



Drumchapel Local Development Framework

Drumchapel Local Development Framework – Role and Purpose

The purpose of the Drumchapel Local Development Framework (LDF) will be to provide a structure for future development in the area. It will act as an overarching framework to identify urban planning priorities for Drumchapel and to help take them forward.

Glasgow City Development Plan (CDP) (adopted in March 2017) identifies three areas of the city for the preparation of LDFs to co-ordinate development and unlock opportunities:

Greater Pollok

South Central

Drumchapel

There are 4 key outcomes which we think the Drumchapel LDF should focus on:

- 1) Liveability – Development of vacant land, town centre, local facilities/amenities
- 2) Connectivity – Active travel and public transport
- 3) Open spaces, natural environment and the green network
- 4) Economic development, employment opportunities and access to education

Purpose of Engagement

As part of the process of developing the LDF, we want to be led by local priorities and for the document to work towards achieving the outcomes which will most benefit the local community.

We'd like to have a conversation with local people and key stakeholders in Drumchapel to help shape the future strategy for developing the area.

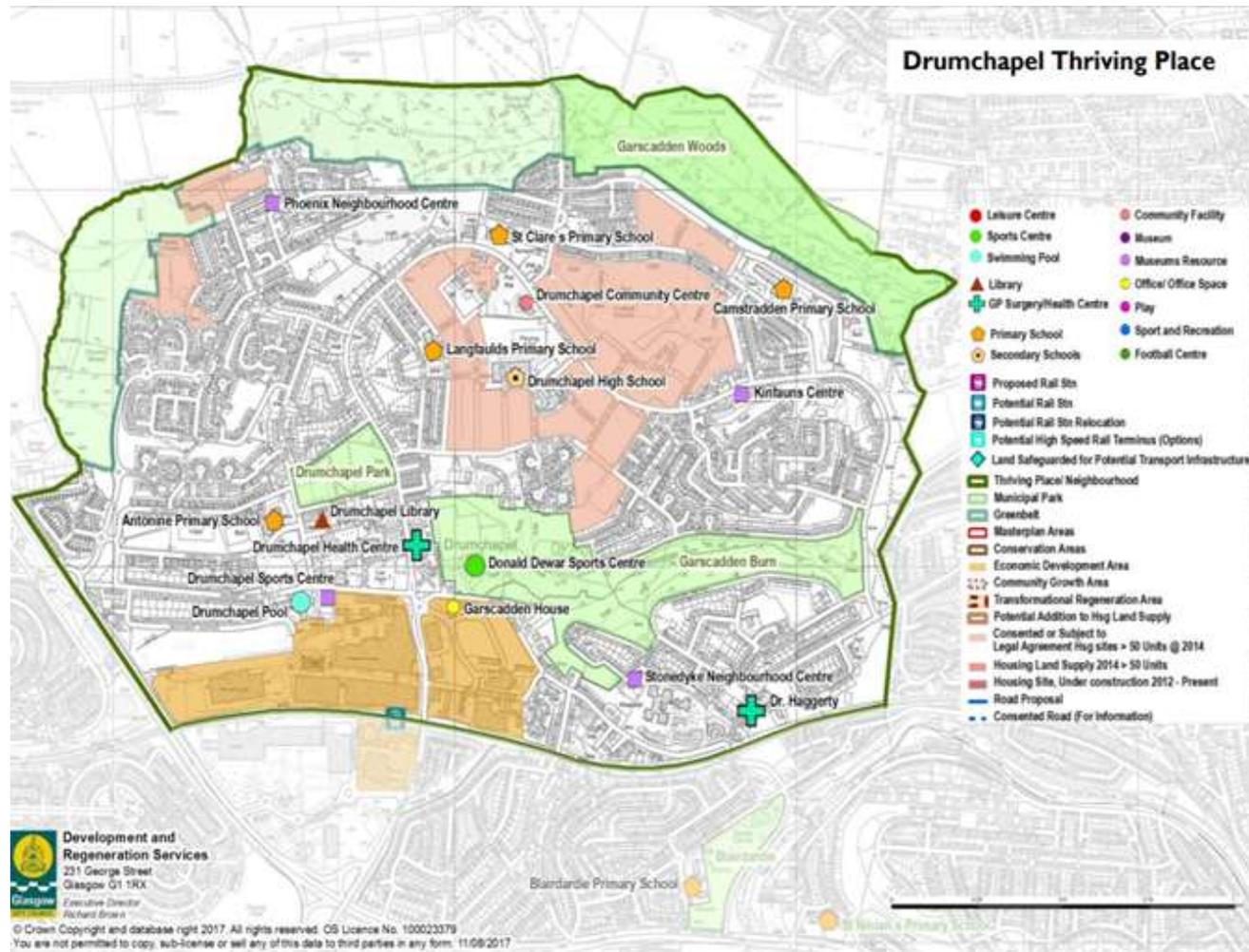
What are the key issues?

