

Broomhill Place Plan

DRAFT - FEB 2025



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1

Introduction

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1.1 Introduction

Broomhill

Broomhill is a leafy inner Glasgow suburb and much of it is now a conservation area. It is situated north of the River Clyde and is bounded by Thornwood to the south and east, Hyndland and Partick to the east, Jordanhill to the north and west and Whiteinch to the south west. The neighbourhood is divided roughly in half, with areas to the North and South of Crow Road, the local high street.

Most of Broomhill was built between 1890 and 1950, with the earliest remaining building in 1855, though Balshagray in Broomhill was mentioned in the 1100's. When the railway yards were sold off in the 1970's further more modern buildings were erected and in 2018 Broomhill Primary School was completely rebuilt.

The area has a strong and established landscape framework created by street trees, front gardens and the further trees contained in the several open spaces. Its cherry blossom trees throughout give it a unique neighbourhood character in Glasgow, and are a feature of a new annual local celebration.

(BCC; GCC, 2015)

About Place Plans

Local Place Plans have been introduced by the Scottish Government to bring local community voices into the planning processes of their local areas.

A Local Place Plan seeks to create a cohesive vision and identity for an area, incorporating the aspirations of its residents, along with their ideas on the opportunities and challenges to be addressed. Focussing on themes related to planning, such as buildings, land use, access to services, movement and greenery, the contents of a Local Place Plan is read alongside wider planning strategies for an area, and centres community voices in considerations and changes for its future.

Broomhill Place Plan

This document has been created by the community and for the community of Broomhill. Broomhill Community Council appointed New Practice to support with the community engagement activities which took place over Summer 2024, and the writing of the plan.

The boundary for the content of this document is indicated on the adjacent map. This boundary largely corresponds to the boundary for Broomhill Community Council, with the inclusion of an additional section to the South/East of Broomhill Drive, which sits within the boundary of Thornwood Community Council. There were two reasons for including this additional section:

1. To acknowledge the wide gap in socio-demographics between these residents and those more affluent in the remainder of Broomhill, and ensure that these residents had a say in their local area;
2. That despite being beyond the community council boundary, the area still feels 'connected' as a neighbourhood both physically and in atmosphere - many of its roads even carry the name of 'Broomhill'.

Thornwood has been engaged as a key stakeholder throughout the process of developing the place plan, and engagement data pertaining to the area within their boundary is available for their use.

The Broomhill Place Plan is accompanied by three appendices, one which presents the spatial analysis and desk research of New Practice, one with a thorough summary of engagement activities and outcomes, and the third with compiling the key consultation materials.



TRAIN STATION

TRAIN STATION

Balshagray Ave.

Crow Road

Broomhill Drive

Thornwood
Community
Council

1.2 Executive Summary

Introduction

The following pages outline the key stages of engagement for the project, and gives a summary of the focus, promotion and activities that were involved at each stage. It also briefly outlines the structure of the Place Plan itself, which this engagement informed.

Pre-engagement

Focus:

The aim of this phase of engagement was to find out from locals how we can best engage throughout this project with the communities living in and around the high flats between Broomhill and Thornwood Drive.

Activity:

- Pop-up event with creative activity near the park at the base of 154 Broomhill Drive to coincide with school pick-up time

Stage 1 engagement

Focus:

The aim of this phase of engagement was to have general conversations around the five themes outlined below. There was also the opportunity for participants to bring other ideas/observations to the table.

- General Liveability
- Streets and Movement
- Locations with 'Potential'
- Sustainability
- The Built Environment

Promotion:

- Shared on Broomhill Watch community Facebook page (3.4K members)
- Paid promotion on Meta platforms (Facebook and Instagram), geographically targeted to Broomhill Locale
- Emails to stakeholders requesting that they support by sharing material with their own networks
- Posters in the windows of local businesses
- Flyers distributed at engagement events, and outside Broomhill Primary School at pick-up time

- Attended Broomhill Community Council meeting

Activity:

- Online survey live from 10th June to 14th July (97 responses)
- Pre Broomhill Community Council pop-up engagement event on 21st June (3 participants, in addition to the regular Community Council attendees)
- Naseby Park pop-up engagement event on 26th June (18 participants)
- Neighbourhood walk-about on 9th July (4 participants)
- Meetings with key stakeholders throughout Stage 1

Stage 2 engagement

Focus:

In this phase of engagement we presented ideas that responded to issues raised by the community in Stage 1, providing the opportunity for participants to tell us if we are on the right track. The questions were asked under a reconfigured set of themes, outlined below.

- Community Life and Access to Services
- The Impacts of Vehicles and Traffic
- Safe, Convenient Cycling
- Pedestrian Movement and Accessibility
- Parks, Greenery and Accessibility
- Housing and Sustainability

Promotion:

- Shared on Broomhill Watch community Facebook page (3.4K members)
- Paid promotion on Meta platforms (Facebook and Instagram), geographically targeted to Broomhill Locale
- Update emails to stakeholders requesting that they support by sharing material with their own networks
- Posters in the windows of local businesses
- Flyers distributed at engagement events
- Text to tenants of Wheatley flats on Broomhill Lane

Activity:

- Online survey live from 20th August to 9th September (83 responses)
- Attended Broomhill Primary School to facilitate workshops with two P5/6 classes on 3rd September (approx. 65 participants)
- Attended Thornwood Community Council Meeting on 3rd September
- Broomhill Lane pop-up engagement event on 6th September (6 participants)
- Broomhill Square pop-up engagement event on 7th September (3 participants)
- Attended 9th Glasgow Scouts Group to facilitate a workshop with the Cubs on 11th September (8 participants)

Stage 3 engagement

In this stage we attended the Broomhill Community Council meeting on 9th October, where we presented the outcomes of the previous engagement stage, alongside a set of 'Future Narratives' which we proposed should create the contents of the Broomhill Place Plan. Final comments and feedback were collected in this meeting.

