



Local Development Plan 2 Main Issues Report

**October
2019**

Environmental Report



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

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Non-Technical Summary

Strategic Environmental Assessment and the Local Development Plan 2

As part of the preparation of the Local Development Plan 2 (LDP2), East Dunbartonshire Council carried out a Strategic Environmental Assessment (SEA). The process of SEA is a systematic method for considering the likely environmental effects of this Strategy. It aims to:

- Integrate environmental factors into the Plan preparation and decision-making
- Improve the Strategy and enhance environmental protection
- Increase public participation in decision making
- Facilitate the openness and transparency of decision-making

This Environmental Report documents the environmental assessment of the LDP2: MIR. The assessments of the relevant components were carried out in parallel to the development of the Plan. This helped the policy-maker to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

Key facts relating to the Local Development Plan 2: Main Issues Report

Responsible Authority	East Dunbartonshire Council
Title of PPS	Local Development Plan 2: Main Issues Report
Purpose of PPS	The purpose of the East Dunbartonshire Local Development Plan 2 is to set out the policy framework and a spatial strategy for the assessment of future developments in East Dunbartonshire based on a comprehensive assessment of economic, environmental, social and other material constraints.
What prompted the PPS	Legislative provision through the Planning etc (Scotland) Act 2006.
Subject	Development Planning
Period covered	2022 – 2027
Frequency of updates	5 yearly, Note – this will be subject to the review of planning legislation, when this becomes law.
Area covered by PPS	East Dunbartonshire Council area and not restricted to specific settlements or areas.
Summary of nature/ Content of the PPS	The East Dunbartonshire Local Development Plan 2 is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region's environment. The East Dunbartonshire Local Development Plan 2 will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Local Outcomes Improvement Plan, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan 2. Consideration will be given to minor

proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance.

Proposed/draft outcomes

To provide a land use strategy for the Council which:

- Delivers the land use requirements of the Local Outcomes Improvement Plan
- Acts a framework for the determining of planning applications.
- Operates within a statutorily defined framework

Context of the Local Development Plan 2: Main Issues Report

The Local Development Plan 2 (LDP2) is prepared under the provisions of the Planning etc (Scotland) Act 2006; the Town & Country Planning (Scotland) Act 1997 (as amended); Development Planning (Scotland) Regulations 2008; the National Planning Framework 3; the Glasgow and Clyde Valley Strategic Development Plan: Clydeplan and will replace the East Dunbartonshire Local Development Plan on adoption.

The purpose of the LDP2: Main Issues Report (MIR) is to seek views on the policy and development options that will eventually be included within the LDP2. This will help to determine which areas within East Dunbartonshire are suitable or unsuitable for development. Rather than propose draft policies, the MIR is intended to stimulate debate on the issues and policy options relating to the future development within East Dunbartonshire.

The MIR sets out East Dunbartonshire Council's preferred strategy for the future development of the area, including the identification of specific sites showing where we believe development should be prioritised. The MIR will therefore address issues such as:

- Where new housing should be located
- What the future role of our town centres should be
- Where people will work in the future; and
- How people will travel around the area.

An 'alternative' set of policy options has also been developed and considered for each issue, which allows for a better understanding of the Council's preferred options and policy direction of for the LDP2. This Environmental Report is being prepared for consultation with the general public and key agencies and statutory Consultation Authorities (Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES)).

Environmental Baseline Data for East Dunbartonshire

The environmental baseline information for East Dunbartonshire has been identified in relation to each of the environmental factors scoped into the assessment for the LDP2: MIR (*Population and Human Health; Biodiversity, Flora and Fauna; Cultural Heritage; Landscape; Soil and Geology; Water Quality; Air Quality; Climatic Factors and Material Assets*). The information has been collated using a range of statistics and resources, including information from Scotland's Environment Web, SNH, SEPA, Historic Environment Scotland, SNIFFER, Forestry Commission Scotland, Scottish Government, National Records and Air Quality Scotland, as well as local information obtained from a variety of relevant Services within the Council. The baseline data has been updated when available data has become available in order to ensure that the data is as relevant as possible.

Section 2.2 of the main report contains a full outline of the environmental baseline data for each of the environmental factors considered in SEA, including spatial representations of the main environmental constraints in East Dunbartonshire using Geographical Information Systems (GIS).

Existing Environmental Problems

Reviewing the environmental baseline data for East Dunbartonshire helped to identify any existing environmental problems that would need to be taken into account during the preparing and implementation of the LDP2: MIR and Proposed Plan (Full list of environmental issues provided within **Table 2** of the main ER). The likely nature of the environment without a Plan to address local socio-economic disadvantages has also been described along with the implications of this for the Council, where appropriate.

The main challenges identified include:

- East Dunbartonshire has datazones which fall into the top 25% most deprived areas in Scotland located in Hillhead, Lennoxton, Auchinairn and Twechar as identified in the Scottish Index of Multiple Deprivation (SIMD).
- Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities and services while implementing good design principles and sustainable, active travel alternatives in order to link communities and residential areas.
- There is a significant reliance on public transport and access to primary facilities, particularly in areas of deprivation and due to East Dunbartonshire's ageing population.
- New developments have the potential to increase traffic levels, emissions and pollutants in the local areas which can exacerbate existing air quality issues, particularly in the vicinity of the two existing designated Air Quality Management Areas (Bishopbriggs and Bearsden). The allocation of sustainably located developments sites within the LDP along with the implementation of appropriate measures such as cultural changes and design alternatives within new developments can contribute to reducing these impacts.
- As a result of new developments in East Dunbartonshire, main roads are likely to suffer from increased traffic volumes and congestion as well as increased pressure on existing infrastructure and the potential for new infrastructure.
- East Dunbartonshire has a range of local, national and international cultural heritage assets of value including the Antonine Wall UNESCO World Heritage Site and the Forth and Clyde Canal Scheduled Monument.
- The local natural environment hosts a wide range of designated and non-designated environmental and ecological assets.
- Climate change has a direct link to flood risk. The SEPA Flood Risk Map has identified several locations within the East Dunbartonshire Council area which could have significant impacts on communities. Appropriate siting of developments and integration of LDP Policies can support sustainable flood management options and contribute to reducing localised flood risks.
- Domestic emissions account for the largest proportion of carbon dioxide in East Dunbartonshire, although emissions from transport account for the largest proportion of NO₂ and PM10 emissions. This contributes to the effects of climate change which include changing temperatures and rainfall patterns, and increased incidences of extreme weather events. The LDP can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable location of new development, promotion of active/sustainable travel, supporting energy efficiency in new development and support for renewable energy.

Without the LDP2 the existing issues and trends are likely to continue.

Assessment of Environmental Effects

The main function of the Environmental Report as part of the full SEA process is to suggest ways to improve the environmental performance of the plans and strategies through assessment of the significant environmental effects identified. An assessment of the LDP2: MIR Key Objectives, Main Issues/Policy Options and Proposal Sites have been undertaken and the anticipated assessment findings recorded.

Through the Key Objectives there is likely to be a positive or significantly positive impacts on the environment with the objectives also delivering the strategic objectives of the Clydeplan Strategic Development Plan (SDP) and East Dunbartonshire's Local Outcomes Improvement Plan (LOIP). The key opportunities include, support for sustainable networks and the integration of low carbon economies and lifestyles; utilising land use planning to improve local health and wellbeing; supporting sustainable development options; proposing development in sustainable locations and improving accessibility to services and amenities.

In general, the preferred main issues and policy options identified through the MIR perform favourably from an environmental perspective with minor or significant benefits anticipated dependent upon their implementation. The most significant benefits relate to Population and Human Health and Climatic Factors due to a focus around enhancing community wellbeing, promoting healthy lifestyles and improving accessibility and provision of local services and amenities. The anticipated benefits also relate to enhancements to the green network, improved provision of active travel alternatives to promote modal shift through the location and design of new developments.

From a proposal site perspective, there is anticipated to be a number of significantly adverse impacts on the environment through the development of the preferred package of sites. Proposed alterations and mitigation measures have been incorporated into each of the individual assessment for each proposal site and are also set out within LDP1 Key Requirements and planning conditions where appropriate.

Sections 3 and all related **Appendices** provide full details of the assessment findings for the LDP2: MIR.

Mitigation and Monitoring

Mitigation measures have been proposed through the environmental assessments and incorporated into the Strategy where necessary in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any uncertain, neutral, positive environmental impacts identified. The mitigation measures incorporate all environmental factors which were scoped into the assessment and will be the responsibility of East Dunbartonshire Council to implement in conjunction with key agencies and stakeholders.

The mitigation measures will form part of the Proposed Plan Environmental Report, LDP2 Proposed Plan and SEA Post-Adoption Statement for the LDP2, prepared as soon as reasonably practicable after the adoption of the Strategy, in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005. The environmental baseline data (**Section 2.2**) and the monitoring indicators as part of the proposed monitoring framework (**Section 4.2**) will form the basis of future monitoring of the potential effects, predicted and unforeseen, of the LDP2 on the local environment.

Next Steps: Statutory Consultation

The next step for both the Environmental Report and the LDP2: MIR is an 8 week consultation period with the public and key agencies. All of the comments received will be taken into account and amendments may be made accordingly to both documents and taken into consideration at the Proposed Plan stage for the LDP2 and corresponding ER. Any significant changes to the Plan in relation to consultation responses may require further consideration in terms of environmental implications.

The statutory consultation for this ER and corresponding LDP2: MIR is:

15th October 2019 – 10th December 2019

If you would like to express your views on the Environmental Report, your comments should be submitted through email or post to the following:

Email: sustainability@eastdunbarton.gov.uk
Post: Sustainability Policy
Place, Neighbourhood and Corporate Assets
East Dunbartonshire Council
Broomhill Industrial Estate
Kilsyth Road
Kirkintilloch
G66 1TF

Key Stages of SEA

The key SEA stages carried out in the preparation of the LDP2 include:

Scoping: This is the process by which details for the Environmental Report were determined. Through the Scoping Report the level of detail and the consultation period was determined for the Environmental Report and followed by a consultation with the appropriate Consultation Authorities.

Environmental Assessment: The Environmental Report documents the environmental assessment of the LDP2: MIR. The assessments of the relevant components were carried out in parallel to the development of the Plan. This helped the policy-maker to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

Post-Adoption Statement: The Post-Adoption Statement will demonstrate how the findings of the SEA have been taken into account in the adopted LDP2. In accordance with the Environmental Assessment (Scotland) Act 2005, the Post-Adoption Statement will highlight:

- How the environmental considerations have been incorporated into the LDP2;
- How the findings of the Environmental Report have been taken into account;
- How opinions expressed, from both the Community and Consultation Authorities during the consultation of the Environmental Report have been taken into account;
- The reasons for choosing the LDP as adopted in light of other reasonable alternatives; and,
- The measures to be taken to monitor the significant effects of the implementation of the Plan.

The purpose of SEA is to inform the development process of the LDP2. The assessment identified, described and evaluated the likely significant negative and positive environmental effects of the LDP2, including any alternatives. This was beneficial in order to reduce, avoid or mitigate any potential environmental impact and further enhance any potential positive impacts. This Environmental Report presents the results of the SEA for the MIR. It also establishes a monitoring framework and measures to mitigate any adverse impacts that may occur as a result of the strategic document.

Summary of Environmental Report

The Local Development Plan 2 (LDP2) is prepared under the provisions of the Planning etc (Scotland) Act 2006; the Town & Country Planning (Scotland) Act 1997 (as amended); Development Planning (Scotland) Regulations 2008; the National Planning Framework 3; the Glasgow and Clyde Valley Strategic Development Plan: Clydeplan and will replace the East Dunbartonshire Local Development Plan on adoption.

The East Dunbartonshire Council LDP2 requires to undergo a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment (Scotland) Act 2005. SEA is a systematic process for considering the significant environmental impacts arising from the LDP2 produced by the Council. It is a beneficial and thorough assessment process which ensures that environmental considerations are taken into account at an early stage in the LDP2 preparation process, to ensure development takes place in the most appropriate locations with the minimum environmental impacts.

SEA is an integral part of, and will be taken into account throughout, the LDP2 process. At key stages, the public will be able to comment on the environmental assessment and all comments will be taken on board. The public will be able to see how their comments have influenced the SEA process, as SEA requires the environmental assessment and Local Authority decision-making to be completely transparent and accountable.

The purpose of the LDP2: Main Issues Report (MIR) is to seek views on the policy and development options that will eventually be included within the LDP2. This will help to determine which areas within East Dunbartonshire are suitable or unsuitable for development. Rather than propose draft policies, the MIR is intended to stimulate debate on the issues and options relating to the future development within East Dunbartonshire.

The MIR sets out East Dunbartonshire Council's preferred strategy for the future development of the area, including the identification of specific sites showing where we believe development should be prioritised. The MIR will therefore address issues such as:

- Where new housing should be located
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Section 1: Key Facts

This section provides some key facts about the LDP2: MIR including a brief summary regarding the content.

Section 2: Strategic Action Context

This section provides an overview of the LDP2: MIR and the environmental issues it is anticipated to address. In addition, this section provides the environmental baseline data collected and used to assess the LDP2: MIR.

Section 3: Assessment of Environmental Effects

This section outlines how the SEA process incorporates the identification of reasonable alternatives; assessment methodology, assessment process and findings regarding each element of the Plan and the influence of the SEA on the LDP2.

Section 4: Mitigation and Monitoring

This section sets out the mitigation measures and monitoring framework for the LDP2: MIR and ER.

Section 5: Statutory Consultation and SEA Timetable

This section outlines the consultation dates and procedures and the timeline for the LDP2: MIR and SEA documentation.

Appendix A: Influence of key legislation & PPS

This appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP2: MIR.

Appendix B: Consultation Responses to the Scoping Report

This appendix highlights the points and recommendations raised by the Consultation Authorities during the consultation of the Scoping Report and how they have been addressed within the Environmental Report.

Appendix C: SEA Policy Assessment Criteria and Questions

This appendix outlines the chosen assessment methodology for the issues and policy framework.

Appendix D: SEA Site Assessment Criteria and Questions

This appendix outlines the chosen assessment methodology for all proposal sites.

Appendix E: Key Objectives Compatibility Assessments

This appendix includes the compatibility assessment of the proposed Key Objectives for the LDP2 against the SEA Objectives.

Appendix F: Main Issues/Policy Assessments

This appendix includes the assessment of all main issues, policy options and all reasonable alternatives.

Appendix G: Community Area Cumulative Site Assessments

This appendix includes an assessment matrix for each Community Area to illustrate the cumulative impacts of housing proposals and existing sites on each area.

Appendix H: SEA Site Assessments for Consented & Windfall Sites

This appendix includes the individual SEA site assessment for sites with planning consent (including windfall sites) in order to be included as part of the baseline data for the impacts of the plan.

Appendix I: Cumulative Issues / Policy Assessments

The appendix includes an assessment matrix to illustrate the cumulative impacts of the main issues and policy options identified for the LDP2: MIR.

Appendix J: Cumulative Site Assessments

This appendix illustrates the cumulative impacts of the preferred site options being carried forward into the Plan for each Community Area to represent the site impacts for the whole plan.

Section 1: Key Facts

1.1. Key Facts relating to the Local Development Plan 2: Main Issues Report

Responsible Authority	East Dunbartonshire Council
Title of PPS	Local Development Plan 2: Main Issues Report
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Subject	Development Planning
Period covered	2022 – 2027
Frequency of updates	5 yearly, Note – this will be subject to the review of planning legislation, when this becomes law.
Area covered by PPS	East Dunbartonshire Council area and not restricted to specific settlements or areas.
Summary of nature/ Content of the PPS	<p>The East Dunbartonshire Local Development Plan 2 is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region's environment. The East Dunbartonshire Local Development Plan 2 will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Local Outcomes Improvement Plan, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan 2. Consideration will be given to minor proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance.</p>
Proposed/draft outcomes	<p>To provide a land use strategy for the Council which:</p> <ul style="list-style-type: none">• Delivers the land use requirements of the Local Outcomes Improvement Plan• Acts a framework for the determining of planning applications.• Operates within a statutorily defined framework

Section 2: Strategic Action Context

2.1. Relationship with other Plans, Programmes and Strategies

There are a number of other strategies and plans internationally, nationally, regionally and locally that the LDP2 needs to be integrated with. The following list indicate the primary related legislation and [Figure 1](#) shows a diagrammatic representation, although it does not include every one of the plans listed. The template below is useful for demonstrating such relationships.

International

- Rio Declaration 1992
- Johannesburg Declaration 2002

National

- Scottish Government National Outcomes
- Town and Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Emerging Planning Reform
- National Planning Framework 3
- Land Use Strategy for Scotland
- Climate Change (Scotland) Act 2009
- Scottish Planning Policy
- Choosing Our Future: Scotland's Sustainable Development Strategy
- Community Empowerment (Scotland) Act 2015
- 2020 Challenge for Scotland's Biodiversity
- Scotland's Economic Strategy
- National Transport Strategy
- Land Reform (Scotland) Act 2016
- Making More of Scotland's Land: Scottish Land Commission: Our Strategic Plan 2018 – 2021
- Scottish Canals Heritage Strategy 2013-38
- Scottish Government, Designing Streets, 2010
- Scottish Government, Creating Places, 2013
- SEPA Scotland River Basin Management Plan 2

Regional

- Glasgow & Clyde Valley Strategic Development Plan 2, Clydeplan
- Glasgow and Clyde Valley Housing Need and Demand Assessment
- Regional Transport Strategy 2008-2021 – A Catalyst for Change
- Regional Economic Strategy 2017 – 2035
- Glasgow City Region Economic Action Plan February 2017
- Frontiers of the Roman Empire World Heritage Site: Antonine Wall Management Plan
- SEPA Glasgow & Loch Lomond Flood Risk Management Strategy

Local

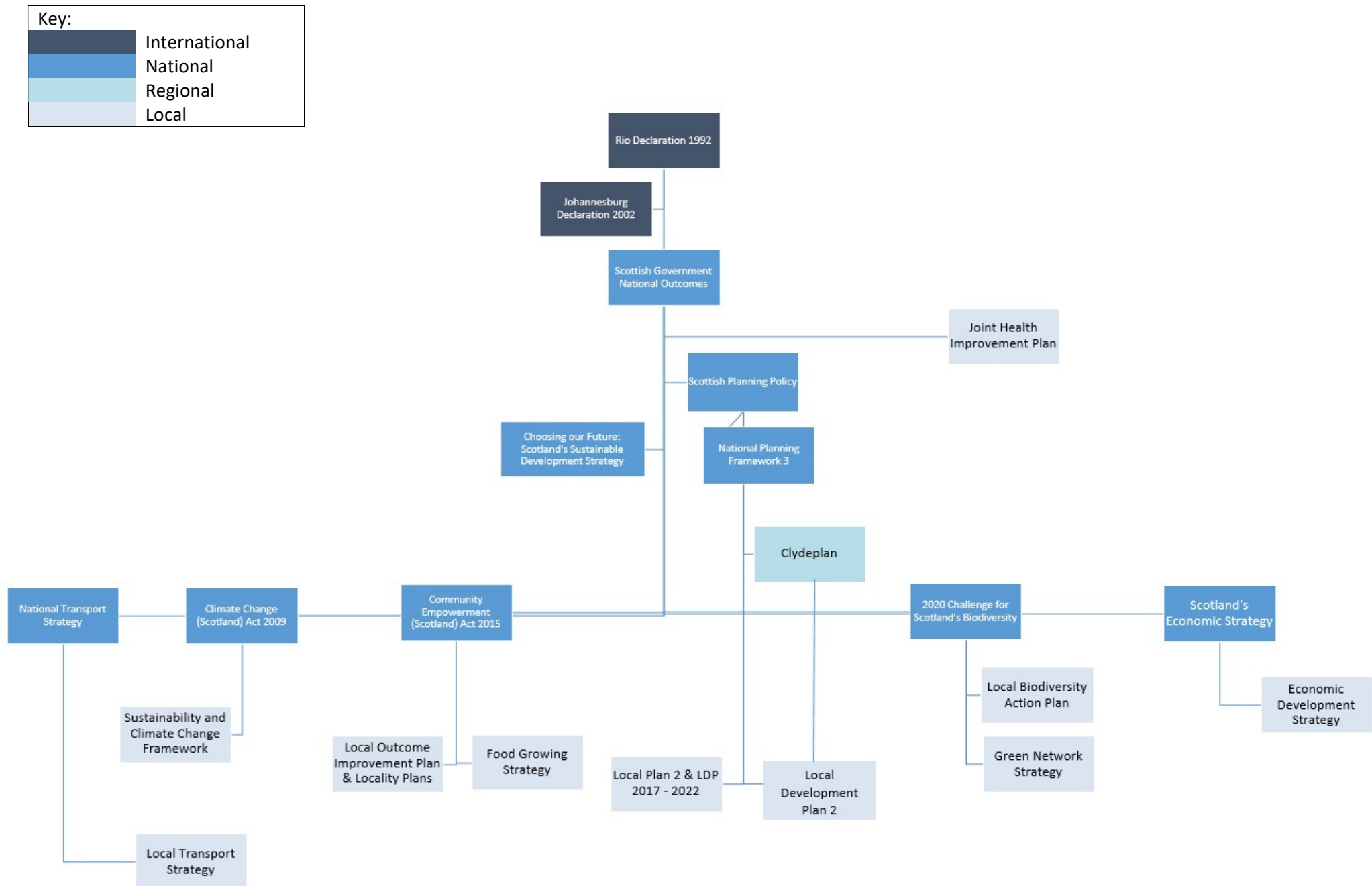
- East Dunbartonshire Community Planning Partnership Local Outcome Improvement Plan (LOIP) and Locality Plans
- Local Development Plan 2017 – 2022
- Open Space Strategy
- Green Network Strategy
- Local Biodiversity Action Plan
- Emerging Food Growing Strategy
- Sustainability and Climate Change Framework
- Local Transport Strategy 2013-17

- Active Travel Strategy 2015-2020
- Core Path Plan
- Strategic Housing Investment Plan (SHIP)
- EDC & HSCP Joint Health Improvement Plan
- Economic Development Strategy 2017 – 2020
- Local Housing Strategy
- Culture, Leisure and Sport Strategy
- East Dunbartonshire Climate Change Adaptation Strategy (Emerging)

2.1.1 Cross-boundary effects with neighbouring authorities will be considered through the integration of the LDP2 and the consideration of Plans and Strategies produced by the neighbouring authorities.

2.1.2 **Appendix A** lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP2. This list includes documents that refer to international, European Community, and national environmental objectives; regional and local objectives. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the Plan.

Figure 1: Interrelationship of the LDP2 with Other Plans, Programmes and Strategies



- 2.1.3 The Environmental Protection Objectives that are contained within international, European, UK and Scottish legislation, as well as national guidance which are considered to be of the greatest relevance to the LDP2 will be taken into account when preparing the Plans. These are set out in [Appendix A](#).

2.2 Baseline Environmental Data

- 2.2.1 The early stages of SEA, such as describing the baseline, identifying environmental problems/issues and analysing the links and relationships between other strategic actions, should be carried out concurrently and they should inform each other throughout the process. This approach has been adopted as part of the LDP2 SEA.
- 2.2.2 In order to measure the significant environmental effects of these strategic actions the current state of the environment must be known. East Dunbartonshire Council have gathered information to provide the current state of the environment, or an Environmental Baseline, utilising GIS mapping where possible, to show the geographical location and scale of key environmental designations and assets. The potential effects (including, cumulative, secondary and synergistic effects) of the information contained within the LDP2 and their alternatives have been measured against this baseline.
- 2.2.3 For the purposes of this Environmental Report, a broad summary of baseline environmental information has been collated. [Table 1](#) below summarises the main baseline environmental features.
- 2.2.4 [Table 1](#) contains a broad summary of the baseline environmental information which has been collated and also includes the SEA objectives used for the assessment. These have been developed taking into account the summary baseline data. The SEA Objectives were used to assess the Plan and they provide the basis for the development of the assessment questions and monitoring indicators.

Table 1: Environmental Baseline Data

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
Population & Human Health	<p>East Dunbartonshire has a total population of 108,130 (2017); an increase of 0.5% from 107,540 in 2016. Population Projections forecast that the population of East Dunbartonshire will increase to 112,640 by 2026 (+4.7% increase between 2016 and 2026).</p> <p>East Dunbartonshire has an ageing population. This is highlighted through the population projections that by 2026 East Dunbartonshire's 75+ population will increase by +30.5% based on 2016 levels.</p> <p>Areas of Hillhead, Lennoxton and Auchinairn are in the most deprived 20% in Scotland (SIMD 2016). Twechar is also considered to be an area of socio-economic disadvantaged. Each of these localities have a Locality Plan as outlined in the Local Outcome Improvement Plan (LOIP).</p> <p>Generally the health of the residents of East Dunbartonshire is good with nearly 73% of the residents being generally healthy, in comparison to the average of Scotland (68%) according to the 2001 census. The level of residents found to be in general health status of 'not good' within East Dunbartonshire and Scotland was 8% and 10% respectively.</p> <p>In terms of walking and cycling to work in 2012/13, East Dunbartonshire had low rates of walking (5.1%) when compared with the Scottish national average (13.2%). Walking to work rates in East Dunbartonshire represent the 2nd lowest rates in Scotland against all other Council areas. There are similarly low levels of cycling to the Scottish national average (2.3%).</p> <p>The percentage of economically active people living in East Dunbartonshire has decreased between 2014 and 2015 by -0.6%; however, this percentage is still higher than both the Scottish and British national averages at 78.2%. Of this total in East Dunbartonshire, 82.1% of economically active people are male and 74.5% female.</p> <p>Current community food growing assets:</p> <ul style="list-style-type: none"> Rosebank Allotment – Kirkintilloch Torrance – Demonstration Garden 	<p>Population, health and employment statistics</p> <ul style="list-style-type: none"> National Records for Scotland 2011 Scottish Census Nomis 2015 Local Authority Labour Market Profile <p>SIMD 2016</p> <p>Open Space Audit and Strategy</p> <p>East Dunbartonshire Food Growing Strategy (emerging)</p> <p>East Dunbartonshire Green Network Strategy</p> <p>East Dunbartonshire Local Outcome Improvement Plan</p> <p>East Dunbartonshire Core Path Plan</p> <p>Central Scotland Green Network</p> <p>National Walking and Cycling Network (NWCN)</p>	To improve human health and community wellbeing

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Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> • Twechar – community growing spaces • Hillhead Housing Association – Garden and Friars Croft Orchard <p>There are 6 Strategic Green Network Assets in the area: including Mugdock Country Park and Milngavie Reservoirs and 6 Green Network Strategic Access Links, including the long distance paths of the West Highland Way and John Muir Way.</p>		
Cultural Heritage	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> • 1 UNESCO World Heritage Site (part) – Frontiers of the Roman Empire (Antonine Wall). A buffer zone has been identified around the Wall to help protect its setting, in Supplementary Planning Guidance. • 48 Scheduled Monuments. In particular the Forth & Clyde Canal and Antonine Wall are made up of a series of Scheduled Monuments. • 178 Listed Building, including 15 Category A (of national importance) including: Luggie Water Aqueduct and Bridge; Mugdock & Craigmaddie Reservoirs; three churches, two castles, three town houses , four country houses and a cemetery. There are 85 category B designations and 78 category C designations. • 15 Conservation Areas (4 of which are designated as outstanding) • 21 Townscape Protection Areas • Mugdock and Craigmaddie Reservoirs national inventory Garden and Designed Landscape, and two other sites recommended as having the potential for meeting national inventory standards. 30 such sites have also been identified as having local value. 	<p>Historic Environment Scotland</p> <p>Sites and Monuments Record (SMR)</p> <p>East Dunbartonshire Council</p> <p>United Nations Educational, Scientific and Cultural Organisation – World Heritage Site Designation</p> <p>Scottish Natural Heritage</p> <p>Scottish Canals Heritage Strategy 2013-38</p> <p>Buildings at Risk register for Scotland</p>	To protect, conserve and, where appropriate, enhance the historic environment

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Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> There are nine buildings identified in the Buildings at Risk Register, one of which has restoration in progress. <p>It is important to recognise and consider non-designated heritage assets as part of the assessment process.</p>		
Biodiversity, Flora and Fauna	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> 6 Sites of Special Scientific Interest (SSSI) 5 Local Landscape Areas 93 Local Nature Conservation Sites (LNCS) with biodiversity value 34 LNCS with geodiversity value 356 Tree Preservation Orders 3 Local Nature Reserves (LNR) which include Merkland LNR, Lenzie Moss LNR and Kilmardinny Loch. An identified green network in particular 8 Green Network Habitat Links, including the River Kelvin and its tributaries. <p>There are a number of Protected Species identified in East Dunbartonshire (including those with former Species Action Plans, priority species and lesser priority species). This includes species such as Otters, Badgers and Water Vole.</p> <p>Several Invasive Non-Native Species (INNS) have been identified in East Dunbartonshire.</p>	<p>Priority Species and Habitats.</p> <p>Regionally and locally designated sites.</p> <p>Record areas and levels of planting</p> <p>Results of the review of LNCS and Important Wildlife Corridor designations detailed in EDC's Natural Environment Planning Guidance</p> <p>EDC Local Biodiversity Action Plan</p> <p>Scottish Natural Heritage</p> <p>Native Woodland Survey of Scotland report for East Dunbartonshire, October 2010</p> <p>SNH Protected Species data</p> <p>East Dunbartonshire Green Network Strategy 2016-2021</p> <p>Scottish Ancient Woodland Inventory</p>	<p>To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity</p>

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>Woodland in East Dunbartonshire:</p> <ul style="list-style-type: none"> Native woodland in East Dunbartonshire comprises 22.1% of the total woodland area (4.8% of the total land area). 95ha of woodland is present on ancient woodlands, which makes up 34% of native woodland The main native woodland types in East Dunbartonshire are lowland mixed deciduous woodland (34%), wet woodland (25%) and upland birchwoods (21%). <p>EDC's Green Network Strategy details supporting local actions and strategic green network assets and opportunities including the Campsie Fells, Glazert Valley, River Kelvin, Forth and Clyde Canal and Mugdock Country Park.</p>	<p>Native Woodland Survey of Scotland).</p> <p>Semi-Natural Woodland Inventory</p> <p>Mugdock Country Park</p>	
Soil and Geology	<p>Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil.</p> <p>Currently East Dunbartonshire has not designated any areas of land as contaminated land as defined in the Environmental Protection Act 1990. However, a list of potential contaminated sites has been created based on previous land use. On this list 626 potentially contaminated sites (to varying degrees of contamination) have been identified.</p> <p>There are currently 25 Vacant and Derelict Land within East Dunbartonshire with a total area of 76 hectares.</p> <p>East Dunbartonshire also has 1 RIGS (Regionally Important Geological or Geomorphological Site) at Clachan of Campsie. It has 36 sites representing geological diversity, and 34 are recommended as Local Geodiversity Sites (LGS).</p> <p>There are varying levels of identified peatland and carbon-rich soils in East Dunbartonshire including:</p> <ul style="list-style-type: none"> Class 1, 3, 4 and 5 across the Campsie Fells Class 3 predominantly in the Kilpatrick Hills Areas of Class 1 and 5 including High Moss Class 3, 4 and 5 around Lennox Forrest 	<p>EDC Local Development Plan</p> <p>Scottish Vacant and Derelict Land Survey 2017</p> <p>James Hutton Institute</p> <p>Scottish Natural Heritage</p> <p>British Geological Survey</p> <p>UKRIGS (Regionally Important Geological or Geomorphological Site)</p> <p>SNH Carbon and Peatland Map 2016</p>	<p>To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.</p>

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> Areas of Class 4 in Kirkintilloch, Torrance and Twechar 		
Landscape	<p>East Dunbartonshire's landscape is diverse in terms of character and land uses. The district is characterised by five main types of landscape character: Drumlin Foothills; Rolling Farmland; Broad Valley Lowland; Rugged Moorland Hills; and urban areas.</p> <p>The topography of East Dunbartonshire is generally low lying, undulating land with the exception of the two Local Landscape Areas; the Campsie Fells and the Kilpatrick Hills to the North and West of the district respectively.</p> <p>There are five Local Landscape Areas (LLA) within East Dunbartonshire Council's boundary, including the Campsie Fells, Kilpatrick Hills, Bar Hill (which are also Green Network Strategic Assets); Bardowie, Balmore and Torrance and Glazert Valley.</p> <p>East Dunbartonshire has a total of 973.46 hectares of urban open space; the greatest proportion of which is classified as semi-natural greenspace and Regional Greenspace.</p> <p>The green belt is a Development Plan policy which covers the East Dunbartonshire area, with the exception of the upland areas; its objectives include maintaining the character and distinctiveness of the areas settlements.</p>	<p>British Geological Survey</p> <p>UKRIGS (Regionally Important Geological or Geomorphological Site)</p> <p>Glasgow & Clyde Valley Landscape Character Assessment, 1999</p> <p>EDC Local Development Plan</p>	To protect and enhance landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	<p>The main watercourses within East Dunbartonshire are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. East Dunbartonshire also has two reservoirs in Milngavie and a number of other small dams in various locations throughout East Dunbartonshire, which are of significant value to the surrounding area.</p> <p>Watercourse ecological status related to East Dunbartonshire:</p> <ul style="list-style-type: none"> River Carron – good classification (improved from previous year) River Kelvin (Glazert Water to Tidal Limit – poor classification (degraded from previous year) River Kelvin (Kelvinhead to Glazert) – bad classification (degraded from previous year) Allander Water – moderate classification (degraded from previous 	<p>River Basin Management Plan for the Scotland River Basin District 2015-2027</p> <p>Local water quality data</p> <p>Drinking water quality</p> <p>SEPA – RBMP Data</p> <p>East Dunbartonshire Council Local Biodiversity Action Plan</p>	To prevent deterioration and, where possible, enhance the water environment.