What has our research told us so far?

In moving forward, how do we solve these issues?

Drumchapel LDF – Area

The LDF will cover the area of focus for Drumchapel “Thriving Place”, as well as Great Western Retail Park and the other side of Duntreath Avenue:



Key Planning Issues for Drumchapel

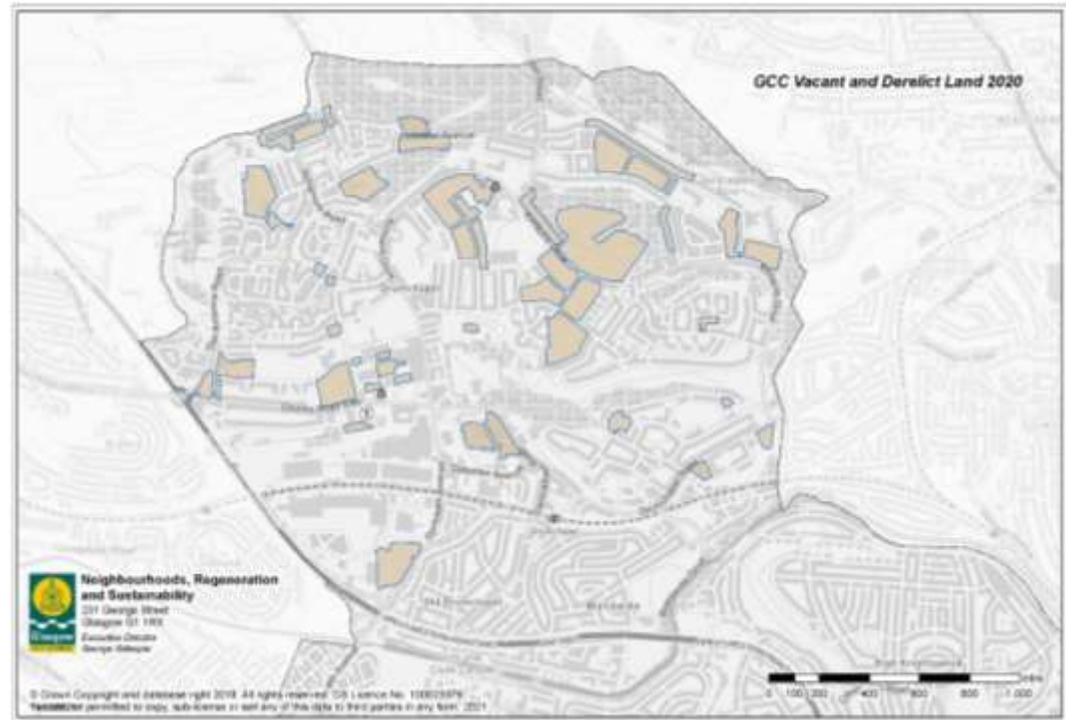
- High volumes of **vacant land** as a legacy of depopulation in the 20th century
- Low provision for **day to day amenities** within easy walking distance of many residents
- Decline in the range of services and physical condition of **Drumchapel Shopping Centre**
- Issues with accessibility to **public transport**, including speed and frequency of buses
 - Particularly the case for more outlying areas of Drumchapel
- **Walking and cycling** – Poor environmental quality and disconnection in some areas
- Poor quality of some **open spaces** and low biodiversity in parts of the area
- Lack of local **employment** opportunities, barriers to **education and training**
- **Flooding**, particularly in the north
- **Topography** – Several hills in the area which bring challenges to accessibility and development
- Unreasonable **negative perceptions** of the area, with the built environment contributing to this

