

# Milngavie Town Centre Strategy 2018



# Foreword

Welcome to the Milngavie Town Centre Strategy, which provides a long-term vision for the town – including a series of proposed actions for future improvements.

The Council is committed to supporting our town centres and has developed strategies for Bearsden, Bishopbriggs and Milngavie – providing further information and detail on policies set out in the adopted Local Development Plan (LDP). Feedback was invited on the draft versions at a series of events and online via the Council website in early 2018, to help inform the development of each strategy.

Each strategy provides a framework for collaborative work across a range of partners, groups and delivery models, and a policy basis for communities to take forward aspirations for their town centres.

The documents set out a vision – along with specific objectives and actions intended to improve the vitality of the town centres – and provide a long-term approach and rationale for future interventions which reflect the shared aspirations of all partners and communities.

The Milngavie strategy vision is:

*‘Milngavie will continue to be a welcoming and attractive town for both residents and visitors, and one that is lively and vibrant throughout the day and into the evening. It will provide excellent access to surrounding parks and open spaces, maximising the potential benefits from the West Highland Way and other key walking routes. The town centre will have a high quality public realm that is modern, attractive and safer for all users.’*

Each of the three strategies is a ‘live’ document and will be subject to regular monitoring and review, evolving as needs change. Actions set out in each document focus on those which are considered to be realistic and deliverable, as well as conforming with the LDP. The objectives provide a framework against which proposals not contained within the action plans can be considered.

All three strategies reflect the Council’s core vision, as set out in the Local Outcomes Improvement Plan (LOIP):

***“Working together to achieve the best with the people of East Dunbartonshire”***

The vitality of our town centres is essential to this vision – supporting many of the required changes identified in the LOIP. In particular, the aim of Local Outcome 1 is that East Dunbartonshire has “a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest”.

I look forward to seeing the positive impact on our town centres as the strategies develop and deliver in the months and years ahead.



**Councillor Billy Hendry**

Convener of Place, Neighbourhood & Corporate Assets



# Contents

<b>1. Introduction</b>	<b>4</b>
The need for a Town Centre Strategy	4
What is the purpose of this strategy?	4
Policy context	4
Role and development	6
<b>2. Milngavie today</b>	<b>6</b>
Recent initiatives and developments	9
Health check	12
Key issues and opportunities	14
<b>3. Vision, objectives and actions</b>	<b>17</b>
A Vision for Milngavie	17
Objectives	17
Actions	20
<b>4. Delivering the strategy</b>	<b>26</b>
How will we take the strategy forward?	26
Future work	26
Community participation and empowerment	27
Status, monitoring and review	27

# 1. Introduction

## The need for a Town Centre Strategy

- 1.1 Town centres are at the heart of our communities and a vital part of our past, present and future. They are places to shop, work and access the facilities and essential services that people require. But the role of our town centres is changing and people have more alternative choices than ever before.
- 1.2 To continue attracting people and investment, town centres must offer better quality choices that reflect our changing habits and lifestyles. They need continuing support and investment to allow them to improve and develop new functions other than retail. It is therefore important that Milngavie town centre is better equipped to thrive and prosper, meeting the needs of all its residents, businesses and visitors.

## What is the purpose of this strategy?

- 1.3 The purpose of this strategy is to propose a long-term shared vision for the town centre, together with appropriate objectives and actions to underpin it.
- 1.4 The strategy has been prepared using a range of information gathered through engagement and research, which started in November 2016. It provides an agreed strategic approach to the issues faced by the town centre and will inform future decision-making to help achieve sustained long-term improvement.
- 1.5 The improvement of town centres is not solely in the gift of the Council. To develop and ensure ownership of the strategy, it will be vital to build on the initial engagement and continue to work in partnership with local businesses, land and property owners, the local community, community councils, local interest groups and statutory agencies. Milngavie has a particularly strong range of active community groups and organisations some of which have their own plans and strategies.
- 1.6 This strategy for Milngavie town centre must support and link the various relevant plans and future work should be undertaken to identify the synergies and opportunities for collaboration which work toward the continued improvement and vitality of the town

centre. The vision, objectives and actions outlined in this strategy are taken from the comments made at the initial consultation and are intended to form a basis for discussion and for all stakeholders to collectively share and take forward.

## Policy context

- 1.7 This strategy has been prepared within the context of the Scottish Government's 'Town Centre First Principle', which emerged from a recent National Review of Town Centres<sup>1</sup>. This principle promotes a broader perspective to decision-making and states that "we must put the health of our town centres at the heart of our decision-making processes" by enabling a wide range of uses which generate significant footfall, including retail and commercial leisure, residential, offices, civic, community and cultural facilities. It also reinforces the need for collective responsibility amongst government, local authorities, the wider public sector, businesses and communities to help town centres thrive.



