

Clyde Gateway Green Network Strategy

Prepared by Land Use Consultants
July 2007



**Clyde Gateway
Green Network Strategy**

Final Report

**Prepared for the
Clyde Gateway Partnership
and the
Green Network Partnership
by
Land Use Consultants**

July 2007

37 Otago Street
Glasgow G12 8JJ
Tel: 0141 334 9595
Fax: 0141 334 7789
Glasgow@landuse.co.uk

CONTENTS

Executive Summary

1. Introduction	1
Clyde Gateway	1
The Green Network	1
The Clyde Gateway Green Network Strategy.....	3
2. Clyde Gateway Green Network Policy Context.....	5
Introduction.....	5
Background to the Clyde Gateway Regeneration Initiative	5
Regional Policy	8
Local Policy	10
Conclusions	17
3. A Changing Place....	19
Introduction.....	19
The Landscape of the Gateway.....	19
Current Townscape	23
Transport in the Clyde Gateway.....	24
Population Characteristics	27
New development in the Gateway	30
Water Management.....	32
Contaminated Land	35
The Current Green Network.....	37
Conclusions	39
4. Vision and Strategic Objectives	41
Introduction.....	41
Strategic Objectives.....	42
What does success look like?.....	43
5. Green Network Strategy	45
Introduction.....	45
Structure of the Strategy	45
Strategic Green Network Corridor – the River Clyde	46
Existing and enhanced strategic Green Network resources	50
Strategic Green Network links	56
Strategic Green Network Corridor – Improving cross-river links	61
Strategic Green Network Spaces.....	65
Development zones and development of the Green Network	69

6. Actions and Priorities	81
Introduction.....	81
Priority Projects	84
7. Implementation Guidance.....	91
Process	91
Planning.....	93
Development Plan Policies.....	93
Supplementary Planning Guidance.....	94
Development Management	96
Greenspace Standards.....	96
SUDS and Greenspace.....	103
Funding	105

EXECUTIVE SUMMARY

1. This is a summary of the Clyde Gateway Green Network Strategy. The Clyde Gateway Green Network Strategy sets a vision for the integration of the Green Network within the regeneration of Clyde Gateway. It describes ways in which the Green Network will contribute to the Gateway's future environmental quality, community vitality and economic success. It highlights the opportunity to create a unique, distinctive and high quality urban environment close to the centre of Glasgow – a 21st century interpretation of 'a dear green place'.

Strategy Components

2. The Clyde Gateway Green Network Strategy defines those key components of the Green Network which should be prioritised to realise the Structure Plan's aspirations for the Gateway area and to connect the area to surrounding communities and greenspaces. This comprises a combination of the River Clyde Corridor, a series of retained and enhanced green spaces, and new Green Network resources.
3. It also defines a network of more **local green links and open spaces**. These will provide the green infrastructure within which development will be set. For those parts of Clyde Gateway where **broad development zones** have been defined, the Strategy provides guidance on how development of the Green Network should be taken forward in relation to particular land uses and development areas.
4. The Strategy defines a series of priority actions and priority projects that are required to realise this vision. Its final section comprises an **implementation toolkit**, setting out a range of tools that can be used to turn the Green Network proposals into reality.

Context

5. **Clyde Gateway** comprises 3.3 square miles (2095 acres), approximately 30% of which is derelict, vacant or underused land. The area has experienced dramatic decline in industrial activity and resident population since they peaked in the 1950s. The area now has amongst the worst health statistics, highest unemployment levels and lowest life expectancies in the Scotland.
6. National, regional and local level policy all support the renewal of the Clyde Gateway as a new metropolitan area that will provide an economically vibrant, safe place to live for future generations. As part of this aim, national, regional and local policy recognises the importance of creating an attractive environment. There are also important policy links to other sectors such as health, enterprise and biodiversity. The development of high quality greenspace can play a key role in achieving these policy objectives.
7. All levels of policy prioritise the creation of high quality environments which create attractive places for people to live and work, and which support investment. Creation of new greenspaces can also bring important social benefits including

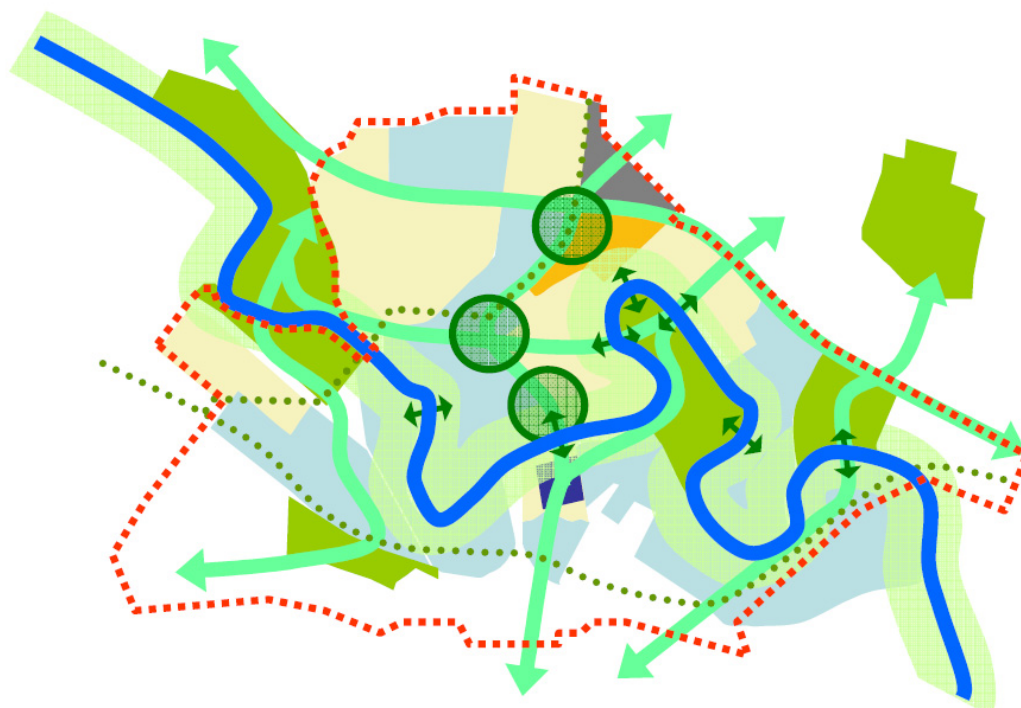
training and employment, create opportunities for healthier lifestyles and increase biodiversity, and opportunities for people to experience it.




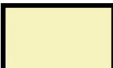
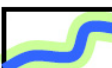







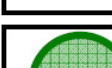

8. This Green Network Strategy builds on the emerging policy agenda and on research outlining the benefits of greenspace in order to provide a framework that will aid the successful and sustainable development of the Clyde Gateway.
9. The Strategy defines the following **Vision and Strategic Objectives**:

The Green Network will be developed as an integrating element of Clyde Gateway. It will deliver a broad range of environmental and quality of life benefits to Glasgow and South Lanarkshire, helping to bring about regeneration and economic development.

- The Green Network will create an attractive environment within which new development will be located, encouraging investment as houses become more marketable and commercial investors are attracted by a distinctive new urban character and the ability to recruit locally.
- The Green Network will support the 2014 Commonwealth Games bid by transforming the quality of the urban environment of east Glasgow and creating a high quality setting for the National Indoor Arena and other facilities.
- The Green Network will create a network of walking and cycling routes which promote healthy and environmentally sustainable travel within the area.
- The Green Network will contribute to improved physical and mental health by creating opportunities for active recreation and relaxation.
- The Green Network will aid enterprise development through providing opportunities for volunteering, training and employment.
- The Green Network will realise the potential of the River Clyde corridor as a key feature in the urban landscape of east Glasgow and South Lanarkshire. It will create a safe and attractive corridor, connecting with surrounding areas and with new greenspaces at strategic locations along the river. It will reconnect the area with Glasgow Green and the city centre to the west, and with the Clyde Valley to the south and east.
- The Green Network will bring biodiversity back into the city, providing new opportunities for local people to experience and enjoy the natural heritage.
- The Green Network will contribute to the sustainable flood management by accommodating a series of SUDS features which will be combined with other greenspace uses to create spaces that make a positive contribution to the quality of the urban environment.
- The Green Network will contribute to the rejuvenation of existing communities in and around the Gateway area and to the creation of vibrant new communities by providing opportunities for relaxation, interaction and local involvement.
- The Green Network will provide a means of interpreting and enjoying the area's industrial and social heritage as well as a means of expressing contemporary culture in the form of art, sculpture and community events.

10. The current stage of planning the regeneration of Clyde Gateway means it is impossible to define with accuracy the Green Network that would be created by the realisation of this vision and the associated objectives. However, the following diagram is a composite of the themes outlined in the strategy.



	Clyde Gateway boundary		Greening of new road corridors (Section 5.5.)
	River Clyde		Greenspace in residential development (Section 5.6.)
	River Clyde Corridor (Section 5.1.)		Greenspace in industrial / com- mercial development (Section 5.6.)
	Existing and enhanced strategic greenspace (Section 5.2.)		National Indoor Sports Arena Site (Section 5.6.)
	Strategic Green Network Links (Section 5.3.)		Parkhead sports stadium (Section 5.6.)
	Cross river links (Section 5.4.)		Retail development (Section 5.6.)
	New Green Network spaces (Section 5.5.)		Not to scale

11. The strategy comprises six themes:

- Strategic Green Network Corridor - The River Clyde;
- Existing and enhanced strategic Green Network resources;
- Strategic Green Network Links;

- Strategic Green Network Corridor - Improving cross river links;
- Strategic Green Network Spaces; and
- Development zones and the Green Network.

Implementation Priorities

12. The strategy defines key tasks that will be essential in implementing the Strategy:

- raise awareness of the role of the Green Network and the environmental, social and economic benefits it can help deliver;
- implementing priority open space projects;
- use the development of SUDS infrastructure as a basis for the creation of high quality open spaces at 'regional' and more local levels;
- ensure that new development contributes positively to the co-ordinated development of the Green Network;
- promote the Green Network as a resource for healthier lifestyles;
- develop volunteering and training programmes which utilise planning, development and management of the Green Network;
- monitor and demonstrate the economic benefits of high quality open space;
- co-ordinate development of the Green Network with local and strategic access routes, including the Clyde Walkway;
- ensure that new development along the river corridor is designed to reflect the riverside location;
- implement priority river crossing projects;
- manage riparian woodlands and identify opportunities to extend into open spaces adjacent to the river corridor;
- ensure that important existing biodiversity sites are conserved in the regeneration of Clyde Gateway;
- develop the Clyde Corridor as a key habitat network link, together with strategic Green Network links and stepping stones to increase the biodiversity value of the wider area;
- realise the potential of new open spaces, particularly where SUDS are present, to increase biodiversity;
- work with SNH and organisations such as RSPB to develop opportunities and programmes to increase opportunities for people to experience the natural heritage within Clyde Gateway;
- where appropriate, design new open space to reflect the area's industrial past;
- develop community arts programmes and events within Clyde Gateway.

Priority Projects

13. The Strategy highlights a number of priority Green Network projects. These include:
- a detailed strategy for the **Clyde Corridor** to address issues including the design of development fronting the river, new riverside greenspaces, a prioritised assessment of the need for new river crossings, enhancement of public access to both banks of the river, measures to enhance visibility within the Clyde Gateway area, conservation and enhancement of biodiversity and public access to natural greenspace;
 - a detailed landscape strategy for **London Road** to realise the potential for enhancement once through traffic is removed to the M74 extension;
 - the design and creation of **Dalmarnock Riverside Park**, incorporating a regional SUDS feature and a section of the Clyde Walkway;
 - the design and creation of **Dalmarnock Road Station Plaza**, accommodating public transport, walking and cycling routes, together with the enhanced East End Regeneration Route corridor. It is anticipated that this will comprise high quality civic space with formal tree planting and hard landscaping;
 - the design and creation of **Commonwealth Plaza**, providing a high quality civic space serving sports facilities including the National Indoor Sports Arena, proposed Athletes' Village and Celtic Park. It is anticipated that this will comprise hard landscaping with formal tree planting;
 - the **Cuningar Loop** is a key asset for the Clyde Gateway. Its development as a recreational resource will be vital for the new populations in the Gateway for generations to come. The ongoing study into the Loop will comprise plans for the site itself and developing new links into the site from both the north of the river and through existing entrances at locations such as Farme Cross.
14. A number of these projects require the Clyde Gateway Partnership to undertake more detailed survey and planning. Some elements will be delivered by the Partnership itself, or in association with organisations such as South Lanarkshire Greenspace, Kelvin Clyde Greenspace, Forestry Commission Scotland or Scottish Natural Heritage. Other projects will be implemented within wider regeneration and development projects. Depending on their nature, location and scale, they may be facilitated by planning conditions and agreements or developer contributions. The two Councils will have a key role to play in defining development briefs for key sites and areas.

Implementation Guidance

15. The Green Network Strategy includes a toolkit to assist in its implementation. The toolkit comprises the following elements:
- Process;
 - Planning;
 - Greenspace Standards;
 - SUDS and greenspace; and
 - Funding.

I. INTRODUCTION

- I.1. This document sets out a strategy for the development of the Clyde Gateway Green Network. The strategy reflects the scale of the physical and social regeneration initiative focused within the Clyde Gateway area, and the potential role of the Green Network in creating a sustainable environment that is attractive as a place to live, work and invest.

Clyde Gateway

- I.2. Clyde Gateway is one of Scotland's most significant regeneration initiatives. Focused on a former industrial area in the east part of Glasgow and extending into South Lanarkshire, the multi-agency¹ initiative will result in extensive areas of derelict and contaminated land, and fragmented areas of housing and industry, being remodelled to accommodate new communities, employment areas and open space. The area lies either side of the River Clyde, upstream of Glasgow Green and stretches between Bridgeton Cross, Parkhead Cross and Farme Cross focusing on the Dalmarnock area south of London Road.
- I.3. The initiative is being led by the Clyde Gateway Partnership until an Urban Regeneration Company is established.
- I.4. The Clyde Gateway initiative aims to:
- create a lasting transformation of the area;
 - increase economic activity and job opportunities; and
 - develop community well-being and culture.
- I.5. The Clyde Gateway initiative includes a number of projects which are in themselves of a major scale. Amongst these are the National Indoor Arena (forming a central element of Glasgow's 2014 Commonwealth Games bid), the M74 extension and the East End Regeneration Route.

The Green Network

- I.6. The Green Network has a key role to play in regenerating Clyde Gateway and connecting it to surrounding communities.
- I.7. The Green Network is made up of all types of greenspace including formal parks, unmanaged and managed open space, recreational areas, footpaths and areas of woodland and forestry. Some parts of the Green Network may be of national significance, others will be important at a more local or community level. Together they can contribute to quality of life for residents and workers, contribute to an area's sense of place and its attractiveness as a place to invest, locate and recruit. The Green Network can also accommodate other functions such as pedestrian and

¹ Glasgow City Council, South Lanarkshire Council, Scottish Enterprise National, Scottish Enterprise Glasgow and Scottish Enterprise Lanarkshire and Communities Scotland

cycle routes or elements of the SUDS network, and can bring biodiversity closer to where people live and work.

- 1.8. National planning policies² place an emphasis on creating, protecting and enhancing open spaces, particularly within urban areas where they can help deliver a broad range of benefits. Within this national context, the Glasgow and Clyde Valley Joint Structure Plan³ has prioritised the creation of a *Green Network*, comprising existing resources, potential new spaces and links. The Structure Plan identifies Clyde Gateway as a *Metropolitan Flagship Initiative* and highlights the potential role of the Green Network in contributing to regeneration in this area including the creation of an Urban Park. The Structure Plan Technical Report on the Green Network⁴ (2006) provides more detailed guidance and places particular emphasis on the role of large scale development in contributing to the development of the network. The Technical Report refers to a 'National Urban Park' and the creation of a '*continuous and high quality green link which builds on the biodiversity and recreational potential of the River Clyde. This should enhance both biodiversity and the recreational potential of the river corridor. Even in high density development, opportunities for greenspace, access and landscaping using native species*'.

Green Network Benefits

Greenspace Scotland, in its publication *Making the Links*⁵ has set out the reasons why green infrastructure, such as the Green Network, is important, and the breadth of social, economic and community benefits it can provide:

- Greenspaces are the 'green lungs' of our towns and cities.
- They contribute to our physical health by providing places for informal recreation (walking, cycling, sitting, socialising and children's play) and to our mental health by providing 'breathing spaces' where we can take time out from the stresses of modern life.
- Greenspaces bring the countryside into our towns and cities, making it accessible from our 'backdoor'. They help to make neighbourhoods attractive places where people want to live and work.
- Greenspaces develop community cohesion, stimulate the economy and attract enterprise. They encourage biodiversity and provide opportunities for learning.
- Greenspaces are spaces defined by how people use them. They are living spaces, breathing spaces, working spaces, healthy spaces, wild spaces, meeting spaces, play spaces, learning spaces.
- Greenspace can contribute to lessening the impacts of climate change. Vegetation can act as a 'sink' for carbon, reducing the levels of CO₂ in the atmosphere.

² See for example, **NPPG14 Natural Heritage**, draft **SPP11 Physical Activity and Open Space** and **PAN 65 Open Space**

³ www.gvcvcore.gov.uk/DOCS/structure_plan/2006_Plan_Supplementary_Written_Statement.pdf

⁴ www.gvcvcore.gov.uk/DOCS/structure_plan/TR_9_06_Green_Network.pdf

⁵ <http://www.greenspacescotland.org.uk/default.asp?page=270>

The Clyde Gateway Green Network Strategy

- I.9. The Clyde Gateway Green Network Strategy is founded on a recognition of the importance and integrity of the Green Network within the regeneration of Clyde Gateway. It describes ways in which the Green Network can contribute to the Gateway's environmental quality, community vitality and future economic success,
- I.10. In order to achieve this, a vision for the Green Network in the Clyde Gateway has been defined:

The Green Network will be developed as an integrating element of Clyde Gateway. It will deliver a broad range of environmental and quality of life benefits to Glasgow and South Lanarkshire, helping to bring about regeneration and economic development.

- I.11. The Strategy defines **strategic components** of the Green Network which should be prioritised to realise the Structure Plan's vision of a National Urban Park. These strategic components will also be essential in connecting the area to surrounding communities and greenspaces.
- I.12. The Strategy also defines a network of more **local green links and open spaces** that connect with the strategic components. Together, these will provide the green infrastructure within which development areas will be set. For those parts of Clyde Gateway where **broad development zones** have been defined, the Strategy provides guidance on how development of the Green Network should be taken forward in relation to particular land uses and development areas.
- I.13. The final part of the Clyde Gateway Green Network Strategy comprises an **implementation toolkit**, setting out a range of tools that can be used to turn the Green Network proposals into reality.

2. CLYDE GATEWAY GREEN NETWORK POLICY CONTEXT

INTRODUCTION

- 2.1. This section of the baseline sets out the policy context for the Green Network Strategy. It highlights the origins of the Clyde Gateway initiative within national policy and also sets out the policy context in relation to planning, open space and Green Networks.
- 2.2. This policy strand provides the starting point for the Green Network strategy. However, as noted in Chapter 1, greenspace and its development link to a wide range of policy agendas. The development of a high quality Green Network can help to deliver these agendas. Equally, these policy areas can play a key role in securing implementation of the Green Network. This section also outlines the range of important policy areas such as health, the environment and social inclusion that are relevant to the development of the strategy.

Background to the Clyde Gateway Regeneration Initiative

- 2.3. The Clyde Gateway concept was first introduced in the Glasgow and Clyde Valley Joint Structure Plan 2000, where it was identified as a Metropolitan Flagship Initiative. It was designated in recognition of the scale, and long-term nature, of renewal required in a wide area including the City's East End, Gorbals and parts of South Lanarkshire.
- 2.4. At a national level there are a number of strategic documents which set out future development priorities for Scotland and these have reinforced the importance of the Clyde Gateway as a national priority. The National Planning Framework for Scotland (Scottish Executive, 2004) sets out a guide for the spatial development of Scotland up to 2025. The Framework acknowledges the importance of the Clyde Corridor as a strategic economic development zone as identified by Scottish Enterprise.
- 2.5. 'People and Place' (2006) is the Scottish Executive's Regeneration Policy Statement which sets out a new approach to tackling issues of poverty and disadvantage. It focuses on achieving sustainable economic growth through an integrated approach which combines the economic, social, physical and environmental aspects of regeneration.
- 2.6. The Statement sets out a number of geographic priorities for regeneration, including the Clyde Corridor which encompasses the Clyde Gateway and Clyde Waterfront initiatives. It is acknowledged that due to the concentrated levels of deprivation within these areas the regeneration process will have a significant impact on Scotland's overall levels of poverty and deprivation. In addition, it is estimated that public and private sector investment in the Clyde Corridor over the next 10 years will be approximately £2.8 billion.

'The Clyde Gateway project has been developed by Scottish Enterprise, Glasgow City Council and South Lanarkshire Council to exploit the economic development potential of the proposed M74 Northern Extension and the East End Regeneration Route. The 25 year plan incorporates developments in the East End of Glasgow and adjacent areas of Lanarkshire, aimed at promoting economic activity, improving the environment and closing the opportunity gap between this area and other parts of Scotland'

People and Place (2006)

National Level Planning Policy

- 2.7. SPPI: The Planning System sets the overall framework for planning policy in Scotland, and places emphasis on protecting and enhancing the quality of the environment as an overall part of sustainable development. It also emphasises the importance of the condition of our surroundings in contributing to quality of life. The role of regeneration, restoration and opportunities for access to open spaces are noted as important aspects of proactive planning.
- 2.8. In addition, NPPG14 Natural Heritage (1998) highlights the importance of the natural heritage in contributing to social and economic well being. It also states that local communities should be involved in maintaining and enhancing the environment.
- 2.9. Policies specific to open space include the Consultative Draft SPPI I: Physical Activity and Open Space which will shortly supersede NPPG 11: Sport Recreation and Open Space (1996). SPPI I seeks to protect and enhance open space for sport and other types of physical activity by requiring local authorities to undertake an open space audit and prepare a strategy for their area which will inform the development plan.

'This SPP encourages good urban design and networks of high quality open spaces. These should be safe, welcoming, appealing, distinctive, well connected environments. Within settlements this should include spaces that can be used by everyone, regardless of age, gender or disability'.

SPPI I: Physical Activity and Open Space

- 2.10. PAN65: Open Space (2003) gives advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces. In particular it outlines the need to ensure that the desires of the local community are taken into account when considering local open space. It emphasises that community involvement in the design, management and maintenance of open spaces can build a sense of shared ownership of the public realm, reducing vandalism and anti-social behaviour and increasing safety. It provides further guidance for local authorities on auditing and developing policies for open space. It also provides the starting point for a typology of open space, which has been developed further by the Glasgow and Clyde Valley Structure Plan Team in partnership with SNH.
- 2.11. Overall national planning policy focuses on the enhancement of urban environments for economic, social and environmental benefit. The role of open space, with greenspace as a component of this, can be as part of regeneration or restoration or created in its own right with resulting benefits for both communities and biodiversity.

- 2.12. **Better Communities in Scotland: Closing the Gap (2002)** is the Scottish Executive's statement on community regeneration which seeks to narrow inequalities and opportunity gaps across Scotland. The statement highlights the importance of physical improvement projects within social regeneration programmes. It also emphasises the use of neighbourhood-management approaches in delivering environmental improvement work related to problems such as litter and graffiti. Paragraph 13 states that *'research has also shown that disadvantaged communities often have real concerns about this type of low-level environmental issue in their local community, and tackling them can be an effective way to start to build the confidence of communities and to start to make changes'*.
- 2.13. **'Let's Make Scotland More Active' (2003)** is Scotland's strategy for physical activity. The Strategy notes that currently the health of two-thirds of the Scottish population is at risk due to physical inactivity which makes it the most common risk factor for coronary heart disease. Strategic Objective 1 is 'to develop and maintain long-lasting, high-quality physical environments to support inactive people to become active'. The Strategy notes that many of the barriers to physical activity are environmental including safety concerns, traffic fumes and a lack of paths and open spaces. As such it notes that environmental improvement policies are essential to help people become active in their everyday lives, including development that helps people walk and cycle.
- 2.14. In 2005 the Scottish Executive published **Going Green for Growth: a green jobs strategy for Scotland (2005)**. The strategy builds on the 2004 documents *Framework for Economic Growth in Scotland*⁶ and *A Smart Successful Scotland: Strategic direction to the Enterprise Network*⁷. It provides guidance on how 'green' jobs can provide economic benefits across a broad range of sectors. These include the development of opportunities in biofuels; construction and sustainable design; and ecotourism and outdoor recreation. These areas that could play a significant positive role in the development of the Green Network Strategy.
- 2.15. **Scotland's Biodiversity: it's in your hands (2004)** sets out the framework for the conservation and enhancement of biodiversity in Scotland. It reinforces the role that all partners can play in increasing biodiversity and makes the links between nature conservation, access, learning and healthy living. The 'agenda for action' includes enhancing *'biodiversity in all transport corridors, and public and private greenspace through public and private sector initiatives' (page 41)*. The potential for linking urban greenspace and transport corridors to rural habitats is also highlighted as an exciting possibility for the future.
- 2.16. Scottish Natural Heritage's **Natural Heritage Futures** documents set out a framework for the future management of the natural heritage towards 2025. The Natural Heritage Futures priorities for the River Clyde are set out within the **West Central Belt area plan**. These priorities can be used to inform local level strategies such as Biodiversity Action Plans, they can also provide a framework for development and community plans.

⁶ <http://www.scotland.gov.uk/Publications/2004/09/19828/41869>

⁷ <http://www.scotland.gov.uk/Publications/2004/11/20246/46555>

2.17. The West Central Belt Plan sets out nine objectives for the natural heritage. This includes Objective 1, which aims to *‘ensure that developments complement and enhance local landscapes and wildlife and use open space to create environments of value to the natural heritage’*. Within this objective actions include *‘making use of high quality greenspace management, attractive town environments and opportunities for access to the countryside, as a means of attracting new business development’*. Objective 2 focuses on the *‘sustainable reuse of vacant and derelict land’* and Objective 3 seeks to *‘maintain and enhance urban greenspace’*. Key actions within Objective 3 include:

- provide urban greenspace networks through strategic projects;
- encourage the use of greenspaces for physical exercise;
- ensure that all sectors of the community are able to use greenspace and the countryside;
- manage and promote the existing LNR network;
- create new Community Woodlands; and
- Involve local communities in the design and management of their local greenspace.

Regional Policy

The Clyde Gateway

2.18. As outlined within the Structure Plan, the City Plan identifies key regeneration areas, which comprise a Metropolitan Growth Corridor consisting of the City Centre, Clyde Waterfront and the Clyde Gateway. Paragraph 10.1 sets out numerous aims for the Clyde Gateway, these include:

- Contributing to the development of the existing industrial base for the area;
- Creating new homes;
- Enhancing connections to the City Centre and strengthening town centre, community, health and leisure facilities;
- Modernising key infrastructure;
- Securing the decontamination of key vacant and derelict sites;
- Capitalising on the potential of the Clyde as an environmental corridor that contributes to the development of a Green Network.

Origins of the Green Network

2.19. The Clyde Gateway area is encompassed by the Glasgow and Clyde Valley Joint Structure Plan 2006 and the local administrative areas of Glasgow City Council and South Lanarkshire Council.

- 2.20. The Glasgow and Clyde Valley Joint Structure Plan 2006 includes the key theme of creating 'A Green Network'. The Green Network will be made up of all types of greenspace including formal parks, unmanaged and managed open space, recreational areas, footpaths and areas of woodland. The plan anticipates that the network will comprise current environmental assets as well as the reclamation of derelict land and measures to achieve rural development.
- 2.21. The Plan notes Green Network Development as a Metropolitan Development Priority and this includes potential projects such as the Clyde Waterfront Greenplace and the Clyde Gateway National Urban Park (para 8.28). These projects will complement the local greenspace initiatives and the Government's action programmes for tackling urban dereliction, the promotion of the Woodlands in and Around Towns Programme (WIAT) and the Central Scotland Forest.
- 2.22. The Plan states that the Clyde Gateway is a nationally important Metropolitan 'Flagship Initiative', covering 70ha of industrial development, up to 10 000 units of housing and environmental action on 140ha of land (page 14). The overall aim for the Clyde Gateway Initiative is to *'restructure the urban areas and create a new focus of economic development based upon the key position of the Clyde Gateway in the existing and proposed transport network'* (page 16).
- 2.23. As well as developing the existing industrial base, providing new housing and tackling vacant and derelict land, one of the primary aims of the Structure Plan is to capitalise on the potential of the Clyde to contribute to the Green Network. The Structure Plan Technical Report on Glasgow and the Clyde Valley Green Network (2006) emphasises the importance of including Green Network priorities within the current Masterplans for the Waterfront and Clyde Gateway areas. A number of strategic actions are also detailed within the Technical Report including the following for the 'River Clyde Greenplace' area which includes the Clyde Gateway as its eastern boundary (Appendix 1):

'Recreating a continuous and high quality green link which builds on the biodiversity and recreation potential of the River Clyde. This should enhance both biodiversity and the recreational potential of the river corridor. Even in high density development, opportunities for greenspace, access and landscaping using native species.'

