

# LCA13: NEWLANDS, STAGE 1

Glasgow City Development Plan 2017

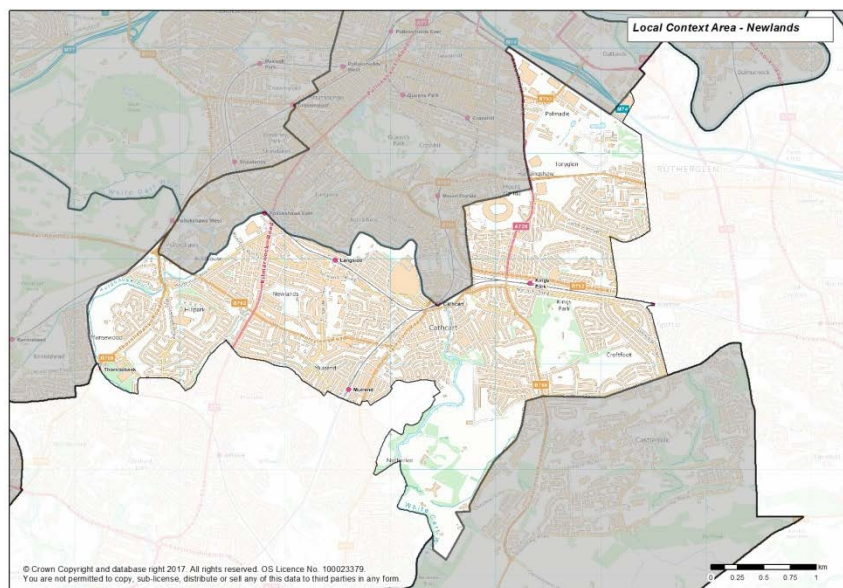
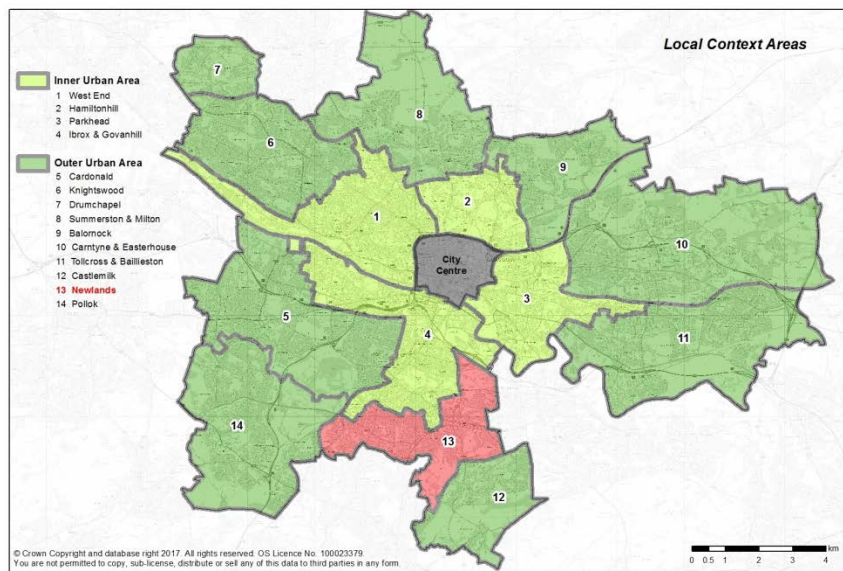
Glasgow Open Space Strategy 2018





## CONTENTS

1	Introduction .....	3
2	The LCA Area .....	6
3	A Liveable Glasgow.....	8
	Publicly Usable and Demand-led Open Space .....	9
	Quality and Accessibility .....	11
4	A Healthy Glasgow .....	15
	Walking and Cycling .....	15
5	A Resilient Glasgow .....	17
	Natural Environment.....	17
	Green Network.....	18
	Surface Water Management.....	18
6	Open Space Priorities .....	19
7	Key Statistics.....	22
	ANNEX 1: Access to Residential Amenity Open Space >0.3 ha.....	23
	ANNEX 2: Access to Public Parks and Gardens .....	24
	ANNEX 3: Access to Potentially Multifunctional Open Space > 0.3 Ha.....	25
	ANNEX 4: Population Distribution .....	26
	ANNEX 5: Potential Accessibility Deficiencies.....	27
	ANNEX 6: Vacant/Derelict Land .....	28
	ANNEX 7: Vacant/Derelict Land and Housing Land Supply.....	29
	ANNEX 8: Access to Larger Open Spaces .....	30
	ANNEX 9: Green Network and Core Paths.....	31
	ANNEX 10: Draft Open Space Standards.....	32
	GLOSSARY.....	33



## 1 Introduction

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

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

1.2 The LCA is being undertaken in two stages:

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

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

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

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

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

1.4 This LCA analyses the current extent and quality of the open space and green network in Newlands in the context of the draft Open Space Strategy’s 3 key themes of A Liveable Glasgow, A Healthy Glasgow and A Resilient Glasgow.

### Glasgow’s Vision for Open Space:

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

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

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

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



**Figure 1: Suite of Open Space Documents**

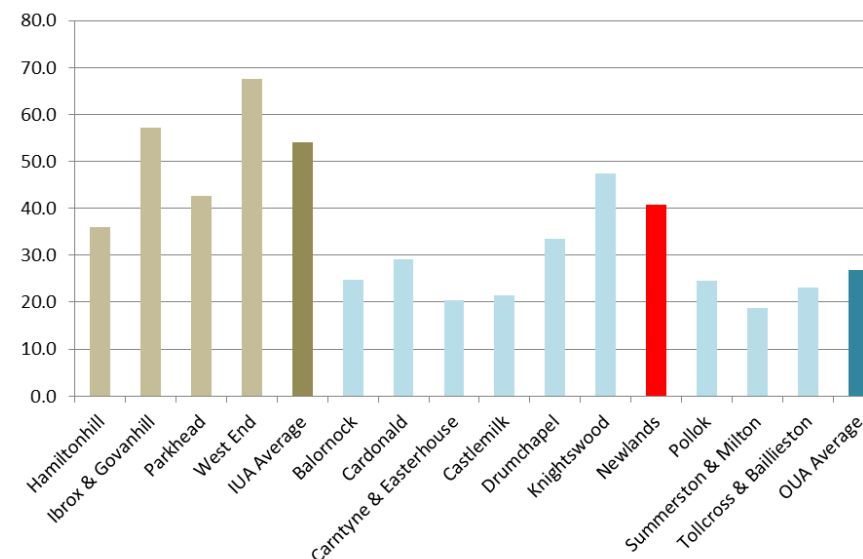


## 2 The LCA Area

- 2.1 The area is comprised of the communities of Mansewood, Hillpark, Newlands, Merrylee, Muirend, Cathcart, Croftfoot, King's Park, Mount Florida and Toryglen. There are 2 conservation areas at Newlands and Snuff Mill (in Cathcart).
- 2.2 It contains a range of housing types and tenures, semis, terraces, tenements and villas. There are significant areas of former council stock, particularly at Toryglen, Hillpark and Auldhouse, with parts of this undergoing regeneration, eg through the North Toryglen Transformational Regeneration Area. Much of the former Council stock is post-war. Whilst there are some traditional tenemental properties, particularly along main road frontages, and a limited number of higher-rise blocks, particularly in the south west of the area, the majority of the area is comprised of well-established, lower density detached, semi-detached houses, terraces and villas.
- 2.3 Despite the relatively low-density housing types, the area has a population density of 41 people to the hectare, the second highest in the Outer Urban Area (Fig 2). This is attributable, in large part, to the relative lack of vacant and derelict land in the area (at 1.5%, the second lowest percentage in the City - Fig 3) and the established urban form.
- 2.4 The area contains several main roads and railway lines but contains none of the major interventions (motorways or expressways in particular) that form significant barriers elsewhere in the City. Nonetheless, the M74 forms the northernmost boundary of the area (between Toryglen and Polmadie) and, in conjunction with the west coast main rail line, constitutes a major barrier to north-south movement at this

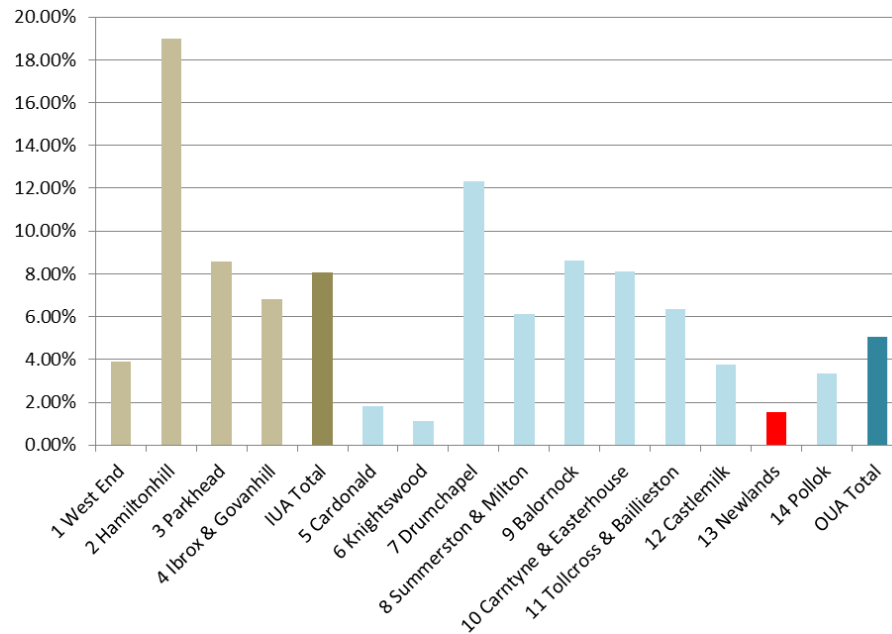
location. Polmadie Road provides the solitary breach of this barrier form the LCA area, via a motorway underpass and heavily trafficked junctions.

**Figure 2: Population Density – People per Hectare**



- 2.5 The area contains a number of important open spaces, as shown on the Open Space Map. Linn Park, at 82 hectares, is the second largest park in the city. It runs north south along the route of the White Cart Water, and includes a variety of habitats and facilities, including woodland and river walks, an 18 hole golf course, orienteering courses adventure playground and other children's play facilities. The park itself (though not the golf course) is a Local Nature Reserve, designated in 2011. To the south of the park lie Linn Crematorium and Linn Cemetery which, together with the White Cart, provide a green link to the countryside beyond, including the Cart and Kittoch SSSI.

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



2.6 To the north east of Linn Park, **King's Park** contains a wide variety of facilities, including children's play-areas, amenity grassland, an orienteering course, a walled garden and a pond. The City Centre to Cathkin Braes cycle route runs along the western edge of the Park. To the south east of the Park lies the **former King's Park golf course**, now a large area of amenity grassland, on a steep, largely north facing, slope over large parts of its area.

2.7 To the north of King's Park lie three large areas of amenity parkland in the form of **Ardmay Park** (the furthest north and in close proximity to a much smaller area of recreational open space to the west), **Kingsacre Road** and **Kingsbridge Drive** (the smallest and the furthest south). Each is elongated on a roughly east-west

orientation and is sloping over a significant part of their area. Their close proximity and good walking and cycling links between them means they can be considered as a functional whole. Between them they provide for formal and informal sports, biodiversity and amenity grassland. Kingsacre Drive has an attractive, southerly aspect.

2.8 Further to the west lies **Newlands Park** which includes amenity parkland, tennis courts, children's play facilities, rose garden pergolas, a pond and a small café. To its south lies an area of amenity greenspace on **Merrylee Road**. To the north east, "**Newlands Park**" is an area of residential amenity open space which includes children's play facilities and a Multi Use Games Area (MUGA) in addition to amenity grassland, through paths and tress.