<sup>1</sup> <https://beta.gov.scot/policies/regeneration/town-centre-regeneration/>

- 1.8 The strategy also sits within the context of the Glasgow and the Clyde Valley Strategic Development Plan (2017) spatial development strategy<sup>2</sup>. This is based on a ‘compact city’ model, which seeks to create high-quality places through sustainable development that contributes to economic growth.
- 1.9 In terms of local policy, the strategy aligns with a number of related Council plans and strategies, including:
- Local Outcome Improvement Plan (LOIP) 2017-2027
  - Local Development Plan (2017)
  - Economic Development Strategy (2017)
  - Active Travel Strategy (2015)
  - Local Transport Strategy 2013-2017
  - Green Network Strategy 2017-22
  - Air Quality Action Plan
  - Local Biodiversity Action Plan 2017-21
  - Open Space Strategy 2015-20

- 1.10 The strategy reflects the Council’s core vision, as set out in the LOIP: “*Working together to achieve the best with the people of East Dunbartonshire*”. The success of our town centres will form a key part of this vision and support many of the required changes that are identified in the LOIP. In particular, the aim of Local Outcome 1 is that East Dunbartonshire has “a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest”. This strategy will play a central role in helping to achieve this aim.
- 1.11 The Local Development Plan (LDP) is the Council’s key land use strategy and seeks to place town centres at the heart of our communities. It recognises town centres as being the focus for new retail, commercial, cultural, community and employment uses. Policy 11: *Network of Centres* of the LDP states that the Council will support any development that contributes to the vitality and viability of each centre, ensuring they are safe and vibrant places throughout the day and into the evening.



<sup>2</sup><https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017>

## 2. Milngavie today

### Role and development

- 2.1 Milngavie is located to the north west of Glasgow in the valley of the Allander Water and has a population of just under 13,000. The town centre is based around the original village centre (the 'precinct') which has been pedestrianised since the 1970s. The precinct is used for farmers' markets, community events and other social gatherings throughout the year.
- 2.2 Milngavie Town Hall is located at the eastern end of the town centre close to the railway station, and is used for a variety of social, cultural and community events, including the permanent Lillie Art Gallery. Milngavie Library and Community Education Centre is located just outwith the town centre to the north. The town centre is also home to the Fraser Centre, which is used for a wide range of community functions, and a children's play area.
- 2.3 Milngavie town centre has a strong reputation for the variety of independent and specialist retailers, many of which are long established and part of the fabric of the town. There is also good availability of larger 'mainstream' retailers in the locality such as Marks & Spencer, Waitrose and Tesco to complement the independent sector.
- 2.4 Historically, Milngavie is notable for its variety of industry. At different times over the years, there was a linen mill, bleach works at Clober, Craigallian and Craigton, a calico printfield near the site of the present railway station, a distillery at Tambowie, and a dye works at Burnbrae, while on a site just north of the town centre there was a cotton mill and later a paper mill. The local Mugdock and Craigmaddie reservoirs fulfil an important role in the supply of water to the city of Glasgow.
- 2.5 With the decline of its traditional industries, Milngavie has acquired a reputation similar to that of Bearsden, as a pleasant place to live. Milngavie Station was opened as long ago as 1863, yet the local railway still fulfils its intended purpose of transporting large numbers of local people into the city each day.

- 2.6 Most of the town centre is covered by Milngavie Conservation Area and contains three listed buildings - Milngavie Station; the former Black Bull Hotel (now M&S) and Gavin's Mill
- 2.7 For a detailed profile of Milngavie, including population data and baseline information, please refer to the accompanying Evidence and Health Check Report<sup>3</sup> available on the Council's website.



<sup>3</sup><https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>



## Milngavie Business Improvement District (BID)

- 2.8 Milngavie BID <sup>4</sup> is part of a wider initiative throughout Scotland aimed at empowering local businesses to work together and invest collectively in local improvements which will be of benefit to the businesses involved whilst contributing to the wider aspirations of the local community. It is not a substitute for government investment, but an additional investment to strengthen the local economy and give local businesses a unified voice, helping to provide an arena for businesses and local authorities to increase their understanding of each other's priorities.
- 2.9 Milngavie BID is currently in its fourth year of operation and is managed via a Board of Directors, with representation from the Council. It has the core aim of improving and promoting the town centre as an attractive and welcoming place where people of all ages choose to visit and spend in shops and on services. A wide range of town centre improvements have already been completed under the Milngavie BID remit, including improved signage, planting and maintenance schemes, a classic car show, a beer festival, street maps and upgrades to street furniture. The next business plan is currently being prepared and a ballot for renewal of the BID will take place in 2019. Going forward, the BID is likely to become more 'events' orientated as part of its long term strategy

---

<sup>4</sup> <http://milngaviebid.com/>

### **Milngavie Community Council**

- 2.10 Community councils are established by law and are intended to help express the views of their communities to local authorities and other public bodies. Their primary purpose is to bridge the gap between local authorities and communities, and to help make public bodies aware of the opinions and needs of the local community. In addition to its primary role, Milngavie Community Council is actively involved in a wide range of other activities for the benefit of the local community.
- 2.11 Milngavie Community Council usually meets on the first Wednesday of the month, in the Fraser Centre, Douglas Street, Milngavie, at 7.15pm. Meetings are open to the public and anyone is welcome to attend.