Key ambitions for the LDF – Initial Thoughts and Ideas

Outcome 1 - Liveability

1.1 - The positive redevelopment of vacant and derelict land to reconnect and repopulate Drumchapel:

- Promote a placemaking led approach to redeveloping vacant land
 - Placemaking is a design process that considers the context in the local area and attempts to balance the wide range of different elements that go into creating a successful place
- Promote a new “garden suburb” design principle for the area which seeks to merge urban and rural, capitalising on existing assets of open space, the natural environment and the wider green network
- Promote innovative activity on vacant sites, including meanwhile uses
- Work to achieve a mixture of housing types and address gaps in provision
- Focus on addressing disconnection and fragmentation caused by large gaps in built form



1.2 - Improve quality of and access to local facilities/public spaces and Drumchapel shopping centre

Local Facilities/Spaces:

- Promote the location of local facilities and shops to work towards the “20 minute neighbourhood” aspiration - <https://www.sustrans.org.uk/our-blog/get-active/2020/in-your-community/what-is-a-20-minute-neighbourhood>

Town Centre (Shopping Centre):

- Concentrate community, shopping and agency buildings in the town centre
- Improve town centre public realm and shopfront appearance
- Promote housing development around the town centre to support services

Outcome 2 – Connectivity

Improve connectivity and the active travel environment both within Drumchapel and to key external locations

- Work with partners to improve bus provision
- Enhance accessibility to Drumchapel and Drumry train stations
- Explore potential for the expansion of fixed public transport infrastructure
- Work with the Glasgow Liveable Neighbourhoods Plan and Active Travel Strategy to bring investment to the active travel network in Drumchapel, linking in with the 20 minute neighbourhood aspiration
- Work with Council NRS colleagues to improve footway and path quality and provision

Outcome 3 – Open spaces, natural environment and the green network

3.1 - Improve and capitalise on access to good quality open space, natural environment and other spaces

- Work with Glasgow Open Space Strategy to improve open space accessibility and quality, identifying gaps in the area and working to find solutions
- Promote the principle of nature based solutions - <https://connectingnature.eu/nature-based-solutions-explained>
- As in Outcome 1.1, promote a new “garden suburb” design principle for the area
- Work with Stalled Spaces and the Growchapel project to activate stalled sites, including on a temporary basis
- Promote the water tower as a landmark
- Flood management measures

3.2 – Improve and capitalise on access to the wider green network and historic environment

- Support improved access to the green network at the edge of and neighbouring to Drumchapel, including to the adjacent local authorities of East and West Dunbartonshire

Outcome 4 – Economy and Education

Increase local economic development, inclusion and access to education/training

- Through spatial planning, support the growth of sustainable local employment opportunities
- Where possible through spatial planning and by working with partners, promote the community wealth building approach to economic development - <https://cles.org.uk/community-wealth-building/what-is-community-wealth-building/>
- Support improvements to the existing Economic Development Area (EDA) around Duntreath Avenue and Dalsetter Business Park to help make it a more attractive place for businesses to operate in
- Promote the creation of smaller scale industrial/business units
- Explore the concept of creating a community college/education facility e.g. with a further education institution to establish a campus in Drumchapel town centre, based on the principle set up by John Wheatley College in Easterhouse
- Explore the concept of community owned energy production

Conclusions and Questions

This document hopefully provides a useful overview of the context of the Drumchapel LDF and a summary of key issues and opportunities.

What do you think are the development issues and opportunities for Drumchapel moving forward?

Do you agree with our initial assessment?

What can you add, clarify or expand on?

We want to know what you think.