2.9 In the west of the area, two further areas of parkland can be found in close proximity in the Auldhouse area. **Auldhouse Park** lies on the east bank of the White Cart Water and is a linear open space on a sw-ne alignment. It includes children's play facilities, a MUGA, amenity grassland, walking and cycling routes and a wooded green corridor along the river bank. To its south lies **Greenbank Park**, bounded on its southern edge by the Auldhouse Burn. It consists mainly of amenity grassland and a tree belt along the northern banks of the burn.

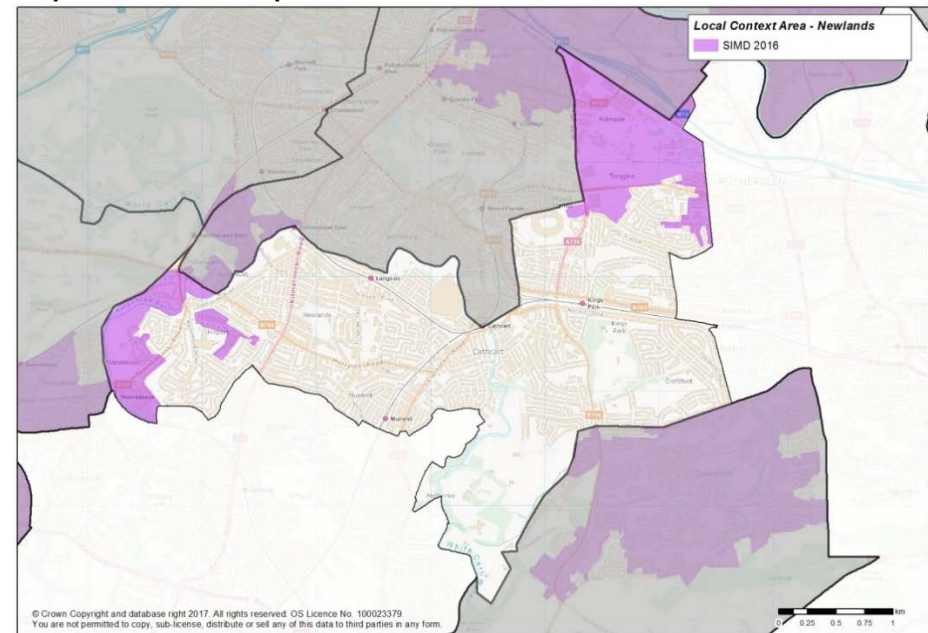
2.10 In the south west of the area, **Mansewood High Park** contains amenity grassland, children's play facilities and tree belts, as well as allotment gardens. It is steeply sloping over a significant part of its area. To the north west of Mansewood High Park lies another corridor of open space, consisting of Eastwood Old Cemetery, Hutcheson Grammar's private Auldhouse Sports Ground and scrub woodland surrounding the Auldhouse Burn.

- 2.11 In addition to the allotments at Mansewood High, further allotments exist in the area at Merrylee (off Langside Drive), Berridale in Cathcart and at Croftburn (Croftfoot). There is a concentration of football pitches in the north of the area. Those associated with the Toryglen Regional Football Centre are bookable by the general public but there is no general access to them or the surrounding open space. Former pitches exist to the north of the Football Centre, between the Asda supermarket and Polmadie Recycling Centre, part of a larger open space known as **Toryglen Park**. The adjacent [North Toryglen](#) area itself is undergoing regeneration as a [Transformational Regeneration Area](#) and a North Toryglen TRA Greenspace Group has recently been constituted to promote, and help deliver, a good quality green environment in and around the TRA.
- 2.12 Other outdoor sports provision in the area includes provision for cricket, bowls and tennis (and occasional football in the winter) at Albert Park, on the south bank of the White Cart at Langside. The playing facilities were originally associated with the nearby Weir's factory and remain a private club with limited public access.
- 2.13 Numerous other small tennis and bowling clubs are scattered throughout the area.

### 3 *A Liveable Glasgow*

- 3.1 Good quality, well-designed and well located open space can make the City a more attractive and pleasant place for people who currently live, work or invest in Glasgow and for people from elsewhere who are considering doing so, generating economic, environmental and societal benefits.

**Map 1 – 15% most deprived datazones**



- 3.2 In comparison to many of the other LCA areas, the majority of Newlands does not lie within an area that the Scottish Index of Multiple Deprivation has ranked as being amongst the 15% most deprived datazones in Scotland. The datazones with the highest levels of multiple deprivation are concentrated mainly in the south western corner of the LCA area, at Auldhouse and Hillpark, and in the north-eastern corner, at Toryglen. There are substantial areas of open space at both these locations, although not necessarily in a form that can be easily used by the public. [The Understanding Glasgow](#) resource shows that, in Toryglen, single parent households make up 51% of households with dependent children, claimant rates for unemployment and disability benefits are higher than average and levels of



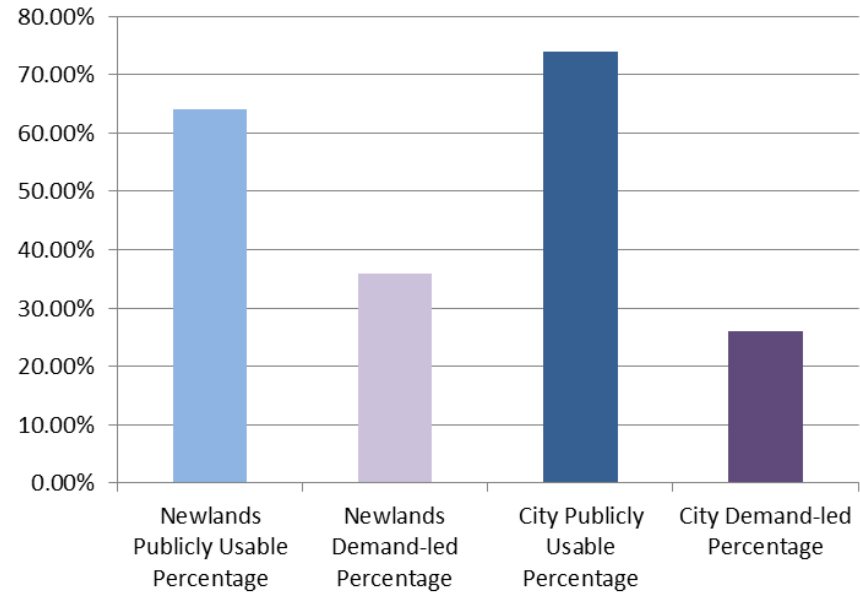
deprivation and people limited by disability are much higher than the Glasgow average.

*Publicly Usable and Demand-led Open Space*

- 3.3 Access to well-designed and maintained open spaces is vital to improving people’s quality of life and encouraging more active lifestyles. Such spaces provide opportunities for formal and informal play, rest and relaxation, meeting others and to engage with nature, helping improve both physical and mental health.
- 3.4 The draft Open Space Strategy differentiates between **publicly usable** and “**demand-led**” open spaces. Publicly usable open spaces are those that the public have relatively unrestricted access to – eg public parks (where access may only be restricted at night), amenity space, natural open space, etc. Demand-led open spaces generally have more restrictions on access and use – eg allotments, sports pitches or cemeteries.
- 3.5 Using this distinction, the OSS and SG6 aim to ensure that:
- there is enough good quality open space across the City to satisfy **demand** for formal sport and for growing, in particular; and
  - all homes in the City have access to a good quality **publicly usable** space of a size that can meet the needs of the residential population, particularly in relation to play, informal sport and recreation and general relaxation.
- 3.6 A relatively high percentage (36%) of the open space in the Newlands LCA area is in the demand-led categories (see [open space map](#)), in comparison to the City as a whole (26% - as shown in Figure 2). However, as set out above, many of these spaces are

in private ownership and use (eg sports pitches associated with fee-paying schools, private bowling clubs) and others (such as the Torglen Regional Football Centre), despite being bookable by the public, may not be readily usable/accessible by the general population.

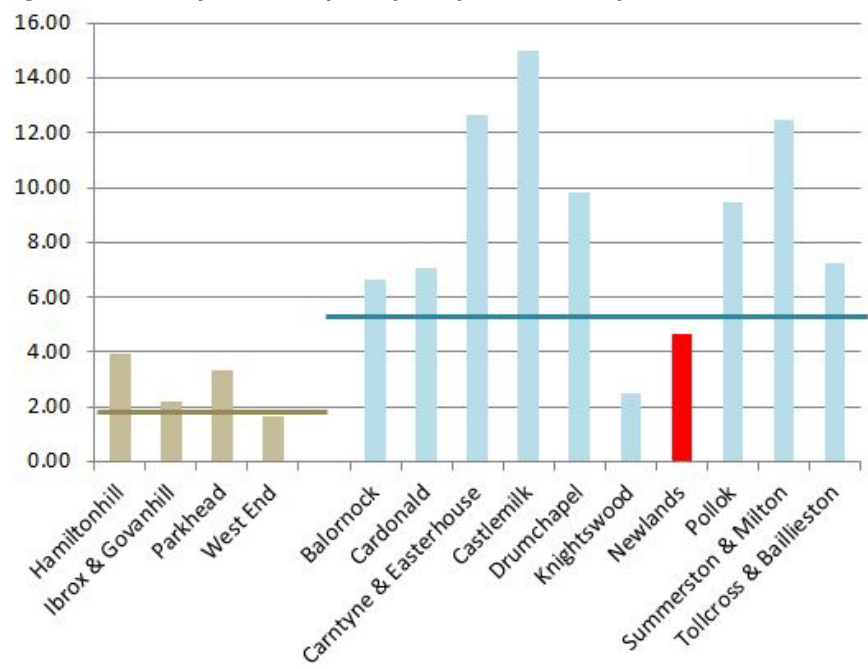
**Figure 4: Open Space Breakdown by Type**



- 3.7 The Council is undertaking a city-wide assessment of the supply of, and demand for, the most popular types of outdoor sports provision (including pitch sports, bowls and tennis) in conjunction with Glasgow Life and Sportscotland. This will inform a sports pitch strategy that will consider how best to meet any unmet demand in terms of quantity or quality across the City, help inform decisions on planning applications and ensure a better understanding of the area’s need for outdoor sports provision. A

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

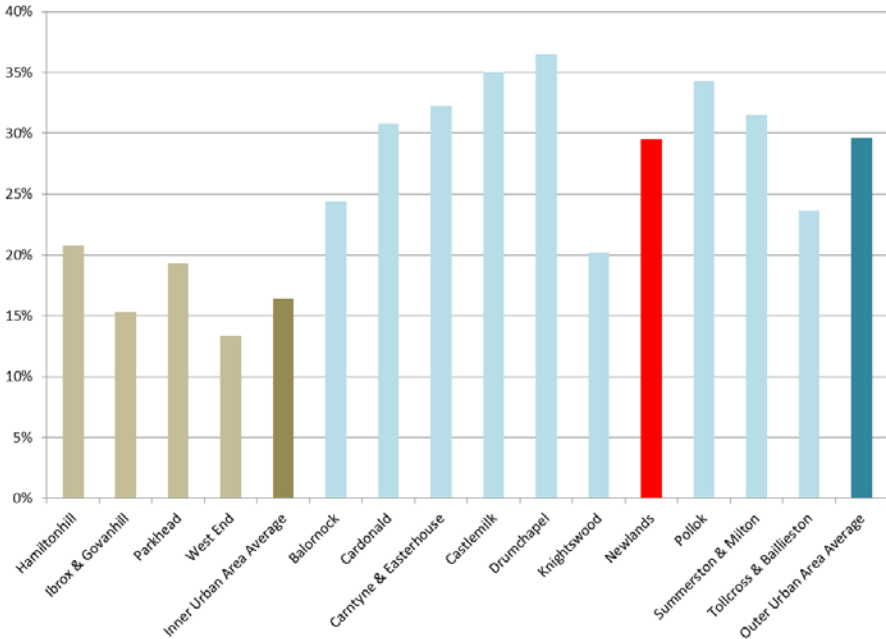
**Figure 5: Publicly Usable Open Space per 1000 People**



3.8 Newlands is one of only 2 Outer Urban Area LCA areas that have less functionally usable, publicly usable open space per head of population (4.6 has per 1000 people) than the Outer Urban Area Quantity Standard of 5.5 ha per 1000 people (as set out in the draft OSS - Figure 5). The high level of demand-led space (Fig 4) is one of the factors that helps explain why the total functionally usable open space figure (publicly usable and demand-led) is around the OUA average (Fig 6). Newlands has around 15% less

publicly usable open space than would be needed to meet the OUA Quantity Standard. Expected future population growth is likely to result in a slight increase in this deficit.