### **Milngavie Community Development Trust**

- 2.12 The Milngavie CDT is a registered charity run by volunteers and supported by people who live, or are interested, in Milngavie. It was formed in 2015 and is very active within the town in terms of gathering ideas from local people on what would make a positive difference to life in Milngavie. These are set out in a Community Action Plan – Making the Most of Milngavie<sup>5</sup>. The action plan provides community informed priorities which are set out in the following themes: Community Assets; Community Events & Gathering Spaces; Environmental Assets; and Community Support.

### **Milngavie in Bloom**

- 2.13 Milngavie in Bloom is an award winning voluntary community organisation, and very active throughout Milngavie. The group seeks to protect, preserve and enhance the environmental qualities of Milngavie, with the aim of improving conditions of life for the residents, for example, by promoting the prevention and control of litter, and promoting high standards of cleanliness in the streets and other public places. Through the provision of displays of flowers, shrubs, trees and landscapes in areas which are visible to the public, the group also aims to educate the public about the natural environment through the development of environmental programmes.

### **Milngavie Heritage Centre**

- 2.14 The MHC group, based at the former courtroom in Milngavie Town Hall, has been hiring this space to promote and exhibit Milngavie's rich heritage for at least seven years. Exhibitions are held every year during Doors Open Week in mid-September and during Local History Week in early March. The MHC group has ownership of the display cabinets within the former courtroom, along with a range of other equipment important to the provision of information including filing cabinets, display boards and heritage banners. Throughout the year, the group hosts a range of talks and organises local heritage walks which are open to all. The long-term aim of the group is to establish, develop and maintain a permanent heritage facility in Milngavie.

### **Milngavie Old Peoples Welfare Committee.**

- 2.15 The Milngavie Old Peoples Welfare Committee is a long-standing asset within Milngavie. It provides a forum for older residents within Milngavie and further afield to meet and socialise. Activities are focused around the Fraser Centre within Milngavie Precinct. The running of the committee is part funded by annual membership fees but also through the Council and hiring of the Fraser Centre to a range of groups and organisations throughout the day and into the evening.



<sup>5</sup><https://info652106.wixsite.com/mcdt>

## Recent initiatives and developments

2.16 Milngavie benefits from active and motivated local communities, and this is reflected in the commissioning and publication of various initiatives, strategies and masterplans by community-run organisations themselves. In particular, Milngavie Community Council is extremely active in identifying and promoting a range of initiatives, events and enhancement projects.

The ideas and outcomes that have emerged from these provide a valuable source of information in terms of reinforcing the outcomes of the consultation exercise carried out for the town centre strategies.

### Milngavie Youth Centre

2.17 Milngavie Youth Centre has strong partnerships with numerous local bodies and regularly engages with the local community to maximise the benefits of this key asset. The Waypoint at Milngavie Youth Centre was officially opened on 28 June 2018, creating new community facilities including:

- An information point with details of local attractions, facilities and popular walking routes
- Access to toilets (7.30am – 5pm)
- A new home for Milngavie in Bloom
- Office facilities for community groups

2.18 The Council supported this community project through a Service Level Agreement and a total of £72,000 in funding. In addition to reconfiguring and refurbishing the former youth centre toilets, the project included the installation of a building to the side – offering bookable office and meeting space, which will be of particular use to organisations requiring rooms for confidential meetings with clients.

2.19 Through the operation of the new facility, the centre will continue to build on its strong local partnerships with a range of local groups and community support agencies. It also supports community empowerment and the East Dunbartonshire Local Outcome Improvement Plan



The Waypoint



Milngavie Youth Centre

## Lennox Park

- 2.20 From 2015, the Milngavie Community Development Trust (MCDT) has been investigating ways to increase footfall at - and community use of - Lennox Park. After an extensive community consultation exercise, the following potential uses emerged:
- ▮ An all-weather recreational pitch to replace one third of the current blaes pitch
  - ▮ A community orchard
  - ▮ A community food-growing area
- 2.21 Lennox Park continues to be an important community asset and there are opportunities to enhance the park for all of the community is recognised. Options for Lennox Park are currently being explored by the Council and local groups to realise the aspirations of all of the community whilst maximising the benefits for the town centre in line with this strategy.

## Gavin's Mill

- 2.22 Gavin's Mill is a former Corn Mill on the banks of the Allander Water, at the north end of Lennox Park. It is believed to date from as far back as 1664 and has survived largely intact despite significant physical changes to the surrounding area. The building, which has listed status, is now home to the Gavin's Mill Community Project (GMCP), a Scottish Charitable Incorporated Organisation, which aims to look after Gavin's Mill as a community resource, and to work with local community groups to develop it into a centre for sustainable food and crafts, building on the heritage of the mill and its surroundings.