Glasgow and Clyde Valley Green Network Partnership

- 2.24. The Glasgow and Clyde Valley Green Network Partnership is the organisation tasked with delivering the objectives of the GCV Green Network Steering Group from 2006-2009. As a guidance tool for this task, a Business Plan has been developed to set context and development phase of the Green Network Programme, sets its aims and objectives, and chart an action plan.
- 2.25. The GCV Green Network Partnership has set a series of Aspirational Outcomes under four themes as set out below:

Key Themes			
Stronger Communities	Health Improvement	Biodiversity & Environment	Enterprise Development
Better living environment Access to recreational greenspace Inclusion in decision making / community planning Education & learning Culture (inc. art and heritage) Greenspace jobs / livelihoods Volunteering Improved visual amenity	Active lifestyles Mental wellbeing Clean greenspace Clean air Healthy food (allotments)	Climate change Flood management Habitat networks Landscape quality Water quality Air quality Land remediation	Business investment Green jobs Green travel Training and skills development

- 2.26. These themes and outcomes stem from the policy context outlined above and have been used as indicators for the development of this Green Network Strategy.

Local Policy

Glasgow City Plan

- 2.27. The importance of furthering the Greenspace Network is reiterated within the Glasgow City Finalised Draft Plan (May 2007). The Plan adopts a system of Development Policy Principles to guide new development. Development Policy DEV11 relates to Greenspace and states that:
- “The areas designated ‘GREEN SPACE’ generally represent the larger permanent green/open spaces serving the City and its resident population and visitors. These, and the numerous smaller open spaces that can be found within other Development Policy Principle Designations, particularly DEV 2: Residential and Supporting Uses, make up the City’s green network and contribute to biodiversity. All green/open space areas (regardless of their size or purpose) are functionally important elements of Glasgow’s green infrastructure (see Environmental Designations Maps and the Council’s PAN 65 Map (see Definition)). There is a strong presumption in favour of the retention of all public and private green/open space (see policy ENV 1: Open Space Protection)”*
- 2.28. The aim of the Policy ENVI – Open Space Protection is *“To ensure that areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well being and amenity of the communities they serve and also promote sustainability and biodiversity.”*

2.29. The policy goes on to state that:

“In accordance with policy DEV 11: Green Space, there is a strong presumption in favour of the retention of all public and private green/open space, except where they are included in the effective land supply for housing, industry and business and other uses (see also policy DEV 2: Residential and Supporting Uses).

Protection is accorded to the following categories of open space as identified on the Council’s PAN 65 Open Space Map (see Definition).

- 1. Public parks and gardens*
- 2. Communal private gardens (see Definition)*
- 3. Amenity space*
- 4. Playspace for children and teenagers*
- 5. Sports areas*
- 6. Allotments*
- 7. Green corridors*
- 8. Natural/Semi-natural greenspace*
- 9. Other functional greenspaces*
- 10. Civic space*

Where exception is made for development on open space within categories 1 to 6, the development should:

- either be directly related to the current use(s) of the open space or better serve local community needs by the provision, in the local area, of an area of equivalent, or higher quality open space, to directly replace the type of open space that would be lost (this will require the developer to consult with the local community using consultation methods agreed with the Council);*
- comply with the requirements of policy ENV 2: Civic and Open Space Provision;*
- provide for appropriate habitat creation, landscape treatment and subsequent maintenance of the retained or newly created open space; and*
- not have a negative impact on the distribution of open space within the surrounding area or prejudice any site covered by an Environmental Designation (see policy ENV 7: Regional and Local Environmental Designations).*

Categories 7 to 10 (above) generally relate to open spaces that are covered by an Environmental Policy Designation (see Environmental

Policy Designations Maps and policy ENV 7: Regional and Local Environmental Designations).

AREAS OF CHANGE

In areas of the City which are, or could be, subject to change, for example, redevelopment in the Key Regeneration Areas, New Neighbourhoods, GHA priority redevelopment areas, etc., some flexibility may be required to permit the re-arrangement of land uses in the interests of designing sustainable neighbourhoods and places. Local development strategies, masterplans, etc. for such areas, prepared in consultation with the local community and approved by the Council, will ensure that appropriate open space provision is provided within the redeveloped areas. Any changes to open space provision will be recorded on the Council’s PAN 65 Open Space Map and the new spaces will be accorded the protection set out in this policy.

DEVELOPMENT IN PARKS

The potential for the development of commercial facilities (e.g. cafes and restaurants) in parks may be considered where such uses will contribute to improved customer services and increased park usage. Such proposals, where appropriate, should be set within the context of a Park Management Plan.”

- 2.30. Policy ENV2 provides the guidance on Civic and Open Space Provision states that:

“New development (including conversions, changes of use and refurbishments)...that results in the creation of new or replacement additional floorspace, or new housing, is required to provide good quality recreational open space. This includes provision for children’s play areas, amenity open space, outdoor sport facilities, allotments and community gardens and civic space (which includes the public realm)

Open and civic space should be provided on-site, wherever possible, as an integral element of the development scheme. In some instances, the Council will expect the entire requirement to be met on site.

The degree to which any part of the requirement can be met off-site will depend upon the opportunities that exist within the local area to improve the quality and distribution of open and civic spaces. Off-site solutions may also be appropriate in relation to the conversion of existing buildings, and proposals in the City Centre, where the opportunity to provide open space within the development site may be limited.

Any proposed off-site solution must not conflict with other City Plan policies and will be subject to agreement with the Council.

New or enhanced civic and open spaces created in association with new development will be incorporated into the Council’s PAN 65 Open Space Map (see Definition) and will be protected by policy ENV 1: Open Space Protection.”

- 2.31. City Plan 2 provides detailed guidance on the appropriate quantities of open space that will be expected as part of the construction of a range of different developments. The proposed standards are set out in Appendix 1 of this report.
- 2.32. Another important element of the policy framework outlined in City Plan 2 is the Sustainable Urban Drainage Systems (SUDS) Policy. Policy ENV4 aims to “To ensure satisfactory sustainable measures are provided for the management and safe disposal of surface water run-off.” It states that:

“All development proposals are required to make satisfactory provision for Sustainable Drainage Systems (SUDS - see Definition). The only exceptions to this requirement are:

- a proposal for a single dwelling; and*
- proposals for a change of use, which will not result in an increase in surface water run-off from the site.*

SUDS will be required in association with any open space requirements for a development (see policy ENV 2: Civic and Open Space Provision). The Council expects that the SUDS infrastructure will most likely be integrated into a development’s open space requirement.

SUDS proposals should:

- incorporate, or connect to, an acceptable overland flood-routing or design exceedance solution (see Definition) agreed by the Council;
- be designed to accommodate a 1 in 30 year rainstorm event with the ability to deal with a 1 in 200 year event by safe flood routing;
- use agreed methods of surface water run-off collection, treatment, decontamination and disposal;
- not be detrimental to the effectiveness of existing SUDS schemes;
- incorporate a design appropriate to the site, particularly where contamination is present, (expert advice should be sought at an early stage); and
- incorporate natural and semi-natural elements to enhance environmental amenity and biodiversity.

SURFACE WATER MANAGEMENT PLANS

The Council will require development proposals to comply with the SUDS requirements set out in any surface water management plans prepared for parts of the City (e.g. Clyde Gateway and Toryglen).

Surface water management plans may require to be prepared for larger developments where development is divided into multiple ownership (e.g. a large housing development) where no management plan has been prepared. The developer would be responsible for its preparation, in liaison with the Council and Scottish Water.

Note: In order to achieve adoption by Scottish Water, SUDS proposals should be designed in accordance with Scottish Water's 'Sewers for Scotland Working Document' (available at www.scottishwater.co.uk). If it is intended not to design SUDS proposals to these standards, the maintenance arrangements of the proposed SUDS scheme will require approval as part of the planning consent."

- 2.33. These policies have a strong presumption in favour of protecting existing greenspaces and developing an urban environment which incorporates a 'Green Network'. This Green Network Strategy builds on these guidelines to help develop a fuller picture of how they should be implemented.

The South Lanarkshire Local Plan

- 2.34. The South Lanarkshire Finalised Local Plan (August 2006) contains a number of Strategic Policies to guide development. Policy STRAT 1 'Regeneration Priorities' states that priority will be given to the regeneration of certain locations, the most significant of these being the Clyde Gateway Metropolitan Flagship Initiative.
- 2.35. The importance of the Gateway area is highlighted in the local plan Policy STRAT 1 'Regeneration Priorities Policy' which highlights the Clyde Gateway Metropolitan Flagship Initiative as one of the five priority areas for regeneration in South Lanarkshire.
- 2.36. Policy STRAT 7 'Strategic Green Network' states that, in line with the Structure Plan, priority will be given to the development of Green Network actions and frameworks in several areas including the Clyde Gateway. Paragraph 2.21 states that 'The Local Plan will support actions to establish and improve a connected Green Network in the Gateway area with particular focus on the establishment of open space and tourism attractions at Cuningar in Farme Cross, Rutherglen'.

- 2.37. Policy ENVI of the local plan, Priority Green Space Land Use Policy, states that the ‘Council will seek to protect and enhance priority areas of green space as identified on the Proposals Map’. Of the greenspaces within the Gateway area, the Cuningar Loop is identified on the Proposals Map as a priority.
- 2.38. Policy ENV2 Local Green Network Policy, states that ‘the Council will support extension and enhancement of the Green Network. Opportunities for creating new links to the Network will be promoted by the Council as part of planning consents for new developments and in partnership with other public sector agencies’.
- 2.39. The Finalised Local Plan also includes a number of environmental priorities and objectives. Policy ENV3 ‘South Lanarkshire Green Space Strategy Proposal’ states that the Council will prepare a Green Space Strategy which will provide an integrating framework for the Council and its partners to deliver a sustainable network of greenspaces.
- 2.40. The local plan also zones the areas within the Gateway for a variety of different landuses on the proposals map including:
- Industiral land use;
 - Priority Greenspace Land Use (the Cuningar Loop);
 - New retail; and
 - Housing.
- 2.41. The locations of these zones are shown in Chapter 5.
- 2.42. The modifications to the Local Plan note that the Shawfield, Rutherglen area should be zoned as a ‘Development Framework Site’. This allows South Lanarkshire Council to control development in the area “in a manner to ensure that it would not prejudice the aims and objectives of the Clyde Gateway initiative.”

The East End Local Development Strategy

- 2.43. The Draft East End Local Development Strategy (EELDS)⁸ has been developed as part of Glasgow City Council’s spatial strategy for the regeneration of the city. Local Development Strategies are designed to
- “formulate a strategy to guide regeneration which should include detailed planning policies and design guidance to deliver the Council’s vision for the regeneration and future development of this part of the City.”*
- 2.44. A wide range of considerations have been taken into account during the development of the LDS. These include:
- *how can the river be used as a positive aspect?*
 - *Should we prioritise pedestrians?*
 - *Increase cycle routes to useful destinations?*
 - *Where should our greenspaces be?*
 - *What is a walkable neighbourhood?*

⁸ The Consultative Draft of the EELDS was published in February 2007

- *What mix of uses does a neighbourhood need?*
- 2.45. The LDS will provide the planning framework for the Glasgow side of the Clyde Gateway. It will feed into City Plan 2 and become the statutory basis for development in the area. The LDS closely follows the recommended development framework set out in the 2004 Gensler Masterplan (with some minor zonal differences).
- 2.46. One of the key elements of the LDS is the strategy relating to 'Place Change'. The aspects of this strategy are:
- Regeneration Zones;
 - Development Hubs;
 - Healthy Urban Planning;
 - Green Engineering; and
 - Review of development policy principles.
- 2.47. The 'Green Engineering' element of the framework states that:
- "The LDS will seek a more integrated and holistic approach to greenspace and water management. The Council seeks to take advantage of the significant regeneration opportunity that currently exists in the East End to combine the design and financing of new development with the design and implementation of new greenspace in a way that will assist in the delivery of Sustainable Urban Drainage Networks."*
- 2.48. The **Glasgow Community Plan 2005-2010** sets out five priority themes for the City, these are:
- A Working Glasgow
 - A Learning Glasgow
 - A Vibrant Glasgow
 - A Healthy Glasgow
 - A Safe Glasgow
- 2.49. Within each theme there are a number of objectives including for 'A Vibrant Glasgow' – 'a transformed and vibrant Glasgow where people choose to live, where the River Clyde is brought back to life and where Glaswegians are fully involved in the life of the whole city.' This theme includes ensuring appropriate physical regeneration and environmental improvements 'to provide a safe, clean sustainable city including adequate provision of community facilities within local areas and a range of recreational, sporting and cultural activities.' Of particular relevance to greenspace is the 'Healthy Glasgow' theme which includes supporting Glaswegians to lead healthy, active lives. In addition, one of the key objectives of 'A Safe Glasgow' is to improve safety in public places.

Glasgow Parks and Open Spaces Strategic Best Value Review and Implementation Plan

- 2.50. The Best Value Review carried out in 2005 identifies eight recommendations for the parks of Glasgow. These are:

1. To deliver a clear commitment to encourage greater use of parks;
2. To introduce a range of measures that will deliver service improvements in line with the Council's Key Objectives and customer expectations;
3. To develop and enhance the range of facilities and amenities within parks through partnership working and other approaches;
4. To reconfigure the service to deliver quality and best value;
5. To deliver a comprehensive parks service through education and conservation initiatives, preservation of traditional parkland, promotion of horticultural excellence and defining service standards;
6. To create a better understanding and awareness of the parks service through improved marketing and promotion;
7. To communicate effectively with staff, external agencies, communities and other Council Services;
8. To develop a corporate approach to the planning and delivery of services by implementing the cross-cutting proposals identified during the review.

2.45. Although these recommendations relate directly to parks, they are each relevant to the development of the Green Network as a whole in the Clyde Gateway.

2.51. **Glasgow: the People, the Place, the Potential (2006)** is Glasgow's Cultural Strategy. It is based on the following themes:

- Theme 1: Encourage Cultural and Sporting Participation;
- Theme 2: Encourage Learning, Training, Volunteering and Pathways to Employment through Culture and Sport;
- Theme 3: Enhance Glasgow's Cultural Infrastructure and Events Programme to Support the City in Competing in the Global Economy;
- Theme 4: Develop a Vibrant and Distinctive City which is Attractive to Citizens and Visitors Alike.

2.52. Each of these has potential relevance in the development of a high quality Green Network in the Clyde Gateway.

Other Relevant Strategies

2.53. There are a wide range of other local plans and strategies which are important documents when considering the development of the Green Network in the Clyde Gateway. The following paragraphs outline the key documents considered in the development of the Green Network Strategy:

- Both Glasgow's and South Lanarkshire's **Access Strategies** promote walking and cycling as part of a healthy lifestyle and as a key method of developing a more sustainable transport network. These, in conjunction with the proposed **Core Path Plans** for the areas will provide the basis for the development of the access network around the areas in the future.

- The emerging **Open Space Audits and Strategies** for both local authorities provide information on the current condition, development and management of open spaces within the area.
- **Historic Glasgow** is the City Council's Local History and Archaeology Strategy which provides guidance on how the many aspects of Glasgow's cultural heritage should be developed and interpreted.
- Other strategies such as **Public Art, Lighting, Public Realm** and **Design** each play an important role in ensuring the development of the Green Network is done to a consistently high standard.

Conclusions

- 2.54. National, regional and local level policy all supports the renewal of the Clyde Gateway as a new metropolitan area that will provide an economically vibrant, safe place to live for future generations. As part of this aim, national, regional and local policy recognises the importance of creating an attractive environment. There are also important policy links to other sectors such as health, enterprise and biodiversity. The development of high quality greenspace can play a key role in achieving these policy objectives.
- 2.55. Each level of policy from national to local clearly promote the importance of developing environments which are not only functional but attractive for people to live and work. The benefits of creating a sustainable environment which is attractive, useable and promotes healthy living are seen to outweigh the potential additional costs of development in the long run. This Green Network Strategy builds on the emerging policy agenda and on research outlining the benefits of greenspace in order to provide a framework that will aid the successful and sustainable development of the Clyde Gateway.
- 2.56. In order to achieve this, it is important that the Green Network 'agenda' is properly promoted and understood by everyone involved in developing and delivering the Clyde Gateway. Current policy promotes the importance that green infrastructure can have across a range of different agendas. However, successfully implementing a Green Network as part of large scale regeneration project such as the Clyde Gateway will require a new way of thinking by all partners.

3. A CHANGING PLACE...

INTRODUCTION

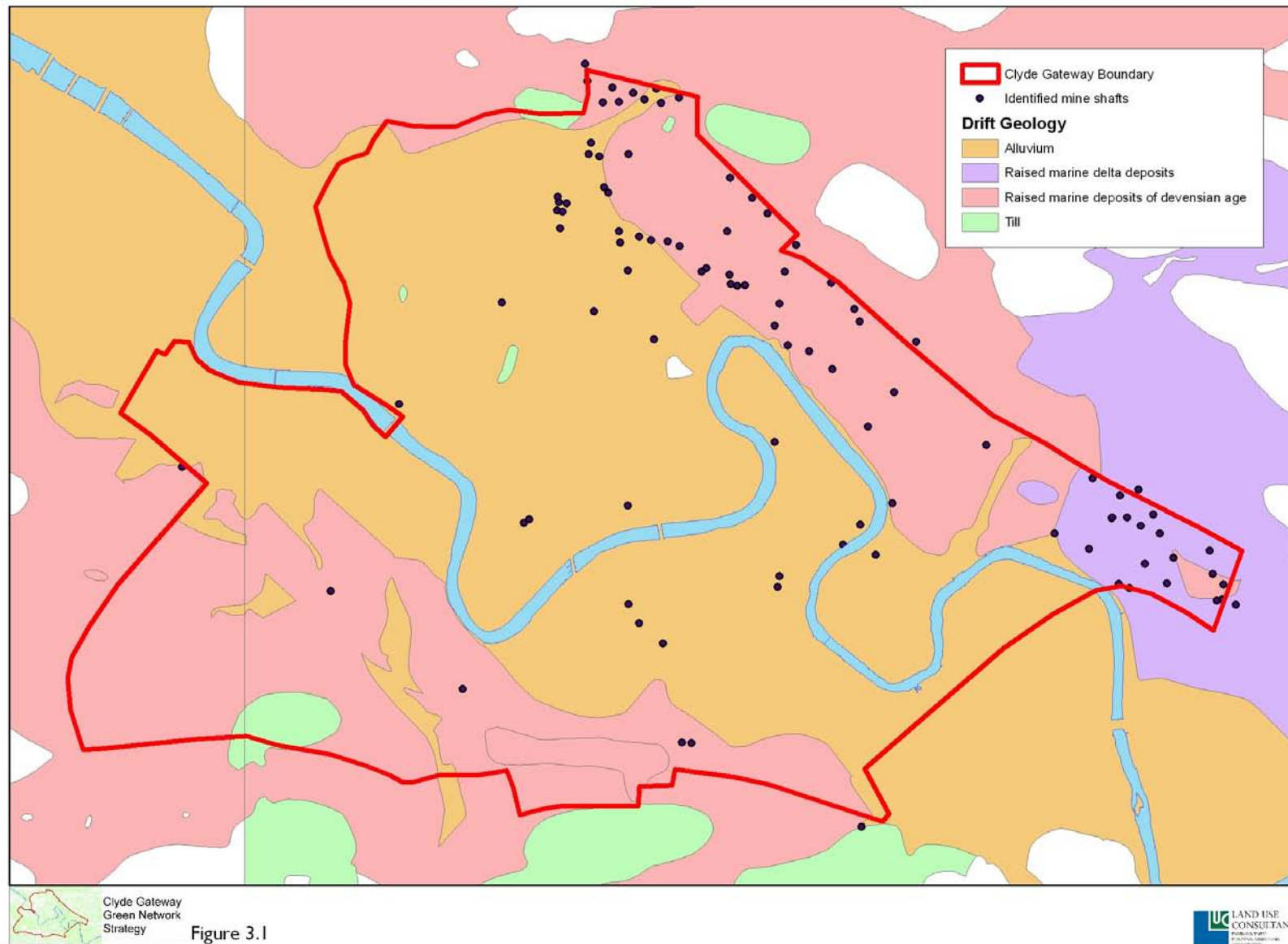
- 3.1. The area bounded by the Clyde Gateway is around 3.3 square miles (2095 acres), approximately 30% of which is derelict, vacant or underused land. It has a very small population given its location and urban character - around 19,000 people mostly in the neighbourhoods of Bridgeton, Dalmarnock, Farme Cross, Rutherglen, Toryglen and Oatlands.
- 3.2. The very low population is a result of the long term decline of the industrial base and the social infrastructure of the area. At its highest during the 1950s the population of the area was around 120,000. Since then the decline of the area, both in population and structural terms, has been one of the most dramatic in Britain. The area now has amongst the worst health statistics, highest unemployment levels and lowest life expectancies in the Scotland.
- 3.3. The scale of the problems faced in the east end led the Scottish Executive to define the Clyde Corridor, the area covered the Clyde Gateway and Clyde Waterfront initiatives, as a priority area for action. The Scottish Executive document *People and Place: Regeneration Policy Statement* (February 2006) states that the Gateway initiative aims to create 21,000 new jobs, 10,000 new homes, 400,000m² of employment space and 46,000m² of retail space.
- 3.4. This section of the Green Network Strategy sets the context from which these objectives are to be met.

The Landscape of the Gateway

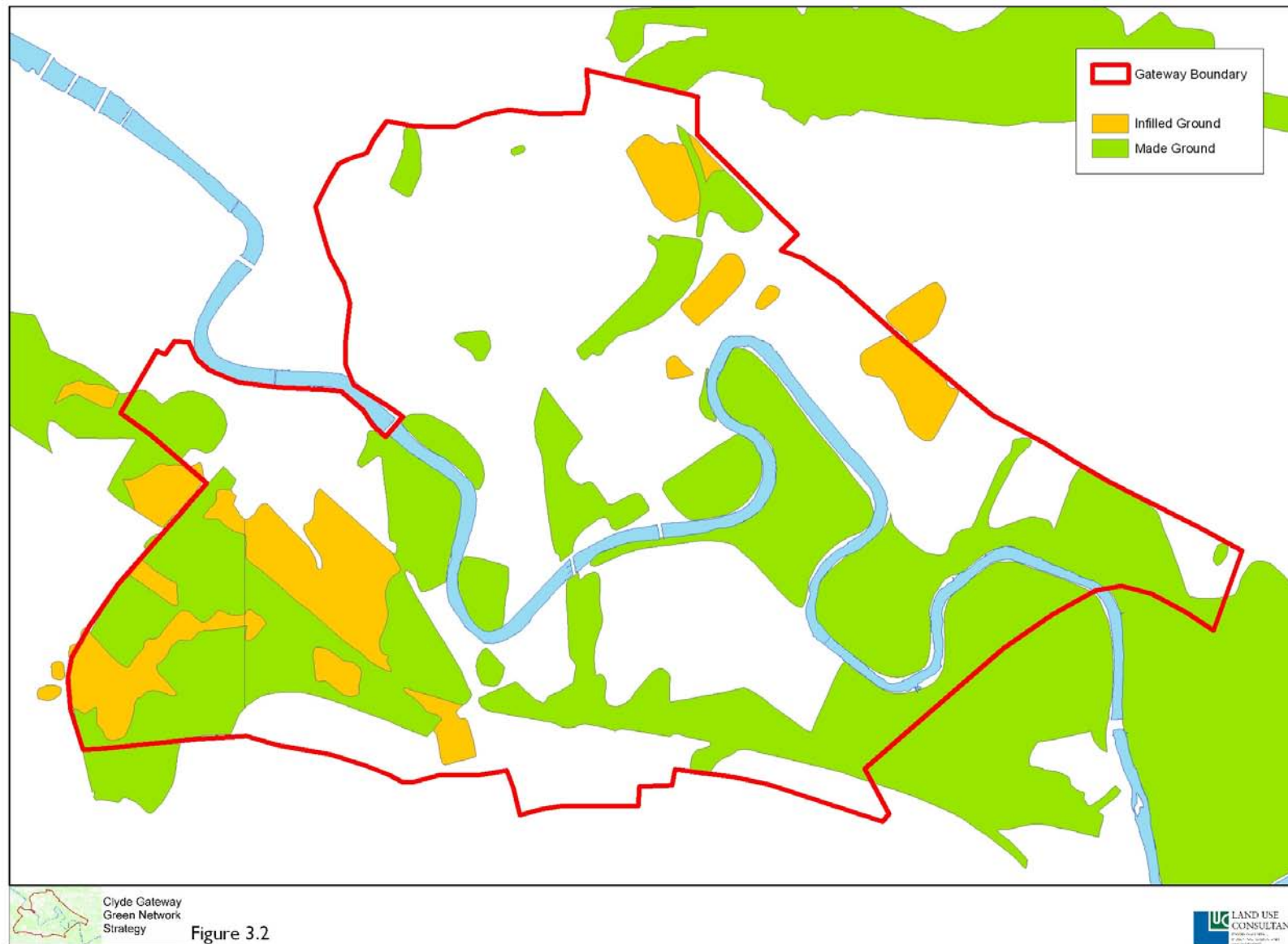
- 3.5. From the air the dominant feature of the Clyde Gateway is the River Clyde. It shows the classic pattern of a meandering river in its lower course with loops creating large tracts of land cut off on three sides by water. The traditional 'working' section of the Clyde was located downstream of the tidal weir at Glasgow Green (although there were early shipyards as far upstream as Rutherglen). The 'middle' section of the Clyde around Tradeston and Broomielaw was traditionally associated with the transport of goods. The upper section of the river, although industrialised, tended not to depend on the river in the same way as areas such as Broomielaw or Govan. Most of the industrial activity in the area tended to be based on the resources found in the ground.
- 3.6. The meandering river and the floodplain it created provided one of the raw materials that made the area so important to the industrial development of the west coast of Scotland – brick clay. Large sections of the area were excavated to provide the raw materials for brick building during the industrial past of the area.
- 3.7. Another, more valuable, raw material is also abundant in the Gateway area. There are numerous coal seams in the area, the most accessible of which are located on the northern side of the Clyde. The relative ease with which coal could be accessed in this area is demonstrated by the large number of known mineshafts in the area (see

Figure 3.1). The dots represent the known sites, there are many more as yet unrecorded sites within the area.

- 3.8. The raw materials in the area made what is now known as the Clyde Gateway an important industrial centre during the 19th and 20th Centuries. Large scale industry developed in the area along with associated housing and other developments. The industrial processes in the area created large areas of waste, as did the rapid construction, demolition and reconstruction which occurred. Huge amounts of ash were created from coal burning, there are large amounts of chromium ore residue in the site from the processing that occurred in the area (particularly in Shawfield) and there were significant amounts of construction and demolition waste.
- 3.9. Much of this waste was dumped in situ across the Gateway, in some cases creating the current problems with contaminated land which have ongoing remediation studies. The scale of the dumping also affected the topography of the area. Figure 3.2 shows the 'artificial' ground in the gateway area where infill (mostly of clay pits) and made-ground (locations where materials have been dumped) of a depth greater than 3m are located. The large areas of made-ground located directly adjacent to the river have had the consequence of reducing the size of the floodplain and have contributed, in part, to the problems of flooding experienced in the East End.
- 3.10. One of the most visibly obvious remnants of the made-ground dumping process is the Cuningar Loop which is said to have been filled with the remains of the Gorbals following the slum/tenement clearances.



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

Current Townscape

- 3.11. The Gensler Development Framework (2004) for the Clyde Gateway provides a townscape analysis of the area which is summarised below.
- 3.12. It notes that the three main communities in the area Bridgeton, Dalmarnock and Rutherglen, are each physically distinctive and remain identifiable neighbourhoods. However, the overall Gateway area is characterised by a *'patchwork of urban spaces with an architectural expression which lend a complexity to the east end as a reflection of its past'*. Development frameworks for the Bridgeton Cross area and Dalmarnock are currently being developed. These and any future development frameworks should aim to achieve the goal of maintaining the distinctiveness of local neighbourhoods.
- 3.13. Bridgeton Cross is the most intact element of townscape in the north of the area. Its close proximity to the city centre and Glasgow Green make it a busy centre for both pedestrian and motorised traffic. It has a dense urban character at the cross itself, with streets widening next to Glasgow Green. There are many high quality public buildings and residential terraces in the area (although many are in need of repair). There are small areas of lower scale residential developments and some light industry, which are not generally sympathetic to the character of the area. There is less derelict land than in other parts of the Gateway, particularly to the east of Bridgeton Cross. Gensler states that *'Overall the area does have a vibrancy and urban quality with some evidence of positive impact from new development and building'*.
- 3.14. In contrast Dalmarnock is characterised by problems of a *'shattered urban structure: derelict buildings; a preponderance of vacant and contaminated land; disjointed streets; unconnected pockets of residential units; few public buildings and no perceivable centre'*. The sewerage works dominate the area in the south and the large tracts of open land (the NISA site) around Celtic Park contribute to the desolation of the area and exaggerate the isolation of the buildings which do exist.
- 3.15. The Shawfield area is characterised by *'non-descript low-rise buildings with little quality urban fabric'* which are located on wide, non-descript streets. The industrial plots do not promote a sense of front or back and there is an overall impression of *'service yards and car parks.'* The land use pattern in Toryglen is similar to that in Shawfield although the units are generally of a larger scale. The residential parts of Toryglen are low scale units with large areas of open space around them.
- 3.16. Farme Cross is a *'compact centre with some good quality, tight-grained streets with low-rise residential terraces'*. The scattering of light industrial units and derelict land detract from the overall quality of the urban realm but some streets have undergone improvement and there have been successful attempts at restoration of stone buildings and terraces.
- 3.17. In Rutherglen there has been significant investment in the streetscape of Main Street and the overall quality of the stone terraces and public buildings in the area contribute to create a *'good quality pattern of streets and period buildings'*.
- 3.18. The Gensler report does not mention the influence of the River Clyde on the townscape of the area. This is a reflection of the very low levels of visibility that the

river has across the Gateway. There are very few locations where there is integration between the river and the surrounding land uses (with the obvious exception of the Clyde Walkway). As noted above, the Clyde is the dominant feature of the Gateway when viewed from above but it is one of the least visible elements when on the ground.