Place Plan Structure

The findings from the engagement stages informed the creation of five 'Future Narratives' for Broomhill. These holistically consider five separate themes, which are:

- Future Narrative 1: *Diverse Green Spaces Great and Small*
- Future Narrative 2: *Comfortable and Accessible Neighbourhood Movement*
- Future Narrative 3: *Community Living and Better Dwelling*
- Future Narrative 4: *Managing the Impacts of Major Roads*
- Future Narrative 5: *Making Crow Road a Pleasant Neighbourhood Centre*

Within each Future Narrative there are number of initiatives, from four in Future Narrative 4 up to thirteen in Future Narrative 3.

The engagement process also revealed a number of wider issues and ambitions for Broomhill, which although not directly within the remit of the planning system or the powers of the Place Plan, still are inter-connected to those which are. These have been presented as wider ambitions, which the community and/or local authority can progress. Further, the engagement data and findings which underpin these ambitions we hope is a strong foundation for any community actions or funding bids.



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Broomhill Place Plan

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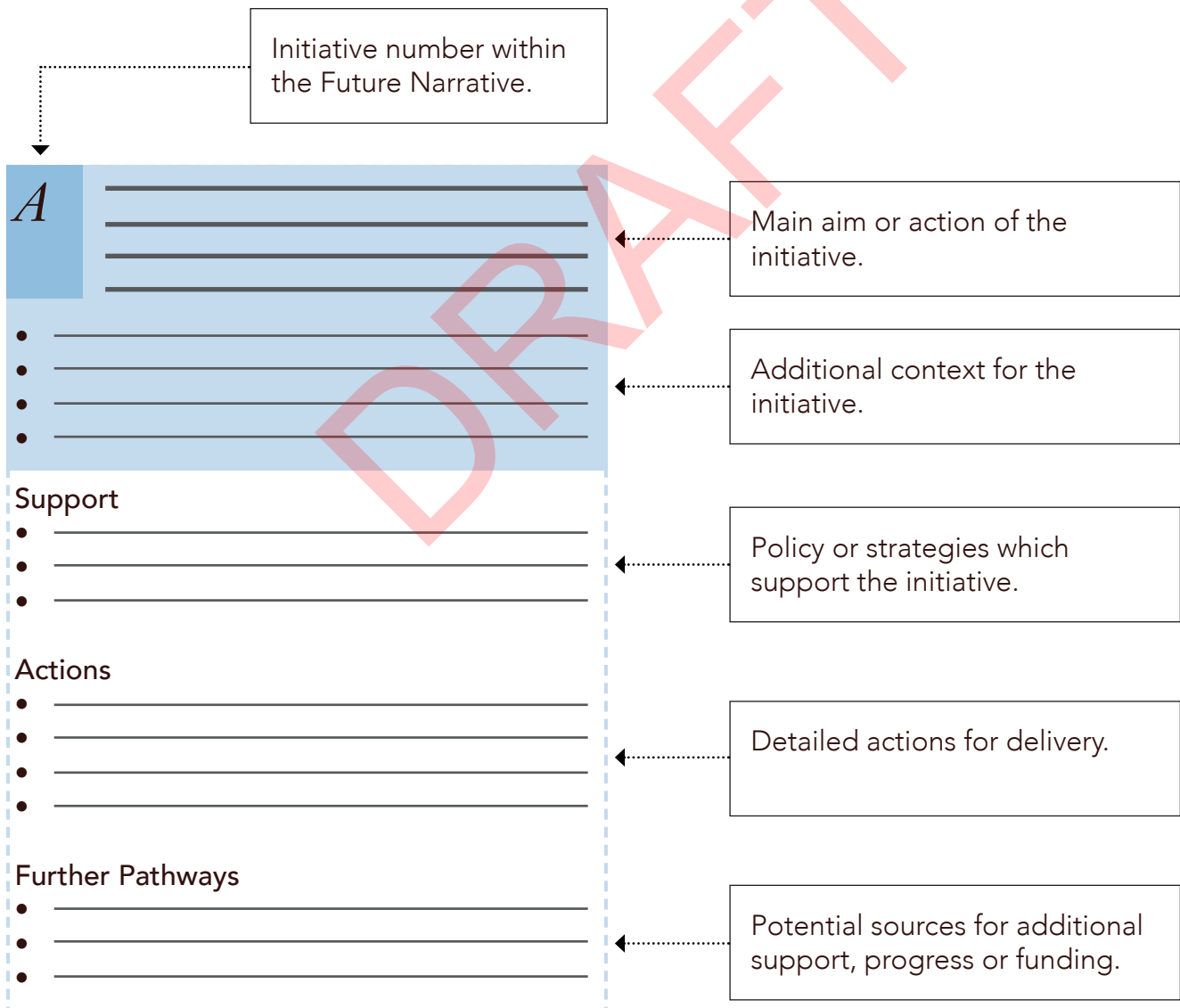
2.1 How to Read the Place Plan

Reading the Place Plan

The Broomhill Place Plan is organised into five 'Future Narratives', each presenting a holistic future ambition for Broomhill within a series of themes.

Each Future Narrative begins with a brief overall goal, and an expanded set of goals. This is contextualised within the findings from the community engagement.

The initiatives which comprise each Future Narrative are presented in a consistent style, outlined in the diagram below:



Glossary

- **BCC** - Broomhill Community Council
- **CDP** - City Development Plan (Glasgow)
- **GCC** - Glasgow City Council
- **GLN** - Glasgow Liveable Neighbourhoods
- **NPF4** - National Planning Framework 4
- **OSS** - Open Spaces Strategy (Glasgow)
- **RPZ** - Restricted Parking Zone

Future Narrative 1

Diverse Green Spaces Great and Small

Goal

A Broomhill with diverse and nurtured green spaces that provide for people, nature and wildlife.

Protect and nurture the greenery and natural environment of Broomhill, which is central to its character, atmosphere and a source of local pride. Nurture and maintain existing green spaces and parks, for more diverse use by local residents. Across Broomhill, support biodiversity strength and wildlife protection with focussed and well-maintained areas, with local woodlands for use by residents for community wellbeing.