## Signage and visual display

- 2.23 As part of a wider ambition to upgrade the West Highland Way infrastructure, work to improve the visual appearance of the town centre and modernise signage is ongoing. This is being led by the Milngavie BID and supported by the Council



## Page/Park Outline Urban Design Framework 2011

- 2.24 In 2011, the community action group 'We Like Milngavie' commissioned the Glasgow-based architect firm Page\Park to assist in its analysis of the existing town centre qualities and structure, focusing on what was needed to make a quality sustainable town centre. Having considered various aspects of the town centre including its built form, connections, river setting, public realm and approach, a development strategy was suggested. The strategy included the following specific components:
- Unify and connect the two sides of the town centre;
  - Extend the civic qualities of the old town south-east in a 'loop' of quality public realm;
  - Extend the parkland setting of Lennox Park northwards into and through the town centre through enhancement of the river edge setting of Allander Water, extending this northwards to re-connect with the old town centre;
  - Clarify and improve the route of Allander Way along a quality river edge setting, crossing Woodburn Way via a new at grade pedestrian crossing;
  - Create an improved sense of arrival at the town centre through a combination of landscape enhancement on Woodburn Way and infill development, marking a new focal civic space - 'Allander Cross';
  - Create a clear east-west pedestrian orientated urban connection crossing Woodburn Way at Allander Cross, positively linking the old town centre with a developed retail offering to the south-east;
- 2.25 These issues remain valid, having been raised as part of the early consultation stakeholder engagement work for this strategy.

## Milngavie Community Hub

- 2.26 As of July 2018, the Council is in the early stages of identifying a suitable site for a potential new Community Hub. This is part of the Council's approach to customer service delivery through face to face, phone and online channels and the aim of improving access to a range of Council services for its customers through a network of Hubs in an environment which:
- Welcomes customers
  - Delivers services which match the expectations of customers
  - Promotes a mutual sense of civic pride in both customers and employees
  - Reflects the vision and ethos of East Dunbartonshire Council as a progressive organisation in tune with its customers.
- 2.27 Further public engagement will be undertaken as the project is taken forward.

## Expansion of Early Years Services

- 2.28 The Council is in the process of expanding early learning and childcare provision for children and families throughout East Dunbartonshire. This follows the Scottish Government's plans for the expansion of early years provision to 1140 hours from 2020. In June 2018, the Council agreed to continue engaging with the NHS and Health and Social Care Partnership on the potential re-provisioning of Milngavie Health Clinic on North Campbell Avenue close to the western boundary of the town centre. This includes the development of an early year's facility, allowing for the potential for a new health facility within the former St Joseph's Primary School and Milngavie Clinic sites. The provision of such a facility will ensure that Milngavie continues to provide high-quality, flexible and accessible services that meet the needs of parents and children.

## Health check

2.29 The purpose of a health check is to assess a town centre's overall performance in terms of its strengths, weaknesses, vitality and viability. It also provides an understanding of how a town centre changes over time. The most recent health check for Milngavie was carried out in 2016 and you can view the outcomes in a report on the Council's website<sup>6</sup>. Key outcomes are categorised into five main themes, as summarised below.



### Retail, Land Use and Economic Function

- High level of retail diversity
- Grocery shopping dominated by Tesco, M&S and Waitrose
- Strong independent sector
- Good range of financial and professional services
- Wide range of cafes, but relative lack of restaurants
- Low vacancy rate
- Footfall has remained stable over past 10 years
- Reasonably good sense of place, created by large public spaces and varied building styles

<sup>6</sup><https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>





## Public Realm and Accessibility

- ▮ Highly accessible by public transport
- ▮ Good availability of parking
- ▮ Precinct is easy for pedestrians to move around
- ▮ Underpasses can be difficult to use for some users
- ▮ Town centre maps aid navigation
- ▮ Street furniture showing signs of wear
- ▮ Listed buildings in good condition
- ▮ High standard of landscaping and planting, through work of community organisations such as Milngavie in Bloom, including continued improvements to Allander Walkway.



## Access to Community Facilities

- ▮ Good range of community facilities throughout, including medical and health services
- ▮ Town hall an important resource, although access and internal fabric could be improved
- ▮ Fraser Centre is extremely well used throughout the day and often into the evening, forming a 'focal point' within the town centre
- ▮ Library and Community Education Centre feels dislocated from main precinct
- ▮ Lillie art gallery an important part of the town's cultural identity



The Fraser Centre



## Transport and Parking

- ▶ Linked to Glasgow and Edinburgh via direct train service
- ▶ Number of daily visits has increased significantly since introduction of charging scheme to four Council car parks
- ▶ Station, which hosts a key bus terminus for numerous services, recently upgraded
- ▶ Traffic sensors have indicated speeding is an issue on Park Road
- ▶ Relatively good air quality, as shown in the most recent annual monitoring report for major pollutants



## Green Infrastructure

- ▶ Green Infrastructure
- ▶ Large area of open space within precinct which feels underused
- ▶ No significant green/open space within the town centre
- ▶ Area surrounding the town offers good accessibility, particularly Lennox Park and Oakburn Park
- ▶ Access to these parks has the potential for improvement
- ▶ Both within easy walking distance for most people



## Key issues and opportunities

2.30 The strategy builds on existing strengths and reflects the outcomes of early consultation and engagement with local residents, town centre businesses, community groups and other Council services.

