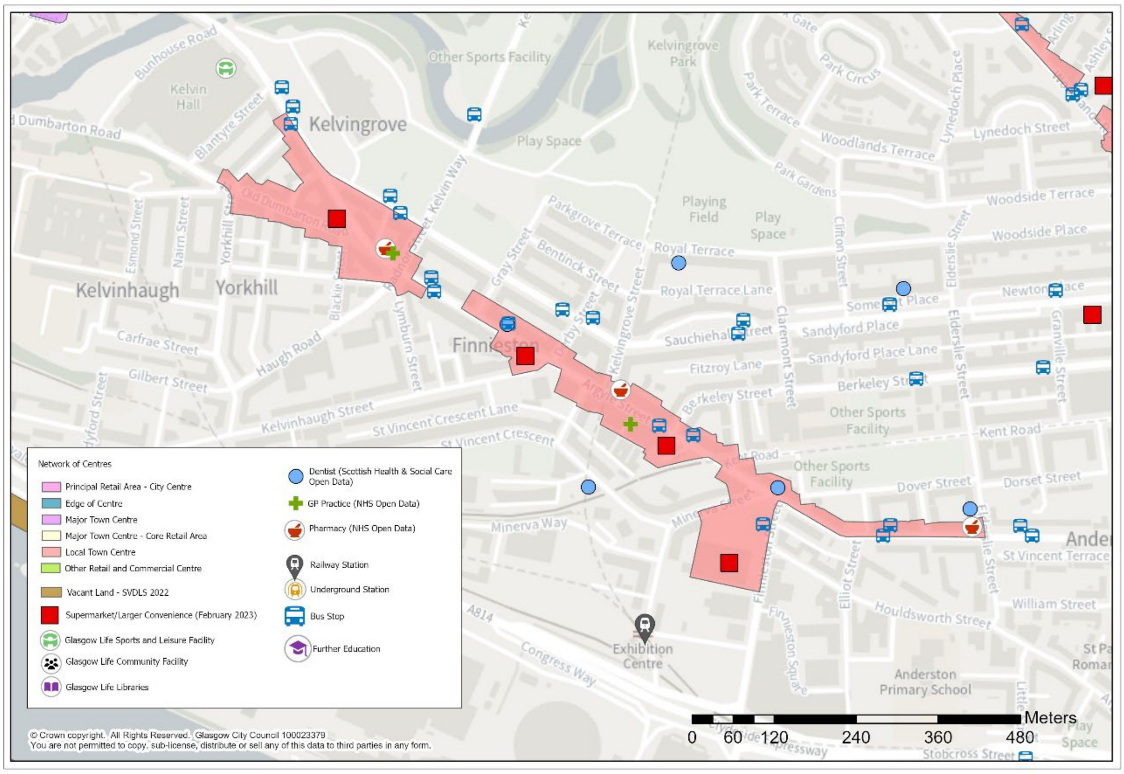
Cranstonhill/Yorkhill Town Centre Profile 2023

Cranstonhill/Yorkhill Today

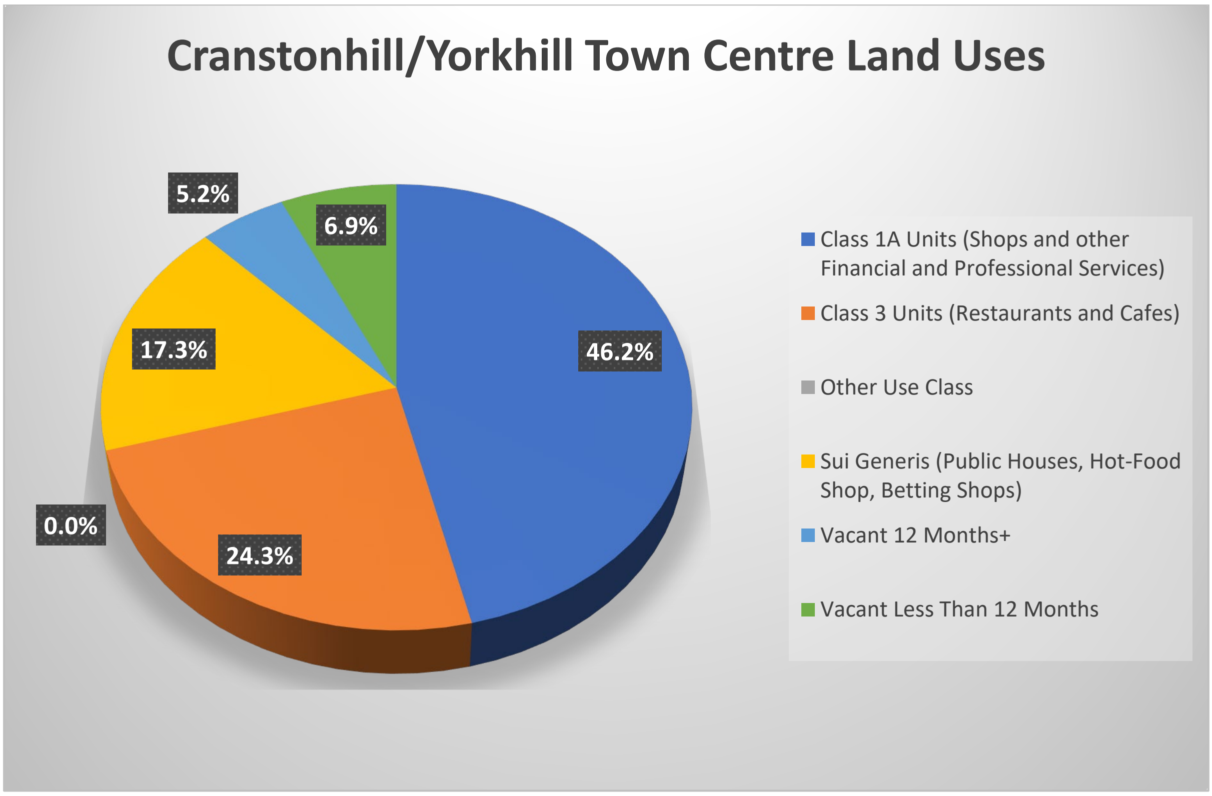
1. Location and Physical Characteristics

This is a high street to the west of the city centre. It runs east-west along St. Vincent St/Argyle Street for around a mile as far as the Kelvin Hall, with a small interruption in its boundary, where tenemental flats divide the Cranstonhill (eastern) part of the centre from Yorkihlll further west. It is one of the largest local town centres (173 units) and mostly consists of small-scale units located on the ground floor of tenement blocks.

Just outside the town centre boundary, to the south of Argyle St (but accessed via the town centre) is the Hidden Lane, which is a creative hub with over 100 studios providing workspace for a wide variety of artists, musicians, craftspeople and designers, alongside yoga studios and tearooms.



2. Activities and Facilities



Cranstonhill/Yorkhill is unusual, in the respect that Class 1a represents less than 50% of the uses in the centre. Class 1a is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 23 food shops and 19 non-food shops. The food shopping offer includes a number of high street names: Lidl (1700 sqm) is the largest unit in the centre, but there is also a Sainsburys local and a Tesco Express in the Cranstonhill part of the centre, as well a second Tesco Express in the Yorkhill part. There are a few local grocers, including Roots and Fruits. Sandwich shops are well represented with 7 units. These are mostly local independent businesses, but Greggs and Subway are also present.

Non-food shops in the centre consist of local independent businesses, including a hifi shop, musical instrument retailers, antique furniture, and a pocket of computer/phone repair businesses. There is a good diversity of non-food shops, as would be expected in a centre of its size. Altogether, food and non-food shopping make up 24% of the units in the centre.

Overall the centre has a strong shopping function, and it is noticeable that there are no charity shops.

Commercial Services
Cranstonill/Yorkhill has developed a strong eating and drinking offer in recent years. A number of factors have led to this, including its proximity to the large scale leisure uses to the south (the SECC, Hydro and the Armadillo), an increased student population many of

whom live in Halls of Residence on Kelvinhaugh St, and cheaper rental levels for units compared to the Byres Road area. There are 42 class 3 uses (which means that almost 1 in 4 units is a café or restaurant) and 31 sui generis uses (15 hot food shops and 16 public houses) which indicates the importance of the night-time economy to the centre.

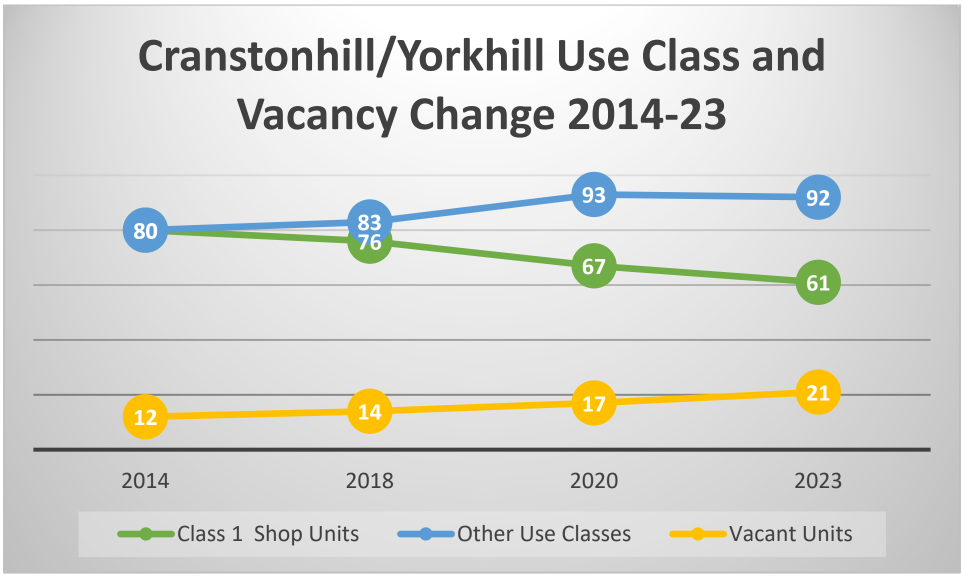
Financial and professional services are well represented, with 3 GP surgeries. several dentists, an estate agent, and a photographic studio. When these are added to retail services, such as hairdressers, opticians and beauticians, then the total number of commercial services in the centre is 65.5%. The drinking and dining sector alone, makes up 40% of this figure, which is unusually high in the context of the city.

3. Health of the Centre

There are 20 vacant units (a vacancy rate of 11.5%) and 10 of these have been vacant for over 12 months. The vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). Vacancies are evenly spread throughout the centre, and there are no pockets of vacancy affecting its overall vitality.

Although public houses and hot food shops are also evenly spread, their prevalence does create challenges, particularly with respect to the amenity of people living in and around the centre.

How Cranstonhill/Yorkhill is Changing



In 2014, use classes were evenly balanced between Class 1 (shop uses) and Class 3 (restaurants and cafes) /sui generis (hot food shops and public houses). Since then, the class 3 and sui generis uses have become increasingly dominant, albeit these uses have flattened out since lockdown. Shop uses, however, have continued to fall, and this has been reflected in a rise in the number of vacant units. Indeed, the level of vacancy has consistently risen since 2014.

Cranstonhill/Yorkhill and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	Cranstonhill/Yorkhill is separated from other local town centres in the west end by Kelvingrove Park and the university. As a result, it is relatively independent of these centres. Its main relationship is to Partick/Byres Road to the , and its strong F&B offering is partly a reflection of its proximity to that centre.
Residential addresses within walking distance of centre (800sqm)	7,371
Town centre uses in the surrounding area	South of the centre is the Pyramid Community Centre, the Nuffield private gym and St Vincent bowling club. Further south on the riverside is the Scottish Events Campus, including the Exhibition Centre, Armadillo, the Hydro and several hotels, which are complemented by the BBC Scotland HQ, STV HQ and the Science Centre. There are also a number of restaurant uses to the north of the centre on Sauchiehall St. The Mitchell library is to the east.
Sustainable Access	The centre is well served by public transport, with the Exhibition Centre rail station nearby, and a number of bus routes running along Argyle St.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Dover Street, 55 units, 2019 • Corunna St, 15 units, 2022

Planned Improvements in Cranstonhill Yorkhill

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- Monitor and manage the trend towards more service uses in the centre.
- Monitor the strength of the retail offer in the centre.
- Maintain the balance of shopping and service uses in the centre, in a way that protects the retail function.
- Monitor the effect of hot food shops on amenity of people living in the centre.
- Consider whether to revise the town centre boundary to include the Hidden Lane.
- Monitor the level of vacancy in the Centre, and long-term vacancy in particular.

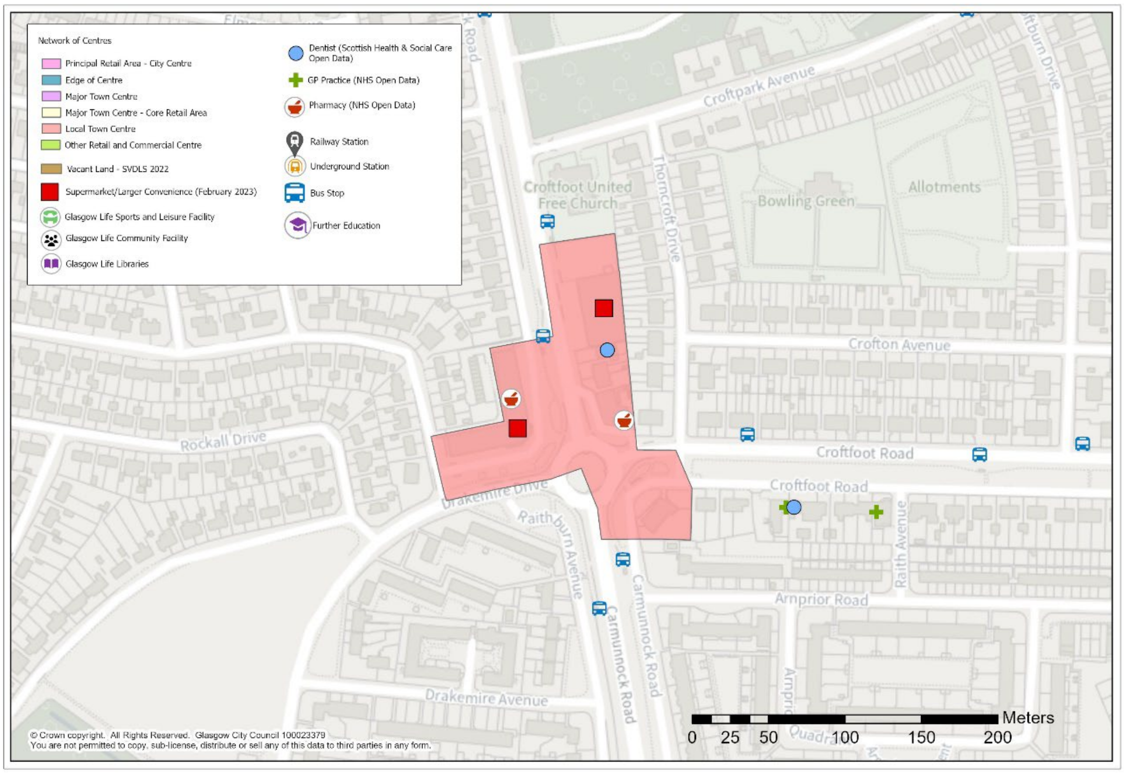
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Croftfoot Town Centre Profile 2023

Croftfoot Today

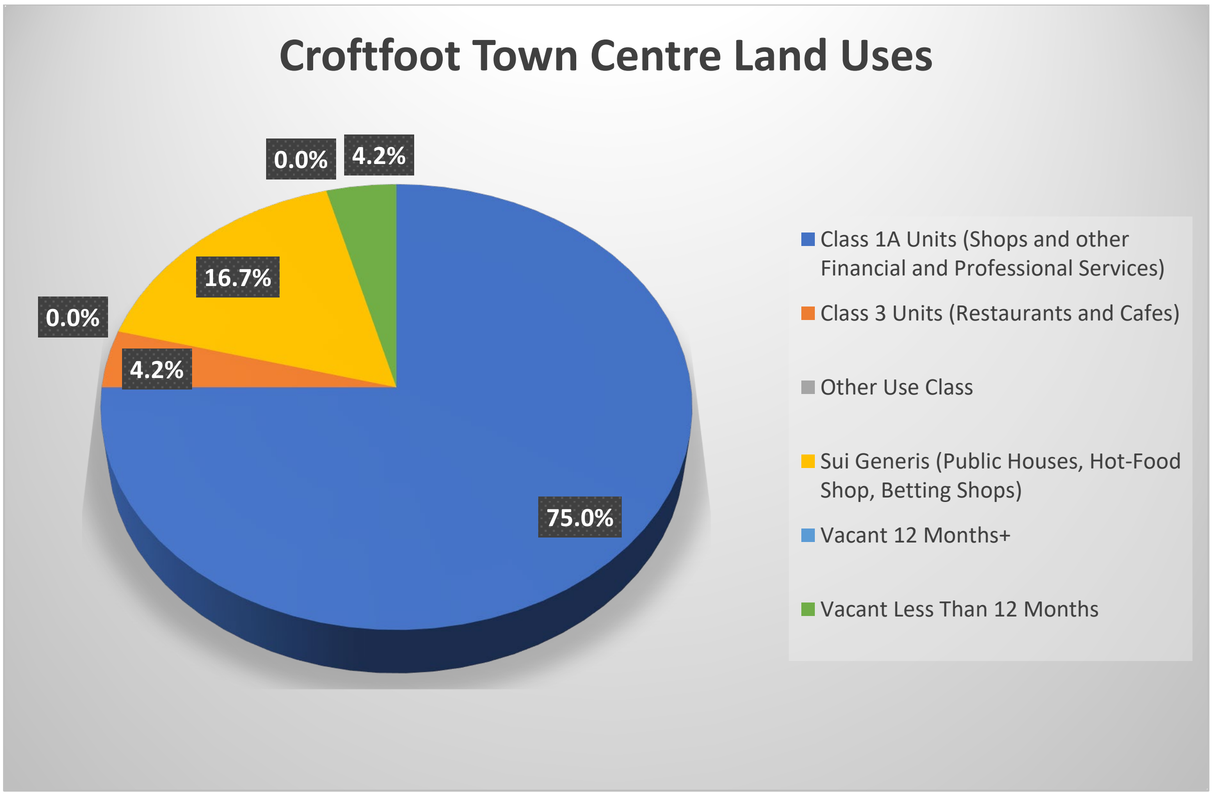
1. Location and Physical Characteristics

Croftfoot is a small town centre (24 units) located in the south of Glasgow. The centre is dominated by a traffic roundabout, with most of the shops located to the north of it on Carmunnock road and Drakemire Drive. There is a branch of the TSB bank to the south of the roundabout, which feels separate from the rest of the centre.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 75% of the units. It is a composite use class that includes not only shops, but also financial and professional services. These different types of activity are examined separately below, in order to clearly define the shopping and other commercial service functions of the centre.



Shopping
Day to day food shopping is by far the main function of the centre. As of 2023, there are 7 food shops and 6 non-food shops. The food shopping offer is dominated by a Co-op supermarket. There is also a Farmfoods and a Greggs. Non-food shopping includes a hardware shop and chemist. Taken together, food and non-food shopping make up 56% of the units in the centre.

Commercial Services

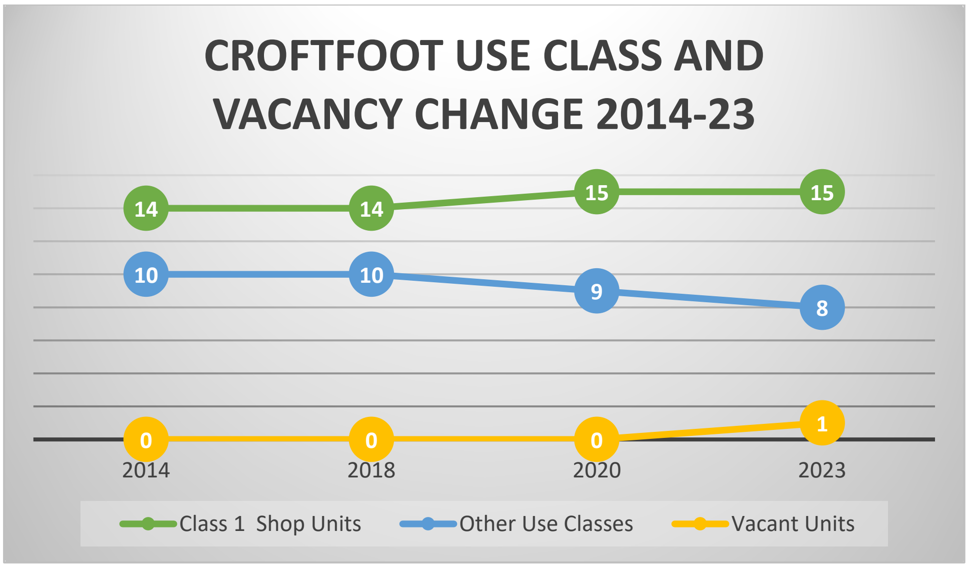
There is 1 class 3 café use and 4 sui generis uses (3 hot food shops and a betting office). There is also a bank and a dentist. Together with retail service uses (including hairdressers and chemists) these make up 40% of the uses in the Centre.

3. Health of the Centre

The centre has only one vacancy and 96% occupancy and is therefore considered to be in good health.

How Croftfoot is Changing

Croftfoot is a stable centre with very little variation in the amount of occupied shop units, non-shop units and vacancies over time. The pandemic seems to have had little effect on the centre.



Croftfoot and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	Croftfoot functions relatively separately in terms of its retail offer. However, it relies on nearby Castlemilk TC for community uses.
Residential addresses living within walking distance of centre (800sqm)	3,119
Town centre uses in the surrounding area	There are 3 GP practices on the edge of the centre. The community uses in Castlemilk TC also serve Croftfoot2, and include: a library, police station, health centre, post office. Castlemilk also has the following leisure facilities: Sports Centre, Indoor Bowling Centre and a separate Glasgow Life swimming pool.
Sustainable Access	There are bus links through the centre, but there are no rail stops around the centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	None.

Planned Improvements in Croftfoot

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

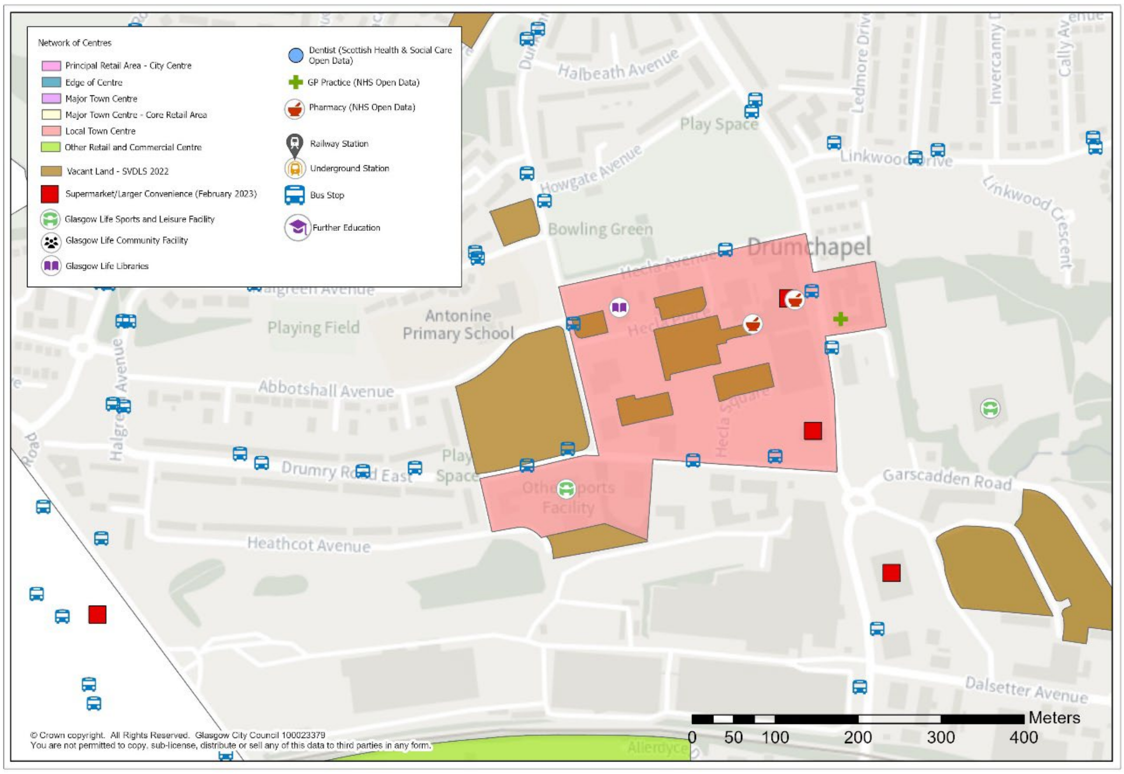
- Maintain the stability of the centre.

Drumchapel Town Centre Profile 2023

Drumchapel Today

1. Location and Physical Characteristics

Drumchapel is a small local town centre (28 units) located in the north of Glasgow, and is focussed on Hecla Square. The centre has changed over decades, as its shopping function gradually diminished and public buildings have moved into the centre. There is a legacy of vacant land which, unusually for Glasgow's centres, creates potential development opportunities and the opportunity to reimagine the centre.



2. Activities and Facilities

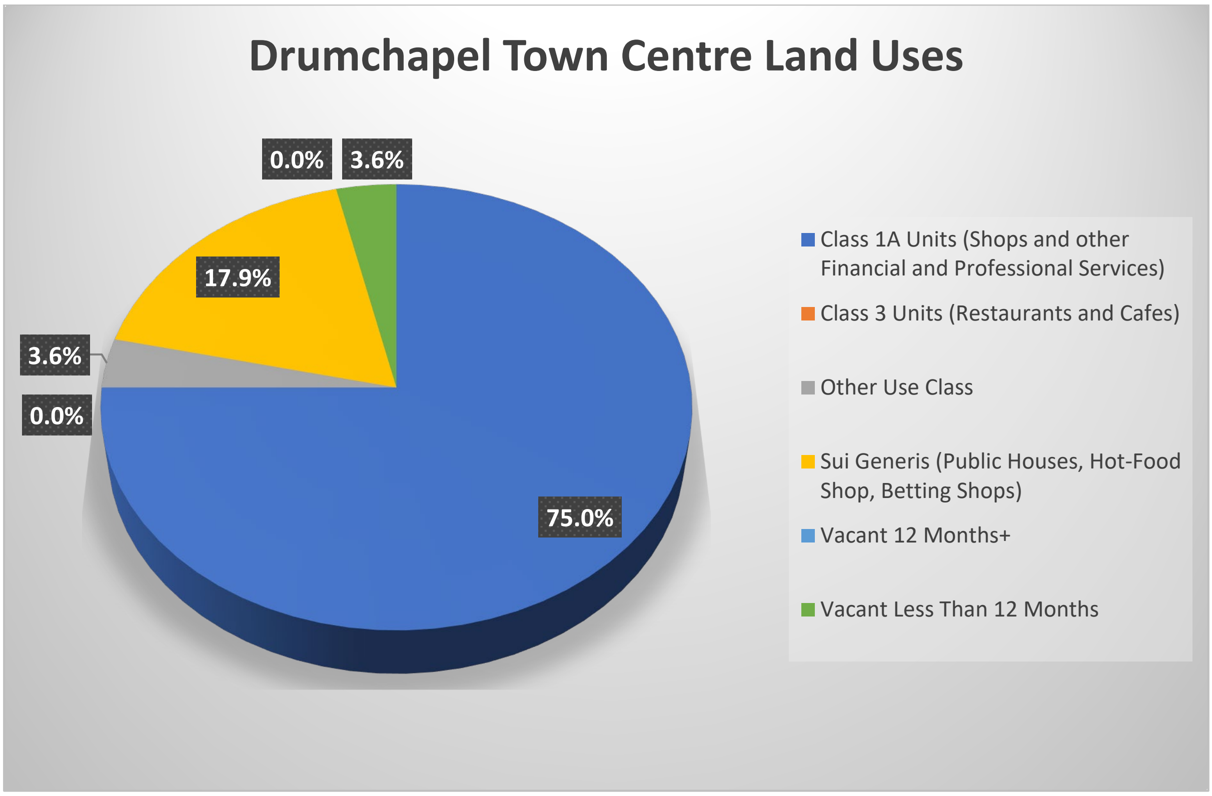
Class 1a is the dominant use in the centre, occupying 75% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 8 food shops and 7 non-food shops. The food shopping offer includes a number of high street names, including Iceland (1500sqm) and Farmfoods (500sqm). There is also an Aldi, at an edge of centre site to the south of the centre on Kinfauns Drive. About a quarter of a mile further south, Great Western Retail Park serves a much wider catchment than the town centre. Ithas a large Sainsbury's supermarket (the main food shopping location in the area)along with 'big box' retailers including B&Q, the Range and Currys.

Although the Retail Park is within walking distance of the town centre, there is a railway and a business park that are significant obstacles to active travel between the two, as well as between the Drumchapel community and the Retail Park.

The main non-food offer in the centre is B&M (2,100sqm) which sells toys and household goods, and also has a food element. Taken together, food and non-food shopping make up 53.5% of the units, and 75% of the floorspace, in the centre, due to the Iceland and B&M stores. The shopping function of the centre is therefore very important, albeit relatively narrowly focussed on people's everyday needs, with few of the independent, specialist or niche shops that are often found in centres in other parts of the city.



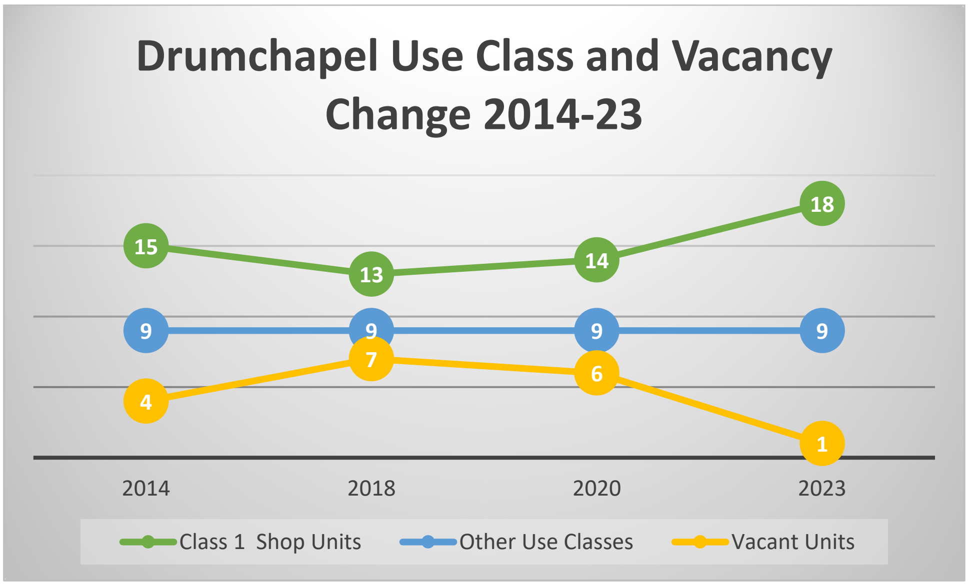
Commercial Services
Unusually for a local town centre, there are no class 3 uses (coffee shops/restaurants) which is a clear deficiency in the centre, and a sign that it is not currently seen as an attractive place to dwell. There are 5 sui generis uses (including 3 hot food shops). In terms of professional services, there is a solicitor, a dentist, and a job centre. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 43%.