What did the community say?

- The protection and management of green spaces and nature was the highest rated theme across the consultation.
- The greenery of Broomhill is important to its character and appeal, and crucial to protect and properly manage. Of note are its heritage trees and cherry blossoms.
- Green spaces of all scales in Broomhill, even those on 'in-between' pieces of land, are important and should be protected from development.
- The parks in Broomhill are important assets that should be protected, and managed to increase their diverse use and accessibility.
- Some parks and green areas are not defined as such, or at all, in council maps or development plans, which aligns to the demographic split between North and South Broomhill.
- Biodiversity and wildlife protection is important, however biodiversity green spaces should be actively managed to ensure they are kept in a pleasant condition.
- Turning two local woodland sites, one closed near Hyndland Station and one existing on the hill behind the Broomhill Lane high flats, into managed community woodlands for wellbeing and biodiversity was a very popular initiative.
- Members of the community take pride

in Broomhill's natural environment, and would be happy to be more involved with greenery maintenance if there was structure and support to do so.

- Dog fouling is a problem in green spaces and there is no local dog park.

Initiatives

A Ensure that the main parks in the area (Naseby Park, Marshall's Park and Broomhill Community Park) are defined as protected open spaces and maintained as such.

- Only Naseby Park designated as a 'Community Space' under CDP/SG6
- Naseby Park and Marshall's Park (named as 'Broomhill Park') designated as 'Public Park or Garden' in OSS
- Broomhill Community Park designated as Amenity Greenspace in OSS
- None designated as an SSLI in CDP/SG7.

Support

- NPF4 (Policies 3, 4, 6 and 12)
- Scotland Environment Strategy
- Scottish Biodiversity Strategy
- Scottish Government Physical Activity Delivery Plan
- Play Strategy for Scotland

Actions

- Protect all three parks under CDP/SG1, 6 & 7
- Redesignate Broomhill Community Park and Marshall's Park (Broomhill Park) as 'Public Park or Garden' in OSS
- Continue statutory protections as Open Space Asset under OSS
- Recognise all three as SSLI in CDP
- Extend Tree Preservation Order over all three parks under CDP/SG7

B Turn the vacant woodland by the railway line into an accessible community woodland for wellbeing and local biodiversity.

- Currently owned and managed by GCC/ NRS
- Designated as a woodland in OSS
- Being treated for Japanese Knotweed.

Support

- NPF4 (Policies 3, 4, 6, 12, 22)
- Scottish Biodiversity Strategy
- Scottish Climate Change Plan (Net Zero Strategy)
- Scotland Open Space Strategy
- Scotland Forestry Strategy
- Glasgow Woodland & Forestry Strategy
- Clyde Climate Forest

Actions

- Allow safe access, and improve and manage for community wellbeing
- Protect under CDP/SG1, 6 & 7
- Continue statutory protection as Open Space Asset under OSS
- Recognise as woodland SSLI in CDP, and as a Local Nature Conservation Site
- Protect against any development and restrict changes of use
- Mitigate impacts to access and biodiversity from any nearby development
- Extend Tree Preservation Order over woodland under CDP/SG6 & 7
- Count in biodiversity metrics and maintain as such

Further Pathways

- Victoria Park Area Partnership (NIIF)
- Nature Restoration Fund
- Forestry Grant Scheme
- Glasgow Open Space Strategy Fund
- Woodland Trust Urban Tree Fund
- Greenspace Scotland Community Fund
- Community Empowerment (Scotland) Act 2015

C Protect 'in-between' and informal greenspaces from development, and manage them for wildlife and biodiversity.

- Site **C1** host to a local bat population.

Support

- NPF4 (Policies 3, 4, 6, 12, 22)
- Scottish Biodiversity Strategy
- Pollinator Strategy for Scotland
- Scotland Climate Adaptation Strategy
- Scotland Land Use Strategy
- Scottish Climate Change Plan (Net Zero Strategy)
- Scotland Open Space Strategy and Green Network Blueprint

Actions

- Designate all indicated areas as Open Space Assets under OSS with statutory protection
- Protect under CDP/SG1, 6 & 7
- Protect against any development and restrict changes of use
- Designate as priority sites for nature restoration in Vacant & Derelict Land Strategy rather than sites for potential development
- Use these sites to 'connect up' key parks, green spaces and woodlands within Green & Blue Network Strategy, integrating into the Green Network
- Protect bat habitat at **C1** as a Local Nature Conservation Site
- Audit under Open Space Audit to identify further biodiversity potential

Further Pathways

- Nature Restoration Fund
- Glasgow Open Space Strategy Fund
- Greenspace Scotland Community Fund
- Community Empowerment (Scotland) Act 2015

D *Extend existing Tree Preservation Order zones around Rowallen Gardens to wider areas of Broomhill, and replace any trees which must be removed due to die-off.*

Support

- NPF4 (Policies 3, 6, 22)
- Scottish Forestry Strategy
- Scotland Climate Adaptation Strategy
- Glasgow Woodland & Forestry Strategy

Actions

- Extend Tree Preservation Orders to indicated areas under CDP/SG6, 7 & 9

E *Improve the amenity and accessibility of Naseby Park and Broomhill Community Park for diverse users, by providing wider facilities and accessibility improvements.*

Support

- NPF4 (Policies 3, 6, 12)
- Scottish Government Physical Activity Delivery Plan
- Play Strategy for Scotland
- Glasgow Parks & Greenspace Vision

Actions

- Designate Broomhill Community Park as a 'Community Space' under CDP/SG6, assessing its quality under the Community Space standard to facilitate improvements and funding contributions
- Facilitate and support community-led park improvements in OSS and Glasgow Parks & Greenspace Vision

Further Pathways

- Victoria Park Area Partnership (NIIF)
- Scottish Land Fund
- Glasgow's Community Fund
- Scottish Land Fund
- Glasgow Open Space Strategy Fund

F *Turn the vacant woodland between the Wheatley high flats into an accessible community woodland for wellbeing and local biodiversity.*

- Currently owned and managed by GCC/ NRS
- Designated as 'housing amenity' in OSS
- May be partly leased to or managed by Wheatley housing association
- Site is within Thornwood Community Council Boundary, and has support but requires further engagement.