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>year)</p> <ul style="list-style-type: none"> • Craigmaddie Burn – good classification (no change from previous year) • Luggie Water (Kelvin to Mollins Burn) – moderate classification (no change from previous year) • Bothlin Burn (Garnkirk Burn to Luggie confluence) – moderate classification (no change from previous year) • Glazert Water/Finglen Burn – poor classification (degraded from previous year) • Kirk Burn – moderate classification (no change from previous year) • Garrel Burn – poor classification (degraded from previous year) • Forth and Clyde Canal (Mountblow to Maryhill and Glasgow Branch to Kirkintilloch) – good classification (degraded from previous year) • Stand Burn/Park Burn – poor classification (degraded from previous year) • Luggie Water (u/s Mollins Burn) – good classification (improved from previous year) • Forth and Clyde Canal (Kirkintilloch to Kelvinhead) – good classification (degraded from previous year) • Board Burn – moderate classification (no change from previous year) <p>The ecological status of groundwater sources applicable to East Dunbartonshire are as follows:</p> <ul style="list-style-type: none"> • Clydebank: good • Kilpatrick: good • Lennoxton: poor • Denny: poor • Carron and Touch: good • Campsie: good • Kirkintilloch: poor • Glasgow and Motherwell: poor • Kelvin Sand and Gravel: good • Clydebank Sand and Gravel: good <p>*Flooding is discussed in Climatic Factors</p>		

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
Air Quality	<p>A significant concern for air quality in East Dunbartonshire is transport which is the main contributor of air pollutants such as NO₂ (nitrogen dioxide) and PM10 (particulates).</p> <p>The busiest routes that are of concern in relation to air quality within East Dunbartonshire are the A803 and B812 in Bishopbriggs; the A81 through Milngavie; and the A809 and A739 through Bearsden.</p> <p>There are currently two Air Quality Management Areas (AQMA) declared within East Dunbartonshire, Bishopbriggs and Bearsden Cross, both of which were declared an AQMA after several years of exceeding national NO₂ and PM10 objective levels.</p> <p>Bearsden Cross experienced a monthly average of 27 µg/m³ of NO₂ (low) and 13 µg/m³ of PM10 (low) in April 2017.</p> <p>Bishopbriggs experienced a monthly average of 19 µg/m³ of NO₂ (low) and 15 µg/m³ of PM10 (low) in April 2017.</p> <p>Whilst traffic levels across the Council area have been shown to be decreasing since 2009, which can be attributable to a number of factors including the promotion of sustainable travel and influencing economic factors, levels still remain relatively high (22pprox.. 190,000 vehicles).</p> <p>Allocation of sustainable located development sites is a particular aim of the LDP2. Specific assessment criteria has been integrated into the proposal assessment methodology to ensure that this plays an important role in improving air quality levels throughout East Dunbartonshire. (Additional baseline data to be collected utilising the proposal assessment data). Monitoring indicators introduced to highlight the success of this measure to track the allocation of proposals which are sustainably located.</p>	<p>Air Quality statistics for major routes and settlements within east Dunbartonshire.</p> <p>Rail patronage and bus services and frequencies – see climatic factors below.</p> <p>East Dunbartonshire Council</p> <p>National Air Emissions Inventory</p> <p>Scottish Government</p> <p>DEFRA</p> <p>Scottish Transport Bus and Coach Statistics No. 32, 2013</p> <p>Local Transport Strategy 2013 – 2017</p> <p>Scottish Air Quality statistics</p>	<p>To prevent deterioration and, where possible, enhance air quality</p>
Climatic Factors	<p>A significant source of carbon dioxide in East Dunbartonshire is attributable to vehicular transport emissions (144.3ktCO₂), which contributes towards climate change, although the largest proportion of CO₂ emissions is attributable to domestic emissions (208.4 ktCO₂).</p> <p>Travel:</p>	<p>Flood Risk Assessments.</p> <p>Flood defences.</p> <p>Emissions levels within East Dunbartonshire.</p>	<p>To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.</p> <p>To reduce overall flood risk by</p>

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> The level of public transport access varies across the area. Kirkintilloch is served by bus services that provide access to towns and villages in East Dunbartonshire and adjacent local authorities such as Glasgow. However, there are areas that do not have services that are frequent or operate out-with peak travel periods and daytime hours. Although rail patronage has increased by approximately 10% from the period 2012/13 to 2013/14, accessibility to such services means there is a significant reliance on car-based travel in the area. The number of bus passenger journeys in Strathclyde and South West Scotland has decreased since 2007/08 to 2012/13, which equates to a decrease of 21%. The total distance travelled by buses 2007/08 to 2012/13 decreased by 17%. This can be attributable to a reduction in the number of services that operate or alterations to routes. This trend is reflected in trends across Scotland which has seen a decrease in 4% in bus and coach journeys between 2012 and 2013. Traffic levels have decreased during recent years from the particularly high volumes experienced during the mid-2000s. This may be a result of the economic downturn. In 2013, 86% of households in East Dunbartonshire had access to at least 1 car. Glasgow is a key attraction for both employment and high education opportunities for the population of East Dunbartonshire which increases the need for travel. <p>CO2 emissions associated with the expenditure of energy from industrial/commercial (including agriculture) and domestic buildings accounts for 96.8 ktCO2 and 208.4 ktCO2 respectively in 2012. Such energy use has a significant impact on air quality.</p> <p>Flooding has been an issue in the Kelvin Valley for many years with the most recent flood events occurring in 1994 and 2005. The main areas of concern for potential flooding are the River Kelvin and its tributaries – the Allander, Glazert and Luggie Waters.</p> <p>East Dunbartonshire only has one operating landfill (Inchbelle Quarry, Kirkintilloch) but is only used for the disposal of inert materials, mainly construction materials. All household and commercial municipal waste is</p>	<p>Flooding and storm information and events.</p> <p>Renewable energy potential.</p> <p>Scottish Government</p> <p>SEPA</p> <p>East Dunbartonshire Council</p> <p>UK Climate Impacts Programme</p> <p>Online Handbook of Climate Trends across Scotland 2006 (as updated) (SNIFFER Guidance)</p> <p>Scottish Household Survey 2013 (access to cars per household)</p> <p>Office of Rail Regulation (rail patronage by region, 2013/14)</p> <p>Scottish Transport Bus and Coach Statistics No. 32, 2013</p> <p>SEPA Flood map</p> <p>Scotland's Climate Change Declaration 2013-14 Report (SSN; Keep Scotland Beautiful; EDC)</p> <p>'Local and Regional CO2 Emissions Estimates for 2005-2012', Department of Energy</p>	<p>ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.</p>

Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	transferred to landfills in North Lanarkshire. Therefore, there is minimal methane produced from landfill within East Dunbartonshire to impact on climate change.	and Climate Change Scottish Government UK local authority and regional carbon dioxide emissions national statistics: 2015	
Material Assets	<p>East Dunbartonshire is supplied by various levels of transport infrastructure, through well serviced rail networks, bus routes encompassing the whole district and the various road networks that link settlements within East Dunbartonshire together with providing routes out with the district.</p> <p>There are 54km of A class roads, 47 km of B class roads and 34km of C class roads. This amounts to 27% of the road network. There are 369 km of unclassified roads.</p> <p>East Dunbartonshire has a network of Core Paths and public open spaces which provide opportunities for recreation. Some of these also provide active travel routes from residential areas to services and businesses. These routes also support the CSGN Strategic Routes Network.</p> <p>Studies into housing requirements have indicated that East Dunbartonshire has one of the highest net needs for affordable housing, compared to other Scottish Local Authorities. The Local Development Plan and emerging Local Development Plan 2 identifies the location of new development proposals with potential for changes to transport infrastructure/routes.</p>	<p>Transport and infrastructure data.</p> <p>Core Path Network and Rights of Way.</p> <p>Walking and cycle routes</p> <p>Public open spaces and accessibility.</p> <p>Scottish Government</p> <p>East Dunbartonshire Council</p> <p>Transport Scotland</p> <p>SPT</p> <p>Local Development Plan for large scale development proposals.</p> <p>Central Scotland Green Network Strategic Routes Network</p>	To promote the sustainable use of community assets, natural resources and material assets.

2.3 Environmental Issues¹ for the Local Development Plan 2

2.3.1 The Environmental Report identifies the current environmental issues and problems that impact on East Dunbartonshire as a whole, utilising the information that has been identified through an analysis of the baseline environmental data to determine the potential environmental implications. When undertaking the assessment of the Plan, the Council will be able to predict whether the identified environmental problems and issues will worsen, stabilise or improve through the implementation of the Plan. The main environmental issues and problems facing East Dunbartonshire are outlined in **Table 2** below.

Table 2: Environmental Issues

SEA Topic	Relevant Environmental Issues
Population and Human Health	East Dunbartonshire has datazones which fall into the top 25% most deprived areas in Scotland; these datazones are located in Auchinairn, Hillhead and Harestanes, Lennoxton and Twechar.
	Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities and services while implementing good design principles and sustainable, active travel alternatives in order to link communities and residential areas.
	Given the ageing population and projected population decline there is the potential for unsustainable economic position which can determine the different service needs.
	The existing natural environment around settlements, including Kilpatrick Hills and Campsie Fells, can provide recreational opportunities for people which in turn can improve health and quality of life.
Cultural Heritage	There are a large number and variety of historic environment assets in East Dunbartonshire including the Antonine Wall (UNESCO World Heritage Site) and the Forth and Clyde Canal which require protection and management, but also contribute to East Dunbartonshire as a tourist destination. Development proposals should take such protected sites into consideration with regards to the protection and setting while still encouraging appropriate access to such sites to the population.
Biodiversity, Flora and Fauna	Development has the potential to have direct and indirect impacts on East Dunbartonshire's wide range of designated and non-designated sites of ecological importance and European or National protected species. This is seen through a number of Local Nature Conservation Sites, Wildlife Corridors, Tree Preservation Orders and Local Nature Reserves. East Dunbartonshire also has 6 Sites of Special Scientific Interest (SSSI).
	River and canal corridors in East Dunbartonshire contribute significantly to wide ranging habitats and biodiversity. Many are artificially confined, lacking riverside woodland, and locally dominated by non-native invasive plant species, for e.g. the River Kelvin. The natural environment plays a considerable role in healthy lives and the attractiveness of East Dunbartonshire as an economic and habitable centre.

¹ The term "environmental issues" is the name collectively given to air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health as well as cultural heritage (including architectural and archaeological heritage) in the EU Directive 2001/42/EC. In practice they are referred to as "SEA topics".

	Biodiversity and habitats can be protected and/or enhanced by reducing, avoiding or providing appropriate mitigation where development will result in habitat disturbance, fragmentation or removal. With the integration of appropriate measures or mitigation into development this may enhance the connectivity of habitats and species.
Soil and Geology	There are a number of potentially contaminated land areas in East Dunbartonshire along with vacant and derelict land sites which are underutilised. The LDP should promote the appropriate remediation of potentially contaminated land within development proposals and the reuse of brownfield land over the development of green field alternatives, where appropriate.
	The LDP should protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Carbon-rich soils, such as peatland are an important resource in terms of carbon storage, natural drainage and flood alleviation which should be protected from disturbance through the LDP.
	There are 36 sites identified as being geologically diverse, of which 34 have been assigned as Local Geodiversity Site (LGS). The area also hosts 1 RIGS (Regionally Important Geological or Geomorphological Site) and 1 SSSI of geological importance. The LDP has a role to play in ensuring the protection and conservation of these assets as well as avoiding impacts by ensuring that developments are considered in terms of their siting, density and design.
Landscape	Through the LDP, the implementation of key principles relating to good design and strong sense of place within development projects can have a positive impact on the landscape and visual amenity of East Dunbartonshire, by enhancing and creating landscape features as integral parts of developments.
	East Dunbartonshire hosts five Local Landscape Areas. These areas provide additional protection for the landscape value for East Dunbartonshire in terms of retaining local distinctiveness, landscape character of the area and conserving settlement patterns.
	Multiple development projects, even of a relatively small-scale, can have a cumulative impact on East Dunbartonshire's landscape character.
Water Quality	Development proposals have the potential to result in direct or indirect water pollution, particularly when developments are in close proximity to water courses. Appropriate management measures should be promoted and integrated within development proposals during construction in order to reduce sediment deposition into watercourses.
Air Quality	Unacceptably high levels of air pollution can be harmful to the environment and human health. East Dunbartonshire currently has two designated Air Quality Management Areas (Bishopbriggs and Bearsden Cross). These are managed through Air Quality Management Plans. New developments have the potential to increase traffic levels, emissions and pollutants in the local area which can exacerbate existing air quality issues. The allocation of sustainably located development sites within the LDP along with the implementation of appropriate measures such as cultural changes and design alternatives within new developments can contribute to reducing these impacts.
Climatic Factors	Domestic emissions account for the largest proportion of carbon dioxide in East Dunbartonshire, although emissions from transport account for the largest proportion of NO ₂ and PM ₁₀ emissions. This contributes to the effects of climate change which include changing temperatures and rainfall patterns, and increased incidences of extreme weather events. The LDP can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable location of new development, promotion of active/sustainable travel, supporting energy efficiency in new development and support for renewable energy.
	Climate change has a direct link to flood risk. The SEPA Flood Risk Map has identified several locations within the East Dunbartonshire Council area which could have significant impacts on communities. Appropriate siting of developments and integration of LDP

	Policies can support sustainable flood management options and contribute to reducing localised flood risks.
Material Assets	As a result of new developments in East Dunbartonshire, main roads are likely to suffer from increased traffic volumes and congestion as well as increased pressure on existing infrastructure and the potential for new infrastructure.
	There are a series of Core Path networks and open spaces in East Dunbartonshire which create recreational opportunities, promote active travel and provide a sense of community. These assets should be protected where possible as part of the LDP and open spaces created to compensate for any loss.

2.4 Evolution of the Environment in the Absence of the Local Development Plan 2

2.4.1 The SEA process is also required to assess the likely impact on the environment if the LDP2 were not implemented. Development Plans are a part of the planning system in Scotland. The planning system guides future development and land use in the long term public interest.

2.4.2 Without an updated Development Plan covering East Dunbartonshire, it is likely that development would proceed in an ad hoc way with a lack of strategic focus on land use. However, this development would be uncoordinated and would be likely to respond to demand without due regard for the wider implications of such development. This could potentially lead to adverse environment impacts that could be avoided by the implementation of the LDP2.

2.4.3 If the current LDP was not updated or replaced two main scenarios could occur:

- Development would be constrained; once all land allocations for development in the current plan was developed, there would be no further allocations available to meet for future needs.
- Any additional development that took place over and above the agreed allocations in the current plan would likely to be piecemeal. There would be a lack of transparency to the decision-making process, and the public would lose their say in the process.

2.4.4 These scenarios could lead to adverse environmental impacts that would be avoided or reduced by the implementation of the LDP2.

Section 3: Assessment of Environmental Effects

3.1. Assessment Framework

3.1.1 The Environmental Assessment (Scotland) Act 2005 requires the Environmental Report to assess and evaluate the likely significant impacts that the LDP2 will have on the environment. It is essential to SEA that the assessment process and reporting of the findings are unbiased, robust, objective, transparent and ultimately easy to follow and understand.

3.1.2 The assessment of the LDP2 MIR will focus on the Key Objectives, Main Issues/Policy Options and Proposal Sites being considered for the LDP2. It should be noted that only the significant environmental impacts will be identified and assessed through the SEA process.

- 3.1.3 In addition to this, the assessment will evaluate the Plan as a whole in terms of the potential cumulative effects (direct, indirect, secondary and synergistic) associated with the implementation of the LDP2 from a policy and site-specific perspective. [Table 3](#) gives an indication to each of the stages as part of the assessment framework.

Table 3: Assessment framework

Assessment Stage	Assessment Method
LDP2 Key Objectives	The SEA objectives were used to undertake a compatibility assessment of the LDP2 Proposed Key Objectives and all reasonable alternatives. The preferred options have been justified and SEA findings taken into consideration. (Appendix E)
Main Issues	The Main Issues identified, along with all reasonable alternatives, were assessed using the policy assessment criteria (Appendix C). The findings of this assessment process helped guide the refinement and improvement of the components throughout the development of the LDP2. (Appendix F)
Proposal Sites	All proposal sites were assessed using the agreed methodology (LDP2: MS Appendix 7) and then put into the relevant package of sites to inform the proposed land allocations for the Housing Issues for each Community Area, which includes suggested SEA alterations, improvements or mitigation measures where necessary.
Cumulative Assessments	<p>The Issues/Policy cumulative assessment was undertaken utilising the individual ratings for each specific issue and collated to illustrate the policy impacts of the Plan as a whole (Appendix I).</p> <p>The site specific cumulative assessment for each community was undertaken (Appendix G) and then combined to form the cumulative site impacts for the plan as a whole (Appendix J).</p>

3.2. Assessment Methodology

- 3.2.1 The SEA Directive requires the environmental effects of ‘reasonable alternatives’ to the strategic document to be identified, described and assessed where appropriate. The LDP2 has been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005.
- 3.2.2 It also requires environmental assessments to consider the environmental objectives established at International, European Community and national levels that are relevant to the strategic document. During the Scoping stage of SEA, it was determined that the environmental issues likely to be significantly impacted by the LDP2 were all of the environmental factors (with the exception of Air Quality); therefore the remaining factors were scoped into the assessment. The Consultation Authorities were in agreement with this level of scope, as expressed in their views following the consultation at the Scoping stage ([Appendix B](#)).

- 3.2.3** East Dunbartonshire Council has adopted a set of SEA Objectives and criteria questions for the environmental issues that were scoped into the assessment, shown in **Table 4**, which were derived from other legislation and Strategies (**Appendix A**). The criteria questions are used to guide the assessments of all elements of the Plans (**Appendix C** and **D**).

Table 4: SEA objectives

Environmental Factor	SEA Objectives
Population and Human Health	To improve human health and community wellbeing.
Cultural Heritage	To protect, conserve and, where appropriate, enhance the historic environment.
Biodiversity, Flora and Fauna	To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity
Soil and Geology	To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	To prevent deterioration and, where possible, enhance the water environment.
Air Quality	To prevent deterioration and, where possible, enhance air quality.
Climatic Factors	To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.
	To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.
Material Assets	To promote the sustainable use of community assets, natural resources and material assets.

3.3 Alternatives

- 3.1.4** The development of East Dunbartonshire's LDP2 is a statutory requirement of the Planning etc (Scotland) Act 2006 and as such there is no reasonable alternative to the development of the Plan. However, there are alternatives as to how the strategic priorities and policy framework of the LDP2 are delivered which have been considered and assessed within this Environmental Report.
- 3.1.5** The MIR includes a set of issues relevant to the future development and policy framework of East Dunbartonshire. Within each of these issues the Council will indicate a preferred option and where appropriate provide one or more reasonable alternative. Through the MIR process and following into the Proposed Plan, East Dunbartonshire Council area has been divided up into community areas (indicative groupings set out below). The policy framework and site-specific proposals for each community area will be assessed along with reasonable alternative scenarios in order for the SEA process to identify and mitigate all significant environmental impacts and provide the best environmental options. Through the assessment of the impacts of all alternatives, this Environmental Report, plays a significant role to inform and determine the Council's preferred options for the LDP2.

Our Communities

- Bearsden
- Bishopbriggs
- Kirkintilloch, Lenzie and Waterside
- Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie
- Milngavie
- Torrance and Baldernock
- Twechar

3.1.6 However, the environmental assessment also, where appropriate, proposes further alternatives or suggested alterations. This process guides any required mitigation measures in order to reduce any potential negative/adverse impacts or to suggest enhancements to those receptors that provide potential positive impacts to East Dunbartonshire.

3.4 Assessment Findings

3.4.1 Individual environmental assessments have been undertaken for all Key Objectives, Main Issues/Policy Options and Proposal Sites as part of the Main Issues Report, and have been assessed against the SEA Objectives and assessment criteria, based on their predicted impact on the current environmental baseline. The assessment has been conducted using professional judgement and GIS analysis where appropriate.

3.4.2 The environmental assessments of sites, issues and policies have been recorded in the form of a matrix identifying the environmental performance of each component against the SEA objectives and criteria. The environmental effects are recorded according to their nature (positive, neutral, negative, unknown or no significant effect). The significance of these effects is determined using a combination of the magnitude of the impact and the importance or sensitivity of the receiving environment.

3.4.3 Recommendations have been made where necessary in the form of proposed mitigation measures, which are intended to form Key Requirements at the Proposed Plan stage. The assessments also seek to enhance the environmental benefits and suggest recommendations to further enhance or protect the environment.

3.4.4 Full assessments for each component assessed as part of the SEA process are listed below:

- Key Objectives Assessments ([Appendix E](#))
- Main Issues / Policy Options Assessment ([Appendix F](#))
- Individual Proposal Site Assessments ([LDP2: MS Appendix 7](#))
- Consented & Windfall Site Assessments ([Appendix H](#))
- Cumulative impact: Issues and Policies ([Appendix I](#))
- Cumulative impact: sites ([Appendix G and J](#))

In each case the SEA preferred option has been illustrated and commentary to support the reasoning and the options taken forward into the Plan have also been illustrated.

3.4.5 In cases where the assessed SEA preferred option has not been carried forward as a preferred option the detailed non-environmental reasoning for this has been expanded upon within the summary sections below for each component.

3.5 Assessment: Key Objectives

3.5.1 The full assessments of the Key Objectives, including all reasonable alternatives are contained within [Appendix E](#). The Key Objectives and all reasonable alternatives have been identified and assessed against the SEA objectives ([Table 4](#)) as part of a compatibility assessment to evaluate their alignment and conformity. Direct modifications have been made where necessary so that greater environmental considerations are incorporated into the final proposals for the LDP2 MIR.

3.5.2 [Table 5](#) summarises the key findings of the assessment for the objectives. In general, the objectives will collectively show a commitment to delivering the strategic objectives of the Clydeplan Strategic Development Plan (SDP) and East Dunbartonshire's Local Outcomes Improvement Plan (LOIP). As a group, it is anticipated that there will be an overall positive impact on each of the environmental factors. The key opportunities that will be realised as a result of the preferred objectives for the LDP2 include:

- Support for sustainable networks and the integration of low carbon economies and lifestyles. Consequently opportunities to contribute to sustainable development and climate change mitigation and adaptation wherever possible.
- Utilising land use planning as a way to improve local health and wellbeing in terms of exploring opportunities for place making, contributing to better access to the built and natural environment and therefore supporting more active lifestyles. The LDP2 will also aim to improve access to community facilities and open space.
- Alignment with East Dunbartonshire's Local Transport Strategy and therefore a commitment to supporting sustainable development options including a sustainable transport network, and improved accessibility and connectivity.
- Addressing local demographics by ensuring that housing is developed in sustainable locations and can accommodate a range of tenures.
- Employment and inward investment opportunities in relation to business sites.
- Opportunities to redevelopment brownfield sites and vacant and derelict land, as well as potential remediation of contaminated land. This, in addition to opportunities to protect and enhance the existing natural environment, can contribute to the greening of sites and enhancing East Dunbartonshire's green network.
- Improved and accessible town centres with opportunities for recreation and leisure.

Table 5 – Summary of Key Objective Compatibility Assessment

ASSESSMENT TABLE KEY			
✓	Compatible	✓	SEA Preferred Option
✗	Incompatible		
-	Neutral	✓	LDP2: MIR Preferred Option
?	Uncertain		

Objective	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Summary
1.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2.	✓	✓	✓	-	✓	-	-	✓	✓	✓
3.	✓	✓	✓	-	✓	-	✓	✓	✓	✓
4.	✓	?	?	✓	?	?	✓	✓	?	✓
5.	✓	-	-	-	-	-	✓	✓	-	-
6.	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
7.	✓	✓	✓	-	✓	-	✓	✓	✓	✓

3.5.3 The proposed Objectives and all reasonable alternatives, for the LDP2 have been considered through the SEA process. The outcome of the assessment is that each of the SEA preferred options have been carried forward into the LDP2, in some cases incorporating SEA suggested alterations and/or mitigation. The preferred options that were carried forward demonstrate wider environmental advantages.

3.6 Assessment: Main Issues and Policies

3.6.1 As part of the LDP2 MIR development process, main issues for each community area and policy areas have been identified along with all reasonable alternatives. Each of these has been addressed in the form of an assessment matrix and assessed against the SEA criteria ([Appendix F](#)). A summary of each Issue/Policy is provided below.

3.7 LDP2 Objectives

3.7.1 Issue 1: What should the overall objectives for the Local Development Plan 2 be?

Create a new set of objectives that reflect the outcomes of early community engagement and more effectively support national, regional and local outcomes

See [Section 3.5](#) for details on the assessment of Key Objectives

3.8 Bearsden

3.8.1 Issue 2: What is the most appropriate way of integrating the Bearsden Town Centre Strategy?

Incorporate all actions identified in the Bearsden town centre strategy within LDP2

It was identified that the main impacts would be in relation to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality and Material Assets as a result of opportunities for junction and pedestrian crossing improvements, improvements to the public realm and facilities, and the promotion of both sustainable and active travel opportunities within the town centre.

3.8.2 Issue 3: Where should new housing in Bearsden be located?

Allocate the sites from the preferred housing package located within Bearsden in addition to the sites within the current LDP and/or with planning consent

The overall impact for this community area are likely to be negative in nature and significantly for Cultural Heritage and Landscape. This is predominantly through the potential impacts in relation to the Antonine Wall and its designated buffer zone, along with the likely impacts on landscape features (trees of value and/or hedgerows) and settlement pattern impacts identified.

3.8.3 Issue 4: What can the LDP do to address problems along the A81 transport corridor?

Implement the Local Transport Strategy and Active Travel Strategy

Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. The assessment identified that the key impacts would be in relation to Population and Human Health, Air Quality, Climatic Factors and Materials with the potential for both minor and significant positive impacts.

3.8.4. Issue 5: How can the LDP 2 support and promote the local visitor economy in Bearsden?

Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network.

3.8.5. Issue 6: Where should new cemetery provision in Bearsden be located?

Allocate a new cemetery site south of existing cemetery north of Baljaffray Road

The main impacts predicted in relation to this option are as a result of land use impacts with the potential for adverse impacts in relation to Cultural Heritage, Water Quality, Air Quality, Climatic Factors and Material Assets. These are linked to the unsustainable location within the Antonine Wall buffer zone, the proposed uses of the land and infrastructure improvements required.

3.9. Bishopbriggs

3.9.1. Issue 7: Ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Auchinairn Place Plan.

Include the Place Plan priorities relevant to development and land use change in LDP2

The SEA process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services.

3.9.2. Issue 8: What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy?

Incorporate all actions identified in the Bearsden town centre Strategy within LDP

It was identified that the main impacts would be in relation to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality and Material Assets as a result of opportunities for junction and pedestrian crossing improvements, improvements to the public realm and facilities, and the promotion of both sustainable and active travel opportunities within the town centre.

3.9.3. Issue 9: Is the current policy of only supporting comparison retail at Strathkelvin Retail Park appropriate?

Update wording to reflect the evolving role of SRP as a retail and leisure designation with food and drink units

As this option is unlikely to result in significant change to the existing policy no impacts were identified.

3.9.4. Issue 10: How should Westerhill be regenerated?

Extend the Westerhill area for potential mixed used development

Overall this option identified significant negative impacts across all environmental factors. The individual site assessments for the sites contained within the Westerhill area outline the full range of

impacts and issues. However this option was not identified as the SEA preferred option due to the fact that the Alternative 2 would limit the scale of the potential developable area and corresponding environmental impacts by focussing on the redevelopment of brownfield/vacant and derelict land.

3.9.5. Issue 11: Where should new housing in Bishopbriggs be located?

Allocate the sites from the preferred housing package located within Bishopbriggs in addition to the sites within the current LDP and/or with planning consent

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options. The assessments include those sites identified as preferred options through the prescribed site assessments methodology and those allocated through LDP1, including those with planning consent. This also includes the sites identified as Preferred Housing Sites 'Subject to Further Assessment'. However overall this option is likely to result in significant negative impacts to all factors excluding Cultural Heritage. With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites 'Subject to Further Assessment' ([Appendix G](#)). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site ([LDP2: MS Appendix 7](#)).

3.9.6. Issue 12: How can the LDP support and promote the visitor economy in Bishopbriggs?

Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network.

3.9.7. Issue 13: Where should new cemetery provision in Bishopbriggs be located?

Allocate/Safeguard land to the east of Cole Road and south of Kirkintilloch Road (S356), excluding the Loretto Playing Fields

The assessment identified potential negative impacts in relation to all SEA environmental factors and significant impacts for Biodiversity, Soil and Geology, Landscape and Air Quality. This is mainly as a result of the unsustainable location, geological LNCS bisecting the site, potential impacts on mature trees and hedgerows in terms of landscape.

3.10. Kirkintilloch, Lenzie and Waterside

3.10.1. Issue 14: What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?

Include the Place Plan priorities relevant to development and land use change in LDP2

The SEA process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services.

3.10.2. Issue 15: How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long term strategy for the town centre?

Produce a Town Centre Strategy that builds upon the existing Kirkintilloch Town Centre Masterplan, embeds the aspirations and actions of local community groups and aligns with the LDP and the strategies for the other town centres

The full environmental impacts of this approach are uncertain at this stage (Masterplan update will be subject to an individual SEA review) although it is likely to result in benefits in relation to community wellbeing (Population and Human Health), Landscape character and local distinctiveness (significance to be determined).

3.10.3. Issue 16: Should the LDP 2 revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?

Reevaluate employment land/business designations and allow some alternative uses to be developed to facilities new business

This option has the potential to provide additional benefits through inward investment into the area, encourages the development of brownfield land/vacant and derelict land ahead of greenfield release and promotes the redevelopment of previously developed land. This option could have significant environmental benefits in relation to community wellbeing (Population and Human Health), Landscape character, Air Quality and Climatic Factors.

3.10.4. Issue 17: Where should new housing in Kirkintilloch, Lenzie and Waterside be located?

Allocate the sites from the preferred housing package located within Kirkintilloch, Lenzie and Waterside, in addition to the sites within the current LDP and/or with planning consent

As this housing package stands, the overall cumulative impact for the Community Area is likely to be significantly negative with 8 of the 9 environmental factors anticipated to adverse in nature, 7 of which are likely to be significantly impacted as a result of the development proposals as part of this housing options package. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to air quality and increase greenhouse gas emissions. Potential significant detrimental impacts through the loss of open space and impacts on landscape character, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation. With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) ([Appendix G](#)). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site ([LDP2: MS Appendix 7](#)).

3.10.5. Issue 18: Should the LDP2 continue to safeguard land at Woodilee for a potential new rail halt?

Remove land safeguarding for new rail halt at Woodilee and focus on alternative public transport improvements

The primary impacts of this option are in relation to Population and Human Health, Air Quality and Climatic Factors in terms of new opportunities for public transport within the Woodilee area.

3.10.6. Issue 19: How can the LDP support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?

Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network.

3.11. Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie

3.11.1. Issue 20: Ensure proposals for land use change or development in Lennoxton reflect the priorities identified in the Lennoxton Place Plan

Include the Place Plan priorities relevant to development and land use change in LDP2

The SEA process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services.

3.11.2. Issue 21: Where should new housing in Lennoxton, Milton of Campsie, Clachan of Campsie and Haughhead be located?

Allocate the sites from the preferred housing package located within Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie in addition to the sites within the current LDP and/or with planning consent

The overall cumulative impacts on this Community Area are likely to be significantly negative in nature. This is predominantly through the sites being in unsustainable locations and the cumulative effects of a number of small sites in the same area and the poor access to public transport which is likely to increase the reliance on car-based travel and lead to adverse effects in relation to Air Quality and increase greenhouse gas emissions. Minor adverse impacts in relation to nearby watercourses and flood risk for multiple sites could also be further exacerbated posing a significant impact on Water Quality and Climatic Factors in the area. Potential minor detrimental impacts on biodiversity and landscape character are also likely, in addition to the significant infrastructure improvements (Material Assets) required to facilitate development, such as drainage and flood risk mitigation.

3.11.3. Issue 22: Should Lennox Castle continue to be designated for housing?

Remove Lennox Castle as a housing allocation

Removing Lennox Castle as a housing allocation will limit any additional impacts on the environment. However it would be a missed opportunity for conservation of the A Listed structure on site. Overall the impacts are not likely to be significant, but with the potential for significant negative impacts to Cultural Heritage due to the fact that the building would be left to degrade further. The LDP2 preferred option is not the SEA preferred option. Alternative 2 to this issue was likely to present significant positive impacts to Cultural Heritage and Landscape due to the potential to upgrade and improve/protect the culturally designated building whilst removing potential impacts as a result of larger scale development.

3.11.4. Issue 23: How can the LDP support and promote the local visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?

Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network.

3.12. Milngavie

3.12.1. Issue 24: What is the most appropriate way of integrating the Milngavie Town Centre Strategy?

Incorporate all actions identified in the Bearsden town centre strategy within the LDP2

The SEA found that this option would provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets. Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.

3.12.2. Issue 25: Where should new housing in Milngavie be located?

Allocate the sites from the preferred housing package located within Milngavie in addition to the sites within the current LDP and/or with planning consent

The overall cumulative impact in this Milngavie Community Area is likely to be negative in nature. Significant negative impacts are anticipated for Population and Human Health, Landscape and Material Assets. This is predominantly as a result of the loss of valuable open/recreational space, poor access to facilities and amenities and the removal/impacts on mature trees and woodland habitats. The sites also require significant infrastructure provision in terms of access, drainage and demolition of existing structures.

3.12.3. Issue 26: What can the LDP do to address problems along the A81 transport corridor?

Implement the Local Transport Strategy and Active Travel Strategy

Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. Therefore it is anticipated that this alternative would present minor positive impacts on Population and Human Health, Air Quality, Climatic Factors and Material Assets, with the potential for significant positive effects.

3.12.4. Issue 27: How can the LDP support and promote the local visitor economy in Milngavie?

Provide criteria to encourage appropriate new tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network.

3.13. Torrance and Baldernock

3.13.1. Issue 28: Where should new housing in Torrance and Baldernock be located?

Allocate the sites from the preferred housing package located within Torrance and Baldernock, in addition to the sites with the current LDP and/or with planning consent

It is anticipated that this option would present overall negative impacts with the potential for significant negative effects for 3 of the environmental factors. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to Air Quality and increase greenhouse gas emissions (Climatic Factors). Potential significant detrimental impacts on Landscape Character and local distinctiveness, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the high risk of pluvial and fluvial flooding (Climatic Factors) on sites within this community area. With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) ([Appendix G](#)). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site ([LDP2: MS Appendix 7](#)).

3.14. Twechar

3.14.1. Issue 29: What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?

Include the Place Plan priorities relevant to development and land use change in LDP2

This option identified potential positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets in relation to small project proposals to improve junctions, amenity spaces and travel alternatives. However the effects are not likely to be significant.

3.14.2. Issue 30: Should the LDP continue to support the regeneration and repopulation of the village through the allocation of sites at MacDonald Crescent, Glen Shirva Road and the Canalside?

Continue with existing LDP allocated sites

Due to the locations and sensitivities related to the existing allocated sites within Twechar through the LDP, the site-specific impacts are likely to be in relation to Cultural Heritage, Biodiversity, Landscape character, Air Quality, Climatic Factors and Material Assets. The full nature of the effects are detailed in the individual site assessments. The LDP preferred option is not the SEA preferred

option. Alternative 2 was highlighted as the SEA preferred option as the deallocation of sites in Twechar would limit any potential associated significantly negative impacts to a number of environmental factors, resulting in unclear or insignificant effects overall.

3.14.3. Issue 31: How can the LDP support and promote the local visitor economy in Twechar?

Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'

This option identified opportunities for both minor and potential significant positive impacts for Population and Human Health, Biodiversity, Flora and Fauna, and Landscape as well as the potential for positive impacts to Cultural Heritage. This is in relation to opportunities for people to access tourism assets and links to the green network. However there may also be negative impacts to Cultural Heritage, Landscape and Water Quality due to the proximity of the village to the Antonine Wall and Forth and Clyde Canal.

3.14.4. Issue 32: Should Badenheath Business and Employment Site be retained in the LDP?

Deallocate Badenheath from LDP subject to discussion with the land owner regarding their work to bring forward the site for business uses

Deallocating Badenheath from the LDP would reduce any potential opportunities for local employment and would therefore not be an opportunity to provide benefits to Population and Human Health. However, this would also reduce the environmental impacts associated with the development of this scale/location, resulting in no significant effects on the other environmental factors. In particular it would protect this greenfield location but there would be a missed opportunity to remediate potential contaminated land.

3.15. LDP Policies – A: How can we address housing in the right locations?

3.15.1. Issue 33: How can new development ensure that the types and variety of new housing in the area meets the broad needs of the community in a holistic manner?

Replace existing Diverse Communities section with detailed policy setting out how new development should contribute to meeting all housing needs through diversity, efficiency, adaptability and flexibility

In general, this option will support the provision of higher quality housing to meet a range of needs with positive impacts to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality, Climatic Factors, Landscape and Material Assets. This is due to opportunities to provide a range of tenure, resource efficient homes, improved placemaking through design and access to open space and the green network.