Civic and Community Uses
Drumchapel Library, Police Station, Sports Centre and Citizens Advice Bureau are all located within the centre.

3. Health of the Centre

There is a high level of occupancy in the centre, with 96.5% occupied units. Vacancy has been an issue in the past. This issue has been addressed, albeit mainly thorough the demolition of buildings. This has created voids in the urban fabric, which reduce the quality of the physical environment, and limit the attractiveness of the centre as place to visit and spend time. Safety has been identified as an issue among some respondents to the Drumchapel LDF.

How Drumchapel is Changing



The level of vacancy has fallen by 5 units since lockdown. This has partly been achieved by demolition, but most vacancies have been occupied by shop units, which is evidence that the centre has recovered well since lockdown. There is little evidence of any pressure from other uses such as cafes to move into the centre.

Drumchapel and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Its proximity to Great Western Retail Park means that the town centre's shopping offer is increasingly focussed on people's day to day shopping needs, as well public and community uses.
Residential addresses within walking distance of centre (800sqm)	2023
Town centre uses in the surrounding area	There are health facilities located opposite the town centre on Kinfauns Dr: Drumchapel Health Centre and the West Centre: Children's Community Health and Care. There is also a Glasgow Club leisure centre and Garscadden House community resource and business space.
Sustainable Access	There are a number of bus routes running through the centre, which connect it to the wider city. Drumchapel train station is located about 1km to the south east.

Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Abbotshall Av, 50 units, 2025

Planned Improvements in Drumchapel

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Drumchapel Local Development Framework	Improving the town centre is a key focus of the draft Drumchapel Local Development Framework (2024). It sets out a number of actions that reflect the following principles: • Create a recognisable core area, where people can meet, where facilities and services are concentrated, and where outdoor activities can take place. • Create new public space in the town centre and improve existing spaces to encourage dwell time. • Support café and community uses. • Improve the appearance of existing building frontages. • Improve connections for walking, wheeling and cycling into and within the town centre. • Facilitate housing development within and around the town centre. • Encourage provision of accessible public toilets in the vicinity of the town centre. Explore reconfiguring the road space on Kinfauns Drive. This may include measures such as pavement buildouts, road narrowing and/or traffic calming, such as the creation of a bus gate. • Explore how to make bus stops more accessible and pleasant, with the potential of an enhanced bus and/or multi-modal hub being explored. Promote redevelopment of the site of the former Drumry House care home opposite the town centre. Delivery The delivery mechanism for many of these actions will be through the Drumchapel Town Centre Regeneration Project. Together with the City's Community Hubs programme a masterplan will be produced to incorporate new housing, public space and active travel links alongside a new community hub for the area potentially located at Garscadden House.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

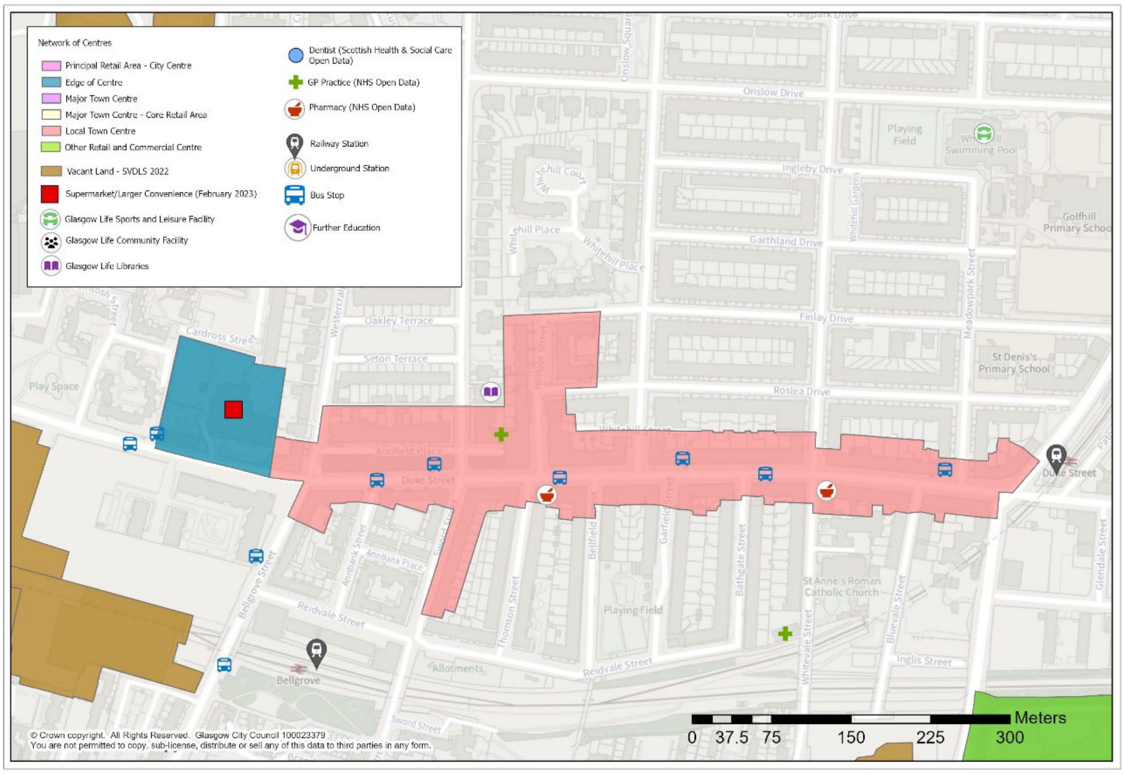
- How to support the principles and actions set out in the Drumchapel Local Development Framework, including the introduction of housing into the centre.
- How to achieve a better quality of shops and attract more cafes/restaurants.
- Review the Centre boundary, to reflect changes arising from implementation of the LDF/TC Regeneration Project.

Duke Street Town Centre Profile 2023

Duke Street Today

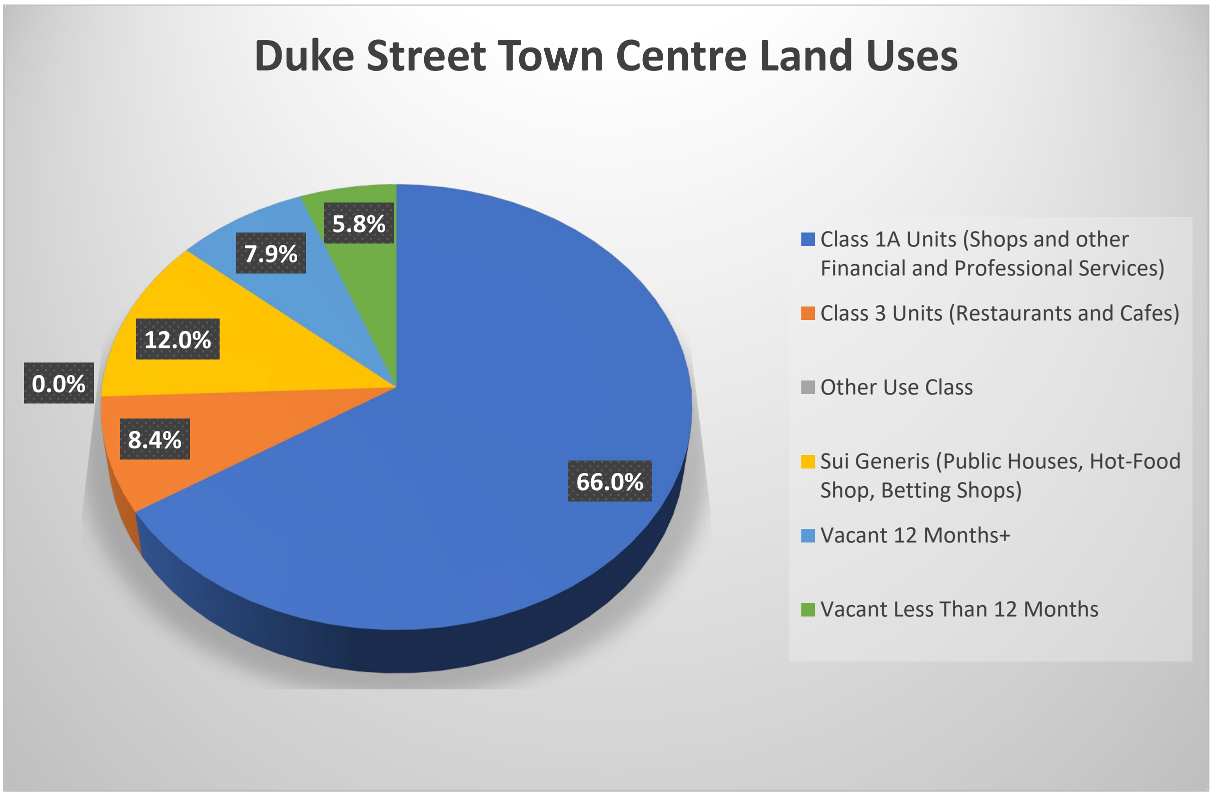
1. Location and Physical Characteristics

Duke Street is a high street format local town centre located to the east of the city centre. In terms of number of units (191) it is one of the largest local town centres in the city. Most of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 66% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.



Shopping

The Centre has 31 food shops and 27 non-food shops. The food offer largely consists of small, independent businesses that provide everyday items (such as butchers, bakers and greengrocers) with some aimed at particular ethnic groups. There are no large supermarkets, but there is a Lidl store on the western edge of the centre. Other supermarkets in the area include the Co-op in nearby Alexandra Parade town centre, and Morrisons in the Barras town centre, which is about a 10 minute walk to the south east. Non-food shops in the centre consist of local independent businesses, such as clothing, chemists, mobile phone shops and charity shops. Although there is no shortage of shops, there are relatively few specialist and niche shops, and the centre lacks the shopping diversity that can be found in centres of a comparable size in other parts of the city. Similarly, there is a lack of high street names (although Greggs and Boots are both represented). This may in part be attributable to the lack of available units of sufficient size. Taken together, food and non-food shopping make up 30% of the units in the centre.

Commercial Services

There are 16 class 3 uses (coffee shops/restaurants) and 23 sui generis uses (including 12 hot food shops, 6 public houses and 3 betting shops). The number of cafes and restaurants highlights the increasingly prominent 'café culture' in the centre, which has developed in response to the number of students and young professionals in the area. In this regard, Duke Street plays a similar role in the east of the city as Victoria Road does in the South.

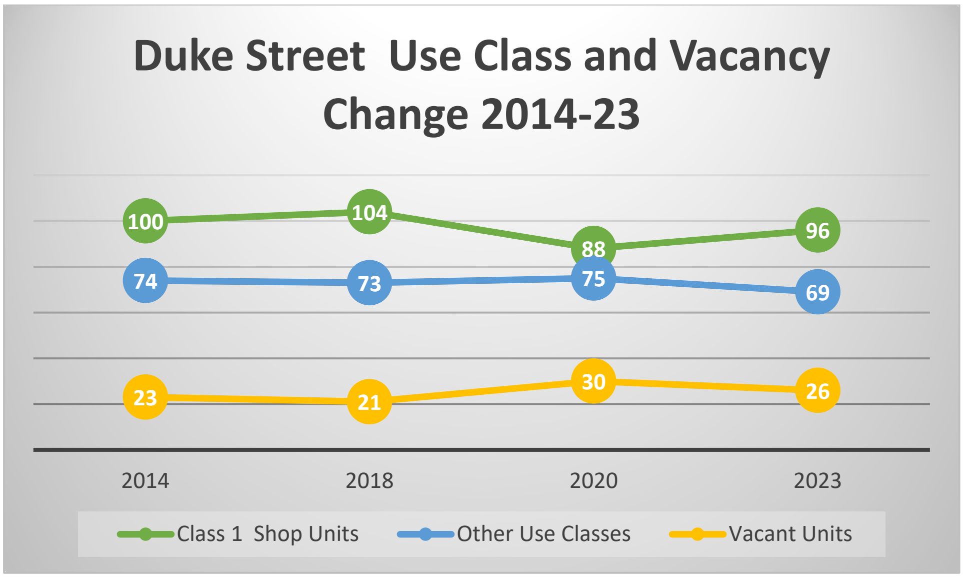
Financial and professional services (including doctor's surgery, solicitors, estate agents, dentists, chiropodist, photographic studio) are all represented in the centre. When these are added to retail services, such as post office, hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 56%.

3. Health of the Centre

It is a busy centre, with a high level of through traffic along Duke Street, and this makes it a functional space, rather than one where it is pleasant to dwell. Although pavements are not particularly wide, some of the cafes do have limited outdoor seating.

The centre has 86% occupied units, and there are 26 vacant units (a vacancy rate of 14%). Of these, 15 have been vacant for over 12 months. The vacancy rate is marginally below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). It is noticeable that the occupancy level in the main shopping area of Duke Street is relatively high, and that 10 of the vacant units are located in secondary areas of Sword Street and Annfield Place (this is also where long term vacancy is focussed). Aside from these areas, vacancy does not have a noticeable effect on the overall perception of the centre.

How Duke Street is Changing



Like nearby Shettleston, there was a significant fall in occupied shop units and a rise in vacancy in the period 2014-20, followed by a partial recovery in the number of shop units and a fall in vacancy since 2020. However, unlike Shettleston, the number of other service uses has fallen since 2020. The centre appears to be characterised by fluctuation in the balance between shop units, other uses and vacancy since 2018, with no clear pattern emerging. This volatility highlights the need to continue to monitor the balance of uses. The current development of the 'meat market' site will deliver additional housing adjacent to the centre, and will support its vitality and viability.

Duke Street and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Duke Street is a part of a sub-network of town centres close to the city centre (inner east) that includes Alexandra Parade to the north and Bridgeton and the Barras to the south. These are each slightly different in terms of their function, with Duke Street and Alexandra Pd both focussed on small retail and commercial uses, the Barras having the main food superstore and leisure opportunities, and Bridgeton having more community and civic facilities.
Residential addresses within walking distance of centre (800sqm)	6,165
Town centre uses in the surrounding area	Dennistoun library is just outside the centre boundary. Reidvale Community Centre. Dennistoun Early years Centre, Bluevale Fitness Gym
Sustainable Access	Duke Street is well served by public transport, with Bellgrove rail station at one end and Duke Street Station at the other. There are also a number of bus routes running along Duke Street, connecting the East End to the rest of the City via the City Centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Meat Market Site, 220 units, 2020 (under construction) • Bellgrove Hotel, 70 units, 2023 • Orr St, 80 units, 2021 • Tesco Car Park, 24 units, 2024 (in town centre)

Planned Improvements in Duke Street

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: Duke Street can be considered as relatively vibrant, due to the mix of uses and strong links to the local community. There are a number of café and restaurant uses supporting the night-time economy, although the environment is poor in places and the main street is dominated by vehicular traffic. The SDF further sets out a number of actions and outcomes that apply across the town centres in the area, including: • Town Centre Action Plans that identify the hierarchy of routes and spaces, and promote

	Town Centre living and the use of vacant upper floors. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. • Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.
Liveable Neighbourhoods Tranche 1	Through six tranches of work, LN plans will cover every area of Glasgow. Following the eight-stages of the RIBA process, LN Plans will both identify existing activity and propose new interventions which align with the four themes of LN: • Local Town Centres • Everyday Journeys • Active Travel • Streets for People In addition, improved walking and cycling routes between the town centre and the City Centre are programmed under the 'Avenues Plus' programme administered by Sustrans.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

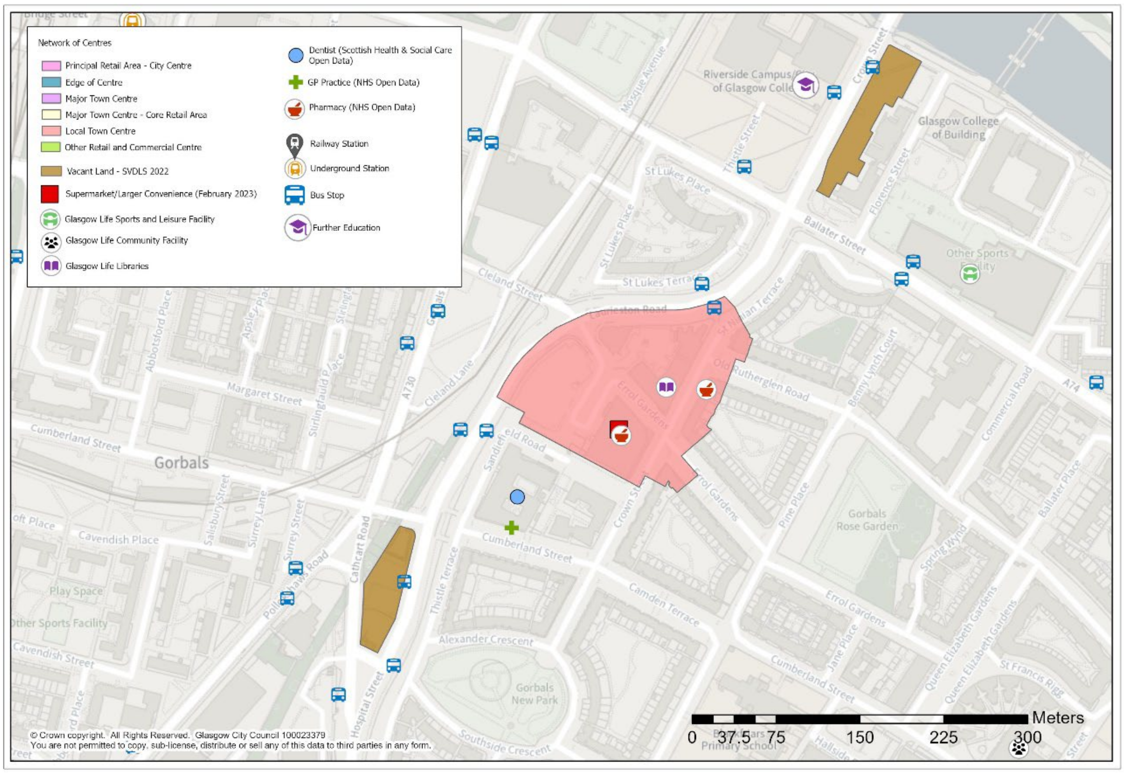
- Reflect the principles of the Inner East SDF.
- There are a lack of high street names and niche retailers in the centre, and the small size of units may be limiting its potential to diversify and improve the quality of the offer. It is noticeable that, while Boots is in the centre, they operate from 2 separate stores where space is at a premium.
- A strategy for addressing the concentration of long-term vacancies on Sword Street and Annfield Place is required.
- Consider whether to bring the shops on the west side of the boundary into the town centre.

Gorbals Town Centre Profile 2023

Gorbals Today

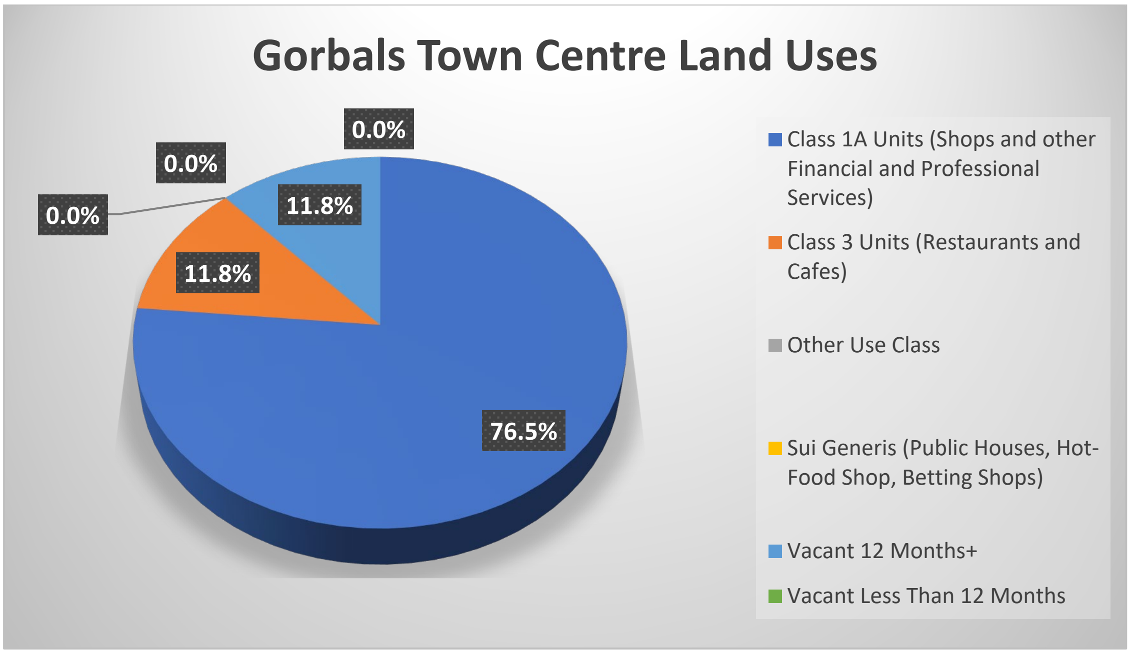
1. Location and Physical Characteristics

Gorbals is a small centre (17 units) located to the south-east of the City Centre, close to the River Clyde. The centre is relatively modern, having been constructed over the last 20 years as part of the Gorbals regeneration project. Units on the eastern side of Crown Street are comprised of ground floor shops with flats above, while those on its western edge are concentrated within the larger Co-Op development. New Gorbals Housing Association Office is located to the south-east of the centre.



2. Activities and Facilities

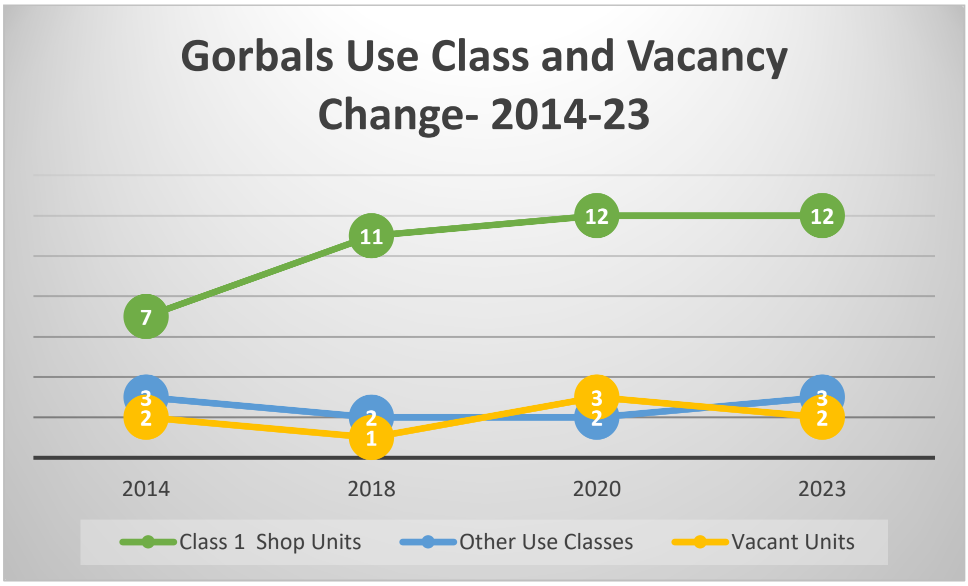
The town centre is mainly made up of shops, with the retail offer dominated by a medium sized Co-op supermarket. There is also a Greggs and an independent butcher. Other service uses include opticians, hair salons and cafes. There is also the Gorbals Law and Money Advice Centre, which offers a free advisory service to the community. The centre's main function is as a local shopping location for the Gorbals community.



3. Health of the Centre

The centre has a modern feel, with a good mix of local shops and coffee shops which help to create a pleasant streetscape. Although the vacancy rate is 12%, this equates to only 2 units, and may be viewed as part of the normal 'churn' of commercial activity in the centre. No units have been vacant more than 12 months. The low level of vacancy is evidence that the centre is functioning well.

How Gorbals is Changing



The centre is stable, and has not been affected, either positively or negatively, by the covid lockdown.

Gorbals and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

Function Within The Network	**Comments**
Relationship with other Centres and role within the network	Gorbals is a standalone centre serving the Gorbals community.
Residential addresses living within walking distance of centre (800sqm)	4,079
Town centre uses on the edge of the Centre.	Gorbals Health Centre, Glasgow Club Gorbals, Gorbals Library, Crossroad Community resource, St Francis Community Centre, Gorbals New Park and Police Scotland.
Sustainable Access	Gorbals Local Town Centre is well served by public transport. There is a Glasgow subway station 10-15 minutes walk away, and it is well served by bus routes to the city centre and to the south of the city.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Devon Street, 8 Units, 2025. • Turriff Street, 40 Units, 2026

Planned Improvements in Gorbals

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

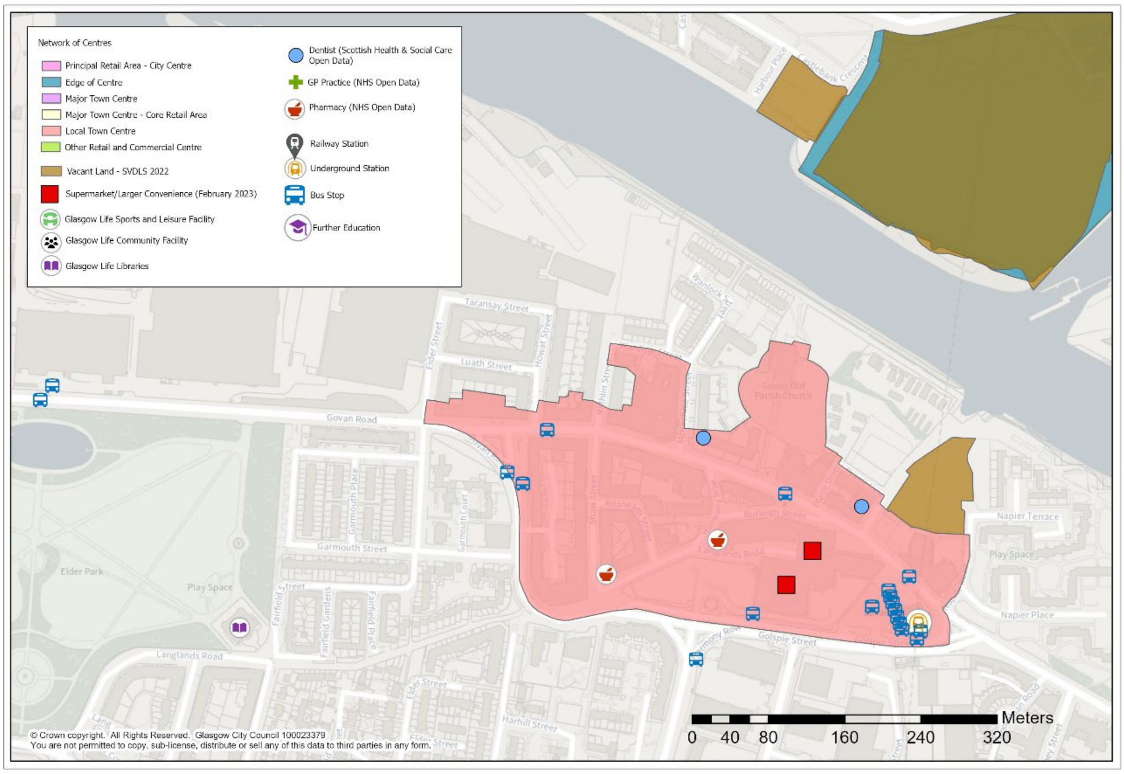
- Protecting the amenity of the centre
- Maintaining an appropriate balance of shopping and other uses.

Govan Town Centre Profile 2023

Govan Today

1. Location and Physical Characteristics

Govan is a large town centre (129 units) located on the southside of Glasgow, close to the River Clyde. The heart of the centre is the indoor Govan Shopping Centre, and adjacent transport interchange with a bus and subway station. The rest the centre consists of tenemental streets with small scale retail and commercial units on the ground floor.

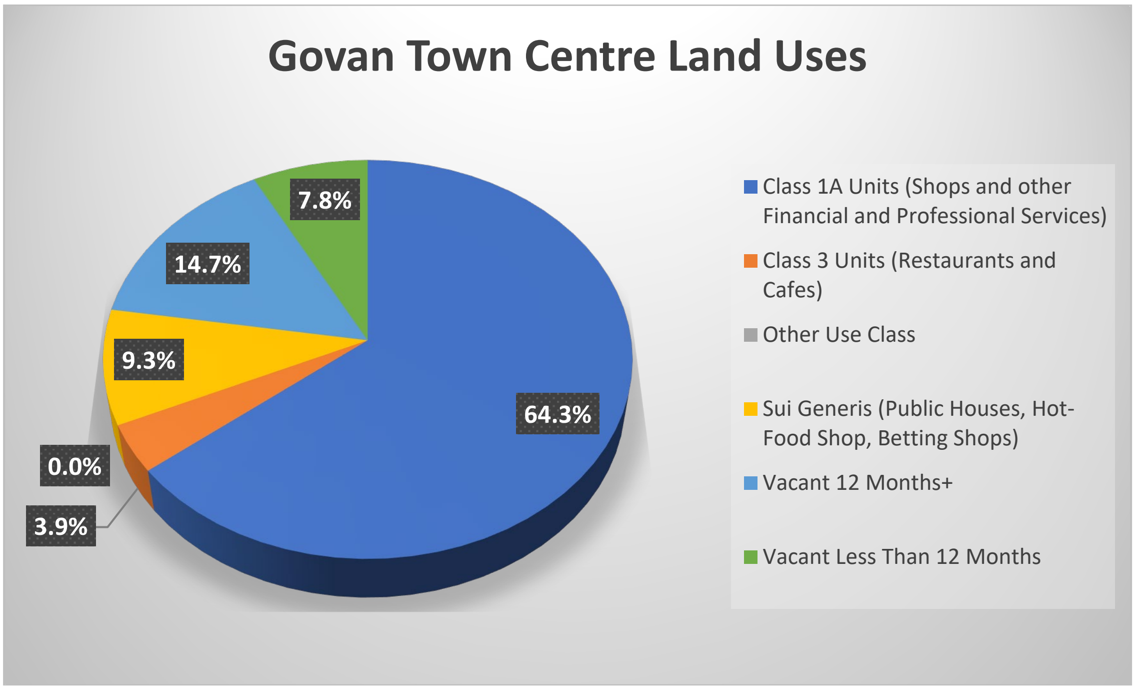


2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 64% of the units. It is a composite use class that includes not only shops, but also financial and professional services. These different types of activity are examined separately below, in order to clearly define the shopping and other commercial service functions of the centre.