Support

- NPF4 (Policies 3, 4, 6, 12, 22)
- Scottish Biodiversity Strategy
- Scottish Climate Change Plan (Net Zero Strategy)
- Scotland Open Space Strategy
- Scotland Forestry Strategy
- Glasgow Woodland & Forestry Strategy
- Clyde Climate Forest

Actions

- Create safe access, updating existing pathways throughout for accessibility, and improve and manage for community wellbeing
- Redesignate from 'housing amenity' to woodland in OSS
- Protect under CDP/SG1, 6 & 7
- Continue statutory protection as Open Space Asset under OSS
- Recognise as woodland SSLI in CDP, and as a Local Nature Conservation Site
- Protect against any development and restrict changes of use
- Mitigate impacts to access and biodiversity from any nearby development
- Extend Tree Preservation Order over woodland under CDP/SG6 & 7
- Count in biodiversity metrics and maintain

Further Pathways

- Victoria Park Area Partnership (NIIF)
- Nature Restoration Fund
- Forestry Grant Scheme
- Glasgow Open Space Strategy Fund
- Woodland Trust Urban Tree Fund
- Greenspace Scotland Community Fund
- Community Empowerment (Scotland) Act 2015



TRAIN STATION

TRAIN STATION

Balsahgray Ave.

Woodcroft Ave.

Crow Rd.

Broomhill Dr.

Marshall's Pk.

Naseby Pk.

Marlborough Gardens

Broomhill Community Pk.

Railway woodland

Other Neighbourhood Ambitions

The following initiatives are either partly or wholly undeliverable within the parameters of the Place Plan, and must be either carried for directly by the community, with community flagging to GCC, or by GCC itself.

G Community group involvement with maintenance, also as a form of neighbourhood pride and bonding.

H Provide a dog-only area in Broomhill Community Park.

H Improve the amenity and accessibility of Naseby Park and Broomhill Community Park for diverse users, by providing wider facilities and accessibility improvements.

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TRAIN STATION

TRAIN STATION

Balsahgray Ave.

Woodcroft Ave.

Crow Rd.

Naseby Pk.

Broomhill Community Pk.

Broomhill Woodland

Broomhill Dr.

Future Narrative 2

Comfortable and Accessible Neighbourhood Movement

Goal

A Broomhill that's easy, safe and pleasant for all residents to move around in.

To manage the impact of heavy vehicular traffic in Broomhill, to improve atmosphere, safety and accessibility for all residents regardless of transport mode. An improved and more accessible pedestrian experience, with safer and more direct, practical routes emphasised, and the impacts of temporary flooding mitigated. Address concerns of illegal and inappropriate car parking that cause safety and accessibility issues for road users, emergency vehicles and pedestrians.

What did the community say?

- The area is seen as being car-dominated, with much scope to improve the pedestrian experience in terms of safety, accessibility and practicality.
- Adult residents as well as pupils at Broomhill Primary School raised the need for better safety around Broomhill Primary School, and the addressing of obstructive parking and congestion on Woodcroft Avenue.
- Obstructive or illegal parking is prevalent and results in poor manoeuvrability for drivers, obstructed accessibility and visibility for all users but particularly women and disabled residents, and often impacts the access of emergency vehicles.
- Broomhill Lane and the path through Broomhill Woodland are key pedestrian links between the North and South of the neighbourhood, but are poorly maintained and inaccessible, and can sometimes feel unsafe to use, particularly for women and disabled residents.
- A number of areas were raised by locals as regularly flooding, correlating those indicated by SEPA.
- There is the potential for key routes to be improved, more accessible and direct, and better signed, particularly those that link Victoria Park to Naseby Park and Hyndland

Station, and which connect Jordanhill to Broomhill Primary School.

- A 20mph zone and one-way street system across the major residential areas North and South of Crow Road were popular in the consultation.
- Broomhill Drive and Clarence Drive could be direct secondary cycle links across the area, but currently feel unsafe due to poor or lacking cycle lanes, and speeding vehicles.
- Broomhill Drive feels unsafe and difficult to cross at Broomhill Square, particularly for disabled residents.

Initiatives

A Improve street safety, congestion and visibility for children and parents at Broomhill Primary School on Woodcroft Avenue, particularly at pick-up and drop-off times.

- School Streets scheme currently in place on some adjacent streets and lanes.

Support

- NPF4 (Policies 13, 14, 16)
- GLN

Actions

- Extend the existing GCC School Streets boundary for Broomhill Primary to include Woodcroft avenue

B Control parking on corners in the North of Broomhill, to improve accessibility, visibility, manoeuvrability and emergency vehicle access.

Support

- NPF4 (Policies 13, 14)
- Designing Streets Scottish Policy Statement
- GLN

Actions

- Incorporate into local RPZ plans

C *Address problem flooding areas through sustainable and landscape solutions, and more regular maintenance.*

Support

- NPF4 (Policies 14, 16, 17)
- Scotland's National Flooding Framework (2022)
- Flood Risk Management (Scotland) Act 2009
- GLN

Actions

- Designate areas for focussed improvement with Flood Risk Assessment and CDP/SG 7 & 8
- Designate and focus within updated Flood Risk Management Plan
- Reassesses under Metropolitan Glasgow Strategic Drainage Partnership

Further Pathways

- Victoria Park Area Partnership (NIIF)
- Metropolitan Glasgow Strategic Drainage Partnership
- SEPA (Scottish Environment Protection Agency)
- GLN

D *Improve the condition of Broomhill Lane and the path through the nearby Woodland for general safety and accessibility.*

- Site is within Thornwood Community Council Boundary, and has support but requires further engagement.