3.15.2. Issue 34: Does the Housing Land Requirement in the approved SDP and LHS require amending for LDP?

Maintain a Housing Land Supply Target based on Clydeplan Strategic Development Plan 2 and Local Housing Strategy 2017 plus utilisation of appropriate brownfield land

In general this approach is likely to present significant negative impacts overall across the majority of environmental factors excluding Soil and Geology. The full nature of effects is highlighted as part of the individual site assessments (LDP2: MS Appendix 7) and cumulative assessments in Appendix G. With limited reasonable alternatives provided area wide in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) (Appendix

G). In the absence of significant reasonable alternatives, this would be the SEA preferred option with the integration of all proposed recommendations and mitigation measures for each individual site ([LDP2: MS Appendix 7](#)).

3.15.3. Issue 35: Should the LDP include specific measures to address the ageing population and how should this be done?

Enhancements to the specialist housing policy including the allocation of sites in accessible locations specifically for old people and introduce a requirement for larger sites to provide a proportion of the units for older people

The main environmental factor that may be impacted by this policy direction is Population and Human Health in terms of the provision of appropriate facilities and accommodation for older people throughout East Dunbartonshire.

3.15.4. Issue 36: How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?

Provide additional detail on developer contributions in the LDP, review the need to provide greater detail/methodologies for any of the existing contributions and restructure the framework for open space contributions

The impacts related to this approach are uncertain at this stage until specific sites and developer requirements are being considered. Despite this there is potential for significant positive impacts in relation to all environmental factors through specific requirements and contributions being sought for all development proposals.

3.15.5. Issue 37: How can the LDP ensure that the cost of developer contributions in proportionate to the scale and type of housing development?

Apply a method based on the number of bedrooms in each new property to adjust the overall cost of contributions so that they are proportionate to the size of units provided

There are no environmental impacts anticipated in relation to this policy approach as it is a procedural matter in terms of the how the policy methodology will be implemented.

3.16. LDP Policies – B: How can we create vibrant and successful town centres?

3.16.1. Issue 38: How can the LDP ensure that town centres contribute to improved health and wellbeing of local communities?

Create a new policy that includes a presumption against particular town centre uses, particularly those that can lead to poor health and negative social outcomes

This policy option is anticipated to have significant benefits in relation to population, human health and community wellbeing (Population and Human Health). By encouraging health related proposals in town centre locations it can contribute to a reduction in inequality, improves health of the local residents while enabling the planning authority to restrict alternative proposals which could contribute to poor health choices. This option is also likely to improve access to health-promoting uses and services.

3.16.2. Issue 39: Should the LDP reflect the relatively low capacity for new retail development within East Dunbartonshire?

State within the policy that there will be a presumption against significant new convenience retail floorspace

This approach would continue the benefits from the original LDP policy and enhance the minor positive nature in relation to Population and Human Health, Air Quality and Climatic Factors in relation to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use.

3.17. LDP Policies – C: How can we best prepare for the impacts of climate change?

3.17.1. Issue 40: Is a new policy required on climate change adaptation and sustainable design?

Require evidence that proposals for new development have been designed to mitigate against risks arising from climate change

The assessment found that this option would have an overall positive impact on the environment with the potential for significant effects, in relation to integrating sustainable design as an integral part of the development management process, green infrastructure improvements and potential opportunities to protect peat and carbon-rich soils (Climatic Factors, and Soil and Geology). There is also like to be opportunities for zero-carbon technologies, biodiversity enhancement, flood management, and creation of a healthy environment (Air Quality, Landscape, Biodiversity, Flora and Fauna and Population and Human Health).

3.17.2. Issue 41: How can development reverse biodiversity loss more effectively?

Ensure no net loss of biodiversity

This approach would ensure as a priority that development does not result in a net loss of biodiversity, and as a result is anticipated to present significant benefits in relation to Biodiversity, Flora and Fauna, Landscape, Climatic Factors and Population and Human Health. Dependent on site location, there is the potential for significant positive impacts to Soil and Geology although effects are uncertain at this stage. Similarly, effects to Cultural Heritage are unclear; depending on the location there could be impact to certain assets such as Designed Gardens and Landscapes. The effects are likely to be in relation to the protection of all biodiversity and habitats and the overall natural environment in East Dunbartonshire as well as the important role of landscape features and biodiversity such as woodland, mature trees and hedgerows for carbon sequestration. However the SEA preferred option was selected due to a focus on biodiversity net gain as well as the prevention of loss of biodiversity.

3.17.3. Issue 42: Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?

Strengthen the policy to ensure all new development provide high quality active travel infrastructure

As this focuses on active travel opportunities, the key environmental impacts were in relation to opportunities to reduce vehicle emissions by reducing the need for private car use, a modal shift in transport, cultural changes, encouragement of active travel lifestyles and access to the wider environment. This could result in significant positive impacts to Population and Human Health, Air Quality, Climatic Factors and Material Assets.

3.17.4. Issue 43: How can the LDP2 deliver infrastructure for electric vehicles?

A requirement for charging points in all new development

This approach would show a commitment to national agendas to move towards electric vehicles and a local commitment to reducing vehicle emissions, improving Air Quality and contributions to reducing localised effects of climate change e.g. increased flood risks, urban heating (Climatic Factors). Introducing charging points at all developments is likely to result in more beneficial area-wide benefits, with the potential for significant effects, due to increased accessibility and will support a more sustainable transport network (Material Assets).

3.17.5. Issue 44: How can the carbon footprint of new development be reduced?

Reduce greenhouse gas emissions arising from new development through the introduction of an energy hierarchy

As this option would require all development to include measures to reduce carbon dioxide emissions following a hierarchy of minimise energy requirements, incorporate renewable energy sources and incorporate low carbon energy sources, it is anticipated that effects to Air Quality and Climatic Factors will be significantly positive. This is due to this option setting a clear policy requirement for major developments to minimise carbon emissions in order to ensure that national targets to reducing GHG emissions are met and a low carbon approach is followed to meet the target of 25% low and zero carbon technologies. Whilst this is the LDP preferred option, the alternative was indicated as the SEA preferred option due to its zero carbon aspirations for all developments.

3.17.6. Issue 45: How can LDP2 better support the development of heat networks and/or energy centres?

Include new wording that supports the development of heat networks, making use of heat generated from large buildings such as hospitals

This option would further enhance to positive impacts associated with Alternative 1, particularly in relation to Climatic Factors and the reduction in carbon emissions. There is also potential for positive impacts in relation to Population and Human Health in terms of supporting sustainable employment, social and economic deprivation.

3.17.7. Issue 46: How can we reflect the emerging Food Growing Strategy in LDP2?

Provision and protection of land for community growing spaces

This option is likely to provide significant benefits in relation to Population and Human Health as well as potential for additional positive impacts regarding Cultural Heritage, Biodiversity, Flora and Fauna, Soil and Geology, Landscape character, Water Quality, Material Assets and Climatic Factors. This option will ensure alignment with the Food Growing Strategy in order to meet the aims relating to community engagement, increased food growing opportunities, understanding and skills development, health and wellbeing and sustainability. Whilst this is the LDP preferred option, the alternative was indicated as the SEA preferred option as it would ensure community growing opportunities are provided as part of all developments.

3.17.8. Issue 47: Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?

Include SNH peat map extract for East Dunbartonshire in LDP to identify areas with potential for deep peat and carbon rich soils

This policy option is likely to provide significant benefits in relation to Soil and Geology, Biodiversity, Flora and Fauna, and Climatic Factors, through the provision of SNH peat mapping as part of the policy to be considered earlier in the planning application process by developers and members of the public and have the potential to ensure that impacts to areas of peat are avoided for development, therefore reducing the negative impacts associated with disturbance/removal of peat.

3.18. LDP Policies – D: How can we ensure land is available for business development whilst ensuring productive use of brownfield land?

3.18.1. Issue 48: Are our business and employment sites occupies by appropriate uses and should the definitely of these sites change?

Broaden use classes permitted on business and employment sites

There is potential for benefits through the creation of additional employment opportunities. In addition to this, consideration of accessibility to businesses, particularly in line with EDC's Town Centre Strategies and links to sustainable transport options, which provide products and services to visiting members of the public will need to be taken into consideration and priority given to town centre first sites, in line with the current policy, for appropriate business proposal (Population and Human Health, Air Quality, Climatic Factors and Material Assets).

3.18.2. Issue 49: Should all of the currently designated business and employment sites be carried forward to LDP2 or should any be re-allocated to alternative use?

Maintain majority of business and employment sites, limited change

This approach would present opportunities to utilise brownfield land into productive use by allowing alternative uses, primarily mixed use opportunities, on existing business sites. As a result, this would help to protect green belt land as the requirement for greenfield developments are likely to be reduced. This has the potential to reduce in benefits for Landscape, Soil and Geology and Material Assets. Furthermore, this would contribute to generating employment opportunities (Population and Human Health). However, the individual site assessments for Westerhill, Tom Johnston House, Milton Road, Kirkintilloch Business Gateway and Badenheath will give further details of the anticipated environmental effects. The LDP preferred option was not identified as the SEA preferred option; this is primarily due to the fact that Alternative 3 would prevent any negative impacts associated with the potential development of sites not expected to come forward in the short term, despite missing an opportunity to remediate potentially contaminated land.

3.18.3. Issue 50: Are the business and employment sites good enough condition to suit their purpose or should any sites be regenerated to increase their commercial attractiveness?

Select business sites which have been identified as having capacity for more business use, but which have constraints related to their condition, and create a programme of regeneration

Through this policy option there is an opportunity for environmental benefits in relation to the potential remediation of areas of contaminated land (Soil and Geology), active travel infrastructure improvements (Air Quality, Climatic Factors and Material Assets) and landscaping enhancements (Landscape). However, consideration will be needed in terms of whether improvements/regeneration will encourage private vehicle use and parking requirements, if options for sustainable transport infrastructure is not encouraged in order to prevent/reduce potential negative impacts in relation to Air Quality and Climatic Factors. Overall, this option has the potential to encourage inward investment and local employment opportunities (Population and Human Health).

3.19. LDP Policies – E: Can we be more proactive in developing our visitor economy through LDP2 policies?

3.19.1. Issue 51: Should the LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?

Provide criteria to encourage appropriate new visitor economy/tourism development and specifically focus on Tourism Asset Areas by providing policy for each asset area

This spatial strategy approach to tourism will provide additional benefits from a Biodiversity, Flora and Fauna and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. This would also lead to opportunities for local communities and visitors.

3.19.2. Issue 52: Should LDP2 include policy wording regarding short-term lets?

Include additional wording to support the assessment of applications for visitor accommodation and short-term holiday let

The SEA indicated that the likely increase to visitor numbers could result in potential positive and negative impacts are anticipated for natural and historic environmental assets (Cultural Heritage, Biodiversity, Flora and Fauna, and Soil and Geology) due to increased access to assets as well as possible enhancement opportunities through development mitigation and/or planning gain, as well as enhanced community wellbeing by promoting tourism related activities and assets (Population and Human Health). However where private vehicle use is needed to access key attractors negative impacts to Air Quality and Climatic Factors might result.

3.20. LDP Policies – F: Should we carry out a review of historic environment designations?

3.20.1. Issue 53: Should the historic environment value of Conservation Areas and Townscape Protection Area be updated?

Review all Conservation Areas and Townscape Protection Areas

This option will retain all of the benefits of the existing policy, as well as provide additional new evidence to justify the designations and their continued protection with minor positive impacts to Population and Human Health and significant positive impacts to Cultural Heritage.

3.20.2. Issue 54: Should the historic environment value of Locally Important Historic Gardens and Designed Landscapes be updated?

Review Locally Important Historic Gardens and Designed Landscapes

This option will ensure the protection and enhancement for these existing assets and provide benefits in relation to Cultural Heritage, Biodiversity, Flora and Fauna and Landscape character through continued protection for these important green infrastructure assets and their contributions to the wider green network whilst also providing new evidence to justify the designations and their continued protection.

3.21 Assessment: Proposal Sites

- 3.21.1** An environmental assessment has been undertaken for all proposal sites which were submitted as part of the call for sites exercise, Council suggestions or re-assessments of existing sites due to various factors, including a change in original proposal, potential constraints, deliverability and potential de-allocation. The site assessment process was a combined approach between planning policy and SEA to form a single set of comprehensive assessment for each development proposal option **LDP2: MS Appendix 7**. Each assessment has been recorded in a site assessment template, including an SEA matrix identifying the environmental performance against each environmental factors and combined criteria.
- 3.21.2** Individual site assessments were also undertaken from a SEA perspective only for sites carried forward from LDP1, which didn't have a previous assessment (**Appendix H**). These individual assessments on consented and windfall sites were produced to ensure that all relevant site-specific data could be incorporated into the baseline data for the LDP2 and integrated into the cumulative site assessment for the plan as a whole.
- 3.21.3** The full site assessment for each proposal site are contained within **LDP2: MS Appendix 7**. The site assessment findings, suggested alterations and proposed mitigation measures have been used to form the decision-making within the LDP2. SEA suggested alterations and/or mitigation measures have been made where necessary to ensure that greater environmental considerations are incorporated into the final proposals for the LDP2. This has been done through site assessment commentary and suggested mitigation sections for each proposed site. If allocated, this information will form the basis for any Key Requirements as part of the LDP2 Adopted Plan and any future Development Briefs/Frameworks to ensure that the SEA findings are integrated into the project level in an efficient process.
- 3.21.4** Whilst the assessments highlighted positive opportunities, the majority of impacts were anticipated to be negative in nature and were attributable to a number of the sites being unsustainably located and the potential for sites to exacerbate the risk of poor drainage and increased risk of flooding and surface water run-off and the related impacts on population and human health, climatic factors and material assets. Where negative impacts have been identified the environmental assessments of the sites have included mitigation measures or SEA suggested alterations to address these negative impacts and further enhance any of the positive impacts identified.

3.22 Cumulative Impacts

- 3.22.1.** Following the assessment of each of the components of the LDP2 MIR an assessment of the cumulative effects is carried out. Cumulative effects can arise from the combined effects of plans. They can also arise as a result of interaction between different components of a single plan. For example, where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the PPS have a combined effect.
- 3.22.2.** It should be noted that, with the implementation of the proposed mitigation measures suggested in each of the individual Issues/Policy or site assessments, the effects for each of the environmental factors are intended to be less significant, neutralised and/or other effects could potentially become inherently positive in nature.
- 3.22.3.** The cumulative, secondary and synergistic effects of the LDP2 MIR Issues/Policy Options and Proposal Sites on the East Dunbartonshire wide area have been determined and detailed below.

3.23. Cumulative Issues/Policy Assessment

- 3.23.1.** **Appendix I** illustrates the cumulative assessment for the Issues / Policy Options as part of the LDP2 MIR. This, along with the cumulative site assessment forms the basis for the cumulative impacts anticipated for the plan as a whole. Issues related to proposed site allocations within each Community Area have been extracted and these form the basis for the Cumulative Site Assessment (**Appendices G and J**).
- 3.23.2.** On balance, the MIR performs favourably in environmental terms with its overall performance from a policy perspective likely to result in minor or significant benefits which will be dependent upon implementation. There are a number of exceptions including Issues 6, 10, 13 and 49, which have anticipated adverse or significantly adverse impacts in relation to their implementation. These Issues include site specific options which have identified environmental constraints, which are highlighted within the individual assessments (**Appendix F**). There are also a number of uncertainties identified related to environmental factors for Cultural Heritage, Soil and Geology, Landscape and Water Quality which are mainly due to a lack of detailed information, location specific data etc. The reasons for these results and uncertainties are set out within each individual assessments (**Appendix F**).
- 3.23.3.** The most significant benefits across SEA environmental factors are predicted to be for Population and Human Health and Climatic Factors. This is predominantly the case due to the MIR options trying to provide a focus for the forthcoming Proposed Plan based around enhancing community wellbeing and promoting healthy lifestyles through improved provision and access to facilities locally. This includes green network enhancements and the improved provision for active travel alternatives through the design and location of new developments and the potential increase in employment opportunities locally.

3.24. Cumulative Site Assessment

- 3.24.1.** The cumulative impacts of the proposed sites have been identified and findings reported as part of the Issues assessments for each Community Group (**Appendix F Issues, 3, 11, 17, 21, 25, 28 and 30**). **Appendix J** illustrates the cumulative site assessment for the plan as a

whole. The cumulative site assessment takes into account all LDP2 proposal sites (Preferred and Preferred subject to further assessments), sites carried forward from LDP1, including those with planning consent or windfall sites where development/construction hasn't begun to date to inform the baseline date.

3.24.2. From [Appendix J](#) it is clear that there are a number of significant adverse cumulative impacts anticipated for the majority of the SEA environmental factors. Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site ([LDP2: MIS Appendix 7](#)) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.

3.25. Influence of SEA on the Local Development Plan 2

3.25.1. Through the assessment of each component parts of the LDP2 MIR (Key Objectives, Main Issues/Policy Options and Proposal Sites), there have been notable examples of the positive influence of the SEA on the development of the MIR, including the acceptance of the vast majority of SEA preferred options and suggested alterations and proposed mitigation measures to be integrated into the LDP2. The SEA process also played a key role in identifying reasonable alternatives, informing policy option discussions and shaping the policy options taken forward into the MIR. The SEA preferred options were fed back to the Land Planning Policy Team and an agreement was made to adopt these into the MIR for consultation, where appropriate considering other factors.

3.25.2. The SEA was also an essential part of the development and implementation of the Joint Planning Policy and SEA Assessment Methodology and assessment framework for development proposals (Sites). This process ensured the environmental considerations were fully integrated during the site assessments, site package collation and overall decision-making.

3.25.3. However, there were instances where main issues, policy options and proposal sites (packages) were not in line with the SEA preferred options. Therefore justification for this decision-making was required and the Land Planning Policy Team (plan-makers) outlined other factors which lead to a change in priority.

3.25.4. Mitigation measures have also been identified as part of the assessments where appropriate and discussed with the relevant stakeholders in order to avoid adverse impacts, reduce the significance of the effects or enhance neutral or positive impacts. Mitigation has also taken the form of suggested alterations to the wording of the policy options considered and project level mitigation. The intention is to utilise this information to be taken account of for each site allocation and incorporate as Key Requirements, along with spatial mapping to illustrate the overall decision-making and opportunities for protections and enhancement for each site.

3.26. Difficulties Encountered

3.26.1. The primary difficulties encountered whilst undertaking the SEA can largely be grouped under two issues, the first of which concerns reconciling the SEA process and some of its inherent assumptions with the peculiar nature of MIR as a special type of document serving a particular purpose. SEA is a process designed and intended to provide a mechanism for assessing likely environmental effects of plans, programmes and strategies (PPS) and it is a logical expectation that the subject matters being thus assessed comprise content which is

both settled and definitive, and of sufficient detail for likely effects to be meaningfully extrapolated.

3.26.2. Whilst the MIR is a core constituent part of the LDP plan preparation process, it is arguable that its nature as a consultative options document which exists as a precursor to any form of settled, proposed plan is therefore quite distinct from, and not in and of itself, a PPS. SEA's fundamental principles, potential methodologies and possible effectiveness may be challenged or constrained to a greater or lesser degree by the frequency and extent of recurring uncertainties inherent to the MIR context, and as such it may be argued that SEA and the MIR stage do not represent the best 'fit'. This challenge has been borne by this ER in its efforts at predicting through assessment environmental effects from high-level thematic content which are not yet settled positions, as compared to the definitive detail of singular policy wording.

3.26.3. The main difficulty encountered in compiling this environmental report has been the lack of detail in the options at the Main Issues Report stage. This is inherent to the Local Development Plan process, as broad options are developed for discussion at this stage: it means that there are a large number of uncertainties related to the environmental impacts of the options. These uncertainties will need to be addressed at the Proposed Plan stage.

Section 4: Mitigation and Monitoring

4.1 Mitigation Measures

- 4.1.1. Schedule 3 paragraph 7 of the Environmental Assessment (Scotland) Act 2005 require that the Environmental Report includes the measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the LDP2.
- 4.1.2. Mitigation measures have been proposed and incorporated into each of the assessments, where necessary, in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any neutral or positive environmental impacts identified. For the assessment of the LDP2, mitigation has been incorporated into the assessments in the form of SEA suggested alterations which have led to more positive environmental ratings and their adoption as the Strategy preferred option in the majority of cases.
- 4.1.3. When applications are received by the Council for proposed development, the SEA suggested alterations and mitigation measures will be used to form key requirements and put conditions in place to ensure that the SEA information is integrated into the project level in an efficient process.

4.2 Monitoring

- 4.2.1 Through Section 19 of the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council is required to monitor significant environmental effects of the implementation of the LDP2. The monitoring should be implemented to enable the identification of any unforeseen adverse effects at an early stage to allow the appropriate remedial action to be implemented.
- 4.2.2 The specific measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP2 will form part of the Post-Adoption Statement, prepared as soon as reasonably practicable after the adoption of both documents in accordance with Section 18 of the Act. It is envisaged that the following indicators will be included within the monitoring framework.
- 4.2.3 The proposed SEA monitoring framework ([Table 6](#)) will directly align with the monitoring framework for the LDP2.

Table 6: Proposed SEA Monitoring Framework for the LDP2

SEA Category	Indicators	Data Source
Population, Human Health	Changes in the deprivation levels in 15% SIMD areas?	SCROL
	Changes in extent of open space provision due to development?	EDC
	% change in new employment opportunities?	EDC
	% increase in new open space or recreational provision / % of new developments providing recreational facilities in development briefs?	EDC
	% of new developments within 300m of usable / multifunctional open space or green network?	EDC
	% of new development within 400m of a bus stop with frequent bus service, for sustainable transport?	EDC
	% of new developments which connect to / enhance links to active travel routes and green network access routes within 400m?	EDC
	Number of planning permissions for new or improved public / community buildings available for use by people with protected characteristics?	EDC
	Number of housing developments designed to cater for people with protected characteristics, in particular older and/or disabled people?	EDC
	Number of planning applications for business, industry, storage, commercial or retail uses?	EDC
	Number of new community growing assets/ upgrades to existing assets?	EDC
	Number of noise and/or odour complaints?	EDC / SEPA
	Sensitive receptors include housing, a school, a hospital or a prison?	EDC
Cultural Heritage	Number of historic environment assets affected (positively and/or negatively) by development?	EDC / Historic Environment Scotland
	% of planning applications for development within the setting of a historic environment asset?	EDC / Historic Environment Scotland
	Number of listed building or conservation area consents refused or withdrawn due to significant impacts?	EDC / Historic Environment Scotland
	Number of planning applications approved, refused or withdrawn where significant effects were predicted on historic environment assets?	EDC / Historic Environment Scotland
	% of development within Conservation Areas?	EDC

	Number of buildings on Buildings at Risk Register for Scotland impacted by the development proposals?	EDC / Historic Environment Scotland
Biodiversity, Flora and Fauna	Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local), as a result of development?	EDC / SNH
	Number of developments integrating green network opportunities, assets and links?	
	Number of developments which result in changes to the presence of Protected Species and / or priority habitat, on development sites?	
	Total area of designated sites and changes to this as a result of development?	
	Changes to the quality and connectivity of the green network in East Dunbartonshire as a result of development?	
Soil and Geology	Number and quantity of vacant and derelict land available for development and taken up by development?	EDC
	Number of potentially contaminated sites remediated through development proposals?	EDC
	Number of developments resulting in net negative or positive effects in relation to good quality agricultural soils?	EDC / SNH
	Developments having net negative or positive effects on geological Local Nature Conservation Sites?	EDC / SNH
	Number of developments which have a negative or positive impact on peatland / carbon-rich soils?	EDC / SEPA / SNH
	Number of developments on areas safeguarded for surface coal resource?	EDC / BGS / SEPA
	Number of developments that avoided or mitigated ground instability?	EDC / SEPA
Landscape	Number of applications / developments resulting in net negative or positive effects on the special qualities of Local Landscape Areas or Townscape Protection Areas, or which mitigate impacts?	EDC / SNH
	Number of applications / developments resulting in net negative or positive effects on the green network or green belt locations?	EDC
	Number of developments with net negative or positive effects on landscape character, or mitigate this?	EDC
Water Quality	Number of developments which support an improvement of the ecological status of water bodies within East Dunbartonshire?	EDC / SEPA
	% of planning applications refused to avoid flooding risk or approved but where mitigation was required to allow the development?	EDC / SEPA
	Number of development related water pollution incidents?	SEPA
	Number of developments with SuDS, particularly natural SuDS?	EDC

Air Quality	Number of exceedences of key air quality indicators within development areas?	EDC / SEPA
	% change in public transport patronage within East Dunbartonshire?	EDC / SPT
	Road traffic levels in vicinity of development sites before and after?	EDC / TS / SPT
	Vehicle km travelled on East Dunbartonshire roads?	EDC / TS/ SPT
	Petrol and diesel consumption in East Dunbartonshire?	EDC / TS / SPT
	Km of new walking and cycling routes created as part of development?	EDC / TS / SPT
	% of new developments linking active and sustainable transport alternatives with the development area?	EDC / SPT
	Number of AQMA and their performance regarding exceedence levels?	EDC / SEPA
	% of new developments within 400m of a bus stop, with a frequent service?	EDC / SPT
Climatic Factors	% of new developments incorporating SUDS?	EDC / SEPA
	A reduction in % of new developments at risk of flooding?	EDC / SEPA
	% change in pluvial drainage on or in the vicinity of developments	EDC / SEPA
	% of woodland and carbon-rich soil areas lost through development?	EDC / SEPA / BGS / SNH
	Net positive or negative change in number of mature trees, woodland, peatland and/or carbon-rich soils	EDC / SEPA / SNH / Forestry Commission
	Greenhouse gas output trends in East Dunbartonshire?	EDC / SEPA
	Petrol and diesel consumption in East Dunbartonshire?	EDC / TS / SPT
	% and extent of peatland improved/deteriorated? (regarding the release/storage of carbon)	EDC / SEPA
Material Assets	Number of brownfield locations utilised within development proposals?	EDC
	Number of new developments with direct access to the core path network?	EDC
	Number of developments which generate significant waste arisings, including demolition?	EDC / SEPA
	Waste arising from development projects, including demolition?	EDC / SEPA
	Changes to the number and quantity of Vacant and Derelict Land sites, available for development, in East Dunbartonshire?	EDC
	Number of developments which provide new sustainable travel routes – active travel routes?	EDC
	Number of developments which provide new open space or result in a loss of open space?	EDC
	Number of planning permissions for change of use which reuse redundant or long term vacant buildings, particularly in town centres?	EDC
	Number of planning permissions for new / improved schools and public buildings?	EDC

Section 5: Statutory Consultation and SEA Timetable

5.1 Statutory Consultation

5.1.1. The statutory consultation for this SEA document and corresponding Local Development Plan 2 (LDP2) is:

15th October 2019 – 10th December 2019

5.1.2. Responses should be submitted through email or post to the following addresses:

Email: sustainability@eastdunbarton.gov.uk

Post: Sustainability Policy
Place, Neighbourhood and Corporate Assets
East Dunbartonshire Council
Broomhill Industrial Estate
Kilsyth Road
Kirkintilloch
G66 1TF

5.2 SEA Timetable

5.2.1. The SEA activities to date and approximate timetable for the LDP2 for further SEA stages are summarised below (**Table 7**). The SEA process has aligned with the development stages for the Plan itself.

Table 7: Consultation and SEA timetable

Plan Preparation Stages	SEA Stages	Timescale & Consultation Period, if required
Preliminary Assessment and Survey / Research work	Scoping Report: <ul style="list-style-type: none"> ➤ Collate and forecast baseline environmental information ➤ Adopt SEA environmental objectives, criteria and assessment methodology 	<ul style="list-style-type: none"> ➤ September / October 2018 (research and draft) ➤ Scoping Report submitted to the SEA Gateway on 22nd October 2018 ➤ 5 week period of Consultation with the Consultation Authorities.
Prepare MIR	Environmental Assessment: <ul style="list-style-type: none"> ➤ Assess the Plan's policy framework and Main Issues ➤ Assess all reasonable alternatives to and within the LDP2 	<ul style="list-style-type: none"> ➤ Site assessments (various stages) March 2019 – July 2019 ➤ ER production May – August 2019 ➤ MIR ER submitted to the SEA Gateway

	<ul style="list-style-type: none"> ➤ Assess all site proposals ➤ Prepare Environmental Report 	October 2019
Publish & Consult on MIR	Publish & Consult on MIR - ER	<ul style="list-style-type: none"> ➤ Consultation with the public and Consultation Authorities – October – December 2019
Prepare Proposed Plan	Environmental Assessment: <ul style="list-style-type: none"> ➤ Addressing CA ER Responses ➤ Assess all reasonable alternatives to and within the LDP2 ➤ Assess new site proposals / alterations ➤ Undertake new cumulative assessments for the Proposed Plan (Policy and Site) ➤ Prepare Environmental Report 	<ul style="list-style-type: none"> ➤ ER production April 2020 – July 2020 ➤ Proposed Plan ER submitted to the SEA Gateway September 2020
Publish & Consult on Proposed Plan	Publish & Consult on Draft Proposed Plan - ER	<ul style="list-style-type: none"> ➤ Consultation with the public and Consultation Authorities – September – November 2020 ➤ Assessment of responses and preparation for examination December 2020 - July 2021
Examination <ul style="list-style-type: none"> ➤ Submission of the LDP2 to the Scottish Ministers. 		<ul style="list-style-type: none"> ➤ Submission to Scottish Ministers ➤ Examination July – December 2021
Adopt Plan	Produce Post-Adoption Statement along with the adopted LDP (approval date February 2022)	<ul style="list-style-type: none"> ➤ April 2022
Monitor & Review	Monitor and Review	<ul style="list-style-type: none"> ➤ On-going/Annual review

Section 6: Appendices

- Appendix A** List of Relevant Policies, Plans, Programmes, Strategies, Legislation and Environmental Protection Objectives
- Appendix B** Consultation Responses to the Scoping Report
- Appendix C** SEA Policy Assessment Criteria and Questions
- Appendix D** SEA Site Assessment Criteria and Questions
- Appendix E** Key Objectives Assessments
- Appendix F** Main Issues Assessments
- Appendix G** Community Area Cumulative Site Assessments
- Appendix H** SEA Site Assessments for Consented & Windfall Sites
- Appendix I** Cumulative Issues / Policy Assessments
- Appendix J** Cumulative Site Assessments

Appendix A: List of Relevant Policies, Plans, Programmes, Strategies, Legislation and Environmental Protection Objectives

Please note that this appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the Local Development Plan 2. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the Plan.

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
International		
Rio Declaration (1992)	The Declaration sets out 27 principles to enable the global community to work towards international agreements that respect the interests of all and protect the integrity of the global environmental and developmental system. The Declaration highlighted the necessity to protect and enhance the environment, economics and social aspects in both developed and developing countries.	The LDP2 will demonstrate a sustainable development commitment at a local level to realise economic, social and environmental wellbeing as much as possible for the residents and visitors of East Dunbartonshire.
Kyoto Protocol (1997)	The UK has committed itself to a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-2012. It has also set its own domestic target of a 20% reduction in carbon dioxide by 2010.	The LDP2 has a role in contributing to these objectives with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
Johannesburg Declaration (2002)	The Johannesburg Declaration on Sustainable Development. The 2002 Declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles.	Within the LDP2, outcomes will be guided by sustainable development principles.
European		
EU Environmental Noise Directive (2002)	This Directive concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources.	The LDP has a duty to adhere to the requirement of the Noise Directive.

<p>EU Water Framework Directive (2000)</p>	<p>The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015.</p> <p>Directive Objectives</p> <ul style="list-style-type: none"> ➤ Prevent deterioration of the status of all surface water and groundwater bodies; and ➤ Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving good surface water and groundwater status by 2015. ➤ To produce River Basin management Plans (RBMP) for each river basin district identified, with environmental objectives for each water body to protect and improve the water environment and a programme of measures to progress towards achieving these objectives. 	<p>The LDP2 should ensure that there is no degradation of water bodies, no adverse impacts on the water environment and should support sustainable water management.</p>
<p>EU Floods Directive (2007)</p>	<p>The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment. Flood Risk Management Plans can then be produced to indicate to policy makers, developers, and the public the nature of the risk and the measures proposed to manage these risks.</p>	<p>See Flood Risk Management (Scotland) Act 2009.</p>
<p>EU Birds Directive (1979)</p>	<p>The Birds Directive protects all wild birds, their nests, eggs and habitats within the European Community. It gives EU member states the power and responsibility to classify Special Protection Areas (SPA's) to protect birds which are rare or vulnerable in Europe as well as all migratory birds which are regular visitors. (Source: SNH website)</p>	<p>There are currently no designated sites within EDC; however the Birds Directive also makes certain provisions for the protection of wild birds in the wider countryside outwith protected areas. The LDP2 has a duty to adhere to the requirements of the Birds Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SPA designated sites within adjacent authorities.</p>

EU Habitats Directive (1992)	<p>The Habitats Directive builds on the Birds Directive by protecting natural habitats and other species of wild plants and animals. Together with the Birds Directive, it underpins a European network of protected areas known as Natura 2000. This network includes SPA's classified under the Birds Directive and a new set of international nature conservation areas introduced by the Habitats Directive, Special Areas of Conservation (SAC's). (Source: SNH website)</p> <p>There are currently no designated sites within EDC.</p>	<p>There are currently no designated sites within EDC; however the Habitats Directive also makes certain provisions for the protection of species and habitats in the wider countryside outwith protected areas. The LDP2 has a duty to adhere to the requirements of the Habitats Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SAC designated sites within adjacent authorities.</p>
EU Landfill Directive	<p>The Directive sets a reduction target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.</p>	<p>The LDP2 should contribute to the targets set by the Directive in the context of land use planning.</p>
Second European Climate Change Programme 2005	<p>ECCP 1 (2000) - The programme aimed to deliver the Kyoto Protocol commitments to reduce greenhouse gas emissions to 8% below 1990 levels by 2012.</p> <p>ECCP 2 (2005) outlined further cost-effective options for reducing greenhouse gas emissions in synergy with the EU's Lisbon strategy' for increasing economic growth and job creation. New working groups have been established, covering carbon capture and geological storage, CO₂ emissions from light-duty vehicles, emissions from aviation, and adaptation to the effects of climate change.</p>	<p>The LDP2 should commit / contribute to the overall reduction in greenhouse gas emissions with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.</p>
National		

<p>National Planning Framework 3 (2014)</p>	<p>The National Planning Framework 3 is the Scottish Government's Strategy for the long term development of Scotland's towns, cities and the countryside. It sets out key planning outcomes for Scotland:</p> <ul style="list-style-type: none"> • A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places • A low carbon place – reducing our carbon emissions and adapting to climate change • A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use <p>A connected place – supporting better transport and digital connectivity</p>	<p>The LDP2 should contribute to the national development priorities and key policy commitments for Scotland which impact on East Dunbartonshire.</p>
<p>Scottish Government National Outcomes</p>	<p>National Outcomes were set for the Scottish Government, and were updated in 2011. These include:</p> <ul style="list-style-type: none"> • We live in a Scotland that is the most attractive place for doing business in Europe. • We realise our full economic potential with more and better employment opportunities for our people. • We are better educated, more skilled and more successful, renowned for our research and innovation. • Our young people are successful learners, confident individuals, effective contributors and responsible citizens. • Our children have the best start in life and are ready to succeed. • We live longer, healthier lives. • We have tackled the significant inequalities in Scottish society. • We have improved the life chances for children, young people and families at risk. 	<p>The LDP2 should contribute towards each of the 15 National Outcomes by ensuring that the development potential of land is maximised, and by providing the best conditions for investment in business, housing, leisure, educational and tourism opportunities.</p>

	<ul style="list-style-type: none"> • We live our lives safe from crime, disorder and danger. • We live in well-designed, sustainable places where we are able to access the amenities and services we need. • We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others. • We value and enjoy our built and natural environment and protect it and enhance it for future generations. • We take pride in a strong, fair and inclusive national identity. • We reduce the local and global environmental impact of our consumption and production. • Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it. <p>Our public services are high quality, continually improving, efficient and responsive to local people's needs.</p>	
Town & Country Planning (Scotland) Act 1997	This is the principle piece of legislation governing the use and development of land in Scotland.	The Council must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan 2.
Planning Etc (Scotland) Act 2006	Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans.	The Council must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan 2.
Scottish Planning Policy (SPP)	The consolidated SPP provides a shorter, clearer and more focused statement of national planning policy. The SPP and NPPG series has been replaced by a single SPP. As part of the commitment to proportionate and practical planning policies, the Scottish Government has rationalised national planning policy.	The LDP should take account of the SPP core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.