Transport in the Clyde Gateway

Pedestrian and Cycle

- 3.19. Part of the work undertaken as part of the *Glasgow East End Local Path Network and Greenspace Study* (2007) was a comprehensive site audit and community consultation programme that shows a pattern of pedestrian use in the Gateway area. The consultation indicated that there are relatively few well used pedestrian access routes in the area. The routes that were identified consist mainly of pavements (with the exception of the Clyde Walkway).
- 3.20. The Clyde Walkway forms part of the National Cycle Route 75 (NCR75) which links Glasgow and Edinburgh. In the Gateway area it is located on the northern bank of the Clyde, providing a pedestrian and cycle route through its centre. There are some issues with the Clyde Walkway that relate closely to the wider issues relating to the River Clyde in the Gateway. In many parts of the Gateway, as in the rest of Glasgow, the River Clyde is inaccessible and hidden from view. This can create a sense of isolation on parts of the Walkway because there is very little passive security. However, it is the key strategic route through the area providing access to the river, potentially linking south towards the Southern Upland Way and north/west towards the Kelvin Walkway and West Highland Way.
- 3.21. The lack of crossing points across the Clyde also can be a discouragement to walking and cycling across the area. The Clyde Walkway does not provide any north/south connections east of Richmond Park so it is not a practical route for people living on the south of the river.

Roads

- 3.22. The road network on the north side of the river comprises three main arterial routes emanating from Bridgeton Cross. These routes, London Road, Main Street and Dalmarnock Road are connected by Dunn Street (which becomes Shawfield Drive as it crosses the Clyde into South Lanarkshire). On the south of the river the main routes are the continuation of Dalmarnock Road, Glasgow Road and the Rutherglen Main Street.
- 3.23. Each of these routes carry relatively high levels of traffic, in particular London Road which becomes dual carriageway in the eastern part of the Gateway. The high volumes of traffic are partly due to the M74 being incomplete and the lack of a north/south connection between the M8 and South Lanarkshire. In the medium term these traffic problems should be alleviated by the M74 completion and the EERR.
- 3.24. There are three major bus routes on the Glasgow side of the Gateway. First Bus run services along London Road, Dalmarnock Road and Springfield Road. On the South

Lanarkshire side of the river the main routes are the continuation of Dalmarnock Road, Cambuslang Road, Rutherglen Road and Rutherglen Main Street.

Rail

- 3.25. There are three railway stations within the Gateway: Bridgeton; Dalmarnock; and Rutherglen; each of which provides regular and speedy rail access into Glasgow City Centre. Both Bridgeton and Rutherglen stations are located close to important service areas and are relatively close to population centres. Dalmarnock station is less well connected with both population and services. It is the least well used station in the SPT overground network. This may be because of its relative disconnection from any significant population but it is also a difficult station to find and access.
- 3.26. The railway lines (shown in Figure 3.3) also form barriers to access across the area. The east/west line to the north of Rutherglen forms a significant barrier between the town centre/main residential area and the River Clyde.

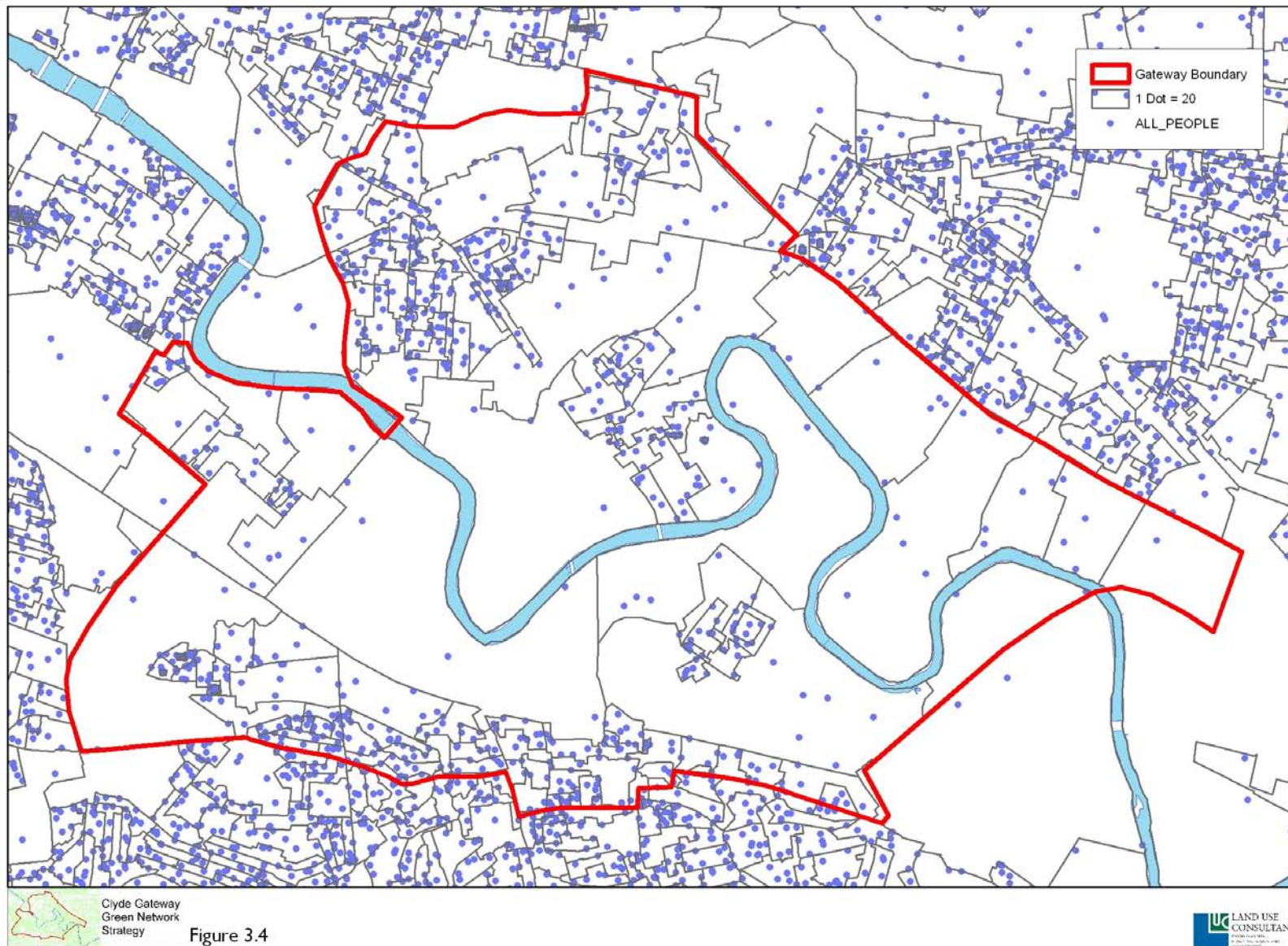


This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

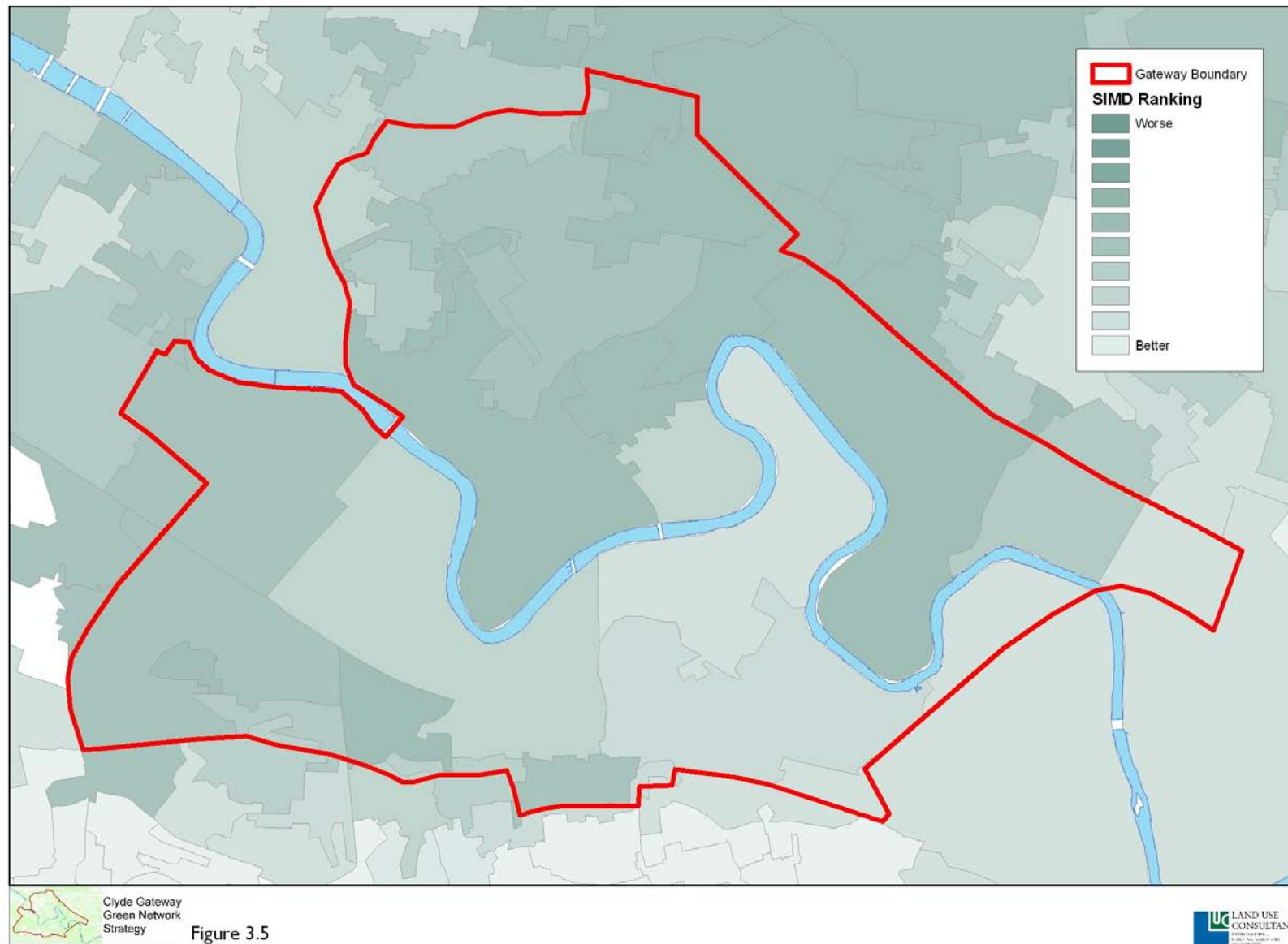
Population Characteristics

- 3.27. The population in the Clyde Gateway has been steadily declining for many years. The population that does live in the Gateway area is not evenly distributed. The land use of much of the area has historically been industrial/commercial. The most significant populations have been located around Bridgeton Cross and Dalmarnock and to the south of the railway line in Rutherglen. The areas of population are separated by areas of current / former industrial land and the river itself. This problem is likely to be exacerbated by the new transport infrastructure (EERR and M74).
- 3.28. Much of the area directly adjoining the Clyde remains unpopulated because of its industrial use.
- 3.29. Figure 3.4 shows the current population distribution for the Gateway area⁹. The highest concentrations of population are located around Bridgeton Cross, Dalmarnock, Farme Cross and Rutherglen Town Centre.
- 3.30. The population distribution and dynamics will change considerably during the regeneration of the Gateway. One of the aims of the regeneration in the Gateway is to develop 10,000 new homes. New population centres will be created and the overall population will increase significantly.
- 3.31. The makeup of the population is also likely to change significantly. At present large parts of the Gateway score poorly on the Scottish Index of Multiple Deprivation (SIMD). 19 out of the lowest ranking 100 areas in Scotland are located within or directly beside the Gateway. The SIMD is shown in Figure 3.5.

⁹ The information shown in Figure 3.4 shows the population distribution for the Clyde Gateway based on the 2001 census. The density of dots is a graphic representation of the population in an area: the greater the number of people, the more dots. The number of dots is derived from dividing the size of the output area (the scale at which the information is gathered) by the number of people within that zone.



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

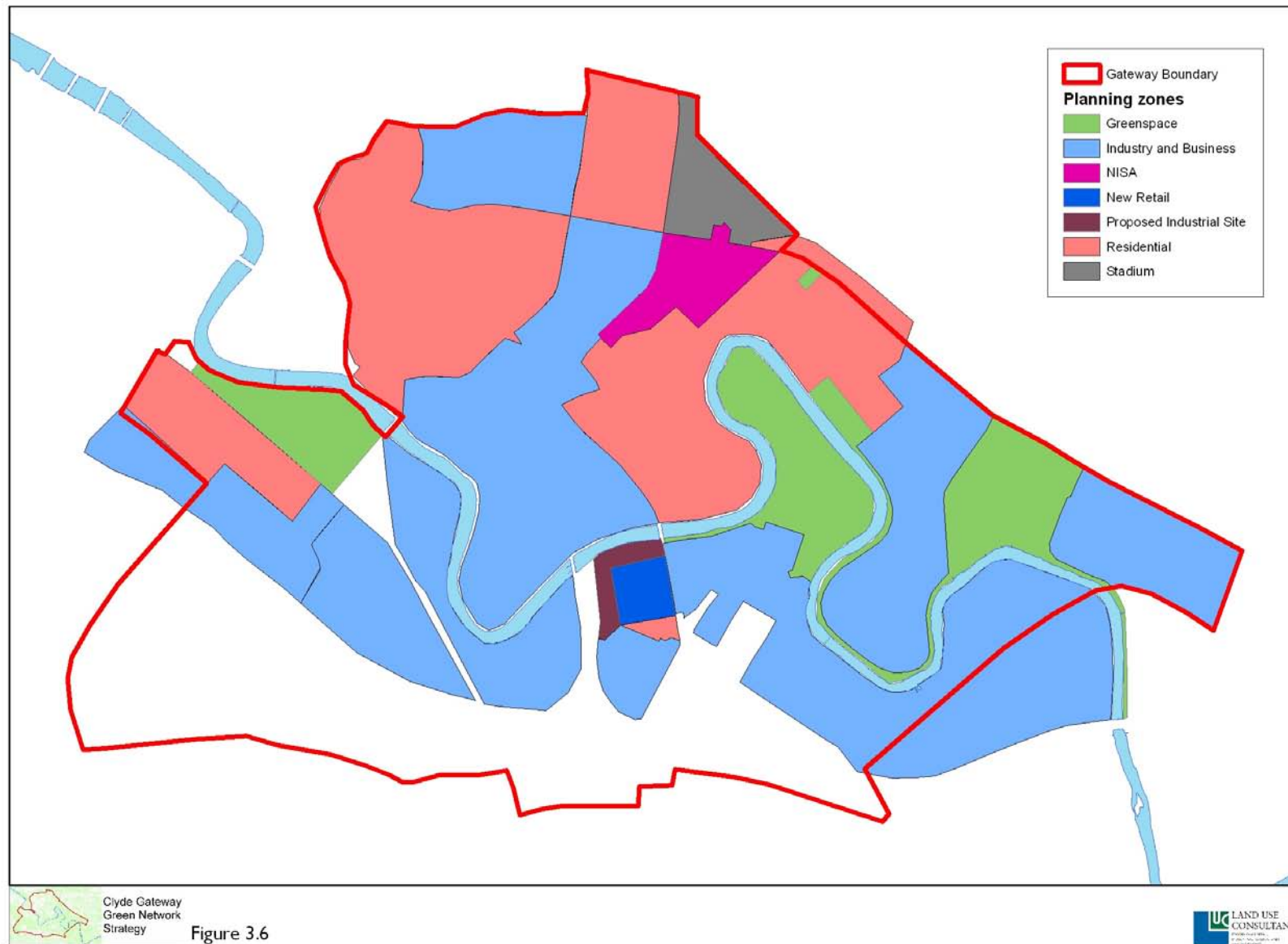


This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

New development in the Gateway

- 3.32. The Clyde Gateway is set to become one of the most rapidly changing environments in Scotland over the next 25 years. Millions of pounds of investment will transform the area from its current state into a new place. This will bring new infrastructure, new businesses and, most importantly, a new population.
- 3.33. Much of the landscape of the Gateway area is going to change during its regeneration. Land uses will change, neighbourhoods reconfigured and major new developments constructed. The Clyde Gateway 'project' is still at an early stage, so it is not yet possible to define exactly how the new housing and industrial developments in the area will be configured. At present, the framework for land use is based on the local plans for the area (Glasgow City Plan and South Lanarkshire Local Plan). In Glasgow, the East End Local Development Strategy (EELDS)¹⁰, has been written as a mechanism to help the development of the east end 'Area of Focus' as outlined in the City Plan. The document will help inform the development of City Plan 2.
- 3.34. Although the exact configuration of the Gateway area is not yet finalised, the development framework as outlined in the City Plan, EELDS and South Lanarkshire Local Plan can help to provide the basis for looking at the future needs and opportunities in relation to the Green Network. In addition to these documents, there are some significant developments in the area that are already at a late stage in their planning. These include the M74 extension, the development of the East End Regeneration Route and the National Indoor Sports Arena (NISA) and Velodrome.
- 3.35. The M74 extension and EERR will fundamentally change the landscape of the area, making it a more accessible place for vehicles and helping to generate new investment in the area. These developments will significantly change the landscape of the Gateway area but they may provide opportunities to enhance some aspects of the Green Network through the implementation of SUDS schemes.
- 3.36. The National Indoor Sports Arena (NISA) and Velodrome site is one of the most significant developments ever to be undertaken in the East End of Glasgow. It will provide a nationally important resource for the people of Scotland and will provide a focal point for the regeneration of the Gateway area. The Commonwealth Games would provide an additional boost to the area but the NISA itself will have significant benefits even if the Games are not won by Glasgow. It also has the potential to contribute to the Green Network by providing an important 'civic space' that will act as a focal point for the whole Clyde Gateway. It should help to provide links to other parts of the Green Network such as the Clyde and the Cuningar Loop.
- 3.37. The following map (Figure 3.6) shows the development framework for the Gateway area, along with the routes of the new road corridors.

¹⁰ The EELDS Consultative Draft was put out for consultation in February 2007



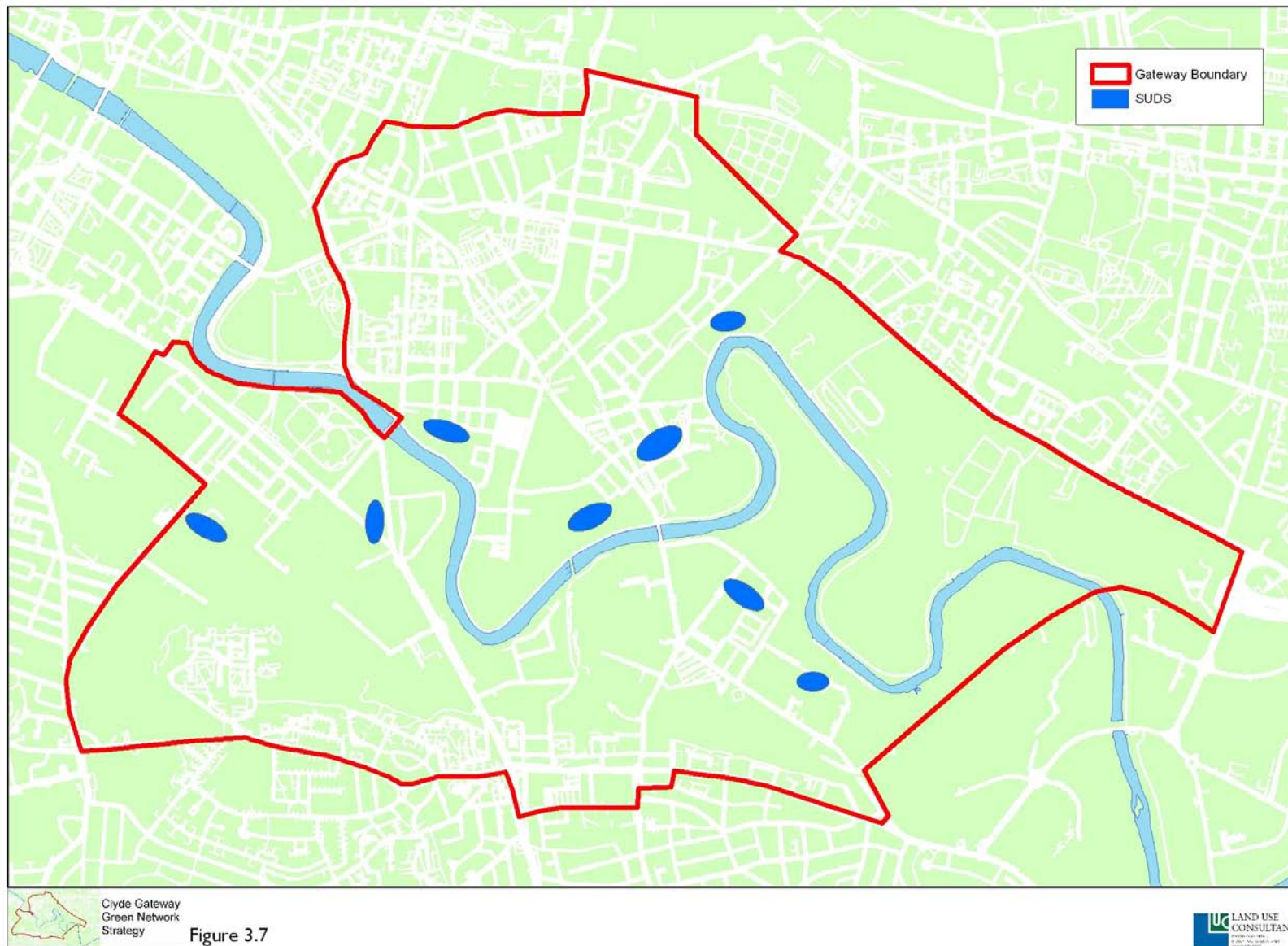
This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

Water Management

- 3.38. The drainage of surface water is a significant issue in the Clyde Gateway. The 100 year event which occurred in July 2002 caused widespread flooding across Glasgow and in particular the east end. The flooding became the catalyst for the development of a series of water management plans including the Clyde Gateway integrated Water Plan. Hyder Consultants developed the Phase 1 report in September 2006 and in March 2007 released the first draft of the Phase 2 Surface Water Management Plan.
- 3.39. The need for a strategic approach ties into the recent legislative requirement for new developments to be drained by Sustainable Urban Drainage Systems (SUDS). The renewal of the Clyde Gateway provides an ideal opportunity to install SUDS systems which will help to alleviate the existing flood problems as well as reducing the potential for future events.
- 3.40. The EERR and M74 are major road development schemes that have their own associated SUDS schemes. The location and design of these have been developed to cater for the needs of the roads schemes and are not linked to any regional level schemes. There may be scope in the future to integrate these schemes into the Green Network for the area as and when development occurs around them.
- 3.41. The Phase 2 Hyder report outlines the levels of flood risk across the Gateway and the preferred options for the future management of water in the area. The key finding is that SUDS should be developed on a regional rather than site by site basis. The impact of this approach will be to create a small number of SUDS ponds across the site into which surface flow will be directed in a managed way. This approach has the additional benefit of creating green/blue spaces with potentially high amenity and landscape value.
- 3.42. Dalmarnock is identified as the location with the greatest capacity for regional schemes. The Phase 2 report identifies the area as having the greatest need in terms of river flood risk, overland flood risk, surface water drainage and also with the greatest need for greenspace. The options appraisal undertaken identified the regional scheme approach as the most cost effective and best in terms of controlling the quantity and quality of water being discharged into the Clyde.
- 3.43. Shawfield is at particular risk from flooding because of the low lying land in the area. The Polmadie Burn is culverted through much the area before draining into the River Clyde. One of the options for the area is to de-culvert the Polmadie Burn and create a SUDS system that includes the burn. However, it is recognised that this option is problematic because of current land use/land ownership issues and should be one of several options considered in the ongoing planning studies for the area.
- 3.44. Farme Cross has similar issues with land use/ownership. Sites for regional SUDS schemes were identified through the scheme but the overall conclusion was that a site by site approach may be the most practical means of managing drainage in the area.
- 3.45. The Hyder report notes the wide range of benefits beyond drainage which a SUDS scheme can have. There are potential social, landscape, biodiversity and economic

benefits associated with greenspace which SUDS can contribute to. These have potential implications for the Green Network in the Clyde Gateway because although the proposals have been developed for water management reasons, their creation could help to create a strong new element to the available green resource. They have the potential to become multi-functional spaces with biodiversity value and a range of other benefits.

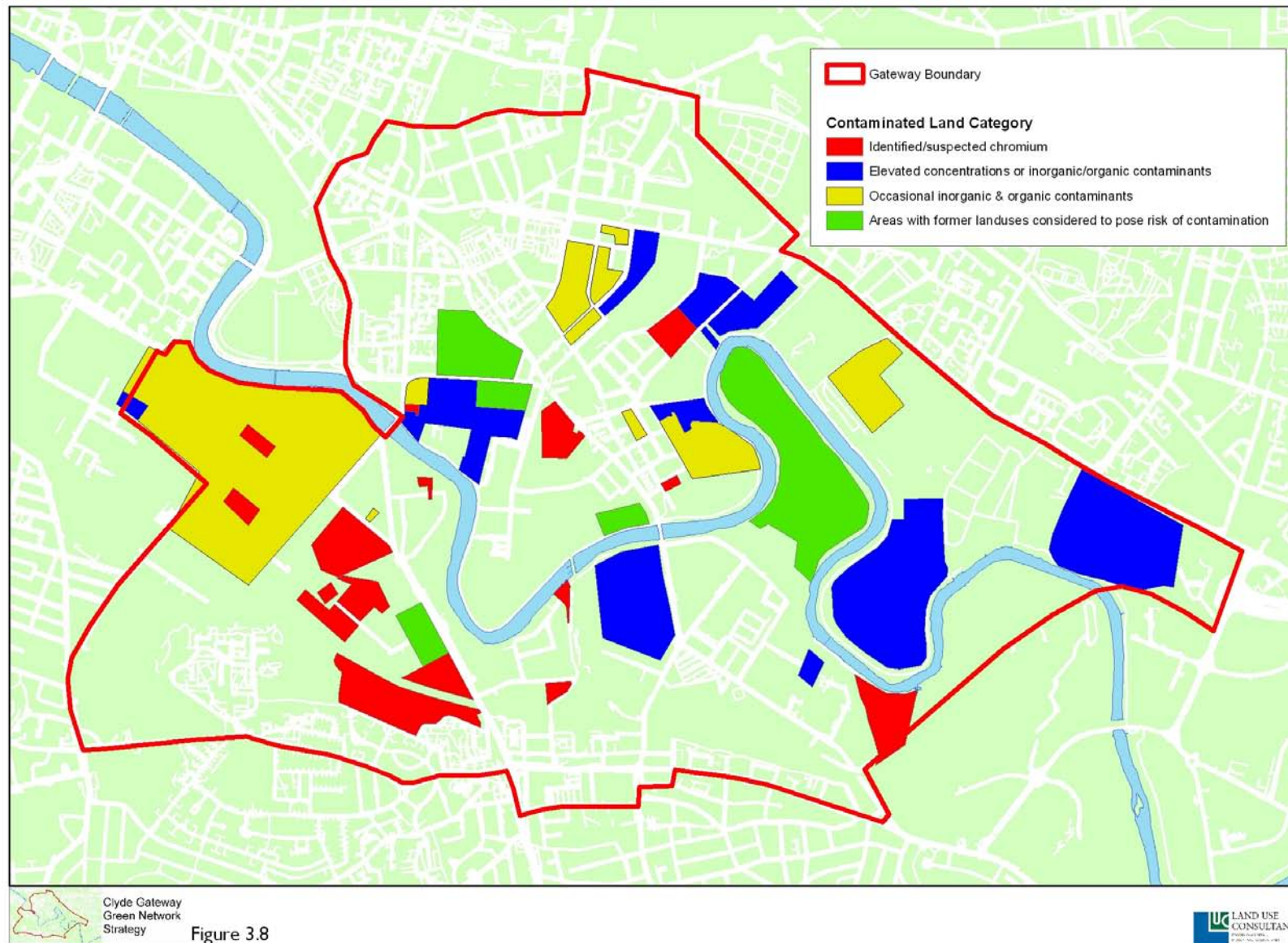
- 3.46. Figure 3.7 shows the indicative locations for the recommended regional SUDS schemes. These are indicative and not to scale.