Support

- NPF4 (Policies 12, 14, 13)
- GLN

Actions

- Recognise routes for access and desire lines within OSS and CDP/SG1, 7 & 11, and as part of new access to nearby woodland sites

Further Pathways

- Victoria Park Area Partnership (NIIF)

E *Improve the directness, accessibility and signage for key pedestrian routes into and across the area.*

Support

- NPF4 (Policies 12, 14, 13)
- GLN

Actions

- Consider as key routes across the area within CPD/SG 1 and as a greenspace connector within OSS
- Connect Core Paths C27 to C27A across Broomhill via Naseby Park

Further Pathways

- GCC Core Paths Plan
- GLN

F *Introduce a one-way street system in the area around Naseby Park to aid manoeuvrability and ease conflict points.*

Support

- Road Safety Framework
- Glasgow Transport Strategy

Actions

- Incorporate into local RPZ plans
- Designate low-traffic neighbourhoods throughout
- GLN

G *Create max 20mph zones across the major residential neighbourhoods north and south of Crow Road.*

Support

- Road Safety Framework
- GLN
- Glasgow Transport Strategy

Actions

- Designate low-traffic neighbourhoods throughout
- GLN

H Create safe cycling routes with separate cycle lanes along secondary routes to connect the area to wider local and national infrastructure, such as Broomhill Drive and Clarence Drive.

Support

- NPF (Policies 13, 14, 27)
- Scotland's Active Travel Framework
- Cycling by Design
- Road Safety Framework
- GLN

Actions

- Engage Roads & Transport and Sustainable/Active Travel at GCC
- Bring forward improved temporary connections into earlier phases of Active Travel Strategy
- Incorporate into existing plans for Active Travel Strategy
- Update and formalise infrastructure apportioned by Spaces for People within Active Travel Strategy

Further Pathways

- GLN

J Parking permits around Hyndland Station to allow residents to park, and encourage commuters to park in designated areas or to use official park-and-rides.

Actions

- Incorporate into local RPZ plans

I Create a safe crossing point with traffic calming measures on Broomhill Drive at Broomhill Square shopping centre.

Support

- NPF4 (Policies 12, 14, 13)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN



Other Neighbourhood Ambitions

The following initiatives are either partly or wholly undeliverable within the parameters of the Place Plan, and must be either carried for directly by the community, with community flagging to GCC, or by GCC itself.

K Properly and regularly enforced parking restrictions, particularly around Broomhill Primary School, double yellows, spaces for emergency vehicle access, bike lanes and modal filters.

L Improve street safety and visibility for children and parents at Broomhill Primary School on Woodcroft Avenue, with crossing points, parking management and congestion mitigation.

M Improve safety and visibility at blind corners.

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TRAIN STATION

F G

M

TRAIN STATION

Balshagray Ave.

H Naseby Park

Crow Road

M

H

Clarence Dr.

I

G

H

Broomhill Dr.

Future Narrative 3

Community Living and Better Dwelling

Goal

A Broomhill with a thriving and social community, that's more accommodating and affordable to live in.

Provide a new community space, or spaces, for the local community of all ages to gather, and host activities and events. Ensure that affordability and diverse needs are central to any development in the area, and that barriers such as short-term lets are managed. Attempt to manage the limits of living in a conservation area, to make the area more accessible, affordable and sustainable to live in for a wider range of people and household types.

What did the community say?

- Local residents felt that the area lacks any spaces specifically for community use, which correlates to the existing lack of community services indicated in council maps or development plans.
- The community would benefit from a range of social, leisure and wellbeing activities, including cross-generational activities for both older and young people.
- There is a specific need for activities and gathering space for adolescents and young adults; young people in Primary School currently feel like they sometimes can't use some leisure spaces due to the presence of adolescent groups.
- Many residents felt that they could get more involved in community events if there was a communal way to share information about what's happening in the neighbourhood.
- The area has a severe deficit in after-school and affordable child care, with current offerings oversubscribed and with long waiting lists.
- Housing affordability is a barrier to living in the area, as is competition with short-term lets not being kept available for renters.
- With many older people living in the area for many years, there is a severe lack of sheltered housing for them to move out of dwellings with stairs but remain in their

neighbourhood.

- The conservation area makes it difficult for residents to maintain, repair or upgrade their dwellings with sustainable alternatives.
- Due to the limited space for new development and the existing range of housing types, many residents seek to upgrade or retrofit their properties to accommodate different household makeups.
- There is a lack of adequate recycling facilities in the area, with many needing to drive to access diverse waste recycling options.

Initiatives

A At least one community space in the area, to host community events and activities for locals at low or no cost, ideally with both indoor and outdoor space.

Support

- NPF4 (Policies 16, 27, 30)

Actions

- Any new development to provide community space under CDP/SG 1, 10 & 12
- Ease and support changes of use to community use under CDP/SG 1, 10 & 12
- Aid the identification and conversion of heritage buildings to community use under CDP/SG 9

Further Pathways

- Vacant & Derelict Land Fund
- Glasgow Communities Fund
- Scottish Land Fund
- Community Ownership Fund
- Community Land Scotland
- Glasgow Community Asset Transfer
- Glasgow Community Asset Transfer Support Fund
- Stalled Spaces Fund
- Community Empowerment (Scotland) Act 2015

B *Manage AirBnB and similar short-term lets in the area by creating a Short Term Let Control Area throughout the project boundary.*

Support

- NPF4 (Policy 30)
- CDP/SG 10
- Short-Term Let Licensing Scheme (2022)
- Short-Term Let Control Areas (STLCAs) – Planning (Scotland) Act 2019

C *Encourage the provision of more affordable child and after-school care through eased development or change of use for existing sites.*

Support

- NPF4 (Policies 15, 16, 27)

D *Require any new development to include at least 25% affordable housing within the area.*

Support

- NPF (Policy 16)

E *Encourage and ease the development of new sheltered housing schemes, and encourage any new development to include it within the area.*

Support

- NPF 4 (11, 16, 27)
- National Strategy for Housing for Older People

Actions

- Identify and locally designate the additional need for sheltered housing in future CDP
- Encourage and aid new sheltered housing under CDP/SG 7
- Ease and support change of use to provide sheltered housing under CDP/SG 7

Further Pathways

- Affordable Housing Supply Programme
- The Housing Support Fund
- The Care and Repair Programme

F *Develop new policy and guidance for the Broomhill Conservation Area, to provide greater support and opportunities for local residents to affordably maintain, repair and make appropriate sustainable upgrades to their homes.*

Support

- NPF4 (Policies 6, 12, 16)

Actions

- Engage collaboration between GCC, Historic Environment Scotland, Glasgow City Heritage Trust and BCC to reassess current guidance and rules for the Broomhill Conservation Area

G Assist with and ease the retrofit of dwellings by local residents, to allow a more diverse range of residents and household types to live in the area.