**Figure 6: Functionally Useful Open Space as a %age of total land area**



3.9 The Stage 2 LCA process will consider options for increasing the amount of publicly usable open space in the area. Opportunities for delivering new open spaces may exist on existing Council-owned vacant/derelict land and on major development sites, but the established urban form means there are relatively few of either in Newlands. The accessibility analysis indicates where this will be particularly important.

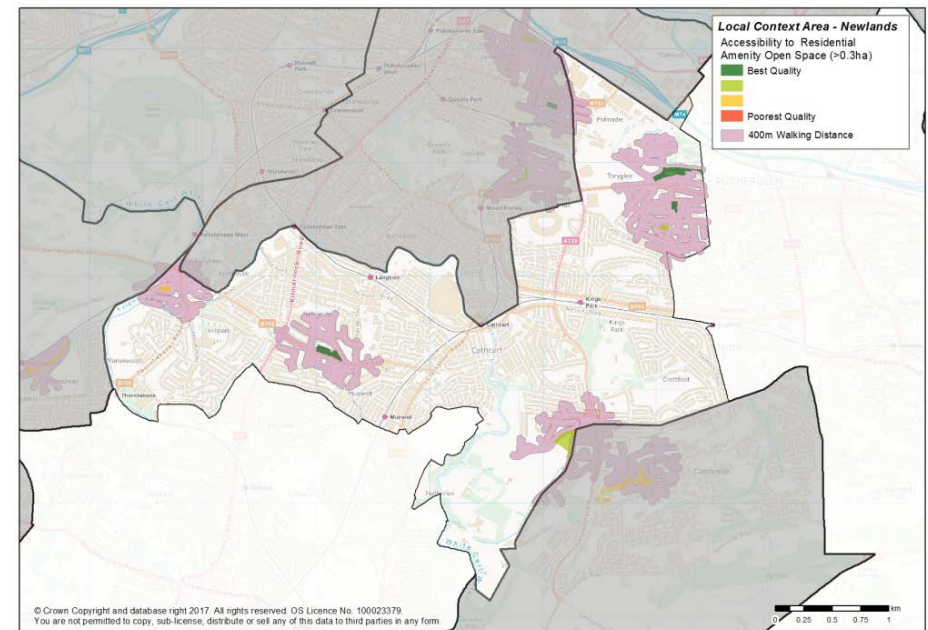


### *Quality and Accessibility*

- 3.10 The draft Open Space Strategy sets out standards for **accessibility** to publicly usable open space and for the **quality** of those spaces. The Accessibility Standard states that “all homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more”. The draft OSS refers to spaces that will be used to meet the Accessibility Standard as “Community Spaces”. The Quality Standard seeks to ensure that these spaces are publicly usable, of a reasonable size and of good quality, including providing for a variety of functions, including children’s play, informal sport/recreation and relaxation.
- 3.11 A Quality Assessment of the City’s most publicly usable open spaces was undertaken between 2012 and 2014. The spaces surveyed included amenity open spaces over 0.3 ha in size and public parks and gardens. The Quality Assessment was an initial assessment of the quality of those spaces, relative to one another, and does not reflect whether they would meet the quality standard. Nevertheless, it is valuable in helping understand the relative quality of usable open space across Glasgow and its distribution. It should, however, be noted that some of the spaces were surveyed as much as 6 years ago and the passage of time may have seen an improvement, or deterioration, in their quality.
- 3.12 Map 2/Annex 1 shows the amenity open spaces over 0.3ha in size and their relative quality. It also shows how accessible they are from the surrounding communities, by using a network analyst tool to mark out those areas within a 400m, using footpaths and other pedestrian routes, of a point of entry to the space. There

are relatively few amenity open spaces of the appropriate size in Newlands, but most are of a relatively good quality. However, some of the spaces appear to be of a shape and slope that may affect their ability to meet the quality standard. This will be considered further through the Stage 2 LCA process.

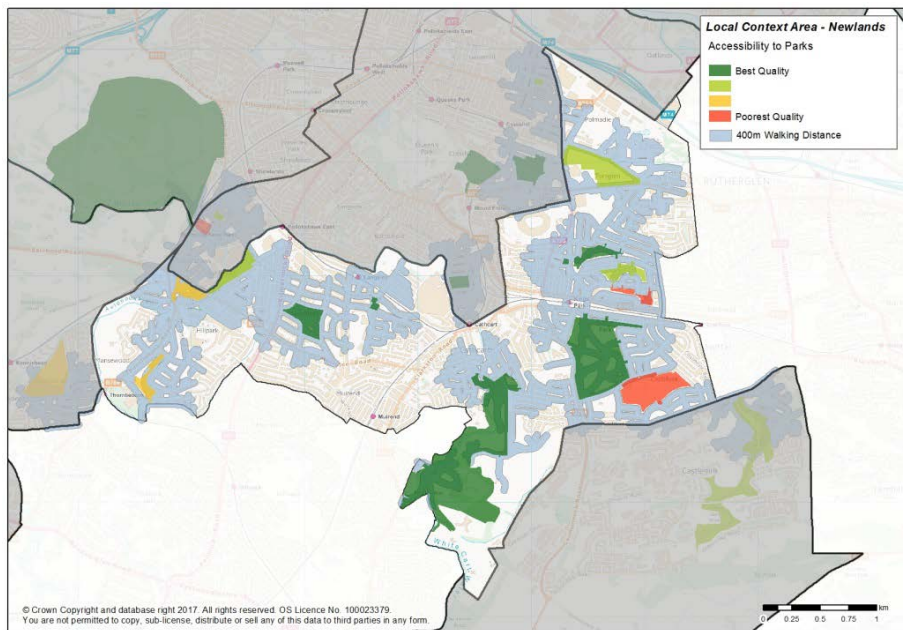
**Map 2 – Accessibility to Residential Amenity Open Space**



- 3.13 A similar analysis of access to public parks and gardens is shown on Map 3/Annex 2. They show those parts of Newlands that are within a 400m walk of open spaces that are identified as public parks and gardens on the Open Space Map, or that are maintained as such by the Council. It illustrates that much of Newlands has access to a public park or garden within a 400m walk, but that the quality of these spaces varies, with better

quality spaces in the centre of the area and poorer quality spaces to the west and, particularly, to the east. Further consideration will require to be given to whether some of these spaces are capable of meeting the quality standard in terms of their shape and slope.

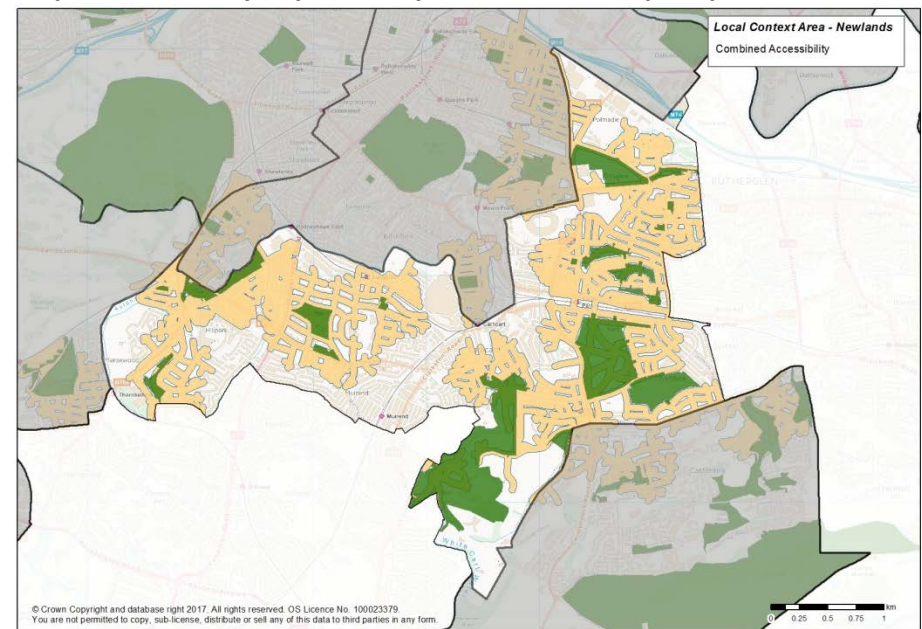
**Map 3: Accessibility to Parkland**



3.14 Map 4/Annex 3 combines both maps and shows those parts of the LCA area which currently meet the accessibility standard by falling within a 400m walk of a publicly usable, and potentially multifunctional open space of an appropriate size (over 0.3 ha) in one of these two key open space categories.

3.15 These indicative deficiencies in access can be combined with a map of population distribution to identify the major gaps in accessibility from people's homes, and where the priorities might be in terms of addressing the accessibility standard set out in SG6. Maps 5/6 and Annexes 4/5 illustrate population distribution and access deficiencies respectively.

**Map 4: Accessibility to potentially multifunctional open space > 0.3 ha**



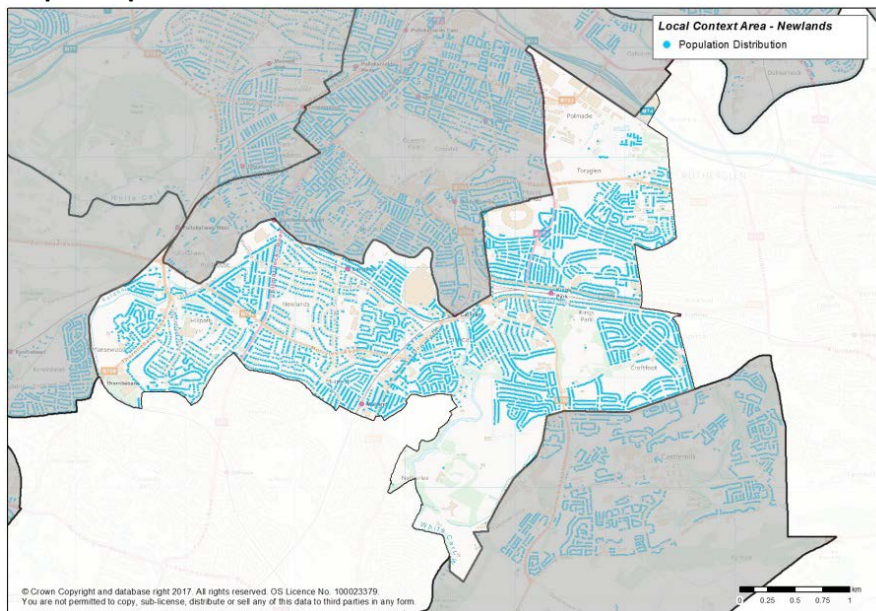
3.16 Map 6/Annex 5 illustrates that there are a few potential gaps in access to the two key categories of publicly usable open space considered to have the greatest potential to meet the Quality Standard (see Annex 10). The biggest gaps in residential accessibility appear to be in:



- parts of Hillpark and Auldhouse;
- parts of Cathcart;
- large parts of Muirend; and
- south-western parts of Kings Park/Croftfoot