Shopping
The Centre has 19 food shops and 26 non-food shops. The food shopping offer is dominated by the indoor shopping centre, which includes a number of national multiples, including Farmfoods and Iceland. In the surrounding streets, units are smaller, and are occupied by independent shops providing a variety of food and non-food shops serving the day to day needs of the local community. Non-food shopping includes Cash Converters, Poundstretcher and Home Bargains in the shopping centre. Taken together, food and non-food shopping make up 34.5% of the units in the centre.

A further six units have recently been added at Water Row, overlooking the Riverside Museum, as part of the housing regeneration at Water Row. This new provision has the potential to capture cross-river spend generated by the Museum.



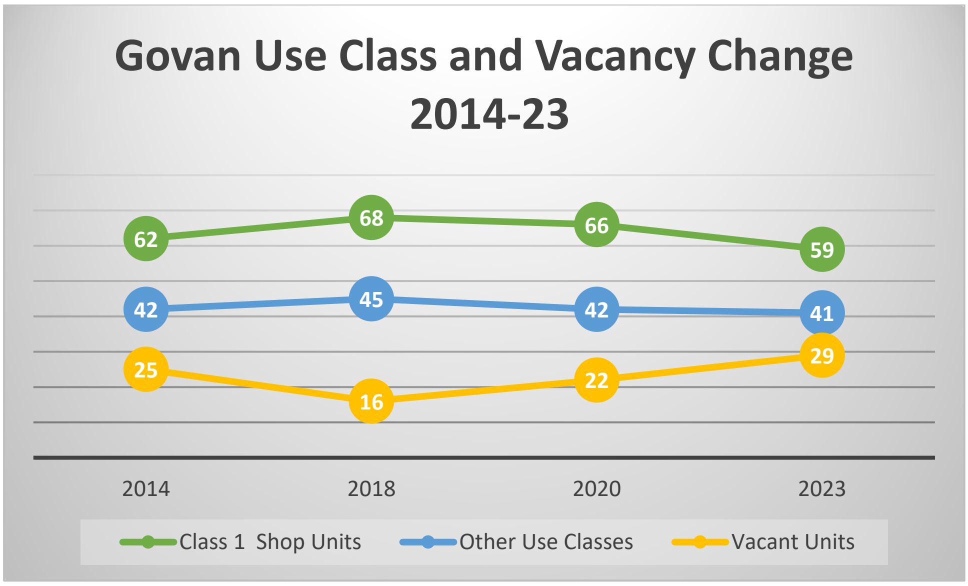
Commercial Services
There are 5 class 3 uses (coffee shops/restaurants) and 12 sui generis uses (hot food shops, public houses and bookmakers). Together, these represent 13% of the units in the centre. Professional services include a doctor's surgery, dentist, solicitor's office, and a bank. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial service units in the centre is 42.5%.

Civic and Community Uses
Govan town centre has a variety of public buildings and social enterprises, including the Pearce Institute incorporating Mcleod Community Hall, Youth Information Project, Maslow's Community Hub, Glasgow Action for Pensioners, Starter Packs (an organisation providing rehousing support), a Credit Union, Guilded Lily (a social enterprise aimed at women) and the Portal Arts Hub, which includes a number of units occupied by different art related community initiatives including make do and grow (a creative hub aimed at families), an art gallery, and community radio station.

3. Health of the Centre

77.5% of the units in Govan are occupied. There are 29 vacant units, and 19 of these have been vacant for over 12 months. The 22.5% vacancy rate is well above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). 16 of the vacant units are on side streets. There is a pocket of vacancy on Shaw Street that affects the quality of the street. Overall, though the centre is busy and high-quality public realm around the subway station helps create a pleasant environment.

How Govan is Changing



It is a centre that has fluctuated in terms of the number of occupied shop units since 2014. The number rose by 6 in the period 2014-16, but this has been reversed by a fall of seven occupied shops since lockdown. This has been mirrored by an increase in vacancies since 2020 (7 units) which appears to be attributable to shop units falling vacant.

Govan and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It is a large and varied centre, which does not have any centres close by, and has developed to provide a full range of services to the Govan community.
Residential addresses living within walking distance of centre (800sqm)	3,269
Town centre uses in the surrounding area	Queen Elizabeth Hospital Complex, Elder Park Library, Drumoyne Community Campus, Govan Medical Centre, Riverside Community Hall, Clyde Waterfront Innovation Campus, Orkney Street Enterprise Centre.
Sustainable Access	Govan is well served by public transport, with a subway station and bus station both located within the centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Water Row Phase 2, 81 units, 2024 • Linthouse Shop conversions, 6 units, 2022 • Langlands Road, 16 Units, 2023
Other significant housing opportunities	• Govan/East Ibrox TRA, Govan Graving Docks, Yorkhill Quay

Planned Improvements in Govan

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Govan Cross Townscape Heritage Initiative	Public Realm and Shop Front Improvements. To date, 34 shopfronts have been improved or fully reinstated to heritage specification.
Liveable Neighbourhoods Tranche 1	Key themes • The Liveable Neighbourhoods approach supports local centres, by making them easier to get to by walking and cycling, and by creating more pleasant places to spend time outdoors. • Everyday Journeys The Liveable Neighbourhoods approach will focus on improving the quality and safety of short walking and cycling journeys. • Active Travel The Liveable Neighbourhoods approach will help people to choose walking and cycling with safe infrastructure and public transport integration. • Streets for People Streets should be for people, enabling valuable spaces for residents and visitors to meet, greet and play.
Govan Partick Strategic Development Framework	*Vision : By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, providing a very high quality of life, creating a context for nationally significant economic development and a narrowing of social inequalities. The area will be recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place.*

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

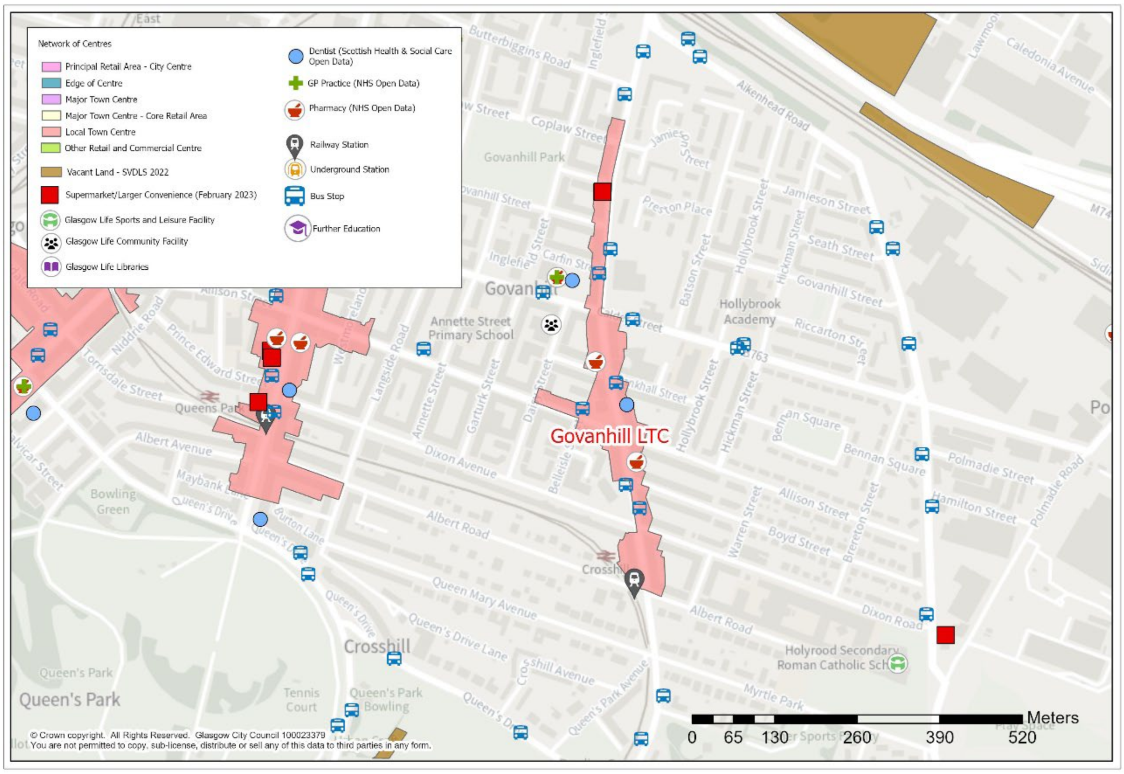
- Support and reflect the Govan-Partick Strategic Development Framework, and the Liveable Neighbourhood/Townscape Heritage Initiative investment programmes.
- Maintain the balance of shopping and service uses in the centre, in a way that protects the amenity of people living in the centre.
- Address the issue of long-term vacancy, and the concentration of vacancies on Shaw Street in particular.
- Re-purposing of the Lyceum for commercial use, which has the potential to develop the town centre as a destination and night-time venue.
- Monitoring the impact of the Govan/Partick bridge on footfall and spend in the centre, and consequently on vacancy and mix of uses.

Govanhill Town Centre Profile 2023

Govanhill Today

1. Location and Physical Characteristics

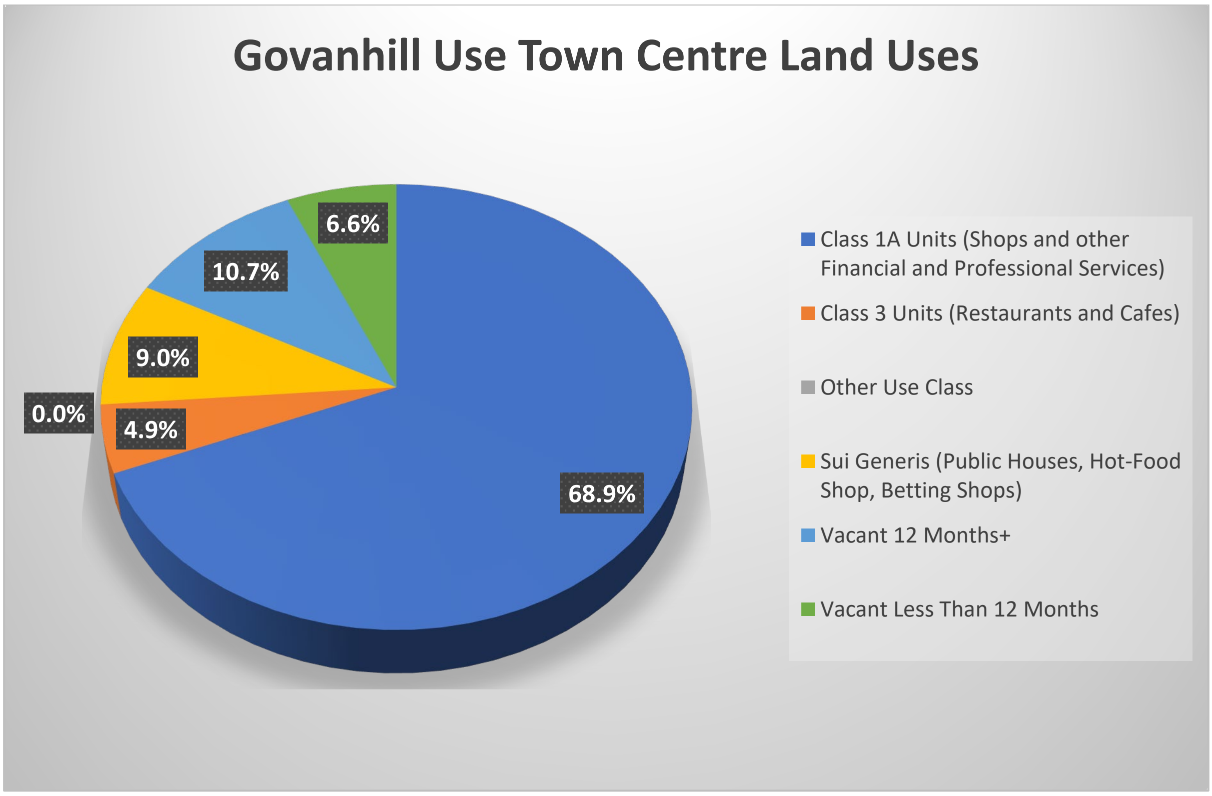
Govanhill is a large town centre (122 units) located on the southside of Glasgow, several kilometres to the south of the River Clyde. It is a high street running along Cathcart Rd for around a kilometre. The majority of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor. The Centre also includes parts of Allison Street.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 69% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 14 food shops. There is a very low number of national multiple retailers for a centre of this size. The food shopping offer mainly consists of small-scale independent operators, providing a wide variety of specialist goods and foodstuffs catering for the local South Asian population. Non-food retailing is the dominant form of shopping in the centre, with 34 units. These are mainly independent clothes shops, again aimed at the local South Asian population. Together, shop uses make up 39.5% of the units in the centre, which makes shopping the dominant use in the centre.



Commercial Services
As well as other retail service uses, such as hairdressers, chemists and opticians, there are a range of financial and professional service uses that also fall within Class 1a. These include estate agents, accountants, and solicitors (15%).

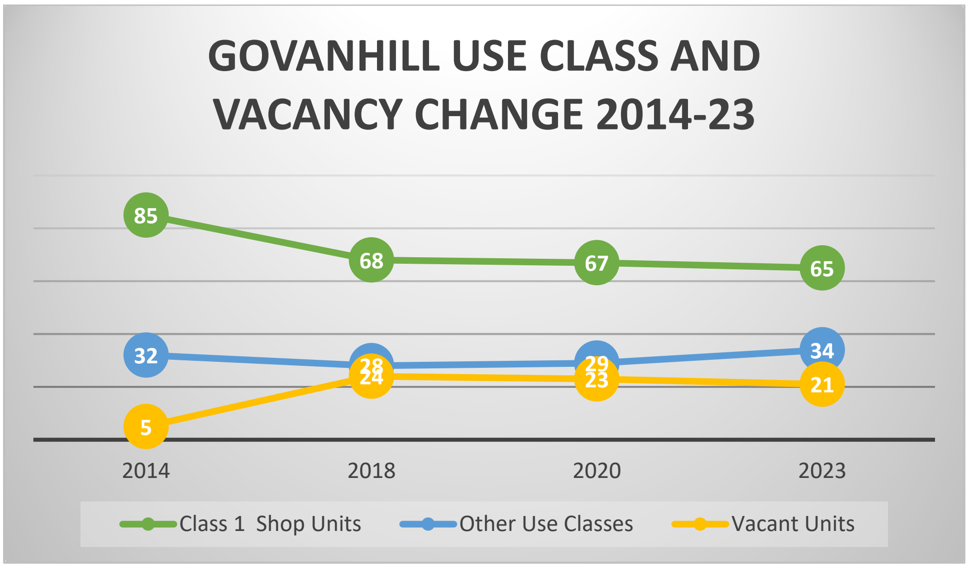
Sui generis uses represent 9% of the units (11 units) and almost all are hot food shops. They are well spread out through the centre, which helps to mitigate their impact on town centre amenity. Class 3 coffee shops/restaurants are only 5% of the units. This reflects its proximity to Victoria Road where the dining out offer is much stronger.

3. Health of the Centre

There are 21 vacant units. This equates to a vacancy rate of 19%, which is above the Scottish national high street average of 15%. It is a concern that 10.5% the units in the centre have been vacant for more than 12 months. Nevertheless, the vacant units are evenly spread throughout the centre (although there is a pocket of 4 adjacent vacant units) and they do not have an adverse effect on the centre's quality or vitality. The centre is considered to have a reasonable level of environmental quality, with well-maintained shopfronts. Overall, the centre is considered to be healthy.

How Govanhill is Changing

Shop uses (Class 1) fell significantly in the period 2014-18 and this was mirrored by a rise in vacant units in the same period. Since lockdown, there has been a rise in the number of non-shop uses (5 units) however shopping remains the dominant use in the centre. It's role within the network is as a niche centre that provides a specialised offer serving the day to day local shopping needs of the local South Asian community. This is likely to remain its main function.



Govanhill and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres	It complements nearby Victoria Road Centre, by focussing its offer more on the local south Asian community.
Residential addresses living within walking distance of centre (800sqm)	7,162
Other town centre uses in the surrounding area.	Govanhill Library, Govanhill Neighbourhood Centre, Butterbiggins Medical Centre, Holyrood Sports Centre
Sustainable Access	Govanhill is well served by rail with Crosshill railway station, providing access to the City Centre and areas of the Southside. A number of bus routes also run along Cathcart Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Cathcart Road, 20 Units, 2022 (in town centre) • South Annandale St, 12 Units, 2025

Planned Improvements in Govanhill

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

South Central Local Development Framework	The South Central LDF sets out a number of actions relating to local town centres in the area: • Produce a baseline report for local town centres in the area to develop a thorough understanding of key issues and assets, and present an in-depth evidence base upon which to move forward. • Develop Town Centre Action Plans for the local town centres in the area, where needed, focusing on local strengths and assets, to improve the sustainability, attractiveness, suitability, and the economic vitality of these centres. • Support diversification of local town centres, to adapt to changing needs of the community and improve their economic resilience. Promote local creative sector, culture, heritage and the arts. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the town centres through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective town centres, to engage and organise for the collective improvement and prosperity of the area, and enable circularity in the local economy.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

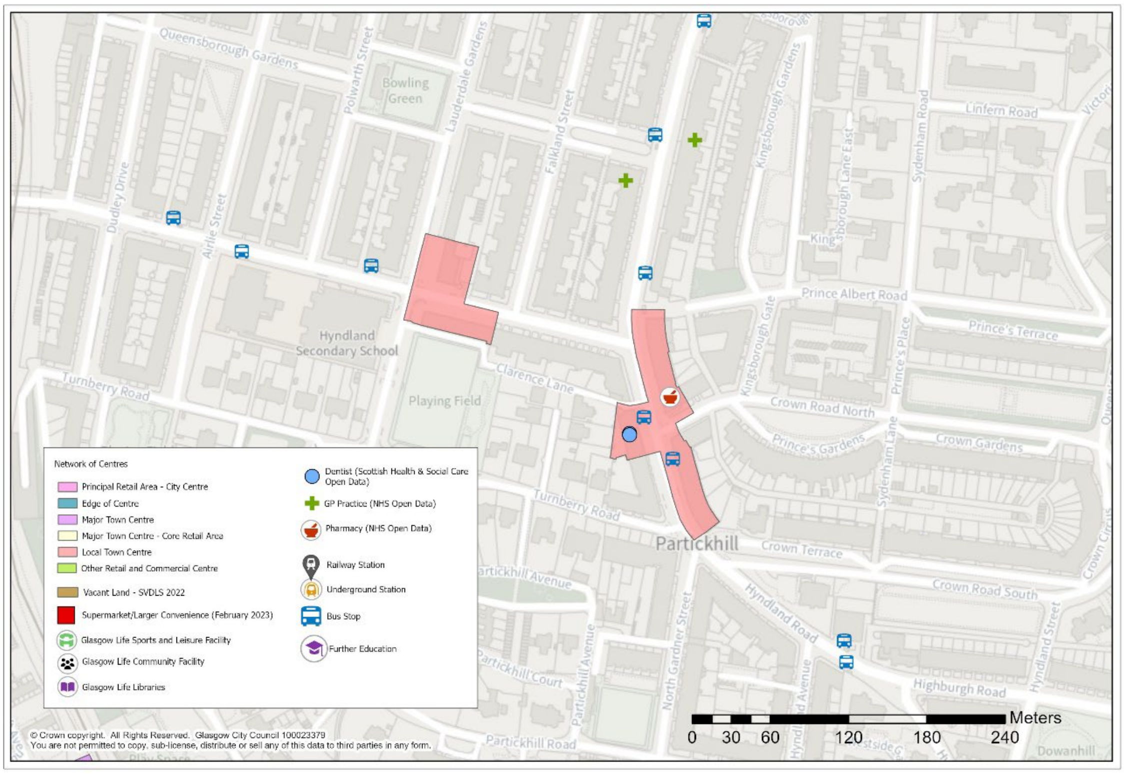
- How to protect the unique character of the centre, and ensure it continues to differentiate itself from nearby Victoria Road.
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.

Hyndland Town Centre Profile 2023

Hyndland Today

1. Location and Physical Characteristics

Hyndland is a small local town centre (46 units) located to the north-west of Byres Road. The centre boundary is split into 2 segments: the main part is on the north side of Hyndland Road, where there are small scale retail units on the ground floor and residential tenements above. The rest of the centre is located approximately 200m along Clarence Drive.



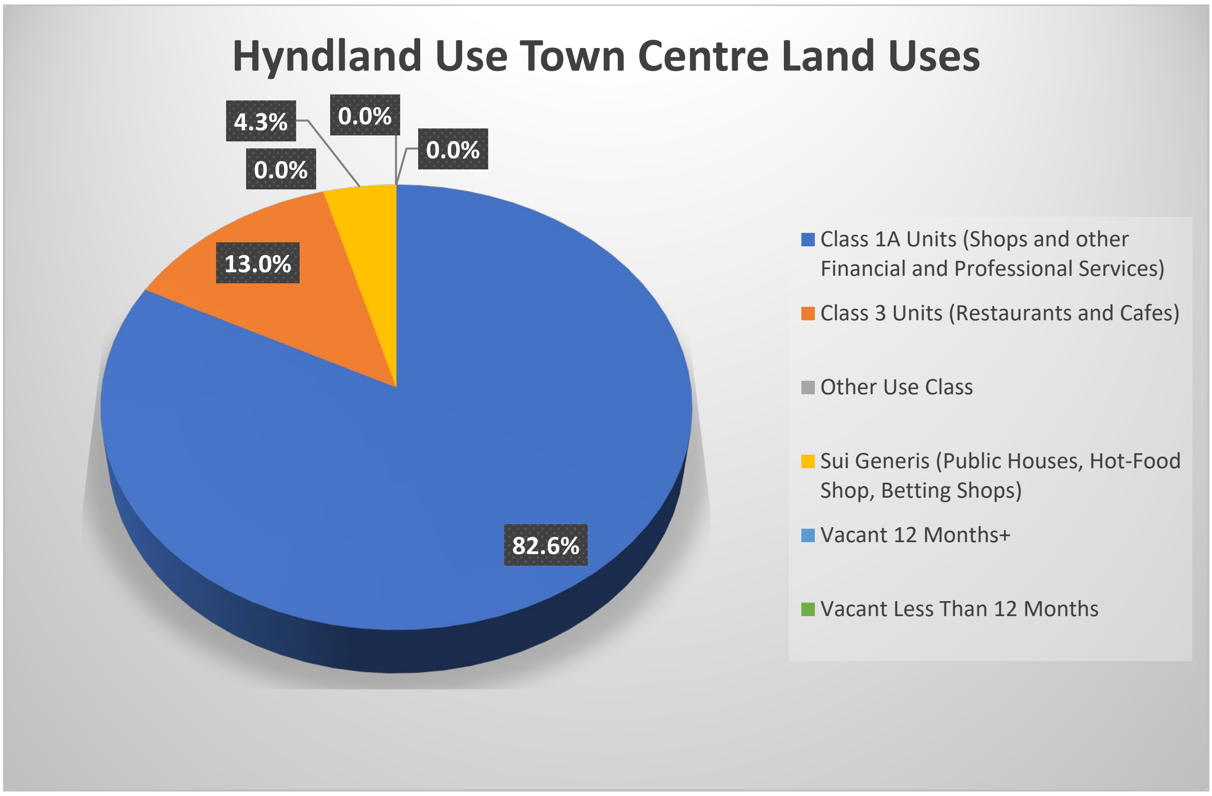
2. Activities and Facilities

Class 1a is the dominant use, occupying 82.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

Shopping is the dominant function of the centre, with 10 food shops and 16 non-food shops. The food shopping offer is focussed on local independent businesses, including a butcher, fishmonger, baker, and grocer. The only national chain store in the centre is Premier Express, however there is also a Sainsburys Local around a quarter of a mile further along Hyndland Road.

There is a good diversity of non-food shops, including 6 independent clothes shops, along with 2 booksellers and 2 furniture shops. Taken together, food and non-food shopping make up 56.5% of the units in the centre.

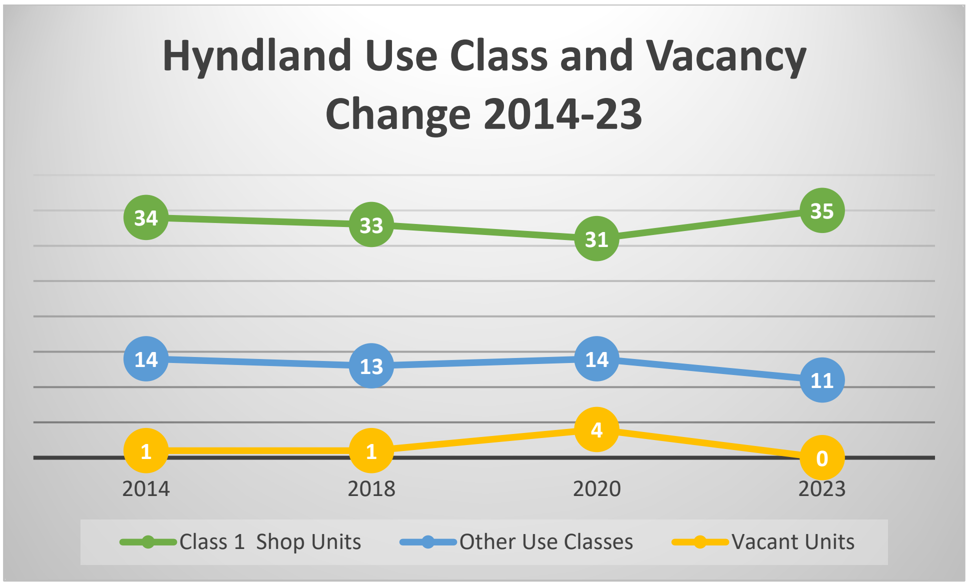


Commercial Services
There are 6 class 3 uses (coffee shops/restaurants) and 2 hot food shops (sui generis). The only financial and professional services in the centre are an estate agent, a dentist, and an insurance office. Taken together with retail services, such as chemists and hairdressers, the proportion of service uses in the centre is 43.5%.

3. Health of the Centre

Hyndland is a healthy centre with a strong local identity. There are no vacant units in the centre nor are there any concentrations of ‘bad neighbour’ uses. Indeed, there are no public houses and only 2 hot food shops, neither of which appear to impact on the amenity of the centre.

How Hyndland is Changing



It is a relatively stable centre, however there was a rise in the number of vacancies around the time of the pandemic. This has since corrected itself, albeit there has been a slight reduction in the number of units in the centre, and this has also improved the figures.

Hyndland and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres and role within the network	Hyndland's proximity to Byres Road means that it has a relatively localised function. Nevertheless, it has a range of dining and shopping choices that are well supported by the surrounding community.
Residential addresses within walking distance of centre (800sqm)	7,675
Town centre uses in the surrounding area	Cottiers restaurant and theatre, Hillhead Sports Club.
Sustainable Access	Hyndland train station is near the centre, and frequent bus services run along Hyndland Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	None.

Planned Improvements in Hyndland

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

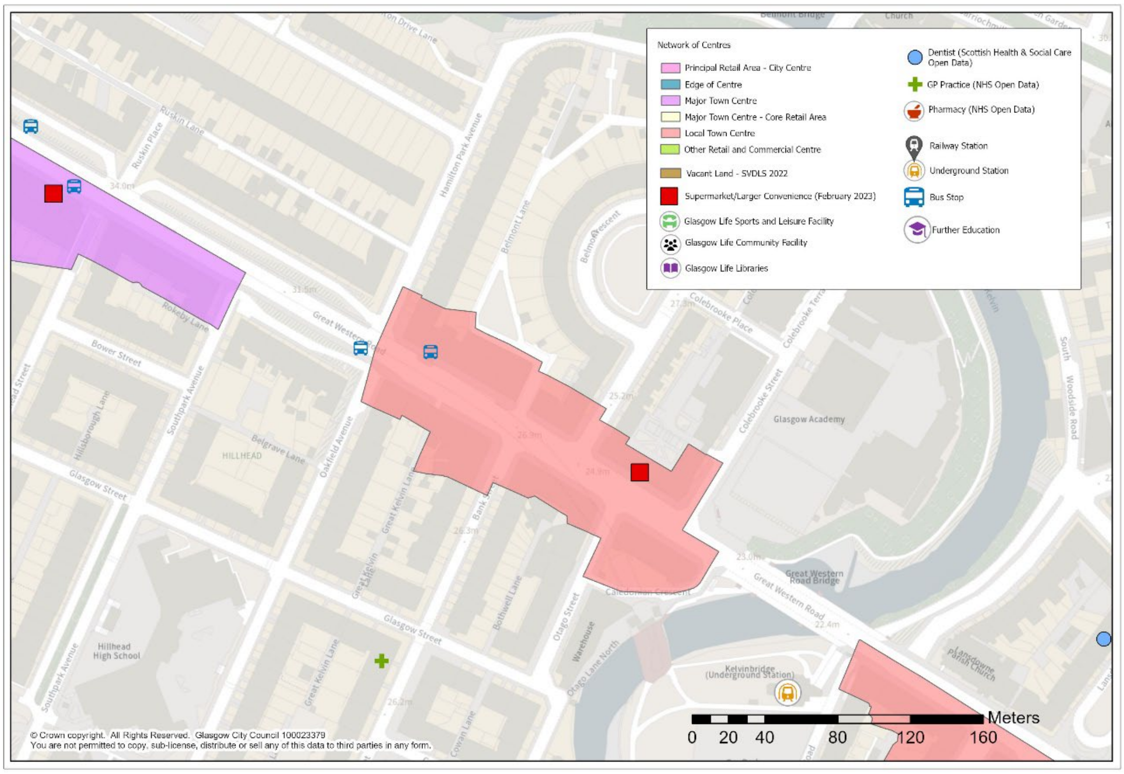
- Maintain the balance of shopping and service uses in the centre, in a way that protects the amenity of people living in the centre.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Kelvinbridge Town Centre Profile 2023

Kelvinbridge Today

1. Location and Physical Characteristics

This is a high street centre, to the north of Kelvinbridge on Great Western Road. It is a relatively small centre with 46 units (and an average unit size of around 100sqm) mainly located on the ground floor of tenement blocks. The surrounding community is a mix of professional people and a large student population.