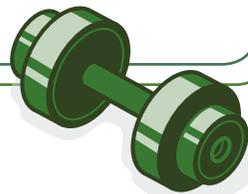
2.31 A survey of challenges and key requirements established that the quality of the shopping experience, including the range of shops and services, came through as a key issue for many people. This reinforces the importance of town centres as focal points for good quality retail, which should include community and leisure offerings which bolster the vibrancy of the town centre. The provision of visitor facilities was also seen as a key requirement, indicating that Milngavie has greater potential to build on its tourism sector. There was also a strong desire to see vacant units filled for appropriate uses and a better range of evening activities.



2.32 The outcome of the early public engagement exercise provides more detail, as set out in the Milngavie Report of Consultation, East Dunbartonshire Council (2017)<sup>7</sup>. A summary of the perceived strengths, weaknesses and opportunities that emerged is outlined over the page.

## ○ Strengths

- ▮ Start of the West Highland Way increases footfall to the town centre and benefits the local economy
- ▮ Car-free environment which provides space for range of outside activit
- ▮ Many independent shops. Good mix of cafes, shops and services
- ▮ Strong community spirit. The Fraser Centre is well used and important to the vitality of the precinct
- ▮ Play park is a valuable resource and there is lots of space for socialising/events/markets, etc
- ▮ Good access to countryside and to Glasgow via train
- ▮ Regular farmers market creates activity
- ▮ New parking arrangements working well as you can now pop in for a short period.



## ○ Weaknesses

- ▮ Woodburn Way acts as a barrier to pedestrians
- ▮ Pedestrian underpasses have poor lighting, are unattractive and can be difficult for some users to access due to risk of slipping
- ▮ Street furniture showing signs of wear and age
- ▮ Lack of activity and vibrancy in the evening
- ▮ Town hall, art gallery and Library & Community Education Centre are key resources but currently feel dislocated from main precinct area
- ▮ Lack of community space to display Milngavie's rich history and heritage
- ▮ Lack of restaurants



<sup>7</sup><https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>

# Key Opportunities

There is potential for additional tourism facilities to capitalise on the walking and hiking market

Potential to encourage the estimated 40,000 walkers who walk the West Highland Way each year to remain within the town centre for longer

Nature of town centre lends itself to a more lively evening economy - potential to build on the success of recent restaurant openings such as Garvie & Co, Fantoosh Nook and Finsbay

Allander Water could form a more prominent aspect of the town centre

Upgrade underpasses to improve accessibility

Bus services between local neighbourhoods and station could reduce need for commuter parking

Community Warden presence to reduce anti-social behaviour

Enhanced access to Lennox Park from town centre

Cycling enforcement for safety of older and young people

Potential for improved heritage facilities



# 3. Vision, objectives and actions

## A Vision for Milngavie

*Milngavie will continue to be a welcoming and attractive town for both residents and visitors, and one that is lively and vibrant throughout the day and into the evening. It will provide excellent access to surrounding parks and open spaces, maximising the potential benefits from the West Highland Way and other key walking routes. The town centre will have a high-quality public realm that is modern, attractive and safer for all users.*

- 3.1 As noted above, Milngavie is fortunate to have an extremely active and proactive local community. The strength of this existing community infrastructure means that we already have a good idea of the vision for the town centre, as set out in various existing action plans, business plans and design frameworks. It is important that these are reflected as part of this strategy.
- 3.2 Clearly, the West Highland Way is a key asset for the town centre and it's continued popularity will be central to the future of Milngavie. Similarly, there is a sense that the town centre has significant potential to grow a thriving evening and tourist economy to complement its diverse retail environment. This includes the repurposing of redundant town centre retail space for alternative beneficial uses.
- 3.3 Our vision for Milngavie town centre is supported by the following objectives: Bringing all of the available evidence together, and taking into account the objectives that have been identified, we have established a series of actions that we think should be taken forward to ensure that Milngavie town centre becomes a more successful place and fulfils its potential. These are set out in Table 1 below.

### Objective 1: An attractive and welcoming tourist destination

Create a welcoming town centre that maximises the tourist potential of the West Highland Way and encourages walkers to spend more time within the town centre. We want to ensure that visitors and tourists are well catered for, and able to properly access the range of facilities and services which Milngavie is able to offer

Objective 1 will be achieved by...