3.17 With the exception of Auldhouse, none of these gaps are in SIMD areas.

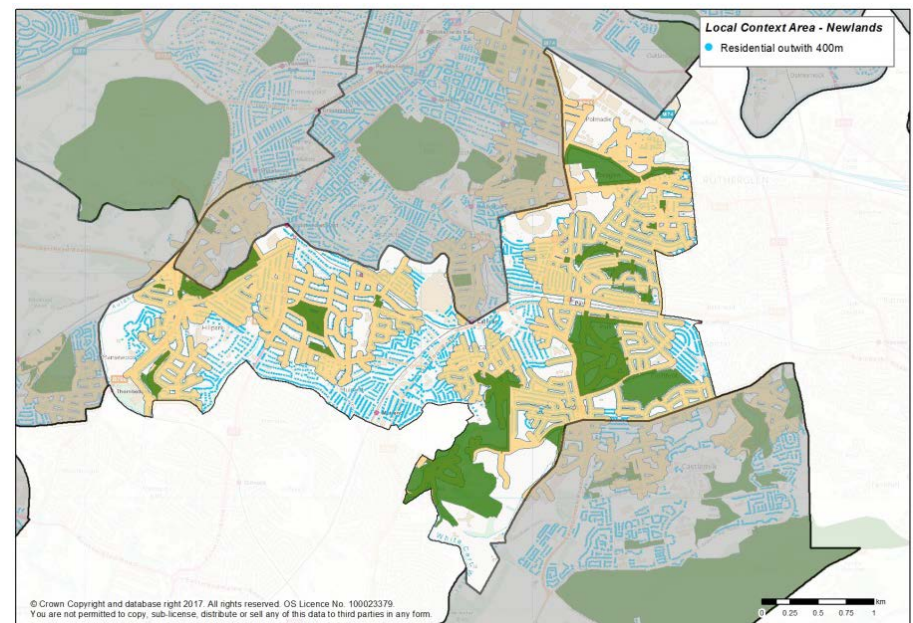
**Map 5: Population Distribution**



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

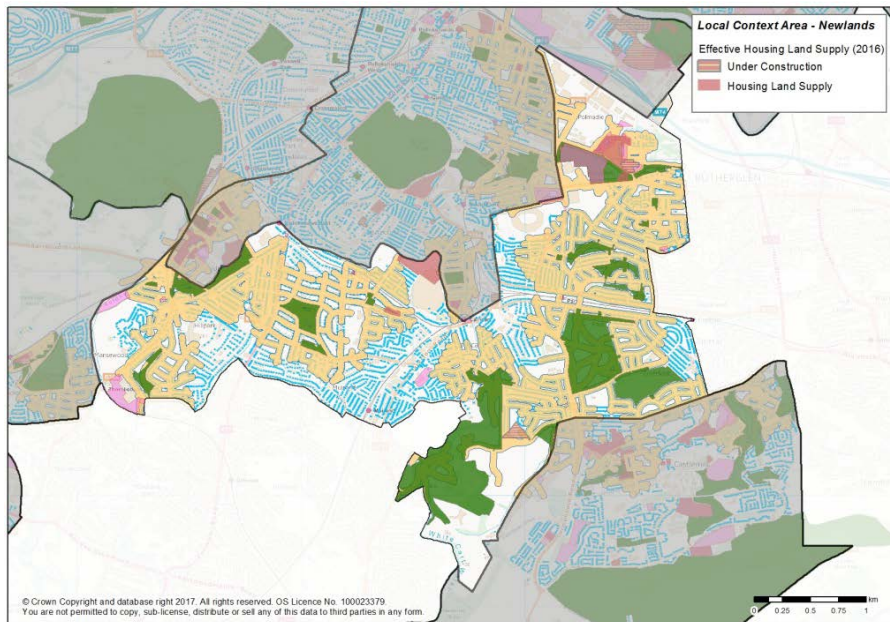
- making use of other types of open space (ie not public parks and gardens or amenity residential) that have the potential to meet the Quality Standard;
- enhancing means of access to existing open spaces, eg shortening actual walking distances through infrastructure interventions or by creating new points of access;
- utilising open spaces that currently function separately but could meet the size and multi-functionality required by the quality standard if combined; and
- making use of the potential offered for delivering new spaces on vacant and/or derelict land or as an integral part of new housing developments to help address deficiencies – especially in this area where regeneration is proposed on a significant scale.

**Map 6: Potential Accessibility Standard Deficiencies**



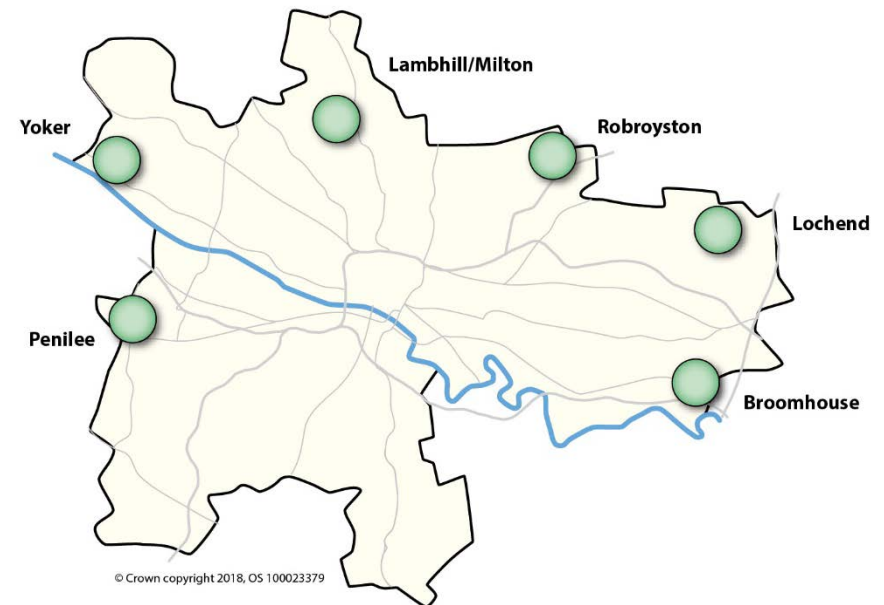
3.19 Map 7 shows vacant/derelict land (also on Annex 6) and key housing sites (Annex 7) together with the accessibility analysis set out above. It illustrates that, given the limited scale of the vacant and/or derelict and housing land supplies in the area, opportunities for using either to address access deficiencies are fairly limited. On possible exception may be the potential for open space provision offered by the site of the former St Oswald's Secondary (which already contains some protected open space). The Stage 2 LCA process should consider other opportunities for delivering enhanced access to multifunctional publicly usable open space of an appropriate size and what other opportunities could be taken to make longer journeys to open space safer and more attractive, should this not be possible.

**Map 7: Vacant and Derelict Land and Housing Sites**



3.20 Further analysis of accessibility to larger open spaces has been undertaken for the Open Space Strategy. Whilst it is recognised that access to a multifunctional, publicly usable space of 0.3 ha or more might meet “everyday” requirements, access to larger multifunctional open spaces will be desired on occasion. As such, an additional measure of accessibility to the City Parks (eg Kelvingrove) and District Parks (eg Tollcross) that serve a strategic function, and to the Local Parks that serve more discrete localities (eg Rosshall Park or Maxwell Park) has been developed. It reflects the distances people might be expected to travel to access both the larger City/District Parks (1500m or a 15-20 minute walk) and the smaller Local Parks, over 1 ha in size (800m or a 10 minute walk). Map 8/Annex 8 illustrates there are no notable gaps in accessibility in the Newlands LCA.

**Map 8: Access to Larger Open Spaces**



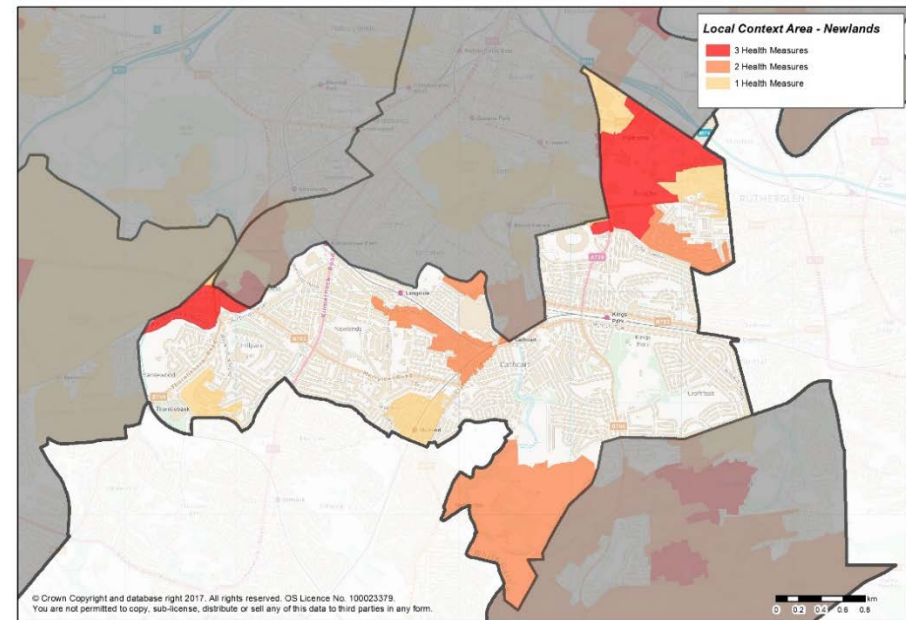


- 3.21 Other considerations that the Open Space Strategy identifies as important in informing the current and future need for open space to enhance the City's **Liveability** include consideration of the setting and amenity it can provide, as part of a placemaking approach, and the views of the public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

## 4 A Healthy Glasgow

- 4.1 Good quality open spaces can have a significant bearing on peoples' health. In addition to the obvious opportunities for exercise, active travel, play and food growing, open spaces can also enhance mental health and well-being through the creation of more attractive urban environments; the provision of better opportunities to socialise; and opportunities to interact and engage with nature.
- 4.2 Using three indicators of health, it is possible to identify the areas in the City that might benefit most from enhancement of open space. Data relating to three health indicators has been obtained that shows the number of night's stay in hospital for stroke and heart disease (that can be taken as indicative of physical health) and for anxiety, psychosis and depression (a proxy for mental health) for each of the City's census data zones.
- 4.3 Each indicator has been ranked across the City and mapped. Map 9 illustrates those zones with the most stays (the top 15%) for one or more of the three indicators. A datazone that is in the top 15% of one indicator is shown in yellow, one in the top 15% of two indicators is shown in orange and one in all three is shown in red.

**Map 9: Glasgow-wide Highest Incidences of Stroke, Heart Disease and Anxiety/Psychosis/Depression**



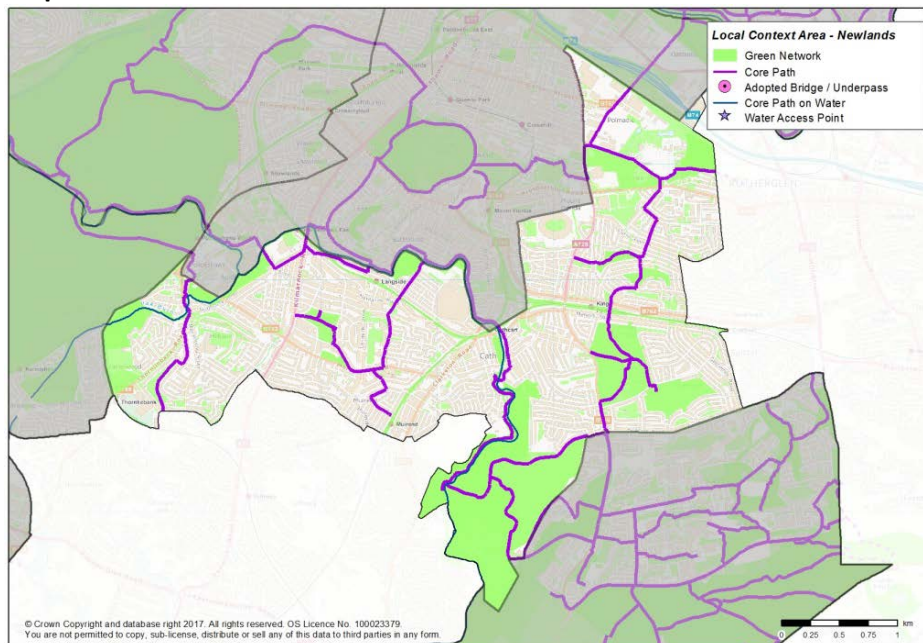
- 4.4 Many parts of the LCA area are outwith a data zone ranked in the top 15% for hospital stays for any of the these health measures. The major exceptions appear to be at Auldhouse and Toryglen, where there are data zones ranked in the top 15% for all 3 indicators. There may be opportunities to improve the quality of publicly usable open space in both areas (through the North Toryglen TRA Greenspace Group in Toryglen) and these could be considered further through the Stage 2 LCA process.