	<p>The SPP sets out:</p> <ul style="list-style-type: none"> • the Scottish Government's view of the purpose of planning, • the core principles for the operation of the system and the objectives for key parts of the system, • statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006, • concise subject planning policies, including the implications for development planning and development management, and • The Scottish Government's expectations of the intended outcomes of the planning system. <p>Alongside policy on development plans, development management, community engagement, sustainable development, climate change and sustainable economic growth, the SPP sets out policies related to the delivery of low carbon communities and natural heritage.</p>	
<p>Community Empowerment (Scotland) Act 2015</p>	<p>The Community Empowerment Act will help to empower community bodies through the ownership of land and buildings, and by strengthening their voices in the decisions that matter to them. It will also improve outcomes for communities by improving the process of community planning, ensuring that local service providers work together even more closely with communities to meet the needs of the people who use them.</p> <p>The Act does a number of things including: extending the community right to buy, making it simpler for communities to take over public sector land and buildings, and strengthening the statutory base for community planning. Crucially it can help empower community bodies through the ownership of land and</p>	<p>The Community Empowerment (Scotland) Act 2015 replaced the Local Government in Scotland 2003 as the primary legislative provision for community planning. LDP2 should encourage and promote community involvement in the development plan preparation.</p>

	buildings and strengthening their voices in the decisions and services that matter to them.	
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Primary legislation which sets out the legal requirements for the control of development and alterations that affect buildings that are listed or in conservation areas, and the framework by which control is maintained.	The LDP2 will carry forward policies which encourage development that preserves and enhances Conservation Areas and Listed Buildings, based on those in LDP1.
Creating Places, 2013	<p>Creating successful and sustainable places will depend on a shift in attitudes, expectations and practices about the design of cities, towns, villages and the countryside. The policy's objectives include:</p> <ul style="list-style-type: none"> • Decision makers who understand the role of design in delivering sustainable development (page 9). • Developers, landowners, investors and public bodies who recognise the commercial and economic value of good design (page 18). • Effective collaboration between disciplines, professionals, local communities and others in the planning and urban design process (page 27). • Development plans with effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance (page 34). • Developers submitting design statements with planning applications that explain the design principles on which the development proposal is based (page 41). • A high level of awareness and urban design skills in local authorities, including planners and councillors who are committed to raising design standards and understand the impact of their decisions (page 47). <p>Greater commitment to higher standards of design among public bodies (page 49).</p>	Policy framework for how design issues will be considered in relation to development and the different ways of doing so. Take design considerations into consideration when selecting development site proposals.
Designing Streets, 2010	The policy's objectives include:	Policy framework for how design of streets will be considered in relation to development and the different ways of doing so.

	<ul style="list-style-type: none"> • Street design must consider place before movement. • Street design guidance, as set out in this document, can be a material consideration in determining planning applications and appeals. • Street design should meet the six qualities of successful places, as set out in <i>Designing Places</i>. <p>Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.</p>	Take design of streets into consideration when selecting development site proposals.
Historic Environment Policy for Scotland (HEPS) 2019	HEPS is a policy statement directing decision-making that affects the historic environment. It is a non-statutory document. It is relevant to a wide range of decision-making at national and local levels, supported by detailed policy and guidance and should be taken into account when making decisions which will affect the historic environment. It is a material consideration for planning proposals.	The LDP2 has a key role to play in implementing the policy framework set out for the protection of Scotland's historic environment.
Our Place in Time: The Historic Environment Strategy for Scotland	This strategy sets out a common vision and ambition about how we will care collectively for Scotland's Historic Environment.	The LDP2 has a key role to play in implementing the strategy for development and land use change to protect and/or enhance of Scotland's historic environment in East Dunbartonshire, in particular part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, part of the Forth and Clyde Canal Scheduled Monument and also listed buildings, conservation areas and other nationally or locally important archaeological sites and gardens and designed landscapes.
Managing Change in the Historic Environment Guidance Notes	This series of guidance notes are for use by planning authorities and other interested parties and explain how to apply the policies contained in the SHEP.	The LDP2 has a role to play in implementing the series of guidance notes set out for the protection of Scotland's historic environment.

<p>Nature Conservation (Scotland) Act 2004</p>	<p>The Act places duties on public bodies in relation to the conservation of biodiversity, increases protection for Sites of Special Scientific Interest (SSSI), amends legislation on Nature Conservation Orders, provides for Land Management Orders for Sissy's and associated land, strengthens wildlife enforcement legislation, and requires the preparation of a Scottish Fossil Code.</p>	<p>The LDP2 needs to protect biodiversity in accordance with the Act including avoidance of adverse impacts on sites, habitats and species of value as defined within the Scottish Biodiversity Strategy and associated priority lists.</p>
<p>Scottish Forestry Strategy 2019 - 2029</p>	<p>Vision In 2070, Scotland will have more forests and woodlands, sustainably managed and better integrated with other land uses. These will provide a more resilient, adaptable resource, with greater natural capital value, that supports a strong economy, a thriving environment, and healthy and flourishing communities.</p> <p>Objectives</p> <ul style="list-style-type: none"> • Increase the contribution of forests and woodlands to Scotland's sustainable and inclusive economic growth • Improve the resilience of Scotland's forests and woodlands and increase their contribution to a healthy and high quality environment • Increase the use of Scotland's forest and woodland resources to enable more people to improve their health, well-being and life chances <p>Priorities</p> <ul style="list-style-type: none"> • Ensuring forests and woodlands are sustainably managed • Expanding the area of forests and woodlands, recognising wider land-use objectives • Improving efficiency and productivity, and developing markets • Increasing the adaptability and resilience of forests and woodlands • Enhancing the environmental benefits provided by forests and woodlands 	<p>The LDP2 has a role to play in terms of the attraction of woodland processing to the area and encouraging small scale amenity planting. In addition to this, the LDP2 through the integration of the National strategy objectives could ensure the protection and enhancement of the existing forestry assets within East Dunbartonshire.</p>

	<ul style="list-style-type: none"> Engaging more people, communities and businesses in the creation, management and use of forests and woodlands 	
Scottish Biodiversity Strategy 2004	<ul style="list-style-type: none"> To conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation and enhancement To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice To develop an effective management framework that ensures biodiversity is taken into account in all decision making <p>To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners</p>	The LDP2 has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy together with the EDC Local Biodiversity Action Plan and Green Network Strategy.
2020 Challenge for Scotland's Biodiversity (2013)	<p>The 2020 Challenge is a supplement to the Scottish Biodiversity Strategy 2004, focused on desired outcomes for 2020. It shows how the Scottish Government, public agencies, Scottish business and others can contribute to the Strategy's aims as well as supporting sustainable economic growth.</p> <p>Scotland's <i>2020 Challenge</i> aims to:</p> <ul style="list-style-type: none"> Protect and restore biodiversity on land and in our seas, and to support healthier ecosystems. 	The LDP2 has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy together with the EDC Local Biodiversity Action Plan and Green Network Strategy.

	<ul style="list-style-type: none"> Connect people with the natural world, for their health and wellbeing and to involve them more in decisions about their environment. <p>Maximise the benefits for Scotland of a diverse natural environment and the services it provides, contributing to sustainable economic growth.</p>	
The Environmental Noise (Scotland) Regulations 2006	<p>Avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve:</p> <ul style="list-style-type: none"> Informing the public about environmental noise maps for large urban areas (referred to as 'agglomerations' in the END and in these regulations), major roads, major railways and major airports as defined in the END and <p>Preparing action plans based on the results of the noise where necessary, and preserve environmental noise quality where it is good.</p>	The LDP2 has a duty to adhere to the requirement of the Scottish Noise regulations in terms of the prevention and reduction of noise pollution.
Climate Change (Scotland) Act 2009	<ul style="list-style-type: none"> Part 1 of the Act, creates the statutory framework for greenhouse gas emissions reductions in Scotland by setting an interim 42 per cent reduction target for 2020, with the power for this to be varied based on expert advice, and an 80 per cent reduction target for 2050. To help ensure the delivery of these targets, this part of the Act also requires that the Scottish Ministers set annual targets, in secondary legislation, for Scottish emissions from 2010 to 2050. The Scottish Ministers will take advice on the targets they set. In the first instance this advice will be provided by the UK Committee on Climate Change. However, Part 2 of the Act contains provisions which will allow the Scottish Ministers to establish a Scottish Committee on Climate 	The LDP2 has a key role to play in developing a policy framework and land use spatial strategy that will contribute towards the challenging targets and objectives set out in the Act.

	<p>Change or to designate an existing body to exercise advisory functions should it be decided that this is appropriate.</p> <ul style="list-style-type: none"> • Part 3 places duties on the Scottish Ministers requiring that they report regularly to the Scottish Parliament on Scotland's emissions and on the progress being made towards meeting the emissions reduction targets set in the Act. • Part 4 places climate change duties on Scottish public bodies. This Part also contains powers to enable the Scottish Ministers, by order, to impose further duties on public bodies in relation to climate change. <p>The Act includes other provisions on climate change in Part 5, including adaptation, forestry, energy efficiency and waste reduction. Public engagement is a significant feature of Part 6 of the Act, which also includes provision on carbon assessment.</p>	
Climate Change Plan: Third Report on Proposals and Policies 2018 – 2032 (RPP3)	By 2032, Scotland will have reduced its emissions by 66% against 1990 levels. This will be an enormous transformational change – achieved by Government and the public, private and third sectors alongside families and communities. It is an exciting time for Scotland with tremendous opportunities, not only in reducing emissions but in growing and diversifying our economy, improving the wellbeing of our people, and protecting and enhancing our natural environment.	The LDP2 has a role in contributing to the vision of the RPP3 with particular consideration to energy consumption in buildings, renewable energy and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
Climate Ready Scotland: Scottish Climate Change Adaptation Programme 2014	<p>The Adaptation Programme is a requirement by Section 53 of Climate Change (Scotland) Act 2009.</p> <p>Overarching Aim - To increase the resilience of Scotland's people, environment, and economy to the impacts of a changing climate.</p>	A second Scottish Climate Change Adaptation Programme is in the process of being developed (due to be published in 2019). This is likely to coincide with the development of the LDP2 and EDCs Climate Change Adaptation Strategy. The Council will take cognisance of the new national Adaptation Programme within the local Strategy and LDP2.

	<p>Climate Ready Natural Environment Theme Outcome: A Scotland with a productive, healthy and diverse natural environment which is able to adapt to change</p> <p>Climate Ready Buildings and Infrastructure Networks Theme Outcome: A Scotland with well-managed, resilient infrastructure and buildings providing access to the amenities and services we need.</p> <p>Climate Ready Society Theme Outcome: A Scotland with strong, healthy, resilient communities which are well informed and prepared for a changing climate.</p> <p>These are the 15 key consequences of climate change identified in the Scottish Government's Climate Change Adaptation Programme: Climate Ready Scotland. This programme sets out Scottish Ministers objectives in relation to adaptation to climate change, their proposals and policies for meeting those objectives</p>	
National Air Quality Strategy -Revised 2000	<ul style="list-style-type: none"> • To improve and protect ambient air quality in the UK in the medium-term • To protect people's health and the environment without imposing unacceptable economic or social costs • The Strategy sets objectives for eight main air pollutants to protect health <p>Local authorities work towards achieving the objectives prescribed by regulation for seven of the pollutants: benzene; 1, 3-butadiene; carbon monoxide; lead; nitrogen dioxide; particles (PM10); and sulphur dioxide.</p>	The LDP2 has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels.
Zero Waste Plan (2010)	It aims to drive change and inspire households, businesses, community groups, local authorities and the wider public sector to change the way they view and deal with waste. It contains a	The LDP2 should set the policy framework for the development of new waste management facilities. It should also safeguard any existing or proposed waste management infrastructure. Its policies should encourage management of construction waste

	<p>broader approach to tackle all waste, not just waste collected by councils.</p> <ul style="list-style-type: none"> • The plan proposes a new way of looking at the materials Scotland produces - recognising everything designed, produced and used is a resource which has a value. It will introduce 'radical' new measures, including: • Landfill bans for specific waste types, aiming to reduce greenhouse gas emissions and capturing their value • Separate collections of specific waste types, including food (to avoid contaminating other materials), to increase reuse and recycling opportunities and contributing to the Scottish Government's renewable energy targets • Two new targets that will apply to all waste: 70 per cent target recycled, and maximum five per cent sent to landfill, both by 2025 • Restrictions on the input to all energy from waste facilities, in the past only applicable to municipal waste • Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services, benefitting businesses and the public. 	<p>on site where possible and the design of development which provides for the storage and collection of waste, including recycled waste.</p>
<p>Environmental Protection Act 1990 Part II a Contaminated Land Contaminated Land (Scotland)</p>	<p>The Act provides a Regulatory regime for the identification and remediation of contaminated land and is subject to the 2000 Regulations and Statutory Guidance.</p>	<p>The LDP2 must take into account the provisions of the Act and the Regulations regarding the identification and remediation of contaminated land within East Dunbartonshire.</p>

Regulations 2000. (SI 2000/178)		
Water Environment Water Services (Scotland) Act 2003	<p>The Act sets out the arrangements for the protection of the water environment. The aim of the Act is to protect and improve the ecological status of the water environment whilst also protecting the social and economic interests of those who depend on the water environment. The Act aims to:</p> <ul style="list-style-type: none"> • Promote sustainable water use. • Ensure the water environment achieves good ecological status. <p>Promote sustainable flood management.</p>	<p>The LDP2 must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.</p>
Flood Risk Management (Scotland) Act 2009	<p>The Act provides a more sustainable and modern approach to flood risk management, suited to the needs of the 21st century and to the impact of climate change. The Act will also create a more joined up and coordinated process to manage flood risk at a national and local level. Specific measures within the Flood Risk Management (Scotland) Act 2009 include:</p> <ul style="list-style-type: none"> • A framework for coordination and cooperation between all organisations involved in flood risk management; • Assessment of flood risk and preparation of flood risk management plans; • New responsibilities for SEPA, Scottish Water and Local Authorities in relation to flood risk management; • A revised, streamlined process for flood protection schemes; • New methods to enable stakeholders and the public to contribute to managing flood risk, and; 	<p>The LDP2 must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.</p>

	A single enforcement authority for the safe operation of Scotland's reservoirs.	
Scotland's Economic Strategy 2015	<p><i>Scotland's Economic Strategy</i> sets out how we will deliver on our vision for Scotland. It brings increased focus to the dual objectives of boosting competitiveness and tackling inequality, and sets out the priorities we will target to achieve these mutually reinforcing goals.</p> <p>The approach to <i>Scotland's Economic Strategy</i> is underpinned by four priorities for sustainable growth:</p> <ul style="list-style-type: none"> • Investing in our people and our infrastructure in a sustainable way; • Fostering a culture of innovation and research and development; • Promoting inclusive growth and creating opportunity through a fair and inclusive jobs market and regional cohesion; and <p>Promoting Scotland on the international stage to boost our trade and investment, influence and networks.</p>	The LDP2 must take into account the Strategy's content along with our local EDS when developing the policy framework and spatial strategy for the development plan.
National Transport Strategy 2016	<p>The National Transport Strategy provides the framework for enhancing the transport system, in response to the main transport challenges that Scotland faces, which in turn contributes to improvement in our economic, environmental and social performance.</p> <p>Vision</p> <p>An accessible Scotland with safe, integrated and reliable transport that supports economic growth, provides opportunities for all and is easy to use; a transport system that meets everyone's needs, respects our environment and</p>	The LDP2 must take into account the Strategy's content along with our LTS when developing the transport related policy framework and spatial strategy for the development plan.

	<p>contributes to health; services recognised internationally for quality, technology and innovation, and for effective and well-maintained networks; a culture where transport providers and planners respond to the changing needs of businesses, communities and users, and where one ticket will get you anywhere.</p> <p>Five High Level Objectives</p> <ul style="list-style-type: none"> • Promote economic growth by building, enhancing managing and maintaining transport services, infrastructure and networks to maximise their efficiency; • Promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network; • Protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy; • Improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff; and • Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport. <p>Three Key Strategic Outcomes</p> <ul style="list-style-type: none"> • Improved journey times and connections, to tackle congestion and lack of integration and connections in transport 	
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	<ul style="list-style-type: none"> Reduced emissions, to tackle climate change, air quality, health improvement <p>Improved quality, accessibility and affordability, to give choice of public transport, better quality services and value for money; or alternative to car.</p>	
Land Reform (Scotland) Act 2016	<p>An Act of the Scottish Parliament to make provision for a land rights and responsibilities statement; to establish the Scottish Land Commission, provide for its functions and the functions of the Land Commissioners and the Tenant Farming Commissioner; to make provision about access to, and provision of, information about owners and controllers of land; to make provision about engaging communities in decisions relating to land; to enable certain persons to buy land to further sustainable development; to make provision for non-domestic rates to be levied on shootings and deer forests; to make provision about the change of use of common good land; to make provision about the management of deer on land; to make provision about access rights to land; to amend the law on agricultural holdings to provide for new forms of agricultural tenancy, to remove the requirement to register before tenants of certain holdings can exercise a right to buy, to provide a new power of sale where a landlord is in breach of certain obligations, to provide about rent reviews, to expand the list of the persons to whom holdings can be assigned or bequeathed and to whom holdings can be transferred on intestacy and to make provision about landlords' objections to such successor tenants, to provide for certain holdings to be relinquished where landlords agree or assigned to persons new to or progressing in farming, to provide for a 3 year amnesty period in relation to certain improvements carried out by tenants, and to provide for notice of certain improvements proposed by landlords; and for connected purposes.</p>	<p>The LDP2 must take into account all the provisions set out within the Act, in particular the land ownership rights, rights to force the sale of land to communities to further sustainable development and the relationship with the Community Empowerment Act 2015 through wider engagement with communities in decisions relating to land.</p>

<p>Land Use Strategy for Scotland</p>	<p>Getting The Best From Our Land: A Land Use Strategy For Scotland 2016 - 2021 sets out land use policy for the next five years.</p> <p>It is Scotland's second Land Use Strategy and builds on the foundations of the first, retaining the Vision, Objectives and Principles for Sustainable Land Use.</p> <p>It contains a land use framework for land use and business/ the environment and communities and policies and proposals, including one recognising the relationship with the statutory spatial planning system – SPP and NPF2 and Development Plans.</p>	<p>The LDP2 should take account of the Strategy's core principles for sustainable land use to help achieve sustainability in development and land use change.</p>
<p>Making More of Scotland's Land: Scottish Land Commission: Our Strategic Plan 2018 – 2021</p>	<p>This Strategic Plan sets out how the Scottish Land Commission will contribute to the Scottish Government's central purpose 'to focus the government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth'. The Strategic Plan will build on the policy direction established through the Land Reform (Scotland) Acts 2003 and 2016, the Community Empowerment (Scotland) Act 2015, the Land Rights and Responsibilities Statement and the foregoing reviews of Land Reform and Agricultural Holdings. More widely it will ensure the Scottish Land Commission's work contributes to the successful delivery of Government strategies including the Economic Strategy, Land Use Strategy, National Planning Framework, planning reform, and the Climate Change Plan.</p>	<p>The key areas where the LDP2 should take account of the Strategic Plan and its findings are related to the Strategic Priorities, in particular 'Land for Housing and Development' and 'Land Use Decision-Making'. The Plan seeks to stimulate reform in both an urban and rural context, identifying measures to bring vacant and derelict land into use for housing and other productive development; reviewing ownership constraints to delivery of housing, including land banking; reviewing ownership constraints to land assembly for development; and investigating ways in which a more strategic approach to public interest-led development and land supply can unlock more productive use of development land.</p>
<p>Scottish Canals Heritage Strategy 2013-38</p>	<p>This strategy sets out how Scottish Canals will manage canal heritage and may be used as a guide for others with responsibility for, or an interest in, aspects of that heritage. Our charitable arm, the Scottish Waterways Trust is our main delivery partner and implementing this strategy will also help to achieve its strategic aims.</p>	<p>The LDP2 has a key role to play in implementing the strategy for the protection of the part of the Forth and Clyde Canal Scheduled Monument and related listed buildings and their settings in East Dunbartonshire, including the Category A Listed triple bridge (canal aquaduct) at Kirkintilloch.</p>

	<p>The five-year plan, which forms Part 2 of the strategy, sits below these documents, as a functional or operational plan or programme.</p> <p>Our ambitions for the future of the canal network are described in the Vision for Scottish Canals. This future includes maintaining and enhancing access and harnessing development and commercial opportunities. Whilst canal heritage may be maintained and enhanced by maintenance and development programmes and by the Scottish Waterways Trust and partner initiatives, the heritage strategy deliberately focuses on specific, significant cultural and natural heritage which might not otherwise be prioritised.</p> <p>This strategy includes all types of cultural and natural heritage associated with Scottish Canals. As well as engineering structures and buildings, our estate includes archaeological sites, historical documents and artefacts.</p> <p>This strategy is a live document and so can be adapted at any stage.</p>	
<p>SEPA Scotland River Basin Management Plan 2</p>	<p>River basin management planning protects and improves Scotland's water environment for the benefit of people, wildlife and the economy.</p> <p>Much of the water environment in Scotland is in good condition. However, there are still significant problems affecting water quality, physical condition, water flows and levels, and the migration of wild fish. Invasive non-native species are also damaging aquatic plant and animal communities.</p> <p>The river basin management plans for Scotland set out a range of actions to address these impacts. They are produced every six</p>	<p>The LDP2 must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.</p>

	<p>years by SEPA on behalf of Scottish Government. They cover actions for all responsible authorities in Scotland. They summarise:</p> <ul style="list-style-type: none"> •the state of the water environment; •pressures affecting the quality of the water environment where it is in less than good condition; •actions to protect and improve the water environment; •a summary of outcomes following implementation. 	
Emerging Planning Reform	<ul style="list-style-type: none"> • The Planning (Scotland) Bill is currently being considered by the Scottish Parliament and if approved and enacted will fundamentally change the process for preparing development plans. The Scottish Government have been clear in their advice to planning authorities that it is 'business as usual' and all development plans should be progressed under the current system until the reforms have progressed to an extent where there is sufficient certainty in the new development plan process. 	The LDP2 will need to take full account of the Planning Review and new legislative requirements.
Realising Scotland's full potential in a digital world: a Digital Strategy for Scotland 2017	<p>Through this Strategy, the Scottish Government will hopes to ensure that Scotland is recognised throughout the world as a vibrant, inclusive, open and outward-looking digital nation.</p> <p>Our Vision is of a Country Which:</p> <ul style="list-style-type: none"> • Stimulates innovation, welcomes investment and promotes its digital technologies industries • Develops internationally competitive, digitally mature businesses across all sectors • Designs and delivers digital public services around the needs of their users 	The LDP2 will need to ensure that it take the overall vision and specific action programme for the Scottish Government Digital Strategy into account when developing and implementing the development plan. This will be particularly relevant in relation to the consultation procedures adopted and the publication of documents using a variety of mediums.

	<ul style="list-style-type: none"> • Shares and opens up non-personal data as a source of innovation and efficiency • Has a public sector that operates on contemporary, digital, platform-based business models • Is led by a Government that "gets digital" and supports its staff to operate in digital ways • Provides high quality connectivity across the whole of our country • Is recognised internationally as a natural test bed for innovation in connectivity • Focuses its education and training systems on expanding its pool of digital skills and capabilities • Tackles the current gender gap in digital skills and careers • Enables everybody to share in the social, economic and democratic opportunities of digital • Creates the conditions which safeguard workers and enables Scottish society to address concerns about the digital world <p>Is secure and resilient to cyber threat and risk.</p>	
<p>Scottish Energy Strategy: The Future of Energy in Scotland 2017</p>	<p>A 2050 Vision for Energy in Scotland:</p> <p>A flourishing, competitive local and national energy sector, delivering secure, affordable, clean energy for Scotland's households, communities and businesses.</p> <p>The Strategy is guided by three core principles: A whole-system view, an inclusive energy transition and a smarter local energy model.</p> <p>The Strategy will guide the decisions that the Scottish Government, working with partner organisations, needs to make over the coming decade. It will support work already planned or</p>	<p>The national Energy Strategy will have interactions for many policy areas part of the new LDP2, which the Council will need to take account of. These areas include, sustainable economic growth, climate change mitigation and adaptation, transport and renewable energy.</p>

	underway to achieve our long term climate change targets, and to address the impact of poor energy provision.	
Regional		
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Vision for Clydeplan <ul style="list-style-type: none"> The Place We Want to Create – By 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region attracting and retaining, investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland’s foremost city region. 	By setting the spatial development strategy and supporting policies at a regional level, Clydeplan aims to achieve alignment with the Scottish Governments national outcomes and helps to direct and inform the local interpretation for planning. This will need to be fully reflected within the LDP2.
Glasgow & Clyde Valley Housing Need and Demand Assessment	A Housing Need and Demand Assessment (HNDA) is an important evidence base required by the Scottish Government to inform the preparation of Local Housing Strategies (LHS), under the Housing (Scotland) Act 2001, and the preparation of Strategic and Local Development Plans, under the Town and Country Planning (Scotland) Act 1997 (as amended).	The LDP2 will need to take the results of this study into account when developing the spatial strategy for East Dunbartonshire and identifying a sufficient number of development sites to meet the needs of the area over the life of the Plan.
Glasgow and Clyde Valley Forestry and Woodland Strategy, 2012	The Strategy recognises the role of trees, woods and forests as essential to the environment, livelihood and culture. It also supports the delivery of woodland based opportunities as part of the wide green network in the Glasgow and Clyde Valley region and establishes a framework to guide local level interventions. It aims to ‘increase the economic, social and environmental contribution that forests and woodlands make to Glasgow and the Clyde Valley. This requires us to make the most of both our existing woodlands and to created opportunities for new ones where they add most value to the environment, local communities and society as a whole’. The Vision is intended to be delivered with a 25 year life span	The LDP2 should support the vision of the Glasgow and Clyde Valley Forestry and Woodland Strategy. It should consider the role of woodland and forestry in East Dunbartonshire and the role this can play in integrating with the green network.

<p>Clydeplan Supplementary Guidance Forestry and Woodland Strategy (Emerging)</p>	<ul style="list-style-type: none"> • inform development of future Supplementary Planning Guidance for the local authorities within the Clydeplan area3; • inform local authority development management decisions on proposals that include woodland removal or woodland creation; • guide local authority responses to consultation on planting proposals and applications for grant support for woodland creation and management; • assist with the development and approval of Felling Licences, Forest District Strategic Plans and long term Forest Design and Management Plans; and, • guide development and delivery of grant support for forestry through the Scotland Rural Development Programme 2014-20 (SRDP). 	<p>The LDP2 should support the updated vision of this Strategy and its guidance for woodland expansion in different landscape character areas. It should consider the role of woodland and forestry in East Dunbartonshire and the role this can play in integrating with the green network.</p>
<p>Clydeplan Supplementary Guidance on Heat Networks (Emerging)</p>	<p>The SG is currently being developed in line with Policy 10: Delivering Heat and Electricity (Renewable Heat).</p>	<p>The LDP2 will need to take the emerging SG into account particularly in relation to the review and update of LDP Policy 15: Renewable Energy and Low-Carbon Heat and also the preliminary work being undertaken as part of an EDC Low-Carbon Heat Strategy and / or potential Local Heat and Energy Efficiency Strategy requirements.</p>
<p>Clydeplan Supplementary Guidance on Minerals (Emerging)</p>	<p>The SG is currently being developed in line with the SDP Policy 15: Natural Resource Planning – Mineral Resources Spatial Framework.</p>	<p>The LDP2 will need to take the emerging SG into account particularly in relation to the review and update of LDP Policy 17: Mineral Resources.</p>

<p>A Green Network Strategy for the Glasgow City Region 2017</p>	<p>The Green Network is embedded in national and regional plans and is part of the Placemaking Policy principles in the GCVSDP (Clydeplan).</p>	<p>The LDP2 has a role to play in the protection and enhancement of Green Networks within East Dunbartonshire by integrating the objectives of the Glasgow & Clyde Valley Green Network with development and land use change through setting a policy framework and identifying requirements for Land Use Proposals.</p>
<p>Neighbouring Authority Development Planning and other Strategic Actions</p>	<p>The neighbouring authorities in which this would relate include:</p> <ul style="list-style-type: none"> • West Dunbartonshire Council • Stirling Council • North Lanarkshire Council and • Glasgow City Council <p>This will include documents that could potentially impact on East Dunbartonshire, for example:</p> <ul style="list-style-type: none"> • Local Development Plans • Local Housing Strategies <p>Local Transport Strategies</p>	<p>The LDP2 should ensure through comprehensive consultation and involvement from all stakeholders that the information contained with the East Dunbartonshire LDP2 compliments existing or future neighbouring authority strategic actions and that there are no overlaps or contradictory policy areas.</p>
<p>Antonine Wall Management Plan 2014-19</p>	<p>The Management Plan sets out the significance of the proposed Antonine Wall World Heritage Site, and provides a vision and a framework for an integrated and consensual approach to the management of the Site while ensuring outstanding universal values are conserved.</p> <p>The Plan's long term aims for 2014-44 are:</p> <ul style="list-style-type: none"> • Safeguard and enhance the Outstanding Universal Value of the World Heritage Site by managing, conserving and protecting the Site and its cultural and natural landscape setting • Promote awareness and understanding of this Outstanding Universal Value to local, regional, national and global audiences by improving physical and intellectual accessibility 	<p>The LDP2 will need to consider the requirements set out in the Antonine Wall Management Plan to ensure the protection and conservation of the WHS within East Dunbartonshire. It should ensure that any actions proposed within the Plan are sensitive to the setting and value of the Antonine Wall.</p>

	<ul style="list-style-type: none"> • Realise the World Heritage Site's full potential as an education and learning resource • Build strong structural and organisational partnerships with local, national and international organisations; strengthen engagement with local communities; and contribute to sustainable economic growth • Balance wider environmental concerns in the sustainable management of the World Heritage Site <p>Increase research opportunities nationally and internationally and use this new research to underpin work to protect and promote the World Heritage Site.</p>	
<p>Regional Transport Strategy 2008-2021 – A Catalyst for Change</p>	<p>The RTS for the Strathclyde area presents a vision for “A world class, sustainable transport system that acts as a catalyst for an improved quality of life for all”. The RTS has the following objectives:</p> <ul style="list-style-type: none"> • Safety and Security - to improve safety and personal security on the transport system; • Modal Shift - to increase the proportion of trips undertaken by walking, cycling and public transport; • Excellent Transport System - to enhance the attractiveness, reliability and integration of the transport network; • Effectiveness and Efficiency - to ensure the provision of effective and efficient transport infrastructure and services to improve connectivity for people and freight; • Access for All - to promote and facilitate access that recognises the transport requirements of all; • Environment and Health - to improve health and protect the environment by minimising emissions and consumption of resources and energy by the transport system; and 	<p>The LDP2 should consider the integration of RTS objectives, and outcomes into the land use planning process.</p> <p>The RTS is currently in the initial stages of review and the LDP2 should take cognisance of any new information made available to the LDP team during the process of developing LDP2.</p>

	<ul style="list-style-type: none"> Economy, Transport and Land-use Planning - to support land-use planning strategies, regeneration and development by integrating transport provision. <p>Through these objectives, the RTS aims to facilitate the following outcomes, aligned with the Scottish Government's National Outcomes:</p> <ul style="list-style-type: none"> Improved connectivity Access for all; Reduced emissions and Attractive, seamless, reliable travel. 	
SEPA 2015, Clyde & Loch Lomond Flood Risk Management Strategy and SEPA, East Dunbartonshire Council et al 2016, Local Flood Risk Management Plan for Clyde & Loch Lomond Local Plan District	<p>This Strategy summarises flood risk in the area, objectives and actions and actions to manage flood risk in the potentially vulnerable areas.</p> <p>The associated Management Plan provides information on flood risk management, who and what is involved, actions and potentially vulnerable areas. It helps provide an efficient, sustainable and co-ordinated approach to flood-risk management.</p> <p>These actions aim to reduce the risks and impacts of flooding, prepare and protect people and communities, and make a real difference to how we recover from any future flood events.</p>	The LDP2 must take into account the objectives of the Strategy, in particular the assessment of flood risk and ensuring development avoids or adapts to this.
Regional Economic Strategy 2017 - 2035	<p>This sets out a vision, opportunities and challenges, 11 objectives and an action plan. The objectives are:</p> <ul style="list-style-type: none"> Attract and retain talent and enterprises relocating to Glasgow City Region. Improve economic outcomes for all through addressing long standing barriers in the labour market such as skills and health, both for those who are currently out of work and those on low incomes. 	The LDP2 should contribute towards the Strategy's objectives by ensuring that the development potential of land for employment and business uses is maximised, safeguarding existing business and employment land, encouraging high footfall business and commercial uses to locate in town centres and by providing the best conditions for investment in business and commercial opportunities.