- ▮ Improving linkages to key walking and cycling routes
- ▮ Working with our partners to create a distinctive brand for Milngavie town centre
- ▮ Promoting linked tourist trips and alternative leisure pursuits including golf and cycling which will encourage people to stay within the town centre
- ▮ Increasing accessible and suitable tourist accommodation
- ▮ Providing up-to-date signage and information boards
- ▮ Supporting the provision of enhanced heritage facilities

## Objective 2: A modern and vibrant town centre with a strong evening economy

Build on the existing character of the town centre and create a more distinctive place, which attracts people from outwith the immediate area. We want a lively evening and night-time economy that complements traditional daytime uses by supporting and encouraging cultural, social and leisure attractions.

Objective 2 will be achieved by...

- Ensuring an attractive long-term programme of cultural, social and sporting events
- Supporting and encouraging more housing within or near the town centre
- Ensuring that vacancy levels are minimised and any empty buildings brought back into use
- Working with the BID team to improve evening opportunities, including cultural and performance-based events
- Making people more aware of what the town centre can offer
- Protecting the amenity of town centre residents, ensuring it is a place for people to live as part of a mixed-use town centre
- Continuing to support the work of existing community groups.

## Objective 3: A diverse retail environment with accessible community facilities and services

Ensure that Milngavie is equipped to meet changing retail trends by building on its existing strong independent retail reputation. It will provide a better balance of retail, leisure and cultural facilities alongside high-quality public services. Through collaborative working with local businesses and community groups, we want to generate a sense of local pride, ownership and loyalty within the town centre.

Objective 3 will be achieved by...

- Ensuring that the 'town centre first' principle is applied
- Supporting and maintaining BID status including the delivery of its strategy and ongoing projects
- Promoting information on the range of shops and services
- Improving knowledge of retail and leisure trends, including requirements and capacity
- Working with Business Gateway to support investment and entrepreneurs
- Protecting the town centre from inappropriate out-of-centre retailing.



#### Objective 4: An enhanced green network with good access to local green infrastructure

Ensure that the green network and green infrastructure are accessible for people of all abilities, free from barriers and convenient for active travel. The town centre will accommodate linked trips that maximise potential environmental and health benefits. We also want to maximise the potential of Milngavie's rich natural heritage and biodiversity for the enjoyment of both local residents and visitors.

Objective 4 will be achieved by...

- Improving existing greenspace
- Supporting the development of 'green' streets
- Exploring opportunities to diversify town centre activity with green initiatives
- Supporting the West Highland Way Management Group
- Improving access to Mugdock Park, Milngavie Reservoirs, the West Highland Way, Clyde Coastal Path and other key walking routes
- Working with partners and community groups to identify local and sustainable initiatives.

Table I — Actions to take forward

Ref.	Action	Lead Partner(s)	Indicative Timescales
Public Realm and Community Facilities			
1	<p>Continue to support ongoing work by the Milngavie BID group, Community Development Trust and other key partners to enhance the public realm within the town centre. Priority measures could include:</p> <ul style="list-style-type: none"> <li>▀ Enhancements to underpasses</li> <li>▀ Improved pedestrian surfaces</li> <li>▀ Provision of appropriate seating</li> <li>▀ Better use of public space</li> <li>▀ Removal of unnecessary street furniture and clutter</li> <li>▀ Improved signage and information on active travel routes and key buildings</li> <li>▀ At-grade pedestrian crossing options across Woodburn Way.</li> </ul>	Milngavie BID, Town Centres and Regeneration, Milngavie Community Council and other community stakeholders	Long
2	Support the development of a Community Hub in an accessible and central location as an opportunity to increase footfall and access to Council services	EDC, community stakeholders	Medium
3	Improved pedestrian access arrangements between the ‘precinct’ and the town hall	Roads and Transportation	Medium
4	Promote and further develop local arts and heritage assets, including the identification of additional space to showcase Milngavie’s rich history in a suitable location. This should be undertaken as a collaborative approach with community-led groups, including Milngavie Heritage Centre.	EDLC, Milngavie Heritage Centre	Medium
5	Undertake a review of road and footpath lighting infrastructure	Road Networks	Medium
6	Support proposals for overnight accommodation to improve the visitor experience and vitality of the town centre, subject to the development management process	Planning, Land Planning Policy	Ongoing

Ref.	Action	Lead Partner(s)	Indicative Timescales
7	Upgrade existing access to Milngavie Enterprise Centre, current Library and Community Education Centre and neighbouring residential areas	Milngavie BID, Town Centres and Regeneration, Road Networks	Short
8	Carry out a review of the existing surfacing, and hard and soft landscaping in Milngavie town centre, and assess the feasibility of improvements to enhance its environmental quality and appearance, and opportunities to improve green infrastructure and enhance the green network.  The Council will consider the outcomes of the review and the potential opportunities for green infrastructure as part of planned replacement of grey infrastructure.	Road and Transportation, Sustainability	Long-term / Aspiration
Transport and Accessibility			
9	Review the availability of cycle storage within the town centre and strategic points around the town centre	Traffic and Transport	Short
10	Continue work to assess how the town centre is currently connected to tourism attractions and walking, cycling and public transport routes. Carry out work to ensure: <ul style="list-style-type: none"> <li>▀ Signposting to town centres</li> <li>▀ Links to active parts of town centre</li> <li>▀ Consistent and clear signage.</li> </ul>	Traffic and Transport	Short
11	Support improved accessibility for walking and cycling by piloting Milngavie as an Active Travel Town	Traffic and Transport	Ongoing
12	Provision of real-time bus information at key bus stops	Traffic and Transport	Short
13	Measure the effectiveness of East Dunbartonshire's Decriminalised Parking Enforcement programme as regards turnover of parking and spaces for shoppers and town centre users, to inform future health checks	Community Safety, Traffic and Transport	Ongoing