### *Walking and Cycling*

- 4.5 The Newlands LCA has no direct access to any National Cycle Network routes, with the nearest routes being NCN 7 through

Pollok Park (to the west) and NCN 75 (to Edinburgh), along the Clyde on the northern side of the M74 at Toryglen. The M74 provides a considerable barrier to north south movement at this location. The City Centre to Cathkin Braes cycle route utilises the Polmadie Road underpass of the M74 to provide connectivity north, through Oatlands, to NCN 75. However, the route is heavily trafficked and progress by bike or foot is hampered by signalled junctions. As a longer term aspiration, consideration could be given working with South Lanarkshire Council and the Scottish Government to establish the feasibility of delivering a safe crossing of the motorway and railway from Toryglen, with a view to linking to the southern end of the new Shawfield footbridge, which provides cross-river connections to NCN75.

**Map 9: Green Network and Core Paths**



4.6 Map 10/Annex 9 illustrates the core path network together in the context of the wider green network. It illustrates that the LCA is relatively well served by core paths on a north-south alignment, but that east-west connectivity is not so good, other than along the White Cart way – a mixture of off-road sections and widened pavements, and routes through Linn Park. Because of the built up nature of the area, the White Cart Way is the key north south opportunity for east west travel and it may be that continuing to improve it, and access to it, for pedestrians and cyclists will be a focus for action over coming years.

**Figure 7: SPC Network Aspirations (from SPC)**



4.7 Glasgow's [Strategic Plan for Cycling](#) sets out a diagrammatic representation (Fig 7) of Glasgow's aspirations to improve cycling infrastructure in this part of the City. It identifies aspirations for both enhanced north-south (a route from the City Centre via Hampden, Muirend and Linn Park) and east west (between Linn Park and Pollok Park) connectivity. In pursuing such projects, opportunities should be taken to improve the environment of local areas as part of a placemaking approach.

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

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

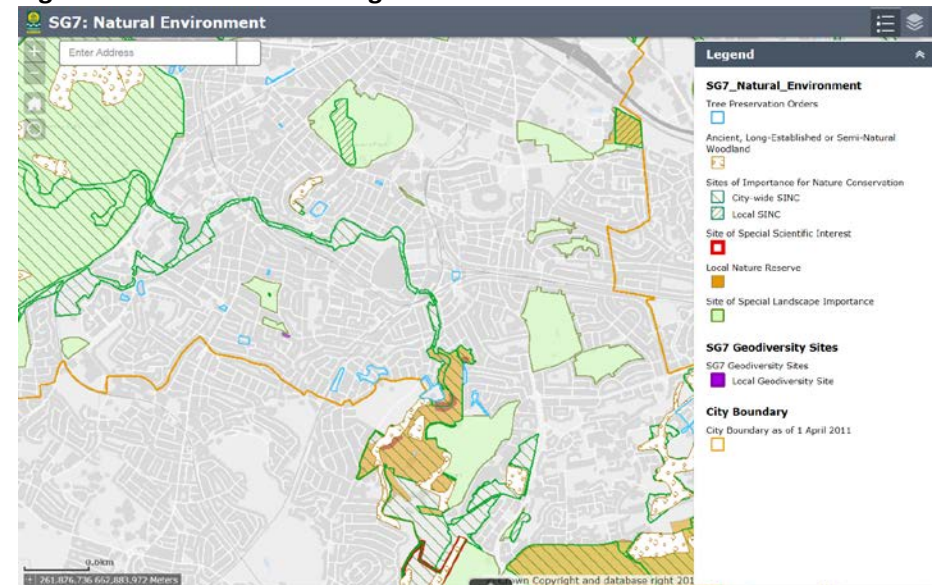
## 5 A Resilient Glasgow

5.1 People, nature and infrastructure can all be vulnerable to a changing climate. More of the City will be exposed to flood risk associated with an increased intensity of rainfall, people can be vulnerable to heat waves and flood events and changes in warmth and precipitation can have significant impacts on habitats and the species they sustain. An increase in heat, rainfall and winds can impact on building fabric, ground conditions, road surfaces and rail lines, with implications for the transport network

and other utilities. City Centre temperatures could increase as the built fabric absorbs and retain more of the sun's heat. Our open spaces provide opportunities to help the City adapt to inevitable climate change.

### Natural Environment

Figure 8: Environmental Designations



5.2 The area contains numerous [environmental designations](#), distributed throughout the area but with a particular focus in the south (Fig 8). The White Cart Water itself, and many of the open spaces it flows through, is a Site of Importance for Nature Conservation. At its southern end, Linn Park contains a multitude of designations, including being designated as a SINCC. Ancient, long-established or semi natural woodland can be found along the western back of the White Cart and within the Park itself, at



Linn Wood and White Cart Wood. The Park is also designated as a Local Nature Reserve. Linn Park Golf Course is a Site of Special Landscape Importance. Three Geodiversity Sites can also be found in Linn Park – at Linn Waterfall, Holmwood House and Court Knowe Quarry with a further one at Merrylee Road.

- 5.3 At the other end of the LCA area, a further SINC can be found at Malls Mire, just to the north and east of the North Toryglen TRA. Malls Mire is also a Local Nature Reserve and a Site of Special Landscape Importance (SSLI). The remaining environmental designations in the area are either SSLIs or Tree Preservation orders. In addition to Malls Mire and Linn Golf Course, the other main open space in the area are designated SSLIs, including: King's Park; the former King's Park Golf Course; Ardmay Park; King's Acre Road; Newlands Park; Merrylee Road; Eastwood Old Cemetery and the former football pitches at Toryglen Park. TPOs are concentrated in the south of the area, particularly around Croftfoot, Muirend and Newlands.

#### *Green Network*

- 5.4 Map 9/Annex 9 shows the key elements of the Green Network in the Newlands Area. It illustrates that the Green Network is fairly well-distributed throughout the area, but that the eastern half of the area is particularly well served. The urban form of the area is generally well-established and there are few opportunities for new green network links between the key nodes in the network. Opportunities will exist to extend and enhance the Green Network on development sites (such as at the Scottish Power site at Cathcart). Given the relative scarcity of such sites throughout most of the area, these opportunities should be taken wherever possible, in line with policy CDP7 of the City Development Plan. To the north, the North Toryglen area is undergoing regeneration

and may offer opportunities to enhance the multi-functionality of the Green Network.

#### *Surface Water Management*

- 5.5 The [Metropolitan Glasgow Strategic Drainage Partnership](#) is a partnership between the City Council, Scottish Water, Scottish Environment Protection Agency, Scottish Canals, surrounding Councils, the Scottish Government and other interested parties to:

- reduce flood risk;
- improve water quality;
- enable economic development;
- improve habitats; and
- co-ordinate and integrate investment planning.

- 5.6 SEPA has [modelled](#) the extent of predicted river flooding at a 1 in 200 year return period. It illustrates that parts of the central and western parts of the LCA area are potentially susceptible to flooding from the White Cart water and from its tributary burns, particularly the Auldhouse Burn. There are also potential surface water issues in other parts of the area, including around Croftfoot. As required by The Flood Risk Management (Scotland) Act 2009, the Council has published the [Local Flood Risk Management Plan](#) (LFRMP) for the Clyde and Loch Lomond Local Plan District (LPD). The Plan identified a number of actions to address potential flooding in these areas, including:

- extending the existing flood protection scheme for the White Cart to include additional properties along the river and the Auldhouse Burn;

- maintaining flood protection schemes in Langside and Shawlands; and
- undertaking a study to further investigate flood risk in Merrylee, including a detailed study of burns and culverts to identify potential constraints and flood risk. The study will be carried out with the cooperation of East Renfrewshire Council.

5.7 In the east of the area, the MGSDP partners are advancing two surface water management plans (SWMPs) identified in the LFRMP. Feasibility/ concept design has been completed for both the King's Park and Croftfoot SWMPs, and detailed design is about to commence. A first phase of interventions has already been delivered at Croftfoot, with the construction of a SuDS pond at the northern end of the former King's Park Golf Course.

5.8 In each of these instances there are opportunities to enhance the green network and these should be considered further through the Stage 2 LCA process.

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

- how to improve habitat connectivity;
- the city's blue spaces; and
- how open space can be used to help mitigate climate change, eg by capturing and removing CO<sub>2</sub> from the atmosphere.

## 6 Open Space Priorities

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

6.2 The analysis set out above is intended to highlight the key issues that the Stage 2 LCA process will need to address as a priority. The analysis is consistent with analysis undertaken to support the production of [Clydeplan](#), the Strategic Development Plan for Glasgow and the surrounding area. Amongst other things, Clydeplan aims to maximise Green Network Benefits through Integrated Green Infrastructure and it notes that, given the scale of opportunity for the development of the green network across the city region, prioritisation of delivery is key.

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

6.4 Background Report 11 identifies that action in Toryglen can help address the green network priorities of access and climate change. The Stage 2 LCA process will need to build on this analysis, as will the work of the North Toryglen TRA Greenspace Group.

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

1. **opportunities for increasing the amount of publicly usable open space in the area to help meet the Quantity Standard;**
2. **consider whether, and if so how, the poorer quality open spaces in eastern and western Newlands can be adapted to meet the quality standard;**
3. **identification of potential opportunities to address accessibility deficiencies and the approach to be taken if it's not possible to meet accessibility or quantity standards – including making journeys to existing open space safer and more attractive;**
4. **investigation of the potential to improve walking and cycling connections to NCN 7;**
5. **enhancing east-west and north-south walking and cycling connections;**
6. **how the Green Network could be improved in terms of its connectivity and coverage;**
7. **where best to deliver any improvements in demand-led provision identified through studies of outdoors sports provision and growing space;**
8. **how the North Toryglen TRA can be developed to address open space issues, including through the work of the North Toryglen TRA Greenspace Group; and**

**9. how investment in water management measures can be used to benefit the green network and placemaking.**



### LCA-wide Issues:

- Open Space Quantity
- Green Network Connectivity
- Using investment in water management to benefit the green network

### Newlands - Key Priorities for Stage 2 LCA

Improve walking/  
cycling connections

Maximise Green Network  
benefits in and around  
North Toryglen TRA –  
Clydeplan and TRA  
Greenspace Group