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

Contaminated Land

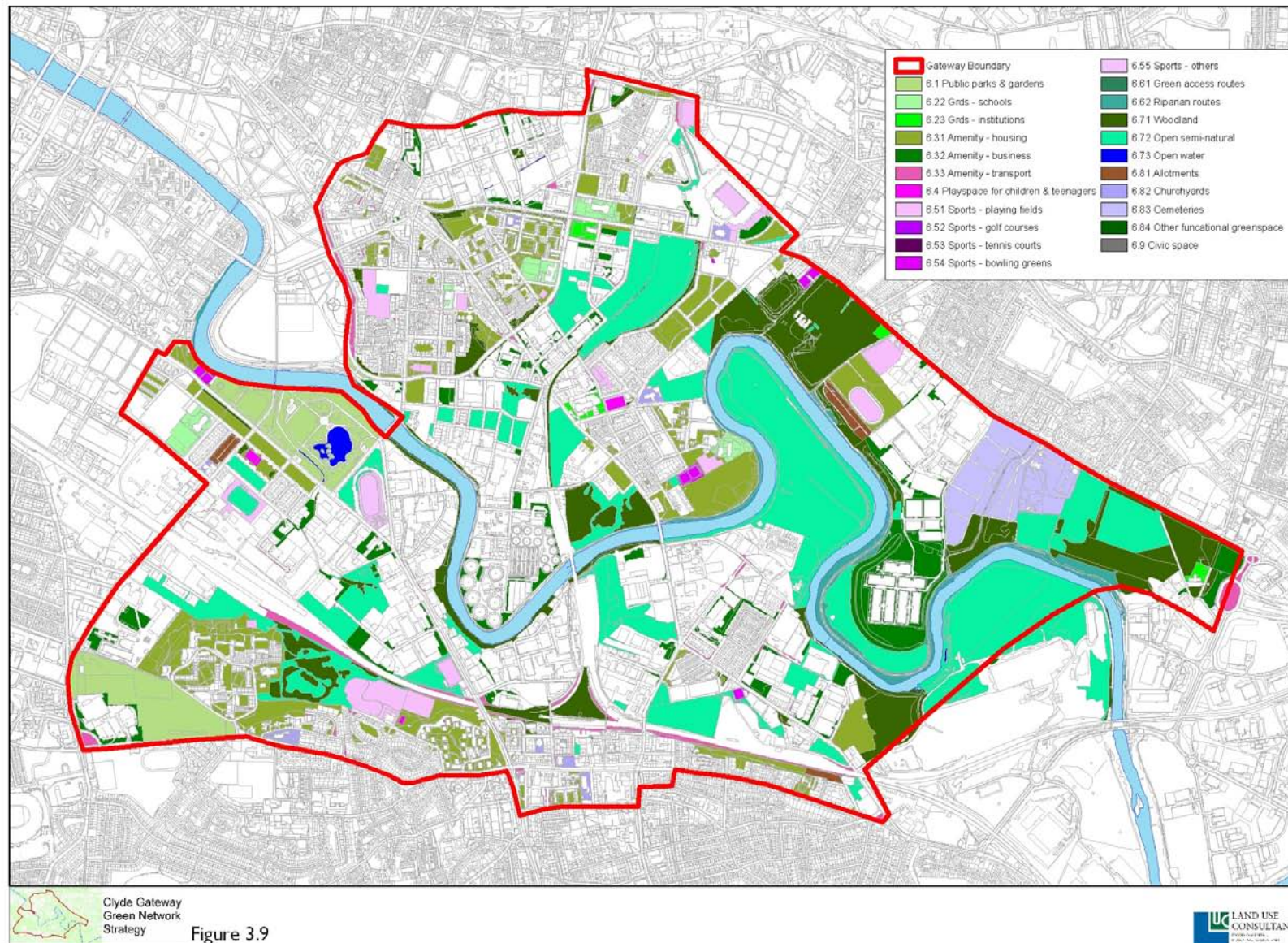
- 3.47. The industrial past and historic land use across the Gateway has led to considerable levels of contamination across the area. As noted above, there are problems with contamination from chromium ore and ash along with a wide range of other land uses which could have had a contaminating effect on the ground.
- 3.48. In 2004 URS undertook an Engineering Report on the Clyde Gateway. This document brought together the information gathered during the development of a number of other studies to provide an overview of the current land conditions in the Gateway. This study produced a map showing 'likely' contamination issues across the study area (shown in Figure 3.8). Given the history of the site, the zoning shown is likely to be an underestimate.
- 3.49. One of the most serious aspects of the contamination of the Gateway is the chromium ore deposits. These are concentrated in the Shawfield area but are scattered across the Clyde Gateway. There is currently work ongoing by URS to develop a remediation strategy for the chromium which should help to reduce its potential impacts.
- 3.50. Given the industrial past of the area and the incomplete knowledge regarding the contamination of the ground, it is likely the map shown would have more areas with contaminated land.
- 3.51. The contamination land in the area should not be a complete constraint to development of greenspace. There are cost implications for the capping of contaminated land but there should be no areas where the development of greenspace is not a viable option.



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

The Current Green Network

- 3.52. This section of the Green Network Strategy provides an analysis of the current provision of greenspace within the Clyde Gateway. This analysis provides a snapshot in time – the Gateway is a dynamic location and will change significantly over the next 25 years. The overall size, location and quality of greenspace will alter on an annual basis until the redevelopment is complete. The later parts of this document provide an outline of what the Green Network should be like in 25 years, looking beyond the current situation.
- 3.53. The baseline for analysing the Green Network in the Clyde Gateway is provided by the ‘Green Network Dataset’. The dataset for the Gateway area is shown in Figure 3.9. The map shows that large parts of the Clyde Gateway are currently ‘green’. Much of this ‘greenspace’ is vacant or derelict land that is not useable by the population. The Scottish Executive document *People and Place: Regeneration Policy Statement* states that the Gateway area contains almost 30% of all derelict and contaminated land in Glasgow and South Lanarkshire. This provides an indication of the condition of much of the greenspace in the area – much of the land defined as greenspace is land left over from demolition.
- 3.54. There is relatively little ‘formal’ open space such as parks or gardens, approximately 242,000m². Richmond Park in the west of the area is the only traditional park located within the Gateway. However, Glasgow Green is a regionally important greenspace and is located just outside the site. It forms part of the Clyde Walkway and is a green route into the city centre from the east end. Tollcross Park is another formal park that is situated close to the Gateway, to the north east of the boundary line. Tollcross serves a relatively large local population but is disconnected from the Gateway by the dual carriageway A8 and it is not close to the major population centres within the area.
- 3.55. The largest single defined land use in the Green Network dataset is ‘open semi-natural’ space with approximately 1.257million metres². The largest areas of greenspace defined as ‘open semi-natural’ in the Green Network map are located at the Cuningar Loop, and at the eastern end of the site adjacent to London Road. The London Road site is zoned for development as industry/business in the City Plan and the greenspace at the steelworks will be significantly reduced in size by the development of the M74 extension. The Cuningar Loop is a large open space at the centre of the Gateway.
- 3.56. As noted above, there are large areas of vacant and derelict land in the Gateway. Many of these are classified as ‘open semi-natural’ spaces in the Green Network dataset. In general they do not provide any significant amenity, landscape or biodiversity value to the area. The high concentration of these low quality sites has a significant impact on the overall impression of the area. Low quality greenspace, or ‘green desert’ has a significant negative impact on the overall quality of the environment and has made a significant contribution to the low quality environment in the Clyde Gateway.



This dataset is derived from OS Mastermap. The value added dataset is owned jointly by GCV Structure Plan Joint Committee, FC (Scotland) and SNH. Crown Copyright 2007

Conclusions

- 3.57. A wide range of physical and cultural elements have combined to form the landscape of the Clyde Gateway which exists today. The River Clyde remains the dominant feature of the area when viewed from above. However, the urbanisation of the river's low lying floodplain has led to significant problems with flooding and overland flow. Major structural and cultural changes are now required to embrace new flood prevention measures that will allow the successful renewal of the Gateway.
- 3.58. The history of industrial land use created an environment which turned its back on the river. The collapse of the same industrial base helped to create one of the most socially deprived populations in Scotland. Rapidly declining populations, poor health and high unemployment became the norm in the area for many years.
- 3.59. The former industrial use and subsequent contamination of land has had significant knock on effects for the use of land in the area, although ongoing remediation strategies and modern capping methods should allow a wide range of developments to take place across the area safely.
- 3.60. All of these factors have combined to form the current provision of greenspace in the Gateway today. As described above, there is a large amount of 'green' space in the area but its overall quality is poor. There is no sense of a 'network', rather a fragmented collection of derelict, underused or underperforming spaces.
- 3.61. The following chapters in this document outline the ways in which the Green Network can contribute to the revitalisation of the Clyde Gateway for people living in, working or visiting the area.

4. VISION AND STRATEGIC OBJECTIVES

INTRODUCTION

- 4.1. This section of the report sets out the overall vision for the Green Network in the Clyde Gateway along with a series of objectives that are designed to help achieve the vision.

The Green Network will be developed as an integrating element of Clyde Gateway. It will deliver a broad range of environmental and quality of life benefits to Glasgow and South Lanarkshire, helping to bring about regeneration and economic development.

- 4.2. The regeneration of Clyde Gateway represents a unique opportunity to significantly enhance the extent, quality and connection of open space in this part of east Glasgow and South Lanarkshire. Greenspace should become a core element of the rejuvenation of the area, representing a 21st century interpretation of the 'dear green place'. It offers the potential to be both a unifying element for the wide ranging developments and an attraction that brings people to the area from further afield. It should help to define the impression people have of the Gateway, creating a sense of place and pride for local residents. Developing a useable and attractive environment is a key aspect of creating a successful, sustainable set of communities who will want to live and work in the area.
- 4.3. The Green Network will contribute to the creation of a high quality environment in an area which has for many decades suffered a combination of industrial activity, dereliction, multiple deprivation and low levels of environmental justice. It also provides the opportunity to realise the potential of regionally significant resources including the River Clyde corridor itself, and to link into other important open space resources in surrounding areas.
- 4.4. The Clyde Gateway Green Network also needs to be considered in the wider context of the Glasgow and Clyde Valley Green Network area. The development of high quality greenspace sites within the Gateway area will make a significant contribution to the creation of the overall GCV Green Network.
- 4.5. The design, delivery and long term management of the Clyde Gateway Green Network will be undertaken in ways which maximise economic regeneration, environmental and quality of life benefits, especially for Glasgow and South Lanarkshire. The Green Network has the potential to create the framework that binds together the built elements of the Clyde Gateway area to create a new townscape character and environmental quality that investors, residents and visitors will expect. The Green Network will comprise a series of open spaces, corridors and connecting communities, retail centres, transport corridors and nodes and key elements such as the River Corridor.
- 4.6. The vision is based on multi-purpose greenspaces. New spaces will provide areas for recreation and biodiversity as well as accommodating more functional uses such as

walking and cycling routes, SUDS infrastructure or allotments and gardens. The more uses an area has, the more it will be used, valued and respected.

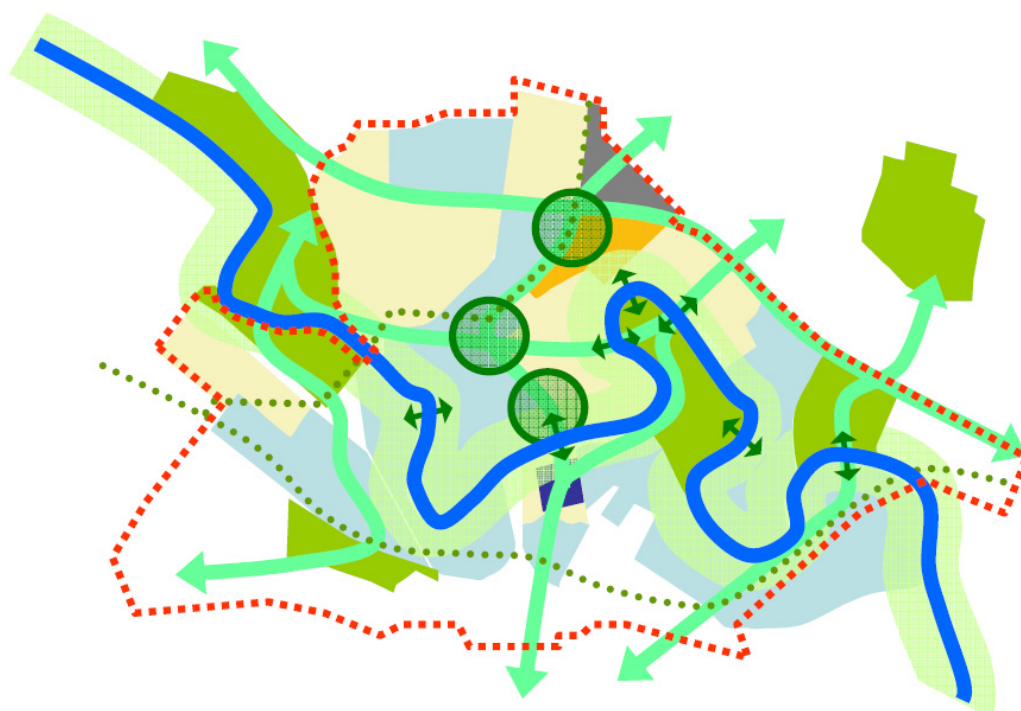
Strategic Objectives




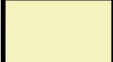










- 4.7. The Green Network will bring real benefits to Clyde Gateway. These are outlined in the series of Strategic Objectives below:
- It will create an attractive environment within which new development will be located, encouraging investment as houses become more marketable and commercial investors are attracted by a distinctive new urban character and the ability to recruit locally.
 - It will support the 2014 Commonwealth Games bid by transforming the quality of the urban environment of east Glasgow and creating a high quality setting for the National Indoor Arena and other sport facilities.
 - It will create a network of walking and cycling routes which promote healthy and environmentally sustainable travel within the area.
 - It will contribute to improved physical and mental health by creating opportunities for active recreation and relaxation.
 - It will aid enterprise development through providing opportunities for volunteering, training and employment.
 - It will realise the potential of the River Clyde corridor as a key feature in the urban landscape of east Glasgow and South Lanarkshire. It will create a safe and attractive corridor, connecting with surrounding areas and with new greenspaces at strategic locations along the river. It will reconnect the area with Glasgow Green and the city centre to the west, and with the Clyde Valley to the south and east.
 - It will bring biodiversity back into the city, providing new opportunities for local people to experience and enjoy the natural heritage.
 - It will contribute to the sustainable flood management by accommodating a series of SUDS features which will be combined with other greenspace uses to create spaces that make a positive contribution to the quality of the urban environment.
 - It will contribute to the rejuvenation of existing communities in and around the Gateway area and to the creation of vibrant new communities by providing opportunities for relaxation, interaction and local involvement.
 - It will provide a means of interpreting and enjoying the area's industrial and social heritage as well as a means of expressing contemporary culture in the form of art, sculpture and community events. It will link to existing projects such as the M74 Public Archaeology Programme and support the GCC Local History and Archaeology Strategy, 'Historic Glasgow'.

- 4.8. These Strategic Objectives are Gateway-wide and provide the high level framework which will inform the overall development of the Green Network. These area wide objectives are complemented by Thematic Objectives, described in the following chapter.

What does success look like?

- 4.9. The successful development of the Green Network in the Clyde Gateway will be a well designed and implemented network of spaces that people visit, use and are proud of. It should help to shape the 'sense of place' in the Gateway and help to create an identity that, whilst unique, fits into the overall Green Network for the Glasgow and Clyde Valley.
- 4.10. The implementation of the strategic objectives should create this high quality Green Network in the Clyde Gateway, contributing to the overall quality of the area and helping to improve standards of living. What the Green Network in the Clyde Gateway will look like is not yet known. The following section of this strategy sets out in general terms the key greenspace developments that would help to achieve the Vision for the area. At this early stage in the development of the Clyde Gateway it is not possible to have detailed prescriptions for how the Green Network should be implemented on the ground. However, this strategy sets out the principles that should be applied in the future. Greenspace needs to be an integral part of the design and implementation of the future plans for the area. This strategy sets out what greenspace should be attempting to achieve and provides guidance on how it should be developed.
- 4.11. Whilst it is not possible to develop a 'masterplan' of where the Green Network will be in 20 years time, it is possible to draw together all the elements of this strategy to show, diagrammatically, how the Green Network should integrate and function. The following diagram is a composite of the various themes and objectives outlined in this strategy – it aims to show at a very broad scale what success should look like.



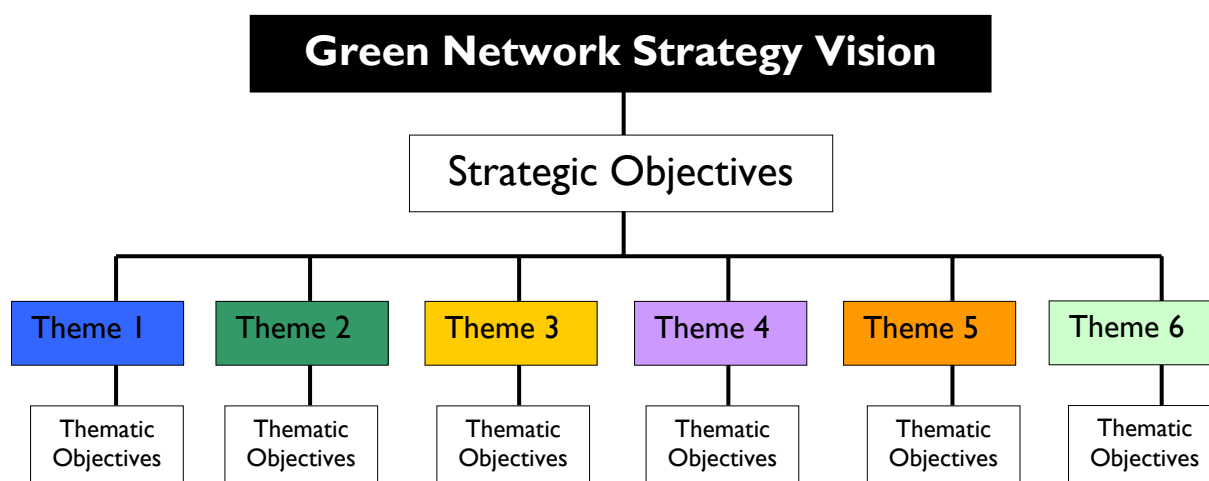
	Clyde Gateway boundary		Greening of new road corridors (Section 5.5.)
	River Clyde		Greenspace in residential development (Section 5.6.)
	River Clyde Corridor (Section 5.1.)		Greenspace in industrial / com- mercial development (Section 5.6.)
	Existing and enhanced strategic greenspace (Section 5.2.)		National Indoor Sports Arena Site (Section 5.6.)
	Strategic Green Network Links (Section 5.3.)		Parkhead sports stadium (Section 5.6.)
	Cross river links (Section 5.4.)		Retail development (Section 5.6.)
	New Green Network spaces (Section 5.5.)		Not to scale

5. GREEN NETWORK STRATEGY

INTRODUCTION

Structure of the Strategy

- 5.1. The following diagram provides an outline of how the strategic element of the Green Network Strategy is composed.



- 5.2. Each theme is expanded using the following structure:
- **Introduction.** Each theme has an introduction outlining its current situation.
 - **Thematic Objectives.** For every theme specific objectives for the development of the Green Network have been identified.
 - **Strategy.** The next section outlines the strategy for achieving the objectives.
 - **Evaluation.** Each Theme is assessed against the Strategic Objectives outlined in Chapter 4.
- 5.3. The strategy is split into six thematic areas:

Strategic Green Network Corridor - The River Clyde;
Existing and enhanced strategic Green Network resources;
Strategic Green Network Links;
Strategic Green Network Corridor - Improving cross river links;
Strategic Green Network Spaces; and
Development zones and the Green Network.

- 5.4. The following pages outline the recommendations for each of these themes.

STRATEGIC GREEN NETWORK CORRIDOR – THE RIVER CLYDE

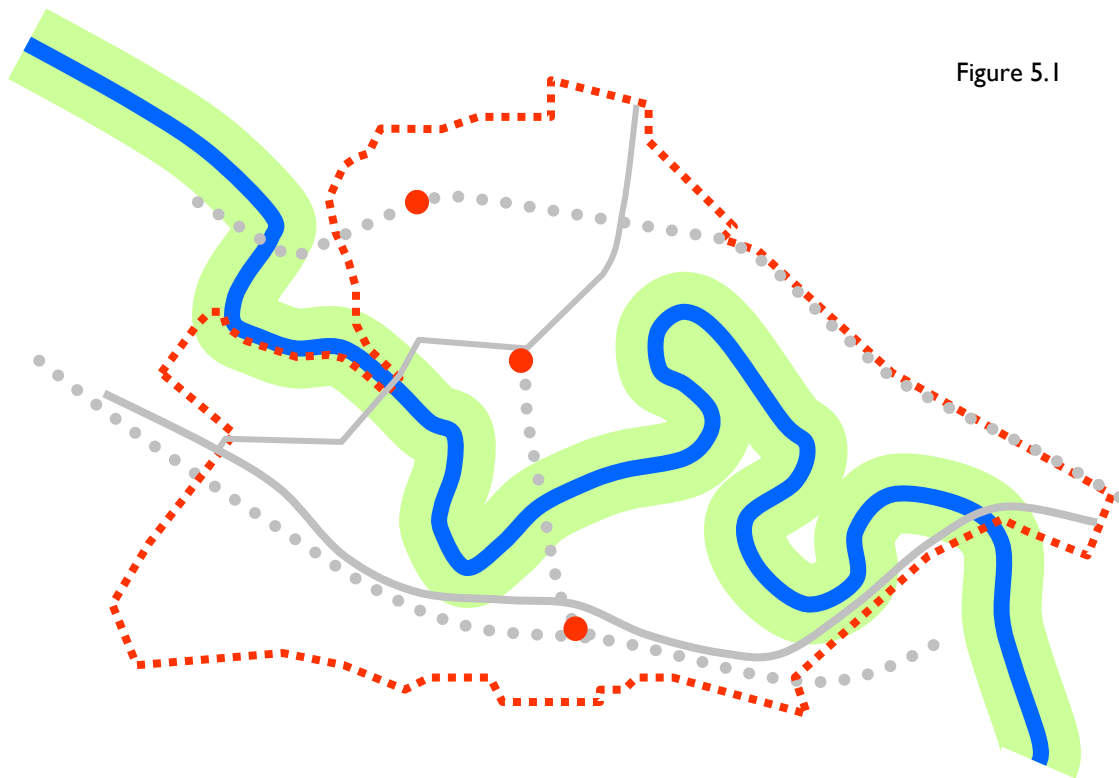


Figure 5.1

Introduction

- 5.5. The River Clyde flows through the centre of the Clyde Gateway area in a series of tight meanders. To the west it connects the area to Glasgow Green, the city centre and Clyde Waterfront. To the south and east, it links with the countryside of the Clyde Valley with its designated landscape, internationally important woodlands and network of visitor attractions.
- 5.6. The river corridor currently accommodates a section of the Clyde Walkway a regionally important trail which runs from Glasgow City Centre to Lanark and which has potential to connect to the West Highland Way and Southern Upland Way Long Distance Routes. It is also followed by National Cycle Route 75 linking Glasgow and Edinburgh.
- 5.7. In addition to these access routes the river corridor includes sections of riparian woodland and semi-natural areas such as at the Cuningar Loop.
- 5.8. However, the corridor suffers from a combination of factors which undermine its potential role in this part of Glasgow and South Lanarkshire. The river tends to be hidden in the generally low-lying and developed landscape, with brief glimpses where road corridors cross the river. Furthermore, the past pattern of industrial and commercial development often ignored the presence of the river, with development

facing away from the corridor. The decline of many of these activities has left a legacy of derelict land in areas adjacent to the river. These factors combine to mean that the river corridor and its associated access routes tend to be isolated within the wider townscape. This leads to concerns about personal safety, low numbers of users, low levels of self policing and evidence of anti-social behaviour.

- 5.9. The current reality is in major contrast to the established policy objectives for the Clyde corridor. Glasgow and the Clyde Valley Structure Plan identifies the River Clyde as a strategic element of the Green Network and a key contributor to regeneration by providing a continuous and high quality green corridor, drawing on the river's recreation and biodiversity potential. The Structure Plan recognises the potential of the Clyde Gateway initiative to strengthen the Green Network, in particular realising the potential of the River Clyde and its tributaries.
- 5.10. Development of the River Clyde Green Network corridor is therefore a fundamental element of the Clyde Gateway Green Network Strategy.

Thematic Objectives

- 5.11. The objectives of the Clyde Gateway Green Network Strategy for the River Clyde Corridor are:

- To realise the potential of the River Clyde Corridor as a regionally significant Green Network resource;
- Ensure that all new developments, including the Green Network, address the river, helping to create vistas and clear sight lines;
- To realise the potential role of the River as the focal and unifying element in the regenerated Clyde Gateway area;
- To develop the role of the river corridor in connecting key elements of the Green Network within and adjoining the Clyde Gateway area;
- In conjunction with other parts of the Clyde Gateway Green Network, and the Clyde Walkway and National Cycle Route 75, develop the river corridor as a key recreation resource;
- In conjunction with other parts of the Green Network, develop the river corridor as a key biodiversity resource within the urban area and linking to surrounding countryside.

Strategy

- 5.12. Develop a co-ordinated and detailed strategy for the River Clyde corridor to provide the basis for site specific development briefs and design statements. This strategy should include:
- adjoining land uses and buildings and how they should relate to the river corridor Potentially including a 'Vista' strategy to ensure all developments address the river and key views and connections are identified and maintained.

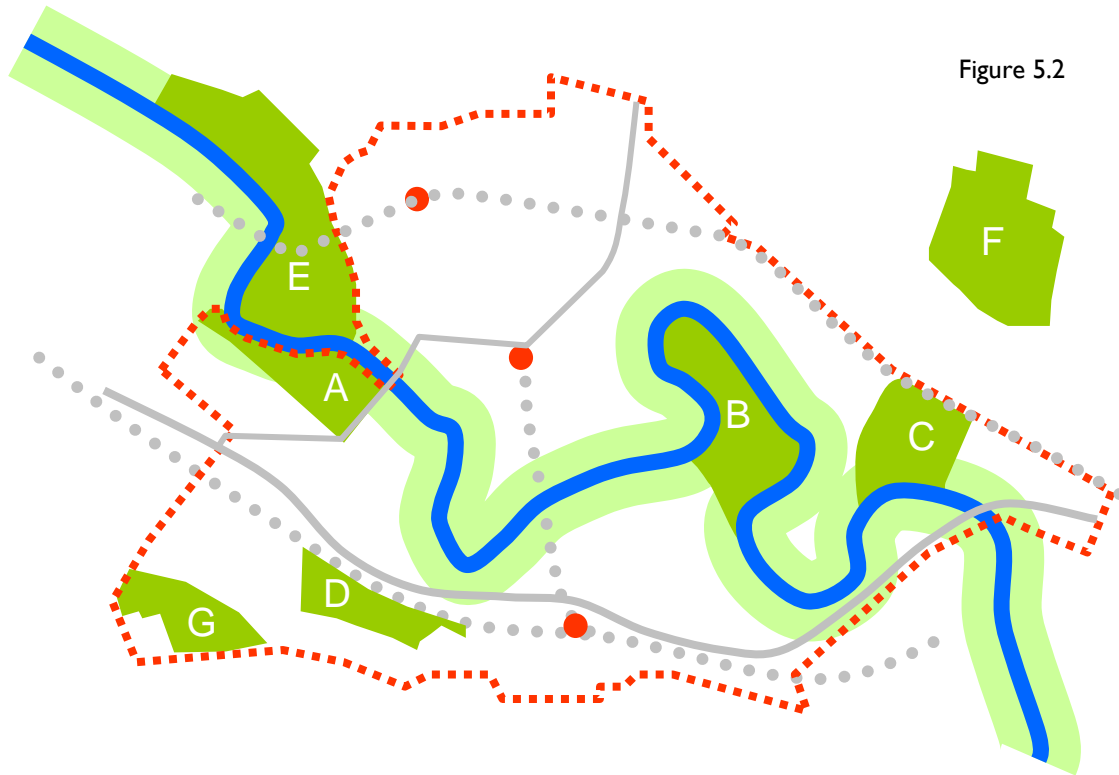
- ways of increasing access to the river corridor and improving the quality of existing provision.
- ways of conserving and enhancing biodiversity along the river corridor, linking to other elements of habitat networks (in the form of corridors or stepping stones) and increasing opportunities for people to experience and enjoy nature in the city.
- ways of raising the visual profile of the river corridor, for example by branding, signage, trails, community arts.
- the creation of new and enhanced open spaces along the river corridor.
- ways of overcoming the barrier effect of the river itself by creating a series of new pedestrian and cycle bridges, linked into key elements of the Green Network in addition to providing connections to residential, employment and retail areas.
- ways of integrating management of the river corridor and adjacent open spaces with sustainable flood management.