Support

- NPF4 (Policies 6, 12, 16)

Other Neighbourhood Ambitions

The following initiatives are either partly or wholly undeliverable within the parameters of the Place Plan, and must be either carried for directly by the community, with community flagging to GCC, or by GCC itself.

H More community events and social gatherings for larger and smaller groups, particularly with a focus on leisure, culture and sports.

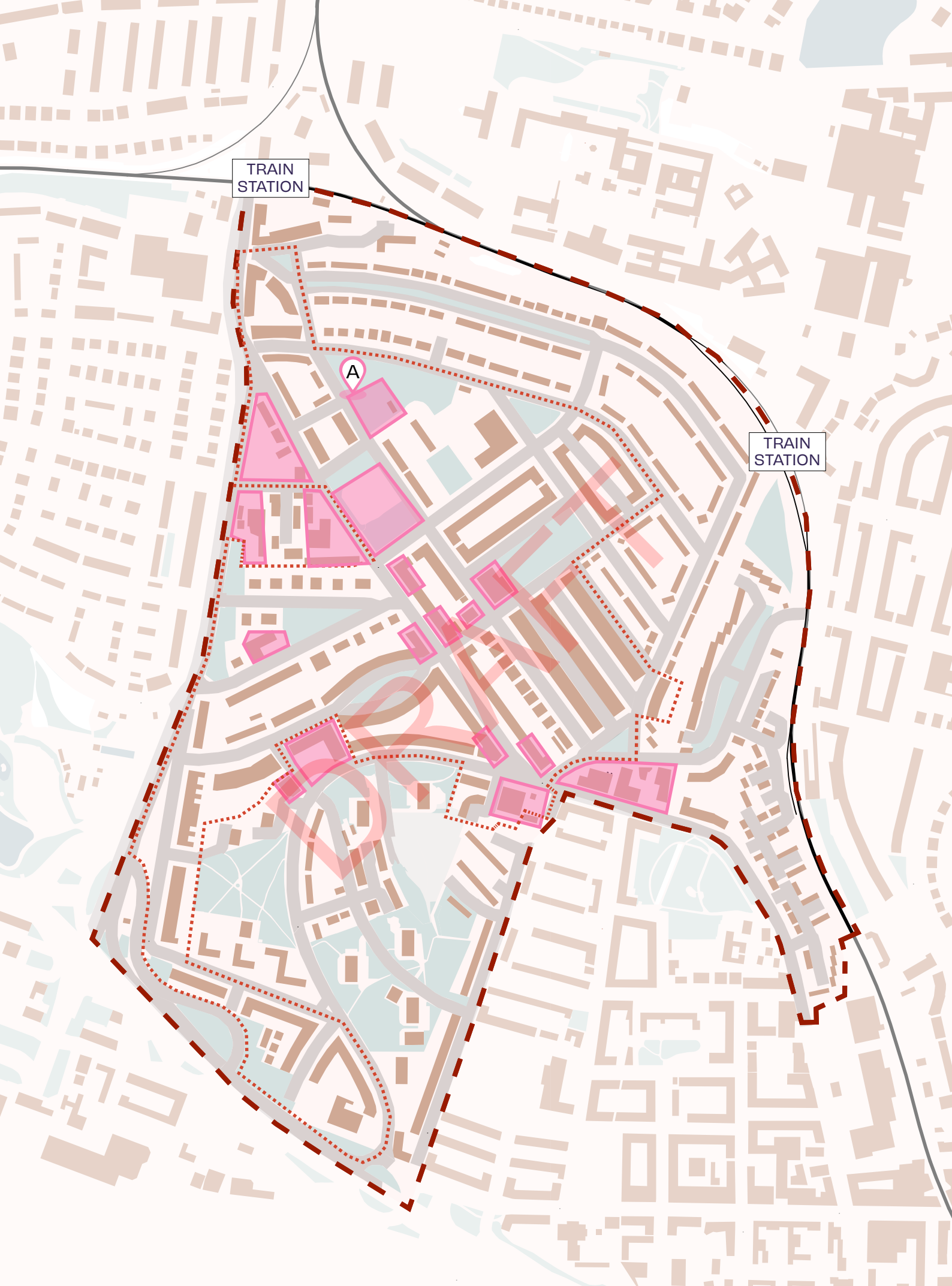
I Cross-generational community activities for older people, young adults and adolescents.

J Shared community information materials, such as an online noticeboard or newsletter, to allow locals to find out about events, social activities and meetings.

K Greater provision of affordable child and after-school care.

L Opportunities for education on appropriate ways to maintain, repair and make sustainable upgrades to homes within the conservation area, directing residents to potential sources of financial support.

M Additional waste recycling sites throughout the area, for more diverse recycling needs.



TRAIN STATION

TRAIN STATION

A

Future Narrative 4

Managing the Impacts of Major Roads

Goal

A Broomhill that doesn't feel so 'boxed-in' by busy roads that are unpleasant and difficult to cross.

Manage the impact of major roads by making them easier and safer to cross, with new crossing points in practical places. Improved safety at Thornwood Roundabout, with improved and more pleasant pedestrian underpasses.

What did the community say?

- The Thornwood Roundabout was regularly reported as unsafe, and difficult and unpleasant to use by all road and pavement users.
- The area feels 'boxed-in' by noisy, unsafe roads with fast-moving traffic.
- The major roads of Crow Road and Balshagray Avenue feel difficult and impractical to cross, with crossing points often not in ideal points for pedestrian travel.
- The pedestrian underpasses throughout the area are poorly maintained, drab, often flood and feel unsafe for many users.