	<ul style="list-style-type: none"> • Create a skills and employment system that meets the current and future needs of Glasgow City Region businesses and supports our residents to access jobs and progression opportunities. • Grow the presence of Scotland's Growth Sectors in the city region so that we increase the total number of Glasgow City Region's businesses and employees who work in these sectors. • Significantly improve the productivity of Glasgow City Region's diverse business base through increased investment, innovation and exporting. • Increase the number of sustainable and high growth start-ups surviving beyond five years. • Grow Glasgow City Region supply chain activity whose growth underpins the success of Glasgow City Region sectors. • Building on the City Deal bring forward in parallel strategic programmes, projects, and associated investment that maximise the value of the Deal. • Maximise the potential of the key Glasgow City Region economic assets. • Actively promote Glasgow City Region globally, with a focus on international investment opportunities. • Increase the number of housing and commercial completions and decrease the amount of derelict and vacant land 	
Glasgow City Region Economic Action Plan February 2017	<p>The and actions are categorised under the following ambitions:</p> <ul style="list-style-type: none"> • Our city region will be a vibrant, attractive, and welcoming place where people want to live, work and study, and where businesses want to grow, relocate and invest in. 	<p>The LDP2 should contribute towards implementing the action plan by encouraging business and commercial development in town centres and sites safeguarded for business and employment and encouraging this type of development to be high quality design which contributes to placemaking in the towns and villages.</p>

	<ul style="list-style-type: none"> • By 2035 we will exceed the Scottish and UK average employment rates and increase the number of jobs in our city region by over 100,000. • We will become the best region in the UK at retaining graduates through a partnership with our universities, colleges and business. • We will work with the Scottish and UK Governments to ensure that post-study work visa policies allow us to retain talent and grow our regional economy. • We will increase the working population by over 50,000 by 2035. <p>We will provide modern and attractive housing and office space that will allow our communities to flourish and businesses to grow.</p>	
Glasgow and Clyde Valley Housing Need and Demand Assessment	<p>A Housing Need and Demand Assessment (HNDA) is an important evidence base required by the Scottish Government to inform the preparation of the Main Issues Reports and Local Development Plans.</p> <p>The role and remit of the GCVHMP is:</p> <ul style="list-style-type: none"> • to develop a clear shared understanding of the operation of the housing market across the city region; • to develop a long term strategic view which addresses both the interaction of various tenures in the housing system and the actual dynamics of housing systems, which operate across local authority administrative boundaries; • to encourage and support dialogue between various players at regional level; in doing so a greater multi-disciplinary perspective on the operation of the housing system/market, complementing existing activity at local authority level; 	<p>The LDP2 will need to take into account the findings of the SDP, HNDA and targets set within the EDC LHS in order to align planning and housing policy areas towards the common goal of promoting housing delivery.</p>

	<ul style="list-style-type: none"> to share information and intelligence, including relevant contextual material and policy information; to support core members in the analysis and interpretation of housing market intelligence; to assist with the development of an HNDA and to ensure its findings are disseminated and regularly reviewed; and, in undertaking the above, to thereby deliver a 'robust and credible' HNDA for LHS and Development Plan purposes. <p>The HNDA informs housing and planning policy, and sets housing supply targets and the land requirements necessary to meet the estimated need and demand.</p> <ul style="list-style-type: none"> 	
Climate Ready Clyde: Glasgow City Region Climate Change Adaptation Strategy (emerging)	<ul style="list-style-type: none"> The intention is for this to be a regional Strategy for Climate Change Adaptation. East Dunbartonshire are one of the Partner organisations responsible for developing the Strategy. The development of this regional Strategy will be closely aligned with the production of the EDC Adaptation Strategy (detailed below). 	The LDP2 will need to take the emerging City-Region Strategy into account when considering the risks, opportunities and actions regarding climate change adaptation. The link with the emerging EDC Adaptation Strategy will also need to be closely aligned with the outcomes of the LDP2 process.
Local (East Dunbartonshire Council)		
East Dunbartonshire Community Planning Partnership Local Outcome Improvement Plan (LOIP) 2017-2027	<p>The LOIP outlines the strategic direction, priorities and local outcomes for East Dunbartonshire Council that will be delivered in partnership with the Community Planning Partners. It sets a vision for East Dunbartonshire</p> <p><i>'Working together to achieve the best with the people of East Dunbartonshire.'</i></p> <p>The LOIP also hosts a number of Local Outcomes and Guiding Principles for the Community Planning Partners to adhere to and strive for.</p>	<p>The LOIP sets out the Council's core vision. The preparation of a new LDP2 will form an important 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". The new LDP2 will play a key role in helping to achieve this aim by ensuring that the right development is located in the right places.</p> <p>-</p>
Locality Plans	The Locality Plans respond to the requirements of the Community Empowerment (Scotland) Act 2015 and will be a distinctive local	The LDP2 will take into account the Locality Plans produced for areas identified as being socially-economically disadvantaged.

	expression of the Vision, Outcomes and Guiding Principles of the emerging Local Outcome Improvement Plan (LOIP).	The Locality Plans and LDP2 should complement each other where the localities of Auchinairn, Hillhead and Harestanes, Twechar and Lennoxton are focussed on.
Local Development Plan 2017 – 2022	The LDP for East Dunbartonshire sets the framework for the growth and development of East Dunbartonshire up to 2022 and beyond and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy.	The new LDP2 will carry forward the successful elements of the LDP1, including those policies, Supplementary/Planning Guidance which have been performing well for stakeholders and practitioners alike.
Sustainability and Climate Change Framework 2016	<p>The SCCF is intended as a foundation for considering how Council policies, programmes, plans and strategies can contribute to the delivery of the Council's main sustainability priorities:</p> <ul style="list-style-type: none"> • Zero carbon: reducing carbon emissions • Maximising resilience to the impacts of climate change • Zero waste: reducing material use and waste generation • Reversing biodiversity decline • Sustainable materials • Maximising opportunities to promote health and wellbeing • Supporting fairness and reducing inequality locally and globally • Promoting community empowerment • Supporting local businesses. 	The LDP2 will take into consideration each of the Strategic Aims and Commitments set out within the SCCF in order to align the policy framework and spatial strategy.
Open Space Strategy 2015-2020	<ul style="list-style-type: none"> • The East Dunbartonshire Open Space Strategy replaced the East Dunbartonshire Greenspace Audit and Strategy 2004. It sets the framework for current and future open space provision in the Council area, meeting the requirement of Scottish Planning Policy for local authorities to prepare an Open Space Audit and Strategy. It also contributes to the development of the Central Scotland Green Network, promoted in the National Planning Framework 3. The Strategy will be reviewed and updated every 5 years. 	The LDP should integrate the objectives of the Strategy with regards to the protection and enhancement of accessible open and greenspace within East Dunbartonshire.

<p>Green Network Strategy 2017-2022</p>	<p>The purpose of the Green Network Strategy (GNS) is to define the existing strategic green network in East Dunbartonshire using GIS mapping analysis to identify opportunities for the enhancement of the existing green network in both urban and rural locations. The opportunities mapping methodology was used to guide the identification of areas that are eligible for the expansion and/or enhancement of the green network in order to improve habitat connectivity, increase active travel provision and enhance access to open spaces, as well as health and wellbeing benefits and opportunities for adaptation to the effects of climate change.</p>	<p>The Green Network Strategy provides the Council with a viable and enforceable tool to define green network opportunities and will establish requirements for new green network open opportunities from development proposals together with the scale and nature of any planning obligations. The Strategy presents local, EDC-wide and regional opportunities which include the enhancement of the green network between neighbouring authorities. In doing so, the Green Network Strategy helped to inform the emerging LDP2 specifically in terms of green Infrastructure, green network and related planning obligations, as well as demonstrate synergies between both biodiversity and access.</p>
<p>Local Biodiversity Action Plan 2017-2021</p>	<p>The Local Biodiversity Action Plan (LBAP) takes a strategic approach to protecting biodiversity across the East Dunbartonshire Council-wide area, including Mugdock Country Park (Stirling Council and the Joint Committee for the Park were involved in issues related to the Park). The LBAP recognises the importance of biodiversity at both a national and a local level. The production of a new LBAP replaced the Dunbartonshire Biodiversity Action Plan 2013 (East Dunbartonshire and West Dunbartonshire) for an updated, co-ordinated and targeted approach to the protection and enhancement of biodiversity.</p> <p>An ecosystem approach was taken in the development of the LBAP, focussing on Urban, Rural, Woodland and Freshwater ecosystems. Each Ecosystem Plan has its own set of objectives and provides information on associated priority habitats and lists the priority species. The actions within the plan tend to take a habitat focused approach to conserving biodiversity but some species that need an additional helping hand or that we need to gather further survey information for may also have specific actions.</p>	<p>The LBAP should impact the LDP2 by providing the Council with a viable and enforceable tool to protect and enhance biodiversity throughout East Dunbartonshire and will establish requirements for biodiversity enhancements and mitigation measures from development proposals together with the scale and nature of any planning obligations. The LDP2 should safeguard and ensure the management of priority species and habitats.</p>

<p>Local Housing Strategy</p>	<p>The LHS gives an overview of the Local Housing System in the East Dunbartonshire area and highlights the strategic challenges and priorities that have been identified along with our partners and key stakeholders. It considers the housing system as a whole and includes a housing supply target covering all tenures based on the outcomes of the housing need and demand assessment. The LHS will work towards directing housing investment and developing housing services across the locality over the next five years. It sets out five key outcomes, those relevant to planning are: People successfully access suitable and affordable housing in their community and tenure of choice; More people enjoy the benefits of living in diverse communities and sustainable places.</p>	<p>The preparation of Housing Need & Demand Assessments, Local Housing Strategies and development plans are complementary work streams which should be aligned with the goal of promoting housing delivery of all tenures. The preparation of the LDP will therefore consider the overall strategy and key priorities within the LHS, in line with Scottish Government guidance and the requirements of the SDP, in setting out the spatial strategy for new housing.</p>
<p>Strategic Housing Investment Plan (SHIP)</p>	<p>The core purpose of the SHIP is to set out the investment priorities for affordable housing over a five year period to achieve outcomes in the local authority's Local Housing Strategy 2017-22 (LHS) and the Scottish Governments target of increasing the supply of affordable housing in Scotland by 50,000 units by 2021. The SHIP supplements the LHS and shows how the priorities identified in the LHS will be delivered in practice, focussing on prioritisation and deliverability of specific sites. The plan plays an important role to delivering a variety of affordable tenures that will help address housing imbalances within East Dunbartonshire.</p>	<p>The SHIP provides useful information regarding the estimated programming of each site identified to provide affordable housing and is updated annually. Whilst the SHIP is generally a 5 year planning tool it can contain 'opportunity' sites that may come forward and is a therefore a source of information for potential new sites that can be considered for inclusion in the LDP. The programming in the SHIP provides a reference point for understanding what could be an achievable amount of affordable housing to deliver over the plan period, although it should be noted that levels of funding available for housing delivery fluctuate and there remains doubt whether or not there will be similar levels of funding beyond 2021.</p>
<p>Local Transport Strategy 2013-17 & emerging LTS 2019</p>	<p>The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. The principal transport objectives include:</p> <ul style="list-style-type: none"> • Delivering a safe transport network across all modes; • Improving the health and wellbeing of the community through promoting sustainable travel and attractive 	<p>The LDP2 should consider the integration of LTS objectives, actions and committed projects into the land use planning process.</p> <p>The new LTS is in the process of being developed and the LDP2 process will need to take cognisance of the content when producing the development plan.</p>

	<p>well designed streets and/or active travel routes throughout East Dunbartonshire;</p> <ul style="list-style-type: none"> • Improving the accessibility of services, facilities and businesses in East Dunbartonshire, which promote social inclusion; • Delivering reliable and efficient public transport services through close working with key transport partners and providers in order to achieve modal shift; • Ensuring that existing roads and footways are maintained incorporating high environmental and design standards; • Developing a transport network that supports both the local and wider region through delivering sustainable economic growth and travel, while conserving and enhancing the natural and historic environment where possible; and <p>Ensuring that the impacts from transportation on the environment and air quality are mitigated in order to work towards the targets set out in the Climate Change Act 2008.</p>	
Active Travel Strategy 2015-2020	<p>The ATS supplements the current LTS and sets a framework and evidence base for proposed programmes of active travel projects in East Dunbartonshire. The ATS is a strategy for increasing participation in active travel in East Dunbartonshire spanning five years and will complement and deliver on transport objectives and interventions within the current Local Transport Strategy and feed into the next LTS. The strategy sets out an action plan, accompanied by a map of proposed enhancements, outlining a range of coordinated projects which deliver multiple benefits and value for money for the area. The action plan outlines actions for infrastructure projects as well as actions aimed to encourage behaviour change.</p>	<p>In support of the Active Travel Strategy, the LDP2 should support a sustainable land use spatial strategy that identifies proposal sites that will support active travel or sustainable modes of transport for access giving communities more sustainable options while reducing the need for private car use.</p>
	<p>The CL&S Strategy sets out the direction for culture, leisure and sport in East Dunbartonshire for at least the next 5 years by</p>	<p>The CL&S Strategy will influence the approach to community facilities and open space in the LDP by ensuring that the policies</p>

<p>Culture, Leisure and Sport Strategy 2016-2021</p>	<p>establishing an overarching ambition, objectives and actions for provision within the area.</p> <p>Strategy Ambition:</p> <p>Through strong partnership working East Dunbartonshire will be a place with first class culture, leisure and sporting opportunities where people enjoy fulfilled and active lives. East Dunbartonshire will be recognised as a leader in the provision of culture, leisure and sport making a significant contribution towards the Scottish Governments purpose of creating a more successful country.</p> <p>We will further improve the health and wellbeing of our community by increasing participation in culture, leisure and sport. We will strengthen local partnerships and improve local infrastructure and facilities. We will safeguard and increase opportunities for all residents, workers, visitors and volunteers to take part. We will promote the benefits of participation in culture, leisure and sport and the opportunities available.</p>	<p>and allocations comply with, and contribute to meeting, the ambition and 4 key objectives. The background information for the strategy contains a full stock take of the culture, leisure and sport facilities and assets in the area which, in conjunction with CAMP, will help to identify where pressures/ gaps in provision exist and in turn where improvements may be required. It also includes analysis of the outcome of related planning applications.</p>
<p>Core Path Plan</p>	<p>The East Dunbartonshire Council Core Path Plan objectives are:</p> <ul style="list-style-type: none"> • To improve the health and wellbeing of our communities by delivering a path network that gives everyone opportunities for uncomplicated everyday physical exercise, • To support the reduction of traffic congestion and pollution by providing everyone with opportunities to make journeys on foot and by bike, • To support local business by bringing visitors to the area, using our key routes such as the West Highland Way, the Forth and Clyde Canal and the Campsie Hills as destinations, linked with encouraging walking and cycling, and <p>To support good farming and land management and minimise irresponsible behaviour by proactively managing access to the countryside.</p>	<p>The Core Path Plan promotes the enhancement of the wider countryside in East Dunbartonshire, with a particular focus around the natural environment and the associated benefits of improvements to these assets. Issues related to access will be addressed within the LDP2 and opportunities will be highlighted to improve accessibility. As such, the strategic direction and policy framework of the development plan will be aligned with those in the Core Path Plan.</p>

<p>Economic Development Strategy 2017-2020</p>	<p>Vision 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.</p> <p>Our Priorities</p> <ul style="list-style-type: none"> • Town and Village Centres • Business Support and Growth • Increasing Tourism <p>Sustainable Development</p>	<p>The LDP2 should incorporate the objectives of the key issues, opportunities, priorities and key actions of the EDS with regards to the support and promotion of economic development within East Dunbartonshire.</p>
<p>Food Growing Strategy emerging 2019</p>	<p>As set out in Section 9 of the Community Empowerment (Scotland) Act 2015, every local authority in Scotland has a duty to prepare a Food Growing Strategy for its area. The Food Growing Strategy intends to identify suitable land for allotments and for other food growing provisions, describe what reasonable steps will be taken to increase food growing opportunities throughout East Dunbartonshire, with a focus on whether there is scope to provide food growing opportunities in socio-economic disadvantaged areas, and identify how the Council will support and encourage community food growing.</p> <p>The Strategy will be developed in line with the Councils emerging Local Outcome Improvement Plan and Locality Plans. The Strategy will also inform the spatial strategy for the Local Development Plan process.</p>	<p>The Strategy will be developed in line with the Councils Local Outcome Improvement Plan and Locality Plans. The Strategy will also inform the spatial strategy for the Local Development Plan 2 process.</p> <p>The vision, aims, objectives and allocated community growing spaces for the FGS will be determined over the course of the production of the Strategy and alignment with the LDP2 will be a priority.</p>
<p>ED Health & Social Care Partnership (HSCP) Joint Health Improvement Plan 2018-2021</p>	<p>This draft JHIP recognises there is opportunity to improve local and universal health and wellbeing throughout the authority, through sharing our (partners) collective objectives and actions. The Plan focuses on developing opportunities for individuals, families and communities to be much more involved in improving their own health and wellbeing. It also addresses inequality, against which actions will be identified to reduce the inequality gap; including; health, economic, social and geographical.</p> <p>The draft Plan sets out the key priorities and actions describing:</p> <ul style="list-style-type: none"> • What is known about the priority 	<p>The LDP must take account of the JHIP in developing the policy framework and spatial strategy for East Dunbartonshire.</p>

	<ul style="list-style-type: none"> • What the approach should be; and, What CPPs will do collectively to deliver joint ambitions 	
Town Centre Strategies 2018	<p>Through the commitments set out within the LDP Policy 11: Network of Centres and Policy 12: Retail and Commercial Development, Town Centre Strategies have been produced for Bearsden, Bishopbriggs, Kirkintilloch and Milngavie.</p> <p>Each strategy includes an analysis of the strengths, weaknesses and opportunities within each town, which is based on the outcomes of a formal health check and engagement with key stakeholders. These in turn informed the specific aims and objectives for each centre. These were grouped into three separate themes – Attractive, Active and Accessible. These themes reflect the Scottish Government’s ‘Town Centre Toolkit’ and are considered to be the key ingredients to successful town centres and in encouraging people to use them on a regular basis.</p>	<p>The Town Centre Strategies and any Masterplans produced as a result of the Strategy development will support the development and implementation of the LDP2 to ensure that the retail and commercial centres are able to thrive and prosper in collaboration with key stakeholders, guide future development and encourage a greater level of interest in the growth and regeneration of centres.</p>
Corporate Asset Management Plan	<p>Corporate Asset Management Planning is central to the Council’s corporate improvement planning process and the Corporate Asset Management Plan sets out a framework for the effective management of all assets. The Plan:</p> <ul style="list-style-type: none"> - Robustly examines how services can be improved through more effective management of the Council’s assets. - Provides a detailed understanding of the assets held by the Council so that value for money issues are effectively addressed and service improvements delivered. - Optimises the opportunities for the most effective deployment of assets. 	<p>The LDP2 process will need to take account of the CAMP in terms of its accommodation strategy, major assets projects, capital spending on land use assets/infrastructure and the deployment of assets.</p>
East Dunbartonshire Climate Change	<p>The Adaptation Strategy for East Dunbartonshire will set out a vision for a climate-resilient area and identify drivers, goals/objectives and specific adaptation supporting measures in</p>	<p>The LDP2 will need to take into consideration the findings of the emerging EDC Adaptation Strategy with a particular focus on the findings of the Local Climate Impact Profile, identification of</p>

Adaptation Strategy (emerging)	<p>which to take projects forward, along with project delivery arrangements and responsibilities. This Strategy will need to align with the regional CRC Strategy for Adaptation and cross-boundary issues and partnership projects will be considered. CRC will support East Dunbartonshire Council in the development of a local Climate Change Adaptation Strategy, which will be produced in parallel with each other to ensure they are closely aligned and opportunities can be identified for the benefit of East Dunbartonshire. Preparatory work for the Strategy will be undertaken at an early stage in order to provide the necessary data gathering, analysis and state of the environment for the Strategy development.</p>	<p>vulnerable areas and groups and the risk/opportunities for East Dunbartonshire that can be aligned with the development planning process.</p>
<p>East Dunbartonshire Surface Water Management Implementation Plan 2016 - 2022 (SWMP)</p>	<p>This Plan is to meet the requirements of the Flood Risk Management (Scotland) Act 2009</p> <p>The Clyde and Loch Lomond Flood Risk Management Strategy has set the following high level objective for all SWMP areas:</p> <p>“Avoid an overall increase in flood risk including surface water flood risk”.</p> <p>This has been set for the Local Plan District and includes all areas in East Dunbartonshire including the SWMP areas. Reduce objectives have also been set for the SWMP areas, these include:</p> <ul style="list-style-type: none"> · Reduce surface water flood risk in Bearsden (cycle 1); · Reduce surface water flood risk in Bishopbriggs (cycle 1); · Reduce surface water flood risk in Milngavie (cycle 1); and <p>The SWMP partnership should then set more detailed objectives. The guidance for Surface Water Management Planning provides the following principals in setting the detailed objectives in the SWMP, these are:</p>	<p>The LDP2 must take into account the objectives of the Plan, in particular by encouraging the assessment of surface water flood risk and ensuring development avoids or adapts to this and/or Sustainable Drainage Systems are provided.</p>

	<ul style="list-style-type: none">· Main impacts and sources of flooding should be referenced;· Where appropriate, specific return periods should be used. The return periods can be used to define the “avoid” objectives;· Baseline levels of flood risk should be included within the objectives to enable tracking of progress;· Objectives should focus on the flood risk reduction; and· Objectives should not set limits on the degree of flood risk avoidance or reduction.	
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Appendix B: Consultation Authority Responses to the Scoping Report

HISTORIC ENVIRONMENT SCOTLAND		
ISSUE	COMMENT	HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?
Scope of Assessment and Level of Detail	We note that the historic environment/cultural heritage has been scoped into the assessment, and we welcome this approach. We are broadly content with the proposed scope and level of detail, subject to the detailed comments provided in the attached annex.	Noted.
Consultation Period for the Environmental Report	We are content with the minimum 6 week period proposed for consultation on the Environmental Report. Please note that, for administrative purposes, we consider that the consultation period commences on receipt of the relevant documents by the SEA Gateway.	Noted.
Objectives of the Local Development Plan 2 (LDP2)	We are content with the objectives proposed for the cultural heritage topic area.	Noted
Table 1: Proposed Environmental baseline relevant to the LDP2	We are content with the section in relation to the cultural heritage. We note that the consideration of environmental issues affecting the historic environment will include monitoring the reuse of historic structures that are on the Buildings at Risk Register. We welcome this approach.	Noted
Alternatives	We welcome that you intend to assess both the main issues and their alternative options. These should all be assessed to the same level of detail. For sites, it is helpful to identify which sites are new (e.g. not already allocated in the LDP). Sites which already have development consent should be viewed as part of the baseline, and taken into account when considering cumulative effects.	Sites have been assessed as new LDP2 sites, carried forward sites from LDP1 and those with development consent and/or windfall

		sites which have also been incorporated into the cumulative assessment as part of the baseline data for the Plan.
Table 5: Proposed SEA Objectives, Assessment Criteria and Indicators	We note the draft criteria/ questions for policy and site assessments in relation to the cultural heritage. We are broadly content with the criteria highlighted in this section. We note that the second policy assessment question relates to 'maintaining and promoting the cultural diversity of the area'. While we support the intention of maintaining and promoting the cultural diversity of the East Dunbartonshire area, it would have been helpful if more information was provided on how you intend to report the findings of this objective (including the scoring methodology).	Question removed.
	We also note that the 'number of scheduled monument consents refused or withdrawn due to significant impacts' is included on the list of draft indicators for the cultural heritage objective. Given that Historic Environment Scotland acts as the consent-giving authority for scheduled monument consent (SMC) and that such consents sit outside of the LDP process, this might not be the indicator that your planning authority could monitor or test this SEA objective against. The same comment applies to Appendix 3: Site Assessment Criteria, Policy Context and Indicators where SMCs are mentioned	Noted and removed
	We welcome that the site assessment criteria for cultural heritage include non-designated heritage assets, and that both direct (physical) and indirect (setting) effects on heritage assets are to be assessed. In identifying mitigation, measures should wherever possible be site specific rather than generic, and should set out how the measures will be delivered.	Alterations made to the site assessment method regarding site specific mitigation.
Appendix A – Table of Relevant Plans, Programmes, Strategies and Legislation	We welcome the inclusion of the Historic Environment Scotland Policy Statement (HESPS) 2016 and Managing Change in the Historic Environment Guidance Notes on the list of relevant PPS that will influence the LDP2.	Noted
	You might be aware that HESPS will be replaced by the new policy (HEP) in 2019 and that a public consultation is currently taking place on this replacement policy. The consultation runs until Monday 3 December. Our intention is that HEP will be a much shorter policy document than HESPS, as it will be underpinned by a series of more detailed "Managing Change" guidance documents. The Managing Change policy guidance will also be reviewed, starting with consultation on a revised 'Demolition' document at the end of 2018. We also intend to consult on revised designations, including listed buildings, policy and criteria in January.	PPPS list updated to reflect new policy documents.

<p><i>Appendix B: SEA Scoping Report, Draft Local Development Plan 2: Site Assessment Methodology</i></p>	<p>We welcome that undeveloped sites which are being rolled forward from the adopted LDP but which do not yet have a planning approval or are not subject to a current planning application will be included in the assessment and considered to the same level of detail as new sites.</p>	<p>Noted</p>
	<p>4.0 MIR Selection of Site Options</p> <p>We note that the sites forming part of the Spatial Strategy are to be divided into packages according to their fit with the development strategy. The strategy encourages development on: brownfield land, sites that provide significant levels of affordable housing, and greenfield sites in sustainable locations that are capable of development with minimal adverse environmental impact.</p>	<p>Noted</p>
	<p>We understand that sites will be divided into three packages:</p> <ul style="list-style-type: none"> • Green-having the best fit with the development strategy • Amber-contributing in some parts to the strategy, however having at least one constraint or challenge • Red-considered to be the least sustainable and therefore unreasonable options in delivering the strategy. 	<p>The MS/MIR allocates the sites into 3 packages, Preferred (including sites subject to further assessment), Alternative Sites and Sites Unsuitable for Development.</p>
	<p>We note that sites which ‘do not adversely impact on the Antonine Wall World Heritage Site’ are to be included within the ‘Green package’ (point e). We would recommend adding other types of heritage assets to this list, including: listed buildings and their setting, scheduled monuments and their setting, Gardens and Designed Landscapes, etc. Such types of assets are also missing from the ‘Red package’ (point 3). Finally, no heritage sites are mentioned within the ‘Amber package’ category at all. Our preferred strategy would therefore be to include the following:</p> <ul style="list-style-type: none"> • Green package- sites which do not adversely impact on the Antonine Wall World Heritage Site, listed buildings and their setting, scheduled monuments and their setting, Gardens and Designed Landscapes, conservation areas or archaeological sites • Amber package- sites that have the potential to impact on the Antonine Wall World Heritage Site, listed buildings and their setting, scheduled monuments and their setting, Gardens and Designed Landscapes, conservation areas or archaeological sites • Red package- sites that have a significant adverse impact on the Antonine Wall World Heritage Site, listed buildings and their setting, scheduled monuments and their setting, Gardens and Designed Landscapes, conservation areas or archaeological sites 	<p>Referred to within package criteria, questions and additional notes.</p>
<p>SNH</p>		

ISSUE	COMMENT	HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?
General Comments	We note that all of the SEA topics are scoped into the assessment and agree with this finding.	Noted.
	<i>Appendix 3 of the scoping report sets out the proposed methodology for the site assessment, however, we are unable to locate the proposed methodology for the assessment of the policies. We suggest using a matrix, similar to that proposed for the site assessment.</i>	Section 3.4 Table 5 contained Policy assessment criteria and monitoring indicators. These were used in a matrix format as indicated. (Appendix C and Appendix F)
Proposed Environmental Baseline Data (Table 1)	This section provides a detailed overview of the environmental baseline data. To further develop this, we have made some suggestions in relation to our areas of interest. These suggestions should also inform the criteria for the policy and site assessments.	Noted
Table 5: Proposed SEA Objectives, Assessment Questions and Indicators	<i>Population and Health</i> <i>We suggest considering the Core Path Network and the Central Scotland Green Network (CSGN) Strategic Routes Network in relation to Population and Human Health. The East Dunbartonshire Core Paths Plan, CSGN and the National Walking and Cycling Network (NWCN) should be included as data sources.</i>	Monitoring indicators include elements of these comments and sources for baseline data have been updated.
	<i>Biodiversity, Flora and Fauna</i> Mugdock Country Park should be included in the environmental baseline for Biodiversity, Flora and Fauna, particularly as it has been referenced in the summary of relevant plans, programmes and strategies (PPS) under the Local Biodiversity Action Plan 2017 – 2021. The environmental baseline should also consider semi-natural woodland using the SNH Semi-Natural Woodland Inventory.	Baseline data updated.
	<i>Soils</i> We are pleased that the SNH Carbon and Peatland Map 2016 has been identified as a data source and suggest that LDP2 considers Class 1, 2 and 5 peatland areas as shown in the map. In the <i>Summary of Environmental Data</i> column, carbon-rich soils should also be referenced in addition to peatland. We also suggest including these soils in the <i>Proposed SEA Objective</i> column. Vacant and derelict land has been considered in the environmental baseline therefore we suggest also including it in the <i>Proposed SEA Objective</i> column by promoting its reuse and remediation.	Baseline data updated. No alteration to the objective as the

		additional comments are dealt with through more specific assessment criteria/questions.
	<p><i>Landscape</i> <i>The British Geological Survey and UKRIGS (Regionally Important Geological or Geomorphological Site) have been identified as data sources. Therefore, we suggest including reference to geodiversity in the Summary of Baseline Environmental Data column. Additionally, as the Proposed SEA Objective highlights the need to promote access to the wider environment, this should be reflected in the baseline data and environmental implications.</i></p>	This information is contained under other factors (Soil and Geology) but also considered relevant for Landscape.
	<p><i>As the green belt has been considered in the environmental baseline we suggest that it is included in the Proposed SEA Objectives column. This could highlight the need to protect and, where possible, enhance the green belt.</i></p>	No alteration to the objective to keep the scope of the objective wider but the green belt protection and enhancement is dealt with through assessment criteria/questions
	<p><i>Air Quality</i> <i>We note that the allocation of sustainably located development sites is highlighted in Table 2: Environmental Issues under Air Quality. Therefore, we suggest that this is included in the baseline environmental data.</i></p>	Baseline data updated. Monitoring indicators also introduced to track the allocation of sustainably located proposals.
	<p><i>Material Assets</i> <i>The inclusion of open space and the Core Path network is welcomed. We suggest also making reference to the green network including the CSGN Strategic Routes Network as these are highly relevant to the local development plan.</i></p>	Baseline data updated.
Environmental Issues (Table 2)	<p><i>Population and Human Health</i> <i>The issues listed here could make reference to the aspects set out in the environmental baseline. For example, in relation to Population and Human Health, development should ensure adequate provision of open space, active travel routes and the green network.</i></p>	Site assessment criteria amended to reference and clarify 'recreational' provision.

	<p><i>Landscape</i> The assessment of cumulative impacts is welcomed here, however, we suggest further consideration of the potential negative significant environmental impacts such as:</p> <ul style="list-style-type: none"> - Development pressure on land within the green belt; - Potential adverse impacts on the landscape character and setting of settlements; - Potential adverse impacts on landscape designations; and - Potential loss of woodland or other significant landscape features as a result of development. 	Potential impact on the setting of settlements included within assessment criteria.
	<p><i>Air Quality</i> We welcome the need for development site allocations to be sustainably located. Perhaps it would be useful to highlight that this can minimise the need to travel by being located close to the active travel network and good public transport connections.</p>	These are picked up in criteria for sustainable transport and air quality.
Identification of Alternatives	We note the Main Issues Report (MIR) will identify and assess the preferred option and reasonable alternatives for the policy framework and site-specific proposals. To meet the requirements of the SEA we consider that the reasonable alternatives for the higher-level objectives of the Plan should also be identified and assessed.	Alternatives to the Key Objectives have been identified and assessed. (Appendix E)
SEA Objectives, Assessment Criteria and Indicators	The separation of criteria/question relating to policies and sites is useful as it acknowledges their different levels of detail.	Noted
	Generally, we suggest using neutral terminology for the criteria/questions rather than considering only positive or only negative effects. For example, in relation to proposals/sites perhaps using “will it directly or indirectly effect...” would be more appropriate. Similarly, questions or indicators that merely reflect the location of development or quantity (e.g. “% of development within green belt...”) would be more useful if they consider whether the location/quantity involved a significant effect.	Some criteria/questions were altered to take this point into account.
	<p><i>Soils and Geology</i> Here, consideration should be given to the protection of rocks or deposits that form the interest of Regionally Important Geological and Geomorphological Sites and Local Nature Conservation Sites for Geodiversity in relation to policy.</p>	Picked up in criteria for soil and geology, also widened to apply to undesignated areas of interest.
	<p><i>Material Assets</i> We suggest expanding upon the criteria/questions to ensure that Core Paths are also taken into account. Ideally, the wording for core paths and open space could be framed in terms of whether policy/proposals/sites will affect the protection, enhancement and creation of a multifunctional green network.</p>	Amended criteria under material assets to refer more directly to green network and its components.