Evaluation

A high quality urban environment	The River Clyde Corridor has potential to make a major and positive contribution to the creation of a high quality urban environment, contributing to the image and identity of the area as a whole.
Supporting economic investment and regeneration	As a key element in Clyde Gateway's environmental infrastructure, the River Clyde Corridor has potential to make a major and positive contribution to economic investment and regeneration, both by creating a quality physical environment that competes at a national and international level, providing an attractive location for development and assisting in recruiting and retaining staff.
Supporting the 2014 Commonwealth Games bid	As a key element in Clyde Gateway's environmental infrastructure, the River Clyde Corridor has potential to provide positive support to the 2014 Commonwealth Games bid, providing a Green Network resource immediately adjacent to the proposed Athletes' Village and providing a high quality corridor linking to the City Centre.
Creating a regionally important Green Network resource	Realising the potential of the River Clyde Corridor within Clyde Gateway would bring major and positive benefits to the development of the Green Network and associated recreation resources at a regional if not national level.
Sustainable transport	By improving the usability of the existing corridor, and improving permeability by providing additional pedestrian and cycle crossings over the river, development of the River Clyde Corridor would make a positive contribution to sustainable transport within and across the Clyde Gateway area.

Health and well being	By creating a high quality and usable recreation local and regional resource, and by linking into a wider network of spaces and access routes, development of the River Clyde Corridor would make a positive contribution to health and well being. This could be enhanced further by local healthy living initiatives.
Enterprise development	The scope for volunteering projects along the river is significant – from clean ups to better utilising the river as a recreational resource. In the medium term these types of project could lead to training and employment opportunities. Overall the development of the Clyde Corridor would have a positive impact on enterprise development.
Biodiversity	The River Clyde Corridor is already one of the area's most important biodiversity assets. Development of the corridor should ensure that existing habitats are conserved and enhanced, opportunities for habitat creation or enhancement are realised, and links to biodiversity resources in the surrounding areas are developed. This would be a major and positive benefit for biodiversity in the area.
Sustainable flood management	The focus of sustainable flood management is on the development of regional and local SUDS schemes within Clyde Gateway development zones. There is potential to provide recreational and biodiversity links where these lie in zones adjacent to the river corridor. Positive benefit.
Vibrant and connected communities	The Clyde Gateway area as a whole currently forms a barrier between communities to the north and south, with the river itself, together with major road and rail corridors providing barriers in their own right. The River Clyde Corridor (including proposed bridges), together with other strategic Green Network corridors (see Figure 5.4) has the potential to contribute to a network connecting new and existing communities in and adjacent to Clyde Gateway. Major and positive benefit.
Historic and contemporary culture	The development of the River Clyde Corridor will provide an opportunity to interpret and reflect the area's industrial past as well as providing a vehicle to promote contemporary culture and arts, associated with new development and community initiatives. Major and positive benefit.

EXISTING AND ENHANCED STRATEGIC GREEN NETWORK RESOURCES



Introduction

- 5.13. In addition to the River Clyde Corridor itself, the Clyde Gateway area includes, or lies adjacent to a number of important open spaces. These range in character from formal Victorian city parks such as Glasgow Green, Richmond Park and Tollcross Park, though cemeteries to semi-natural greenspaces such as the Cuningar Loop.
- 5.14. Taken together, these open spaces have the potential to create a series of strategic Green Network stepping stones across Clyde Gateway area, providing a focus for Green Network corridors and links, and providing a diverse environmental resource which can contribute to the overall identity, character and quality of the regeneration of the Gateway area.

Thematic Objectives

- 5.15. The objectives of the Clyde Gateway Green Network Strategy for important existing strategic Green Network resources are:

- to develop them to provide a complementary network of high quality urban open spaces
- to ensure that development in areas adjoining these open spaces is designed and developed to reflect their presence and character

- to promote a network of Green Network corridors and access routes to connect these open spaces with the River Clyde Corridor, adjoining communities, employment and retail areas, and with each other
- to raise awareness of these strategic open space resources amongst local people, workers, investors and visitors to the area
- to ensure integration with the wider Green Network beyond the Clyde Gateway boundary

Strategy

A – Richmond Park

- 5.16. Richmond Park is a key greenspace resource for a number of communities both within and outwith the Clyde Gateway. Located on the south side of the Clyde, its eastern side forms the boundary between Glasgow and South Lanarkshire. The area surrounding Richmond Park has undergone significant change in recent years. Oatlands, Toryglen and the Gorbals have each had significant levels of investment and regeneration. This process of renewal is helping to create a new population whilst at the same time reinvigorate the existing one.
- 5.17. As part of the overall regeneration of the Oatlands area, part of Richmond Park has been developed for housing. Although this reduces the size of the park, the overall investment in the area should see a significant improvement to the quality of the facilities.
- 5.18. The park will play a potentially significant role as a green space for both the new residential population around Oatlands but also for the new working population who will be located around the Shawfield Business/Industrial area. The popularity and success of parks such as the Botanics and Kelvingrove in Glasgow demonstrate the ‘market’ that urban parks can have for lunchtime recreation and relaxation. Richmond Park, with its connections to Glasgow Green has the potential to be a well valued resource. It is important that the upkeep of the site is maintained and investment in its facilities continues. There may be scope to introduce ‘green gym’ equipment or install distance markers to allow runners and walkers to measure their progress.

B – Cuningar Loop

- 5.19. The Cuningar Loop is one of the key greenspaces in the Clyde Gateway. A masterplan has recently been created to develop the loop into a new park for the area. The work on this masterplan has recently been extended to investigate how the Loop can better integrate with local areas such as Farme Cross. This approach links closely with the overall objectives of the Green Network Strategy
- 5.20. The Cuningar Loop already provides an important green lung for the area. It already provides an ‘informal’ recreational resource mostly for the population on the south of the river. It is an important wildlife haven because it remains one of the largest completely undeveloped riverside locations directly linked to the River Clyde in the metropolitan area. A number of important species use the site including otters, badgers and range of other flora and fauna. The redevelopment plans for the area

have been careful to ensure that the balance between the importance of the site as a recreational resource and as a habitat is maintained.

- 5.21. Access to Cuningar from the north is difficult because of the lack of bridge crossings in the immediate area. There are no formal 'entrances' to Cuningar at present – access is gained at informally made access points off Downiebrae Road. These issues are currently being evaluated through the extension to the masterplan project.
- 5.22. The redevelopment aims to enhance the accessibility, usability and functionality of Cuningar whilst maintaining the characteristics which have made it a popular resource. A key element in achieving this will be the creation of new links across the river. As described in the baseline section, there is currently no way of crossing the river east of the Dalmarnock Road bridge and no pedestrian only bridges east of Richmond Park. The Gensler report recognised that this was a major barrier to creating a sustainable urban environment in the Gateway because it disconnects the people (who will mostly live on the north of the river) with the employment and greenspace areas (which will be located on the south of the river).
- 5.23. The Gensler plan proposed five new bridge crossings around the Cuningar Loop to provide access to the site from the new residential developments on the north and aid the permeability of the area for pedestrian and cycle traffic. The plans which have been developed for Cuningar have used the Gensler report as the starting point from which proposals for the site were made. The construction of the five bridges has not been factored into the costings for the site and it is anticipated that funding for each of them will need to be gained through a mixture of public and private investment.
- 5.24. The phasing of the bridges should mirror the development of both the reconstruction in the Gateway and the development of the Cuningar Loop.
- 5.25. Accessibility will be the key aspect for the successful regeneration of the Cuningar Loop. It has the potential to become the key greenspace for many of the new residential developments and could also provide an invaluable greenspace for the working population in the area. It should also become a 'regional draw' to the area. Its close proximity to the site of the NISA and Parkhead will generate another 'audience' for Cuningar that should be encouraged to use it.

C – St. Peter's Cemetery

- 5.26. St. Peter's Cemetery is a potentially key linkage between the River Clyde and the Tollcross area. It is one of the largest accessible greenspaces in the eastern part of the Clyde Gateway and has a potentially important future role to play in the Green Network alongside its historical and religious significance.
- 5.27. The cemetery is currently relatively isolated from local communities by the busy London Road. However, in the long term, the development of the M74 extension should reduce the level of traffic using London Road and there may be scope to improve the linkages across it to the resident population.
- 5.28. St. Peter's will never be a 'major' attraction in the area but it has the scope to be an area for informal local use. It has the potential to provide access to the Clyde in an area that has very little or no interaction with the river.

D – Burnhill Sports Pitches

- 5.29. The Burnhill Sports Pitches attached to the Burnhill Sports Centre have had a considerable amount of investment from South Lanarkshire Council and Scottish Enterprise Lanarkshire. The pitches have been refurbished and now provide a high quality resource for the local community.
- 5.30. The pitches serve a large resident population to the south. The northern edge of the site is bounded by the east/west railway for which the only local crossing is the Glasgow Road (A730) road bridge. Part of the site will also be lost to the development of the new Rutherglen Glencairn Junior Football Club's new stadium development. The Club is relocating to the site because their current ground lies on the line of the M74 extension. The proposed development would impact on an existing footpath but this will be realigned as part of the construction.
- 5.31. The site is one of the largest greenspaces in the south western part of the Gateway. Its primary function is a sports facility which limits the scope for diversification of its use and layout.

E – Glasgow Green

- 5.32. Glasgow Green is Glasgow's oldest park and one of the 'flagship' greenspaces along the Clyde. It has a rich and long cultural association with Glasgow and today provides a wide range of facilities and attractions. It is not located within the Clyde Gateway (it is within the Clyde Waterfront area) but forms a major 'gateway into the Gateway'. It provides a key link between the city centre and the east end of Glasgow. It also forms part of the Clyde Walkway and NCR75. It is closely linked with Bridgeton to the east and is directly linked with Richmond Park by a footbridge to the south.
- 5.33. Around £15.5m has been invested in Glasgow Green since 1998. The developments included the restoration, enhancement and interpretation the park and its historic features.
- 5.34. This investment has led to a range of benefits both social and economic. There were an estimated 346,000 visitors to Glasgow Green in 2006. There was also a 45% increase in the number of visitors to the People's Palace between 1999 and 2005. The visitors to Glasgow Green have made an estimated £37.3m spend since 1998 demonstrating that there is a significant potential economic benefit to a greenspace attraction.

F – Tollcross Park

- 5.35. Significant investment has taken place in Tollcross Park over recent years. It contains attractions such as the Glen Nature Walk, Children's Farm and Courtyard Visitor Centre along with International Rose Garden. Although Tollcross is not located within the Clyde Gateway, it is a major Green Network resource for the East End of Glasgow and beyond. The linkages between the park and the surrounding communities, including those within the Gateway, are very important to help encourage sustainable transport and healthy living amongst the population of the area.

G – Toryglen Park

- 5.36. Toryglen Park is a recreation ground with a number of football pitches. It is a large open space that primarily fulfils a functional purpose. At present the area has limited scope for diversification because of the land use. However, it does provide an important recreational resource for the area.

Evaluation

A high quality urban environment	Taken together, the inclusion of these Green Network areas has the potential to provide major benefits in terms of the quality of the urban environment within Clyde Gateway.
Supporting economic investment and regeneration	The network of diverse green spaces has potential to make a major and positive contribution to economic investment and regeneration, both by creating a quality physical environment that competes at a national and international level, and by providing an attractive location for development and assisting in recruiting and retaining staff.
Supporting the 2014 Commonwealth Games bid	The network of diverse green spaces has potential to provide positive support to the 2014 Commonwealth Games bid, providing Green Network resources adjacent to the proposed Athletes' Village.
Creating a regionally important Green Network resource	Individually several of the green spaces have potential to be of importance beyond the Clyde Gateway area. The development of an ecological park at Cuningar Loop has significant potential in this respect, joining Glasgow Green and the River Clyde Corridor to provide a regionally important resource. Others are likely to be of more local importance within Clyde Gateway and adjacent areas. Major benefit overall.
Sustainable transport	The open spaces should accommodate walking and cycle routes and should therefore contribute to sustainable transport. Positive benefit.
Health and well being	By creating a network of high quality open spaces, and by linking into a wider access network, development of existing strategic green spaces would make a positive contribution to health and well being. This could be enhanced further by local healthy living initiatives.
Biodiversity	The open spaces will vary in the extent to which biodiversity is a key objective in their design and management. The most significant positive benefits will result from development of the Cuningar Loop, though other areas, particularly those where there is currently woodland or semi-natural vegetation, and / or they join the river corridor, also have significant potential to deliver biodiversity benefits alongside others.
Sustainable flood management	SUDS measures are not proposed within these spaces

Vibrant and connected communities	While some of these greenspaces are already publicly accessible and accommodate community events etc, others are largely inaccessible and form barriers to movement and interaction. Development of the full network of spaces has significant potential to bring positive benefits by connecting communities and providing a resource for involvement and interaction.
Historic and contemporary culture	Some of the existing town parks already have historic significance. Others present opportunities to interpret and reflect the area's industrial past as well as providing a vehicle to promote contemporary culture and arts, associated with new development and community initiatives. Positive benefit.

STRATEGIC GREEN NETWORK LINKS

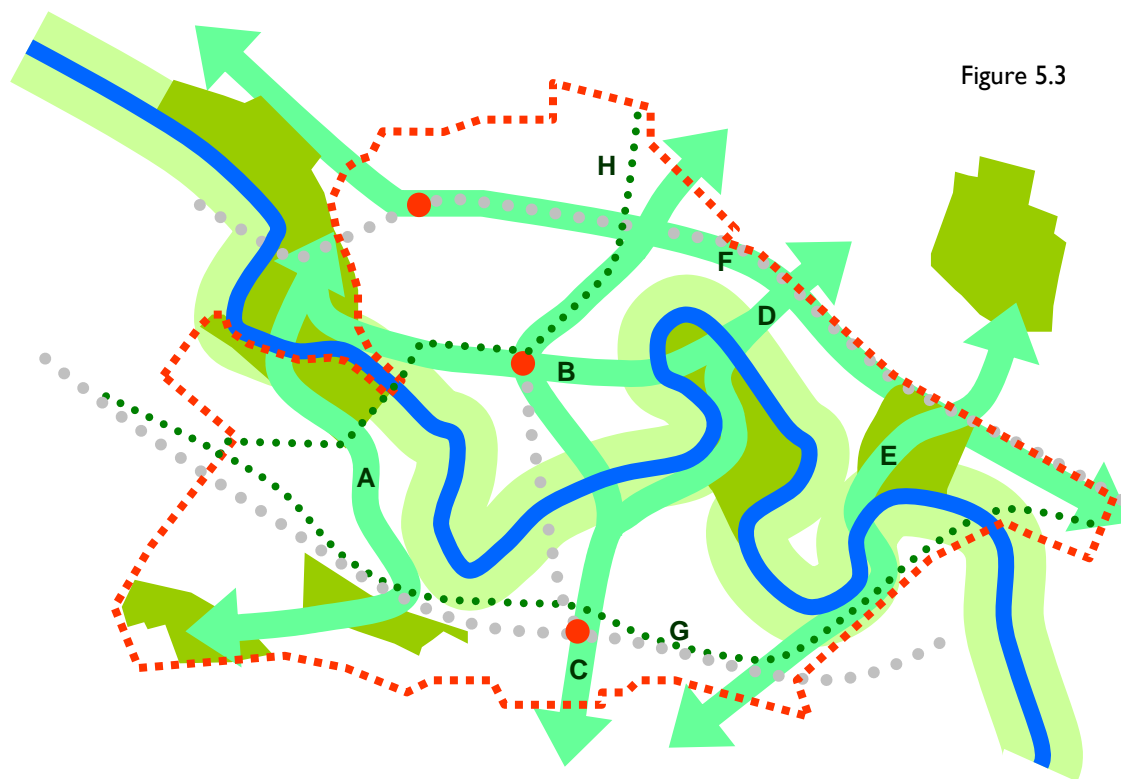


Figure 5.3

Introduction

- 5.37. The Strategy defines a series of Strategic Green Network Links generally running north-south across Clyde Gateway and connecting into surrounding areas. These complement the River Clyde Corridor and the development of existing strategic open spaces, and to connect with the proposed new pedestrian and cycle crossings. The principles guiding the selection of these links are as follows:
- links between existing communities within and around Clyde Gateway;
 - linking existing or potential open spaces;
 - linking potential regional SUDS facilities;
 - facilitating north-south connections across the Gateway area; and
 - enhancing key transport routes.
- 5.38. It is not intended that these will be corridors of continuous open space, but that they will form axes linking existing and proposed open spaces and could accommodate associated walking and cycling routes. Together, these links add to the River Clyde Corridor to form a branching Green Network extending to much of Clyde Gateway.
- 5.39. This part of the strategy includes the strategic corridors created by the M74 extension and the East End Regeneration Route. While these are clearly different in

character, there is scope for the introduction of additional greening along the road corridors, contributing to the mitigation of the noise, air and visual effects of the new roads, and enhancing the experience of travelling along them. Ongoing maintenance, including litter clearance is critical to this latter role.

Thematic Objectives

- 5.40. The objectives of the Clyde Gateway Green Network Strategy for Strategic Green Network links are:

- to develop a coherent connected network of open spaces and walking and cycling routes across Clyde Gateway, providing residents, workers and visitors with easy access to quality open space throughout the area
- to link strategic open spaces within and around Clyde Gateway
- to provide a framework for the development of more local spaces and guide the design of the public realm in areas connecting strategic open spaces

Strategy

A – Tory Glen – Richmond Park – Glasgow Green

- 5.41. This corridor links the Burnhill Sports Pitches through the redeveloped industrial area at Oatlands (where a regional SUDS scheme is currently proposed) to the River Clyde Corridor at Richmond Park and, via Polmadie Bridge to Glasgow Green. There is potential to extend westwards to Toryglen Park. There is an existing gap in this corridor in the Oatlands industrial area. New open space, including SUDS measures, should be developed in this area.

B – Glasgow Green – Dalmarnock Cross – Cuningar

- 5.42. This corridor runs parallel to the River Clyde Corridor between Glasgow Green and the Cuningar Loop and includes a section of the East End Regeneration Route between Rutherglen Bridge and Dalmarnock Cross. It then passes through the proposed Athletes' Village before reaching the River Clyde and crossing via a new footbridge to the Cuningar Loop. This corridor would include the creation of new green space within the developments east and west of Dalmarnock Cross, and a new civic space associated with public transport services at the Cross itself.

C Rutherglen Town Centre / Rutherglen Station – Dalmarnock Bridge, Dalmarnock Road Station - Celtic Park / Camlachie Cemetery

- 5.43. This is a key Green Network Corridor, linking across the heart of the Clyde Gateway area and connecting to Rutherglen in the south and Camlachie in the north. It connects though the new superstore site south west of Dalmarnock Bridge, crosses the Clyde on proposed new pedestrian and cycle bridge and runs through a proposed riverside park (including an identified regional SUDS facility) before linking north to Dalmarnock Road Station and north east along the East End Regeneration Route to Celtic Park. Where possible the 'green' elements of the EERR should be reinforced to enhance the corridor along which the road runs.

D – Dalmarnock Bridge – Cuningar – Tollcross

- 5.44. This corridor extends east from Dalmarnock Bridge through Cuningar to cross the Clyde on a new pedestrian and cycle bridge before running through the Belvidere Hospital site to link into Parkhead and Tollcross Park. Road treatment and small scale greenspaces could be developed to improve the overall visual quality of the area and contribute to the Green Network.
- 5.45. As noted above, the revised masterplan for the Cuningar Loop is evaluating the potential links to the area to the existing and future communities. The recommendations from that report will form the basis for future development.

E Rutherglen Town Centre – St. Peter’s Cemetery – Braidfauld / Tollcross Park

- 5.46. This Green Network corridor runs north east from Rutherglen town centre, across the main railwayline before following the broad alignment of the M74 extension before crossing the River Clyde to connect with the cemetery at Dalbeth, and linking north to Tollcross Park. The range of environments which the corridor passes through will require different treatments to maximise the benefits to the Green Network. Linkages between the urban environment and the more ‘rural’ setting of the Clyde need to be carefully developed to encourage greater awareness of the recreational resource which the Clyde represents. This could be achieved through small scale greenspace developments/interventions that have consistency across the area, providing a ‘map’ for users to access the river.

F London Road

- 5.47. This Green Network Corridor follows London Road along and through the northern part of the Clyde Gateway area. It is anticipated that completion of the M74 will result in the removal of a significant proportion of through traffic from London Road, but that it will remain as one of the key east-west routes through for more local traffic passing through the regenerated Clyde Gateway area. There is an opportunity, therefore, to improve the road corridor by selective reductions in width, the enhancement of walking and cycling provision (the latter allowing quicker commuter cycling into the city centre from the east), allied to a co-ordinated programme of street tree planting and the creation or enhancement of green spaces along the road corridor.

G M74

- 5.48. The completion of the M74 will introduce an additional piece of major transport infrastructure into the Clyde Gateway area, potentially increasing the barrier effect along its southern edge. The new road corridor provides an opportunity to contribute to the Green Network by on-site and off-site planting and landscaping. Particular opportunities for this are likely to occur where the road will run on embankment and the road corridor is wider as a consequence. Examples include the section of the road across the floodplain between the Fullarton Junction and the Cambuslang Road Junction, and the sections where it passes over Farmeloan Road and Glasgow Road. While not accessible, planting along these section of the route corridor will help mitigate the impacts and enhance views from the road. This is a

significant objective given the route's role in providing a new Gateway to the city. Regular maintenance should ensure that these areas are kept clear of rubbish.

H East End Regeneration Route

- 5.49. Construction of the East End Regeneration Route (EERR) will create a new or upgraded transport axis across the heart of the Clyde Gateway. It will cross the River Clyde corridor and connect the key nodes at Dalmarnock Cross and the National Indoor Sports Arena. Opportunities for greening along the EERR could include roadside planting, the creation of new linear greenspaces, connections with adjacent areas of open space (including the river corridor) and the enhanced walking and cycling provision. There may be specific opportunities to create high quality urban spaces at junctions and public transport nodes such as Dalmarnock Cross. These measures will help tie the new route into the wider urban and greenspace fabric. They will also ensure that people entering or crossing the Gateway area experience a high quality and attractive urban environment.

Evaluation

A high quality urban environment	The network of Strategic Green Network Links would create a coherent framework of high quality open spaces across the Clyde Gateway area, making an important positive contribution to the quality of the urban environment
Supporting economic investment and regeneration	By developing a connected network of open spaces within which new development would sit, the development of Strategic Green Network Links has the potential to make a positive contribution to economic investment and regeneration, both by providing access to a quality physical environment that competes at a national and international level, and by providing an townscape and environmental resource which will assist with recruitment and staff retention.
Supporting the 2014 Commonwealth Games bid	The creation of new greenspaces and high quality civic spaces as part of Strategic Green Network Links would provide positive support to the Commonwealth Games bid.
Creating a regionally important Green Network resource	The Strategic Green Network Links would support the regionally important Green Network resource represented by the River Clyde Corridor and a number of the Strategic Green Network components
Sustainable transport	It is anticipated that the Strategic Green Network Links would in most cases include provision for walking and cycling routes and therefore would provide positive support for the promotion of sustainable transport.
Health and well being	By facilitating walking and cycling, as well as providing opportunities for outdoor recreation, the development of Strategic Green Network Links would provide positive support for the promotion of health and well being.

Enterprise development	There may be scope to integrate the development of new, 'green' access routes into training or apprenticeship schemes run by local authorities or private companies. Overall the development of green network links should support the objective for enterprise development.
Biodiversity	The Strategic Green Network Links will help develop a network of green spaces across the area, connecting with the River Clyde Corridor and the Cuningar Loop (the principal biodiversity resources in the area) and a number of smaller green spaces where the emphasis will be placed on habitat management and enhancement. The network will therefore provide positive biodiversity benefits.
Sustainable flood management	The Strategic Green Network Links incorporate a number of SUDS proposals and are therefore compatible with the aim of promoting sustainable flood management.
Vibrant and connected communities	The Strategic Green Network Links will help connect communities (both existing and new) within and adjoining Clyde Gateway. Major positive benefit.
Historic and contemporary culture	Potential to reflect cultural heritage and contemporary art and culture within the design of individual spaces, particularly the civic spaces and road corridors. Positive Support.

STRATEGIC GREEN NETWORK CORRIDOR – IMPROVING CROSS-RIVER LINKS

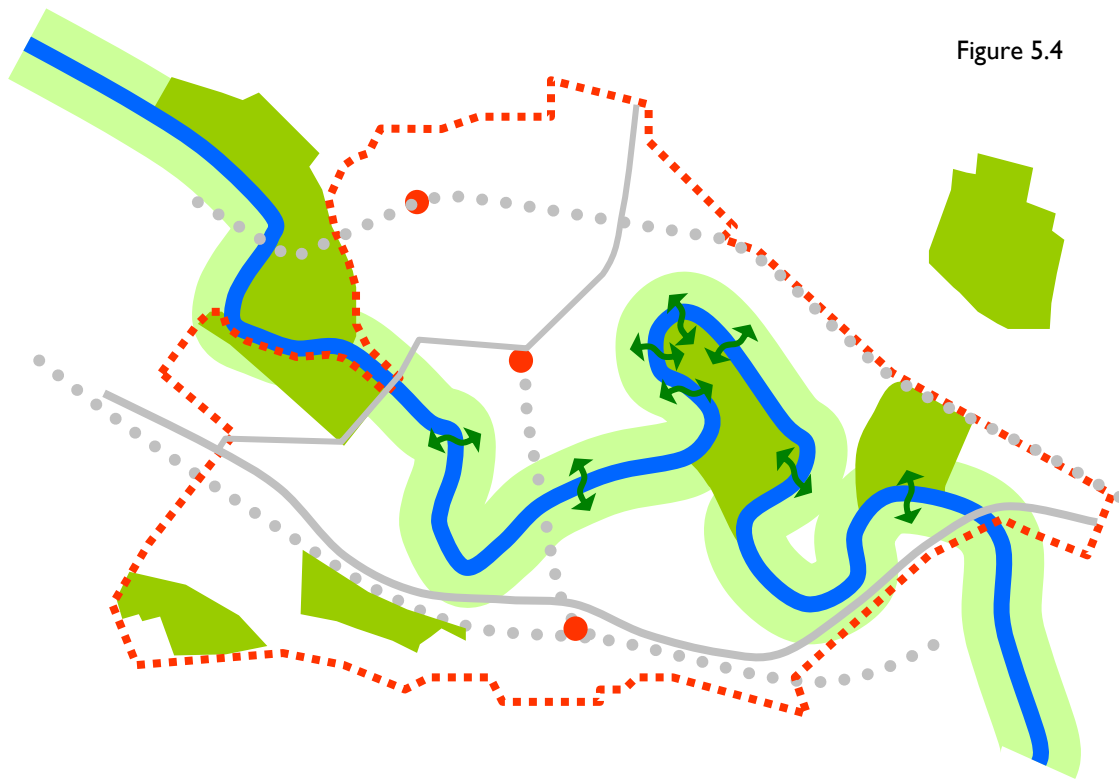


Figure 5.4

Introduction

- 5.50. The River Clyde currently acts as a barrier to north-south movements with few bridges linking across the river. The lack of crossing points means there are few points where people come into contact with the river corridor as they move about the area. Few crossing points, added to the sinuous nature of the river and the associated Clyde Walkway and National Cycle Route, make the Clyde Corridor less attractive as a direct walking or cycle route. The combined result of these factors is that the river currently acts as a barrier to movement and discourages walking and cycling as part of everyday access.

Thematic Objectives

- 5.51. The objectives of the Clyde Gateway Green Network Strategy for cross river links are:

- to overcome the existing barrier effect of the River Clyde
- to facilitate new links between the north and south banks of the river, enhancing its potential as a recreational and commuting route for cyclists and people on foot
- to improve the recreational potential of the River Clyde Corridor by creating circular routes and allowing short cuts across river meanders

to by-pass less attractive land uses such as the sewage treatment works

- to allow the development of a strategic network of open spaces and access routes across Clyde Gateway and adjoining areas.

Strategy

- 5.52. Each of the proposed locations would play an important role in developing the connectivity of the Gateway area. However, the long development period over which the Gateway is being regenerated makes the phased introduction of new bridges critical to the successful integration between new populations and the Green Network.

A – New Shawfield to Dalmarnock Crossing

- 5.53. The South Dalmarnock and Shawfield Districts Strategic Study identified crossing point A as a key new link that is required to link the two districts. This crossing may be reserved for public transport and pedestrians/cyclists. It would provide better integration between the two districts.

B – New Park to Tesco

- 5.54. The site to the east of Dalmarnock waste water treatment works has been identified in the Surface Water Management Plan and the South Dalmarnock and Shawfield Districts Strategic Study. Both identify the former Scottish Power site as a key location for SUDS scheme/greenspace. The site would provide a key strategic resource giving access to the river and providing a recreational resource in its own right. It will be closely connected to the new population which will be located at the Athletes Village site. The new Tesco will be a key 'attraction' for this population centre and would benefit significantly from a pedestrian access bridge across the river.

C – Cuningar Loop Crossings

- 5.55. The Gensler masterplan proposed five new crossings around the Cuningar Loop. These have been incorporated into the design strategy for the Cuningar Loop Park proposals which have recently been developed. The work to redevelop the Cuningar Loop will commence in 2008 and is due to continue throughout the development of the Clyde Gateway. The development of crossings should be phased to link closely with the development of infrastructure in the park and of new population centres around the northern bank of the Clyde.
- 5.56. The early development of a crossing to the new housing development at the Belvidere hospital site would provide the first major new population centre in the Gateway with access to one of the key strategic greenspace resources in the area.