Initiatives

A *Improve safety for all users at Thornwood Roundabout.*

Support

- GLN

Actions

- Support existing GCC plans to redesign Thornwood Roundabout

Further Pathways

- Victoria Park Area Partnership (NIIF)

B *Improve pedestrian safety, accessibility and experience at existing junctions on Crow Road and Balshagray Avenue, with increased space for pedestrians, more direct movement paths, longer crossing times and expanded and more comfortable waiting space.*

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

C *Provide a new pedestrian crossing point with traffic lights at the junction of Balshagray Avenue and Mitre Road.*

Support

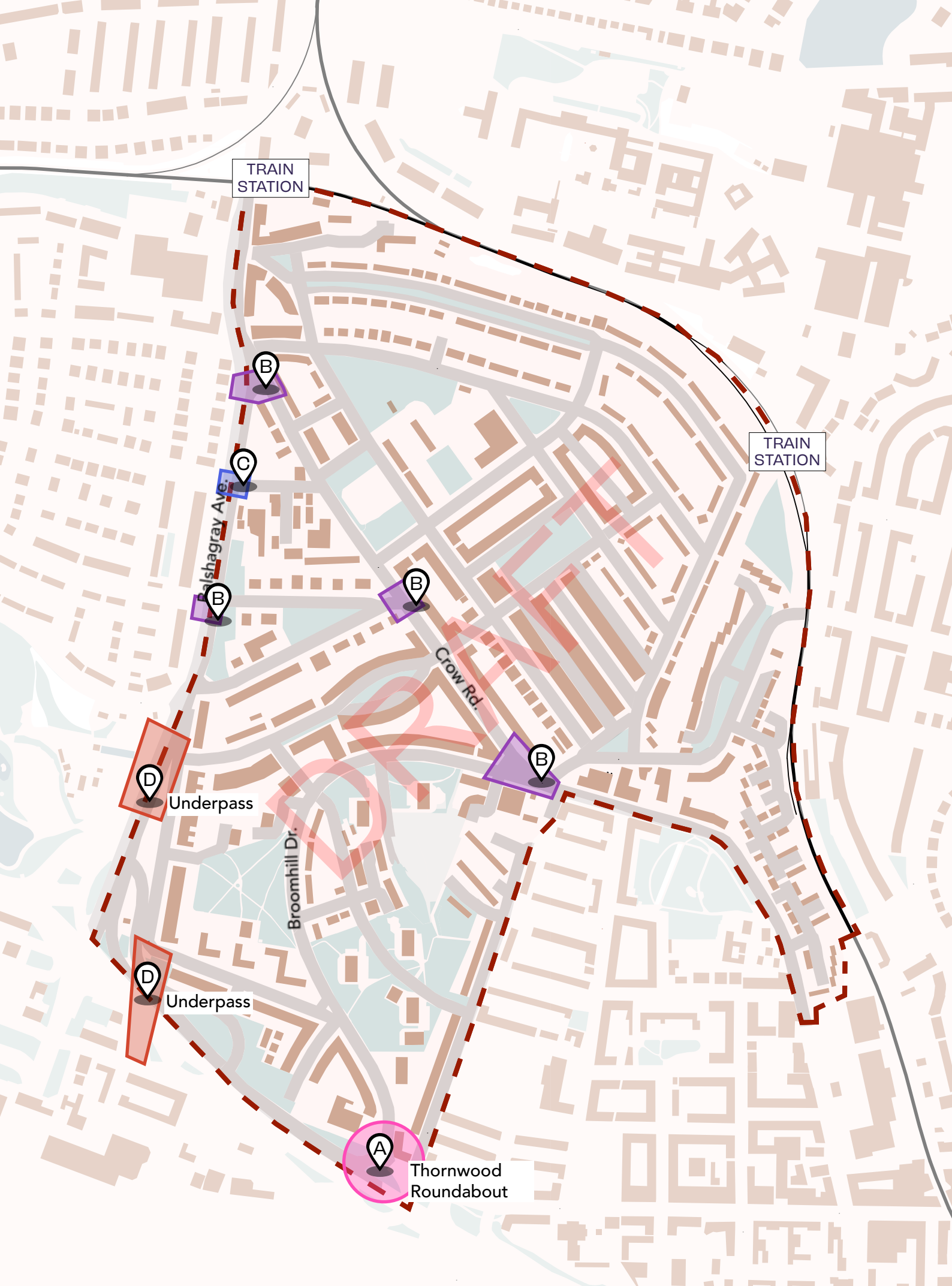
- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN



D *Improve the quality of the pedestrian underpasses under Balshagray Avenue and connecting Broomhill Terrace to Dumbarton Road, with improved maintenance for drainage to address regular flooding and providing improved lighting and space for public art.*

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- Glasgow Public Art Strategy
- GLN

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Future Narrative 5

Making Crow Road a Pleasant Neighbourhood Centre

Goal

A Broomhill with a thriving and vibrant neighbourhood high street on Crow Road, that feels safe and comfortable for pedestrians.

Address the divide that Crow Road creates in the Broomhill area, and mitigate the effect of heavy traffic and speeding. Provide new, safe crossing points at convenient locations that are accessible and don't obstruct other pedestrians. Ensure that Crow Road offers a diverse range of retail and hospitality, alongside some currently lacking key services, for both local residents and those of neighbouring areas. Improve and manage pavements to make them accessible, comfortable to use and obstruction free.

What did the community say?