Address open  
space quality

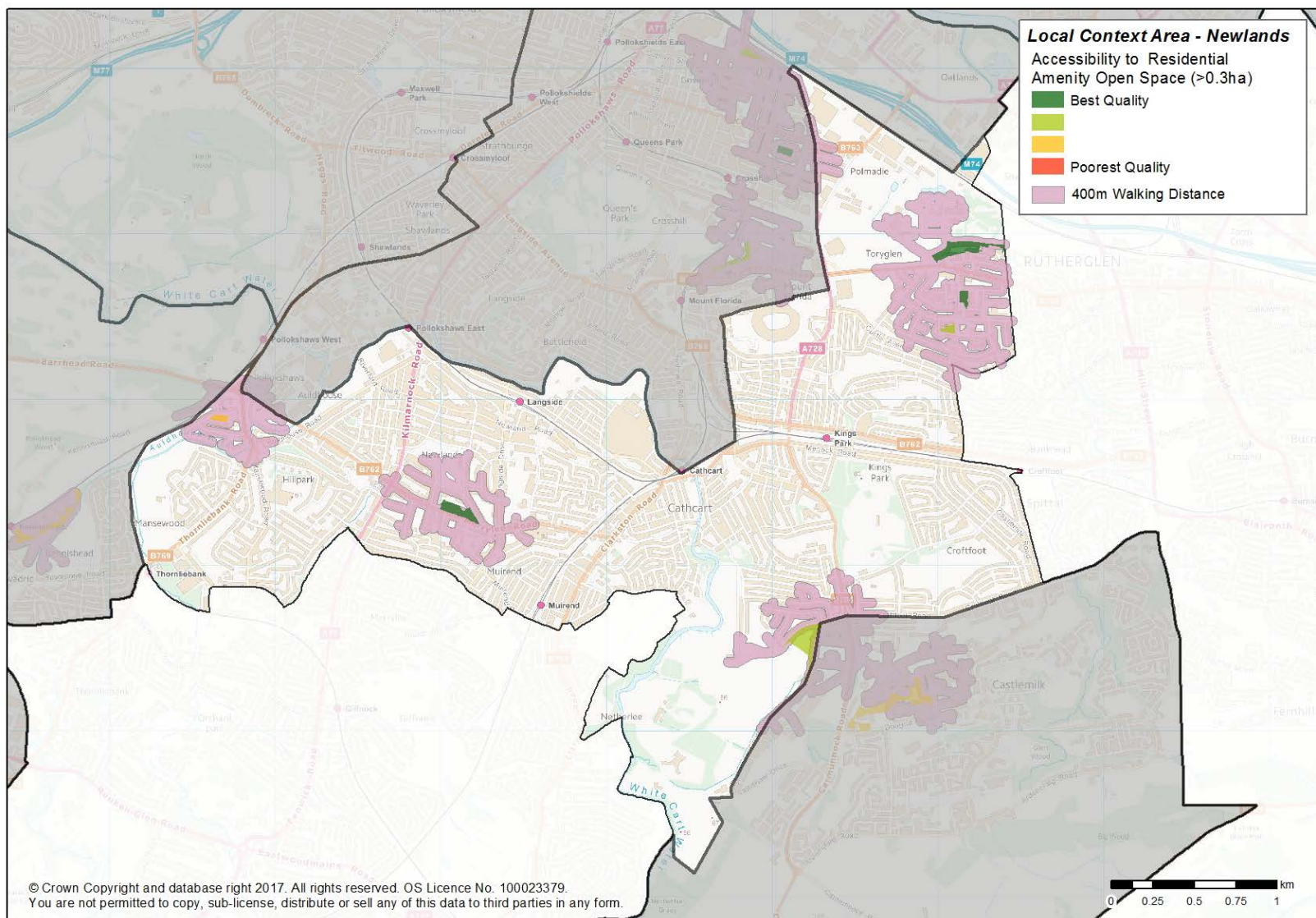
Address potential  
access deficiencies

## 7 Key Statistics

<b>a</b>	<b>Population</b>	<b>39,204</b>
<b>b</b>	<b>Land Area</b>	<b>961 has</b>
<b>c</b>	<b>Population Density</b>	<b>41 people per ha</b>
<b>d</b>	<b>Functionally Useful Publicly Usable Open Space (see Glossary)</b>	<b>182 has</b>
<b>e</b>	<b>Vacant/Derelict Land</b>	<b>15 has</b>
<b>f</b>	<b>Planned housing output from housing land to 2023</b>	<b>521 Units</b>
<b>g</b>	<b>Estimated population increase from housing land to 2023</b>	<b>1136 population</b>
<b>h</b>	<b>Prospective new Population Density at 2023</b>	<b>42 people per ha</b>
<b>i</b>	<b>Existing Functionally Useful Publicly Usable Open Space per 1000 people (<math>d/(a/1000)</math>)</b>	<b>4.6 has per 1000 people</b>
<b>j</b>	<b>Prospective functionally useful publicly usable open space per 1000 people (<math>d/((a+g)/1000)</math>)</b>	<b>4.5 has per 1000 people</b>
<b>k</b>	<b>Vacant land (e) as percentage of total land area (b)</b>	<b>1.5%</b>