2. Activities and Facilities

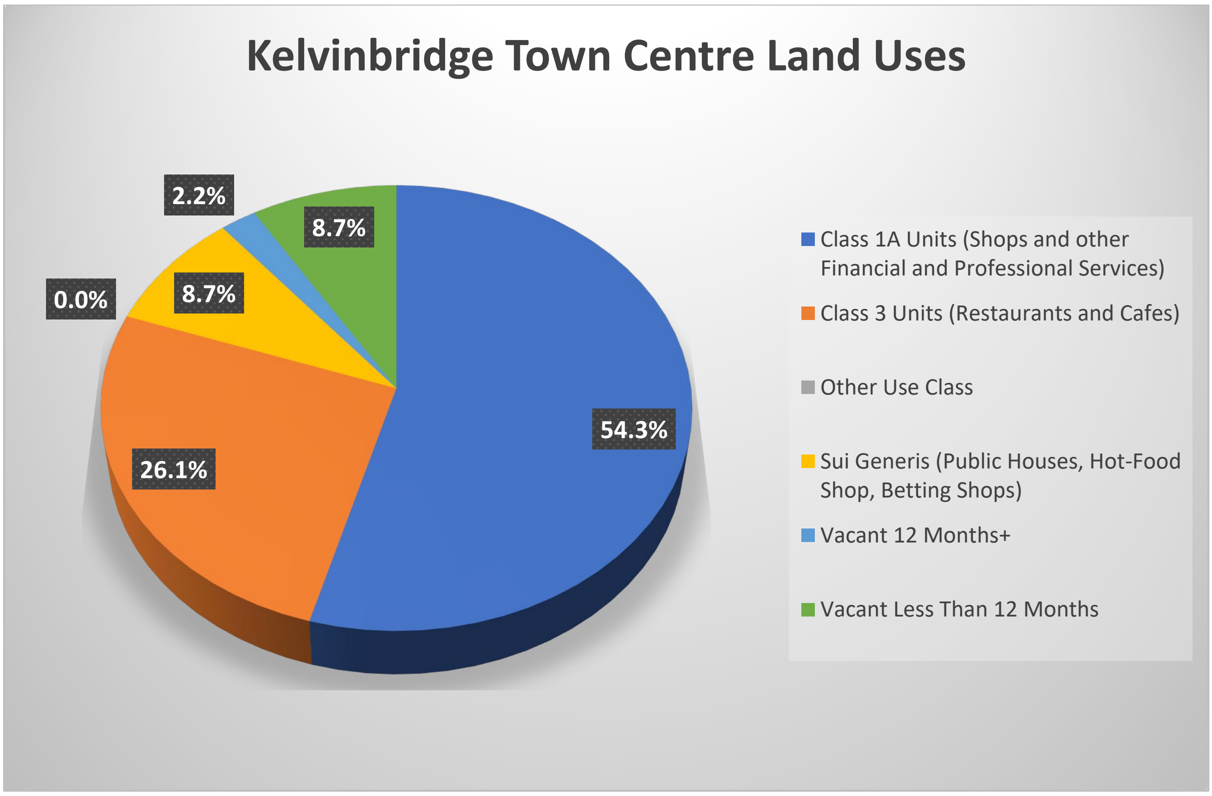
Class 1a is the dominant use in the centre, occupying 54.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 11 food shops and 7 non-food shops. The food shopping offer is anchored by a small Co-op, alongside a bakery, cheesemonger and Roots and Fruits greengrocer.

Non-food shops in the centre mainly consist of small scale clothes and household goods shops, in units under 100sqm. Taken together, food and non-food shopping make up 39% of the units in the centre.

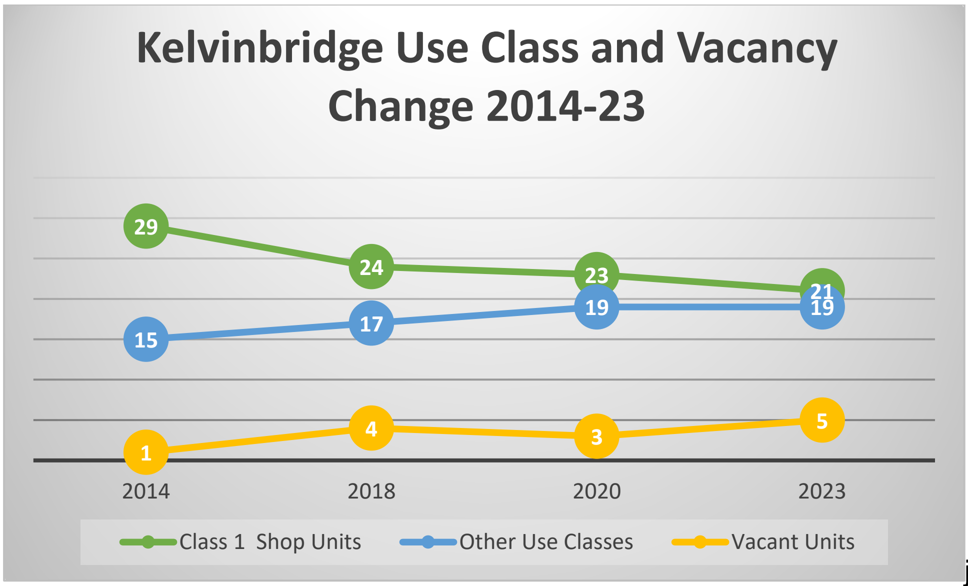
Commercial Services
There are 12 class 3 uses (coffee shops/restaurants) and 4 sui generis uses (2 hot food shops and public houses). Financial and professional services (such as solicitors, estate agents, dentists and other health related services) are well represented, with 18 units. When these are added to retail services, such as hairdressers, opticians and beauticians, then the total number of commercial services in the centre is 50%.



3. **Health of the Centre**

There are 5 vacant units, and the vacancy rate of 11% is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). Only one unit has been vacant for over 12 months, and most of the vacancies can be considered to be part of the normal commercial ‘churn’ of a centre.

How Kelvinbridge is Changing



j

The centre has transitioned from being one where shops and retail services outnumbered other uses by 2:1, to one where shop uses are now evenly balanced with other uses. Vacancies have been relatively stable since 2018.

Kelvinbridge and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It sits between Partick/Byres Road Major Town Centre and St Georges Cross/Great Western Rd Local Centre, to form a virtually unbroken high street running for approximately 3 miles from the Cross along Great Western Rd, Byres Road and Dumbarton Rd to the Thornwood roundabout.
Residential addresses within walking distance of centre (800sqm)	7,142
Town centre uses in the surrounding area	To the north of the Centre is the Glasgow Academy?, Woodside Health and Care Centre, Central Community Hall. To the south is Hillhead High School, the Stand Comedy Club, and various university buildings, including the Hunterian Museum, University gym and library. The River Kelvin Walkway runs underneath the centre at Kelvinbridge.

Sustainable Access	Kelvinbridge Subway Station is adjacent to the centre, and a number of bus routes run along Great Western Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	None.

Planned Improvements in Kelvinbridge

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

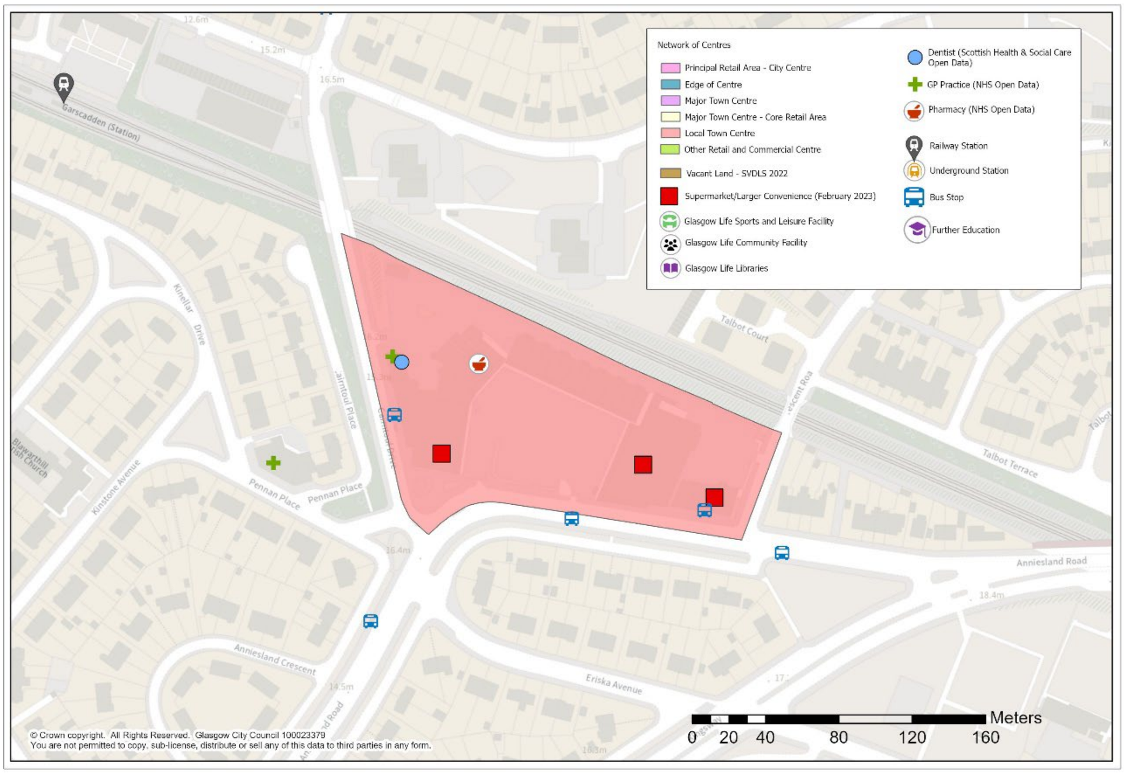
- Monitor the fall in shop units.
- Maintain the balance of shopping and commercial services (especially cafes and restaurants) in the centre, in a way that protects the amenity of people living in the centre.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Knightswood Town Centre Profile 2023

Knightswood Today

1. Location and Physical Characteristics

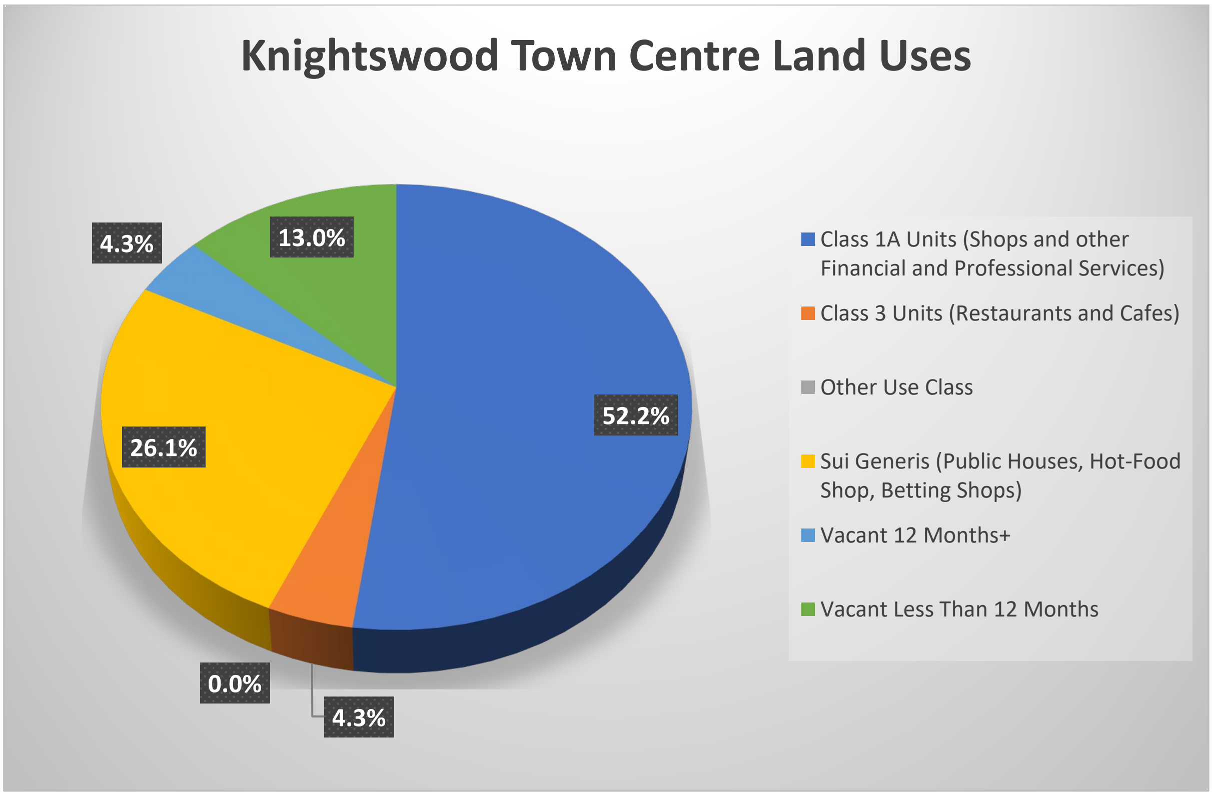
Knightswood is a local town centre in the west of Glasgow. It is a purpose built outdoor centre, with commercial units on 3 sides enclosing a significant parking area in the middle. Although it is one of the smallest town centres in terms of units (23 units) this belies its true size and significance, since the centre has several large units and a total floorspace of 6000sqm, which makes it an important shopping destination in the local area.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 52% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 6 food shops and 6 non-food shops. The food shopping offer is anchored by a Tesco Metro (1,886sqm) and Farmfoods and Iceland are also present. The non-food shop offer is more limited, and includes the Card Factory and several charity shops. Food and non-food shopping comprise 52% of the units, and 70% of the floorspace, in the centre, which indicates its dominant shopping function.



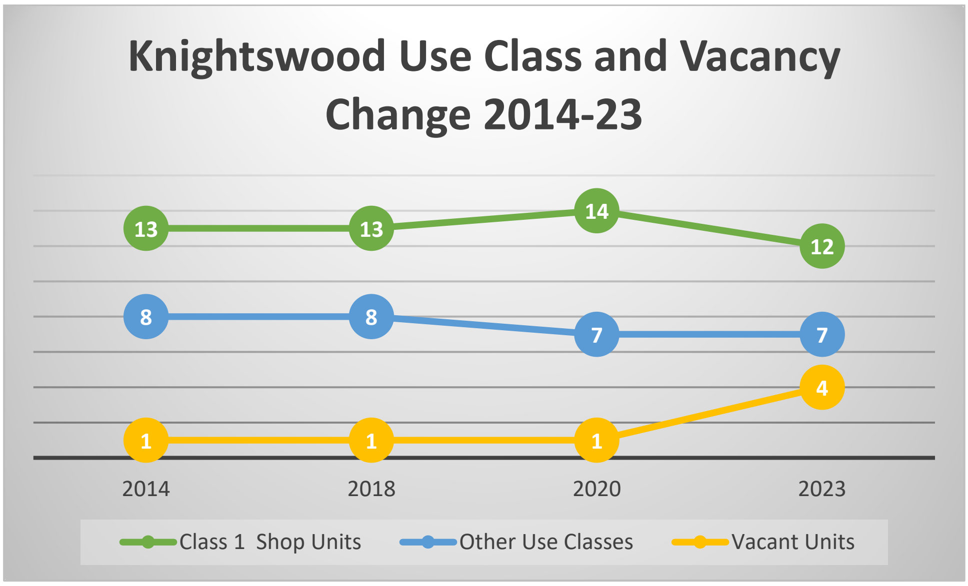
Commercial Services
There is one coffee shop in the centre, 3 bookmakers and 3 hot food takeaways. There are no financial and professional services (such as solicitors, estate agents, dentists, or other health related services). This underlines the centre's relatively narrow commercial function.

3. Health of the Centre

There are 4 vacant units, which is a vacancy rate of 17%. This is above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company) but only one unit has been vacant for over 12 months. There are 2 adjacent vacant units, one of which is a sizeable unit (480sqm). These create a negative perception, particularly since they are near the entrance of the centre.

With no residential uses, the centre has the feel of a small commercial centre and the extensive car parking in the centre reinforces this.

How Knightswood is Changing



Up until the pandemic, Knightswood was a relatively stable centre, with little variation in the amount of occupied shop units, non-shop units and vacancies. However, since 2020, there has been a rise in vacant units.

Knightswood and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	The strong food offer makes Knightswood a shopping destination for surrounding communities that also use Yoker and Whiteinch Centres for smaller shopping trips.
Residential addresses within walking distance of centre (800sqm)	3,796
Town centre uses in the surrounding area	Knightswood Library and community centre is located to the north of the centre.
Sustainable Access	Garscadden rail station is nearby. A new bridge over the River Clyde between Renfrew and Yoker will improve

	pedestrian, cycle and vehicular access to the shopping and leisure facilities at Braehead.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	

Planned Improvements in Knightswood

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

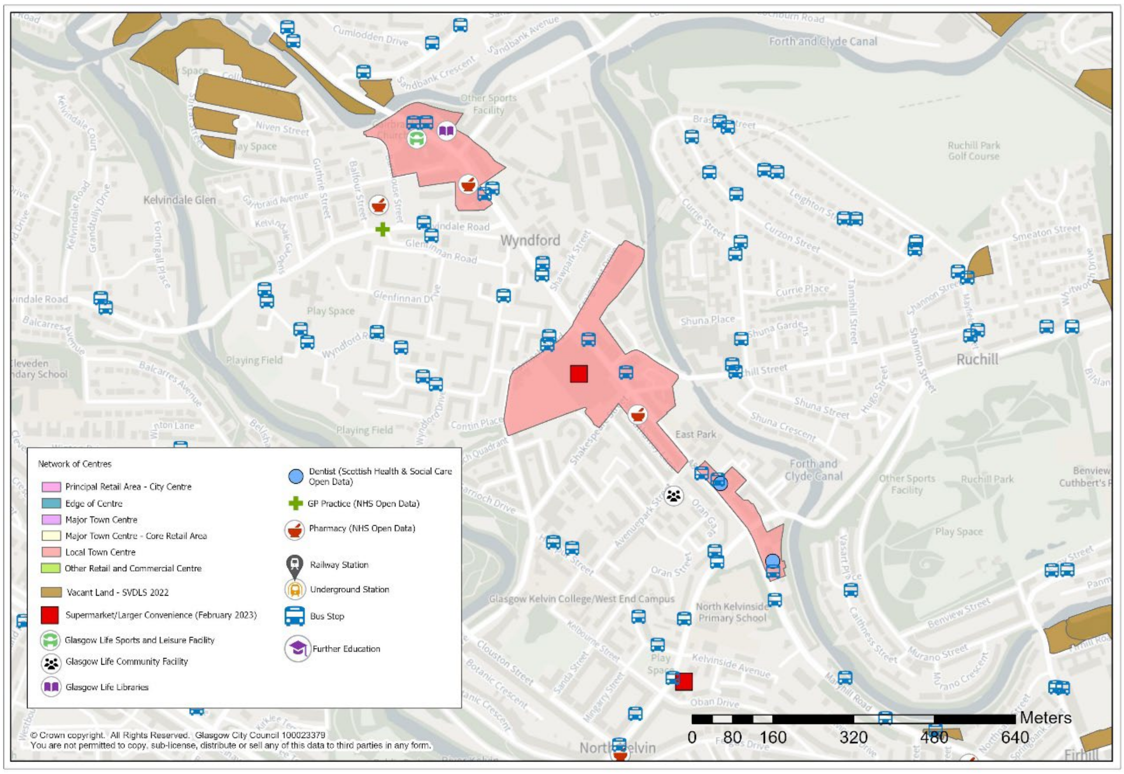
- Monitor and address the recent rise in vacant units.
- Consider whether there is a need to broaden the range of uses in the centre away from its commercial focus, in order to provide more of a focus for the community.
- Consider whether the level of car parking is necessary and if the space could be better used.

Maryhill Town Centre Profile 2023

Maryhill Today

1. Location and Physical Characteristics

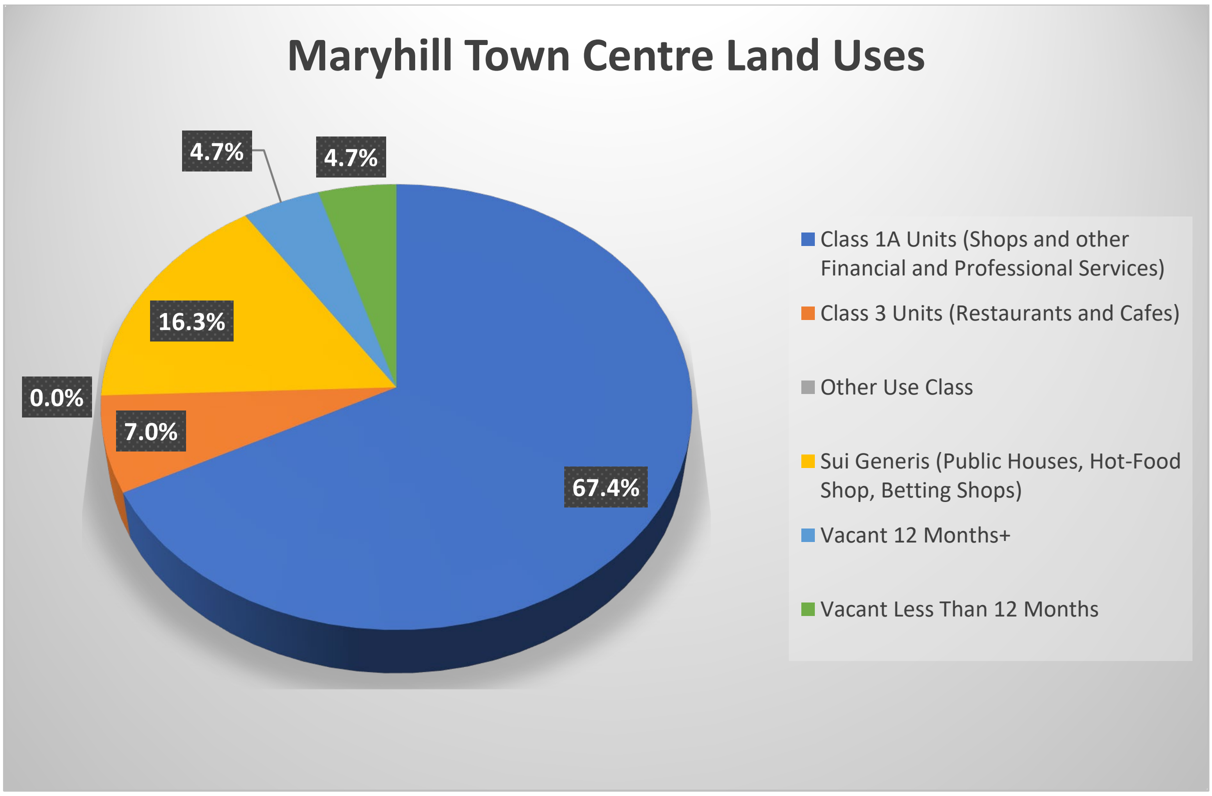
Maryhill is a long high street centre (86 units) in north-west Glasgow. The town centre is split into 3 segments, that are separated by mainly tenemental areas along Maryhill Road. The commercial units in the centre are mostly located in the southerly end of the centre, and civic uses are mainly in the most northerly segment.



2. Activities and Facilities

Class 1a is the dominant use, occupying 67.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 12 food shops and 17 non-food shops. The food offer is dominated by a large Tesco Extra Superstore (8,400sqm). Other high street names include Greggs and Subway. There is a good diversity of independent non-food shops, including jewellers, clothes shops, and florists, but there are few high street brand names. Taken together, food and non-food shopping make up 34% of the units in the centre, however, in floorspace terms they comprise 70%, due to the Tesco superstore.



Commercial Services

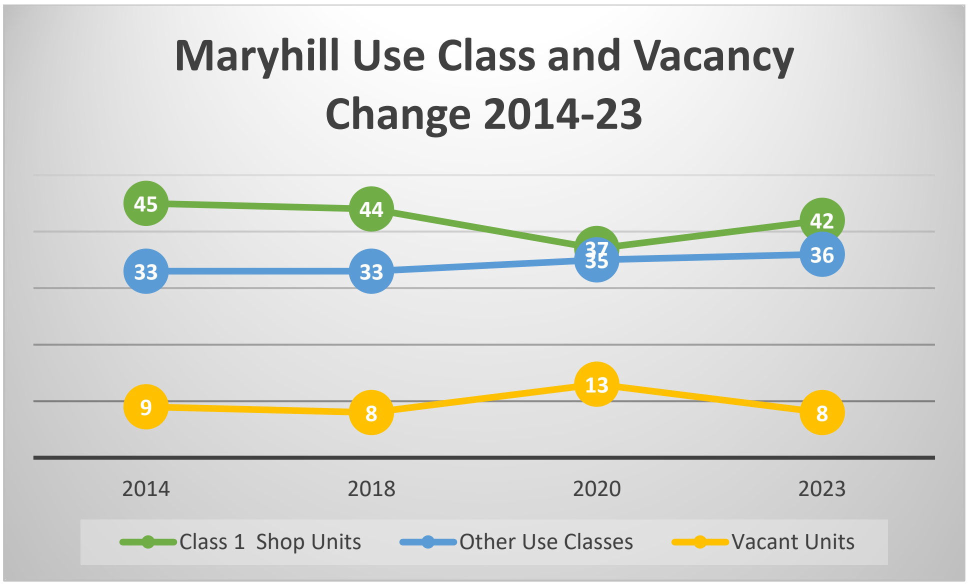
There are 6 class 3 uses (coffee shops/restaurants) and 14 sui generis uses (6 hot food shops, 4 public houses and 3 betting shops). Professional services include solicitors, estate agents, dentists, and a credit union. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services units in the centre is 56.5%.

Civic and Community Uses
These uses are focussed in the north of the centre, and include Maryhill Burgh Halls community/event space and museum, Maryhill Library, Citizens Advice Bureau, the Glasgow Club Sports Centre. Maryhill Police Station and Maryhill Health Centre are situated within a short walk of the town centre.

3. Health of the Centre

The level of occupancy in the centre is high, with 90.5% occupied units. There are 8 vacant units, 4 of which have been vacant for over 12 months. The vacancy rate is 9.5%, which is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). 5 of the vacancies are located at the eastern end of the centre, where the quality of shopfront is lower than the rest of the centre. Overall, the centre is large enough to sustain this level of vacancy without a noticeable effect on its overall vitality. There do not appear to be any concentrations of ‘bad neighbour’ uses creating amenity uses for local residents.

How Maryhill is Changing



The number of occupied shop units (including retail services) fell sharply between 2018 and 2020, but has recovered since then. These changes were mirrored by a rise in vacancy between 2018 and 2020, and then a fall since 2020. Throughout this time, the number of other service uses remained relatively stable. The centre has therefore been on a positive trajectory post pandemic.

Maryhill and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Maryhill has developed to serve the needs of the local community, although the size of the Tesco supermarket means it draws shoppers from across the wider north-west Glasgow. Maryhill's proximity to Byres Rd Major Town Centre to the south, gives it access to a wider range of goods and services.
Residential addresses within walking distance of centre (800sqm)	8,097
Town centre uses in the surrounding area	The Maryhill hub community centre, Shakespeare St youth club, the Climbing Academy Rock Climbing Centre, and various gyms and Maryhill Health Centre.
Sustainable Access	Maryhill train station is located to the north of the centre, and there are frequent bus services connecting it to the rest of the city.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Shawpark St, 21 units, 2023 • Former job centre site, Maryhill Rd, 22 units, 2023 (in town centre)

	• Shannon St, 39 units, 2023 • Maryhill Cross, 20 units, 2023 • Botany Corner, 26 units, 2020

Planned Improvements in Maryhill

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
North Glasgow Strategic Development Framework	**The North Glasgow Strategic Development Framework (2023)** sets out a series of principles and actions relating to the town centre: **Principle 18** states that local groups and shop owners, with Council support, could be encouraged to deliver shopfront, public realm and streetscape improvements, to increase town centre vitality, and that this could be progressed through an action plan or design framework. **Principles 23-26** support the maintenance and enhancement of health care, education, sport/recreation. community and art facilities in locations that have good public transport, walking and cycling links. **Actions** • Support the strengthening of the Town Centre, through locally-led partnership initiatives. • Support and assist local partnerships in their efforts to identify and secure funding opportunities to deliver town centre improvements. **Outcome** Improved attractiveness, via initiatives such as shopfront, public realm and lighting improvements. **Appendix D** also supports the phased delivery of the Avenues North Project which includes: • the creation of a high-quality active travel route along Maryhill Rd through the town centre. • improvements to spaces and the built form to activate the streetscape.
Active Travel City Network (ATCN)	• ATS & Liveable Neighbourhoods team: currently overseeing the ATCN (Inner North Area) design study, that is being prepared by consultants (AECOM/Austin Smith:Lord Architects/Waveparticle). The ATCN includes proposals for the installation of a cycle lane along Garscube Rd (Garscube Toll to Queens Cross section) and Maryhill Rd (Queens Cross to Bilsland Dr section)./ This section of the ATCN runs through the southern part of the town centre.