- In the consultation, people reported that Crow Road felt like a 'divide' that ran down Broomhill, suffering from the impacts of heavy traffic.
- Crow Road feels difficult to cross, with crossing points not always in useful places, with not enough space to wait on the pavement without obstructing other pedestrians and not enough time to get across before the lights change again.
- Turning off Crow Road in a vehicle onto some of the side streets can feel difficult in heavy traffic and with not enough time at traffic lights.
- Broomhill Cross could be more spacious and feel more like a neighbourhood centre than just a major road junction.
- Pavements along the main length of Crow Road in Broomhill are poorly maintained, and feel obstructed or too narrow at certain points due to poorly located bus stops, bins and street furniture from both the council and businesses.
- Crow Road feels unsafe to cycle down, and the existing cycle infrastructure is poorly maintained and unsafe to use.
- It is difficult to move East-West across

Broomhill on a bike by using Crow Road, however it's a major link across the area.

- Crow Road is an important retail and hospitality location for residents of neighbouring areas, such as Jordanhill, who don't have similar high streets.
- There is a good diversity of businesses on Crow Road, however it is missing some key services, particularly for nearby disabled residents, and has no provision for affordable, local, high quality produce.
- Rat-running is noted as a problem on Randolph Road, however there is concern that any traffic calming measures on Crow Road could worsen this.

Initiatives

A

Designate Crow Road as a neighbourhood centre / Local Town Centre for the area.

Support

- NPF4 (Policies 7, 15)
- GLN

Actions

- Designate Crow Road as a Local Town Centre and assess via evidence reporting for improvement and continued designation in future CDP

B Introduce traffic calming measures on Crow Road to reduce the impact of speeding and heavy traffic.

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

C Provide an upgraded crossing on Crow Road at the junction with Victoria Park Gardens South, with extended pedestrian crossing times, more space for pedestrian movement and waiting on pavements, and longer times for vehicles to make right turns from Crow Road onto Victoria Park Gardens South.

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

D Provide upgraded crossing points at Broomhill Cross with extended pedestrian crossing times and space for movement and waiting on pavements.

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

E Create a new pedestrian crossing on Crow Road at the junction with Marlborough Avenue to connect the route from Victoria Park to Naseby Park and Hyndland Station.

Support

- NPF4 (Policies 15, 9)
- National Transport Strategy 2 (Objectives 1, 2)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN



TRAIN STATION

TRAIN STATION

Balsahgray Ave.

Crow Rd.

Randolph Rd.

Broomhill Dr.

A

C

E

J

D

F *Improve pavement surfaces at Broomhill Cross, and along the stretch of Crow Road from Broomhill Cross to Balshagray Avenue, with street furniture, bins and bus infrastructure managed to provide continuous generous widths beyond the accessible minimum.*

Support

- NPF4 (Policies 7, 10, 15)
- GLN

Actions

- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

H *Encourage and ease the opening of key services on Crow Road, particularly a post office, GP and charge-free ATM machine.*

Support

- NPF4 (Policies 7, 9, 10, 15)
- Glasgow Health and Wellbeing Strategy
- GLN

Actions

- Designate Crow Road as a Local Town Centre and assess via evidence reporting for improvement, provision of facilities, changes of use and continued designation in future CDP
- Engage with GCC Health & Wellbeing / NHS to assess future provision

G *Prepare and define Crow Road as a key East-West low traffic cycling link, with eventual separate cycle lanes, in Broomhill's relevant phases of the Active Travel strategy, with traffic calming and pedestrian improvement measures provided in the immediate short term.*

Support

- NPF (Policies 13, 14, 15, 27)
- Scotland's Active Travel Framework
- Cycling by Design
- Road Safety Framework
- GLN

Actions

- Incorporate into respective future Active Travel Strategy phases
- Engage Roads & Transport and Sustainable/Active Travel at GCC

I *Encourage and ease the opening of diverse retail and hospitality provisions on Crow Road, with a focus on aiding the opening of at least one shop which offers high quality, local produce at affordable prices rather than large-chains, convenience stores or fast food.*

Support

- NPF4 (Policies 7, 9, 10, 15)
- Scottish Government's Retail Strategy
- Scottish Government's Good Food Nation Plan
- Glasgow's Health and Wellbeing Strategy
- GLN

Actions

- Designate Crow Road as a Local Town Centre and assess via evidence reporting for improvement, provision of facilities, changes of use and continued designation in future CDP, particularly in relation to 'Clustering of Bad Neighbour Uses'

Further Pathways

- Scottish Government's Fair Food Fund
- Glasgow Community Food Network

***J** Anticipate the worsening of existing rat-running on Randolph Road as a consequence of any traffic calming measure or new crossings on Crow Road, by introducing mitigating measures on Randolph Road such as a one-way street system or passive speed control.*

Support

- NPF4 (Policies 13, 15)
- Glasgow Transport Strategy
- GLN

Actions

- Incorporate into local RPZ plans
- Engage Roads & Transport at GCC

Further Pathways

- Victoria Park Area Partnership (NIIF)
- GLN

Other Neighbourhood Ambitions

The following initiatives are either partly or wholly undeliverable within the parameters of the Place Plan, and must be either carried for directly by the community, with community flagging to GCC, or by GCC itself.

***K** Ensure that Crow Road remains a high street with cafes and amenities, with appeal for those in neighbouring areas which lack such places to visit, with improved visual appeal and diversity of retail and hospitality offerings.*

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3

Afterword

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3.1 Next Steps

**Section to be completed
upon completion of statutory
consultation phase.**

3.2 With Thanks

We thank all community members who took time out of their personal schedules to speak to us in-person, or via the online surveys. Your feedback and the reflections or anecdotes you shared about your experience of living in Broomhill have all helped to shape the Place Plan.

We would like to extend a thank you to all the businesses, community groups, and organisations that supported our engagement events and helped to spread the word. Including, but not limited to:

Admin at Broomhill Watch Facebook Page
Broomhill Out of School Care Association
Councillor Lana Reid McConnell
Councillor Eunis Jassemi
Katie and the team at Wheatley Homes Glasgow
Kenna at Glasgow City Health & Social Care Partnership
Scott at Ninth Glasgow Scouts
Thornwood Community Council
Wendy, Eve and Gordon at Broomhill Primary School
Friends of Naseby Park
Friends of Broomhill Avenue Greenspace
Heather Community Land Scotland

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