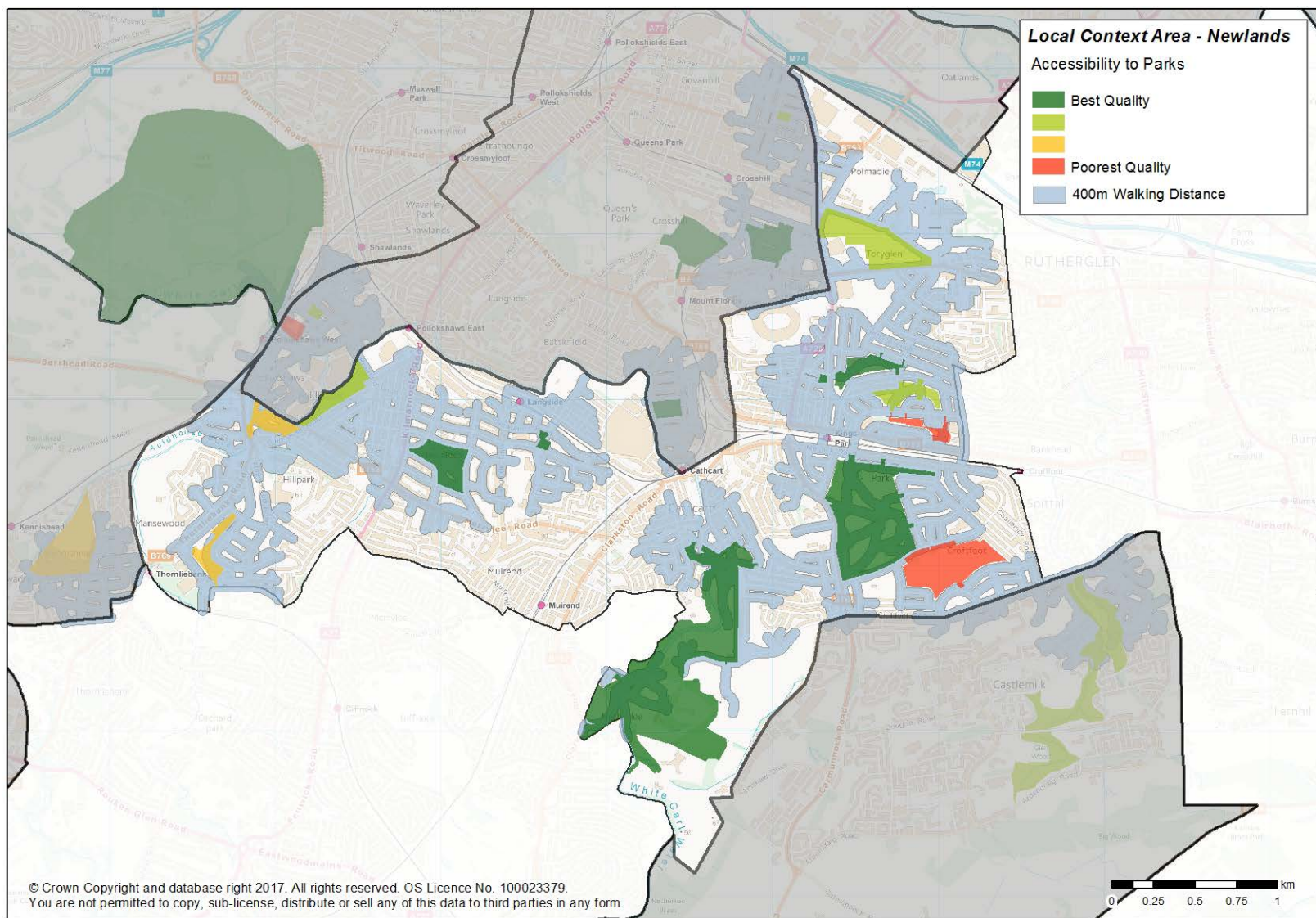


## ANNEX 1: Access to Residential Amenity Open Space >0.3 ha

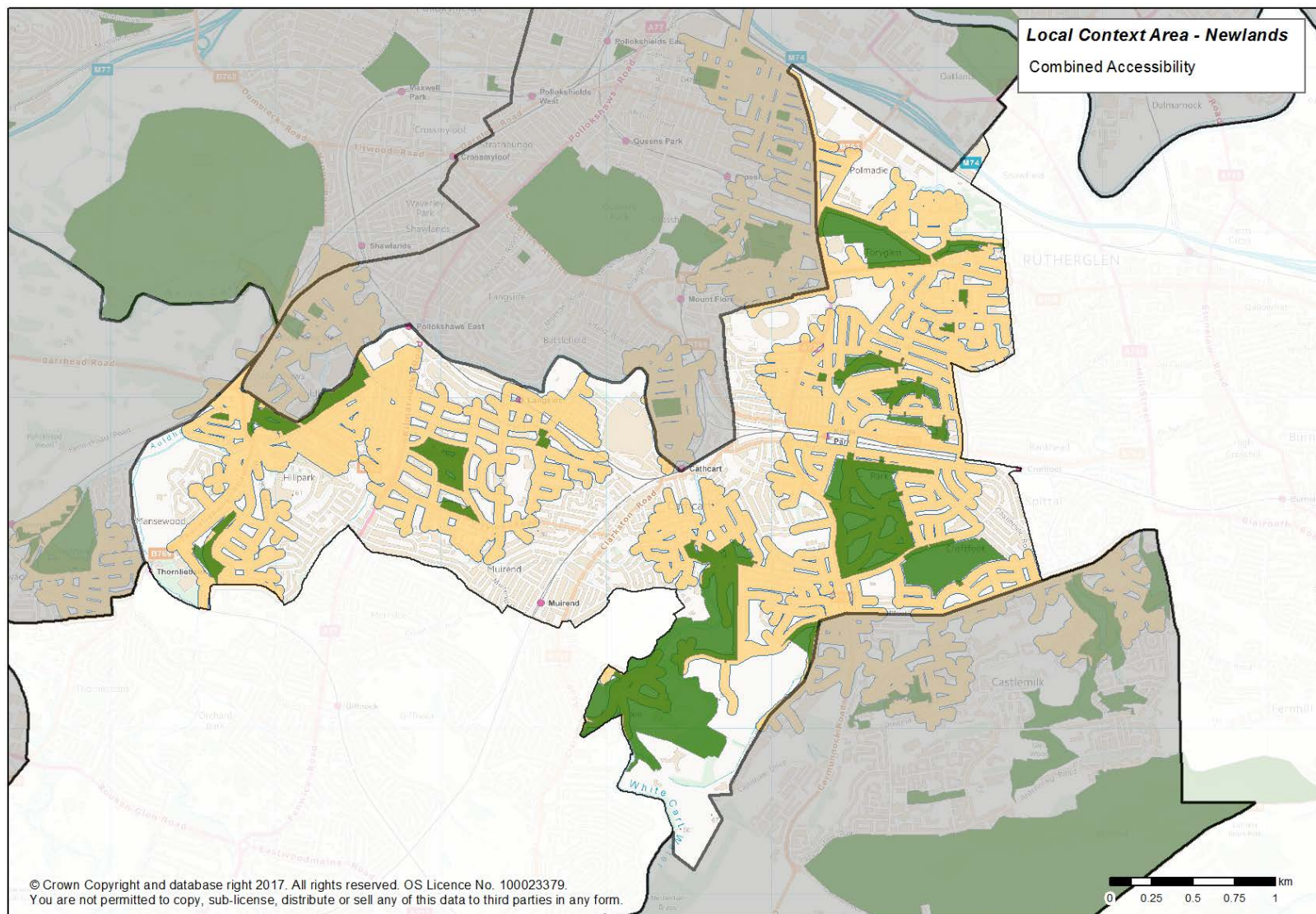




## ANNEX 2: Access to Public Parks and Gardens

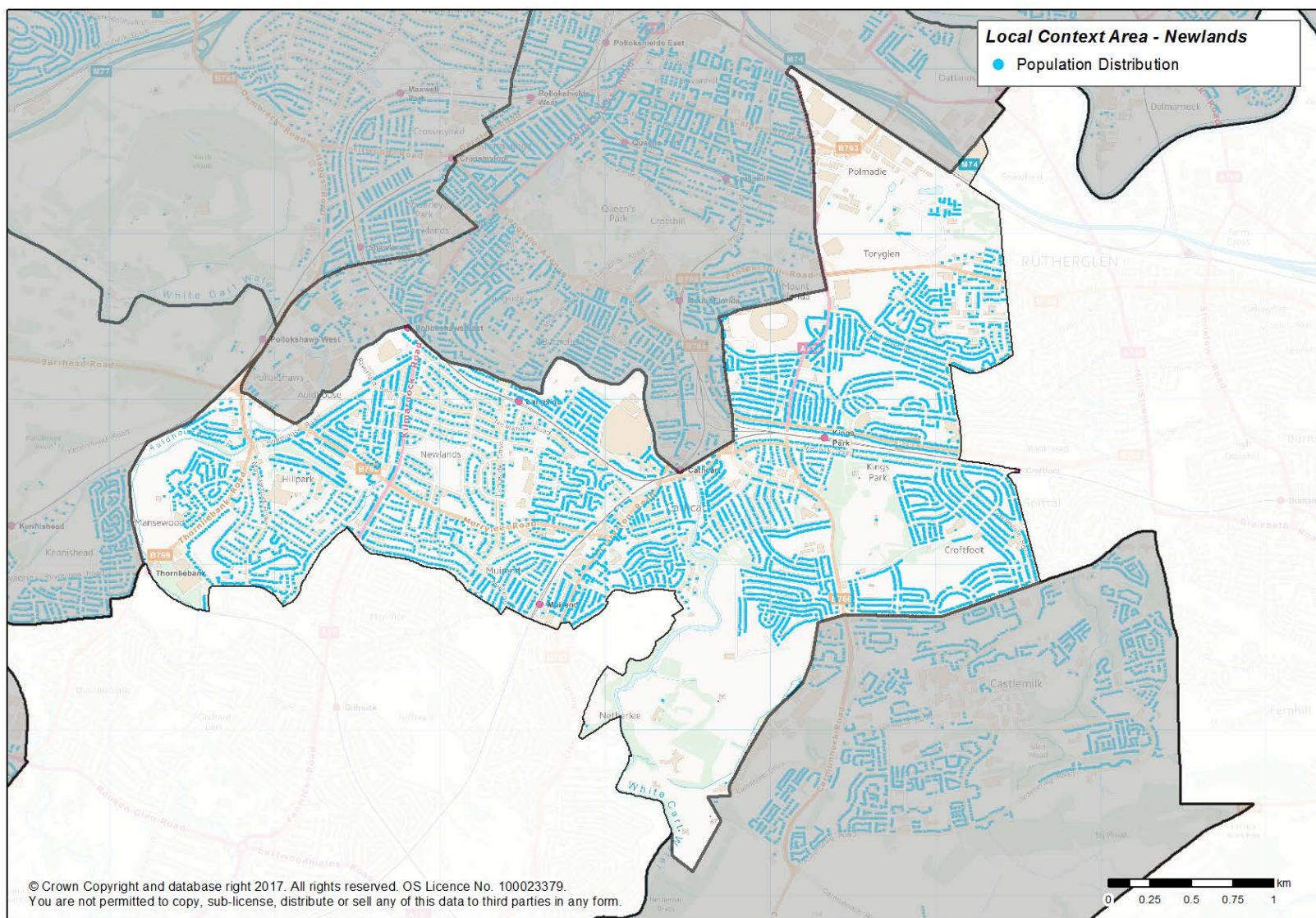


### ANNEX 3: Access to Potentially Multifunctional Open Space > 0.3 Ha



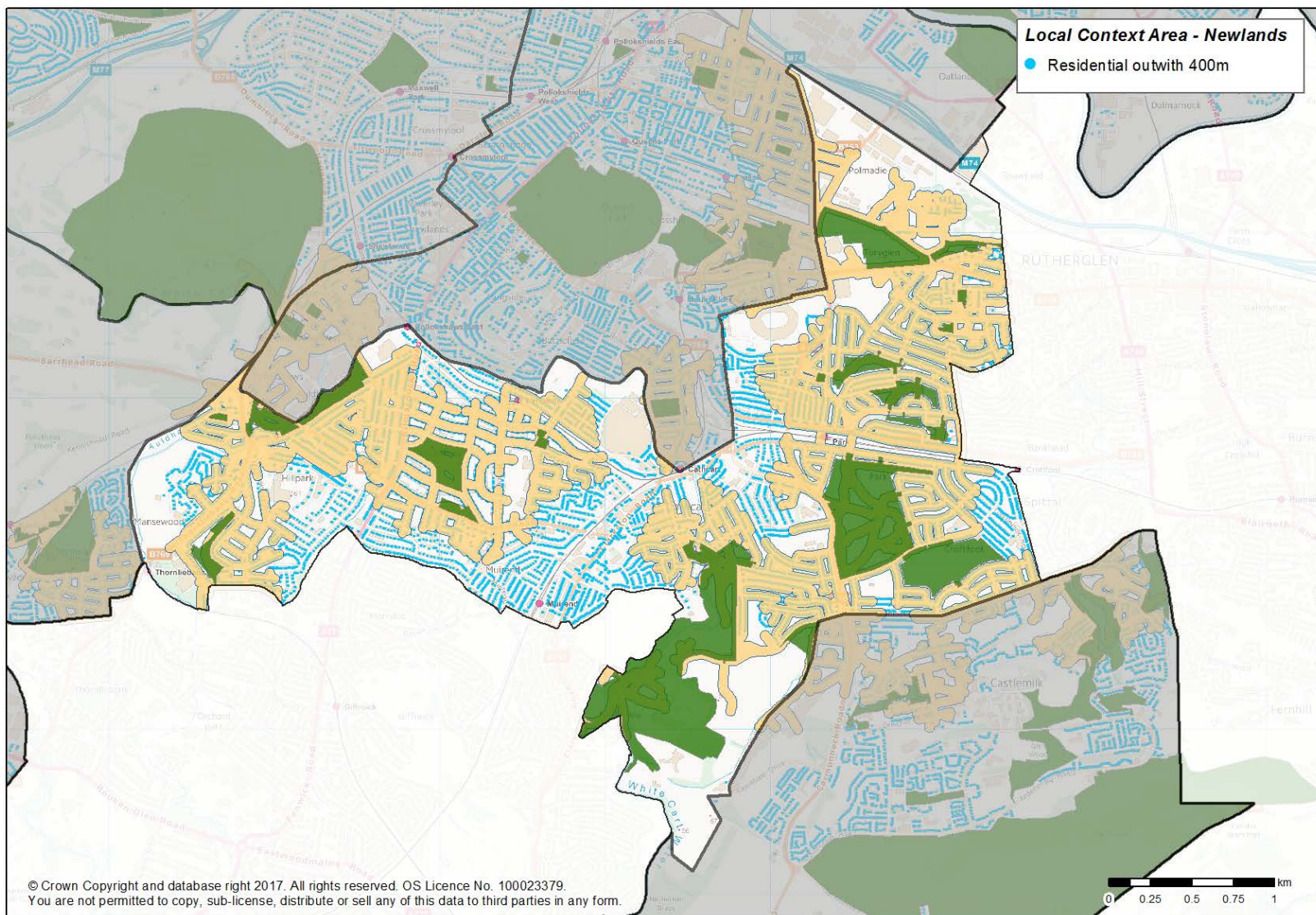


## ANNEX 4: Population Distribution



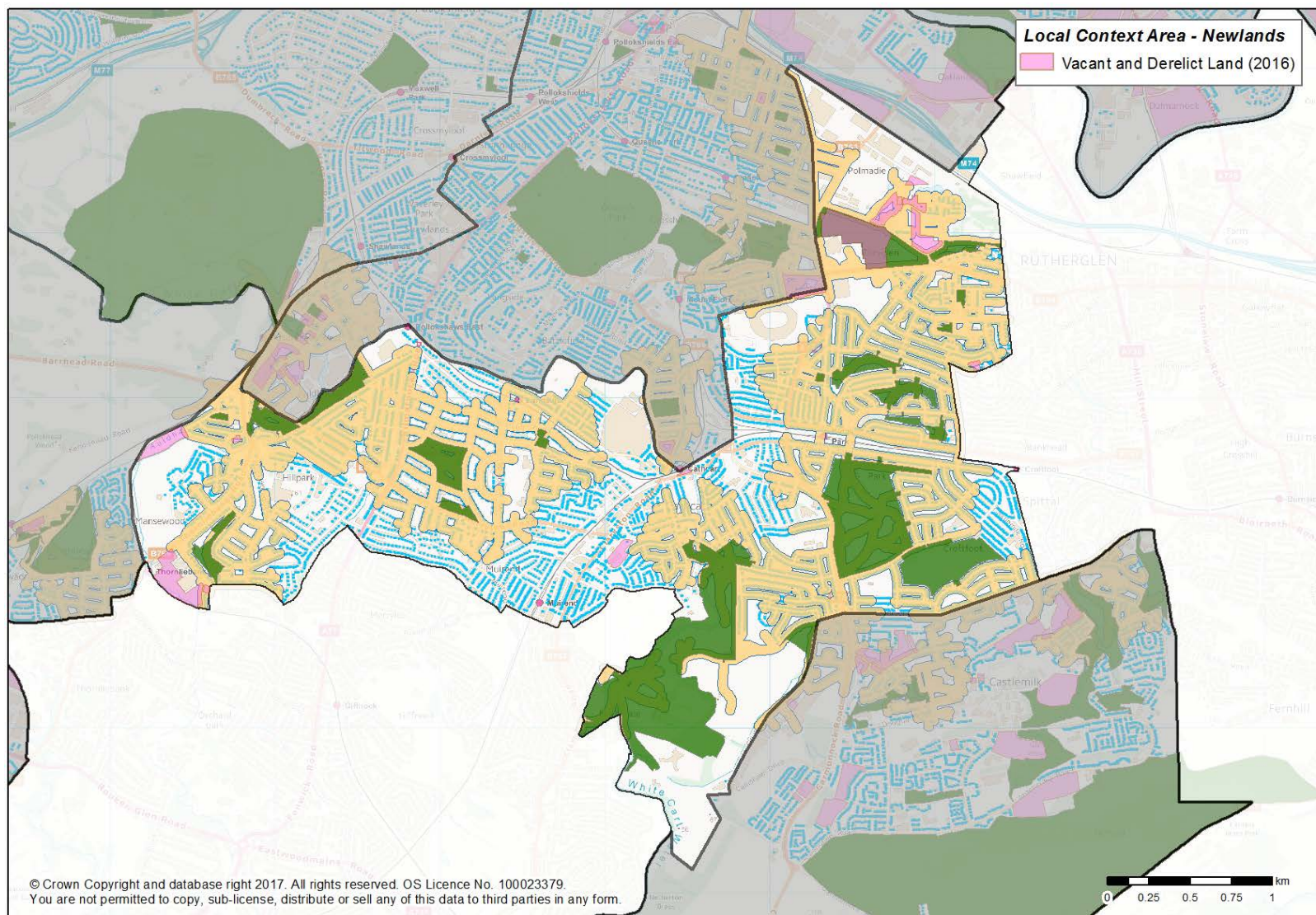


## ANNEX 5: Potential Accessibility Deficiencies



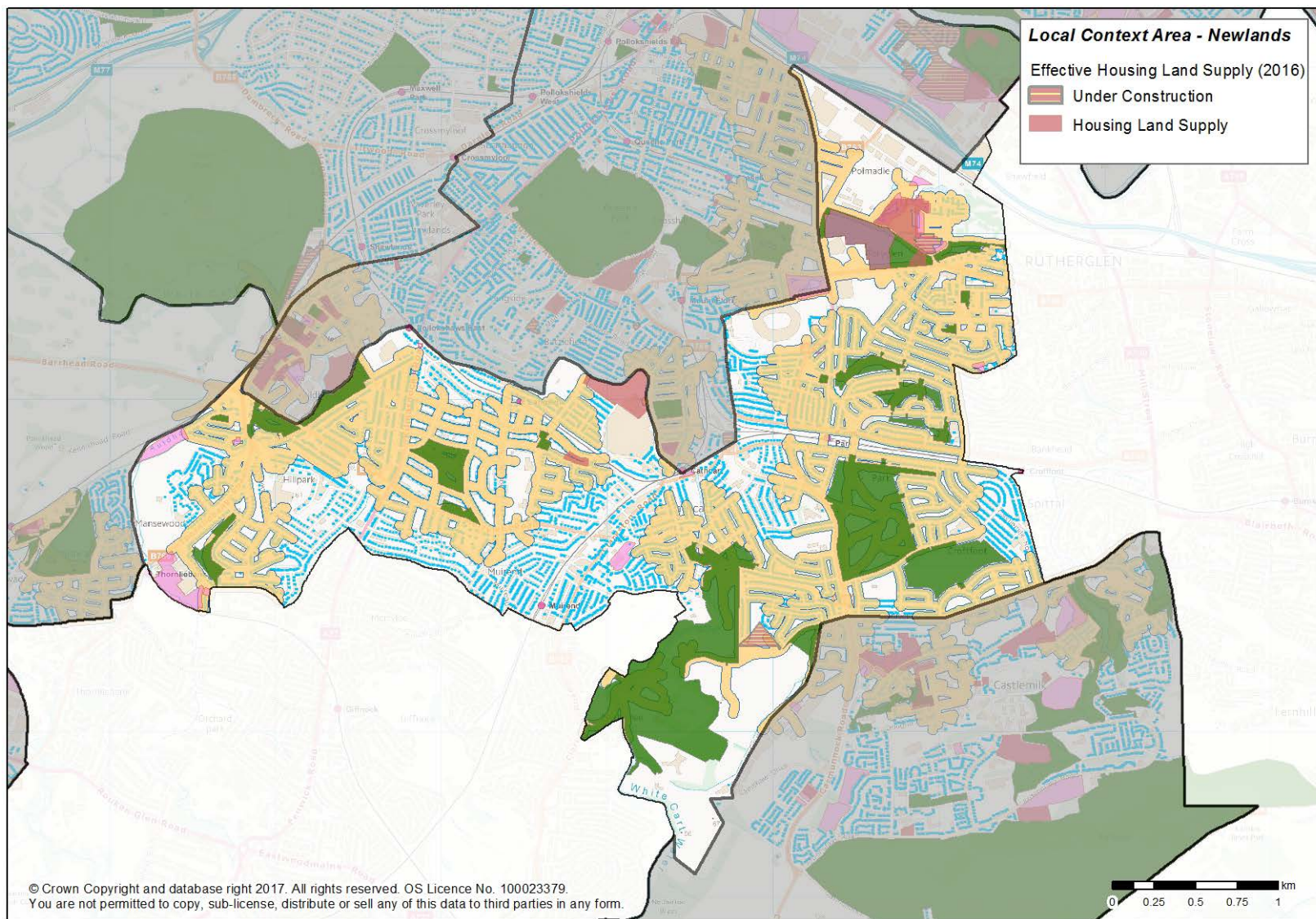


## ANNEX 6: Vacant/Derelict Land



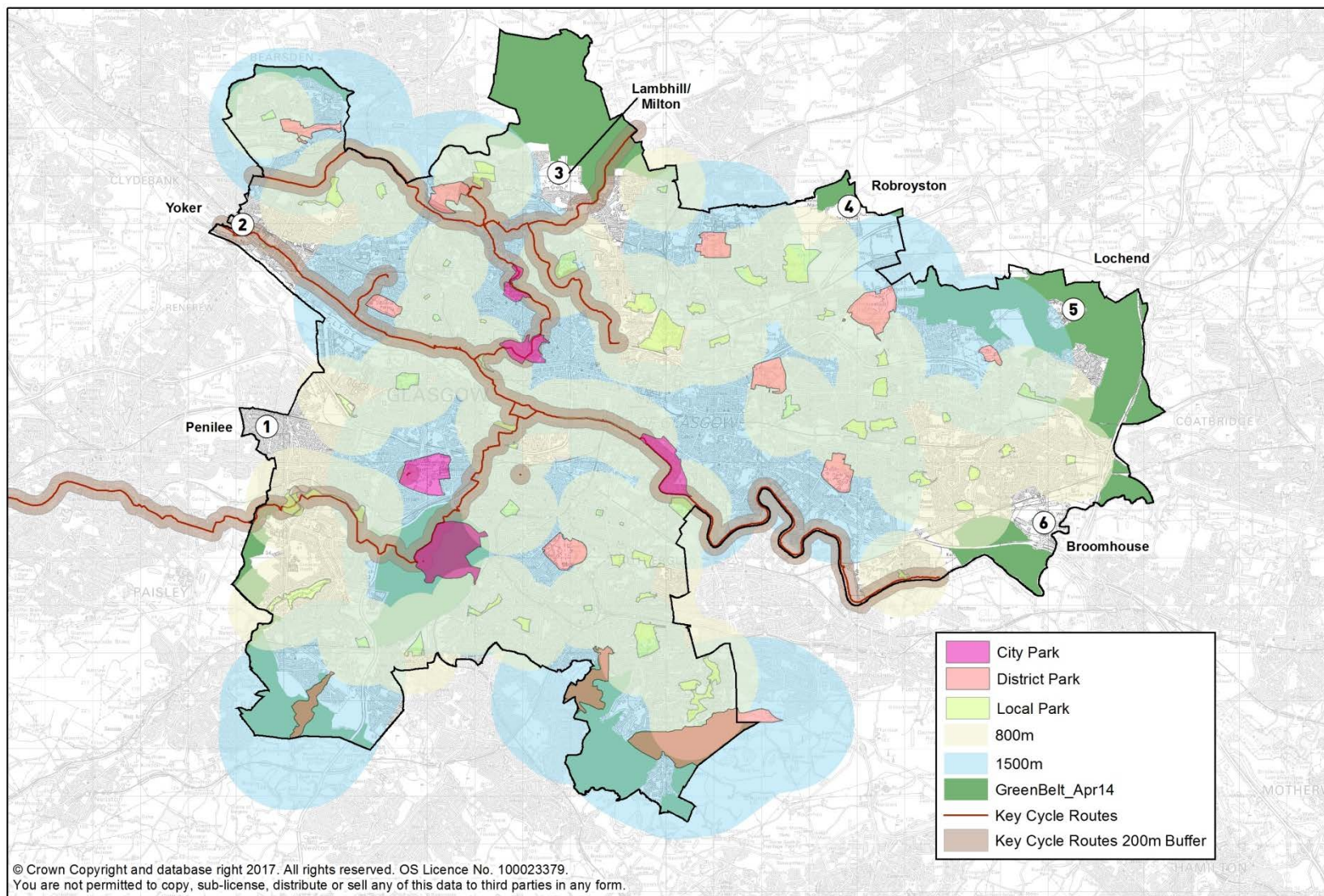