	• Future Potential for ATCN (Outer North Area) study to set out concept designs for proposed active travel improvements on sections of Maryhill Rd due north of Queens Cross, passing through the central and northern parts of the town centre.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

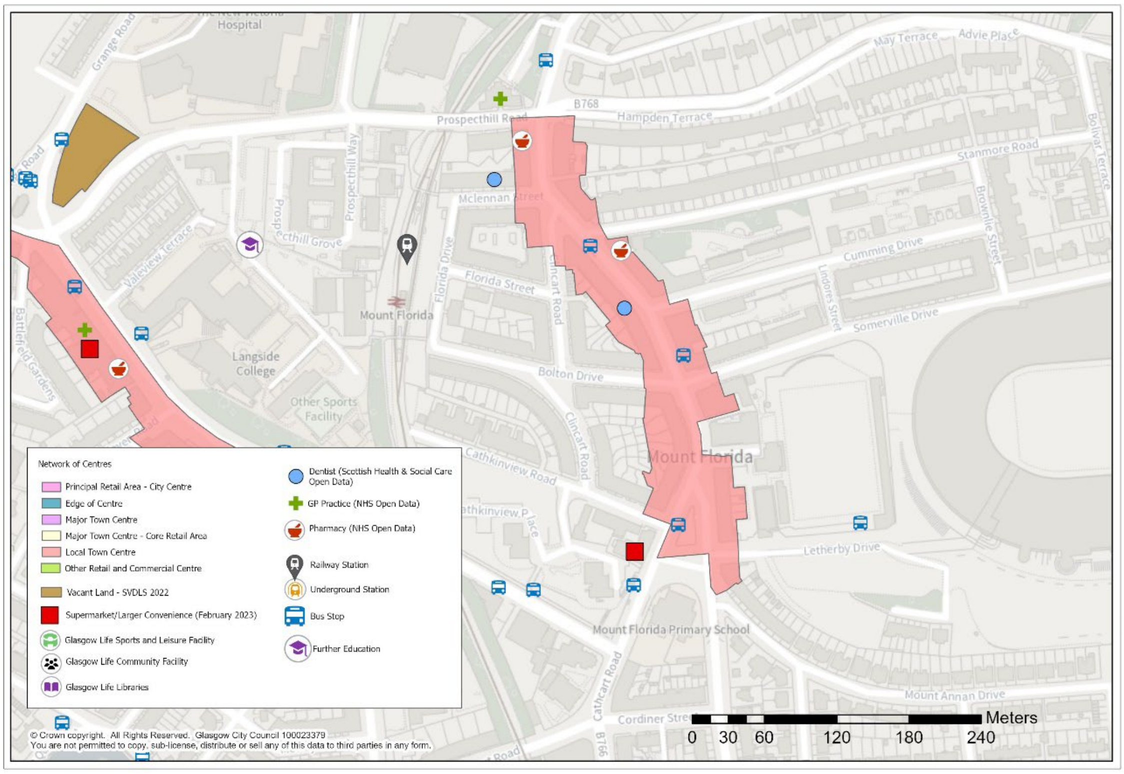
- How to support the principles and actions set out in the North Glasgow Strategic Development Framework.

Mount Florida Town Centre Profile 2023

Mount Florida Today

1. Location and Physical Characteristics

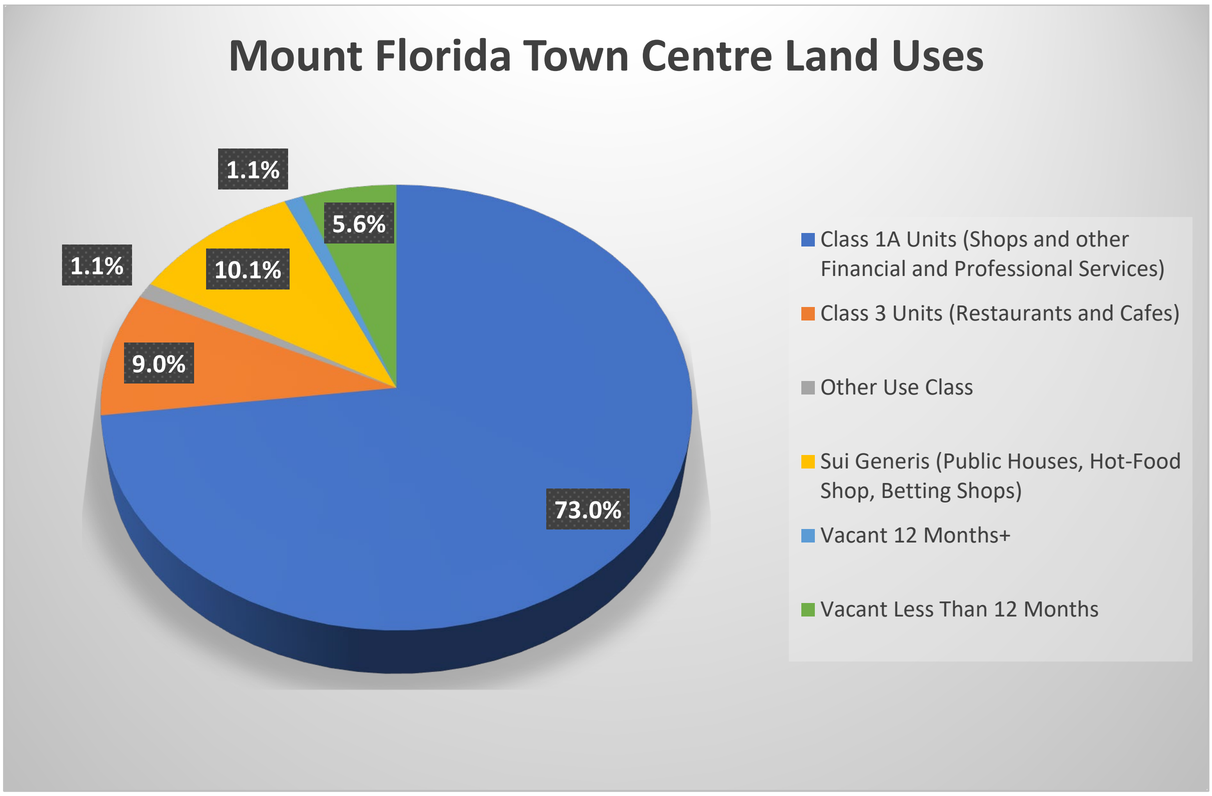
Mount Florida is a mid-range town centre (89 units) located on the Southside of Glasgow, several kilometres to the south of the River Clyde. It is a linear high street, running along Cathcart Road. The majority of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 73% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 10 food shops and 22 non-food shops (36%). Both the food and non-food shopping offer is dominated by small independents, including local grocers, toys, and hardware stores, which give it a unique local character. However, the centre does not have the national multiple retail operators that are found in nearby Battlefield. Mount Florida is a more niche shopping location in the locality.



Commercial Services

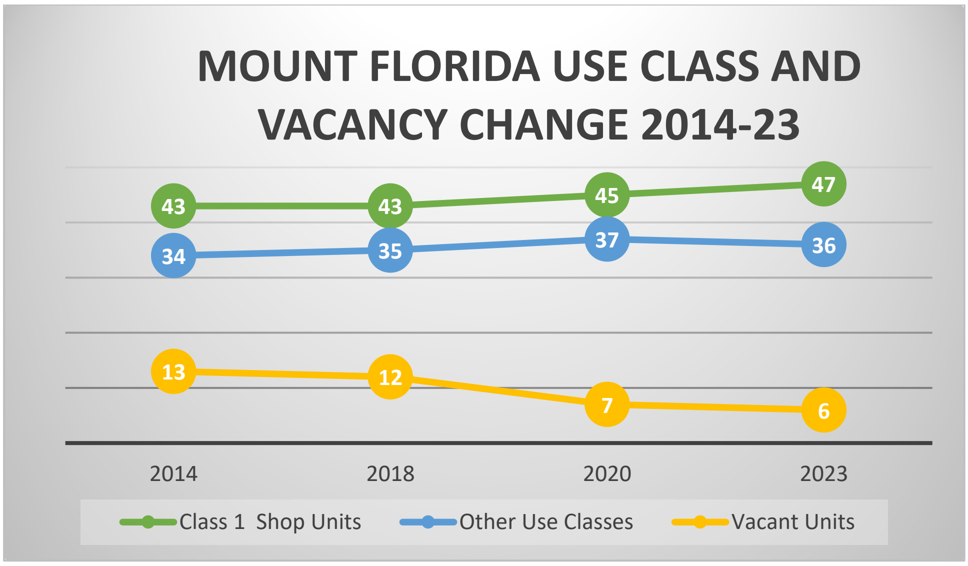
There are 8 class 3 uses (coffee shops/restaurants) in the centre, and 9 sui generis uses (hot food shops and public houses). Together, these represent 19% of the units in the centre, however when financial and professional services are included, along with retail services such as hairdressers and beauticians, then the figure rises to 57%.

3. Health of the Centre

Mount Florida is a healthy centre, with 93.5% occupied units. However, there are 6 vacant units. This equates to a vacancy rate of 6.5%, which is well below the Scottish national high street average of 15% (Scottish Retail Consortium/Local Data Company). Only 1 of the units in the centre has been vacant more than 12 months. The centre is considered to have a good level of environmental quality, with well-maintained shopfronts.

.

How Mount Florida is Changing



The number of Class 1 uses in the centre has risen gradually since 2014, and vacancies have shown a steady fall. Shopping uses have proved to be resilient, and there is little sign of any pressure for the introduction of other uses over the last 10 years. It is a relatively stable centre, with little variation in the amount of occupied shop units, other commercial services and vacancies over time. Since lockdown the centre has been stable, and shopping remains the dominant use in the centre.

Mount Florida and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It is a sister centre to Battlefield, which is the main food shopping location of the two. Mt. Florida has more local independent shops, such as toy and furniture shops, which are likely to attract people from outwith the local area.
Residential addresses living within walking distance of centre (800sqm)	4,908
Town centre uses on the edge of the Centre.	New Victoria Hospital, Mount Florida Medical Centre, Langside Library, Hampden Park, Toryglen Regional Football Centre, Glasgow Indoor Bowling Club.
Sustainable Access	Mount Florida is well served by public transport with Mount Florida rail station nearby, and a number of bus routes running along Cathcart Road.
Strategic Housing Investment Plan Sites in the	• Stanmore Rd, 50 Units, 2023 • Cumming Drive, 22 Units, 2025

Local Area with estimated or actual approval date.	

Planned Improvements in Mount Florida

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

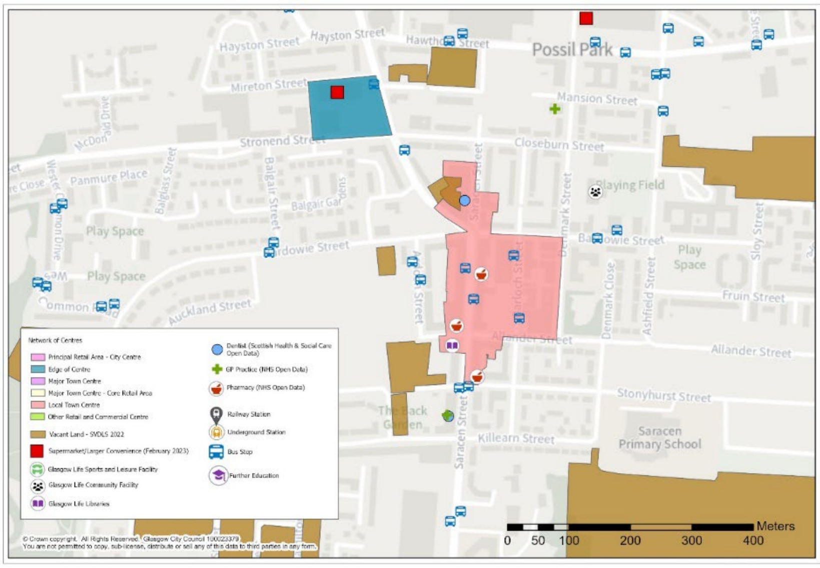
- How to protect the unique character of the centre, and ensure it continues to differentiate itself from Battlefield.

Possilpark Town Centre Profile 2023

Possilpark Today

1. Location and Physical Characteristics

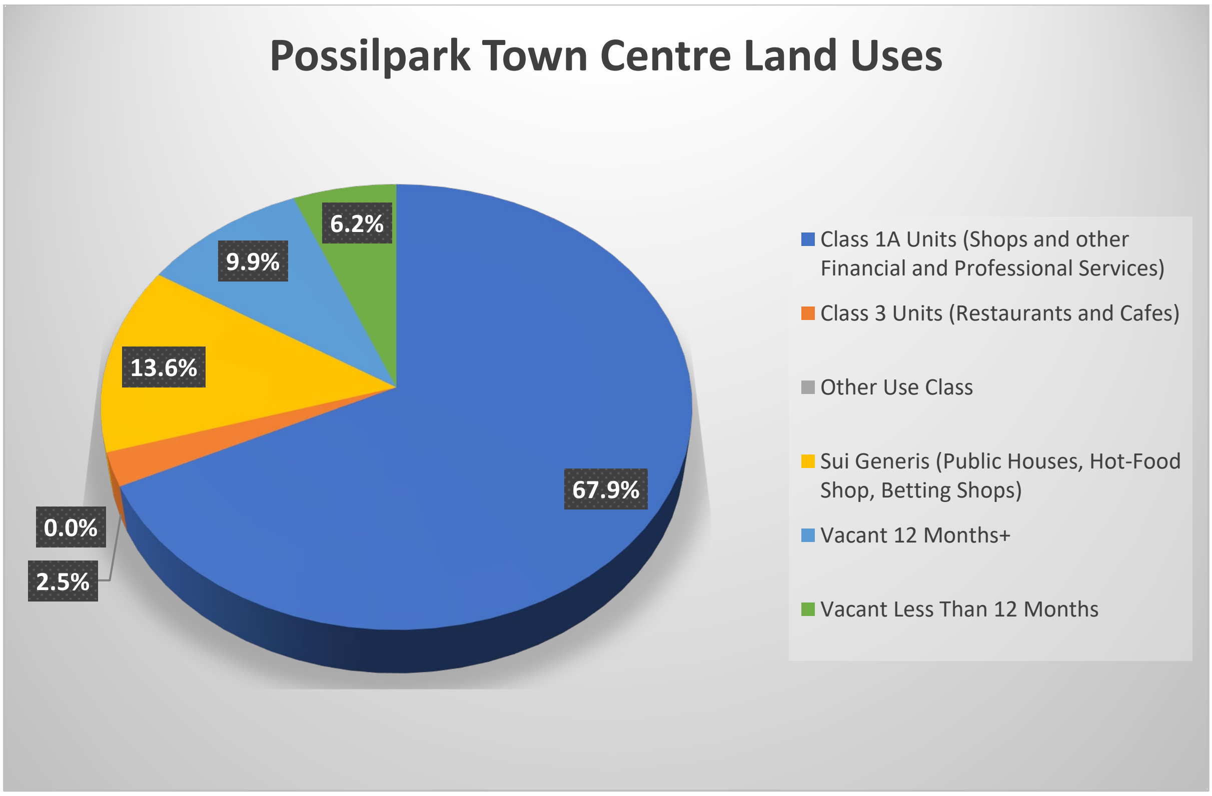
Possilpark is a mid-sized local town centre (81 units) located in the north of Glasgow. The main part of the centre is a high street, running along both sides of Saracen St for around half a kilometre. This part consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor. Running parallel to Saracen Street are Barloch St and Denmark St, where there are public and community buildings.



2. Activities and Facilities

Class 1a is the dominant use in the centre2, occupying 68% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 16 food shops and 16 non-food shops. The largest store by some distance is B&M (1,800sqm) on Bardowie Street at the north end of the centre, which is mainly non-food with some food lines. The in-centre food offer is limited to small convenience stores and independent grocery type stores serving local needs. The main food shopping facility in the area is Lidl to the north-west and Farmfoods to the north-east.
Aside from B&M, the non-food offer in the centre is also limited. It mainly consists of local independent businesses, including computer sales, home goods and florists. There is also a Home Bargains store to the north of the centre next to Lidl, where there are larger units and more parking. These are designated edge of centre in the City Development Plan. Together, the amount of food and non-food shop units in the centre is 40%.



Commercial Services
There are 2 class 3 uses (coffee shops/restaurants) and 11 sui generis uses (5 hot food shops, 3 public houses and 3 betting shops). Financial and professional services (such as solicitors, dentists, housing office, credit union) are well represented, with 18 units. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 44%.

Civic and Community Uses

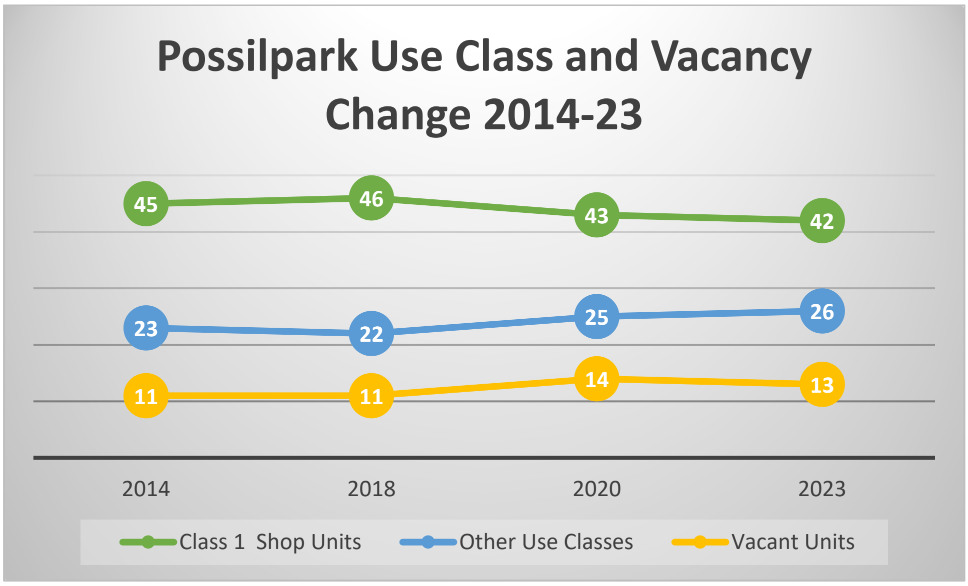
Possilpark Library and Learning Centre is on Allander St/Saracen Street. Situated within the Barloch St/Denmark St locality are the police station, the Springpark Centre providing medical and support services, and a Hindu temple.

3. Health of the Centre

The level of occupancy is reasonably healthy, with 84% occupied units. The vacancy rate of 16% is just above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). 8 out of the 13 vacant units have been vacant for over 12 months. Long term vacancy is a challenge, but they are evenly spread throughout the centre, and there are no pockets of vacancy, nor are there any concentrations of ‘bad neighbour’ uses. Although the centre has relatively wide pavements, the quality of some shop fronts could be improved.

There are a number of small-medium vacant sites that have a negative impact on the quality of the east-west approach routes to the town centre, and they generate an atmosphere of dereliction and decay that may undermine the commercial vitality/vibrancy of the town centre.

How Possilpark is Changing



It is a relatively stable centre, with little variation in the amount of occupied shop and non-shop units over time, and the centre appears to have reached a sustainable balance. There is already a significant number of non-shop units in the centre, and there appears to be little pressure for more. The number of vacancies is steady, but higher than would be expected in a thriving centre.

Possilpark and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Springburn and Possilpark are two neighbouring centres that each serve their own communities.
Residential addresses within walking distance of centre (800sqm)	2,539
Town centre uses in the surrounding area	Possilpark Health Centre is located on the southern boundary of the centre. Other community facilities include Possobilities (disability support charity) and Possilpoint Community Centre, both at Denmark St. There are also several places of worship for a variety of faiths, situated in and around the town centre
Sustainable Access	Possilpark/Parkhouse is the nearest rail station. There is a frequent bus service to the city centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	Hamiltonhill Phase 1, 175 units, 2020 Hamiltonhill Phase 2, 36 units, 2023 Hamiltonhill Phase 3, 58 units, 2025 Cowlairs, 200 units, 2025

Planned Improvements in Possilpark

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
[North Glasgow Strategic Development Framework]	**The North Glasgow Strategic Development Framework (2023)** sets out a series of principles and actions relating to the town centre: **Principle 18** states that local groups and shop owners, with Council support, could be encouraged to deliver shopfront, public realm and streetscape improvements to increase town centre vitality, and that this could be progressed through an action plan or design framework. **Principles 23-26** support the maintenance and enhancement of health care, education, sport/recreation. community and art facilities in locations that have good public transport, walking and cycling links. **Actions** • Support the strengthening of the Town Centre through locally-led partnership initiatives. • Support and assist local partnerships in their efforts to identify and secure funding opportunities to deliver town centre improvements. **Outcome** Improved attractiveness via initiatives such as shopfront, public realm and lighting improvements. **Appendix D** also supports the phased delivery of the Avenues North Project which includes: • the creation of a high-quality active travel route from the outskirts of the city centre through the north via Saracen St and the town centre. • improvements to spaces and the built form to activate the streets including in the town centre.
Active Travel City Network (ATCN)	ATS & Liveable Neighbourhoods team: currently overseeing the ATCN (Inner North Area) design study that is being prepared by consultants (AECOM/Austin Smith: Lord/Waveparticle). The ATCN includes proposals for the installation of a cycle lane along Possil Rd/Saracen St/Balmore Rd, the route runs through the town centre.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- How to support the principles and actions set out in the North Glasgow Strategic Development Framework.

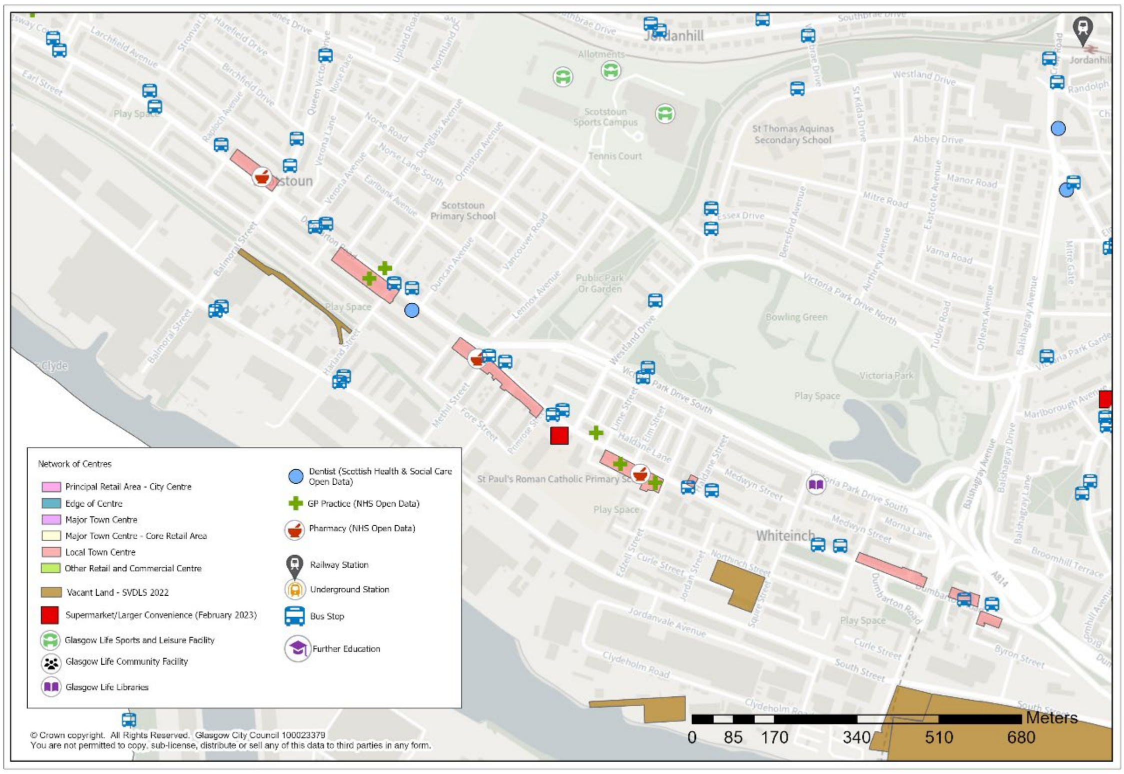
- Maintain the balance of shopping and service uses in the centre, in a way that protects the shopping function and helps maintain the vitality and quality of the centre. How to address the level of vacancy in the centre, and long-term vacancy in particular.
- How to encourage and stimulate the re-use or redevelopment (including in some cases introducing meanwhile uses) on the small-to-medium sized vacant sites located in the areas surrounding the town centre.

Scotstounhill/Whiteinch Town Centre Profile 2023

Scotstounhill/Whiteinch Today

1. Location and Physical Characteristics

Scotstounhill/Whiteinch is a long, linear high street centre, running for around 1.25 miles along Dumbarton Road. It is located just north of the Clyde and west of Partick. The centre serves two main communities, Scotstoun to the west and Whiteinch to the east. It is further split into 6 unconnected segments that are separated by residential street blocks. Most of the centre consists of tenements, with small scale retail units (100 in total) on the ground floor.



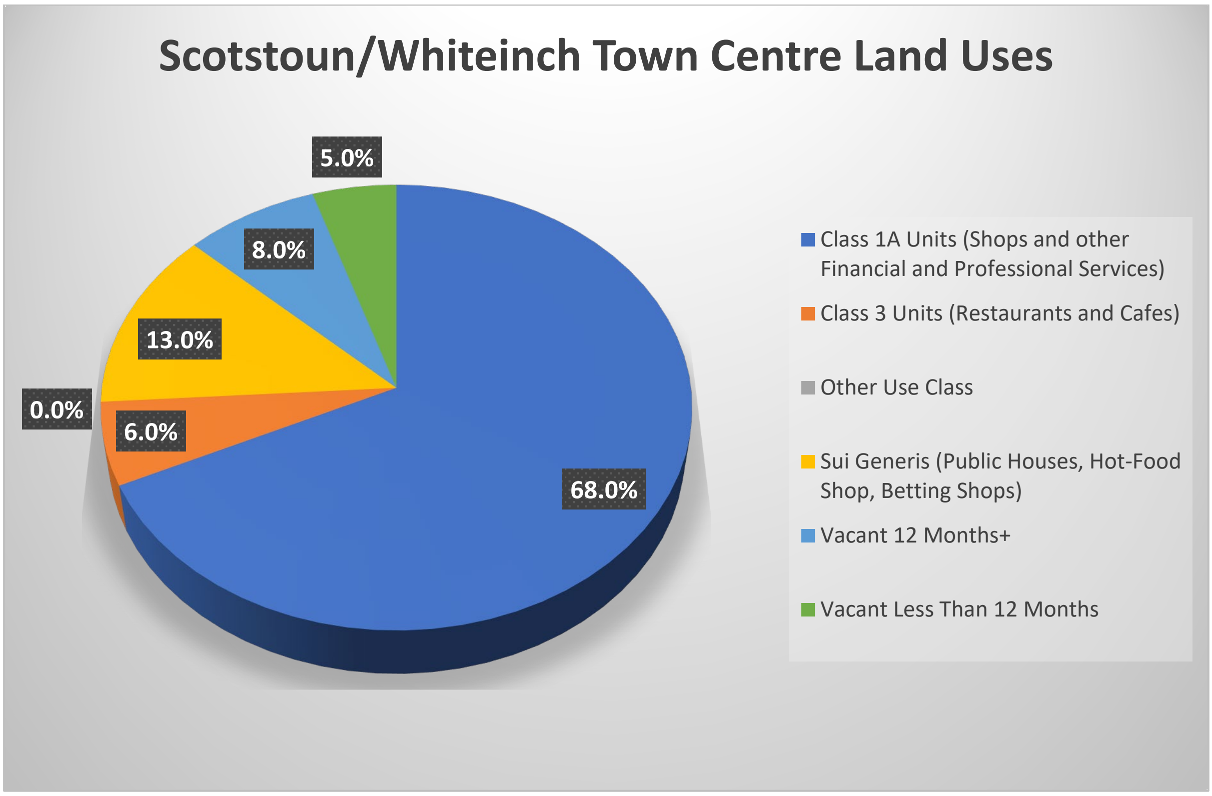
2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 68% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

The Centre has 16 food shops and 16 non-food shops. The food shops are small, with an average size of 100sqm, and they cater for basic day to day needs. Due to the small size of units in the centre, bigger stores are located beyond its boundaries e.g. the Tesco in nearby Knightswood Local Town Centre, and many local people use either Clydebank or Partick for their main food shop, accessed either by car or bus.

Non-food shops in the centre are even smaller, with an average size of around 70sqm. They consist of local independent businesses, including clothes shops, chemists, and florists. Taken together, food and non-food shopping make up 32% of the units in the centre.



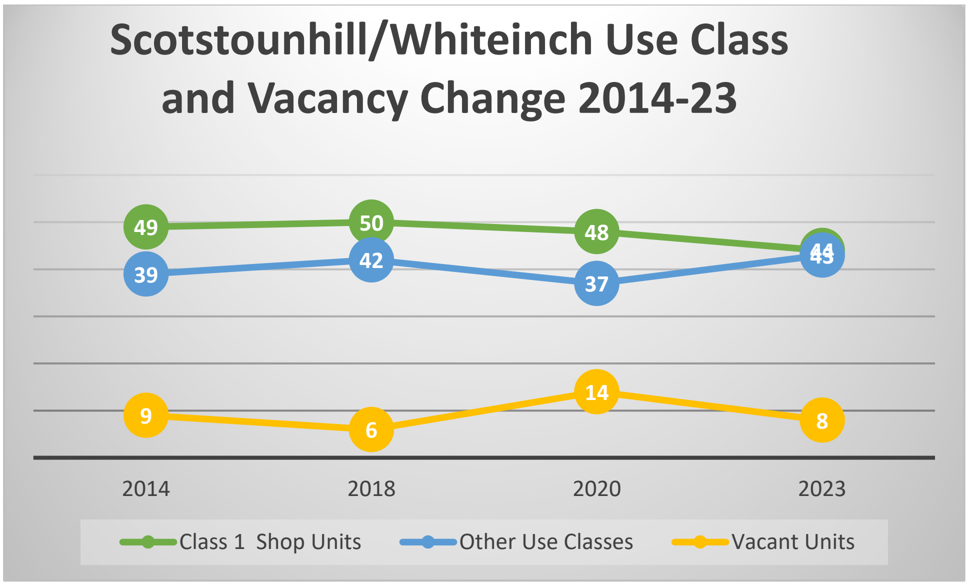
Commercial Services
There are 6 class 3 uses (coffee shops/restaurants) and 10 hot food shops. Financial and professional services include 3 doctor's surgeries. This is an indication that, given the length of the centre, different parts serve different local communities. Estate agents, solicitors and veterinary surgeries are also present. When these are added to retail services, such as hairdressers, opticians, and beauticians, then the total number of commercial services in the centre is 55%.

3. Health of the Centre

There are 13 vacant units (a vacancy rate of 13%, which is below the 15% average for Scottish high streets) and 8 of these have been vacant for over 12 months. Although this is relatively high, vacancies are evenly spread throughout the centre, so that their impact is masked somewhat. Nevertheless, the level of long-term vacancy is an issue.

Similarly, although there is a high number of hot food shops, they are spread throughout the 6 segments of the centre, and therefore have less effect on overall amenity.

How Scotstounhill/Whiteinch is Changing



The dominant trend in the centre is a gradual fall in shops and retail services, reflected by a rise in other commercial service uses. The level of vacancy spiked in the period 2018-20 and has remained at the same level since.