Ref.	Action	Lead Partner(s)	Indicative Timescales
14	Progress Traffic Regulation Orders in streets surrounding Milngavie Station	Traffic and Transport	Short
15	Consider the outcome of the A81 route corridor study and opportunities to improve reliability of the train service at Milngavie Train Station	Traffic and Transport, Policy	Short
16	Develop high-quality shared-use path connecting town centre with new Kilmardinny development site	Planning	Long
17	Investigate options to improve access to Lennox Park, including from rear of Tesco and disabled access	Neighbourhood Services, landowner, community stakeholders	Aspiration
<b>Tourism and the Green Network</b>			
18	Establish a partnership approach to improving the visitor experience of the town centre and the West Highland Way.	Community Planning and Partnerships	Short
19	Identify potential opportunities to retain visitors within the town centre for longer, including research into use of the West Highland Way by Milngavie BID and WHW Management Group	Milngavie BID, West Highland Way Management Group	Medium
20	Support measures to improve signage and information associated with the West Highland Way, including information on visitor accommodation	Milngavie BID, Traffic and Transport	Ongoing
21	Work with the local community to agree potential improvements at Lennox Park and establish how it could play a greater role in delivering benefits for Milngavie	Community Planning and Partnerships, MCDT, Community Council	Medium

Ref.	Action	Lead Partner(s)	Indicative Timescales
22	Enhanced access to, and promotion of key walking routes and Green Network assets from the town centre including the Clyde Coastal Path, West Highland Way, Mugdock Country Park and Milngavie Reservoirs. Also support Milngavie in Bloom in measures to improve the standard of green infrastructure within precinct.	Traffic and Transport/ Neighbourhood Services, Milngavie in Bloom	Short/ Ongoing
23	Review path-side planting adjacent to Park Road including the potential to work collaboratively with appropriate community groups	Neighbourhood Services	Aspiration
<b>Commercial Activity</b>			
24	Continue to build the capacity of key town centre stakeholders and capitalise on its strong community and business base to take forward the following priorities: <ul style="list-style-type: none"> <li>▮ Ensuring that local assets create a unique selling point</li> <li>▮ Work with the local community in delivering year-round events calendar</li> <li>▮ Organisation of social events and activities throughout the year</li> <li>▮ Promotion of Milngavie through a marketing strategy</li> <li>▮ Creation of vibrant evening economy</li> <li>▮ Improving the natural environment with support from community groups such as Milngavie in Bloom</li> </ul>	Milngavie BID, Community Planning and Partnerships	Medium
25	Undertake research to identify potential options for the provision of additional floorspace that could accommodate events and space for hire, and that would improve the evening economy	Milngavie BID, Land Planning Policy	Short
26	Ensure the provision of updated information on retail units, heritage assets, public amenities and other key facilities through Milngavie BID in collaboration with emerging partnership groups and delivery models	Milngavie BID	Short

Ref.	Action	Lead Partner(s)	Indicative Timescales
27	Work with town centre landlords and agents to develop a range of alternative uses for vacant properties, including 'pop-up' shop opportunities. Any uses should include consideration of amenity for town centre residents.	Milngavie BID	Medium
28	Undertake an analysis of local retail and leisure expenditure to inform improvements to the evening economy	Land Planning Policy	Short
Leisure and Community Facilities			
29	Update and promote the full range of sport, leisure, heritage and arts events and facilities within Milngavie, including those organised by community groups	Milngavie Steering Group, EDLC	Short
30	Convene all key town centre stakeholders with a view to agreeing a new Town Centre Charter	Community Planning and Partnerships	Short
31	Support MCDT in providing enhanced level of facilities for older children (5+) at Lennox Park	MCDT	Medium
32	Collaborative working between community groups and local businesses to establish feasibility of Community Cinema, including potential venues and management	MCDT, Community Council	Short