## ANNEX 7: Vacant/Derelict Land and Housing Land Supply



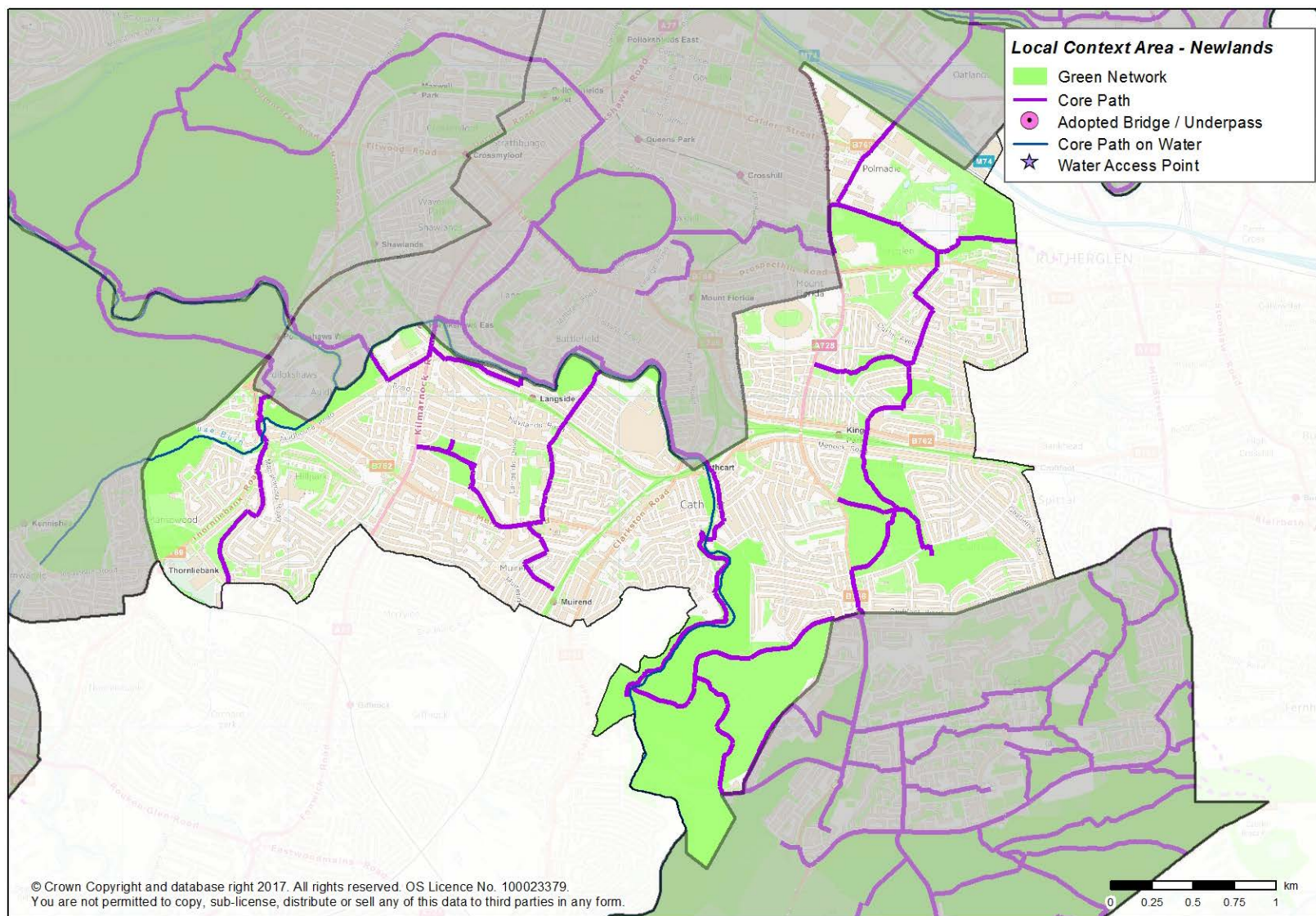


## ANNEX 8: Access to Larger Open Spaces





## ANNEX 9: Green Network and Core Paths



## ***ANNEX 10: Draft Open Space Standards***

### ***Accessibility Standard***

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

### ***Quality Standard***

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

### ***Quantity Standard***

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



## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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