Scotstounhill/Whiteinch and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres and role within the network	The length of the centre is such that the western end of the centre is closer to Knightswood TC, and the eastern end is closer to Partick/Byres Rd TC, than they are to each other.
Residential addresses within walking distance of centre (800sqm)	8,585
Town centre uses in the surrounding area	Whiteinch: Community Centre, Library, Movement Park, Victoria Park Pre-school. Scotstounhill: La Discoteca events space, Heart of Scotstoun Community Centre,- Scotstoun Sports Campus including Glasgow Club sports centre and stadium.
Sustainable Access	The western end of the centre is well served by public transport, with Scotsounhill rail station nearby. Whiteinch is less well served in terms of rail, however a number of bus routes run along Dumbarton Road. A new bridge over the River Clyde between Renfrew and Yoker will improve pedestrian, cycle and vehicular access to the shopping and leisure facilities at Braehead

Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Northinch St, 85 units, 2023

Planned Improvements in Scotstounhill/Whiteinch

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

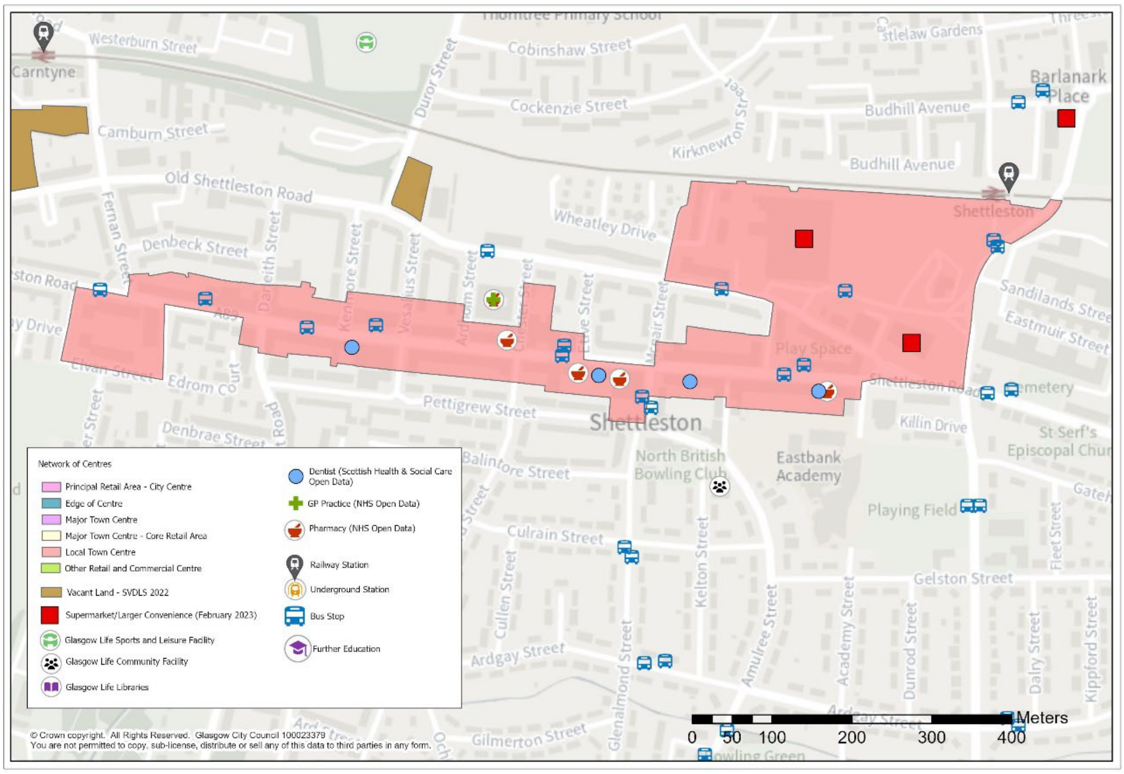
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.
- Monitor and manage the trend towards more service uses in the centre.

Shettleston Town Centre Profile 2023

Shettleston Today

1. Location and Physical Characteristics

Shettleston is a large town centre (162 units) located in the east of Glasgow. The centre is a high street, running along both sides of Shettleston Road for around a kilometre. Most of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor, but there is a large Tesco Superstore which serves as the main food shopping destination for Shettleston and surrounding communities.



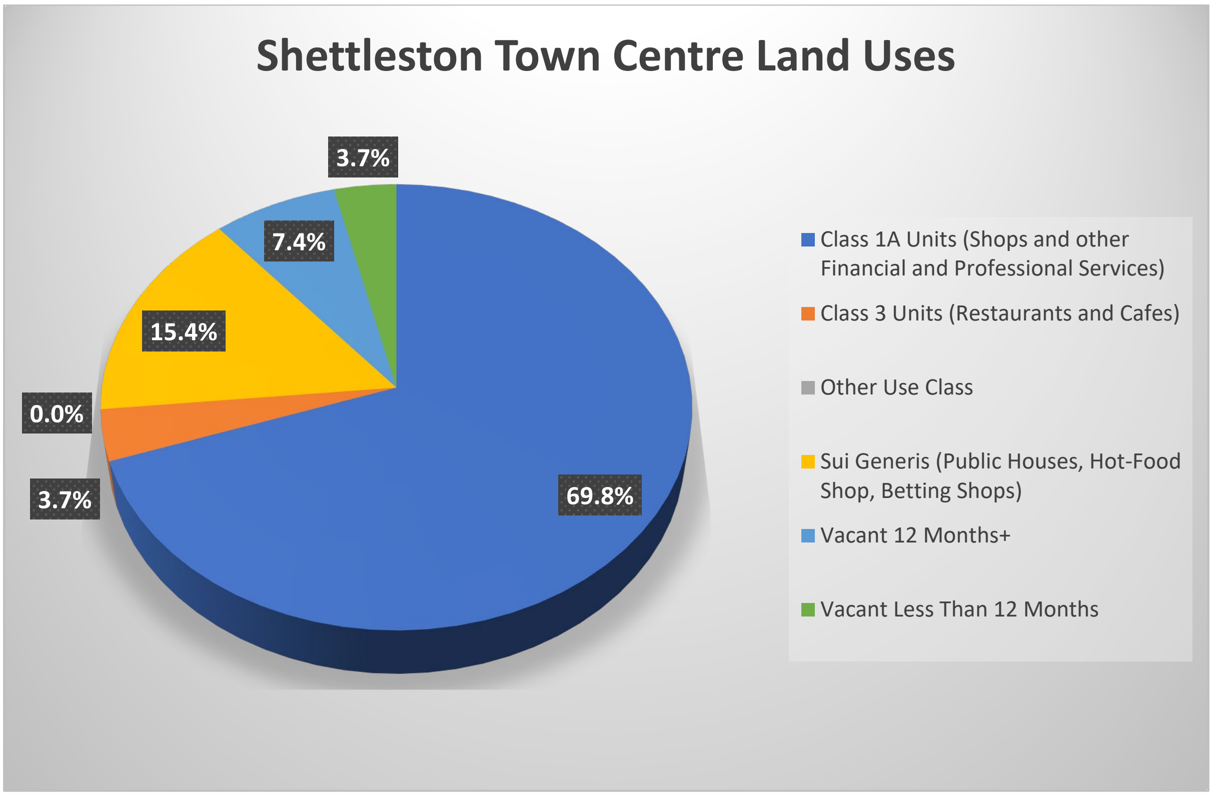
2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 70% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 19 food shops and 22 non-food shops. There is a strong food shopping offer, which is dominated by a large Tesco supermarket (8,500sqm) and an Aldi, which are both at the centre's eastern boundary, and somewhat separate from the rest of the centre. The main food shop in the tenemental area is Greens, and it's position in the main

part of the centre makes it an important anchor that generates footfall for other businesses, including the small scale grocers and minimarkets which cater for the day to day shopping needs of the surrounding community.

Non-food shops in the centre mainly consist of local independent businesses, such as clothes shops, chemists, and other niche shops, such as a sportswear, fishing equipment and car accessories. There is a good diversity of non-food shops, as would be expected in a centre of its size. Taken together, ,ood and non-food shopping make up 25% of the units in the centre. However, Tesco's presence means that shops dominate in terms of the floorspace, with 60% of the floorspace in the centre in use as either food or non-food shopping.



Commercial Services

There are 6 class 3 uses (coffee shops/restaurants) and 25 sui generis uses, including 13 hot food shops, 4 betting shops and 6 public houses. Financial and professional services (including solicitors, estate agents, dentists, pet grooming, chiropodist and tattoo studios) are well represented, and, when these are added to retail services such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 42%.

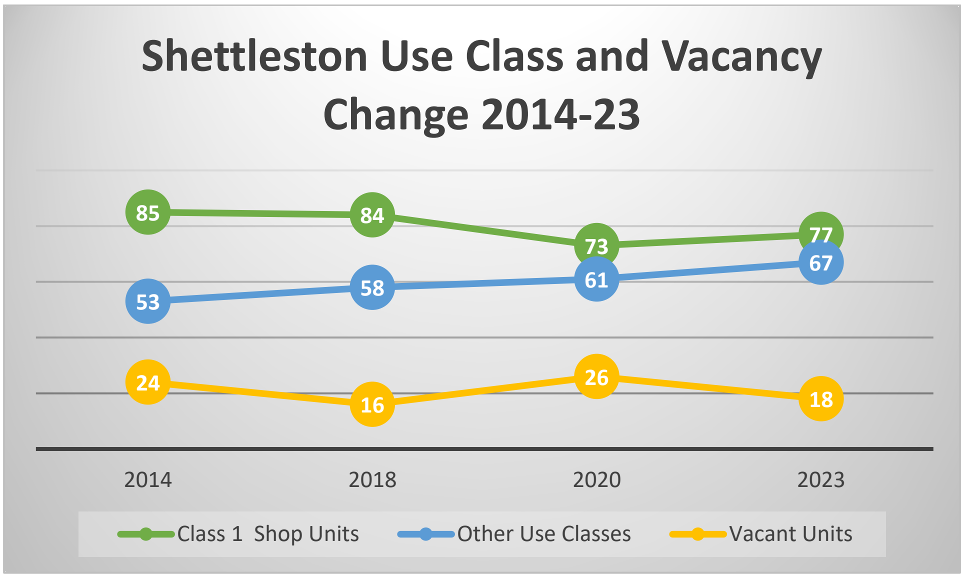
Community Uses

Shettleston Job Centre and Police Station are located in the centre.

3. Health of the Centre

It is a busy centre, with a high level of through traffic along Shettleston Road. It has a good level of occupancy, with 89% occupied units. The 11% vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). There are two pockets of vacancy: one on Shettleston Rd, at the western end of the centre, which is away from the main tenemental area, and appears to have a lower level of footfall. Generally, the level of occupancy is high on Shettleston Rd, but lower on some of the side streets that branch from it. It is a cause for concern that pockets of vacancy seem to be a long-term problem, with 12 out of 18 vacant units empty for over 12 months. Although the number of hot food shops is high, they are evenly spread throughout the centre. There do not appear to be any concentrations of 'bad neighbour' uses impacting on the amenity of the centre.

How Shettleston is Changing



Shettleston experienced a sharp fall in occupied shop units between 2018 and 2020, however the number has recovered somewhat since lockdown, and there has also been a significant and persistent rise in the number of units occupied by service uses since 2014. This indicates that Shettleston has been transitioning from shop dominated to a more mixed commercial character. Vacancy spiked in 2020, but has since fallen back to its pre-pandemic level.

Shettleston and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Shettleston serves the day to day shopping needs of the local community. Its leisure and comparison shopping offer is limited by its proximity to the major town centre at Parkhead.

Residential addresses within walking distance of centre (800sqm)	4,417
Town centre uses in the surrounding area	Shettleston Health Centre, Shettleston Library, Shettleston Community Centre, Eastbank Training Centre and Community Space.
Sustainable Access	Shettleston is on the main bus route from the east of the city to the city centre. There is also a train station at its eastern end.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Old Shettleston Rd, 70 units, 2023 • St. Marks, 44 units, 2020

Planned Improvements in Shettleston

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: Shettleston Town Centre would benefit from better active travel links between the Town Centre and the railway station. The SDF further sets out a number of actions and outcomes that apply across the town centres in the area including: • Town Centre Action Plans that identify the hierarchy of routes and spaces and promote Town Centre living and the use of vacant upper floors. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

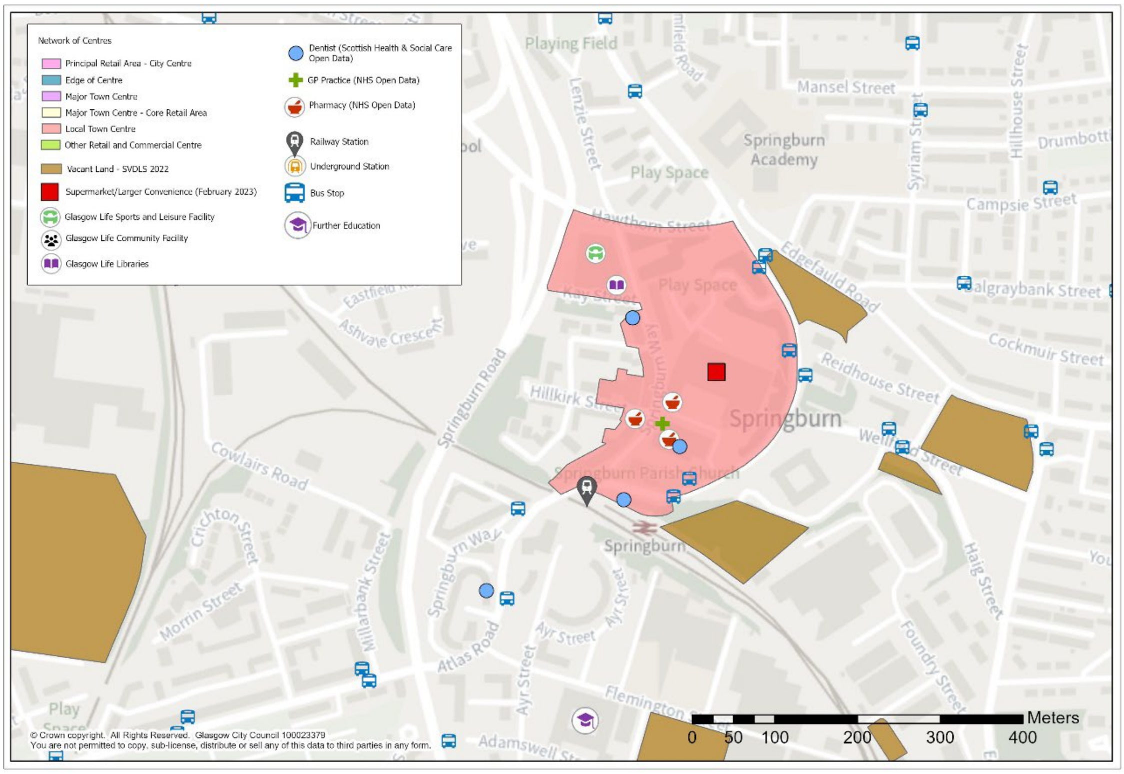
- Reflect the principles of the Inner East Town SDF.
- How to maintain the balance of shopping and service uses (in particular hot food shops) in a way that protects the amenity of people living in the centre.
- How to address the issue of long-term vacancy in the centre.

Springburn Town Centre Profile 2023

Springburn Today

1. Location and Physical Characteristics

Springburn is a local town centre (67 units) located in the north of Glasgow. The centre is dominated by an indoor shopping mall situated on the east side of Springburn Way; it is also provided with a number of small commercial units located on the west side of Springburn Way, and in surrounding streets.

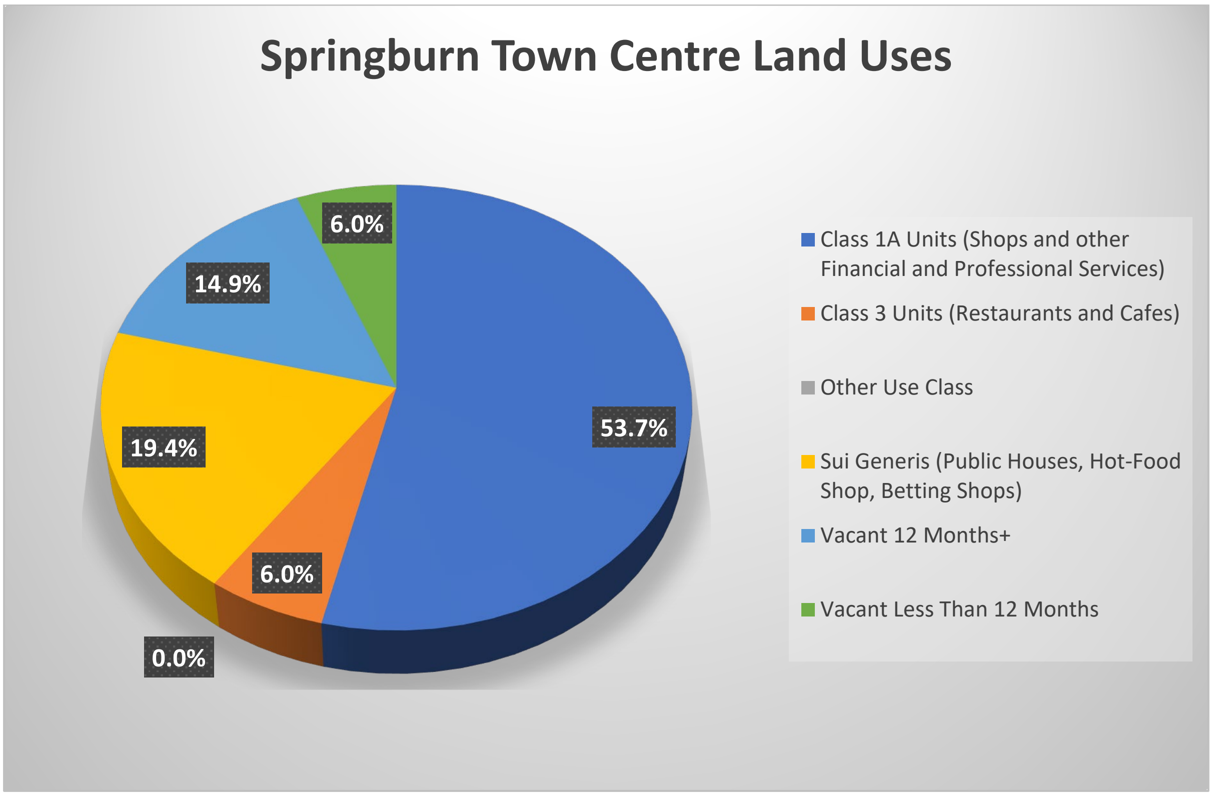


2. Activities and Facilities

Class 1a is the main use in the centre, occupying 53.7 % of the units (although this proportion is relatively low in comparison to Glasgow's other centres). Class 1a is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 8 food shops and 12 non-food shops. The food shopping offer is limited, although there is a Subway sandwich shop and Greggs bakery and a butcher. None of the big supermarkets are located in the town centre, or in the immediate surroundings. The closest are Tesco Extra/Lidl in the St Rollox Retail Park, which is not very accessible on foot.

The main non-food shops are B&M Bargains, Rowlands Pharmacy and Semi-Chem, which are all well established. The other non-food shops mainly consist of local independent businesses and charity shops. Taken together, food and non-food shopping make up 30% of the units in the centre. Unlike many other local town centres, Springburn is not constrained by the size of units available in the centre, with the mall providing units of various sizes. The 3 largest units: B&M (2100) sqm, Rowlands Pharmacy (500sqm) and Semi Chem (400sqm) make up almost 50% of the total floorspace. This demonstrates the dominance of non-food shopping, which is unusual for most local town centres.



Commercial Services

There are 4 class 3 uses (coffee shops/restaurants) and 13 sui generis uses (7 hot food shops, 2 public houses, 2 pawnbrokers/money lenders, 2 betting shops). There are solicitors and a dental practice in the centre, and when retail services, such as hairdressers, opticians, pharmacies and beauticians are added, then the total number of commercial services is 49%.

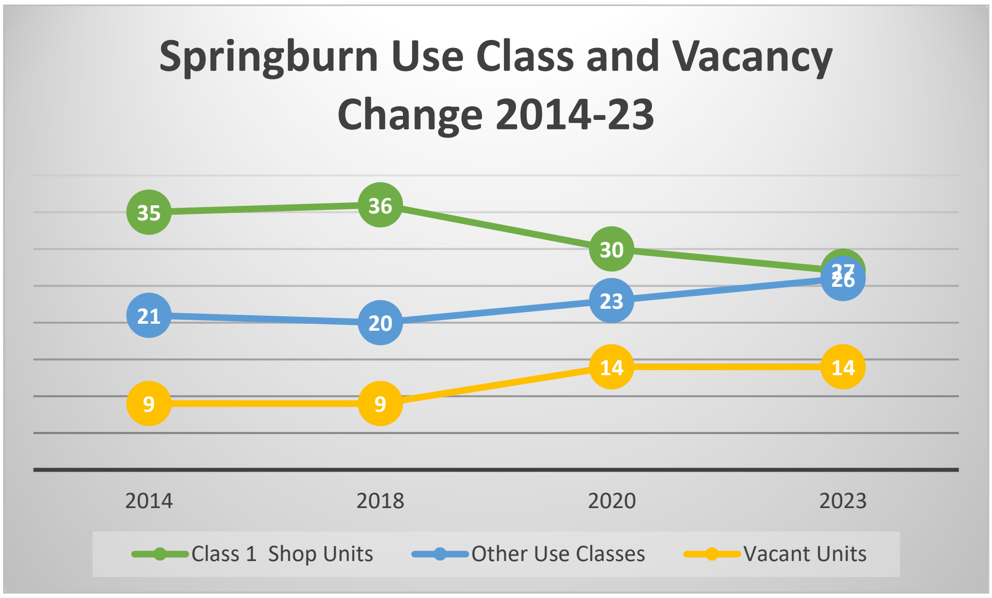
Civic and Community Uses

Springburn Health Centre, Springburn Library and Glasgow Club leisure centre are all located in the town centre. There is also a community hub and Sisco, which is an organisation that helps people reintegrate after serving time in prison.

3. Health of the Centre

The centre has a relatively low level of occupancy in the context of the city, at 79%. The vacancy rate of 21% is well above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). 10 out of the 14 vacant units have been vacant for over 12 months. All are located in the shopping centre, where long term vacancy is a particular challenge.

How Springburn is Changing



The key trend in the centre since 2018 has been a significant fall in the number of occupied shop units (including retail services such as hairdressers and opticians) from 36 to 27 units. Most of this fall has been offset by a rise in other uses (6 units) but vacancies have also risen by 5 units, although they have been stable since 2020. The erosion of the shopping function needs to be monitored.

Springburn and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Springburn and Possilpark are neighbouring centres that each serve their own communities.
Residential addresses within walking distance of centre (800sqm)	4,107
Town centre uses in the surrounding area	Springburn Job Centre, and Health Centre (the Health Centre lies within the town centre designated area). Glasgow Kelvin College.
Sustainable Access	Springburn rail station is located at the southern end of the town centre – the station platforms can only be accessed by steps, which makes it less accessible for some user groups. There is a frequent bus service on Atlas Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Southloch St, 80 Units, 2024

Planned Improvements in Springburn

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
North Glasgow Strategic Development Framework	**The North Glasgow Strategic Development Framework (2023)** sets out a series of principles and actions relating to- the town centre: **Principle 18** states that local groups and shop owners, with Council support, could be encouraged to deliver shopfront, public realm and streetscape improvements to increase town centre vitality, and that this could be progressed through an action plan or design framework. **Principles 23-26** support the maintenance and enhancement of health care, education, sport/recreation. community and art facilities in locations that have good public transport, walking and cycling links. **Action** • Support the strengthening of Springburn Town Centre through locally-led partnership initiatives. • Support and assist local partnerships in their efforts to identify and secure funding opportunities to deliver town centre improvements. **Outcome** Improved attractiveness via initiatives such as shopfront, public realm and lighting improvements. **Appendix D** also supports the phased delivery of the Avenues North Project which includes: • the creation of a high quality active travel route from the outskirts of the city centre through the north, via Springburn Way and the town centre. • improvements to spaces and the built form to activate the streets including Springburn Way.
Active Travel City Network (ATCN)	ATS & Liveable Neighbourhoods team are currently overseeing the ATCN (Inner North Area) design study that is being prepared by consultants (AECOM/Austin Smith: Lord/Waveparticle). The ATCN includes proposals for the installation of a cycle lane along Keppochhill Rd/Atlas Rd Springburn Way, the route will run through the town centre.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- How to support the principles and actions set out in the North Glasgow Strategic Development Framework.
- Protect and improve the shopping function of the centre.

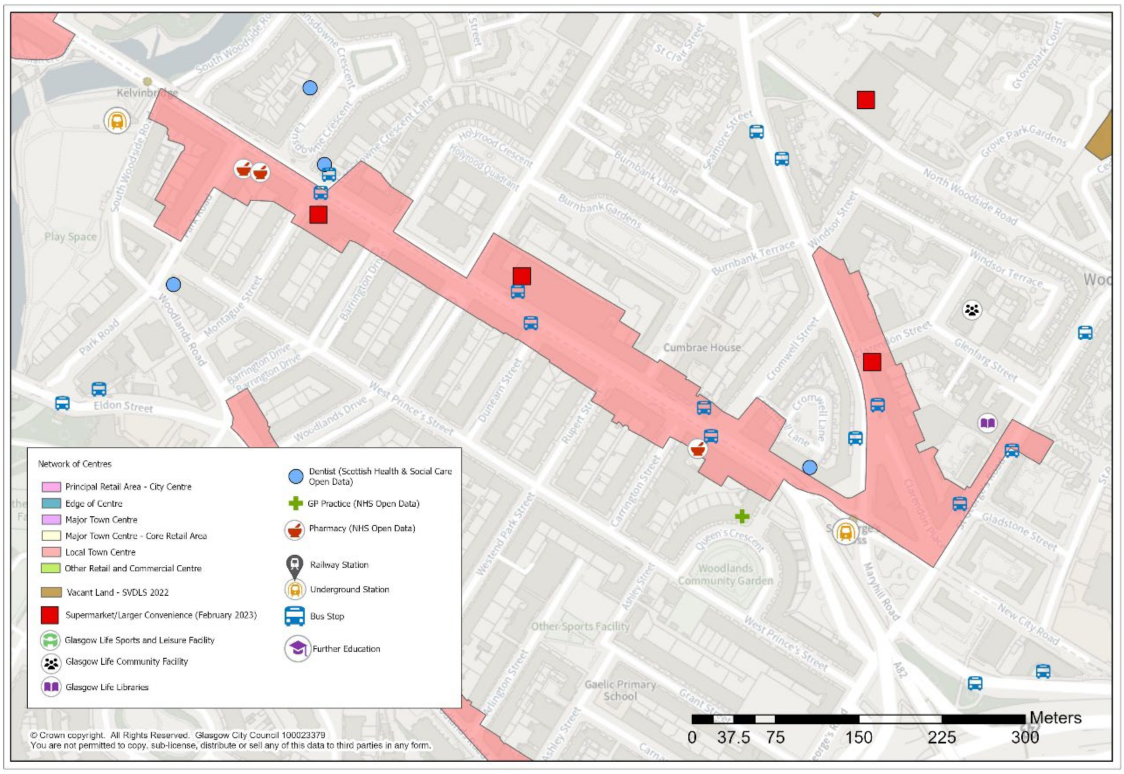
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.
- Springburn Rail Station (adjacent to town centre): GCC NRS transport colleagues could liaise with Network Rail, encouraging them to examine options to improve the accessibility of station platforms for walkers/wheelers/cyclists. Improved station accessibility could enhance the connectedness of the town centre and Glasgow Kelvin College.

St Georges X/Great Western Road Town Centre Profile 2023

St Georges Cross/Great Western Road Today

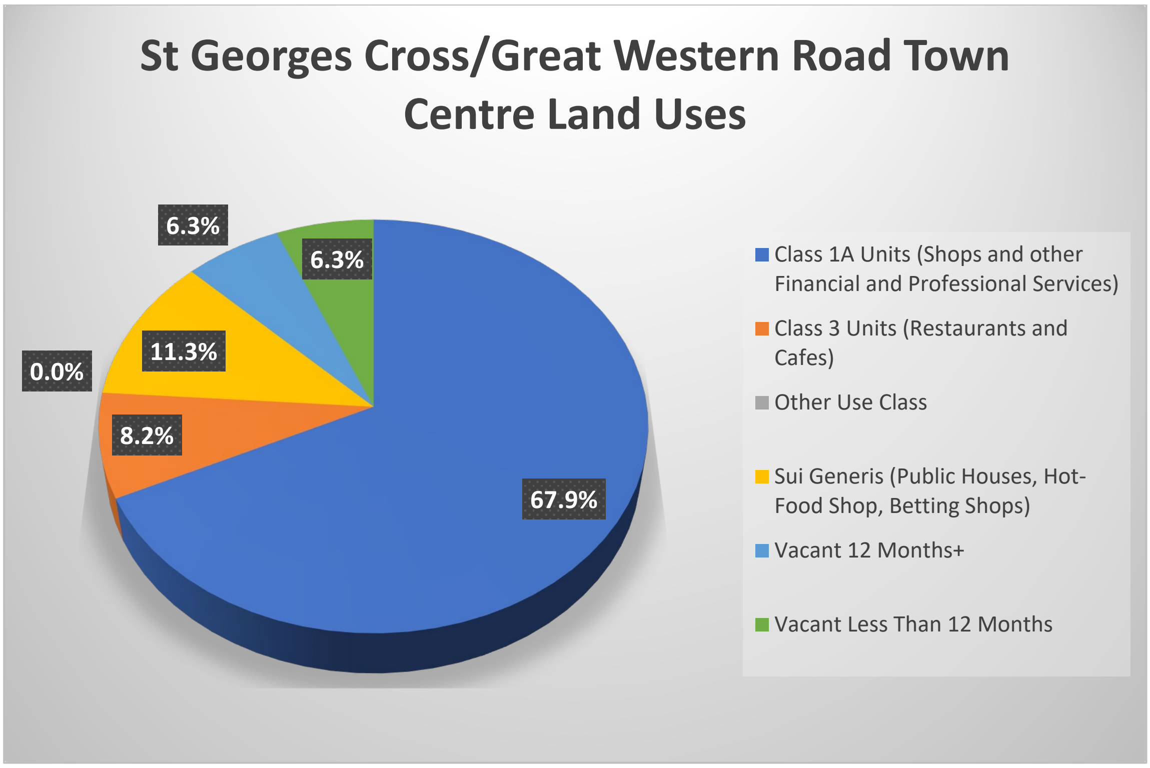
1. Location and Physical Characteristics

This is a high street centre, most of which runs along Great Western Road for around a kilometre between the Cross and Kelvinbridge. It is one of the largest local town centres (173 units) and mostly consists of small-scale units located on the ground floor of tenement blocks with flats above. The surrounding community is a mix of professional people and a large student population.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 68% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.