Short term - Up to 1 year,

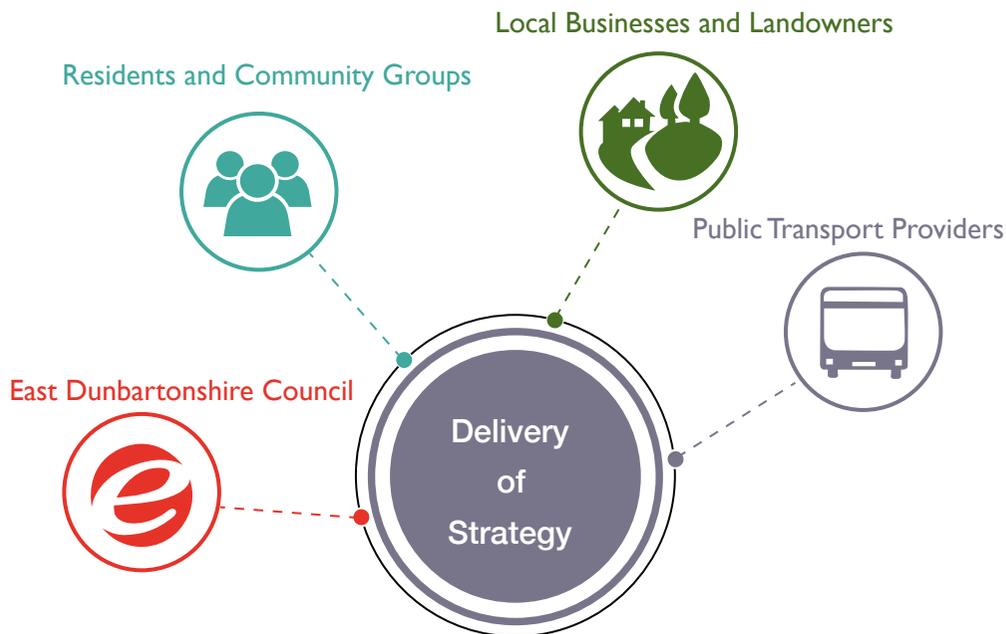
Medium term - Up to 4 years

Long term - Over 4 years

# 4. Delivering the strategy

## How will we take the strategy forward?

- 4.1 The actions identified above are not intended to be conclusive or finite and should be taken forward through the establishment of effective leadership representing all those with an interest in the town centre
- 4.2 The Council will have a central role in terms of co-ordinating and facilitating delivery aspects of the strategy. However, the contribution of local residents, community groups, key landowners, local businesses and Community Planning partners will be equally important if the strategy is to be implemented successfully. In particular the local knowledge and experience of local residents and community groups will be critical.



## Future work

- 4.3 Delivery will be led by the action plan. The need for more detailed design work or additional guidance may emerge during the lifespan of this strategy and we will ensure that this is reflected in any future updates. They will only be prepared where a clear need is identified and where they will help to deliver the identified actions.
- 4.4 In terms of funding, a number of actions already form part of existing commitments by the Council, including those within separate strategies (eg Local Transport Strategy) – these have been highlighted where relevant. Other actions will be led and funded by community groups and other key town centre stakeholders such as Milngavie BID – these are also highlighted. For other actions, delivery will require ongoing collaboration with external organisations during the lifespan of the strategy. In addition to this the Council will continue to explore new funding and grant opportunities as they arise.



## Community participation and empowerment

- 4.5 The input of local people and businesses is fundamental to the success of any town centre strategy. Their local knowledge and experience can often help to identify not only the key issues but also the best solutions. Whether they work for local businesses, the local authority, social enterprises, voluntary groups or other public agencies, it is the motivation and energy of local people which generates activity and civic pride. The Council will therefore provide support and encouragement in terms of building up the long-term capacity of community groups and social enterprises, so that they can take greater ownership of the town centre through community empowerment.

## Status, monitoring and review

- 4.6 The strategy forms non-statutory planning guidance to help deliver the development strategy set out in the East Dunbartonshire Local Development Plan 2017. All future development proposals and initiatives will be expected to support the actions set out within this strategy, which will be a prime consideration in the assessment of planning applications.
- 4.7 The strategy will also help to provide the context for future masterplans or design briefs that are required to implement any of the specific actions.
- 4.8 The delivery of actions within this strategy will be monitored as part of the annual health check process and revised every two years. New actions may emerge as the strategy is taken forward and these will be built into the review process.



If you have any questions about this strategy or would like further information about the town centre, please contact :

Land Planning Policy Team

Place, Neighbourhood & Corporate Assets

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

#### Other formats and translation

This document can be provided in large print, Braille or on CD and can be translated into other community languages. Please contact the Council's Communications Team at:

East Dunbartonshire Council, 12 Strathkelvin Place,  
Southbank, Kirkintilloch,  
G66 1TJ

Tel: 0300 123 4510

本文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510。

اس دستاویز کا دور خواست کرنے پر (اردو) زبان میں ترجمہ کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੌਗ ਕਰਨ ਤੋ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0300 123 4510 ਫੋਨ ਕਰੋ।

Gabhaidh an sgriobhainn seo cur gu Gàidhlig ma tha sin a dhith oirbh. Cuiribh fòin gu 0300 123 4510

अनुप्रेष करने पर यह दस्तावेज हिन्दी में भाषांतरित किया जा सकता है। कृपया 0300 123 4510 पर फोन कीजिए।