D – St. Peter's Cemetery

- 5.57. St. Peter's Cemetery is an important greenspace in the eastern part of the Clyde Gateway. It provides a physical connection to the river in an area where the landscape has almost completely turned its back on it.

5.58. On the south bank of the river the M74 extension will have a significant impact on the landscape in the area. It will create an area of visually cut off from the rest of the area. This land was proposed as part of the 'Clyde Riverside Park' in the Gensler masterplan but has been designated for industrial land use in the South Lanarkshire Local Plan. There are still major benefits to developing the link for a variety of reasons:

- connecting industrial land with the areas of population would help to promote sustainable transport;
- the connection would help to create a recreational resource for workers in the new industrial site making the area more attractive for investment and potential employees.

Evaluation

A high quality urban environment	New pedestrian and cycle bridges will provide access to a high quality environment and, by contributing to a usable network of open spaces and access routes, will introduce activity and a greater level of self-policing into currently underused and unwelcoming areas. Major positive benefit.
Supporting economic investment and regeneration	By improving access within the area both generally and in respect to green spaces, the provision of new bridges has the potential to make a positive contribution to economic investment and regeneration, both by providing access to a quality physical environment that competes at a national and international level, and by providing a recreational and commuting resource which will assist with recruitment and staff retention.
Supporting the 2014 Commonwealth Games bid	Increasing recreational access along and across the River Clyde, including to and from the Cuningar Loop has potential to provide positive support to the 2014 Commonwealth Games bid.
Creating a regionally important Green Network resource	The creation of new crossings will add significantly to the recreational and functional use of the River Clyde Corridor and associated open spaces, and will raise awareness of the river. Positive benefit.
Sustainable transport	By overcoming the existing barrier effect of the river corridor, and facilitating links between communities, development areas and other open spaces, the creation of new pedestrian and cycle bridges should make a major positive contribution to sustainable transport across the area.
Health and well being	By encouraging walking and cycling along and across the River Clyde Corridor, new crossings will contribute positively to the aim of promoting health and wellbeing.
Enterprise development	Improving the linkages between populations and employment centres should have a positive impact on enterprise development. 'Green travel'

	opportunities and providing better connections with training and skills development are significant benefits of this theme.
Biodiversity	By facilitating access to the river corridor and to the Cuningar Loop, there is potential increase people's awareness and enjoyment of natural heritage in the city. However, there is also a need to ensure that bridges and their use do not have a negative effect on the river corridor's current or potential biodiversity value.
Sustainable flood management	No effect
Vibrant and connected communities	New bridges will help connect communities (both existing and new) within and adjoining Clyde Gateway. Major positive benefit.
Historic and contemporary culture	Potential for innovative or landmark bridge design.

STRATEGIC GREEN NETWORK SPACES

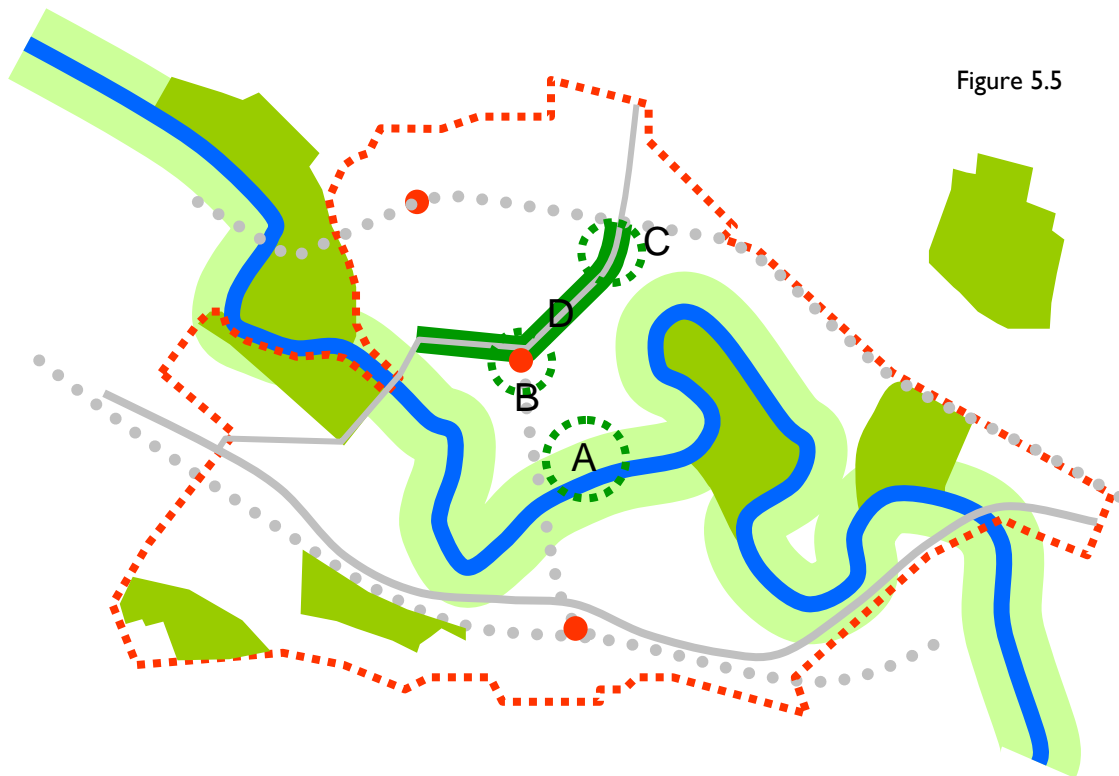


Figure 5.5

Introduction

- 5.59. Three new Strategic Green Network Spaces are proposed, together with treatment of a section of the East End Regeneration Route through the Clyde Gateway area. These represent an opportunity to create distinctive and high quality spaces as part of the redevelopment of Clyde Gateway.

Thematic Objectives

- 5.60. The objectives of the Clyde Gateway Green Network Strategy for the creation of new open spaces are: to complement the proposed network of strategic links and retained corridors. The new spaces will fulfil specific functions, but will also deliver a range of benefits.

- to create high quality open spaces at key locations within the Clyde Gateway area;
- to complement the proposed network of strategic links, retained green spaces and the River Clyde Corridor;
- to provide specific functions and wider open space benefits

Strategy

A - Dalmarnock Riverside

- 5.61. The Dalmarnock Riverside Park has been identified as a potentially important Green Network resource. It is one of the few locations in the Gateway where there is potential to develop a greenspace linking to the river on its northern bank. It is also a location identified in the Surface Water Management Plan as a key location for a regional SUDS scheme. A local park would also have the benefit of acting as a natural flood barrier, reducing the need for flood defences in the area.

B - Dalmarnock Cross

- 5.62. Dalmarnock Cross is a key 'hub' in the centre of the Clyde Gateway. Its importance as a transport node will increase as the area is redeveloped and a new population moves into the area. The South Dalmarnock and Shawfield Districts Strategic Study identifies the area as a key site in the Gateway. It is likely that its location and urban context will be suited to a hard landscaped environment rather than greenspace. However, its role as a civic space that provides linkages to other parts of the Green Network mean it is an important consideration in this strategy.

C - Sports village

- 5.63. The 'Sports village' site around the NISA is another location that will comprise hard and soft landscaping. Although it will not be a 'greenspace' it is another very important node that will form linkages between greenspaces and communities. The attraction of the NISA along with Celtic Park will help to create an audience for the area that should be encouraged to:
1. gain access to the site using sustainable transport, along green corridors where possible; and
 2. use the site as a starting point from which to access parts of the Green Network such as the Cuningar Loop and the Dalmarnock Riverside Park.

D - East End Regeneration Route

- 5.64. The positive economic benefits which the EERR may have on the Gateway area should be matched by developing the boundaries of the route in a sympathetic way which contributes to the Green Network. Green boundary treatments, tree planting and SUDS schemes can all contribute to the Green Network in the Gateway by helping to form green corridors to benefit biodiversity and by helping to improve the overall landscape in the area. The scope for development of green infrastructure along the EERR may be limited because of the advanced stage of planning. However, where future opportunities arise the introduction of green infrastructure should be positively encouraged.

Evaluation

A high quality urban environment	A series of new high quality greenspaces and nodes will help to improve the overall quality of the urban environment. Major positive benefit.
Supporting economic investment and regeneration	High quality open spaces have been shown to encourage investment and generate economic benefits far greater than the initial costs of investment. Developing the network of high quality civic and greenspaces would have a positive benefit on the economic and regeneration objectives in the area.
Supporting the 2014 Commonwealth Games bid	The creation of new greenspaces and high quality civic spaces as part of Strategic Green Network Links would provide positive support to the Commonwealth Games bid
Creating a regionally important Green Network resource	The strategic Green Network spaces would help to provide connections to regionally important sites such as the Cuningar Loop. Positive benefit
Sustainable transport	A Green Network which included new strategic spaces would help to remove barriers to sustainable modes of transport across the area by encouraging walking and cycling in particular. The developments could also help to increase the use of the rail network. Positive benefit.
Health and well being	New greenspaces should help to encourage walking and cycling in the area. Therefore their development should positively benefit the health and well being of residents in the Gateway.
Enterprise development	Across the lifetime of the Gateway project and beyond there are significant opportunities for developing volunteering, training and employment schemes associated with the strategic Green Network spaces. These could include clean-ups, landscaping and construction. There may also be scope to develop 'green industries' such as biomass on some sites. Overall major positive benefits.
Biodiversity	The Strategic Green Network Sites will help develop a network of green spaces across the area, connecting with the River Clyde Corridor along with a number of smaller green spaces where the emphasis will be placed on habitat management and enhancement. The network will therefore provide positive biodiversity benefits.
Sustainable flood management	All new green and civic spaces in the Gateway should contribute to the sustainable management of surface waters. The EERR has its own SUDS scheme and there is scope to develop regional SUDS ponds at the NISA site and the proposed Dalmarnock Riverside Park. Major positive benefit.
Vibrant and connected communities	The Strategic Green Network Spaces will help connect communities (both existing and new) within and adjoining Clyde Gateway. Major positive benefit

Historic and contemporary culture	Potential to reflect cultural heritage and contemporary art and culture within the design of individual spaces, particularly the civic spaces and road corridors. Positive Support
-----------------------------------	---

DEVELOPMENT ZONES AND DEVELOPMENT OF THE GREEN NETWORK

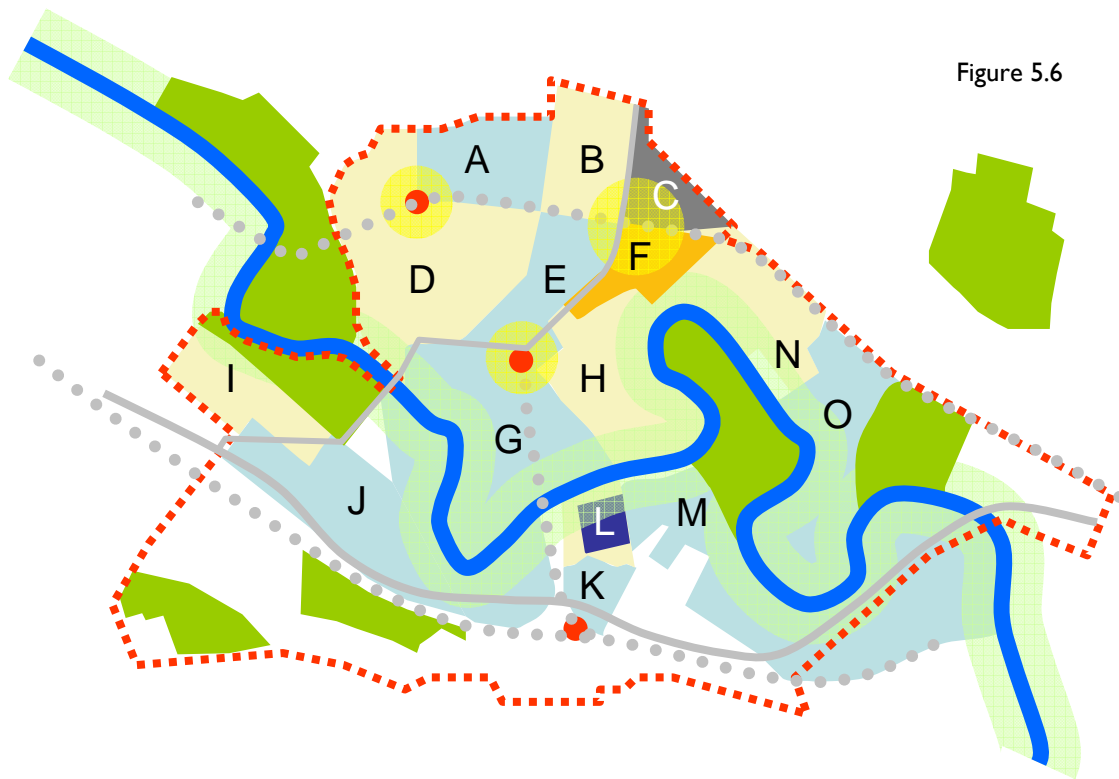


Figure 5.6

Introduction

- 5.65. The planning framework for the Clyde Gateway incorporates both the South Lanarkshire Local Plan and Glasgow City Plan (informed by the East End Local Development Strategy). At present, this framework provides the best guide to the future land uses in the Gateway and the basis for the development of a strategy for the creation of new, publicly accessible open spaces associated with new development.

Thematic Objectives

- 5.66. The following objectives should be reflected in the creation of new or enhanced open spaces within the Clyde Gateway area:

- The creation of new open spaces should form an integral part of the design process. It should take account of the needs and expectations of its users.
- Open space should be an integral element within a development and should not be confined to non-developable or left over pockets. The design of new open spaces should respect the setting and character of the development site, retain existing natural features and existing vegetation, reflect micro climate and include native species.
- Ensure that all new developments, including the Green Network, address the river, helping to create vistas and clear sight lines.

- Where a development is adjacent to an existing area of public open space, there may be a reduction in the on-site requirement provided that the proposal includes suitable pedestrian access to such an area.
- The design of new open spaces should consider issues of safety and security by, for example, ensuring overlooking from neighbouring properties or public roads, the presence of well-used pedestrian routes, the avoidance of planting or high fencing that would obscure sight lines, the provision of appropriate lighting and as a last resort, CCTV.
- New open spaces which are likely to be used for active recreation should be located and designed to minimise disturbance for neighbouring properties.
- New open spaces should maximise opportunities to protect, enhance and create wildlife habitats. This will include consideration of the way that existing and new sites link to provide habitat networks and stepping stones. It will also realise opportunities associated with SUDS infrastructure, and will create opportunities for local people (including schoolchildren) to increase their understanding and enjoyment of biodiversity.
- New open spaces should reflect the local cultural heritage of the area, where appropriate utilising public art as a means of articulating cultural references to the public.
- New open spaces should be accessible from nearby homes, workplaces, public transport nodes and the network of walking and cycling routes. Wherever possible, open spaces should incorporate the Core Path Network. Bike parking and car parking should be provided where appropriate.
- Play equipment, signage and furniture: robust and vandal resistant. Play equipment should comply with British Standards. The choice of play equipment should encourage active and creative play.
- Ownership: play areas should, wherever possible be designed in partnership with members of the community who will use it, including the disabled to help foster community ownership.
- Open spaces should be designed to be robust and maintainable, using sustainable materials.
- Developments, both Green Network and of other types should adhere to a 'Design Guide' which should be formulated for the Clyde Gateway area.

Strategy

- 5.67. The Clyde Gateway Green Network Strategy for the provision of open space in new development is based on the application of emerging standards for different types of development, informed by consideration of the type of development in question, and its location within the Gateway area. Standards provide a starting point but must be interpreted and applied within the context of the vision for the Clyde Gateway

Green Network. More detail on greenspace standards is contained in Chapter 6 of the Strategy.

5.68. This part of the strategy provides Guidance for Clyde Gateway development zones.

Area specific Green Network Objectives

5.69. The following paragraphs provide area specific Green Network Objectives for the zones shown on Figure 5.6.

A – Mile End, industrial development

- Industrial development should contribute 6-12m² of open space per 100m² gross floor area;
- To link to and complement the existing areas of amenity and recreational Greenspaces to the north of the area including improved amenity planting along Crownpoint Road;
- To develop London Road as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To enhance Fielden Road with amenity tree and shrub planting with the potential to incorporate local SUDS features with associated habitat creation and enhancement;
- To develop Broad Street into a identifiable green spine within the industrial area with the introduction of street trees and improved traffic and parking management in addition to maximising pedestrian / cyclist space linking to Bridgton Cross;
- To develop Brook Street and Fordneuk Street as secondary green spines with street trees and improved pedestrian and cyclist space linking London Road with the Crownpoint Sports and Recreation Complex to the north;
- To preserve and enhance the small amenity greenspace at the junction of Broad Street and Fordneuk Street including the provision of street furniture;
- To break up large areas of hardstanding (including car parks) using amenity tree and shrub planting to create a high quality landscape and help increase permeability;
- To encourage new development to adopt 'Green Roofs' as local SUDS source control;
- To incorporate further areas of greenspace as and when development allows.

B – Barrowfield, residential development

- Residential development should meet the greenspace provision standards recommended in Chapter 7;

- To develop the East End Regeneration route as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To develop London Road as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To develop areas of greenspace, including areas of pocket woodland planting adjacent to the East End Regeneration Route and London. The greenspace should incorporate amenity, recreation and play for local residents and provide a green link between London Road and Gallowgate / Forge Retail Centre. The greenspace would have the potential to accommodate local SUDS features with associated habitat creation;
- To identify, protect, formalise and enhance existing public and semi-public greenspace throughout the area.

C – Parkhead, sports stadium

- To develop the East End Regeneration route as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To complement the high quality public realm proposals at the NISA;
- To improve pedestrian and cycle corridors between Celtic Park Stadium and the NISA site / London Road with Gallowgate and the Forge Retail Park utilising open space around Celtic Park Stadium and incorporating Environmental Improvements to Janefield Street;
- To develop London Road as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;

D – Bridgton, residential development

- Residential development should meet the greenspace provision standards recommended in Chapter 7;
- To create a high quality civic space at the heart of the Bridgton community at Bridgton Cross, potentially incorporating the historic importance of the nearby burial site of the Calton Weavers;
- To create a green link between Bridgton Cross and Glasgow Green along James Street incorporating street trees and improved pedestrian and cycle access;
- To identify and enhance important existing greenspace areas such as existing cemeteries and sports pitches that provide active and passive recreational resource for the community;

- To develop the East End Regeneration route as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To complement the development of a strategic green corridor along London Road with the provision of street trees where appropriate and providing improved cycle lanes / paths, and pedestrian space and access;
- To improve links with strategic greenspaces at the River Clyde and Glasgow Green by extended / creating greenspace between Glasgow Green, the river and Rutherglen Bridge in the vicinity of Newland Street and Main Street, as and when development allows.

E – Boden, industrial development

- Industrial development should contribute 6-12m² of open space per 100m² gross floor area;
- To develop the East End Regeneration route as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To develop London Road as a green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To create a civic space at the heart of the Dalmarnock community at Dalmarnock Cross which should act as Green Network hub linking to surrounding road and public transport infrastructure, the Clyde and community centres.;
- To increase the area of woodland coverage on vacant land to provide a greater woodland framework for adjacent development and increase biodiversity.

F– National Indoor Sports Arena Site

- To develop London Road as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To develop the East End Regeneration route as a strategic green corridor with the provision of avenue tree and shrub planting, and providing / improving pedestrian and cyclist space and access;
- To create a high quality iconic public realm in relation to a National Sports facility that does not alienate surrounding communities. The Public Realm should act as a Green Network hub linking to surrounding road and public transport infrastructure, the Clyde and community centres.

G – Dalmarnock West, industrial development

- To protect and enhance the Clyde Walkway as an strategic Green Network corridor for pedestrians and cyclists;
- To improve, increase and formalise pedestrian and cyclist access to the Clyde from the surrounding area;
- To create a large park, Dalmarnock Riverside Park, between Dalmarnock Cross and the Clyde to the south east. The park should provide a passive recreation resource with areas of substantial woodland with a focus on improving biodiversity. The park should also incorporate regional SUDS which should form a key element in habitat creation and enhancement linked to the river corridor. The Park should act as a Green Network hub linking to surrounding road and public transport infrastructure, the Clyde and community centres. ;
- To provide pedestrian and cyclist crossings over the Clyde at strategic points to the west of the area specifically linking Cotton Street to the north of the river and Millcroft Road to the south of the river and / or linking Glasgow Road to the south of the river to the Clyde Walkway;
- To provide a pedestrian and cyclist crossing over the Clyde linking the new Dalmarnock Riverside Park to areas south of the river;
- To improve the links between strategic greenspaces along the Clyde corridor specifically between Glasgow Green and the new Dalmarnock Riverside Park;
- To improve links, based on Cotton Street, to increase the Clyde Walkway path network improve link between Dalmarnock Riverside Park and Glasgow Green;
- To improve attractiveness and perception of safety for pedestrians and cyclists along Clyde Walkway around Sewage Works meander;
- To encourage new development to provide a green front onto the Clyde;
- To implement the findings of the Shawfield and Dalmarnock Strategic Study.

H - Dalmarnock East, residential development

- Residential development should meet the greenspace provision standards recommended in Chapter 7;
- To protect and enhance the Clyde Walkway as an strategic Green Network corridor for pedestrians and cyclists;
- To increase pedestrian and cyclist access to the Clyde from the surrounding area;
- To increase pedestrian and cyclist crossings over the Clyde at strategic points specifically linking the north of the river with Cuningar Loop;
- To improve the links between strategic greenspaces along the Clyde corridor specifically between Cuningar Loop;

- To create a green link between the NISA site and the Clyde;
- To provide amenity and recreational community greenspace within the development of new housing within the area to incorporate two regional SUDS features adjacent to the Clyde. The SUDS features could form the basis for new accessible natural greenspace or community level nature reserves. They should form focal features within the new residential areas.

I – Polmaddie, residential development

- Residential development should meet the greenspace provision standards recommended in Chapter 7;
- To complement the existing avenue tree and shrub planting along the East End Regeneration Route extending the planting treatment to future stages of the corridor;
- To develop Polmaddie Road as a green corridor with the provision of avenue tree and shrub planting and providing improved cycle lanes and wider pavements linking Richmond Park and Glasgow Green to the north with Toryglen Park, Aikenhead Road and Hampden beyond;
- To improve pedestrian and cyclist links between the residential area and Richmond Park;
- To incorporate a regional SUDS feature within a community greenspace. The SUDS feature could form the basis for new accessible natural greenspace or a community nature reserves. It should be a focal feature within the new residential area;
- To encourage new development to face Richmond Park providing green frontage to the park.

J – Shawfield, industrial development

- To develop the East End Regeneration route as a strategic green corridor with the provision of woodland, avenue tree and shrub planting;
- To develop Glasgow Road as a green corridor with the provision of woodland, avenue tree and shrub planting and providing improved cycle lanes / paths, and wider pavements;
- To explore the possibility of providing areas of greenspace including amenity planting and woodland in association with additional and vacant land leftover after the construction of the M74;
- Connect with the M74 Public Archaeology Programme.
- To incorporate a regional SUDS feature. This should be designed to combine a high quality landscape setting for industrial and commercial development with creation of wetland habitats which enhance the area's biodiversity;

- To provide further areas of greenspace and woodland as and when development allows;
- To implement the findings of the Shawfield and Dalmarnock Strategic Study.

K – Rutherglen industrial development

- Industrial development should contribute 6-12m² of open space per 100m² gross floor area;
- To explore the possibility of providing areas of greenspace including amenity planting and woodland in association with additional and vacant land leftover after the construction of the M74;
- Connect with the M74 Public Archaeology Programme.
- To create green links between Dalmarnock Riverside Park, and the north, to Rutherglen Town Centre;
- To provide further areas of greenspace and woodland as and when development allows.

L – Tesco Retail development

- Retail development should contribute 12-18m² of open space per 100m² gross floor area;
- To protect and enhance the Clyde Walkway as a Green Network corridor for pedestrians and cyclists on both sides of the river;
- To increase pedestrian and cyclist access to the Clyde from the surrounding area;
- To increase pedestrian and cyclist crossings over the Clyde at strategic points specifically linking to Dalmarnock Riverside Park;
- To protect and enhance the existing woodland adjacent to the river;
- To create green links between Dalmarnock Riverside Park, and the north, to Rutherglen Town Centre;
- To provide an attractive public realm incorporating amenity planting in association with the retail development.

M – Farme Cross, industrial development

- Industrial development should contribute 6-12m² of open space per 100m² gross floor area;
- To implement the findings of the revised Cuningar Loop masterplan to achieve better connections between local communities, services and the regionally important greenspace

- To protect and enhance the Clyde Walkway as a strategic Green Network corridor for pedestrians and cyclists on both sides of the river;
- To increase pedestrian and cyclist access to the Clyde from the surrounding area;
- To increase pedestrian and cyclist crossings over the Clyde at strategic points;
- To protect and enhance the existing woodland adjacent to the river;
- To explore the possibility of providing areas of greenspace including amenity planting and woodland in association with additional and vacant land leftover after the construction of the M74;
- To incorporate two regional SUDS features. These should be designed to combine a high quality landscape setting for industrial and commercial development with creation of wetland habitats which enhance the area's biodiversity;
- To provide further areas of greenspace and woodland as and when development allows.

N – Westthorn, residential development

- Residential development should meet the greenspace provision standards recommended in Chapter 7;
- To protect and enhance the Clyde Walkway as a vital Green Network corridor for pedestrians and cyclists on both sides of the river;
- To increase pedestrian and cyclist access to the Clyde from the surrounding area;
- To increase pedestrian and cyclist crossings over the Clyde at strategic points;
- To protect and enhance the existing woodland adjacent to the river;
- To create green links between Cuningar Loop and London Road;
- To provide further areas of greenspace and woodland as and when development allows.

O – Braidfauld, industrial development

- Industrial development should contribute 6-12m² of open space per 100m² gross floor area;
- To protect and enhance the Clyde Walkway as a vital Green Network corridor for pedestrians and cyclists on both sides of the river;
- To increase pedestrian and cyclist access to the Clyde from the surrounding area;
- To increase pedestrian and cyclist crossings over the Clyde at strategic points;

- To protect the existing woodland adjacent to the river;
- To create green links between Cuningar Loop and London Road;
- To provide further areas of greenspace and woodland as and when development allows.

Evaluation

A high quality urban environment	Application of the Green Network objectives within the Clyde Gateway development zones will provide major positive support to the objective of creating a high quality urban environment
Supporting economic investment and regeneration	A high quality urban environment will help change perceptions of the Clyde Gateway area, making it a more attractive place to work and live, and as a place to invest. It will therefore provide positive support to the aim of encouraging economic investment and regeneration.
Supporting the 2014 Commonwealth Games bid	Application of the Green Network objectives within the Clyde Gateway development zones will create new greenspaces and high quality civic spaces providing positive support to the Commonwealth Games bid.
Creating a regionally important Green Network resource	Application of the Green Network objectives within the Clyde Gateway development zones will support the regionally important Green Network resource represented by the River Clyde Corridor and a number of the Strategic Green Network components.
Sustainable transport	Application of the Green Network objectives within the Clyde Gateway development zones will help ensure the development of a high quality network of walking and cycling routes, together with new civic spaces centred on public transport nodes. It would therefore provide positive support for the promotion of sustainable transport.
Health and well being	By providing opportunities for outdoor recreation close to where people live and work, application of the Green Network objectives within the Clyde Gateway development zones would provide positive support for the promotion of health and well being.
Enterprise development	There is significant potential for enterprise development across the Gateway. There is scope to create sustainable transport linkages; volunteering, training and employment opportunities; and the potential to create green jobs in green industries. Overall positive support for the enterprise development objective.
Biodiversity	Application of the Green Network objectives within the Clyde Gateway development zones will contribute to a network of green spaces across the area, connecting with the River Clyde Corridor and the Cuningar Loop (the principal biodiversity resources in the area) and will create a number of smaller green

	spaces (several associated with SUDS infrastructure) where the emphasis will be placed on habitat management and enhancement. Residential areas will have good access to natural greenspaces. The network will therefore provide positive biodiversity benefits.
Sustainable flood management	Application of the Green Network objectives within the Clyde Gateway development zones incorporate a number of SUDS proposals and is therefore compatible with the aim of promoting sustainable flood management. The objectives will help ensure that SUDS features make a positive contribution to recreation, biodiversity and the local landscape.
Vibrant and connected communities	Application of the Green Network objectives within the Clyde Gateway development zones will provide positive support for the objective of creating vibrant and connected communities.
Historic and contemporary culture	Potential to reflect cultural heritage and contemporary art and culture within the design of individual spaces, particularly the civic spaces and road corridors. Positive Support.

6. ACTIONS AND PRIORITIES

INTRODUCTION

- 6.1. The first part of this chapter provides details of the tasks necessary to achieve the Strategic Objectives set out in Chapter 4. It also outlines the key 'tools' required to undertake these tasks.
- 6.2. The second part of the chapter outlines a number of 'Priority Projects' that have been identified through the development of the Green Network Strategy.