Shopping

The Centre has 20 food shops and 49 non-food shops. Taken together, food and non-food shopping make up 43.5% of the units in the centre. National high street food stores have come to be well represented in recent years, including Sainsburys Local, Tesco Express, Greggs, Subway and Spar. Independent grocers are also well represented.

There is a good diversity of non-food shops as would be expected in a centre of its size, with niche retailers, such as motorcycle and accessories shops and jewellers, sitting alongside the more commonly found chemists, phone and charity shops. Furniture sales and kitchen design are particularly well represented (16 units) throughout the centre. These also occupy the largest units located around the Cross, and they attract visitors from a wide area, which means that the centre has a broader function than other local town centres.

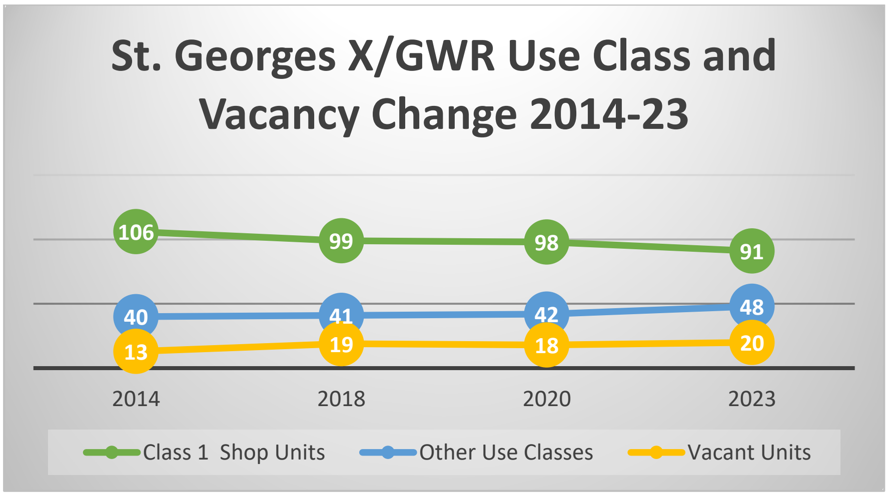
Commercial Services

There are 13 class 3 uses (coffee shops/restaurants) and 18 sui generis uses, and it is noticeable that there are almost as many public houses (7) as hot food shops (8) which indicates the importance of the night time economy, sustained in large part by the local student population. Financial and professional services include architects, dentists, solicitors and a physiotherapist. When these are added to retail services, such as hairdressers, opticians and beauticians, then the total number of commercial services in the centre is 44%.

3. Health of the Centre

There are 20 vacant units (a vacancy rate of 12.5%) and 10 of these have been vacant for over 12 months. The vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). The centre is large enough to sustain this level of vacancy without a noticeable effect on its overall vitality. It also helps that 9 of the 20 vacancies are on side streets, and therefore are not as visible as would be the case if they were focussed on Great Western Road. Similarly, 7 of the 10 units that have been vacant more than 12 months are located off Great Western Road. Nevertheless, long term vacant units located off the main street are a challenge.

How St Georges Cross/Great Western Road is Changing



Although shopping and retail services are the main function of the centre, they have been in gradual decline since 2014, which has been mirrored by an increase in other uses. This process has sped up since the pandemic. Nevertheless, shopping and retail services remains the dominant use within the centre. The vacancy level spiked in 2018, but has remained stable since then. In summary, it is a retail entre which is gradually diversifying.

St Georges Cross/Great Western Road and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	**Comments**
Relationship with other Centres	This centre, along with its smaller neighbours, Kelvinbridge (separated only by the bridge over the River Kelvin) and Woodlands, provides a strong dining sector and night-time economy offer. Of the 3, St Georges Cross is the dominant shopping location, providing for the day to day shopping needs of the people living in the area. However, all 3 are secondary centres to the greater shopping choice and diversity of uses on Byres Road, which is a Major Town Centre.
Residential addresses within walking distance of centre (800sqm)	7,999

Town centre uses in the surrounding area	Woodside Library and Woodside Community Hall are located north of St Georges X. Glasgow Club gym and pool is located to the north-east. Further west, there is Woodside Health and Care Centre, Central Community Hall and the River Kelvin Walkway. Between Woodlands TC and St Georges Cross, there is a GP practice, Woodlands Community Garden and Woodlands Community Trust, the Albany Centre offering training rooms and meeting spaces, a snooker hall and gym. To the south of Woodlands TC, there is the Alliance Francaise, RSPB Glasgow, and Glasgow Youth Hostel.
Sustainable Access	Kelvinbridge Subway Station is adjacent to the centre, and a number of bus routes run along Great Western Road. Charing Cross rail station is also nearby.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Burnbank Gdns, 48 units, 2022

Planned Improvements in St Georges Cross /Great Western Road

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

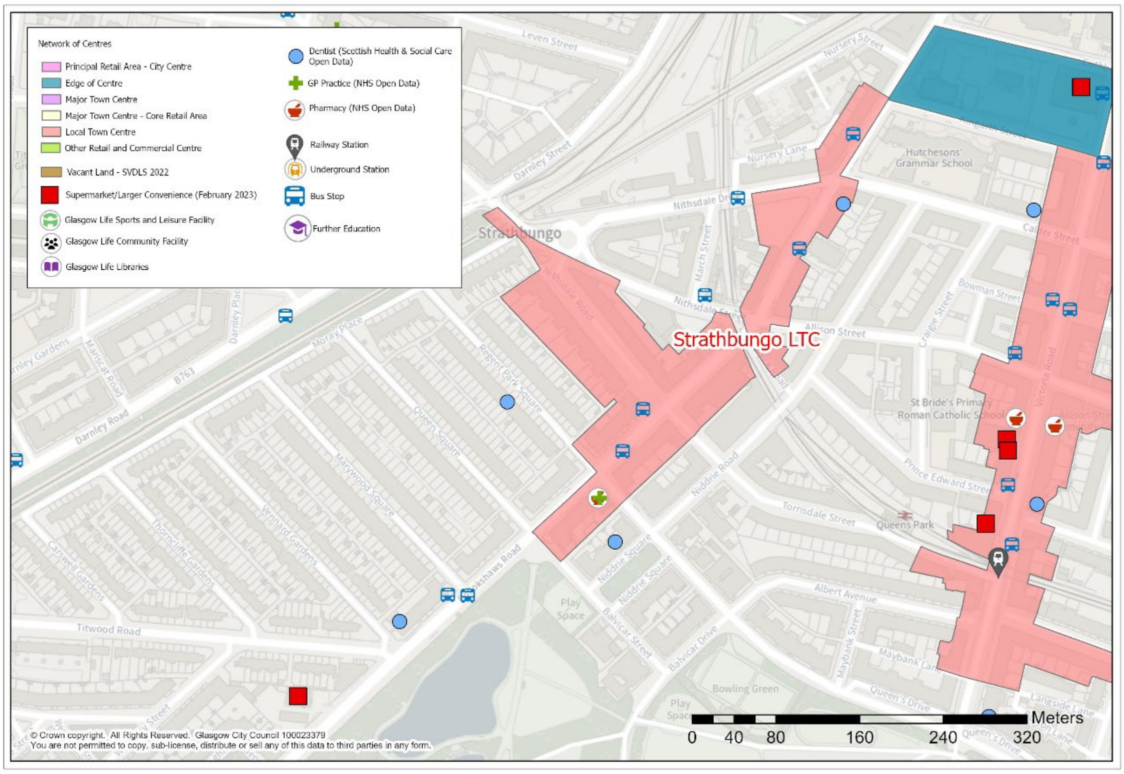
- Monitor and manage the trend towards more service uses in the centre.
- How to address the level of vacancy in the Centre, and long-term vacancy in particular.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Strathbungo Town Centre Profile 2023

Strathbungo Today

1. Location and Physical Characteristics

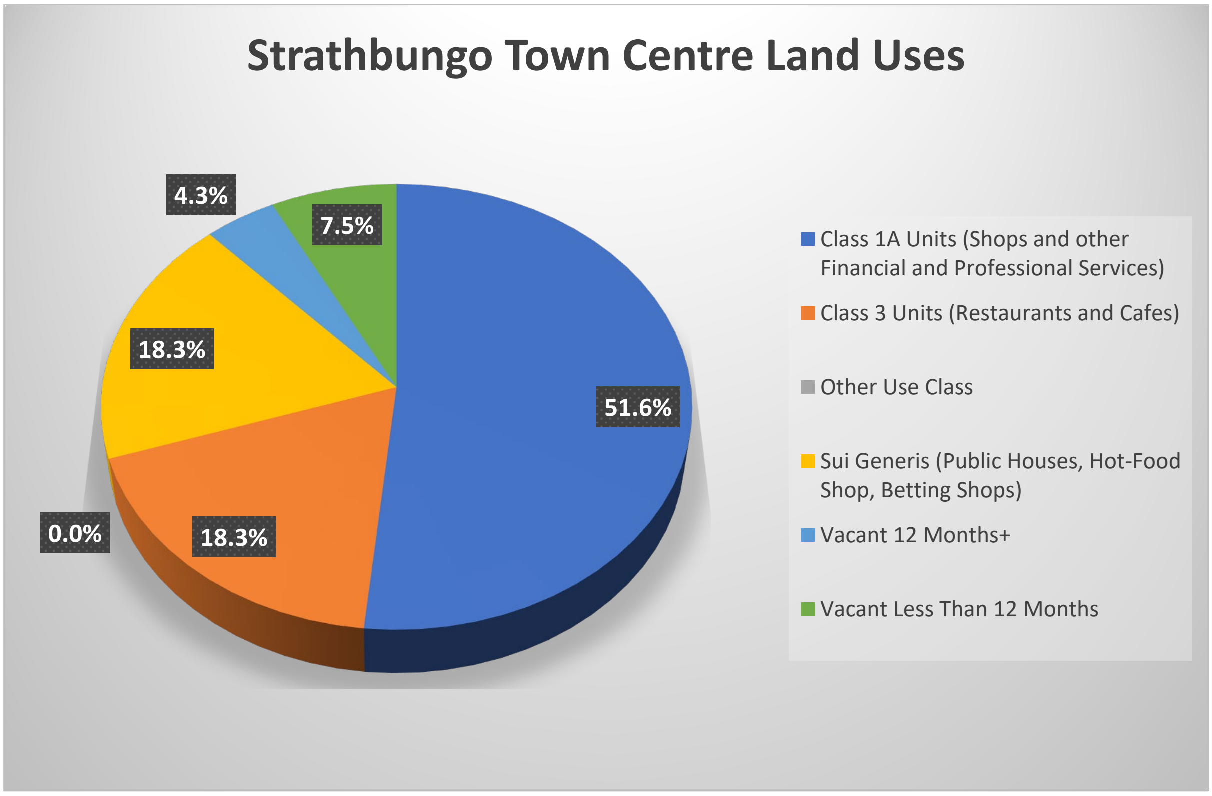
Strathbungo is a medium sized town centre (97 units) located on the southside of Glasgow, several kilometres to the south of the River Clyde. It is a high street, running along Pollokshaws Road for around a kilometre. The majority of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 67.7% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
As of 2023, the Centre has 8 food shops and 10 non-food shops, which is low for a centre of this size, but reflects its proximity to both Shawlands and Victoria Rd. Apart from a few charity shops, they are all local independent businesses, such as grocers, newsagents and chemists.



Service Uses
There are 17 class 3 uses (coffee shops/restaurants) which is high compared to many other local centres, and reflects Strathbungo's role as a café and socialising destination. Unusually, there are more pubs (9) than hot food shops (7) in the centre, which highlights its important role in the night-time, drinking and dining economy.

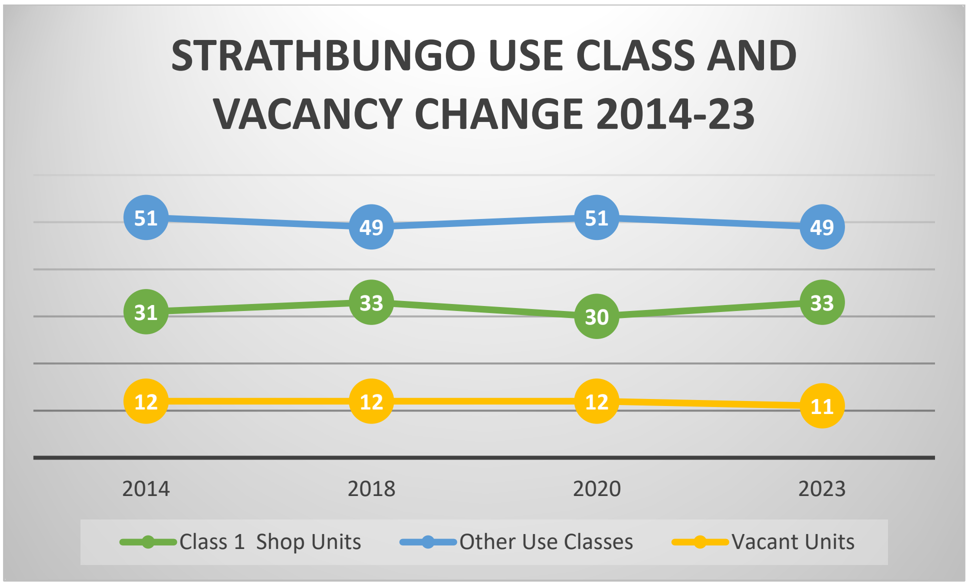
Taking into account professional services, such as estate agents, accountants, dentists, chiropractors and solicitors, along with retail services such as hairdressers, chemists, and beauticians, then the proportion of commercial service activities in the centre is 65.5%.

3. Health of the Centre

Strathbungo is a healthy centre, with 82 occupied units. However, there are 11 vacant units, which equates to a vacancy rate of 12%. This is below the Scottish national high street average of 15%. However 4 of the units in the centre have been vacant more than 12 months. The vacant units do not have an adverse effect on the centre's quality. The centre has well maintained shop fronts, and has a good level of vitality.

How Strathbungo is Changing

Strathbungo is a relatively stable centre, with little variation in the amount of occupied shop units, non-shop units and vacancies. Unusually, it has maintained a higher level of non-shop uses (mainly cafes, restaurants and takeaways) than shop uses over the last 10 years. Nevertheless, since lockdown, a few additional shops have appeared. Its main role is as a leisure destination, with cafes increasingly providing outside street furniture. It is not expected that the centre's role as a leisure and entertainment destination will change.



Strathbungo and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 Minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	It complements nearby Victoria Road Town Centre, by focussing its offer on services rather than shopping.
Residential addresses living within walking distance of centre (800sqm)	4,111
Other town centre uses in the surrounding area	Tramway Theatre, Govanhill Library, Pollokshields Library, Butterbiggins Medical Centre.
Sustainable Access	Strathbungo is well served by rail, with Queens Park railway station nearby, providing access to the City Centre and areas of the southside. A number of bus routes also run along Pollokshaws Road.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Pollokshaws Road, 55 units, in the town centre, has detailed consent. • Calder St, 30 units, 2021

Planned Improvements in Strathbungo

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

South Central Local Development Framework	The South Central LDF sets out a number of actions relating to local town centres in the area: • Produce a baseline report for local town centres in the area to develop a thorough understanding of key issues and assets, and present an in-depth evidence base upon which to move forward. • Develop Town Centre Action Plans for the local town centres in the area, where needed, focusing on local strengths and assets, to improve the sustainability, attractiveness, suitability, and the economic vitality of these centres. • Support diversification of local town centres, to adapt to changing needs of the community and improve their economic resilience. Promote local creative sector, culture, heritage and the arts. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the town centres through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective town centres, to engage and organise for the collective improvement and prosperity of the area, and enable circularity in the local economy.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

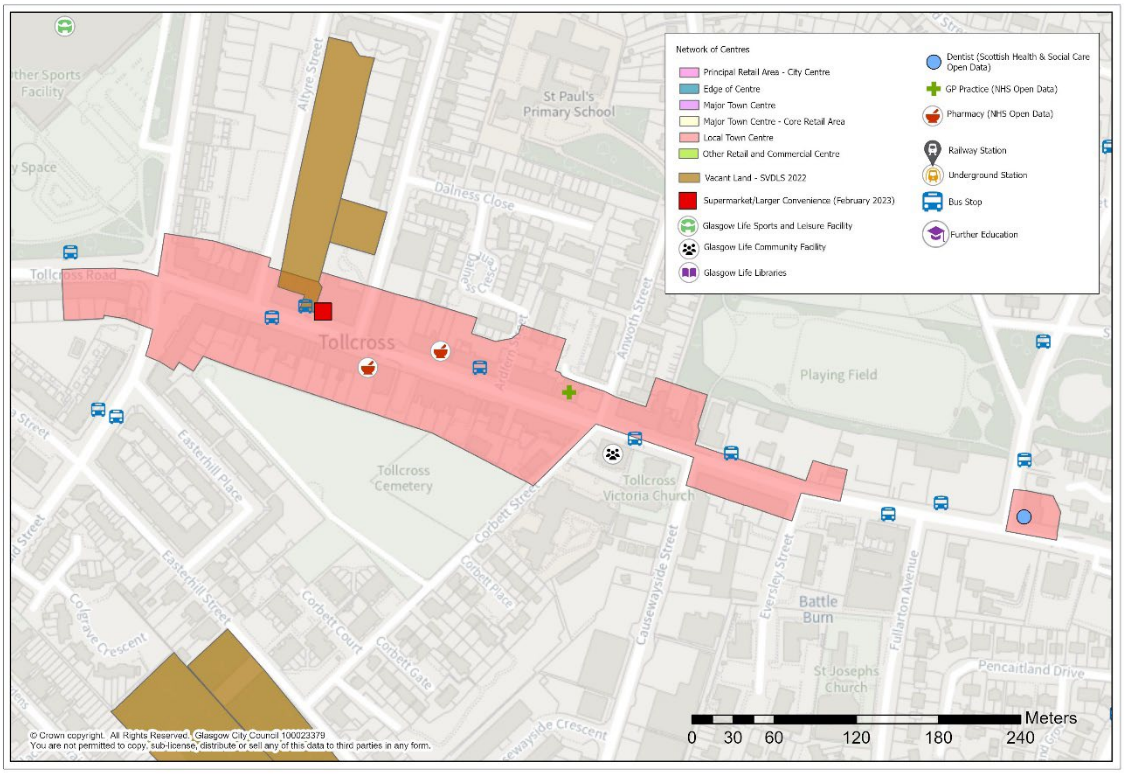
- Protect the amenity of local residents.
- Support the implementation of the South Central SDF.

Tollcross Town Centre Profile 2023

Tollcross Today

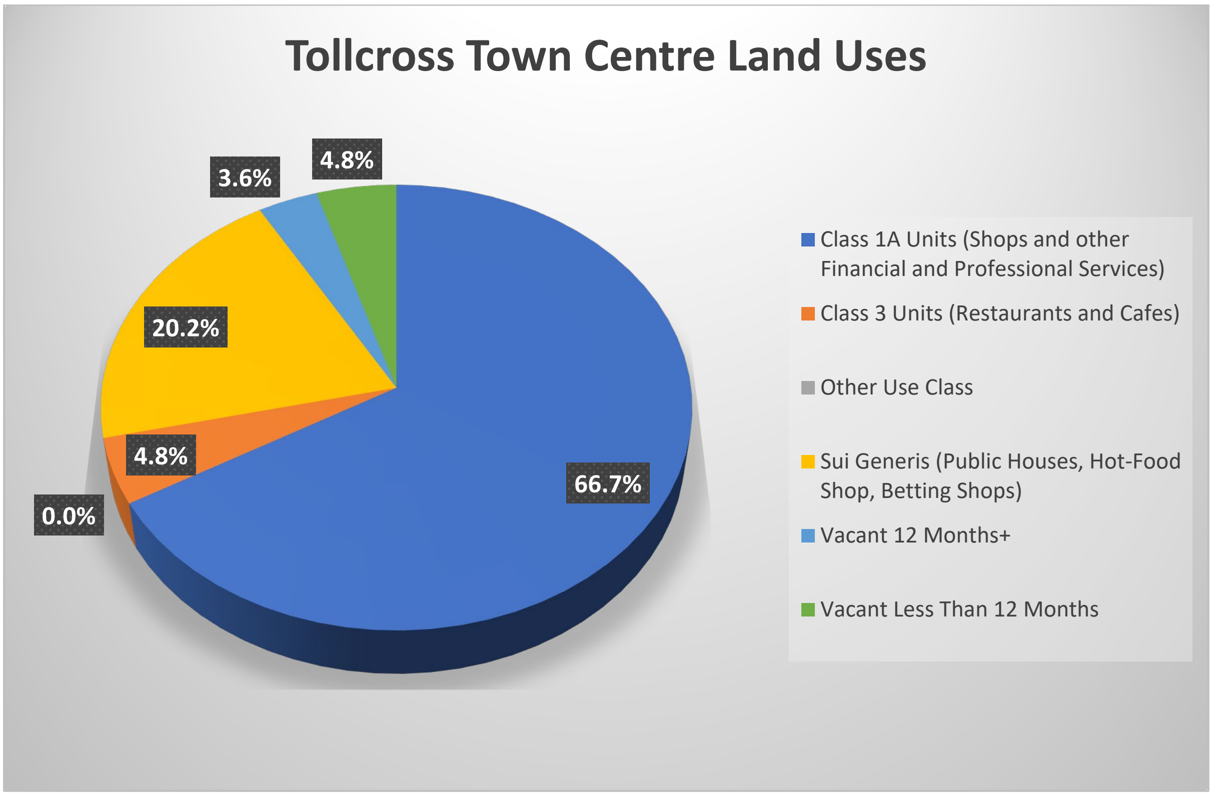
1. Location and Physical Characteristics

Tollcross is a mid- range town centre (84 units) located in the east of Glasgow. The centre is a high street, running along Tollcross Road for around a quarter of a mile. It consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor. The largest units in the centre are under 400sqm, and, as a result, the centre has a very locally based function.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 66.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.



Shopping
The Centre has 10 food shops and 6 non-food shops. The food shopping offer is focussed on the Co-op and Day to Day convenience stores, and other small, independent grocery stores serving local needs.

Non-food shops also consist of local independent businesses, and are limited to 'everyday' uses such as chemists. Taken together, food and non-food shopping make up only 19% of the units. The shopping offer is relatively narrowly focussed on people's everyday needs, with few of the specialist or niche shops that are often found in centres in other parts of the city.

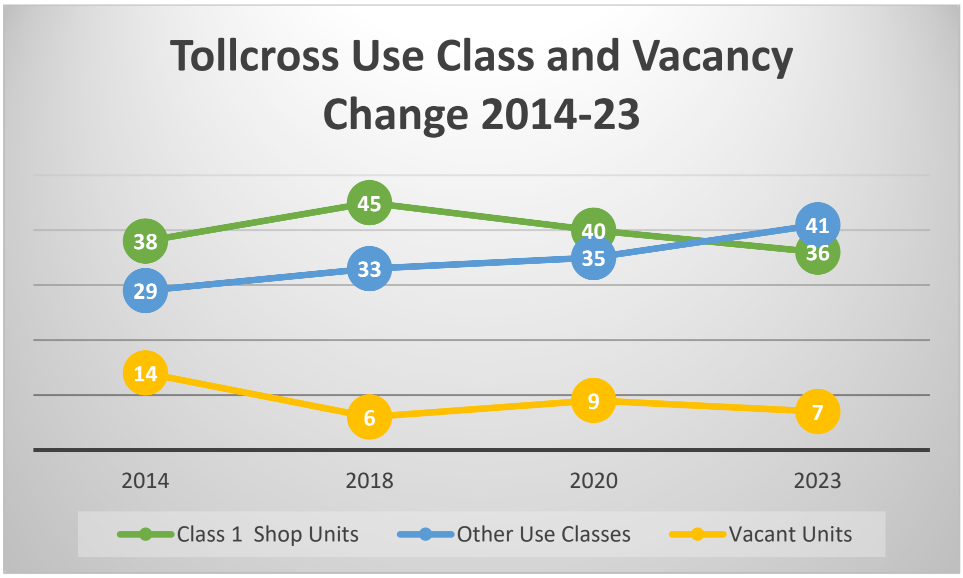
Commercial Services
There are 4 class 3 uses (coffee shops/restaurants) and 17 sui generis uses (including 12 hot food shops and 4 public houses). Professional services are well represented, including a doctor's surgery, dentist, solicitor's and accountancy services, as well as pet grooming, and a dance studio. When these are added to retail services, such as hairdressers, opticians, pharmacies and beauticians, then the total number of commercial services in the centre is 72.5%. Tollcross Medical Centre is also located in the town centre.

3. Health of the Centre

It is a healthy centre, with 91.5% occupied units. There are 7 vacant units, which equates to a vacancy rate of 8.5%. Of these, 3 have been vacant for over 12 months. The vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company)

Although the number of hot food shops is high, they are evenly spread throughout the centre, and there do not appear to be any concentrations of 'bad neighbour' uses impacting on the amenity of the centre. Nevertheless, there is a need to monitor their effect.

How Tollcross is Changing



There has been a significant fall in occupied shop units since 2018 which has been mirrored by a rise in service uses. Vacancy has remained relatively stable over the period which indicates that the centre is transitioning from shopping being the dominant use to a more mixed character.

Tollcross and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Tollcross centre serves the local needs of the community, but has few facilities that would attract people from a wider area. This reflects its proximity to the larger retail centre at Parkhead.
Residential addresses within walking distance of centre (800sqm)	4,341
Town centre uses in the surrounding area	Tollcross Leisure Centre, Tollcross Youth Centre, International Swimming Centre, Fullarton Suite Event Space.
Sustainable Access	Tollcross is reasonably well served by public transport, with a number of bus routes running along Tollcross Road.
Strategic Housing Investment Plan Sites in the	• Tollcross Road, 80 units, 2025 • Altyre St, 43 units, 2023 • Easterhill St, 63 units, 2022

Local Area with estimated or actual approval date.	

Planned Improvements in Tollcross

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
Inner East Strategic Development Framework	The Inner East Strategic Development Framework (SDF) describes the town centre in the following terms: Tollcross Town Centre has a lower vacancy rate than the other areas in the Inner East, however it currently suffers from vacant and derelict land to the north and south. The SDF further sets out a number of actions and outcomes that apply across the town centres in the area including: • Town Centre Action Plans that identify the hierarchy of routes and spaces and promote Town Centre living and the use of vacant upper floors. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the Town Centres, through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective Town Centres to engage and organise for the collective improvement and prosperity of the area. Support the development and delivery of the Liveable Neighbourhoods Plan, in order to enhance the active travel network.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

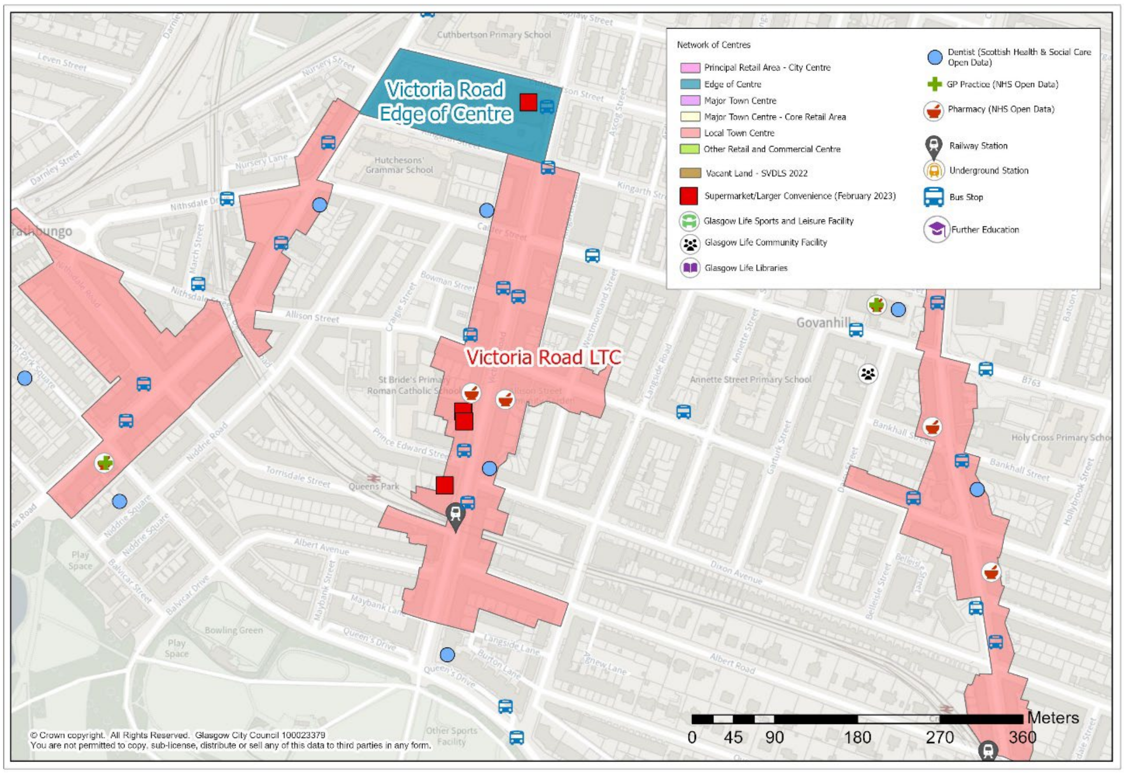
- Reflect the principles of the Inner East Town SDF.
- Protect the centres shopping function, in order to ensure the centre continues to cater for people's day to day needs.
- Monitor the effect and prevalence of hot food shops in the centre.

Victoria Road Town Centre Profile 2023

Victoria Road Today

1. Location and Physical Characteristics

Victoria Road is the second largest town centre (174 units) in the south of the city, behind Shawlands. It is located several kilometres to the south of the River Clyde. It is a linear centre, running along the main route of Victoria Road for around a kilometre, and ending at Queen Park. Most of the centre consists of traditional Glasgow sandstone tenements, with small scale retail and commercial units on the ground floor.

