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Item 7

20th August 2019



Glasgow City Council

Neighbourhoods, Housing and Public Realm
City Policy Committee

Report by Executive Director of Regeneration and the Economy

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COWLAIRS MASTERPLAN REPORT

Purpose of Report:

The purpose of this report is to update Committee on:

- I. The completion of the Cowlairs Masterplan Report, which sets out a vision and place principles for the regeneration on Cowlairs;
- II. The intention to use the Masterplan Report as a material consideration in the determination of planning applications within the development area;
- III. The proposed next steps with regard to a programme of procurement of a private development partner.

Recommendations:

It is recommended that Committee:

- I. Considers the content of the Cowlairs Masterplan Report;
- II. Notes that the document will serve as a material consideration in the determination of planning applications within the development area;
- III. Note the proposed next steps with regards to the procurement for a private development partner.

Ward No(s): 16

Citywide:

Local member(s) advised: Yes No consulted: Yes No

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1 Introduction

- 1.1 Cowlairs is a 30 hectare site that lies between Possilpark and Keppochhill Road and is made up of long-term Council-owned derelict land comprised of former tenement housing and, St Theresa's RC Primary School site, vacant sports pitches and Cowlairs Park. The site outline is marked in red in the attached plan in Appendix 1.
- 1.2 A DRS Cowlairs Project Team is leading the preparation of plans for the redevelopment of Cowlairs. Cowlairs is one of the five large-scale housing-led regeneration areas situated within North Glasgow that are set to deliver circa 3,200 new homes. The plan shown in **Appendix 2 North Glasgow Large Scale Housing Developments** shows these sites and their proximity to Cowlairs. Sighthill, Dundashill and Hamiltonhill have approved Masterplans and activity has already begun. Cowlairs is programmed to follow on from this successful activation of the north.
- 1.3 Cowlairs will benefit from circa £2.1 m infrastructure funding from Glasgow City Region City Deal and will be able to access the North Glasgow Integrated Water Management System (NGIWMS) which will unlock the site's development potential.
- 1.4 The Cowlairs Project Team has produced the Cowlairs Masterplan Report to promote a vision and place principles to guide the redevelopment of the site.
- 1.5 The Glasgow City Development Plan's key aims of creating healthy, high quality and sustainable places are firmly embedded in the Masterplan. The Plan's overarching policy CDP 1 The Placemaking Principle has been applied to ensure the Masterplan encourages good placemaking, health and wellbeing outcomes. In line with Policy CDP 2 Sustainable Spatial Strategy, a Draft Strategic Development Framework (SDF) is in preparation for the Glasgow North large-scale priority area. The Draft SDF identifies the need to prepare more detailed planning guidance for Cowlairs and this requirement has been directly met by the production of the Masterplan. Overall, the Development Plan's suite of policies and supplementary guidance documents have been integral in shaping the Masterplan.
- 1.6 The Cowlairs Masterplan's preparation has been informed by the series of community and stakeholder engagement events. A full report on the community and stakeholder engagement activities is provided in **Appendix 3**.
- 1.7 The engagement events to date have ensured that the community's ambitions have been included within the Masterplan report. Public engagement will continue as plans for the site are progressed, to ensure local residents are fully involved in the Cowlairs' regeneration plans.

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2 The Cowlairs Masterplan Report

2.1 The Cowlairs Masterplan Report (July 2019) sets out an inspirational vision and place principles to guide the regeneration of Cowlairs. A copy of the full Masterplan report can be accessed on:

<http://connect.glasgow.gov.uk/CHttpHandler.ashx?id=46214&p=0>

2.2 Chapter 2 of the Masterplan addresses significant issues that affect the development potential of Cowlairs area namely:

- Saracen Colliery pit-head lay to the north: the site is underlain by mineworkings and as disused mineshaft lies within the north-west corner of the site;
- A large section of Carlisle Street is not adopted by Glasgow City Council;
- There is a sizeable retaining structure running along the eastern edge of the site;
- There are Health and Safety Executive consultation zones that affect the north-east corner of the Cowlairs site as it lies adjacent to the bottling plant.
- The site's existing topography includes large flat terraced areas that create opportunities for development; but the steeper slopes adjacent to Keppochhill Road mean that achieving vehicle access from the south is challenging.

2.3 Chapter 3 of the Masterplan sets out a vision to develop Cowlairs into a growing, green and healthy neighborhood. It provides a series of place principle diagrams to guide the design and delivery of new housing, open spaces and infrastructure works within Cowlairs.