<i>Green Network Objectives</i>	<i>Key tasks</i>	<i>Key tools (See Chapter 7)</i>
<i>Supporting investment</i>		
	Raising awareness	Green Network publicity Good practice and lessons from elsewhere
	Monitoring and demonstrating economic benefits of high quality open space	Ongoing monitoring and analysis
	Ensuring that new development contributes positively to the co-ordinated development of the Green Network	Planning policies Supplementary planning guidance Development management Developer contributions
<i>Supporting the 2014 Commonwealth Games</i>		
	Raising awareness	Green Network publicity Good practice and lessons from elsewhere
	Implementing priority open space projects	Masterplan Design competition Capital investment Developer contributions
	Ensuring that new development contributes positively to the co-ordinated development of the Green Network	Planning policies Supplementary planning guidance Development management Developer contributions
<i>Promoting healthy and environmentally sustainable travel within the area.</i>		
	Co-ordinating with Glasgow and South Lanarkshire access strategies and Core Path Plans and development and promotion of the Clyde Walkway strategic route	Partnership and coordination
	Implementing priority access and open space projects	Masterplan Design competition Capital investment Developer contributions

<i>Green Network Objectives</i>	<i>Key tasks</i>	<i>Key tools (See Chapter 7)</i>
	Ensuring that new development contributes positively to the co-ordinated development of access networks associated with existing or new open spaces	Planning policies Supplementary planning guidance Development management Developer contributions
	Promotion of the network as a resource for a healthier lifestyle	Signage Strategy Leaflets Web based information
<i>Contribute to improved physical and mental health</i>		
	Ensuring that new development contributes positively to the co-ordinated development of access networks associated with existing or new open spaces	Planning policies Supplementary planning guidance Development management Developer contributions
	Develop a network of high quality and accessible greenspaces	Planning policies Supplementary planning guidance Development management Developer contributions
	Promotion of the network as a resource for a healthier lifestyle	Signage Strategy Leaflets Web based information
<i>Enterprise development</i>		
	Work with the public and private sectors to identify opportunities for training / apprenticeships	Partnerships between private companies, local authorities and local groups
	Hold volunteering days/activities	Local groups and organisations in partnership with local authorities
	Promote sustainable transport as part of a 'green' lifestyle	Signage Strategy Leaflets Web based information
<i>Realising the potential of the River Clyde corridor</i>		
	Prepare detailed design and management strategy for River Clyde Corridor covering issues including awareness, access, barrier effects, personal safety and biodiversity	Detailed study leading to Clyde Corridor Design Strategy
	Ensure that new development along the river corridor is designed to reflect the riverside location and that it contributes positive to the co-ordinated development of the Green Network	Clyde Corridor Design strategy Planning policy Supplementary Planning Guidance Development Management

Green Network Objectives	Key tasks	Key tools (See Chapter 7)
	Implement priority river crossing projects	Capital investment Developer contributions Design competition
	Develop detailed masterplan for new Dalmarnock Urban Park	Masterplan Design competition SUDS
	Integrate the Cuningar Loop project within the wider Clyde Gateway Green Network	Partnership and coordination Bridge connections Raising awareness Habitat management
	Manage riparian woodlands and identify opportunities to extend into open spaces adjacent to the river corridor	WIAT Masterplanning of new and existing open spaces Partnership and co-ordination
<i>Bringing biodiversity back into the city, providing opportunities to experience and enjoy the natural heritage.</i>		
	Ensure that important existing biodiversity sites are conserved in the regeneration of Clyde Gateway	Partnership and coordination Planning policy Supplementary Planning Guidance Development Management
	Develop the Clyde Corridor as a key habitat network link, together with strategic Green Network links and stepping stones to increase the biodiversity value of the wider area	Partnership and coordination Planning policy Greenspace standards Supplementary Planning Guidance Development Management WIAT Habitat management plan
	Realise the potential of new open spaces, particularly where SUDS are present, to increase biodiversity	Supplementary Planning Guidance Development Management Management plans WIAT
	Work with SNH and organisations such as RSPB to develop opportunities and programmes to increase opportunities for people to experience the natural heritage	Partnership and coordination Greenspace standards
<i>Utilising SUDS infrastructure to create high quality open spaces</i>		
	Use the development of SUDS infrastructure as a basis for the creation of high quality open spaces at 'regional' and more local levels.	Supplementary Planning Guidance Development Management
<i>Involving existing and new communities</i>		
	Community Planning Partnerships Greenspace teams such as Kelvin Clyde Greenspace	Community planning events Community greenspaces
	Funding opportunities	Green Network Co-ordinator

Green Network Objectives	Key tasks	Key tools (See Chapter 7)
<i>Promoting past and contemporary cultural heritage</i>		
	Design of new open space to reflect the area's industrial past	Supplementary planning guidance – design briefs Design competitions Artists in residence Community participation
	Develop community arts programmes and events	Green Network Manager

PRIORITY PROJECTS

6.3. The Strategy highlights a number of priority Green Network projects. These projects each have a potentially important role to play in the overall development of a high quality Green Network. This strategy does not provide detailed guidance on how these projects should be developed – most require studies in their own right.

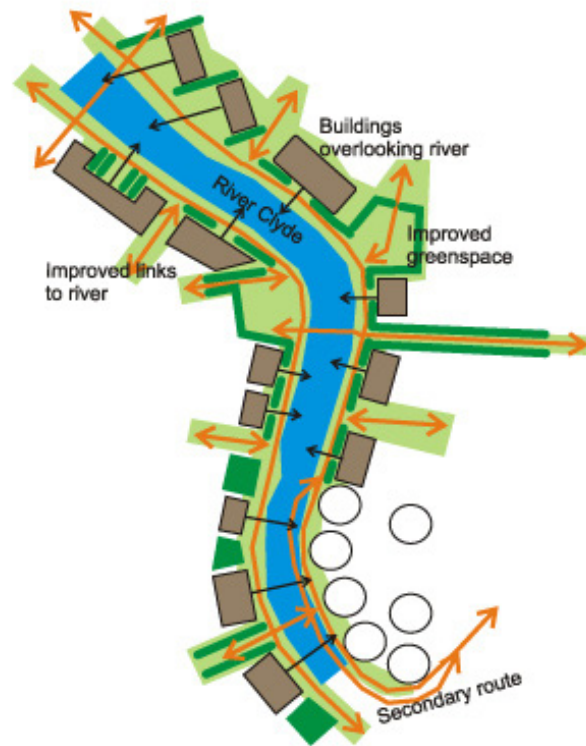
6.4. The projects include:

- A detailed strategy for the **Clyde Corridor** to address issues including the design of development fronting the river, new riverside greenspaces, a prioritised assessment of the need for new river crossings, enhancement of public access to both banks of the river, measures to enhance visibility within the Clyde Gateway area, conservation and enhancement of biodiversity and public access to natural greenspace. The diagram below (Figure 6.1) shows a short section of the Clyde around Dalmarnock. It shows the types of issues important to improving the river corridor. A more detailed analysis of the river which would include topographic and vegetation surveys would be required to develop an implementable strategy that could effectively achieve the aims of this strategy;
- **London Road** will offer considerable scope for development as a more pedestrian/cyclist friendly environment when the M74 is completed. A detailed landscape strategy for London Road to realise the potential for enhancement would provide potential benefits for users and help to 'green' the area. The strategy would include developing traffic management models and ensuring any proposals link with projects along the route, such as the NISA. Figure 6.2 (below) shows how an urban road can form part of the Green Network;
- The design and creation of **Dalmarnock Riverside Park**. The riverside park is a concept outlined in the Surface Water Management Plan and Shawfield and Dalmarnock Spatial Strategy. The recommendation is to develop a small park which incorporates a SUDS scheme, fulfilling the dual purpose of creating a regional SUDS pond and a potentially important greenspace close to future populations. Figure 6.3 provides an indicative proposal for the site;
- The design and creation of **Dalmarnock Road Station Plaza**, accommodating public transport, walking and cycling routes, together with the enhanced East End Regeneration Route corridor. It is anticipated that this will comprise high quality

civic space with formal tree planting and hard landscaping. This is another project highlighted in the Shawfield and Dalmarnock Spatial Strategy;

- The design and creation of **Commonwealth Plaza**, providing a high quality civic space serving sports facilities including the National Indoor Sports Arena, proposed Athletes' Village and Celtic Park. It is anticipated that this will comprise hard landscaping with formal tree planting. Designers have recently been appointed to develop the landscape at the NISA site. Their work should incorporate the aims of the Clyde Gateway Green Network Strategy;
 - The **Cuningar Loop** is a key asset for the Clyde Gateway. Its development as a recreational resource will be vital for the new populations in the Gateway for generations to come. A masterplan has recently been developed for the site but the work has now been extended to develop a strategy which will help to better link the Loop with the existing and future communities around it. This will comprise plans for developing new links into the site from both the north of the river and through existing entrances at locations such as Farme Cross.
- 6.5. A number of these projects require the Clyde Gateway Partnership to undertake more detailed survey and planning. Some elements will be delivered by the Partnership itself, or in association with organisations such as South Lanarkshire Greenspace, Kelvin Clyde Greenspace, Forestry Commission Scotland or Scottish Natural Heritage. Other projects will be implemented within wider regeneration and development projects. Depending on their nature, location and scale, they may be facilitated by planning conditions and agreements or developer contributions (see Chapter 7). The two Councils will have a key role to play in defining development briefs for key sites and areas.
- 6.6. There may also be scope for design competitions for key greenspace projects or elements such as new river crossings.

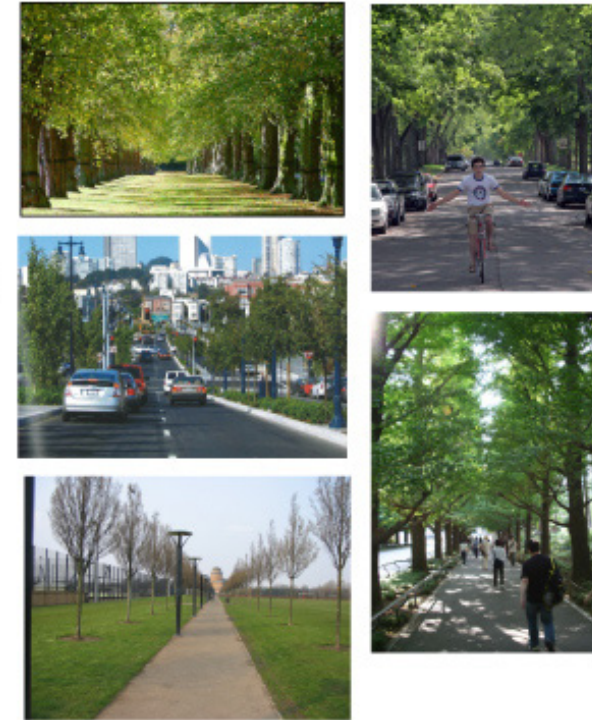
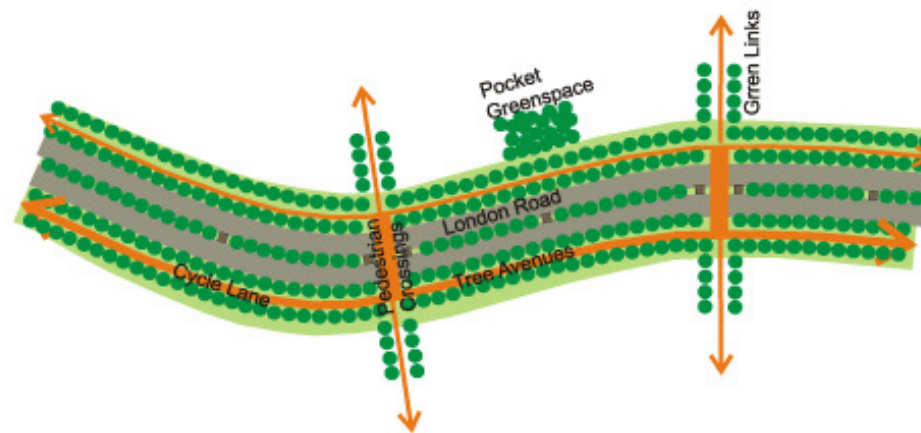
Figure 6.1



River Clyde



Figure 6.2



Strategic Road Corridor

Figure 6.3



Dalmarnock Riverside Park



Indicative Capital Costs

- 6.7. Developing accurate costs for the Priority Projects will require detailed surveys, design specifications and quantity surveyor inputs. The following table provides indicative costs based on cost per metre assumptions.

	Units (approx)	Cost (£) per unit	Total cost
Clyde Corridor	7,000m	150/m	£1,050,000
London Road	1,500m	150/m	£225,000
Dalmarnock Riverside Park	31,000m ²	12/m ²	£372,000
Dalmarnock Station Plaza	5,000m ²	200/m ²	£1,000,000
Commonwealth Plaza	30,000m ²	200/m ²	£6,000,000
Cuningar Loop	225,000m ²	12/m ²	£2,700,000

- 6.8. These costs provide an outline of the potential levels of capital investment likely to be required to develop the priority projects. As noted above, significant amounts of planning and design work would be required before accurate costings can be developed.

Maintenance of Priority Projects

- 6.9. Maintaining the Priority Projects to a high standard is an important aspect of ensuring the long term sustainability of the Clyde Gateway. Well maintained landscapes encourage greater levels of use and increase the general attractiveness of an area, both important discriminators against vandalism and anti-social behaviour.
- 6.10. As noted above, the costs outlined for the development of the Priority Projects are based on estimates for unit costs. The estimates for maintenance are based on a percentage of these total costs. They are indicative and will require more detailed analysis at the development stages.
- 6.11. The estimated percentage of revenue costs against capital costs is as follows:
- 'Hard' landscaping 1%
 - Formal Park 5%
 - Mixed formal/natural park 3%

- 6.12. The following table outlines the indicative annual maintenance costs associated with the Priority Projects:

	Total cost	Estimated % of capital cost	Annual cost of maintenance (£)
Clyde Corridor	£1,050,000	3%	31,500
London Road	£225,000	1%	2,250
Dalmarnock Riverside Park	£372,000	5%	18,600
Dalmarnock Station Plaza	£1,000,000	1%	10,000
Commonwealth Plaza	£6,000,000	1%	60,000
Cuningar Loop	£2,700,000	3%	81,000

7. IMPLEMENTATION GUIDANCE

- 7.1. This section of the chapter provides more detailed guidance on the ‘tools’ that are required to implement the Clyde Gateway Green Network Strategy. They are grouped under a series of headings:

- Process;
- Planning;
- Greenspace Standards;
- SUDS and greenspace;
- Funding.

Process

- 7.2. Preparation of the Strategy represents the first step towards developing a coordinated Green Network for Clyde Gateway. A series of ongoing actions should help ensure that development of the Green Network becomes a priority for all those organisations involved in planning and implementing regeneration of Clyde Gateway. This requires partnership working, measures to raise awareness, monitoring the strategy’s implementation and the benefits flowing from it and the involvement of existing and new communities.

Partnership and co-ordination

- 7.3. It is critical that the Green Network Strategy gains the support of the Clyde Gateway Partnership, comprising Glasgow City Council, South Lanarkshire Council, Scottish Enterprise National, Scottish Enterprise Glasgow and Scottish Enterprise Lanarkshire and Communities Scotland.
- 7.4. It is equally important that the aims of the Strategy are communicated within each of the partner organisations, particularly where a number of different departments or services are involved in Clyde Gateway. Development of the Green Network crosses many policy agendas so the success of the Strategy will depend on co-ordinated action between and within partner organisations.
- 7.5. While the Clyde Gateway Partnership can act as the Green Network ‘champion’ for Clyde Gateway, there is likely to be a need for a dedicated project officer who can co-ordinate action between policy areas and partner organisations as well as helping to secure funding for greenspace creation and maintenance.
- 7.6. It will be essential to establish links with other plans and strategies, many of which predate the current regeneration proposals for Clyde Gateway. Partnership working can help ensure that future reviews or revisions to such documents reflect fully the objectives of the Green Network Strategy. Key policy links will include:
- Local Development Plans;
 - Access Strategies;
 - Open Space Strategies.

- Local Biodiversity Action Plans;
 - Local Transport Strategies; and
 - Environment Strategies.
- 7.7. Regeneration proposals for Clyde Gateway are being progressed through a series of technical studies covering issues such as ground contamination, surface water management and transport infrastructure. The studies are co-ordinated through the Clyde Gateway Technical Forum. It is important that the Green Network Strategy is considered within the context of these technical studies, with each reflecting the objectives of the strategy and, as development proposals become firmer, informing its refinement and implementation. It is likely that more detailed Green Network planning will be required once additional elements of the Clyde Gateway regeneration programme become 'fixed'.

Raising awareness

- 7.8. The success of the Strategy depends on all those involved in the development and regeneration process being aware of the opportunities and potential benefits associated with the Green Network. The introduction to this document described the range of benefits associated with the development of high quality open spaces, whilst the objectives and subsequent evaluation have set these within the context of the Clyde Gateway, demonstrating the potential contribution of open space to the sustainable regeneration of the area.
- 7.9. It is vital that these messages are communicated to key interests within partner organisation, development interests and the wider community. This could be achieved in a variety of ways including which can be defined under two main headings: *Developing Understanding* and *Creating Capacity to Implement*. The following section outlines the ways in which these aspects of raising awareness can be achieved:
- A glossy summary of the Green Network Strategy highlighting the national and strategic policy context and the ways in which open space can support place-making, investment, vibrant communities, healthy lifestyles, sustainable urban drainage and biodiversity would help to **Develop Understanding**. This could be accompanied by a website / DVD;
 - Events such as CPD seminars, workshops and conferences, focusing specifically on those organisations involved in the regeneration of Clyde Gateway, exploring application of the Green Network Strategy and gaining experience from green infrastructure projects elsewhere in the UK or Europe would help to **Develop Understanding**;
 - Ongoing monitoring and evaluation of open space projects within Clyde Gateway. This should focus on the extent to which greenspace standards are being delivered in new development, together with a more qualitative assessment of the range of benefits flowing from implementation of the Strategy. This could draw on the Greenspace Scotland LEAP evaluation process, together with the

evaluation of other projects (e.g. economic benefits associated with Glasgow Green);

- In order to **Create Capacity** for implementing the Actions and Priorities, it would be beneficial to employ dedicated development officers who would have the responsibility for realising the Green Network Vision through implementing its objectives.

Community involvement

- 7.10. While the extent of former industrial activity, together with the scale of planned redevelopment mean that the population within the Gateway area is currently much lower than in surrounding areas of Glasgow and South Lanarkshire, it is vital that existing and new communities are brought into the process of greenspace planning. This will help ensure to that greenspace is designed and managed to reflect local needs and priorities, as well as building local 'ownership' of the Green Network.
- 7.11. Community involvement will be particularly important in relation to the creation of neighbourhood level greenspaces, including play facilities and community nature reserves. The long term success of sites such as these has been shown to be closely linked to the involvement and 'ownership' of the local community. Sites that are developed and monitored by local communities are less likely to be subject to vandalism and are generally more sustainable.
- 7.12. Greenspace Scotland provides links to a range of toolkits covering community involvement, prepared by Communities Scotland and the Scottish Centre for Regeneration. In addition organisations such as Kelvin Clyde Greenspace have many years experience working in the area and could provide useful advice.

PLANNING

- 7.13. The land use planning system will provide one of the most effective means of implementing the Clyde Gateway Green Network Strategy. This section covers the following aspects of the planning system:
 - Development plan policies;
 - Supplementary Planning Guidance;
 - Development control / management.
- 7.14. It also provides information on Greenspace Standards which may inform different stages of the planning process.

Development Plan Policies

- 7.15. The Clyde Gateway is covered by the Glasgow and Clyde Valley Joint Structure Plan (2006), Glasgow City Plan Consultative Draft (2006) and the South Lanarkshire Finalised Local Plan (2006). Within the Glasgow part of the Clyde Gateway, further detail is provided by the Consultative Draft East End Local Development Strategy. As described in Chapter 2 of this strategy, all three documents provide strong support

for the creation of a Green Network as an integral part of the regeneration of Clyde Gateway. This represents an excellent starting point.

- 7.16. However, the two Local Plans differ in their approach to the creation of new greenspace associated with new development.
- 7.17. The Glasgow City Plan (Policy RES3) focuses on residential development and defines a series of greenspace standards that should be provided as part of different types of scheme. It also sets out an approach which prioritises the creation of greenspace within or adjacent to new development, but where this is not possible, sets the requirement for developers to contribute to the costs of providing greenspace elsewhere. The South Lanarkshire Finalised Local Plan (Policy ENV29) sets out the requirement to *‘ensure appropriate provision of open spaces and landscaping as an integral part of the development which may also provide an opportunity to enhance the biodiversity value of the local area, together with measures for maintenance of these. These spaces should create an attractive environment which, in larger schemes, link together to create an area with a clear identity and structure’*. It does not, however, define standards of provision.
- 7.18. It would be beneficial to develop a consistent approach across the Clyde Gateway area. Securing changes in the local planning policy framework will take a number of years so it is recommended that Glasgow City Council and South Lanarkshire Council prepare Joint Supplementary Planning Guidance for the Clyde Gateway area as a means of ensuring that all new development in the area is subject to the same policies on the provision of greenspace.

Supplementary Planning Guidance

- 7.19. Supplementary planning guidance can be prepared by councils to complement Local Plan policies. It can be useful where:
- there is a need for an urgent policy response to an emerging issue; or
 - a greater level of detail is required than would be appropriate within the local plan.
- 7.20. Supplementary guidance carries less weight than development plan policies but will be material considerations in planning decisions. Supplementary planning guidance can comprise specific policy statements, masterplans or development briefs.
- 7.21. **Policy Statements** can set out a more detailed framework of policies relating to a particular area or type of development. It is recommended that Glasgow City Council and South Lanarkshire Council prepare joint or co-ordinated policy statements addressing the development of the Clyde Gateway Green Network. This should cover the following:
- greenspace standards covering playspace, amenity (local and neighbourhood) greenspace, sports provision and natural greenspace for different scales of residential, industrial and retail development (a range of greenspace standards, including those currently employed by Glasgow City Council are set out later in this section);

- the qualitative standards that new or enhanced greenspace should meet (see Green Network Principles in Chapter 5 of this Strategy);
- a common approach to the fulfillment of greenspace standards on-site, in adjacent area or via developer contributions to wider development of green infrastructure;
- developing a design guide for built and open space elements of the Clyde Gateway which reflects and develops local distinctiveness and sense of place.

7.22. **Masterplans** can be used to good effect in areas where additional planning guidance is required for major development or regeneration projects. They can be particularly effective where the scale and complexity of development requires a detailed framework to co-ordinate action and investment. It is recommended that Glasgow City Council and South Lanarkshire Council prepare joint or co-ordinated SPG addressing the development of the Clyde Gateway Green Network. This will provide a framework within which developers will be expected to operate, and a material consideration that will help inform the development control process. The SPG should be based on Section 5 of this Strategy and should cover the following:

- Existing and enhanced strategic Green Network resources;
- Strategic Green Network Links;
- Improving cross river links;
- Strategic Green Network Spaces; and
- Development zones and the Green Network.

7.23. **Development briefs** can be effective means of influencing the development of specific sites, specifying the type or quality of development (including associated open space) that the council expects in a given location. It is recommended that Glasgow City Council and South Lanarkshire Council prepare SPG addressing specific components of the Clyde Gateway Green Network. This should include:

- Development adjacent to the Clyde Corridor;
- Development of Dalmarnock Riverside Park;
- Dalmarnock Road Station Plaza; and
- Commonwealth Plaza.

7.24. It may also be appropriate to develop more detailed development briefs for different development zones, reflecting the objectives defined in Section 5 of this Strategy. This will be particularly important where such zones lie close to the River Clyde, include regional or local SUDS features, or strategic Green Network Corridors.

Development Management

- 7.25. Development management, or development control as it is also known, is the process by which applications for planning consent are considered by planning authorities. Applications are judged against the policies (including any relevant criteria) contained in strategic and local plans. The extent to which they reflect any supplementary planning guidance will also be taken into account, so it will be advantageous if the SPG described above is put in place.
- 7.26. Most planning approvals are granted subject to conditions. These are enforceable requirements placed on developers and can be used to ensure that key aspects of a development, such as the provision and subsequent maintenance of greenspace, are provided to an agreed timetable and standard.
- The type of greenspace to be provided;
 - The amount of greenspace to be provided;
 - The provision of facilities such as paths or play equipment;
 - The provision of landscaping and planting, including any specific habitat conservation or creation measures;
 - The provision of connections with surrounding roads and paths;
 - The requirement to protect existing trees or replace any felled trees; and
 - The requirement to ensure appropriate maintenance for an agreed period.
- 7.27. Development management officers draft conditions to reflect these and other requirements.
- 7.28. Planning agreements (often termed S.75 agreements) can also be used. They are legal agreements which pass with ownership of the land and are often used in relation to more positive measures, such as the creation of new greenspace as a form of planning gain.
- 7.29. Glasgow City Council also makes use of S.69 agreements under the Local Government (Scotland) Act 1973 as a means of securing developer contributions for the provision or management of off-site greenspaces. While the Strategy aims to secure the creation of new greenspaces as an integral element of new development there may be parts of Clyde Gateway where there are more limited opportunities to secure provision within new development. In these situations, it may be appropriate to S.69 agreements to use developer contributions to help fund major elements of green infrastructure within the Gateway area.

GREENSPACE STANDARDS

- 7.30. This section of the toolkit sets out a range of standards that have been developed to guide the provision of greenspace in new development. They provide a useful starting point in assessing the quantity and type of greenspace required across the

area, but also need to be set within the context of spatially specific recommendations set out in Section 5 of the Strategy.

7.31. The standards described in this section include:

- Draft SPPI I open space standards;
- National Playing Fields Association standards for children's play space within new development; and
- Natural England's Urban Greenspace Standards.

7.32. Although standards for open space already exist for Glasgow and South Lanarkshire, the policy framework in which they are set differs. Therefore this strategy uses the above standards as a 'minimum' requirement for provision. These standards were used to provide strategic guidance rather than determining the absolute requirements for the Green Network.

7.33. As recommended above, it would be advantageous if Glasgow City Council and South Lanarkshire Council prepared joint or co-ordinated Supplementary Planning Guidance setting out quantitative and qualitative greenspace standards for development within Clyde Gateway which could sit alongside the existing standards requirements as set out in the local policy frameworks.

SPPI I Open Space Standards for development types

7.34. Scottish Planning Policy: SPP I I: Physical Activity and Open Space Consultation Draft includes a series of proposed open space standards, based on recent research.

Use Class	Thresholds	Quantity
Class 1 (Retail)	Retail Parks and similar greater than 5.0ha or 10,000m ² gfa	12-18m ² of open space per 100m ² gfa
Class 4 (Business)	Business Parks and similar greater than 5.0ha or 10,000m ² gfa	9-15m ² of open space per 100m ² gfa
Class 5 (Industry)	Industrial Parks and similar greater than 5.0ha or 10,000m ² gfa	6-12m ² of open space per 100m ² gfa
Class 6 (Distribution)	Distribution Parks and similar greater than 5.0ha or 10,000m ² gfa	6-12m ² of open space per 100m ² gfa
Class 9 (Residential)	Housing or mixed use developments of 10 or more units or greater than 0.5ha	60m ² total open space per household to include: 40m ² of open space divided between parks, sports areas, allotments, green corridors, semi-natural space and civic space; 20m ² of informal play / recreation space and equipped play areas
Class 11 (Leisure)	Leisure Parks or similar greater than 5.0ha or 10,000m ² gfa	12-18m ² of open space per 100m ² gfa

National Play Fields Association standards for children's play space

7.35. The National Playing Fields Association has provided more detailed guidance on the provision of children's play space within new developments. These are based on three categories of play space:

- **Local Areas for Play (LAPs):** These are small informal non-equipped play areas which are securely fenced for informal play by the younger age groups. Seating should be provided for carers.
- **Local Equipped Areas for Play (LEAPs):** These cater for a wider range of age groups and include at least five types of play experience and may include an area for ball games.
- **Neighbourhood Equipped Areas for Play (NEAPs):** These cater for a larger population and include at least 8 types of play experience and provision for ball games and roller skating/cycling etc. these areas are of a scale which would normally preclude direct provision through housing development.