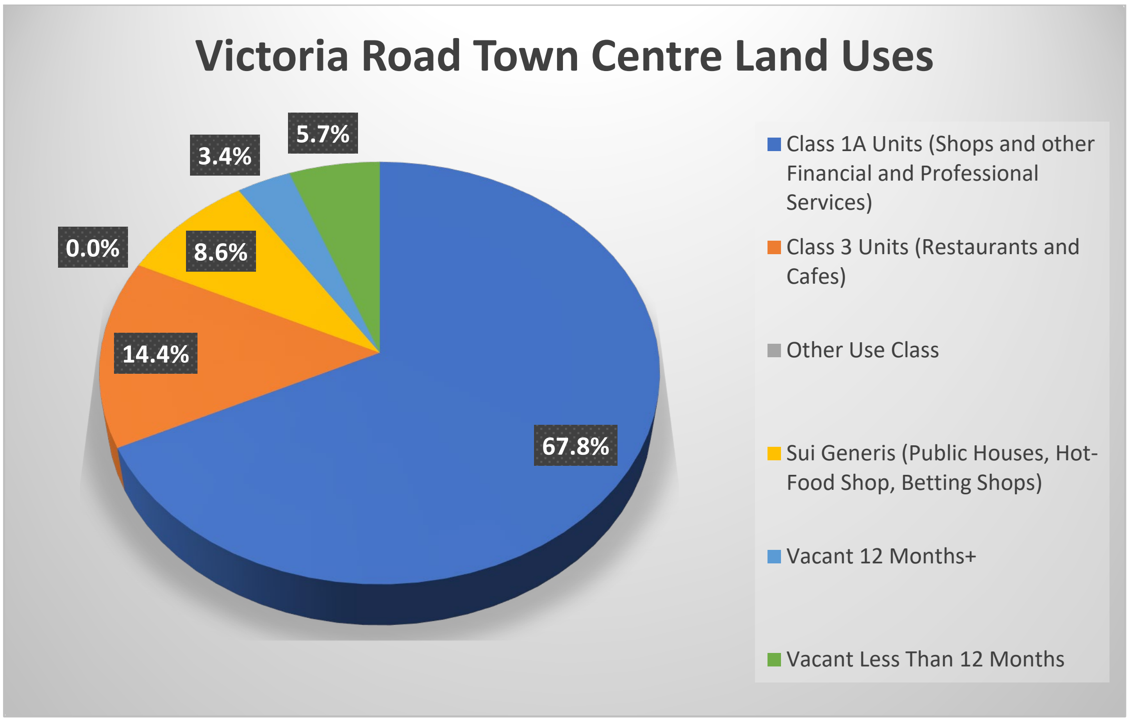


2. Activities and Facilities

Class 1a is the dominant use in the centre occupying 68% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping

There are 30 food outlets within the centre, including a good number of national multiple food retailers (Tesco Express, Sainsburys Local, Greggs, Boots and Farmfoods). There is also a Lidl on the northern edge of the centre that effectively functions as part of it. There are a further 42 non-food retail units, that are predominantly made up of local, independent retailers selling a variety of goods such as electronics, mobile phones, E-cigarettes, children's clothing and jewellery. The independent shops help to give the centre a unique character. Taken together, food and non-food shopping in the centre makes up 41% of the units in the centre, which emphasises its importance as a retail location.



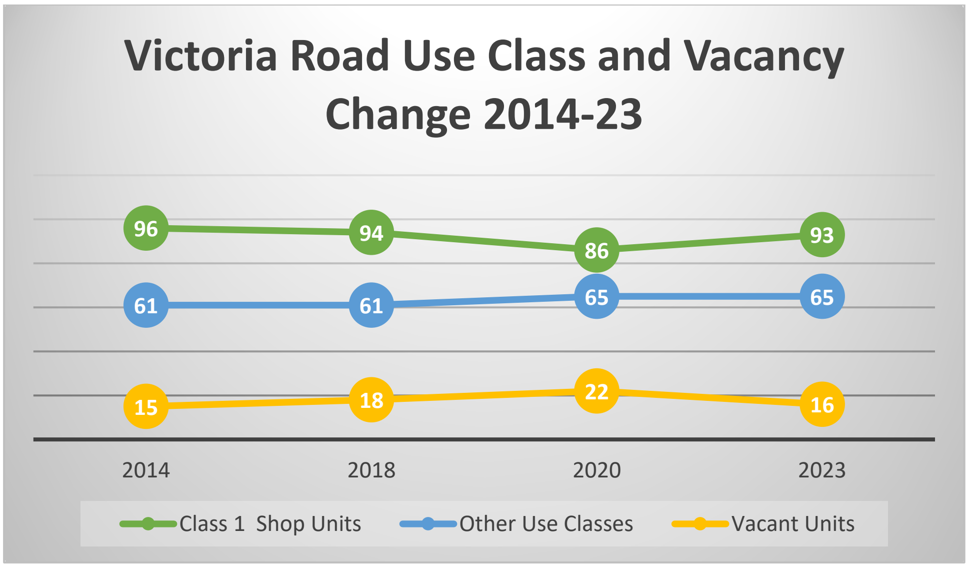
Commercial Services

There are 25 class 3 uses (coffee shops/restaurants) and 15 sui generis uses, including 5 hot food shops, 4 public houses and 4 betting shops. Ddespite the relatively high number of betting shops, they are evenly distributed throughout the centre and do not have a significant impact on its quality or perception. Together, these represent 23% of the units in the centre. Financial and professional services (such as solicitors, estate agents and beauticians) are well represented in the centre, with 25 units (14.5%). When these are added to retail services, such as hairdressers, opticians and pharmacies, then the total number of commercial service units in the centre is 50%. This highlights that, in addition to its shopping function, the centre also has an important commercial leisure function, including a strong night-time economy.

3. Health of the Centre

Victoria Road is a busy centre, with high levels of activity both during the day and at night. It has wide streets and pavements, that enable cafes to have outdoor seating and create a pleasant environment in which to spend time. The vacancy rate is 9%, which is under the Scottish national high street average of 15%, and only 3.5% of the units in the centre have been vacant more than 12 months. The vacant units are evenly spread throughout the centre, although there is a pocket of 6 vacant units on Albert Road which is a side street off Victoria Road. The level of vacancy does not have an adverse effect on the centre's quality or vitality. Nor are there any concentrations of ‘bad neighbour’ uses creating amenity uses for local residents. Overall, the centre is considered to be very healthy.

How Victoria Road is Changing



The number of occupied shop units has improved markedly since lockdown (increased by 7) and vacancy has decreased by 6 units. The level of other uses has remained constant, with no apparent pressure on the centre's shopping function. The surrounding area has become increasingly populated by young professionals and students, who are attracted by the lower living costs compared with the west end of the city. This has brought new life and activity to the centre, and helps to support local cafes and independent shops. The centre also continues to provide a specialist offer aimed at the local south Asian population. It is the centrepiece of the three centres (with Govanhill and Strathbungo) to the north of Queens Park which together provide 390 units. It combines an important shopping function/ attractive retail offer with a strong evening economy, and it is likely to continue to fulfil this important role within the Network.

Victoria Road and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 Minute Neighbourhood Principle	**Comments**
Relationship with other Centres and role within the network	It is the middle of 3 centres in close proximity to the north of Queens Park. Govanhill is to the east, and Strathbungo to the west.
Residential addresses living within walking distance of centre (800sqm)	7,846
Other town centre uses in the surrounding area.	Tramway Theatre, Govanhill Library, Govanhill Neighbourhood Centre, Butterbiggins Medical Centre, Holyrood Sports Centre
Sustainable Access	Victoria Road is well served by public transport, with Queens Park Train Station located within the centre, and several bus routes running to the city centre from the

	south. It also has a well-used dedicated cycle lane, that spans the length of the centre.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Victoria Cross, 150 Units, 2026 (in town centre) • Craigie St, 6 Units, 2023

Planned Improvements in Victoria Road

Plans/Strategies/Significant Applications	Details of what is proposed for delivery
South Central Local Development Framework	The South Central LDF sets out a number of actions relating to local town centres in the area: • Produce a baseline report for local town centres in the area to develop a thorough understanding of key issues and assets, and present an in-depth evidence base upon which to move forward. • Develop Town Centre Action Plans for the local town centres in the area, where needed, focusing on local strengths and assets, to improve the sustainability, attractiveness, suitability, and the economic vitality of these centres. • Support diversification of local town centres, to adapt to changing needs of the community and improve their economic resilience. Promote local creative sector, culture, heritage and the arts. • Introduce a programme to support improvement and activation of vacant spaces, gaps sites and empty shops in the town centres through community-led temporary uses or complementary long-term uses. • Encourage and support local businesses in the respective town centres, to engage and organise for the collective improvement and prosperity of the area, and enable circularity in the local economy.

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

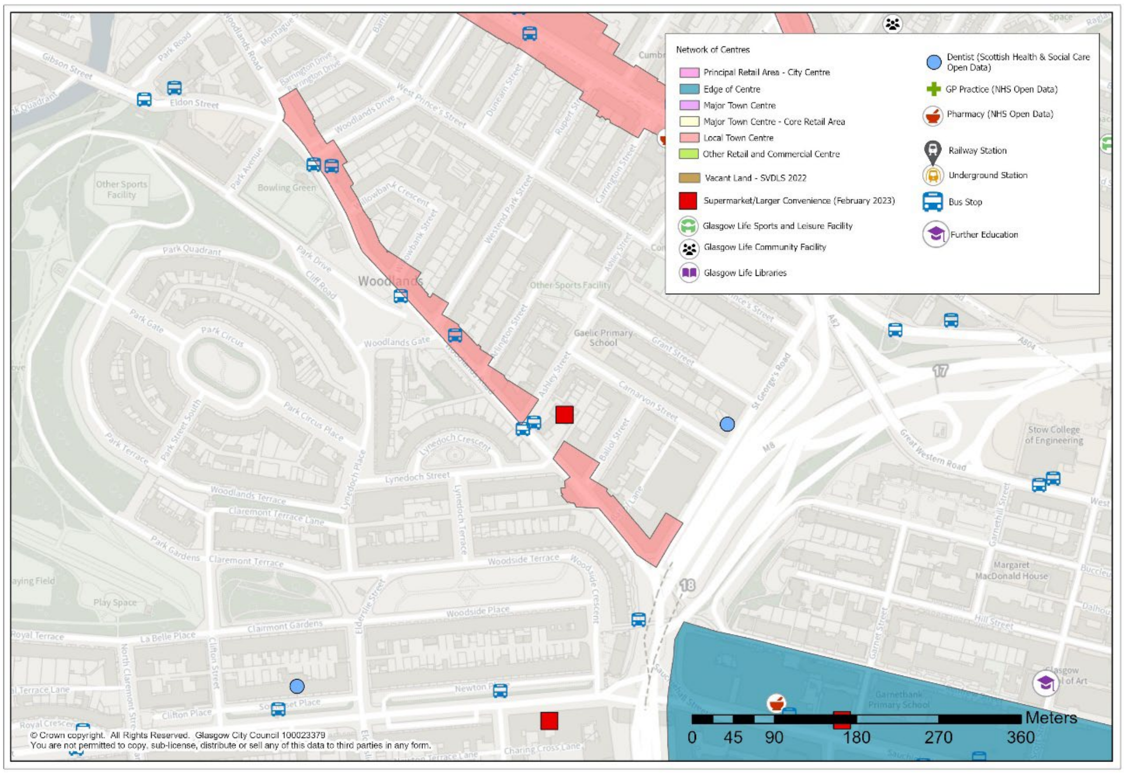
- Consider whether to include the Lidl to the north within the centre boundary.
- Ensure that the centre continues to provide an attractive environment for people to shop and eat out.

Woodlands Town Centre Profile 2023

Woodlands Today

1. Location and Physical Characteristics

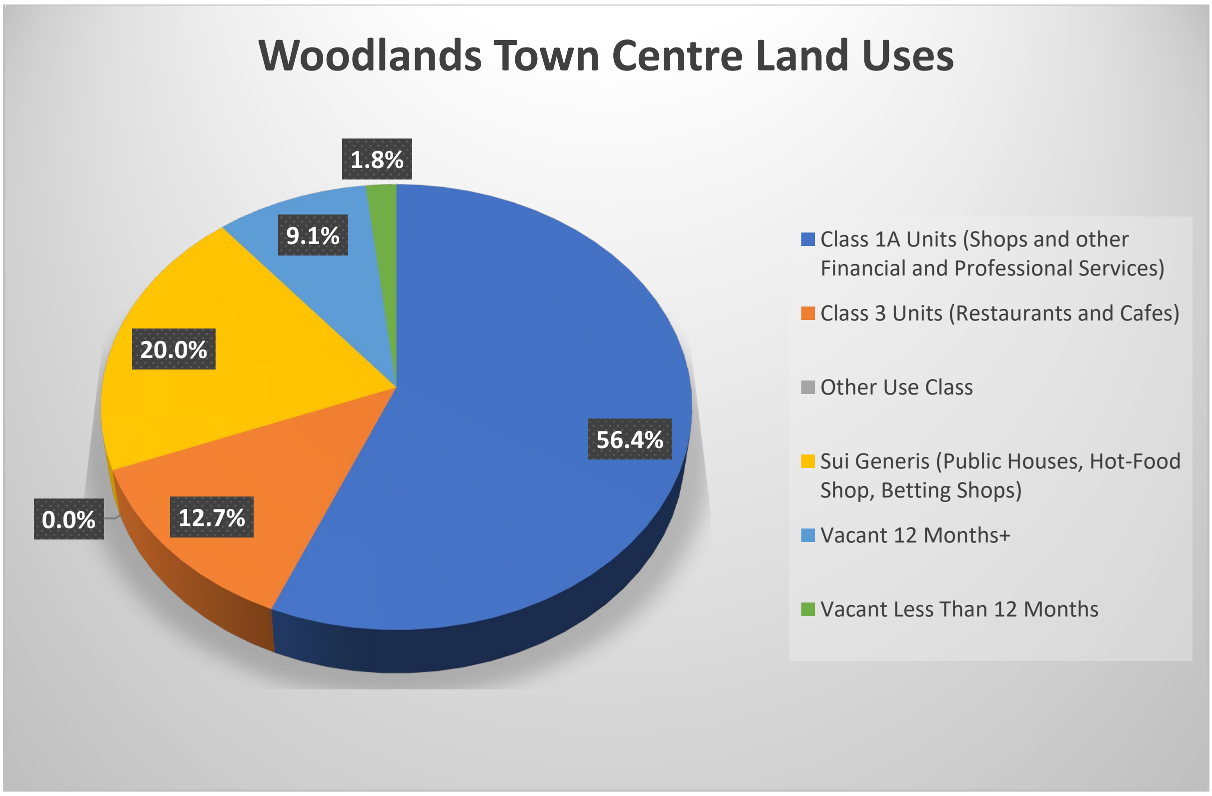
Woodlands is a mid-sized (55 units) local high street centre, that runs along the north side of Woodlands Road to the west of the City Centre. The surrounding community is a mix of professional people and a large student population.



2. Activities and Facilities

Class 1a is the dominant use, occupying 56.5% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 6 food shops and 9 non-food shops. Altogether, food and non-food shopping make up 29% of the units in the centre. The food shopping offer is limited to a butcher, grocers and a newsagent. This reflects the strong food offer on nearby Great Western Road. There is a diverse and 'niche' non-food offer including a bike shop, jeweller, antiques shop, art sales and herbalist.



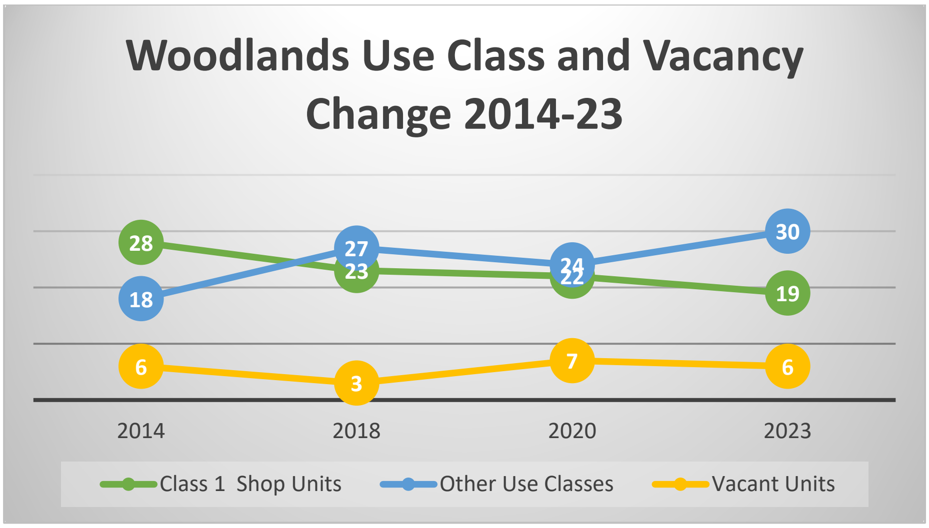
Commercial Services
There are 7 class 3 uses (coffee shops/restaurants) and 11 sui generis uses. As is typical for the area, there is a strong drinking and dining offer, with as many public houses as hot food shops (5) which reflects the importance of the night-time economy, sustained partly by the local student population. In terms of financial and professional services, there is a solicitors office and 3 estate agents. When these are added to retail services, such as hairdressers, opticians and beauticians, then the total number of commercial services in the centre is 60%.

3. Health of the Centre

There are 6 vacant units (a vacancy rate of 11%) and 5 of these have been vacant for over 12 months. The vacancy rate is below the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). The vacant units are reasonably evenly spread, with a maximum of 1 vacancy in each street block, however long-term vacancy remains an issue.

Although there are a significant number of hot food shops, they are evenly spread throughout the centre. There do not appear to be any concentrations of 'bad neighbour' uses impacting on the amenity of the centre.

How Woodlands is Changing



There has been a persistent reduction in shopping uses since 2014, which has been mirrored by an increase in other uses. Around 2018, class 3 and other service uses became more prevalent than shopping and retail uses in the centre. The vacancy level rose between 2018 and 2020, but has been stable since lockdown. Overall, it is a centre in transition, moving away from shopping and retail services to a greater focus on socialising and the night-time economy.

Woodlands and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Woodlands is surrounded by the City Centre, Byres Road and the centres on Great Western within half a mile, and this is reflected in its limited shopping offer. It has differentiated itself from other centres in close proximity, by virtue of its distinctive dining and bar options and niche shops.
Residential addresses within walking distance of centre (800sqm)	8,345
Town centre uses in the surrounding area	Between Woodlands TC and St Georges Cross, there is a GP practice, Woodlands Community Garden and Woodlands Community Trust, the Albany Centre which offers training rooms and meeting spaces, a snooker hall and gym. To the south of the centre, there is the Alliance Francaise and RSPB Glasgow, and Glasgow Youth hostel.

	To the west of the centre, there is the Stand Comedy Club, Dance studios, University buildings and more commercial uses on Gibson St, that could potentially be brought within the boundary of the centre.
Sustainable Access	The centre is within walking distance of the City Centre, Byres Road Major Town centre and the larger local centres on Great Western Road. It is reasonably well served by public transport, with a subway station nearby, as well as the bus routes running along GWR. Charing Cross rail station is also nearby.
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	None

Planned Improvements in Woodlands

Plans/Strategies/Significant Applications	**Details of what is proposed for delivery**

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

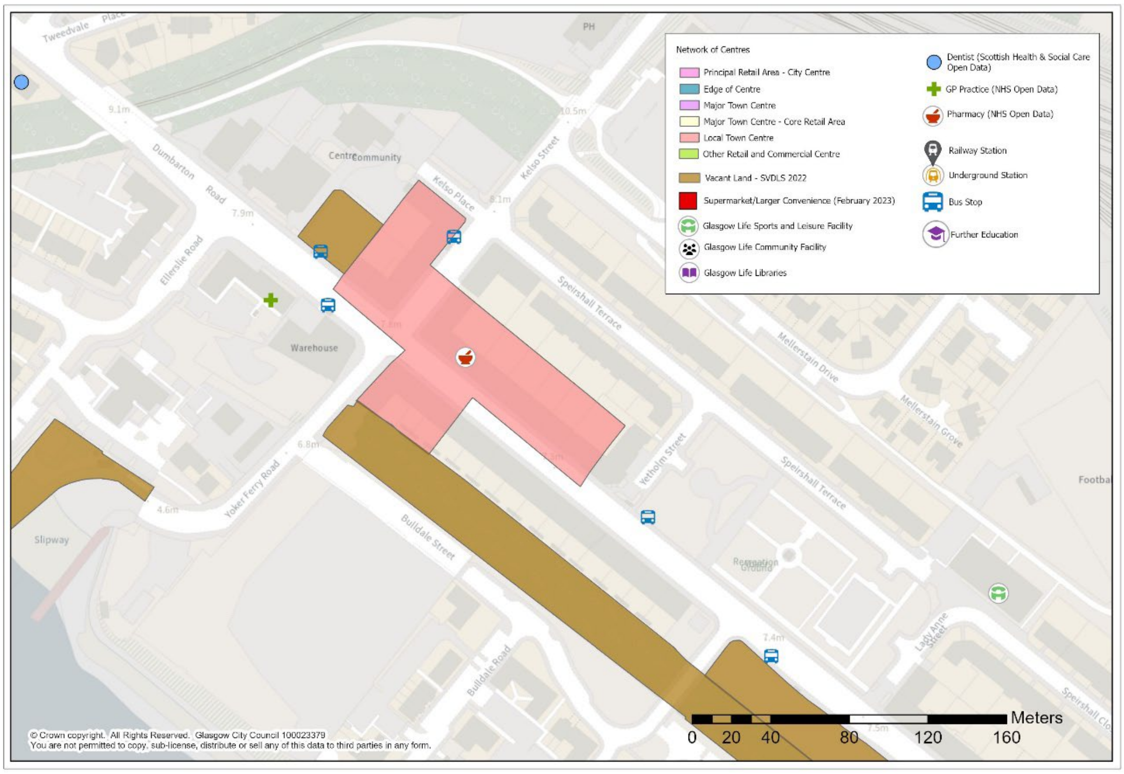
- Monitor the effect and prevalence of hot food shops/public houses on the amenity of the centre.
- Assess the reasons for long term vacancy.
- Review the western boundary of the town centre.

Yoker Town Centre Profile 2023

Yoker Today

1. Location and Physical Characteristics

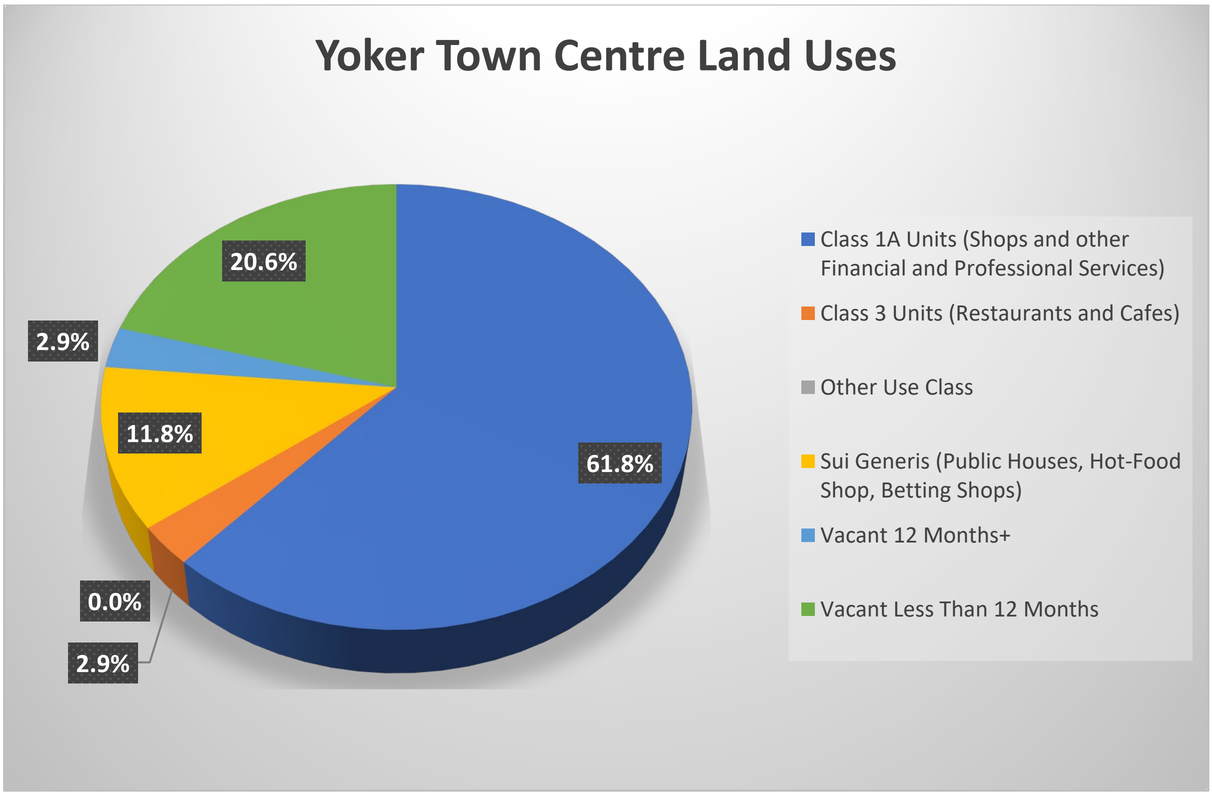
Yoker is a small centre (34 units) focussed on the junction of Dumbarton Road and Kelso Road, close to the City's western boundary.



2. Activities and Facilities

Class 1a is the dominant use in the centre, occupying 62% of the units. It is a composite use class that includes shops, but also financial and professional service uses. These types of use are examined separately below, in order to clearly define the shopping and commercial service functions of the centre.

Shopping
The Centre has 7 food shops and 4 non-food shops. All are small scale, with an average unit size of less than 100sqm. Some of the non-food shops have a 'niche' role, that may attract people from further afield e.g kiltmaker and a hydroponics shop. The food shops all provide for basic day to day local needs. Taken together, food and non-food shopping make up 32.5% of the units in the centre.
Lidl is the main food shop in the local area, and is located to the west of the centre. Beyond the city boundary, there is easy access to Clydebank town centre, where there are a variety of larger scale food and non-food shops.



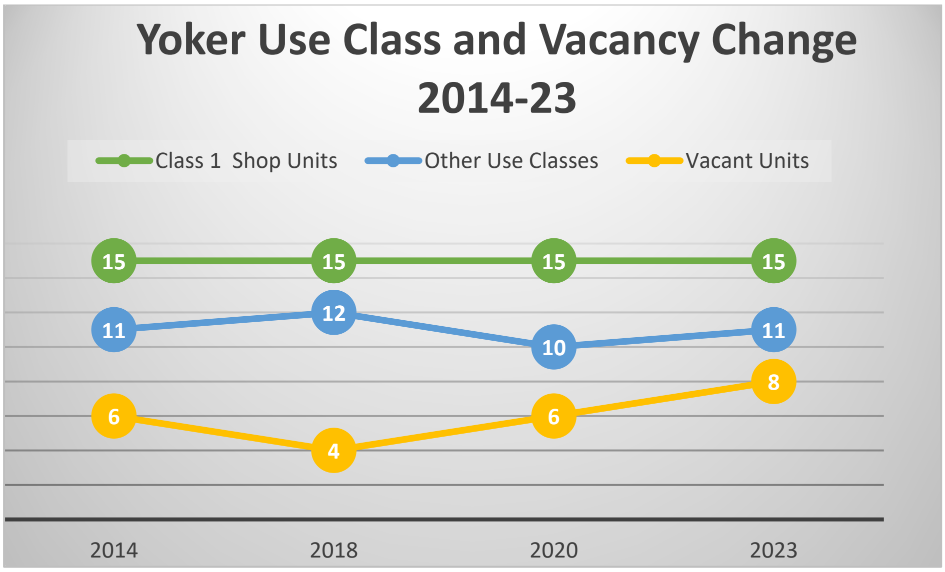
Commercial Services
There is 1 class 3 use and 4 hot food shops in the centre. There are few financial or professional services, but there is a solicitor and photographic studio. When these are added to retail services, such as hairdressers, opticians and beauticians, then the total number of commercial services in the centre is 44%.

Civic and Community Uses
Yoker Community Centre and the DRC Youth Project are both located in the centre.

3. Health of the Centre

The level of occupancy in the centre is 77.5%. There are 8 vacant units, but only 1 has been vacant for over 12 months, therefore commercial churn may explain some of the vacancies. The vacancy rate of 23.5% is well above the 15% average for Scottish high streets (Scottish Retail Consortium/Local Data Company). The vacant units are evenly spread throughout the centre, which mitigates the effect on the centre to an extent.

How Yoker is Changing



It is a relatively stable centre, with little variation in the amount of occupied shop units and non-shop units. Vacancies have risen since 2018.

Yoker and the 20 Minute Neighbourhood

How the centre relates to others in the Network, and embodies the principles of a 20 minute neighbourhood.

20 minute Neighbourhood Principles	Comments
Relationship with other Centres and role within the network	Yoker's main relationship is with Clydebank town centre, outside the Glasgow City Council boundary.
Residential addresses within walking distance of centre (800sqm)	2,924
Town centre uses in the surrounding area	Yoker Sports Centre, Yoker Medical Centre and Yoker Housing Association are both located just outside the boundary of the centre.
Sustainable Access	Yoker has good bus access to Clydebank in the west, and Partick and the City Centre to the east. A new bridge over the River Clyde between Renfrew and Yoker will improve pedestrian, cycle and vehicular access to the shopping and leisure facilities at Braehead
Strategic Housing Investment Plan Sites in the Local Area with estimated or actual approval date.	• Hawick St, 56 units, 2020 • Rothesay Dock, 53 units, 2024 • Former Garscadden Primary School, 70 units, 2020

Planned Improvements in Yoker

Plans/Strategies/Significant Applications	Details of what is proposed for delivery

Challenges and Opportunities

The following requires consideration in producing City Development Plan 2:

- Monitor the level of vacancy in the Centre.

Appendix 4. Existing Provision of Drive-Through Developments in Glasgow

Existing Drive-through Operations In Glasgow

In 2022 the council carried out a survey of existing provision of drive-through developments in the City. At that time, 39 operational drive-throughs were identified. 25 of these are located in recognised retail locations. Of the four located in Major Town Centres (MTC), 2 are at Glasgow Fort (Easterhouse MTC), one is at Parkhead Forge (Parkhead MTC) and one is off Crow Road (Partick / Byres Road Major Town Centre). All four are on areas of existing car parking provision. A further four are located in Local Town Centres, which are also located on areas of existing car parking provision.

CDP Retail Designations
4 are in Major Town Centres
4 are in Local Town Centres
13 are in Other Retail and Commercial / Leisure Centres
3 are in Edge of Centre locations
1 is at a Standalone Food Superstores

17 drive-throughs are located at non-town centre retail locations, as defined in CDP1. These are:

- *Other Retail and Commercial Leisure Centres,*
- *Edge of Centre locations, and*
- *Standalone Food Superstores.*

These locations are designed to accommodate retail formats that cannot be easily located in a town centre e.g. bulky goods warehousing and/or large scale superstores. Drive-throughs take advantage of the high levels of car use at these locations.

The remaining 14 drive throughs are on land that is outwith existing retail locations. These are on brownfield sites which are either co-located with other car related functions, such as petrol stations, car repairs, or car showrooms, are adjacent to industrial land, or are on sites currently or formerly used for bulky goods retailing.