- A new park
- Good quality amenity space
- Green networks
- Active travel routes
- Linking communities
- Identity- establishing an urban 'cross'
- Identity – an urban core with soft edges
- Defining the entrances
- Vehicle movement and residential streets
- The central boulevard
- Residential tenure mix
- Commercial and community uses
- Character – existing topography
- Blue network
- Character zones
- Glasgow character

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- 2.4 Development of the Cowlares masterplan will result in nine adjacent sites, totaling 27.15 hectares, being removed from the Vacant and Derelict Land Register. This is equivalent to 37 full-size football pitches. All of this land is in public ownership, and has been vacant for more than 20 years.
- 2.5 The report also highlights GCC's aspiration for Cowlares' regeneration to contribute significantly to the City Council's goal of being a carbon neutral city. It encourages the housing developer to strive to maximise the use of 'Passivhaus' standard within new housing. 'Passivhaus' is a rigorous standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy building that require little energy for heating or cooling. It is also GCC's aspiration that the site will be regenerated without the use of gas infill.

3 Next Steps

- 3.1 The proposed Cowlares regeneration project's next steps are:
- The Cowlares Project Team has determined that the most appropriate mechanism for appointing a private developer to deliver the new residential development, open space areas and infrastructure works will be through the procurement route of Competitive Procedure with Negotiation (CPN). This will ensure that all the aspirations for the regeneration of this area will be met.
 - Procurement is programmed to be initiated in early Spring 2020 and will follow a 12 month programme. This would allow for a potential site start of the first phase of housing development in Spring 2022.
 - The Project Team to manage a programme of infrastructure works to be funded by Glasgow City Region City Deal.
 - GCC and the appointed Private Sector Developer Partner to work closely with local residents to ensure they continue to be fully involved in the regeneration process at Cowlares.

4 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no new financial implications arising from the report
<i>Legal:</i>	There are no legal issues arising from the report
<i>Personnel:</i>	There are no direct personnel implications arising from the report

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Procurement:

The procurement of a private developer for the delivery of the residential led development of Cowlairs will be undertaken.

Council Strategic Plan:

The report supports the theme **Resilient and Empowered Neighbourhoods**

Priority 74. Develop a more integrated approach to how we use our policies, assets and resources to improve community empowerment, neighbourhoods and delivering equality.

Priority 80 Deliver the Glasgow Housing Strategy, including utilising funding from the Scottish Government and development partners to step up progress on the city's priority Transformational Regeneration Areas and Development Framework Areas

Priority 81. Support Registered Social Landlords and the private sector to provide 15,000 new homes across the city, maximizing delivery of homes for social rent, promoting use of the city's vacant and derelict land, bringing empty homes back into use, encouraging city centre living and creating opportunities for self-build. Bringing the city's vacant and derelict land back into productive use is a key opportunity for inclusive growth that the council wants to encourage.

The report also supports the theme **Sustainable and Low Carbon City**

Priority 63. Give all children better access to outdoor play by upgrading school playgrounds and play areas

Priority 65 Build high quality, inclusive active travel infrastructure

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Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22

The delivery of the Cowlares' Masterplan supports the Glasgow's Housing Strategy which was subject to an Equalities Impact Assessment. [Glasgow's Housing Strategy Impact Assessments](#)

What are the potential equality impacts as a result of this report?

There is no significant equality impact as a result of this report.

Please highlight if the policy/proposal will help address socio economic disadvantage.

Providing New build housing supports the Glasgow Housing Strategy Aim "Improve Access to Housing Across All Tenures". The assessment concluded that this impacts all groups positively. Having access to better quality and different types of housing has a positive impact in general on people's health and quality of life

Sustainability Impacts:

Environmental:

The Masterplan promotes sustainable development that will regenerate a long-established housing neighborhood. The new development's high walkability credentials, proximity to Possilpark Town Centre and bus corridor will support sustainable living, active travel modes and reduce carbon dioxide emissions.

Social, including Article 19 opportunities:

The Masterplan will facilitate sustainable placemaking that creates enhanced residential communities, improves social connectivity and supports additional footfall and vibrancy within the area and in the adjacent town centre.

Economic:

The Masterplan proposes the development of around 800 new homes: the additional resident should increase footfall and expenditure within Possilpark Town Centre and improve its commercial and civic profile. These potential economic benefits for the town centre will help deliver the aims of the Glasgow Economic Strategy 2016-2023.

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**Privacy and Data
Protection impacts:**

None

5 Recommendations

It is recommended that Committee:

- I. Considers the content of the Cowlairs Masterplan Report;
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