Criteria	Local Area for Play (LAP)	Local Equipped Areas for Play (LEAP)	Neighbourhood Areas for Play (NEAP)
Age group	4 – 6 accompanied	4 – 8 accompanied	8 – 14 unaccompanied
Walking time from home	1 minute 60 metres	5 minutes 250 metres	15 minutes 600 metres
Equipment	Fencing, seating, sign posting, litter bins, 2 items of play equipment, which comply with relevant British standards.	Fencing, seating, sign posting, litter bins; cycle parking, 5 items of play equipment, which comply with relevant British standards. Small games area	Fencing, seating, sign posting, litter bins; cycle parking, 8 items of play equipment, which comply with relevant British standards. Kickabout area, wheeled play opportunities
Site characteristics	Grass and/or hard surface. Reasonably flat and well drained	Grass and/or hard surface. Reasonably flat and well drained	Grass and hard surface
Minimum activity zone	100m ²	400m ²	1000m ²
Buffer zone	The activity zone should be a minimum of 5 metres from the boundaries of adjacent properties	The activity zone should be a minimum of 20 metres from the boundaries of adjacent properties. Buffer zone may include footpaths	The activity zone should be a minimum of 30 metres from the boundaries of adjacent properties. Buffer zone may include footpaths

Criteria	Local Area for Play (LAP)	Local Equipped Areas for Play (LEAP)	Neighbourhood Areas for Play (NEAP)
Restrictions	Type of equipment and design of site should restrict opportunities for play by older children due to potential disturbance to residents	In some developments it may be appropriate for a LAP to be enlarged to a LEAP. In such cases clear separation should be maintained between the two types of play area. The buffer zone between the two may be reduced, or removed, but the perimeter buffer zone will be required	In some developments it may be appropriate for a LEAP to be enlarged to a NEAP. In such cases clear separation should be maintained between the two types of play area. The buffer zone between the two may be reduced, or removed, but the perimeter buffer zone will be required

Natural England's Urban Greenspace Standards

- 7.36. Natural England's Urban Greenspace Standards are also relevant, providing a series of benchmarks to help ensure that people are provided with access to places of wildlife interest. These standards recommend that people living in urban areas should have:
- an accessible natural greenspace less than 300 metres (5 minutes walk) from home;
 - statutory Local Nature Reserves at a minimum level of one hectare per thousand population;
 - at least one accessible 20 hectare site within two kilometres of home; one accessible 100 hectare site within five kilometres of home; and one accessible 500 hectare site within ten kilometres of home.
- 7.37. While the River Clyde corridor, together with the development of the Cuningar Loop will help ensure that Clyde Gateway communities are provided with easy access to larger wildlife areas, areas away from the river corridor will require natural greenspaces to be created as part of the new development. There is potential to create a network of such sites based on new SUDS infrastructure.

Analysis against open space standards

- 7.38. These standards permit a simple analysis of the quantity of openspace that is proposed to be retained within the Clyde Gateway area, and provide an indication of the level of provision that should be associated with the quantum of development that is anticipated.
- 7.39. The Gensler report provides a summary of the floorspace associated with current and proposed classes of development, together with information on dwelling numbers and population. This is summarised in Table 6.1 below:

Table 6.1: Open space requirements associated with current and planned non residential floorspace.

	Current	Proposed	Total	Open space standard (sq m per sq m of floorspace)	Total open space requirement
Light industry	646562	160674	807236	0.09	72651.24
Office		242232	242232	0.12	29067.84
Retail	42150	46089	88239	0.15	13235.85
Commercial leisure		19548	19548	0.15	2932.2
Hotel and conference		51192	51192	0.15	7678.8
Mixed use	181327	246886	428213	0.12	51385.56
Public buildings		44803	44803	0.12	5376.36
Total					182,327.9

Note: based on data from Gensler report and application of SPPII open space standards

Table 6.2: Open space requirements associated with current and planned residential floorspace.

	Current households (estimated)	Planned households	Total households	Residential open space (40 sqm per dwelling)	Play space (20 sqm per dwelling)	Open space requirement
Residential	8008	10192	18200	728,000	364,000	1,092,000

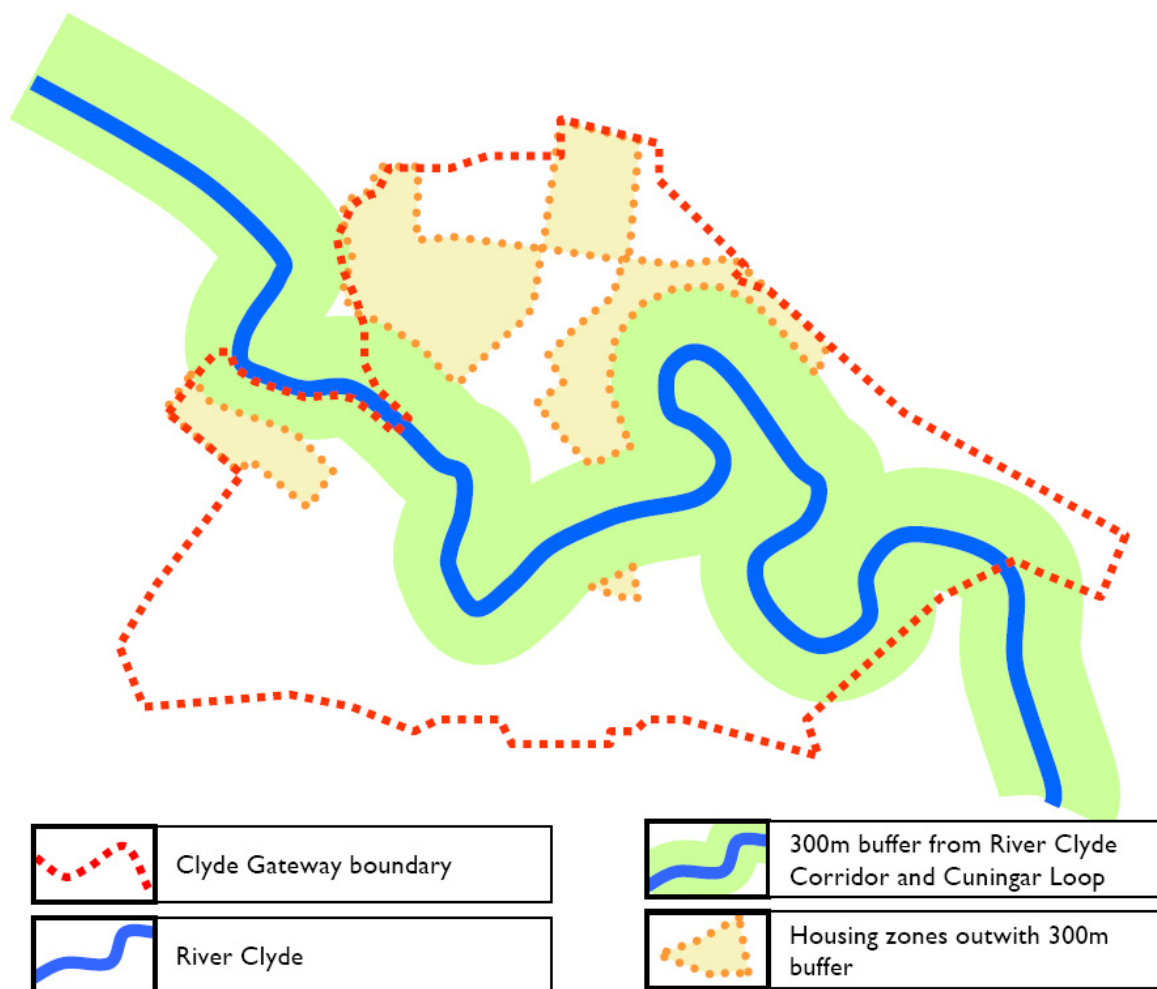
Note: based on data from Gensler report and application of SPPII open space standards.

- 7.40. On this basis, the minimum open space requirement associated with existing and proposed development across Clyde Gateway is 1.275 million square metres, equating to around 15% of the total Clyde Gateway area.
- 7.41. An analysis of existing open space indicates that approximately 1.223 million square metres are accounted for by open spaces which the Strategy has identified for retention and enhancement. A simple comparison of these figures would suggest that regeneration of the Clyde Gateway area would only need to contribute a further 51,000 square metres to reach the minimum quantities implied by SPPII. However, such a conclusion would be erroneous for the following reasons:
- the retained elements of the Green Network comprise large areas of open space. This means that large parts of Clyde Gateway are comparatively remote from these spaces. The provision of new Green Network elements in these areas has the potential to bring significant additional benefits in terms of quality of the local environment, recreation, health, functional access and training and employment.
 - The absence of open space within large areas zoned for residential development is a particular concern, highlighting the need for quality open space provision as an integral part of new housing development. Application of the National Playing Fields Association distance thresholds for children's playspace focus on areas within 60m (for children up to the age of 6), 250m (children up to the age of 8)

and 600m (children up to the age of 14) of home. These thresholds indicate that the strategic elements of the Green Network, whilst meeting some local needs, will need to be supplemented by significant additional open space provision across the area.

- Application of the Natural England Urban Greenspace Standard relating to the provision of accessible natural greenspace within 300 metres of home produces similar conclusions. This is illustrated in Figure 7.1 which shows those areas zoned for housing that lie outwith a 300 metre buffer along the River Clyde Corridor (including the Cuningar Loop). It suggests that development away from the river corridor should include the creation of significant areas of accessible natural greenspace.

Figure 7.1



7.42. For these reasons, it is concluded that the open space standards provide a useful guide to the minimum that should be provided by individual developments, but are less useful at a Clyde Gateway wide scale where distance and accessibility are particular issues, and where there is an opportunity to use new open space to create a high quality environment for residents, employees and investors, as well as to create wider training, employment, biodiversity and drainage benefits.

Costs

- 7.43. Estimating the potential costs of developing the Green Network is very difficult at this stage because of the current uncertainty over the precise make up of the landscape in the Gateway.
- 7.44. However, using the assumptions regarding the amounts of greenspace to be created for each type of development outlined above, it is possible to apply indicative costings to build a picture of the potential costs.
- 7.45. The costs used are based on published materials and recent experience in developing greenspaces. They are an average based on the assumption that a range of different elements will be included in the greenspaces. These elements include:
- Paths;
 - Grassland;
 - Tree planting;
 - Signage;
 - Furniture (benches etc);
 - Litter bins;
 - Childrens play areas.
- 7.46. The average cost per metre squared is estimated to be £5. It is unlikely that this cost would have significant economies of scale and fall because the greenspaces will be developed at different times at different locations.
- 7.47. It is assumed that the cost of these greenspaces will be met by the developers during the construction of the residential and non-residential elements of the Clyde Gateway.
- 7.48. The following table outlines the indicative costs associated with the development of the green network in residential and non-residential areas:

	Total (m ²)	Cost per m ² (£)	Total cost (£)
Non-residential	182327	5	911,635
Residential	1092000	5	5,460,000
			6,371,635

- 7.49. The estimated cost of developing the Green Network in the new residential and non-residential areas of the Clyde Gateway is therefore £6,371,635.

Maintenance

- 7.50. The issue of maintaining the greenspaces which are created as part of the development of the Clyde Gateway is a significant challenge which will require a coordinated and well managed approach to ensure success.
- 7.51. There is no single solution to ensuring the Green Network is properly maintained, it is likely that a combination of approaches will provide the best solution. PAN65 outlines a number of different approaches to adoption and maintenance:
- Setting up a residents association with factoring arrangements;

- Developer/owners handing over the title to new areas of open space to the local authority, usually with a commuted sum with which the local authority can fund future maintenance;
- Councils or developers making arrangements with a suitable third party for long term maintenance;
- Facilitating a community to arrange management themselves, with support or appropriate funding from the local authority;
- Encouraging local businesses to contribute to local open space maintenance and environmental improvement initiatives.

7.52. There are strengths and weaknesses to each of these approaches and it is likely that a combination of some or all of them will provide the best results for maintaining a high quality Green Network. It is important that the network is maintained to a consistently high standard across the Gateway, therefore the approach to maintenance needs to be carefully coordinated.

Maintenance Costs

7.53. As an estimate of the potential maintenance expenditure required as a result of the development of the Green Network, an application of 5.5% of capital investment has been used to provide a working cost figure.

7.54. This percentage figure has been applied to the development costs outlined above to provide an estimate of the potential annual cost for maintaining the residential and non-residential elements of the Green Network.

	Total (m²)	Cost per m² (£)	Total cost (£)	Annual maintenance cost (£)
Non-residential	182327	5	911,635	45,582
Residential	1092000	5	5,460,000	273,000
			6,371,635	318,582

7.55. Maintenance costs will vary depending on the type of greenspace and facilities developed. However, as an average it is estimated that around £318,582 per annum will be required to maintain this element of the Green Network.

SUDS AND GREENSPACE

7.56. Sustainable Urban Drainage (SUDS) is a key aspect of any new development. The East End of Glasgow in particular has had major drainage problems in recent years that have necessitated a major re-evaluation of the approach to drainage issues.

7.57. The responsibility for the drainage of new development outwith the curtilage of private properties is split between roads authorities (responsible for the drainage of adopted roads) and water authorities (responsible for drainage of other land).

7.58. SUDS perform three functions: control flooding; prevent pollution; and provide amenity. Each of these elements is important in the Clyde Gateway:

- flooding remains a major concern in the area;
 - reducing the amount of pollution would have a positive impact on the environment; and
 - there is a lack of high quality amenity space in the area.
- 7.59. There are three key elements to SUDS known as the 'Management Train'. These are Source Control, Site Control and Regional Control. Most relevant for the development of SUDS schemes that add amenity value are the Site and Regional Controls.
- 7.60. These are achieved through four main types of structures: filter strips and swales; filter drains and permeable surfaces; infiltration devices; and basins, ponds and wetlands. Although there is potential amenity value in each of these structures, the most valuable in terms of greenspace are likely to be basins, ponds and wetlands.
- 7.61. The implementation of SUDS purely as an engineering response to surface water run-off issues, without taking cognisance of the wider issues in an area, may miss the opportunity to have a positive impact on the wider urban environment through the creation of multi-purpose greenspaces. It is therefore important that where possible, SUDS schemes are developed in a co-ordinated and planned way.
- 7.62. Planning authorities have the responsibility of giving consent for new developments (including designs for drainage) so are in a position to co-ordinate the development of SUDS schemes. This links closely to the above recommendations on partnership and co-ordination. The Clyde Gateway represents a significant opportunity to develop a system of SUDS schemes that achieve the objectives of reducing flood risk and provide a range of amenity and biodiversity functions.
- 7.63. The Clyde Gateway Integrated Water Plan: Surface Water Management Plan (Phase 2) recommends a regional approach to SUDS in the Gateway area utilising a number of retention ponds. This approach would provide the maximum benefit both in terms of regional surface water management effectiveness and amenity value.
- 7.64. The regional approach will require early discussion between the relevant authorities and stakeholders to ensure the approach to developing drainage systems provides the maximum benefits both in terms of water management and amenity. Co-ordination in the implementation of the key relevant strategies for the area (Clyde Gateway Green Network Strategy and Clyde Gateway Integrated Water Plan: Surface Water Management Plan) is important to the future success of the green network in the area.
- 7.65. There are potentially significant issues relating to the cost of leaving land aside for SUDS schemes compared to the economic benefits of developing them. When more detailed proposals for the layout of the new developments in the Gateway are developed, there may be scope to consider different approaches to land assembly to facilitate the introduction of SUDS schemes. There are significant social and economic arguments for using SUDS to create part of a high quality green network. Facilitating their development through imaginative approaches to land assembly could play a key role in ensuring a regional approach is adopted.

7.66. PAN61: Planning and Sustainable Urban Drainage Systems states that:

“Section 7 of the Sewerage (Scotland) Act 1968 provides for local authorities (roads authorities) and water authorities to enter into agreements for shared drainage. Some agreements provide for a single shared drainage system to drain water from properties and from roads. While generally considered to apply to piped sewerage systems, it has been used as the basis for an agreement for maintenance of public above ground SUDS (including swales, ponds, or other ground depression features) being the responsibility of the local authority, whilst below ground SUDS will be the responsibility of the water authority.”

7.67. The need for partnership agreement in the long term adoption and maintenance of SUDS schemes is key to their success. The development of regional SUDS schemes is still a relatively new process. It is important that for their long term success that the responsible authorities agree how schemes are going to be managed from an as early in the planning process as possible

FUNDING

7.68. There are a wide range of potential sources of funding available for greenspace development and projects. This reflects the increasing profile which greenspace has in Scotland. The range of policy agendas which greenspace links into is reflected in the range of different funders who will sponsor greenspace projects in a variety of guises. These range from simple greenspace improvement to recycling schemes to biomass production.

7.69. The following paragraphs outline some of the key sources of funding available to improve and develop greenspaces. Some of these funding sources will be available only through local authorities whilst others will only be accessible to community groups. It is likely that a combination of the different funding streams will be used in the longer term to develop the Green Network in the Clyde Gateway. Funding sources available to local authorities may include:

- Greenspace provision as an integral part of new development;
- Developer contributions to creation of ‘off-site’ Green Network resources;
- Glasgow City Council and North Lanarkshire Council capital and revenue budgets;
- Regional Transport Partnership (WESTRANS).

7.70. Government and agency administered funding sources may include:

Big Lottery Fund

7.71. **Awards for All** is a small grants scheme, run jointly by the Big Lottery Fund, the Heritage Lottery Fund, the Scottish Arts Council and sportscotland. It gives grants of between £500 and £10,000 for a wide range of community, arts, sports, heritage, health, education and environmental projects.

- 7.72. **Big Lottery – Investing in Communities.** The Big Lottery Fund in Scotland has £257 million to spend between 2006 and 2009. Grants of between £10,000 and £1,000,000 are available for projects which encourage the development and improvement of communities.

Coalfield Regeneration Trust

- 7.73. The *Supporting Communities* element of the Coalfield Regeneration Trust grant scheme is designed to provide funding for projects which play an active part in regeneration including improving accessibility and promoting healthier lifestyles. The *Learning Communities* element of the grant scheme supports projects which aid personal development amongst people of all ages. The *Supporting People into Work* theme aims to compliment government employment initiatives through support for innovative and locally designed approaches to supporting people into the world of work. The *Enterprising Communities* theme aims to increase the range and diversity of the social economy through initiatives to kick-start social enterprise and support organisations in pursuing income generation strategies.

Communities Scotland

- 7.74. **Community Regeneration Fund.** In 2004 a £318m programme of Community Regeneration Funding was established. The fund was designed to help Community Planning Partnerships regenerate the most disadvantaged communities in Scotland.
- 7.75. **Communities Scotland - Social and environmental grants.** These are available to registered social landlords (RSLs), developers and others to improve the environment around housing and to provide other amenities to complement housing investment. RSLs are also able to access Wider Role grants.
- 7.76. **Communities Scotland – Scottish Centre for Regeneration.** The New Ideas Fund and Seeing is Believing Fund are programmes designed to support and develop improvements in regeneration by helping regeneration practitioners, community groups and the voluntary sector.

Forestry Commission Scotland

- 7.77. **Woodlands in and Around Towns Scheme.** The WIAT initiative aims to increase the contribution of woodland to the quality of life in Scotland's urban and post-industrial areas. Forestry Commission Scotland is experienced in developing community woodlands with local people and also restoring mineral and derelict sites to woodland.

Forward Scotland

- 7.78. **Environmental Justice Fund.** The Environmental Justice Fund has £2 million available for communities and is being managed by Forward Scotland on behalf of the Scottish Executive, and will run for one year to the end of March 2008. Grants of between £100,000 and £500,000 will be available to improve the quality of local environments in communities that suffer the effects of negative environmental impacts such as past or present industry, pollution or other damaging activities.

- 7.79. **Community Environmental Renewal Scheme.** The Community Environmental Renewal Scheme has some £1.75 million available for communities and is being managed by Forward Scotland on behalf of the Scottish Executive, and will run for one year to the end of March 2008. The Community Environmental Renewal Scheme will award grants of up to £100,000 to support projects within communities that can demonstrate that they have been affected by local aggregates extraction activities, and which will improve the local environment for and with communities.
- 7.80. **Landfill Communities Fund.** The Landfill Communities Fund (formerly the Landfill Tax Credit Scheme) allows landfill operators to support the maintenance and development of community assets. In any given project, 90% of the funding can come from the Landfill Communities Fund but the last 10% must come from another source.

Heritage Lottery Fund

- 7.81. The HLF runs a range of grant schemes which could be utilised to develop and improve greenspaces.
- 7.82. **Awards for All** is a small grants scheme (between £500 and £10,000) which supports projects which aim to widen the appreciation and understanding of heritage and extend experiences of different types of heritage.
- 7.83. **Your Heritage** is a grants programme which supports projects which 'conserve and enhance heritage' and 'encourage communities to identify, look after and celebrate their heritage'. Awards range from £5,000 to £50,000.
- 7.84. **Heritage Grants** are awards of over £50,000 that are granted for projects which aim to 'conserve and enhance our diverse heritage' and 'encourage more people to be involved with their heritage'.
- 7.85. **Parks for People** is a programme which helps with the restoration and regeneration of public parks and gardens, including squares, walks and promenades. Grants of between £250,000 and £5million are available through the scheme.

Scottish Executive

- 7.86. The **Sustainable Action Fund (SAF)** provides funding for research projects, demonstration projects and other relevant activities in support of sustainable development in Scotland. Money is given in the form of core funding or project funding.
- 7.87. Core funding is given, with the approval of Ministers, to organisations whose activities support Ministerial priorities.
- 7.88. Grant funding is allocated to a wide range of projects that demonstrate sustainable development in practice. Grants are given to projects that are innovative, easily replicable, promote good ideas and practice and encourage people to behave sustainably.

- 7.89. **Biodiversity Action Grants Scheme** provides funding to projects that assist implementation of the aims of the Scottish Biodiversity Strategy to protect and enhance Scotland's natural environment.

Scottish Natural Heritage

- 7.90. The **Attractive Places to Live** Grant provides up to half funding for a wide range of greenspace projects. Types of greenspace projects which will be supported include:
- Using green space for community learning and development;
 - Setting up and developing partnerships to get communities involved in creating and improving green space;
 - Audits and strategies for green space;
 - Community consultations to support better planning, design and management of green space;
 - Transforming underused and undervalued land (including vacant and derelict land) to help people and wildlife; and
 - Developing community green spaces which promote communities taking part in nature conservation.
- 7.91. The priorities for funding will be given to projects which are in and around towns and cities of more than 3000 people, to projects that target disadvantaged communities and groups and areas where the quality of the environment is poor and to projects that support the development of the Greenspace for Communities Initiative.
- 7.92. Funding is available to community groups; voluntary-sector organisations; local authorities and people who are able to contribute to the aims of the scheme
- 7.93. **Involving People** provides grants for projects that encourage people to get involved in the natural heritage. These grants will cover up to half of the total eligible cost of the projects. Types of projects that will be supported include:
- projects that raise awareness and understanding of the natural heritage , and how it adds to quality of life;
 - projects that increase opportunities for children and adults to actively learn and care about the natural heritage through first-hand experience;
 - projects that encourage more communities, individuals and professional groups to get involved in looking after the natural heritage.
- 7.94. Funding is available to community and voluntary groups; schools and educational groups; local authorities; land managers; site managers and groups representing countryside professionals. Applications from businesses will also be considered if they can show clear benefits to the public.

- 7.95. **Supporting Biodiversity** provides grants for projects that contribute towards improving biodiversity. These grants will cover up to half of the total eligible cost of the projects. Projects should help towards improving, protecting and managing native species and habitats, restoring habitats that have been lost, and helping all people to care about biodiversity. This scheme will support:
- actions set out in the Strategy Implementation Plans supporting the Scottish Biodiversity Strategy and Local Biodiversity Action Plans (LBAPs);
 - actions which help the 'habitats and species of principal importance' on the Scottish list, and those on the United Kingdom Biodiversity Action Plan (UKBAP) list of priority habitats and species;
 - managing and controlling non-native species, especially invasive species (those which threaten native species); and
 - biological recording and sharing biodiversity data (information).
- 7.96. Funding is available to community groups, individuals, organisations and other people who are able to contribute to the aims of the scheme. Applications from businesses will also be considered if they can show clear benefits to the public.
- 7.97. **Paths and Routes** provides grants for paths and routes that help provide opportunities for people to enjoy the natural heritage. These grants will cover up to half of the total eligible cost of the projects, and up to 75% for projects that reflect SNH priorities. Grants are available to make sure that paths and routes are suitable for all ages and abilities. Types of projects which will be supported include:
- Building and improving paths, particularly close to where people live.
 - Providing signposts, waymarkers, gates, bridges and other structures which help to make access to land and water easier.
 - Good management of long-distance routes
 - Path work to protect and restore the landscape
 - Advice, guidance and training on technical design and management.
 - Monitoring through equipment, focus groups, questionnaires and other surveys
- 7.98. Funding is available to community groups, land managers, recreation groups and local authorities. Applications from businesses will also be considered if they can show clear benefits to the public.
- 7.99. **Waters for Life** provides grants for using and managing fresh waters, coasts and seas in a sustainable way. Projects which will be supported should help to promote sustainable approaches to managing fresh waters, coasts and seas or develop new techniques and approaches to tackle issues affecting their long-term health and use. Types of projects in relation to fresh waters which will be supported include:
- Restoring damaged fresh waters and wetlands;

- Maintaining the natural state of rivers, lochs and wetlands;
- Restoring depleted populations of native fish species and improving their habitats as part of the programmes to conserve species;
- Developing ways of using natural processes to manage flood risk, such as restoring wetlands.
- Improving information on the ability of fresh waters to support different kinds of recreation.

7.100. Funding is available to community groups, voluntary sector organisations, local authorities and other people who are able to contribute to the aims of the scheme.

Voluntary Action Fund

7.101. GO4 Volunteering provides funding to help small voluntary organisations and community groups that rely on volunteers to be more effective and confident in involving volunteers. Grants of up to £2000 are available for small organisation (income under £50,000 per annum). Grants are targeted at supporting the involvement of volunteers in volunteer driven organisations and may include support for training of volunteers, development of volunteers in running the organisation, information materials for new volunteers etc.

European Funding

7.102. The European Structural Funds are designed to assist areas of the European Union that compare unfavourably with the Union's average levels of prosperity.

European Regional Development Fund (Objective 2)

7.103. Objective 2 is the second highest level of funding available from the EU and aims to support the economic and social conversion of areas facing structural difficulties. This includes urban and rural areas where traditional industries are in decline and new sources of employment must be found.

7.104. The European Regional Development Fund is used to provide help in the form of grants towards project costs. These grants are set at the minimum level required to allow the project to go ahead. As a general rule, however, the European Union contributes no more than 50 per cent of the eligible cost. The rest of the funding, known as 'match funding', comes from other sources such as regional development agencies, local authorities, government schemes including the Single Regeneration Budget, other public bodies and the private sector.

European Social Fund (Objective 3)

7.105. Provides European funding to help disadvantaged groups in the community who, for a variety of reasons, are excluded both economically and socially. The project aims to develop skills and labour markets so that firms, workers and people who are facing exclusion improve their skills, adapt to new working conditions, and compete more effectively in global labour markets.

- 7.106. European social Funding pays for a proportion (usually 45 per cent) of a project's costs. The remaining amount (usually 55 per cent) is known as match funding. Monies from both public and private sources can create the required match funding but at least 10 per cent must be provided by a public authority.

CORPORATE SPONSORSHIP

- 7.107. Another potential source of funding for projects includes corporate sponsorship. These might include:
- Shell Better Britain Campaign - awards grants of up to £2000 for projects that benefit communities and the environment;
 - Barclays Community Affairs Grants – supports a range of community projects that help promote education, the environment, people with disabilities, the arts and social inclusion. Grants of between £1,000 and £25,000 are available under this scheme, however larger grants may also be considered for national projects or local projects that will benefit a large number of people;
 - Esmée Fairburn Foundation - aims to improve quality of life for communities. Provides grants for environmental programmes that contribute towards national and local biodiversity objectives and projects that help reduce carbon emissions.

T:\40\4017 Clyde Gateway Green Network\Docs\report\FINAL REPORT\CGGNS Final
Report.doc

Appendix I

Glasgow City Plan 2 Open Space Standards

Table I Minimum Open Space Standards

Use Class	Thresholds	Quantity
Class I Retail	Developments greater than 10,000 sqm gross floor area	<p>Outwith the City Centre - 12 sqm of open space per 100 sqm gross floor area, divided between park, play, sports, green corridors and accessible seminatural space</p> <p>City Centre - 12 sqm of civic space / public realm per 100 sqm gross floor area</p>
Class 4 Business	Developments greater than 10,000 sqm gross floor area	<p>Outwith the City Centre – 9 sqm of open space per 100 sqm gross floor area, divided between park, play, sports, green corridors and accessible seminatural space.</p> <p>City Centre – 9 sqm of civic space / public realm per 100 sqm gross floor area</p>
Class 5 Industry	Developments greater than 10,000 sqm gross floor area	City wide - 6 sqm of open space per 100 sqm gross floor area
Class 6 Distribution	Developments greater than 10,000 sqm gross floor area	City wide - 6 sqm of open space per 100 sqm gross floor area
Class 9 Residential	All developments including flats (10 dwellings or more)	<p>Non flatted development - 3 hectares of recreational open space per 1,000 people, comprising: 0.7 hectares for children's play, 1.7 hectares for outdoor sport, 0.5 hectares for amenity open space and 0.1 hectares for allotments or community gardens.</p> <p>Flatted development - 1.25 hectares per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport and 0.55 hectares for amenity open space (including 0.05 hectares for allotments or community gardens)</p>
Class II Leisure	Developments greater than 10,000 sqm gross floor area	<p>Outwith the City Centre - 12 sqm of open space per 100 sqm gross floor area, divided between park, play, sports, green corridors and accessible seminatural space.</p> <p>City Centre - 12 sqm of civic space / public realm per 100 sqm gross floor area</p>

<http://www.glasgow.gov.uk/NR/rdonlyres/2A0E5427-935C-41EF-A400-9BEE498F0F85/0/part3environment.pdf>