Site Assessment Methodology (Appendix B)	<i>The proposed methodology for the site assessment, using a matrix table and commentary, has been tried and tested therefore we are content with this approach. We also welcome the use of maps to illustrate the constraints and opportunities.</i>	Noted
	<i>Under Appendix 3 Site Assessment Criteria, Policy Context & Indictors, we note that the table has included land use factors and 'Additional Planning Policy Objectives' as well as environmental factors and the SEA objectives. To ensure proportionality, the assessment should focus on assessing the potential for significant environmental effects only.</i>	The purpose of this was to enable the consideration of planning factors alongside the relevant SEA factors. The site assessment is designed to allow for consideration of significant environmental effects and these will be reported clearly.
	<p><i>Schedule of Constraints and Opportunities Identified in GIS</i></p> <p><i>We are pleased that that site constraints and opportunities will be spatially represented using GIS. We consider that the following should also be included under Natural Environment:</i></p> <ul style="list-style-type: none"> - Country parks; and - Semi-Natural Woodland Inventory. <p><i>Under Transport, we consider that the following should also be included:</i></p> <ul style="list-style-type: none"> - National Walking and Cycling Network (NWCN); and - CSGN Strategic Routes Network. <p><i>Completion of the Individual Proposal Assessment table will provide a transparent and detailed record of the assessment. To ensure that this is effective, it is important to carefully select the SEA questions and wording.</i></p>	<p>Mugdock is a strategic green network asset, these and native woodland have now been identified explicitly in criteria for biodiversity.</p> <p>Noted</p> <p>Noted</p>
	<i>We note that the policies and reasonable alternatives will be assessed against the proposed SEA objectives and policy-specific criteria, however, we are unable to locate the proposed policy assessment methodology. We suggest using a matrix approach, similar to that proposed for the site assessments.</i>	<i>We used a compatibility assessment for the LDP2 Key Objectives and a matrix approach for the Policy Issues and Site Assessments.</i>
Policy Assessment Methodology		

SEPA		
ISSUE	COMMENT	HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?
General Comments	As required under Section 15(2) of the Act, we have considered the document submitted and comment as follows in respect of the scope and level of detail to be included in the Environmental Report (ER). Generally SEPA is satisfied with the scoping report.	Noted
	The Scottish Government SEA Guidance provides guidance to Responsible Authorities about the type of information that is expected to be provided at each SEA stage; we have also produced SEA topic guidance for those issues which fall within our remit. We have used the guidance to inform our detailed scoping response which is attached as an appendix.	Noted
	On completion, the Environmental Report and the Local Development Plan to which it relates should be submitted to the Scottish Government SEA Gateway (SEA_Gateway@gov.scot) which will forward it to the Consultation Authorities.	Noted
1. Baseline Information		
1.1	SEPA holds significant amounts of environmental data which may be of interest to you in preparing the environmental baseline, identifying environmental problems, and summarising the likely changes to the environment in the absence of the PPS, all of which are required for the assessment. Many of these data are now readily available on SEPA's website.	Noted
1.2	Additional local information may also be available from our Access to Information unit at our Corporate Office (Telephone 01786 457700 or email dataenquiries@sepa.org.uk).	Noted
1.3	Sufficient data about the current and likely future state of the environment should be collected to allow the Responsible Authority to predict and evaluate the potential effects of the PPS. However, where such information is not available, any data gaps and difficulties should be listed in the Environmental Report. The gathering of new data may be appropriate to include as recommendations in the Environmental Report, Post Adoption Statement or Monitoring proposals.	Noted
1.4	Other sources of data for issues that fall within SEPA's remit are referenced in our SEA topic guidance notes for air, soil, water, material assets and human health.	Noted
2. Air		
2.1	2.1 The sources of baseline information and trends set out in Table 1 below cover the air issues which we would typically expect to see presented (depending on the scope and purpose of the PPS) at the Scoping or Environmental Report stage. These include:	Noted

	<ul style="list-style-type: none"> • information on existing Air Quality Management Areas; • information on locations that are close to exceeding air quality objectives or where an area is at risk of becoming an AQMA; • information on SEPA-regulated sites including (i) new developments which will be regulated by SEPA, (ii) location and concentration of activities which impact on air quality (iii) location and concentration of activities within existing AQMAs (iv) effects on air quality management thresholds, (v) number of people exposed to poor air quality; • information on nuisance (odour, dust and noise) – for example created by proposed co-location of new development adjacent to existing SEPA regulated sites <p>Table 1 in full response.</p>	
3. Water		
3.1	<p>The sources of baseline information and trends set out in Table 2 below cover the water issues which we would typically expect to see presented (depending on the scope and purpose of the PPS) at the Scoping or Environmental Report stage. These include:</p> <ul style="list-style-type: none"> • ecological status of water bodies and relevant protection and enhancement measures set out in the RBMPs; • state of designated waters such as bathing waters, drinking water protected areas, groundwater, nutrient sensitive areas, shellfish waters, and water dependent areas of international importance for conservation; • water quality in relation to Water Framework Directive targets, water supplies, water resources and abstractions; • sources of diffuse and point source pollution affecting the PPS area; • infrastructure including waste water treatment, drainage capacity, drinking water supply, reservoirs, and flood defences; • flood risk and resilience <p>Table 2 in full response.</p>	Noted
4. Soil		
4.1	<p>The sources of baseline information and trends set out in Table 3 below cover the soil issues which we would typically expect to see presented (depending on the scope and purpose of the PPS) at the Scoping or Environmental Report stage. These include:</p> <ul style="list-style-type: none"> • spatial data on carbon rich soils including peat; 	Noted

	<ul style="list-style-type: none"> information on contaminated land; information on vacant and derelict land; spatial data on prime agricultural land. <p>Table 3 in full response.</p>	
5. Material Assets		
5.1	<p>The sources of baseline information and trends set out in Table 4 below cover the material assets issues which we would typically expect to see presented (depending on the scope and purpose of the PPS) at the Scoping or Environmental Report stage. These include:</p> <ul style="list-style-type: none"> spatial data and information on built assets, including current state and capacity e.g. energy generation and transmission, waste water treatment facilities; heat map information; spatial data on location and capacity of existing waste management facilities; data on waste quantities currently generated. <p>Table 4 in full response.</p>	Noted
6. Human Health		
6.1	<p>Table 5 below lists some sources of information which may be useful in compiling an environmental baseline.</p> <p>Table 5 in full response.</p>	Noted
7. Environmental Problems		
7.1	We consider that the environmental problems described generally highlight the main issues of relevance for the SEA topics within our remit.	Noted
7.2	We are satisfied with the alternatives outlined. These should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the Environmental Report.	Noted
7.3	We agree with all environmental topics to be scoped into the assessment.	Noted
8. Site Assessment Methodology, Specific Comments		
8.1	Population, Human Health (Page xiii). Proposals other than those regulated by SEPA can give rise to emissions to air, noise and odour.	Criterion amended
8.2	Biodiversity, Flora and Fauna (Page xv). It would be helpful to clarify if the term “green network” includes blue networks/ the water environment	Notes amended
8.3	Water Quality (Page xvii). References “natural SUDS”. Clarification of this term is required. Natural features should not be used for SUDS purposes.	Notes amended

8.4	Schedule of constraints and opportunities identified in GIS, Water Environment (Page xxiii). In order to ensure that water quality is protected SEPA would expect that RBMP classifications and measures with respect to constraints and opportunities are included	Notes amended																
9. Site Assessment Methodology, General Comments																		
9.1	We would expect all aspects of the PPS which could have significant effects to be assessed.	Noted																
9.2	We support the use of SEA objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects.	Noted																
9.3	When it comes to setting out the results of the assessment in the Environmental Report please provide enough information to clearly justify the reasons for each of the assessments presented. It would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered.	Noted																
9.4	It is helpful if the assessment matrix directly links the assessment result with proposed mitigation measures such as in the example below:	Noted – Proposed SEA suggested alterations and / or mitigation measures integrated into the assessment tables to link with the assessment results.																
	<table><tr><th>SEA ISSUES - CHECKLIST QUESTION</th><th>Yes or No</th><th>Effect</th><th>COMMENT and OPPORTUNITIES TO MITIGATE OR IMPROVE</th></tr><tr><td>Is the allocation at risk from fluvial or coastal flooding?</td><td>Y</td><td>Negative</td><td>Part of site found to be at risk now removed from allocation.</td></tr><tr><td>Could the allocation have a physical impact on existing watercourses?</td><td>Y</td><td>Negative</td><td>Site dissected by watercourse. Developer Requirements includes statement "<i>watercourse to be integrated as positive feature of the development. No culverting.</i>"</td></tr><tr><td>Can the allocation currently be connected to the public sewerage system?</td><td>Y</td><td>Positive</td><td>Developer Requirement includes statement "<i>connect to public sewer</i>"</td></tr></table>		SEA ISSUES - CHECKLIST QUESTION	Yes or No	Effect	COMMENT and OPPORTUNITIES TO MITIGATE OR IMPROVE	Is the allocation at risk from fluvial or coastal flooding?	Y	Negative	Part of site found to be at risk now removed from allocation.	Could the allocation have a physical impact on existing watercourses?	Y	Negative	Site dissected by watercourse. Developer Requirements includes statement " <i>watercourse to be integrated as positive feature of the development. No culverting.</i> "	Can the allocation currently be connected to the public sewerage system?	Y	Positive	Developer Requirement includes statement " <i>connect to public sewer</i> "
	SEA ISSUES - CHECKLIST QUESTION		Yes or No	Effect	COMMENT and OPPORTUNITIES TO MITIGATE OR IMPROVE													
	Is the allocation at risk from fluvial or coastal flooding?		Y	Negative	Part of site found to be at risk now removed from allocation.													
	Could the allocation have a physical impact on existing watercourses?		Y	Negative	Site dissected by watercourse. Developer Requirements includes statement " <i>watercourse to be integrated as positive feature of the development. No culverting.</i> "													
Can the allocation currently be connected to the public sewerage system?	Y	Positive	Developer Requirement includes statement " <i>connect to public sewer</i> "															
9.5	We are content with the proposed SEA objectives to be used in the assessment.	Noted																
10. Assessment of land allocations																		

10.1	When it comes to assessment of the effects of allocations or sites we advocate a rigorous methodology which clearly assesses potential effects on all environmental topics. Our experience in relation to assessment of allocations is that it can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental topics. This allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual allocation. As an example, assessing the allocation against the question “ <i>Can the allocation connect to public sewage infrastructure?</i> ” gives a clear practical view on how this allocation is likely to affect the water environment.	Noted								
10.2	We would draw your attention to the joint SEA and development plan site assessment proforma which sets out the issues which we require to be addressed in more detail.	Noted								
11. Mitigation and enhancement										
11.1	We would encourage you to use the assessment as a way to improve the environmental performance of individual aspects of the final option; hence we support proposals for enhancement of positive effects as well as mitigation of negative effects.	Noted								
11.2	It is useful to show the link between potential effects and proposed mitigation / enhancement measures in the assessment framework.	Noted								
11.3	We would encourage you to be very clear in the Environmental Report about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).	Noted								
11.4	One of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The Environmental Report should therefore identify any changes made to the plan as a result of the SEA.	Noted								
11.5	Where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures required, (2) when they would be required and (3) who will be required to implement them. The inclusion of a summary table in the Environmental Report such as that presented below will help to track progress on mitigation through the monitoring process.	Noted								
<table><tr><td>Issue / Impact Identified in ER</td><td>Mitigation Measure</td><td>Lead Authority</td><td>Proposed Timescale</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>			Issue / Impact Identified in ER	Mitigation Measure	Lead Authority	Proposed Timescale				
Issue / Impact Identified in ER	Mitigation Measure	Lead Authority	Proposed Timescale							

Environmental Report

		Insert effect recorded in ER	Insert mitigation measure to address effect	Insert as appropriate	Insert as appropriate	
		etc	etc	etc	etc	
12. Monitoring						
12.1	Although not specifically required at this stage, monitoring is a requirement of the Act and early consideration should be given to a monitoring approach particularly in the choice of indicators. It would be helpful in the Environmental Report included a description of the measures envisaged to monitor the significant environmental effects of the plan.					Noted
13.1 Outcomes of the Scoping Exercise						
13.1	We would find it helpful if the Environmental Report included a summary of the scoping outcomes and how comments from the Consultation Authorities were taken into account.					Noted – Scoping comments and ER/Strategy amendments noted within this Appendix.

Appendix C: SEA Policy Assessment Criteria and Questions

Environmental Factor	SEA Objective	SEA Criteria – will the vision/objective/ policy option in the LDP2...?
Population and Human Health	1. To improve human health and community wellbeing.	Tackle social, economic and environmental deprivation in a sustainable manner?
		Support sustainable environment?
		Promote improved accessibility to the local environment, including green network and multifunctional open space for all community groups?
		Promote the provision of open space to meet the needs of development?
		Encourage accessibility to public transport and local amenities in town and village centres?
		Take cognisance of particular development needs of different population groups and people with protected characteristics?
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	Afford protection, and where appropriate, enhance the historic environment of the area?
Biodiversity Flora and Fauna	3. To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity.	Encourage the safeguarding of all designated sites, priority LBAP habitats and priority species from adverse impacts, loss and fragmentation within the area?
		Promote the connectivity and integration of habitats, including the green network habitat links?
		Promote the importance of biodiversity within the local environment?
		Contribute to the protection of the Green Network or lead to its enhancement?
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.	Reduce areas of potentially contaminated land through appropriate remediation and redevelopment?
		Promote functioning soil habitats suitable for appropriate usage (including community growing schemes)?
		Promote the use and development of vacant and derelict and brownfield land over the allocation of greenfield land for development?
		Protect peatland / carbon-rich soils from development?
		Ensure an avoidance of development in areas of ground instability?
		Safeguard surface coal resource?
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.	Safeguard the special qualities of Local Landscape Areas and landscape character?
		Encourage the appropriate redevelopment of previously developed land?
		Promote the integration of open spaces and the green network for residents, workers and visitors?
Water Quality	6. To prevent deterioration and, where possible, enhance the water environment.	Protect and where necessary enhance the water environment?
		Promote the efficient use of water?
Air Quality	7. To prevent deterioration and, where possible, enhance air.	Promote good air quality within East Dunbartonshire?
		Support sustainable transport modes, reducing private car usage?
		Encourage the provision of zero carbon developments?
		Encourage accessibility to public transport and local amenities in town and village centres?
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.	Contribute to the Scottish Government's greenhouse gas emissions reduction targets?
		Promote renewable energy and heat development, renewable energy and heat and energy efficiency within general new development?
	9. To reduce overall flood risk by ensuring new development is not at risk of flood risk and it	Promote increased use of active travel and public transport?

	doesn't add to the risk elsewhere. For areas already at flood risk secure management.	Actively avoid the allocation of land in flood risk areas?
		Encourage flood prevention measures where appropriate?
		Seek to protect and carbon-rich and peatland soils?
		Protect waste management assets?
		Seek to protect, create or enhance natural resources for flood alleviation and carbon capture?
Material Assets	10. To promote the sustainable use of community assets, natural resources and material assets.	Support the use of vacant and derelict land for development?
		Support a sustainable transport network?
		Encourage additional allocations, improvement to and afford protection to public open spaces?
		Promote the effective use and improved access to open space, recreational and community-based activities?



Appendix D: SEA Site Assessment Criteria and Questions

Environmental Factor	SEA Objective	SEA Criteria – will the proposal site...?
Population and Human Health	1. To improve human health and community wellbeing.	Encourage employment opportunities within town centres or to areas in need of physical and social regeneration or create inward investment to the Council area?
		Through new development impact on noise or light pollution in existing settlements?
		Encroach upon areas of public open space or recreational provision, in particular green network access routes and core path network, or impact on their functions?
		Ensure adequate provision of open space, active travel routes and the green network?
		Be inappropriate as it will include housing or other sensitive receptors in the vicinity of SEPA regulated sites (for emissions to air, noise and odour)?
		Impact on existing sensitive receptors due to air, noise and/or odour emissions? (Including those proposals which require regulation by SEPA).
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	Impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and/or its setting (buffer zone)?
		Have a physical (direct) impact on any designated built heritage areas, including listed buildings or Scheduled Monuments Conservation Areas, gardens & designed landscapes or archaeological sites and/or their setting (indirect)?
		Have a physical effect on a non-designated area of local built environment interest and/or its setting, including significant archaeological sites and townscape protection areas?
Biodiversity Flora and Fauna	3. To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity.	Directly or indirectly impact on important functions or special interest of a designated sites of importance?
		Affect the connectivity of habitats, including the green network?
		Be in close proximity to a green network strategic asset, hub or habitat link or identified as a green network opportunity for habitat enhancement?
		Impact on or result in the removal of priority biodiversity habitats, including semi natural woodland?
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.	Be located on sensitive soils, including good quality agricultural land, peatland and carbon-rich soils?
		Provide the opportunity to remediate or enhance existing areas of potentially contaminated land, including through capping or remedial work?
		Are there any ground conditions/ instability/ topography that could impact on or limit development?
		Does the proposal comprise the redevelopment of brownfield, vacant and/or derelict land or greenfield land?
		Is the proposal an infill development within the urban area?
		Affect rocks or deposits of geodiversity interest, including Regionally Important Geological and Geomorphological Sites and Local Nature Conservation Sites for Geodiversity)?
		Protect surface coal resources from sterilisation
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.	Have a potential impact on the landscape character, local distinctiveness, setting of settlements or significant views of the area?
		Be located within existing green belt land?
		Green belt defensibility, as defined by the Green Belt Boundary Review – low, medium or high?
		Could the green belt boundary be strengthened by development?
		Impact on the greenbelt functions?
		Landscape capacity for development – low, medium or high?
		Potential impact on special qualities of Local Landscape Areas?
		Impact on or loss of woodland, hedgerow, mature trees or other landscape features on site?
Water Quality	6. To prevent deterioration and, where possible, enhance the water environment.	Be located on/ draining to water bodies/ water courses or other water environment that development could potentially lead to their degradation?
		Increase pressure the ecological status of the water environment (including groundwater)?
Air Quality	7. To prevent deterioration and, where possible, enhance air.	Significantly increase the need to travel?
		Which settlement is the site within or adjacent to and does it have a town centre, a commercial centre, a local centre and/or a village centre?
		Be located in close proximity to the existing public transport network, active travel network or safely accessible by walking and cycling?
		Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on existing Air Quality Management Areas and the air quality of adjoining areas?
Climatic Factors		Be safely accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car-based travel?

	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.	Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.)
		Proposal for renewable energy or local combined heat and power.
		Ability for development to connect to heat network/ source or incorporate Low to Zero Carbon technologies
		Location within or impact on an area of surface water flood risk or river flood risk?
		Issues such as pluvial drainage?
	9. To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management.	Seek to protect, create or enhance natural resources for flood alleviation and carbon capture, i.e. impact/removal of mature trees, peatland or carbon rich soils
Material Assets	10. To promote the sustainable use of community assets, natural resources and material assets.	Require significant new or improved infrastructure or utilise existing infrastructure, including drainage, paths and road networks? Identify vehicular access point.
		Affect the capacity of water works and waste water treatment works?
		Be accommodated by school capacity?
		Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment?
		Protection, enhancement and creation of a multifunctional green network. This includes where the site would affect access to public open space, recreational provision including food growing or core path network/right of way/ active travel network?
		Impact on environmental infrastructure, including flood defences?
		Be located within the buffer zone of the central Scotland gas pipeline? (see LDP)
		Be consistent with an existing or proposed waste management site or will it be incompatible with or impact upon it?
		Impact on an Airport and Health and Safety Consultation Area?
		Is the proposal for a waste management facility?

Appendix E: Key Objectives Compatibility Assessment

Environmental Factor (Annex 1 of EC Directive)	SEA Objective
Population and Human Health	To improve human health and community wellbeing.
Cultural Heritage	To protect, conserve and, where appropriate, enhance the historic environment.
Biodiversity, Flora and Fauna	To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
Soil and Geology	To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	To prevent deterioration and, where possible, enhance the water environment.
Air Quality	To prevent deterioration and, where possible, enhance air quality.
Climatic Factors	To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.
	To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.
Material Assets	To promote the sustainable use of community assets, natural resources and material assets.

ASSESSMENT TABLE KEY				
✓	Compatible		✓	SEA Preferred Option
✗	Incompatible			
-	Neutral		✓	LDP2: MIR Preferred Option
?	Uncertain			

Proposed Objectives and Alternatives		SEA ENVIRONMENTAL FACTORS								SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Proposed Objective 1										
Alternative 1 <i>Low Carbon Infrastructure – supports sustainable networks which contribute to a low carbon economy and lifestyle.</i>	✓	-	-	-	-	-	✓	✓	✓	
	Assessment Commentary: This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant EDC LOIP outcomes. The objective will have anticipated benefits in relation to population, community wellbeing, air quality, climatic factors and materials assets mainly through the support for sustainable networks and integrating a low carbon economy and lifestyle within the development plan policy framework. Despite this, there are distinct limitations to this policy objective as it does not include the resource use within developments and adaptation to climate change. SEA Suggested alteration: Proposed new wording of the objective to include climate change mitigation and adaptation elements as well as aligning with the LDP policy framework. <i>“Promote sustainable development, as part of a low carbon economy, which is resource efficient and adaptable to climate change.”</i>									
Alternative 2 <i>Promote sustainable development, as part of a low carbon economy, which is resource efficient and adaptable to climate change.</i> ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Assessment Commentary: This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, SDP vision for low carbon infrastructure and the EDC LOIP outcome of safer places. It also reflects some of the key policy themes on climate change mitigation and adaptation that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, including adaptation to flood risk. This objective will provide a high level policy link between the development plan and emerging Glasgow City Regional Climate Ready Clyde Adaptation Strategy and Action Plan and emerging EDC Adaptation Strategy. This objective promotes key themes in the existing LDP principal policies, as well as protecting and enhancing landscape character and nature conservation; enhancing and managing the water environment and flood risk; valuing the historic environment; encouraging renewable energy and low carbon technology; managing waste, mineral resources and digital communications. This objective will also link towards developer contributions and the benefits that could be realised in relation to open space, green network and flood risk alleviation. This objective also ensures that policies properly address sustainable development and climate change adaptation, where possible. This reduces duplication by incorporating policy principles within each relevant policy throughout the development plan.									
Proposed Objective 2										
Alternative 1 <i>Support a good quality natural and built environment which encourages health and wellbeing.</i>	✓	✓	✓	-	✓	-	-	-	-	
	Assessment Commentary: This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant EDC LOIP outcomes. The objective will have anticipated benefits in relation to population, community wellbeing, cultural heritage, biodiversity and landscape through support for a good quality natural and built environment. Despite this, there are limitations to this policy objective as it does not highlight the promotion of physical exercise in terms of leisure and recreation or an emphasis on further community health and wellbeing through the specific importance of places for social interaction. SEA Suggested alteration: Proposed new wording of the objective to widen the scope, address sustainable development, climate change adaptation and include leisure and recreation elements to promote physical exercise and as well as an emphasis on community health and wellbeing through social spaces. <i>“Improve health and wellbeing through a good quality natural and built environment in our towns and villages, with opportunities for social interaction and recreation.”</i>									
Alternative 2 <i>Improve health and wellbeing through a good quality natural and built environment in our towns and villages.</i>	✓	✓	✓	-	✓	-	-	✓	✓	
	Assessment Commentary: This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development and EDC LOIP outcome of health and wellbeing and access to the built environment and more active lifestyles. It also reflects some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, in particular protection of greenspaces and opportunities for food growing.									

Proposed Objectives and Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<p>with opportunities for social interaction and recreation.</p> <p>✓</p>	<p>This objective promotes key themes in the existing LDP principal and subject policies, including, the protection and enhancing landscape character and nature conservation, protecting and enhancing community facilities and open space, placemaking, supporting regeneration, protection of the green belt and provision of green infrastructure and green network. This objective will also link towards developer contributions and the benefits that could be realised in relation to open space, green network, community facilities and the historic environment. This objective also ensures that other policies properly address sustainable development, climate change adaptation and successful places (including the historic environment, where possible). This reduces duplication of policy principles throughout the plan.</p>									✓
Proposed Objective 3										
<p>Alternative 1</p> <p>Create places that are easy to move around by walking, cycling and public transport.</p>	✓	✓	✓	-	✓	-	-	-	✓	<p>✓</p>
<p>Assessment Commentary:</p> <p>This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development and placemaking, SDP vision for placemaking and EDC LOIP outcomes of sustainable economy, health wellbeing – access to the built environment and more active lifestyles and safer communities. This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant EDC LOIP outcomes. This objective is in line with LTS objectives but does not promote the connection of places by sustainable travel and also has no focus on the safety for residents, workers and visitors in relation to the sustainable transport network.</p> <p>SEA Suggested alteration:</p> <p>Proposed new wording of the objective to encourage greater connectivity between places through sustainable travel alternatives. <i>“Create places that are safe, easy to move around and are well connected by walking, cycling and public transport.”</i></p>										
<p>Alternative 2</p> <p>Create places that are safe, easy to move around and are well connected by walking, cycling and public transport.</p> <p>✓</p>	✓	✓	✓	-	✓	-	✓	✓	✓	<p>✓</p>
<p>Assessment Commentary:</p> <p>This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development and placemaking, SDP vision for placemaking and EDC LOIP outcomes of sustainable economy, health wellbeing – access to the built environment and more active lifestyles and safer communities. It also reflect some of the key policy themes that are emerging in the Local Transport Strategy, Active Travel Strategy and at a national level as well as the key priorities that have emerged through early stakeholder engagement, for encouragement of sustainable and equitable transport options to help drive modal shift.</p> <p>This objective promotes key themes in the existing LDP principal policy, by supporting sustainable economic growth, design and placemaking, sustainable transport, protecting and enhancing green infrastructure and green network while also encouraging developer contributions towards sustainable transport infrastructure. This objective also ensures that other policies properly address sustainable transport, where possible, which reduces duplication of policy principles throughout the plan. This objective also widens the scope of the objective to incorporate the importance of sustainable connections between areas rather than just within places.</p>										
Proposed Objective 4										
<p>Alternative 1</p> <p>Deliver good quality homes that meet local needs, including a range of tenures and house types through modest growth.</p>	✓	?	?	✓	?	?	✗	✗	?	<p>✓</p>
<p>Assessment Commentary:</p> <p>This objective contributes to the NPF and SPP aims of facilitating new housing development where there is pressure for growth and would provide new housing in more sustainable greenfield locations. This option would contribute to the Scottish Governments goal of growing Scotland’s population. It would also seek to focus on meeting local housing need through a range of house types and tenure.</p> <p>However the objective would not comply with the Strategic Development Plan priority of focussing on the regeneration of the city region and the development of brownfield land over greenfield. A number of the impacts of this objective are currently uncertain until more detail is known about specific proposals and sites. Each individual proposed housing allocation will be assessed and integrated into the package of sites for each community.</p> <p>SEA Suggested alteration:</p> <p>Proposed new wording of the objective to encourage housing development in sustainable locations. <i>“Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types.”</i></p>										

Proposed Objectives and Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	Proposed new wording of the objective to include development of brownfield land in sustainable locations and those within green belt locations for compatible uses. <i>“Support the development or reuse of brownfield land within sustainable locations in urban areas or those compatible with green belt uses.”</i>									
Alternative 2 Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or those compatible with green belt uses. ✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Assessment Commentary: This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, SDP vision for regeneration and EDC LOIP outcomes of health wellbeing – access to quality built environment. It also reflects some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, reuse of brownfield and vacant and derelict land. This objective will also provide additional benefits in relation to green infrastructure and green network, potential greening of sites, remediation of contaminated land and encourage appropriate tourism and compatible business uses in rural areas. This objective promotes key themes and the existing LDP principal policies in relation to sustainable economic growth, supporting regeneration and protection of the green belt and also developer contributions towards restoration of renewable energy, waste management or mineral working sites. This also ensures that other policies properly address brownfield land, where possible, which reduces duplication of policy principles throughout the plan.									
Proposed Objective 7										
Alternative 1 Centres – Supports the role and function of Kirkintilloch as a strategic centre and the other town and village centres	✓	✓	✓	-	✓	-	✗	✗	✓	
	Assessment Commentary: This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities, as it does not promote the social and accessible functions of town centres. SEA Suggested alteration: Proposed new wording of the objective to widen the scope to encompass all town and village centres and encourage the promotion of the social and accessible functions of centres. <i>“Create successful town and village centres that have high social value and are lively and accessible.”</i>									
Alternative 2 Create successful town and village centres that have high social value and are lively and accessible. ✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓
	Assessment Commentary: This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, SDP vision for centres and placemaking and EDC LOIP outcomes of sustainable economy, health wellbeing – access to the built environment and more active lifestyles and safer communities. It also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, including reuse of vacant units and provision for leisure and recreation and the evening economy. This promotes key themes from existing LDP principal and subject policies, including sustainable economic growth, design and placemaking, sustainable transport, community facilities and open space, network of centres, retail and commercial developments. This also influences developer contributions in terms encouraging contributions towards town centre strategies and the historic environment. This objective also ensures that other policies properly address town and village centres, where they can. This reduces duplication of policy principles within the plan.									

Appendix F: Main Issues/Policy Assessments

ASSESSMENT TABLE KEY			
++	Major Positive	✓	SEA Preferred Option
+	Minor Positive		
0	Neutral	✓	LDP2: MIR Preferred Option
X	No Significant Effect		
-	Minor Negative		
--	Major Negative		
?	Uncertain		

Each Main Issues/Policy Option, including all reasonable alternatives identified below have been assessed against the SEA Policy Assessment Criteria and Questions ([Appendix C](#)) and the LDP2:MIR and SEA Preferred Options determined using the assessment results.

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Objectives										
Issue 1 – What should the overall objectives for the Local Development Plan 2 be?										
<div>Alternative 1</div> <div>Create a new set of objectives that reflect the outcomes of early community engagement and more effectively support national, regional and local outcomes.</div> <div>✓</div>	<div>Assessment Commentary: Each individual objective has been subject to a compatibility assessment against the SEA objectives (Appendix E).</div> <div>SEA Suggested alteration/mitigation: Proposed alterations and improvements to proposed objectives were included for each individual objective, where appropriate.</div>									<div>✓</div>
<div>Alternative 2</div> <div>Create a set of objectives that are focused on delivering the key themes and outcomes set out in the Local Outcomes Improvement Plan and Strategic Development Plan.</div>	<div>Assessment Commentary: Each individual objective has been subject to a compatibility assessment against the SEA objectives (Appendix E).</div> <div>SEA Suggested alteration/mitigation: Proposed alterations and improvements to proposed objectives were included for each individual objective, where appropriate.</div>									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area: Bearsden										
Issue 2 – What is the most appropriate way of integrating the Bearsden Town Centre Strategy?										
<div>Alternative 1</div> <div>Incorporate all actions identified in the Bearsden town centre strategy within LDP2</div> <div>✓</div>	+	X	+	X	X	X	+	X	+	✓
Assessment Commentary: This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, it will ensure that relevant actions are integrated from the Bearsden Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy. The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets . Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.										
<div>Alternative 2</div> <div>Retain town centre strategy as planning guidance and cross reference where appropriate</div> <div></div>	+	X	+	X	X	X	+	X	+	
Assessment Commentary: This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced. The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets . Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.										
Issue 3 – Where should new housing in Bearsden be located?										
<div>Alternative 1</div> <div>Allocate the sites from the preferred housing package (see Monitoring Statement) located within Bearsden, in addition to the sites within the current LDP and/or with planning consent.</div> <div>✓</div>	0	--	-	X	--	0	+ / -	-	0	✓
Alternative 1 Housing Sites <ul style="list-style-type: none">S311, 190-196 Milngavie RoadS360 Nithsdale Crescent A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area (including those with planning consent with assessments in Appendix H). These include: <ul style="list-style-type: none">6.1 Bearsden Golf Course6.4 Castlehill Farm2B Crarae Avenue (former church)Netherton Farm Lane Assessment Commentary:										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	<p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). This assessment includes those sites identified as Preferred Housing Sites and those allocated through LDP1, including sites within planning consent. Sites which are under construction or are developed are not included as part of this assessment but all relevant sites for Bearsden are detailed within the Monitoring Statement under the Community Area.</p> <p>As this housing package stands, the overall cumulative impact for the Community Area are likely to be negative in nature and significantly for Cultural Heritage and Landscape. This is predominantly through the potential impacts in relation to the Antonine Wall and its designated buffer zone, along with the likely impacts on landscape features (trees of value and/or hedgerows) and settlement pattern impacts identified.</p> <p>SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									
<p>Alternative 2</p> <p><i>Allocate the sites from the alternative housing package (see Monitoring Statement Pages, none of which are located in Bearsden.</i></p>	0	--	-	X	--	0	+ / -	-	0	
	<p>Assessment Commentary:</p> <p>No alternative sites identified for this community area. Therefore the anticipated impacts (noted above for Alternative 1 and within Appendix G) identified as a result of the development of the preferred options, preferred options (subject to further assessment) and those taken forward from LDP1 (including planning consented/windfall sites) would remain the same.</p>									
Issue 4 – What can the LDP do to address problems along the A81 transport corridor?										
<p>Alternative 1</p> <p><i>Implement the Local Transport Strategy and Active Travel Strategy</i></p> <p>✓</p>	+ / + +	?	?	?	?	?	+ / + +	+ / + +	+ / + +	
	<p>Assessment Commentary:</p> <p>Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and modal shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. In particular, this option would support the rail halt at the Allander in response to demand for improved rail services in Bearsden to address problems along the A81 transport corridor and better connectivity to Glasgow. Furthermore, the LDP will encourage a commitment to increasing and enhancing connectivity for the active travel network. Therefore it is anticipated that this alternative would present minor positive impacts on Population and Human Health, Air Quality, Climatic Factors and Material Assets, with the potential for significant positive effects. At this stage, each option set out in the Local Transport Strategy and Active Travel Strategy will determine the overall impacts to each of the environmental factors, and therefore it is unclear what the specific impacts to the other factors are. Consideration should be given to the proximity of the A81 to cultural heritage designations (Antonine Wall World Heritage Site and buffer zone), flood risk areas and TPOs.</p>									✓
<p>Alternative 2</p> <p><i>Implement the Local Transport Strategy and Active Travel Strategy but remove Allander rail halt safeguarding from the plan</i></p>	+	?	?	?	?	?	+ / -	+ / -	+ / -	
	<p>Assessment Commentary:</p> <p>As above. However this option would not support the potential delivery of a rail halt at the Allander. As a result, opportunities to integrate rail travel in Bearsden would not be encouraged; with future developments the demand for rail travel might increase so this option could have a negative impact on road infrastructure, congestion and air quality, and there might be less incentive for locals to utilise active or public travel options over private vehicle use.</p>									
Issue 5 – How can the LDP 2 support and promote the local visitor economy in Bearsden?										
<p>Alternative 1</p> <p><i>Provide criteria to encourage appropriate new</i></p>	+ / + +	? / +	+ / + +	X	+ / + +	X	X	X	X	
	<p>Assessment Commentary:</p> <p>This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. By directing tourism towards Bearsden’s Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts</p>									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'.</i> ✓	<p>in a more focussed way. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way.</p> <p>By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health, Biodiversity and Landscape character would be further enhanced by implementing this option.</p> <p>Possible Asset Areas within Bearsden include the Antonine Wall World Heritage Site and Bearsden town centre; this approach would ensure that consideration is given to these cultural heritage assets in order to protect, and enhance where appropriate, their value.</p>									✓
Alternative 2 <i>Provide criteria to encourage appropriate new visitor economy or tourism without specifying locations</i>	+	?/+	+	X	+	X	X	X	X	
Assessment Commentary: This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals, therefore this option could present similar impacts as described above. However this approach is less focussed than Alternative 1 and therefore encouraged visitor economy or tourism is not necessarily going to benefit Bearsden. Therefore the impacts are less likely to be significant.										
Issue 6 – Where should new cemetery provision in Bearsden be located?										
Alternative 1 <i>Allocate a new cemetery site south of existing cemetery north of Baljaffray Road.</i> ✓	X	-	X	X	0	- / ?	-	- / ?	- / ?	✓
Assessment Commentary: This policy approach will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemetery at Langfaulds, Bearsden. The majority of land use impacts regarding this proposed policy addition for community facilities are unknown until site investigations and feasibility studies are undertaken to ensure that they are consistent with the regulatory requirements for cemeteries. However, there is potential for adverse impacts in relation to Cultural Heritage, Water Quality, Air Quality, Climatic Factors and Material Assets . These are linked to the unsustainable location within the Antonine Wall buffer zone, the proposed uses of the land and infrastructure improvements required.										
<p>Site specific mitigation measures have been recommended through the individual site assessment for S354 Langfaulds Cemetery Extension (LDP2: MS Appendix 7).</p> <p>Alternative: No reasonable alternative identified.</p>										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area : Bishopbriggs										
Issue 7 – Ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Auchinairn Place Plan.										
Alternative 1 Include the Place Plan priorities relevant to development and land use change in LDP2 ✓	+	+	+	X	X	X	+	+	X	✓
Assessment Commentary: This option would ensure that priorities related to the Auchinairn Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets . This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.										
Alternative 2 Cross refer to the Place Plan on a case by case basis at planning application stage	?/+	?/+	?/+	X	X	X	?/+	?/+	X	
Assessment Commentary: Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.										
Issue 8 – What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy?										
Alternative 1 Incorporate all actions identified in the Bearsden town centre strategy within LDP2 ✓	+	X	+	X	X	X	+	X	+	✓
Assessment Commentary: This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, it will ensure that relevant actions are integrated from the Bishopbriggs Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy. The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets . Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.										
Alternative 2 Retain town centre strategy as planning guidance and cross reference where appropriate	+	X	+	X	X	X	+	X	+	
Assessment Commentary: This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced. The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets . Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.									
Issue 9 – Is the current policy of only supporting comparison retail at Strathkelvin Retail Park appropriate?										
<div>Alternative 2</div> <div>Update wording to reflect the evolving role of SRP as a retail and leisure destination with food and drink units</div> <div>✓</div>	X	X	X	X	X	X	X	X	X	✓
Assessment Commentary: This policy approach is not anticipated to have a significant change to the existing policy assessment as the removal of text to ensure applicants demonstrate no adverse impacts on Bishopbriggs and Kirkintilloch will still be covered through the sequential testing process. However, the changes would more accurately reflect the actual development within the retail park.										
<div>Alternative 3</div> <div>Remove current wording relating to SRP, in which it states the Council will only consider comparison retail.</div>	X	X	X	X	X	X	X	X	X	
Assessment Commentary: This policy approach is not anticipated to have a significant change to the existing policy assessment as the removal of text to ensure applicants demonstrate no adverse impacts on Bishopbriggs and Kirkintilloch will still be covered through the sequential testing process.										
Issue 10 – How should the Westerhill area be regenerated?										
<div>Alternative 1</div> <div>Extend the Westerhill area for potential mixed use development</div> <div>✓</div>	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	
Assessment Commentary: There are a number of environmental constraints identified within the proposed Westerhill area for potential mixed-use development. These include: <ul style="list-style-type: none">– LNCS for biodiversity at both Low Moss and High Moss– LNCS for geodiversity in the north of the Westerhill boundary– Areas of deep peat and carbon-rich soils– TPOs– Native woodland at Low and High Moss– High/medium risks of surface water flooding, particularly in the south/east of the area– High biodiversity value in the area consisting of a mosaic of priority LBAP habitats– Antonine Wall World Heritage Site and Buffer Zone As a result, it is anticipated that development of the wider Westerhill area, including the Bishopbriggs Relief Road, could have direct significant negative impacts on all of the environmental factors. Each of the sites that are contained within the boundary for Westerhill have each had an individual site assessment (LDP2: MS Appendix 7) which outline the detailed impacts per site. However, until a Masterplan has been designed for the area the full nature of the effects of sites for mixed use development, including the development of the Relief Road when the route has been established, cannot be identified. Whilst this option would result in the redevelopment of Vacant and Derelict Land (e.g. South Westerhill Road and Low Moss Industrial Estate), the scale of such redevelopment is unlikely to outweigh the overall potential adverse impacts on Soil and Geology .										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Alternative 2	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	-- / ?	
Promote the redevelopment of existing business and employment and/or brownfield land at Westerhill for mixed uses in line with the current LDP.	<p>Assessment Commentary: Restricting development for business and employment to site LDP 13.17 Westerhill, which would include the development of the Bishopbriggs Relief Road, would limit the scale of the environmental impacts; however due to a number of environmental considerations contained within the proposed area for Westerhill is likely to result in a range of significant negative impacts to all environmental factors, although this would encourage the redevelopment of Vacant and Derelict land in the south part of the boundary. It is anticipated that the likely impacts would be in relation to effects on the following environmental constraints:</p> <ul style="list-style-type: none">– LNCS at High Moss and Low Moss– Deep peat and carbon rich soils to the north of 13.17 and adjacent to the proposed route for the Relief Road– High/medium risk of surface water flooding– High biodiversity value in the area consisting of a mosaic of priority LBAP habitats– Antonine Wall World Heritage Site and Buffer Zone <p>As a result, it is anticipated that development of this site for business and employment, including the Bishopbriggs Relief Road, could have significant negative impacts on all of the environmental factors both as a result of direct and secondary impacts to the wider Westerhill area.</p> <p>The full assessment for this site can be found in LDP2: MS Appendix 7 which outlines the detailed impacts of developing this site to the surrounding environmental. However, the full nature of the effects of this site is dependent on the final route for the proposed BRR.</p> <p>Whilst this option would result in the redevelopment of Vacant and Derelict Land the scale of such redevelopment is unlikely to outweigh the overall potential adverse impacts on Soil and Geology.</p>									
Issue 11 – Where should new housing in Bishopbriggs be located?										
Alternative 1	--	X	--	-- / ?	--	-- / ?	--	-- / ?	-- / ?	
Allocate the sites from the preferred housing package (see Monitoring Statement) located within Bishopbriggs in addition to the sites within the current LDP and/or with planning consent.	<p>Alternative 1 Housing Sites</p> <ul style="list-style-type: none">• S333 Former Auchinairn Primary School, Beech Road, Bishopbriggs• S330 Duncryne Place / Brackenbrae Road• S306 Former Bishopbriggs High School (additional capacity to existing allocation LDP 6.17) <p>Site below are subject to further assessment to determine extent of area suitable for housing, possibility and extent of contamination, compatibility of surrounding uses and impact upon biodiversity.</p> <ul style="list-style-type: none">• S303 South Westerhill Road, Bishopbriggs• S312 Birkhill Avenue, Bishopbriggs• S318 Stanley Drive, Bishopbriggs• S362 North of Westerhill Road, Bishopbriggs• S363 East of Westerhill Road, Bishopbriggs <p>One site has been carried forward from LDP1 and has been integrated into the cumulative impact assessment for the Community Area. This includes:</p> <ul style="list-style-type: none">• 6.17 Bishopbriggs Town Centre, Bishopbriggs (integrated into S306 above) <p>Assessment Commentary: An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). The assessments include those sites identified as preferred options through the prescribed site assessments methodology and those allocated through LDP1, including those with planning consent. This also includes the sites identified as Preferred Housing Sites ‘Subject to Further Assessment’. Sites which are under construction or are developed are not included as part of this assessment but all relevant sites for Bishopbriggs are detailed within the Monitoring Statement under the Community Area.</p>									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	<p>As this housing package stands, the overall cumulative impact for the Community Area is likely to be significantly negative with 8 of the 9 environmental factors anticipated to be significantly adverse in nature as a result of the development proposals as part of this housing options package. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to air quality and increase greenhouse gas emissions. Potential significant detrimental impacts through the impact on peatland and carbon-rich soils, loss of biodiversity value, impacts on designated sites, landscape character, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the high risk.</p> <p>In terms of the group of sites selected for the ‘Preferred Housing Sites Subject to Further Assessment’, the SEA highlighted significant adverse impacts related to those sites relevant to this Community Area which were incorporated into each individual site assessment. From an environmental perspective these sites are unsuitable for development until further investigations (assessments, surveys and studies) are undertaken to determine if the anticipated impacts can be avoided or mitigated and potential developable areas are identified. Through the SEA process a matrix has been produced to identify the cumulative impacts of this housing options package, excluding those sites subject to further assessment (Appendix G). The overall cumulative assessment ratings are likely to change substantially from the LDP2 preferred options package above. In addition to this, the proposed or likely scale of the development for the sites excluded from this assessment would have a significant impact in reducing rather than further exacerbating the impacts, mainly in relation to Population and Human Health, Soil and Geology, Landscape, Water Quality and Air Quality due to the nature of the impacts from the individual sites in question and their proximity to each other. The complete LDP2 Housing Packages (published as part of the Monitoring Statement) specify the further studies and assessments still to be undertaken for each of these sites prior to the Proposed Plan. In addition to identifying specific developable areas for these sites, further assessments will determine whether the significant impacts noted within each individual site assessment and cumulative impacts set out above can be avoided and if not where mitigation measures can be implemented to reduce any impacts.</p> <p>SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p> <p>SEA recommendation to remove sites within the Preferred Housing Sites ‘Subject to Further Assessment’ from this housing options package until such times as the additional assessments and surveys have been undertaken to determine their sensitivities and viability.</p> <p>** <i>With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) (Appendix G). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site (LDP2: MS Appendix 7).</i></p>									
<p>Alternative 2</p> <p><i>Allocate the following sites from the alternative housing package (see Monitoring Statement, in addition to those in Alternative 1.</i></p>	--	X	--	--/?	--	--/?	--	--/?	--/?	
<p>Assessment Commentary:</p> <p>No alternative sites identified for this community area. Therefore the anticipated impacts (noted above for Alternative 1 and within Appendix G) identified as a result of the development of the preferred options, preferred options (subject to further assessment) and those taken forward from LDP1 (including those with planning consent) would remain the same.</p>										
<p>Issue 12 – How can the LDP support and promote the local visitor economy in Bishopbriggs?</p>										
<p>Alternative 1</p> <p><i>Provide criteria to encourage appropriate new visitor economy or tourism</i></p>	+ / + +	? / +	+ / + +	X	+ / + +	X	X	? / -	X	
<p>Assessment Commentary:</p> <p>This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism.</p> <p>By directing tourism towards Bishopbriggs’ Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed.</p>										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>development, with specific focus on 'Tourism Asset Areas'.</i> ✓	<p>This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way.</p> <p>By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health, Biodiversity and Landscape character would be further enhanced by implementing this option.</p> <p>Possible Asset Areas within Bishopbriggs include the Antonine Wall World Heritage Site (Roman Fort at Cadder), Forth and Clyde Canal and Bishopbriggs town centre; this approach would ensure that consideration is given to these cultural heritage assets (World Heritage Site and Scheduled Monument) in order to protect, and enhance where appropriate, their value. However new opportunities should be considerate of the flood risk potential associated with the Forth and Clyde Canal in order to prevent negative impacts to flooding and therefore Climatic Factors.</p>									✓
Alternative 2 <i>Provide criteria to encourage appropriate new visitor economy or tourism without specifying locations</i>	+	?/+	+	X	+	X	X	X	X	
Assessment Commentary: This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals, therefore this option could present similar impacts as described above. However this approach is less focussed than Alternative 1 and therefore encouraged visitor economy or tourism is not necessarily going to benefit Bearsden. Therefore the impacts are less likely to be significant.										
Issue 13 – Where should new cemetery provision in Bishopbriggs be located?										
Alternative 1 <i>Allocate/Safeguard land to the east of Cole Road and south of Kirkintilloch Road (S356), excluding the Loretto Playing Fields</i> ✓	-	- / ?	-- / ?	-- / ?	--	- / ?	--	-	- / ?	✓
Assessment Commentary: This policy approach will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemetery in Bishopbriggs. The specific sites in questions were assessed as a whole through the LDP2 site assessment process. The assessment identified potential negative impacts in relation to all SEA environmental factors and significant impacts for Biodiversity, Soil and Geology, Landscape and Air Quality . This is mainly as a result of the unsustainable location, geological LNCS bisecting the site, potential impacts on mature trees and hedgerows in terms of landscape features. Site specific mitigation measured have been recommended through the individual site assessment for S342 and S356 Bishopbriggs North Site D (LDP2: MS Appendix 7). Alternative: No reasonable alternative identified.										


Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area : Kirkintilloch, Lenzie and Waterside										
Issue 14 – What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?										
<div>Alternative 1</div> <div>Include the Place Plan priorities relevant to development and land use change in LDP2</div> <div>✓</div>	+	+	+	X	X	X	+	+	X	✓
Assessment Commentary: This option would ensure that priorities related to the Hillhead and Harestanes Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health , Biodiversity , Cultural Heritage , Air Quality and Material Assets . This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.										
<div>Alternative 2</div> <div>Cross refer to the Place Plan on a case by case basis at planning application stage</div>	?/+	?/+	?/+	X	X	X	?/+	?/+	X	
Assessment Commentary: Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.										
Issue 15 – How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long term strategy for the Town Centre?										
<div>Alternative 1</div> <div>Produce a Town Centre Strategy that builds upon the existing Kirkintilloch Town Centre Masterplan, embeds the aspirations and actions of local community groups and aligns with the LDP and the strategies for the other Town Centres</div> <div>✓</div>	+/+ +	?	?	?	+/+ +	?	?	?	?	✓
Assessment Commentary: This policy approach would ensure that the existing Masterplan is updated and refreshed to take into account the actions that have been implemented since the Masterplan was adopted and review and amend the remaining long-term actions as a result. The full environmental impacts of this approach are uncertain at this stage (Masterplan update will be subject to an individual SEA review) although it is likely to result in benefits in relation to community wellbeing (Population and Human Health), Landscape character and local distinctiveness (significance to be determined).										




Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Alternative 2 <i>Update the Kirkintilloch Town Centre Masterplan using the same framework and without embedding into the LDP</i>	+	?	?	?	+	?	?	?	?	
	Assessment Commentary: This policy approach would continue with the current actions set out within the Strategy. This would not take into account the progress that has been made to date or consider the changing policy framework as part of the new LDP2. Despite this the Masterplan is likely deliver minor benefits in relation to community wellbeing (Population and Human Health), Landscape character and local distinctiveness.									
Issue 16 – Should the LDP 2 revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?										
Alternative 1 <i>Revalue employment land/business designations and allow some alternative uses to be developed to facilitate new business</i> ✓	+	×	×	+	+	×	+	+	×	✓
	Assessment Commentary: This policy approach has the potential to facilitate new business development by evaluating existing employment and business designations, allowing alternative uses where appropriate. If housing proposals are being considered as enabling business development then they must ensure no adverse impacts on business operations, be of compatible uses and be sustainably located. This option has the potential to provide additional benefits through inward investment into the area, encourages the development of brownfield land/vacant and derelict land ahead of greenfield release and promotes the redevelopment of previously developed land. This option could have significant environmental benefits in relation to community wellbeing (Population and Human Health), Landscape character , Air Quality and Climatic Factors . The full nature of the effects will be outlined in the individual site assessments for the sites noted in this option.									
Alternative 2 <i>Retain employment land and business designations on current brownfield sites</i>	+	×	×	+/-	+/-	×	+/-	+/-	×	
	Assessment Commentary: Given the outcome of the Business Land Review it is unlikely that the majority of these sites on brownfield/vacant and derelict land would progress without incorporating enabling uses. Whilst this option would result in the repurposing of current brownfield land, the effects may be limited and this will result in continued pressure on alternative unsustainable/greenfield locations/open space for housing, which could result in significant adverse environmental impacts contrary to the preferred option above.									
Issue 17 – Where should new housing in Kirkintilloch, Lenzie and Waterside be located?										
Alternative 1 <i>Allocate the sites from the preferred housing package (see Monitoring Statement) located within Kirkintilloch, Lenzie and Waterside, in addition to the sites within the current LDP and/or with planning consent.</i>	-	-/?	-/?	?	-	-/?	-	-/?	-/?	✓***
	Alternative 1 Housing Sites <ul style="list-style-type: none">S24, S100, S346 & S347 Kirkintilloch Gateway (S24 100% affordable housing) – See issue 16 above. Site subject to further assessment to determine extent of land suitable for housing development, potential contamination, residential amenity and potential job creation.S111 Former Tom Johnstone House (100% affordable housing) & S226 Whitegates Business Park (housing and business), Kirkintilloch – see issue 16 above. Site subject to further assessment to determine extent of land suitable for housing.S326 Merkland School, Kirkintilloch (100% affordable housing).S353 Moss Rd, Waterside (100% affordable housing). Site subject to further assessment to determine extent of possible surface water flood risk.S365 Langmuir Road, Kirkintilloch (potentially 100% affordable housing). Site subject to further assessment regarding development viability.S366 Campsie View School, Lenzie.S367 Former Lenzie Primary School, Lenzie (For noting only- Site has planning consent TP/ED/18/0378 but unable to be included within draft 2019 Housing Land Audit). A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area (including those with planning consent (Appendix H)). These include:									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	<p>** With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) (Appendix G). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site (LDP2: MS Appendix 7).</p>									
<p>Alternative 2</p> <p>Allocate the sites from the alternative housing package (see Monitoring Statement Pages, none of which are located in Kirkintilloch, Lenzie and Waterside.</p>										
	<p>Assessment Commentary:</p> <p>No alternative sites identified for this community area. Therefore the anticipated impacts (noted above for Alternative 1 and within Appendix G) identified as a result of the development of all preferred housing options, preferred options (subject to further assessment) and those taken forward from LDP1 (including those with planning consent) would remain the same.</p>									
<p>Issue 18 – Should the LDP 2 continue to safeguard land at Woodilee for a potential new rail halt?</p>										
<p>Alternative 1</p> <p>Remove land safeguarding for new rail halt at Woodilee and focus on alternative public transport improvements</p> <p>✓</p>	+	X	X	X	X	X	+	+	X	
	<p>Assessment Commentary:</p> <p>Given the findings of the Route Corridor Studies and corresponding SEA, the safeguarding option wasn't included as a preferred or alternative option as part of the Transport Options Report. This policy option to remove the safeguarding designation as part of the LDP2 process will be in line with the emerging LTS and corresponding SEA Environmental Report.</p> <p>Additional benefits in relation to Population and Human Health, Air Quality and Climatic Factors are anticipated, although alternative options are unknown at this stage and therefore the effects are more likely to be minor, by the focus being directed towards public transport improvements in terms of access and infrastructure within this community area.</p>									✓
<p>Alternative 2</p> <p>Retain land safeguarding and designation for rail halt at Woodilee</p>	-	X	-	X	X	X	?/+	?/+	?/+	
	<p>Assessment Commentary:</p> <p>This policy option would retain the safeguarding designation for the rail halt. There are a number of preliminary environmental issues within this site being used for such a purpose including the site currently being designated as open space, the majority covered by mature trees providing a buffer to the railway line and also recognised as an LNCS corridor. This could result in negative impacts to Biodiversity, Flora and Fauna and Population and Human Health. Despite this, retaining the land would support sustainable transport options which could result in secondary positive impacts to Air Quality, Climatic Factors and Material Assets.</p>									
<p>Issue 19 – How can the LDP support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?</p>										
<p>Alternative 1</p> <p>Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on</p>	+ / + +	? / +	+ / + +	X	+ / + +	X	X	? / -	X	
	<p>Assessment Commentary:</p> <p>This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism.</p> <p>By directing tourism towards Kirkintilloch, Lenzie and Waterside's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed.</p>									✓



[illegible]

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area : Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie										
Issue 20 – Ensure proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan.										
Alternative 1 Include the Place Plan priorities relevant to development and land use change in LDP2 ✓	+	+	+	X	X	X	+	+	X	✓
Assessment Commentary: This option would ensure that priorities related to the Lennoxtown Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets . This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.										
Alternative 2 Cross refer to the Place Plan on a case by case basis at planning application stage	?/+	?/+	?/+	X	X	X	?/+	?/+	X	
Assessment Commentary: Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.										
Issue 21 – Where should new housing in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead be located?										
Alternative 1 Allocate the sites from the preferred housing package (see Monitoring Statement) located within Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie in addition to the sites within the current LDP and/or with planning consent. ✓	X	X	--/?	+/?	--	--/?	--	--	--/?	✓
Alternative 1 Housing Sites <ul style="list-style-type: none">S321 St Machan’s Way, Lennoxtown (100% affordable housing) Site subject to further assessment to determine extent of possible surface water flooding. <p>A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area, including those with planning consent (Appendix H). These include:</p> <ul style="list-style-type: none">6.52 Campsie Golf Club, Lennoxtown6.57 Lennox Castle, Lennoxtown6.58 Lennoxlea, Lennoxtown6.61 Redhills, Primrose Way, Lennoxtown6.53 East of Aldessan House, Clachan of Campsie6.56 Lennox Castle Hospital – Remaining phases, LennoxtownWatshod Farm, Milton of Campsie <p>Assessment Commentary: An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). The assessment includes those sites identified as Preferred Housing Sites ‘Subject to Further Assessment’ and those allocated through LDP1, including those with planning consent. Sites which are under construction or are developed are not included as part of this assessment but all relevant sites for Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie are detailed within the Monitoring Statement under the Community Area.</p> <p>As this housing package stands, the overall cumulative impacts on this Community Area are likely to be significantly negative in nature. This is predominantly through the sites being in unsustainable locations and the cumulative effects of a number of small sites in the same area and the poor access to public transport which is likely to increase the reliance on car-based travel</p>										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	<p>and lead to adverse effects in relation to Air Quality and increase greenhouse gas emissions. Minor adverse impacts in relation to nearby watercourses and flood risk for multiple sites could also be further exacerbated posing a significant impact on Water Quality and Climatic Factors in the area. Potential minor detrimental impacts on biodiversity and landscape character are also likely, in addition to the significant infrastructure improvements (Material Assets) required to facilitate development, such as drainage and flood risk mitigation.</p> <p>In terms of the group of sites selected for the Preferred Housing ‘Sites Subject to Further Assessment’, the SEA highlighted adverse impacts related to those sites relevant to this Community Area which were incorporated into the individual assessment for each site. From an environmental perspective these sites are unsuitable for development until further investigations (assessments, surveys and studies) are undertaken to determine if the anticipated impacts can be avoided or mitigated and potential developable areas are identified.</p> <p>SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									
Alternative 2 <i>Allocate the following sites from the alternative housing package (see Monitoring Statement, in addition to those in Alternative 1.</i>	X	X	--/?	+/?	--	--/?	--	--	--/?	
	<p>Alternative 2 Housing Sites</p> <ul style="list-style-type: none">S321 St Machan’s Way, Lennoxtown (100% affordable housing) Site subject to further assessment to determine extent of possible surface water flooding.S322 Derrywood Road, Milton of Campsie <p>A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area. These include:</p> <ul style="list-style-type: none">6.52 Campsie Golf Club, Lennoxtown6.57 Lennox Castle, Lennoxtown6.58 Lennoxlea, Lennoxtown6.61 Redhills, Primrose Way, Lennoxtown6.53 East of Aldessan House, Clachan of Campsie6.56 Lennox Castle Hospital – Remaining phases, LennoxtownWatshod Farm, Milton of Campsie <p>Assessment Commentary: The majority of the assessment of this housing option is in line with the ratings and commentary set out above for Alternative 1. The addition of the single alternative package site, is unlikely to make any significant change to the overall cumulative impacts for the community area.</p> <p>SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									
Issue 22 – Should Lennox Castle continue to be designated for housing?										
Alternative 1 <i>Remove Lennox Castle as a housing allocation</i> 	X	?/- -	X	X	X	X	X	X	X	
	<p>Assessment Commentary: Removing Lennox Castle as a housing allocation will limit any additional impacts on the environment. However it would be a missed opportunity for conservation of the A Listed structure on site. Overall the impacts are not likely to be significant, but with the potential for significant negative impacts to Cultural Heritage due to the fact that the building would be left to degrade further.</p>									
Alternative 2	X	+ +/-	-	X	+ +/-	X	?/-	?/-	X	

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>Remove Lennox Castle as a housing Allocation and identify it as an opportunity for reuse/ redevelopment of a listed building in the green belt.</i>	Assessment Commentary: This policy approach would identify Lennox Castle as an opportunity for reuse/redevelopment of a listed building in the green belt. This option seeks to alter the number/nature of enabling development units to a bespoke development and is intended to enable building restoration works and improved access provision. Given the location and surrounding environmental constraints this is the only viable option to ensure the conservation of the A Listed structure. Impacts on Landscape and Cultural Heritage as a whole could potentially be significantly positive but also adverse in nature if the proposals aren't sympathetic to the historic value of the structure, its setting and the potential impacts on woodland habitats and assets. These impacts along with potential impacts in relation to Air Quality and Climatic Factors , mainly in relation to the poor vehicular access and poor access to public transport, will be dependent on proposal details and design but are likely to be of a more minor level given the change to proposed enabling development units. Site specific mitigation measured have been recommended through the individual site assessment for LDP6.57 Lennox Castle (LDP2: MS Appendix 7).									
Issue 23 – How can the LDP support and promote the local visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?										
Alternative 1 <i>Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'.</i> 	+/+ +	?/+	+/+ +	X	+/+ +	X	X	?/-	X	
Assessment Commentary: This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health , Biodiversity and Landscape character would be further enhanced by implementing this option.										
Alternative 2 <i>Provide criteria to encourage appropriate new visitor economy or tourism without specifying locations</i>	+	?/+	+	X	+	X	X	?/-	X	
Assessment Commentary: This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the village centre, while also encouraging tourism related proposals.										






Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area: Milngavie										
Issue 24 – What is the most appropriate way of integrating the Milngavie Town Centre Strategy?										
<div>Alternative 1</div> <div>Incorporate all actions identified in the Bearsden town centre strategy within LDP2</div> <div>✓</div>	+	X	+	X	X	X	+	X	+	✓
<div>Assessment Commentary:</div> <p>This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result.</p> <p>Through this option, it will ensure that relevant actions are integrated from the Milngavie Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy.</p> <p>The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets. Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.</p>										
<div>Alternative 2</div> <div>Retain town centre strategy as planning guidance and cross reference where appropriate</div> <div></div>	+	X	+	X	X	X	+	X	+	
<div>Assessment Commentary:</div> <p>This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result.</p> <p>Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced.</p> <p>The Planning Guidance actions will provide minor positive impacts on the environment, particularly in relation to Population and Human Health, Biodiversity, Air Quality and Material Assets. Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.</p>										
Issue 25 – Where should new housing in Milngavie be located?										
<div>Alternative 1</div> <div>Allocate the sites from the preferred housing package (see Monitoring Statement) located within Milngavie in addition to the sites within the current LDP and/or with planning consent.</div> <div>✓</div>	--	X	-	X	--	X	0	0	--	✓
<div>Alternative 1 Housing Sites</div> <ul style="list-style-type: none">S361 Drumclog Avenue, Milngavie <p>A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area. These include:</p> <ul style="list-style-type: none">6.5 Craigton Road (Clober Golf Course), Milngavie6.14 18 Strathblane Road, Milngavie <div>Assessment Commentary:</div> <p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). The assessments include those sites identified as preferred options through the prescribed site assessments methodology and those allocated through LDP1. Sites which are under construction or are developed are not included as part of this assessment but all relevant sites for Milngavie are detailed within the Monitoring Statement under the Community Area.</p> <p>As this housing package stands, the overall cumulative impact in this Milngavie Community Area is likely to be negative in nature. Significant negative impacts are anticipated for Population and Human Health, Landscape and Material Assets. This is predominantly as a result of the loss of valuable open/recreational space, poor access to facilities and amenities and the removal/impacts on mature trees and woodland habitats. The sites also require significant infrastructure provision in terms of access, drainage and demolition of existing structures.</p>										





Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.									
Alternative 2 <i>Allocate the following sites from the alternative housing package (see Monitoring Statement, in addition to those in Alternative 1.</i>	--	X	--/?	X	--	X	0	-	--	
	Alternative 2 Housing Sites <ul style="list-style-type: none">S361 Drumclog Avenue, MilngavieS227 Halley’s Garage, Milngavie <p>A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area. These include:</p> <ul style="list-style-type: none">6.5 Craigton Road (Clober Golf Course), Milngavie6.14 18 Strathblane Road, Milngavie <p>Assessment Commentary: The majority of the assessment of this housing option for the Community Area is in line with the ratings and commentary set out above for Alternative 1. The additional site (S227) into this alternative package is likely to further exacerbate the adverse impacts in relation to Climatic Factors and Biodiversity value in relation to habitat loss/disruption, flood risk and increased emissions.</p> <p>SEA Suggested alteration/mitigation: Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									
Issue 26 – What can the LDP do to address problems along the A81 transport corridor?										
Alternative 1 <i>Implement the Local Transport Strategy and Active Travel Strategy</i> 	+/+ +	?	?	?	?	?	+/+ +	+/+ +	+/+ +	
	Assessment Commentary: Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. In particular, this option would support the rail halt at the Allander in response to demand for improved rail services in Milngavie and better connectivity to Glasgow. Furthermore, the LDP will encourage a commitment to increasing and enhancing connectivity for the active travel network. Therefore it is anticipated that this alternative would present minor positive impacts on Population and Human Health, Air Quality, Climatic Factors and Material Assets , with the potential for significant positive effects. At this stage, each option set out in the Local Transport Strategy and Active Travel Strategy will determine the overall impacts to each of the environmental factors, and therefore it is unclear what the specific impacts to the other factors are. Consideration should be given to the proximity of the A81 to cultural heritage designations (Antonine Wall World Heritage Site and buffer zone), flood risk areas and TPOs.									
Alternative 2 <i>Implement the Local Transport Strategy and Active Travel Strategy but remove Allander rail halt safeguarding from the plan</i>	+	?	?	?	?	?	+/-	+/-	+/-	
	Assessment Commentary: As above. However this option would not support the potential delivery of a rail halt at the Allander. As a result, opportunities to integrate rail travel in Milngavie would not be encouraged; with future developments demand for rail travel might increase so this option could have a negative impact on road infrastructure, congestion and air quality, and there might be less incentive for locals to utilise active or public travel options over private vehicle use.									
Issue 27 – How can the LDP support and promote the local visitor economy in Milngavie?										
Alternative 1	+/+ +	?/+	+/+ +	X	+/+ +	X	X	?/-	X	


Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<p><i>Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'.</i></p> <p>✓</p>	<p>Assessment Commentary:</p> <p>This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism.</p> <p>By directing tourism towards Milngavie's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed.</p> <p>This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way.</p> <p>By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health, Biodiversity and Landscape character would be further enhanced by implementing this option.</p> <p>Possible Asset Areas within this locality include the West Highland Way, Mugdock Country Park and Milngavie town centre; this approach would ensure that consideration is given to these Biodiversity and Cultural Heritage value associated with these assets in order to protect, and enhance where appropriate, their value.</p>									✓
<p>Alternative 2</p> <p><i>Provide criteria to encourage appropriate new visitor economy or tourism without specifying locations</i></p>	+	?/+	+	X	+	X	X	?/-	X	
	<p>Assessment Commentary:</p> <p>This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals. However the approach is less focussed and therefore impacts are less likely to be significant.</p>									





Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area : Torrance and Baldernock										
Issue 28 – Where should new housing in Torrance and Baldernock be located?										
Alternative 1	0	- / ?	0	X	--	0	--	--	0 / ?	***
<p>Allocate the sites from the preferred housing package (see Monitoring Statement) located within Torrance and Baldernock, in addition to the sites within the current LDP and/or with planning consent.</p> <p>✓</p>	<p>Alternative 1 Housing Sites</p> <ul style="list-style-type: none">S204 East of Ferrymill Motors, Torrance (100% affordable housing). Site subject to further assessment to determine compatibility with existing adjacent business use. <p>A number of sites have been carried forward from LDP1 and have been integrated into the cumulative impact assessment for the Community Area. These include:</p> <ul style="list-style-type: none">6.15 Acre Valley Nursery, Torrance6.16 Balmore Garden Nursery, Balmore6.22 Kelvindale Nursery, Torrance6.23 Kelvin View, Torrance <p>Assessment Commentary:</p> <p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). This assessment include the site identified as a Preferred Housing Site ‘Subject to Further Assessment’ and those allocated through LDP1, including sites with planning consent. Sites which are under construction or are developed are not included as part of this assessment but all relevant sites for Torrance and Baldernock are detailed within the Monitoring Statement under the Community Area.</p> <p>As this housing package stands, the overall cumulative impact for the Community Area are likely to be negative and significantly for 3 of the environmental factors. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to Air Quality and increase greenhouse gas emissions (Climatic Factors). Potential significant detrimental impacts on Landscape Character and local distinctiveness, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the high risk of pluvial and fluvial flooding (Climatic Factors) on sites within this community area.</p> <p>In terms of the group of sites selected for the Preferred Housing Sites ‘Subject to Further Assessment’, the SEA highlighted significant adverse impacts related to the site relevant to this Community Area which was incorporated into the individual site assessment. From an environmental perspective this site was considered unsuitable for development until further investigations (assessments, surveys and studies) are undertaken to determine if the anticipated impacts can be avoided or mitigated and potential developable areas are identified. Through the SEA process a matrix has been produced to identify the cumulative impacts of this housing options package, excluding the single site subject to further assessment (Appendix G). The overall cumulative assessment ratings are unlikely to change substantially from the LDP2 preferred options package above. Despite this, the assessment would have a an impact in reducing rather than further exacerbating the impacts, mainly in relation to Air Quality and Climatic Factors due to the likely similar impacts from the individual site in question and the existing LDP1 sites in close proximity. The complete LDP2 Housing Packages (published as part of the Monitoring Statement) specify the further studies and assessments still to be undertaken for each of these sites prior to the Proposed Plan. In addition to identifying specific developable areas for these sites, further assessments will determine whether the significant impacts noted within each individual site assessment and cumulative impacts set out above can be avoided and if not where mitigation measures can be implemented to reduce any impacts.</p> <p>SEA Suggested alteration/mitigation:</p> <p>Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site (LDP2: MS Appendix 7) and are also set out in LDP1 Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p> <p>SEA recommendation to remove sites within the ‘Preferred Housing Sites Subject to Further Assessment’ from this housing options package until such times as the additional assessments and surveys have been undertaken to determine their sensitivities and viability.</p> <p>*** With no reasonable alternatives provided for this community area in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) (Appendix G). In the absence of any reasonable alternatives, this would be the SEA preferred option for this community with the integration of all proposed recommendations and mitigation measures for each individual site (LDP2: MS Appendix 7).</p>									



Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Alternative 2										
<p><i>Allocate the sites from the alternative housing package (see Monitoring Statement Pages, none of which are located in Torrance and Baldernock.</i></p> <p>Assessment Commentary:</p> <p>No alternative sites identified for this community area. Therefore the anticipated impacts (noted above for Alternative 1 and within Appendix G) identified as a result of the development of the preferred options (subject to further assessment) and those taken forward from LDP1 would remain the same.</p>										



Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Community Area : Twechar										
Issue 29 – What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?										
Alternative 1 <i>Include the Place Plan priorities relevant to development and land use change in LDP2</i> 	+	+	+	X	X	X	+	+	X	
Assessment Commentary: This option would ensure that priorities related to the Twechar Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health , Biodiversity , Cultural Heritage , Air Quality and Material Assets . This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.										
Alternative 2 <i>Cross refer to the Place Plan on a case by case basis at planning application stage</i>	?/+	?/+	?/+	X	X	X	?/+	?/+	X	
Assessment Commentary: Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.										
Issue 30 – Should the LDP continue to support the regeneration and repopulation of the village through the allocation of sites at MacDonald Crescent, Glen Shirva Road and the Canalside?										
Alternative 1 <i>Continue existing allocated sites with LDP</i> 	0	--/?	--/?	-/?	--/?	X	--	--	--/?	
Assessment Commentary: An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified for these housing options (Appendix G). This assessment also incorporates the LDP1 sites carried forward 6.31 Barhill Lodge and 1 Glen Shirva, Twechar. Due to the locations and sensitivities related to the existing allocated sites within Twechar through the LDP, the site-specific impacts in relation to Cultural Heritage , Biodiversity , Landscape character , Air Quality , Climatic Factors and Material Assets for the aforementioned sites would still be relevant. However, through this approach the identification of actions to address the constraints and viability of sites being developed within the lifespan of the plan there will be an opportunity to ensure that key requirements for each site along with site-specific mitigation is integrated appropriately to avoid, reduce or offset any anticipated environmental impacts.										
Alternative 2 <i>Reevaluate deliverability of each site currently allocated in the LDP</i>	0	?/X	?/X	?/X	?/X	?/X	?/X	?/X	?/X	
Assessment Commentary: Through this policy option the full impacts are unknown at this stage given that locations for new sites in Twechar or revised existing sites weren't submitted through the call for sites process as alternatives to the existing allocations. By deallocating some or all of the existing sites from LDP2 it will reduce or remove any anticipated adverse impacts from development in relation to Cultural Heritage , Landscape character , Air Quality and Climatic Factors . However the potential benefits of those sites in relation to Population and Human Health from regeneration and increased access to outdoor recreation and access to cultural heritage assets would also not be realised. By reevaluating the deliverability of sites currently allocated a broader understanding and recognition of the environmental effects will be likely, potentially ensuring that negative impacts of specific sites are reduced or avoided.										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Issue 31 – How can the LDP support and promote the local visitor economy in Twechar?										
Alternative 1 <i>Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'.</i> 	+/+ +	+/-	+/+ +	X	+/+ +/-	+/-	X	X	X	
Assessment Commentary: <p>This spatial strategy approach to tourism will provide additional benefits from a Biodiversity and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Twechar's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed.</p> <p>This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way.</p> <p>By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health, Biodiversity and Landscape character would be further enhanced by implementing this option.</p> <p>This policy approach would go beyond the existing allocation within the LDP waterside recreational designation and revise the allocation to encourage links with the Twechar Healthy Living and Enterprise Centre with the new canalside facility.</p> <p>Given the location of the proposed facility in relation to the line and buffer zone for the Antonine Wall WHS and Forth and Clyde Canal scheduled monument, the potential impacts are uncertain without having specific design concepts, positioning, scale and other uses to take into consideration. However, there is potential for both positive and negative impacts particularly in relation to Cultural Heritage, Landscape character and Water Quality.</p> <p>In addition to this, the canalside development has the potential to increase access to outdoor recreational facilities and encourage appropriate access to heritage assets which could provide additional benefits in relation to Population and Human Health and Cultural Heritage.</p>										
Alternative 2 <i>Provide criteria to encourage appropriate new visitor economy or tourism without specifying locations</i>	?	+/-	?	?	+/-	+/-	?	?	?	
Assessment Commentary: <p>This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.</p> <p>This policy option would represent the business as usual approach by retaining the allocated site for a canalside recreational facility without developing a delivery model or mechanism to promote and drive connect the proposed facility with existing functions and other related projects.</p> <p>Given the location of the proposed facility in relation to the line and buffer zone for the Antonine Wall WHS and Forth and Clyde Canal scheduled monument, the potential impacts are uncertain without having specific design concepts, positioning, scale and other uses to take into consideration. However, there is potential for both positive and negative impacts particularly in relation to Cultural Heritage, Landscape character and Water Quality.</p>										
Issue 32 – Should Badenheath Business and Employment Site be retained in LDP2?										
Alternative 1 <i>Deallocate Badenheath from LDP subject to discussion with the land owner regarding their work to bring forward the</i>	0	X	X	X	+	X	X	X	X	
Assessment Commentary: <p>Deallocating Badenheath from the LDP would reduce any potential opportunities for local employment and therefore there would not be an opportunity to provide benefits to Population and Human Health. However, this would also reduce the environmental impacts associated with the development of this site, resulting in no significant effects on the other environmental factors. In particular it would protect this greenfield site but there would be a missed opportunity to remediate contaminated land.</p>										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>site for business uses.</i> 										
Alternative 2 <i>Continue with existing allocation in LDP for a storage and distribution facility.</i>	--	X	--	+/?	--	--/?	--	--	--/?	
<p>Assessment Commentary: The SEA site assessment for Badenheath notes the following: Part of the site is unsuitable for development: <ul style="list-style-type: none"> The western half of the site is located within a flood risk area (fluvial) and there are also areas throughout the site at high / medium risk of surface water flooding (north-west, southern boundary and to the east). The northern part of the site is covered by a LNCS designation (Waterside Flood Pool & Barbeth Pool) and the eastern boundary of the site is encompassed by the Luggie Water LNCS. These designated area and habitats are also part of the wider green network. Other significant constraints: <ul style="list-style-type: none"> Public Transport (bus, rail) beyond 400m walk via safe, well-lit, safe and all weather routes Limited access to community facilities Limited access to town centre Additional SEA commentary: <ul style="list-style-type: none"> Small area of potentially contaminated land in the centre of the site. The site is beyond 400m walking distance from bus stops. The residential section of the proposal within the north of the site and is the furthest point from the bus stops with regular services. The site is also beyond reasonable walking distance of Westfield and Moodiesburn centres with associated amenities and services. Therefore, given the poor access to public transport, poor active travel links and the scale of proposal, development of this site is likely to significantly increase private vehicular travel with significant adverse impacts on local air quality and related transport emissions. As a result of the environmental constraints above, this option is likely to result in significant negative impacts to Population and Human Health, Biodiversity, Flora and Fauna, Landscape, Water Quality, Air Quality, Climatic Factors and Material Assets. However there would be the potential to remediate contaminated land and therefore present positive impacts to Soil and Geology.</p>										





Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Policies										
A. How can we address housing need in the right locations?										
Issue 33 – How can new development ensure that the types and variety of new housing built in the area meets the broad needs of the community in a holistic manner?										
Alternative 1 <i>Replace existing Diverse Communities section with detailed policy setting out how new development should contribute to meeting all housing needs through diversity, efficiency, adaptability and flexibility.</i> 	+/+ +	X	+	X	+	X	+	+	+	
Assessment Commentary: Through this approach to setting out a clear and detailed policy in relation to the requirements for new developments to meet all housing needs there is likely to be positive impacts in relation to Population and Human Health regarding the provision of different housing types, sizes and tenures, reduction in running costs and improve efficiency to tackle social and economic deprivation. This can also lead to benefits in relation to Air Quality and Climatic Factors , such as climate change mitigation/adaptation through sustainably locating new developments, adaptability, resource efficiency and reduction in running costs. This option may also result in positive impacts on Landscape character and placemaking through design aspects and to Material Assets and Biodiversity, Flora and Fauna in terms of consideration of access to open space and links with the green network. In general this option will support the provision of higher quality housing to meet a range of needs.										
Alternative 2 <i>Retain existing wording in Diverse Communities section of Policy 6.</i>	+	X	X	X	X	X	X	+	+	
Assessment Commentary: This option would continue the existing policy wording that a range of house types and sizes should be provided and developers should demonstrate how the concept of lifetime homes has been satisfied. This encourages developers to provide a range of house sizes and types and to take future adaptability in to account but does not fully address the issue of creating modern high quality housing that fully meets occupiers needs and expectations, such as resource efficiency, and therefore is likely to present positive impacts to Population and Human Health , Climatic Factors and Material Assets . However, as the policy does not set out specific requirements this can make achieving improvements to the mix and design of new developments difficult and therefore the positive effects noted above are less likely to be realised.										
Issue 34 – Does the Housing Land Requirement in the approved SDP and LHS require amending for LDP2?										
Alternative 1 <i>Maintain a Housing Land Supply Target based on Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017 plus utilisation of appropriate brownfield land</i> 	--	--	--	0	--	--	--	--	--	 ***
Assessment Commentary: Each of the allocated sites, proposed uses and density, nature and sensitivity of the receiving environment will all have site specific environmental impacts as well as cumulative impacts for each community area and East Dunbartonshire as a whole. These impacts will be identified through the individual site assessments for each housing proposal (LDP2: MS Appendix 7), through the packages of sites methodology and the cumulative impacts section of the SEA Environmental Report for the MIR for each community area (Appendix G and Appendix J). The individual site assessments contain appropriate mitigation measures. In general this approach is likely to present significant negative impacts overall across the majority of environmental factors excluding Soil and Geology . **With limited reasonable alternatives provided area wide in relation to proposal sites for housing options, the SEA process utilised the individual site assessments and carried out a cumulative site assessment with the exclusion of Preferred Housing Sites (Subject to Further Assessment) (Appendix G). In the absence of any reasonable alternatives, this would be the SEA preferred option with the integration of all proposed recommendations and mitigation measures for each individual site (LDP2: MS Appendix 7).										




Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Alternative 2 <i>Adjust the target taking a placemaking led approach based on recent affordable housing completion rates</i>	--	--	--	0	--	--	--	--	--	
Assessment Commentary: Each of the allocated sites, proposed uses and density, nature and sensitivity of the receiving environment will all have site specific environmental impacts as well as cumulative impacts for each community area and East Dunbartonshire as a whole. These impacts will be identified through the individual site assessments for each housing proposal (LDP2: MS Appendix 7), through the packages of sites methodology and the cumulative impacts section of the SEA Environmental Report for the MIR for each community area (Appendix G and Appendix J). The individual site assessments contain appropriate mitigation measures. Similarly to alternative 1, it is anticipated that the overall impacts of this option will be significantly negative despite an additional 2 sites being included as part of this package.										
Alternative 3 <i>Adjust the target to accommodate further significant growth and sustain the current delivery rates</i>	?	?	?	?	?	?	?	?	?	
Assessment Commentary: At this stage a package for this option has not been produced but it is likely that it would include options incorporating sites from Alternative 1 and 2 of this issue as well as sites deemed to be unsuitable for development. Given the uncertainty associated with this alternative the significance and nature of the effects are unknown. It is anticipated that more information will be available at Proposed Plan stage where a full environmental assessment of this option can be undertaken.										
Issue 35 – Should the Local Development Plan include specific measures to address the ageing population and how should this be done?										
Alternative 1 <i>Enhancements to the specialist housing policy including the allocation of sites in accessible locations specifically for older people and introduce a requirement for larger sites to provide a proportion of the units for older people.</i> 	++/?	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	
Assessment Commentary: The main environmental factor that may be impacted by this policy direction is Population and Human Health in terms of the provision of appropriate facilities and accommodation for older people throughout East Dunbartonshire. The full anticipated impacts resulting from this option are uncertain until more site specific details, quantity of proposals and the nature of the receiving environment are clear. However, there is potential for positive and negative impacts in relation to the built and natural environment relating to design and placemaking, sustainable locations and access.										
Alternative 2 <i>Allocate sites, and introduce quota policy, for smaller housing units that are likely to appeal to and cater for older people, such as flats and bungalows, however without specific burdens that</i>	+/?	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	
Assessment Commentary: This approach would have a positive impact upon those older people who wish to live in a specialist housing environment as per the option above. However, where only smaller housing units are provided the benefits would be more limited, particularly with regards to support with care and maintenance and opportunities for social interaction.										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>the occupants must be older persons.</i>										
Issue 36 – How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?										
<div>Alternative 1</div> <div><i>Provide additional detail on developer contributions in the LDP, review the need to provide greater detail/methodologies for any of the existing contributions and restructure the framework for open space contributions.</i></div> <div></div>	+/+	+/+	+/+	+/+	+/+	+/+	+/+	+/+	+/+	
<div>Assessment Commentary:</div> <p>The impacts related to this approach are uncertain at this stage until specific sites and developer requirements are being considered. Despite this there is potential for significant positive impacts in relation to all environmental factors through specific requirements and contributions being sought for all development proposals. The benefits will cover community health and wellbeing, educational provision, biodiversity/green network opportunities and open space provision and enhancements, air quality improvement measures and contributions towards climate change mitigation and adaptation.</p> <p>For all development sites contained within the spatial strategy for the LDP2 there will be specific planning/SEA mitigation measures (Key Requirements) to avoid, reduce or offset adverse impacts or enhance the current state of the environment where possible. This information should form the basis for developer contributions sought by the Council.</p>										
<div>Alternative 2</div> <div><i>Limited updates to LDP policy and refer to Supplementary Planning Guidance</i></div>	?	?	?	?	?	?	?	?	?	
<div>Assessment Commentary:</div> <p>This option would retain the current policy framework with the majority of developer contributions details contained within the SPG. This is a high risk given that the Planning Bill has removed the statutory weight from supplementary guidance and therefore when in force, it may be difficult for the Council to request contributions based on an out of date SPG rather than specific details within an updated policy.</p> <p>This policy approach still provides the opportunity for new or updated guidance including a refresh to the existing content to ensure that it is fit for purpose. Although, it may be produced out with the LDP process (assessed through SEA on a case by case basis) and may be difficult to enforce to gain the maximum benefits in relation to biodiversity protection and enhancement, community wellbeing, educational provision, healthcare, air quality etc.</p>										
Issue 37 – How can the LDP ensure that the cost of developer contributions is proportionate to the scale and type of housing development?										
<div>Alternative 1</div> <div><i>Apply a method based on the number of bedrooms in each new property to adjust the overall</i></div>	X	X	X	X	X	X	X	X	X	
<div>Assessment Commentary:</div> <p>There are no environmental impacts anticipated in relation to this policy approach as it is a procedural matter in terms of the how the policy methodology will be implemented.</p>										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<div>cost of contributions so that they are proportionate to the size of units provided.</div> <div>✓</div>										<div>✓</div>
Alternative 2	X	X	X	X	X	X	X	X	X	
	Assessment Commentary: There are no anticipated environmental impacts related to this policy approach as it is a procedural matter in terms of the how the policy methodology will be implemented.									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Policies										
B. How can we create vibrant and successful town centres?										
Issue 38 – How can the LDP ensure that town centres contribute to improved health and wellbeing of local communities?										
Alternative 1 <i>Create a new policy that includes a presumption against particular town centre uses, particularly those that can lead to poor health and negative social outcomes</i> ✓	++	X	X	X	X	X	X	X	X	✓
Assessment Commentary: This policy option is anticipated to have significant benefits in relation to population, human health and community wellbeing (Population and Human Health). By encouraging health related proposals in town centre locations it can contribute to a reduction in inequality, improves health of the local residents while enabling the planning authority to restrict alternative proposals which could contribute to poor health choices. This option is also likely to improve access to health-promoting uses and services.										
Alternative 2 <i>Include specific thresholds, potentially through a percentage limit, for types of uses within town centres that do not contribute positively to health and wellbeing</i>	++	X	X	X	X	X	X	X	X	
Assessment Commentary: This policy option would have similar benefits to those noted for option 1.										
Issue 39 – Should the LDP reflect the relatively low capacity for new retail development within East Dunbartonshire?										
Alternative 1 <i>State within the policy that there will be a presumption against significant new convenience retail floorspace</i> ✓	+ / + +	X	X	X	+ / + +	X	+ / + +	+ / + +	X	✓
Assessment Commentary: This approach would continue the benefits from the original LDP policy and enhance the minor positive nature in relation to Population and Human Health, Air Quality and Climatic Factors in relation to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use. In general, this option would ensure a stronger policy position for development management and presumption against significant new out of centre retail in order to ensure that the viability of existing retailers and town centres is adequately protected.										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
	<p>resort, any loss of significant biodiversity habitat should be compensation/offset by replacing the valued habitat off-site. Dependent on site location, there is the potential for significant positive impacts to Soil and Geology although effects are uncertain at this stage. Similarly, effects to Cultural Heritage are unclear; depending on the location there could be impact to certain assets such as Designed Gardens and Landscapes. This arrangement would need to be closely evaluated by the Council to ensure that adverse impacts are avoided or minimised where possible and that it takes into account the wider green network, habitat network wildlife corridors and any potential fragmentation. Bringing the mitigation hierarchy into the policy itself from guidance will give it statutory weight and ensure its implementation and corresponding environmental benefits.</p> <p>Limitation: It is not possible to fully replace or compensate certain habitats or assets, such as bogs, ancient woodland and wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.</p>									
Alternative 2 <i>Protect, enhance and maintain general nature conservation</i>	+/++	?	+/++	?/+/++	+/++	X	X	+	X	
	<p>Assessment Commentary: This policy approach contributes towards the positive impacts of the policy as a whole, in particular Population and Human Health, community wellbeing, Biodiversity, Flora and Fauna, Landscape and Climatic Factors, as described above. Dependent on site location, there is the potential for minor or significant positive impacts to Soil and Geology although effects are uncertain at this stage. Similarly, effects to Cultural Heritage are unclear; depending on the location there could be impact to certain assets such as Designed Gardens and Landscapes. These impacts are anticipated through the policy direction to minimise adverse impacts on habitats and species from development and the contribution towards green network/open space within developments. However, unlike Alternative 1, this option does not explicitly require the use of the mitigation hierarchy to avoid loss of biodiversity, and therefore the nature of the effects may be less significant.</p>									
Alternative 3 <i>Ensure a measurable net gain for biodiversity</i>	++	?	++	?/++	++	X	X	++	X	
	<p>Assessment Commentary: This approach goes beyond the option above and has the potentially to significantly enhance the environment in and around development sites. This approach would further extend the anticipated benefits in relation to Biodiversity, Flora and Fauna, Landscape, Climatic Factors and Population and Human Health from the options above. This is mainly through the addition of biodiversity net gain. Dependent on site location, there is the potential for significant positive impacts to Soil and Geology although effects are uncertain at this stage. Similarly, effects to Cultural Heritage are unclear; depending on the location there could be impact to certain assets such as Designed Gardens and Landscapes. As a result of any losses, additional compensation will be required on site or within set parameters or as part of a developer contribution towards green network or open space improvements. This arrangement would need to be closely evaluated by the Council to ensure that adverse impacts are avoided or minimised where possible and that appropriate compensation is recommended that takes into account the wider green network, habitat network wildlife corridors and any potential fragmentation (particularly where habitats are lost through development).</p> <p>Biodiversity net gain could significantly strengthen this policy, particularly where developers outline how they intend to use the mitigation hierarchy beforehand through design tools and only apply it as a last resort. Difficulties may arise in certain areas where land availability may be an issue within the vicinity of proposal sites to provide the required compensation and habitat creation. These issues should be addressed at the inception stage of each proposal, through design tools which may ultimately affect the viability or deliverability of certain proposals.</p> <p>Limitation: It is not possible to fully replace or compensate certain habitats or assets, such as bogs, ancient woodland and wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.</p>									
Issue 42 – Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?										
Alternative 1 <i>Strengthen the policy to ensure all new developments provide high quality active travel infrastructure</i> 	++	X	X	X	X	X	++	++	++	
	<p>Assessment Commentary: This option will strengthen the positive nature of the impacts relating to reducing vehicle emissions and therefore improving Air Quality, local impacts associated with Climatic Factors, potentially reducing the need for car travel and contributing to a modal shift in transport mode and cultural change (Material Assets). The promotion of active travel options will also increase opportunities to access the local environment by walking or cycling, further encouraging active lifestyles and improving overall accessibility (Population and Human Health). The option gives certainty to improving the wider active travel network locally. This would also be in line with the Council’s Active Travel Strategy and specific options with the emerging Local Transport Strategy.</p>									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Alternative 2 <i>Maintain current policy wording and work with developers on a case by case basis</i>	+	X	X	X	X	X	+	+	+	
Assessment Commentary: As the current policy wording requires development to be located in places where good active travel infrastructure exists this option is likely to limit the positive nature of the effects mentioned for Option 1. This is due to limitations relating to only developing active travel options for new developments where they currently exist locally rather than creating new ones in order to expand the local active travel network.										
Issue 43 – How can LDP2 deliver infrastructure for electric vehicles?										
Alternative 1 <i>A requirement for charging points in all new development</i> 	X	X	X	X	X	X	+/++	+/++	+/++	
Assessment Commentary: This approach would show a commitment to national agendas to move towards electric vehicles and a local commitment to reducing vehicle emissions, improving Air Quality and contributions to reducing localised effects of climate change e.g. increased flood risks, urban heating (Climatic Factors). Introducing charging points at all developments is likely to result in more beneficial area-wide benefits, with the potential for significant effects, due to increased accessibility and will support a more sustainable transport network (Material Assets).										
Alternative 2 <i>A requirement for charging points in non-residential developments (e.g. retail, business etc.)</i>	X	X	X	X	X	X	+	+	+	
Assessment Commentary: The effects of this option are similar to those described above; however it is less accessible to everyone given the location of charging points within non-residential developments. This has the potential to reduce the significance of the effects.										
Alternative 3 <i>Let individual developments agree an appropriate level of electric vehicle charging provision</i>	X	X	X	X	X	X	+/+ +/?	+/+ +/?	+/+ +/?	
Assessment Commentary: Although this option has the potential to result in similar effects to those described in the first option above, this option provides less certainty than adequate provision will be made available. Therefore impacts might be reduced and the positive nature of the effects may be limited.										
Issue 44 – How can the carbon footprint of new development be reduced?										
Alternative 1 <i>Reduce greenhouse gas emissions arising from new development through the introduction of an energy hierarchy</i> 	X	X	X	X	X	X	++	++	X	
Assessment Commentary: As this option would require all development to include measures to reduce carbon dioxide emissions following a hierarchy of minimise energy requirements, incorporate renewable energy sources and incorporate low carbon energy sources, it is anticipated that effects to Air Quality and Climatic Factors will be significantly positive. This is due to this option setting a clear policy requirement for major developments to minimise carbon emissions in order to ensure that national targets to reducing GHG emissions are met and a low carbon approach is followed to meet the target of 25% low and zero carbon technologies.										
Alternative 2	X	X	X	X	X	X	++/+	++/+	X	

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>Retain existing policy with minor amendments</i>	<p>This option would retain the existing policy framework without any significant changes. This approach is likely to deliver significant positive impacts in relation to Air Quality and Climatic Factors through the existing policy elements. However, as part of internal consultation, the development management team and other practitioners of the LDP indicated that more detail is required in order to assess proposals and applications against and determine the resulting impacts in relation to national emissions targets.</p> <p>Whilst minor amendments will result in a new requirement to reduce carbon emissions through low and zero carbon generating technologies from 15 to 20%, this would not be as ambitious as the above option and therefore, the potential effects may be reduced. Furthermore as this option does not specifically require the submission of a Sustainability and Energy Statement, a developers approach to reducing carbon emissions will not necessarily be evidenced.</p>									
Alternative 3 <i>Reduce GHG emissions arising from new development through a ‘towards zero carbon development’ policy</i>	X	X	X	X	X	X	++	++	X	
Assessment Commentary: This option is anticipated to present similar impacts to those described in Alternative 1. However, it sets a ‘zero carbon’ aspiration for all developments which will provide a stronger policy position for East Dunbartonshire.										
Issue 45 – How can LDP2 better support the development of heat networks and/or energy centres?										
Alternative 1 <i>Retain existing policy approach and wording</i>	?	?	?	?	?	?	?	++	++	
Assessment Commentary: This option would be consistent with the current policy approach with significant anticipated benefits in relation to Climatic Factors and Material Assets in terms of encouraging proposals to explore the potential for and viability of energy centres and heat networks. Impacts on other environmental factors are uncertain until more site specific details and network proposals are being considered.										
Alternative 2 <i>Include new wording that supports the development of heat networks, making use of heat generated from large buildings such as hospitals</i> 	+	?	?	?	?	?	?	++	++	
Assessment Commentary: This option would further enhance to positive impacts associated with Alternative 1, particularly in relation to Climatic Factors and the reduction in carbon emissions. There is also potential for positive impacts in relation to Population and Human Health in terms of supporting sustainable employment, social and economic deprivation. This option will provide a more detailed framework for developing heat networks, similar to the spatial wind framework, which will give both development management and applicants more confidence and reassurance about what we would expect from proposals and where we would accept them. Impacts on other environmental factors are uncertain until more site specific details and network proposals are being considered.										
Issue 46 – How can we reflect the emerging Food Growing Strategy in LDP2??										
Alternative 1 <i>Provision and protection of land for</i>	++	+	+	+	+	+	+	+	X	
Assessment Commentary: This option is likely to provide significant benefits in relation to Population and Human Health as well as potential for additional positive impacts regarding Cultural Heritage, Biodiversity, Flora and Fauna, Soil and Geology, Landscape character, Water Quality, Material Assets and Climatic Factors . Specific food growing sites and opportunities have been identified through										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>community growing spaces</i> ✓	the Food Growing Strategy and provided with a site specific assessment through the SEA (Environmental Report). This option will ensure alignment with the Food Growing Strategy in order to meet the aims relating to community engagement, increased food growing opportunities, understanding and skills development, health and wellbeing and sustainability.									
Alternative 2 <i>As Option 1 above, plus requiring all new development to contribute specifically towards community growing spaces</i>	++	+ / ++	+ / ++	+ / ++	+ / ++	+ / ++	+ / ++	+ / ++	X	✓
Assessment Commentary: This option would provide all the benefits set out above in Option 1 but could significantly increase the implementation and potential significance of the positive impacts by requiring all new major applications provide space or contribute towards community growing spaces.										
Issue 47 – Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?										
Alternative 1 <i>Include SNH peat map extract for East Dunbartonshire in LDP to identify areas with potential for deep peat and carbon rich soils</i> ✓	X	X	++	++	X	X	X	++	X	✓
Assessment Commentary: This policy option is likely to provide significant benefits in relation to Soil and Geology , Biodiversity, Flora and Fauna , and Climatic Factors , through the provision of SNH peat mapping as part of the policy to be considered earlier in the planning application process by developers and members of the public and have the potential to ensure that impacts to areas of peat are avoided for development, therefore reducing the negative impacts associated with disturbance/removal of peat.										
Alternative 2 <i>Continue to refer to protection of peat in policy 8 and identify the location of peat on a case by case basis</i>	X	X	+ / ?	+ / ?	X	X	X	+ / ?	X	
Assessment Commentary: This policy option would retain the benefits of continuing to refer to the protection of soils (peat and carbon-rich). However, it is considered that the impacts would be limited given the lack of spatial elements within the policy and therefore the full nature of the effects would be determinable depending on the site.										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Policies										
D. How best can we ensure land is available for business development whilst ensuring productive use of brownfield land?										
Issue 48 – Are our business and employment sites occupied by appropriate uses and should the definition of these sites change?										
Alternative 1 <i>Broaden use classes permitted on business and employment sites</i> ✓	+	X	X	X	X	X	+	+	+	✓
Assessment Commentary: No significant impacts are anticipated through this policy approach. However, there is potential for benefits through the creation of additional employment opportunities. In addition to this, consideration of accessibility to businesses, particularly in line with EDC's Town Centre Strategies and links to sustainable transport options, which provide products and services to visiting members of the public will need to be taken into consideration and priority given to town centre first sites, in line with the current policy, for appropriate business proposals. This will lead to additional benefits regarding Population and Human Health, Air Quality and Climatic Factors . Furthermore, this options will be a more proactive approach to attracting appropriate employment-generating used to vacant business land (Material Assets).										
Alternative 2 <i>Maintain current permitted use classes on business and employment sites</i>	X	X	X	X	X	X	X	X	X	
Assessment Commentary: No significant impacts are anticipated through this policy approach. The lack of flexibility within this policy approach could lead to some sites remaining vacant and unproductive which could reduce the level of employment opportunities through the area.										
Issue 49 – Should all of the currently designated business and employment sites be carried forward to LDP2 or should any be re-allocated to alternative use?										
Alternative 1 <i>Maintain majority of business and employment sites, limited change</i> ✓	+/-/-	X	--	-/+	--/-/+	--	--	--	--/+	
Assessment Commentary: This approach would present opportunities to utilise brownfield land into productive use by allowing alternative uses, primarily mixed use opportunities, on existing business sites. As a result, this would help to protect green belt land as the requirement for greenfield developments are likely to be reduced. This has the potential to reduce impacts to Landscape, Soil and Geology and Material Assets with the potential for positive effects. Furthermore, this would contribute to generating employment opportunities (Population and Human Health). However, each of the sites that are being considered as part of this option have a number of environmental constraints (see individual site assessments for Westerhill, Tom Johnston House, Milton Road, Kirkintilloch Business Gateway and Badenheath) which are likely to result in significant negative impacts on the majority of other environmental factors due to issues such as accessibility, impacts on peat land, requirement for significant changes to infrastructure (transport etc.) and impacts to biodiversity designations (e.g. LNCS at Badenheath).										
Alternative 2 <i>Carry all business and employment sites forward, no change</i>	+/-/-	X	--	-/+	--/-	--	--	--	--/+	
Assessment Commentary: It is anticipated that the environmental impacts of this option will be directly related to the individual impacts for each business and employment site. Whilst this option would plan for longer term opportunities for business and employment as well as opportunities to redevelop vacant sites, the full nature of the effects will be dependent on the development of the sites; the sites may remain vacant or derelict for a period of time. The nature of the effects of this option would be similar to those outlined in Alternative 1.										
Alternative 3 <i>Deallocate any business and employment sites that are not likely to come forward in the short term, major change</i>	+/?	X	-/- -/?	X	X	X	X	X	X	✓
Assessment Commentary: This option would prevent any negative impacts associated with the potential development of sites not expected to come forward in the short term. However, in doing so, there would no guarantee of remediation of these sites and has the potential to encourage other sites with constraints to be identified to meet business and employment needs. Furthermore, the positive nature of the effects on Population and Human Health may be reduced as a result of less opportunities for business and employment.										
Issue 50 – Are the business and employment sites in good enough condition to suit their purpose or should any sites be regenerated to increase their commercial attractiveness?										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<div>Alternative 1</div> <div>Select business sites which have been identified as having capacity for more business use, but which have constraints related to their condition, and create a programme of regeneration</div> <div>✓</div>	+	X	X	+	X	X	+/-	+/-	+	✓
Assessment Commentary: Through this policy option there is an opportunity for environmental benefits in relation to the potential remediation of areas of contaminated land (Soil and Geology), active travel infrastructure improvements (Air Quality, Climatic Factors and Material Assets) and landscaping enhancements (Landscape). However, consideration will be needed in terms of whether improvements/regeneration will encourage private vehicle use and parking requirements, if options for sustainable transport infrastructure is not encouraged in order to prevent/reduce potential negative impacts in relation to Air Quality and Climatic Factors . Overall, this option has the potential to encourage inward investment and local employment opportunities (Population and Human Health).										
<div>Alternative 2</div> <div>Allow all business sites to remain in their current state, no change</div>	X	X	X	0/X	X	X	X	X	X	
Assessment Commentary: Through this policy approach there would be no capability to realise and take advantage of the benefits associated with regenerating some business sites (noted above) and would be unlikely to encourage such sites to draw in new business and employment										

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Policies										
E. Can we be more proactive in developing our visitor economy through LDP2 policies?										
Issue 51 – Should the LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?										
Alternative 1 Provide criteria to encourage appropriate new visitor economy/tourism development and specifically focus on Tourism Asset Areas by providing policy for each asset area ✓	+/+ +	?/+	+/+ +	+/+ +	X	X	X	X	X	✓
Assessment Commentary: This spatial strategy approach to tourism will provide additional benefits from a Biodiversity, Flora and Fauna and Landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards these set Asset Areas, it will ensure that the policy is more area specific and we can identify any environmental impacts in a more focussed and systematic manner. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints more efficiently for certain types of development in each location. This approach will also require that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on Population and Human Health , Biodiversity and Landscape character would be further enhanced by implementing this option.										
Alternative 2 Provide criteria to encourage appropriate new visitor economy/tourism development without specifying locations	+	?/+	+	X	+	X	X	?/-	X	
Assessment Commentary: This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of East Dunbartonshire’s town centres, while also encouraging tourism related proposals. However the approach is less focussed and therefore impacts are less likely to be significant.										
Issue 52 – Should LDP2 include policy wording regarding short-term lets?										
Alternative 1 Include additional wording to support the assessment of applications for visitor accommodation and short-term holiday lets ✓	+	+/-	+/-	+/-	X	X	?/+/-	?/+/-	X	✓
Assessment Commentary: Through this approach a greater number of applications for and consequently development of tourism accommodation is anticipated. With an improved accommodation stock within the area it is likely to increase visitor numbers to key attractors. Potential positive and negative impacts are anticipated for natural and historic environmental assets (Cultural Heritage , Biodiversity, Flora and Fauna , and Soil and Geology) due to increased access to assets as well as possible enhancement opportunities through development mitigation and/or planning gain. Additional positive impacts are likely in relation to Population and Human Health through enhanced community wellbeing by promoting tourism related activities and assets. A key planning consideration for this form of accommodation should be access to public transport and links to key attractors. This would avoid or reduce any adverse impacts in relation to air quality and the use of private vehicles; without this consideration negative impacts to Air Quality and Climatic Factors may be the result.										
Alternative 2	+	+/-	+/-	+/-	X	X	?/+/-	?/+/-	X	

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
<i>As alternative option but also consider impact upon housing land supply</i>	<p>Assessment Commentary:</p> <p>From a purely environmental perspective this option is unlikely to have any additional impacts to those noted above. The impacts of this option and the alternative option above will be dependent on the locations and sensitivity of the new sites and/or existing accommodation. One issue may arise whereby significant amounts of housing stock and/or sites are utilised for tourism uses. The resulting impacts of this could be significant in relation to the additional allocation of land for required housing, depending on scale, locations and sensitivity or the receiving environment.</p>									

Issues and Proposed Policy Alternatives	SEA ENVIRONMENTAL FACTORS									SEA Preferred Option
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
LDP Policies										
F. Should we carry out a review of historic environment designations?										
Issue 53 – Should the historic environment value of Conservation Areas and Townscape Protection Areas be updated?										
Alternative 1 <i>Review all Conservation Areas and Townscape Protection Areas</i> ✓	+	++	X	X	X	X	X	X	X	✓
Assessment Commentary: This policy option advocates for a full review of Conservation and Townscape Protection Areas to ensure that all currently designated sites are fit for purpose and that all assets are of a good quality. This option will retain all of the benefits of the existing policy, as well as provide additional new evidence to justify the designations and their continued protection with minor positive impacts to Population and Human Health and significant positive impacts to Cultural Heritage .										
Alternative 2 <i>Retain all Conservation Areas and Townscape Protection Areas as they are currently designated</i>	+	+/++	X	X	X	X	X	X	X	
Assessment Commentary: This policy option will retain the preservation and enhancement of these designated areas and provide benefits in relation to Population and Human Health and Cultural Heritage in relation to historic and architectural value.										
Issue 54 – Should the historic environment value of Locally Important Historic Gardens and Designed Landscapes be updated?										
Alternative 1 <i>Review Locally Important Historic Gardens and Designed Landscapes</i> ✓	X	+/++	+/++	X	+/++	X	X	X	X	✓
Assessment Commentary: This policy option advocates for a full review of Locally Important Historic Gardens and Designed Landscapes to ensure that all currently designated sites are fit for purpose and that all assets are of a good quality. This will ensure the protection and enhancement for these existing assets and provide benefits in relation to Cultural Heritage , Biodiversity, Flora and Fauna and Landscape character through continued protection for these important green infrastructure assets and their contributions to the wider green network whilst also providing new evidence to justify the designations and their continued protection.										
Alternative 2 <i>Retain all sites currently designated</i>	X	+/++	+/++	X	+/++	X	X	X	X	
Assessment Commentary: This policy option will retain the protection and enhancement for these existing assets and provide benefits in relation to Cultural Heritage , Biodiversity, Flora and Fauna and Landscape character through continued protection for these important green infrastructure assets and their contributions to the wider green network. However, this option does not provide evidence to further justify the designation and their continued protection, as above.										

Appendix G: Community Area Cumulative Site Assessments

ASSESSMENT TABLE KEY	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Community Area: Bearsden

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S311 190-196 Milngavie Road	+	X	X	?	X	- / ?	++	0 / -	0	0 / +
S360 Nithsdale Crescent	0	-- / ?	X	X	- / ?	X	+	0	- / ?	- / ?
6.1 Bearsden Golf Course	-	--	0	X	--	0	0	-	0	-
6.4 Castlehill Farm	0	--	-	X	-	0	-	-	0/-	-
2B Crarae Avenue (former church)	+	X	-	X	X	X	- / +	- / +	- / +	
Netherton Farm Lane	+ / -	? / -	- / --	X	X	X	-	-	-	
Summary across Sites	0	--	-	X	--	0	+/-	-	-	-

Community Area: Bishopbriggs

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S333 Former Auchinairn Primary School, Beech Road, Bishopbriggs	0	×	×	+ / ?	×	+ / ?	+	+	- - / ?	- -
S330 Duncryne Place / Brackenbrae Road, Bishopbriggs	0	×	- / ?	+ / ?	-	×	+	+	- / ?	0
S306 Former Bishopbriggs High School (including LDP 6.17)	+ / ?	- / ?	×	×	0	- / ?	++ / ?	- / ?	- / ?	- / ?
S303 South Westerhill Road, Bishopbriggs	- -	×	- -	? / - / +	-	- / ?	- -	- -	- -	- -
S312 Birkhill Avenue, Bishopbriggs	- -	×	- -	- -	-	- - / ?	- -	- -	- -	- -
S318 Stanley Drive, Bishopbriggs	-	×	-	- / ?	-	- / ?	0	- / ?	- / ?	- / ?
S362 North of Westerhill Road, Bishopbriggs	-	×	-	- - / ?	- -	- - / ?	0	- - / ?	- / ?	- - / ?
S363 East of Westerhill Road, Bishopbriggs	- -	×	- -	- - / ?	-	- - / ?	- -	- -	- -	- -
Summary across Sites	- -	×	- -	- - / ?	- -	- - / ?	- -	- - / ?	- - / ?	- - / ?

** This assessment includes the LDP2 preferred housing sites and those sites allocated as part of LDP1, including those with planning consent to inform the baseline but excludes those identified as preferred housing sites subject to further assessment. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1 **	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S333 Former Auchinairn Primary School, Beech Road, Bishopbriggs	- -	×	- -	? / - / +	-	- / ?	- -	- -	- -	- -
S330 Duncryne Place / Brackenbrae Road, Bishopbriggs	0	×	- / ?	+ / ?	-	×	+	+	- / ?	0
S306 Former Bishopbriggs High School (including LDP 6.17)	+ / ?	- / ?	×	×	0	- / ?	++ / ?	- / ?	- / ?	- / ?

LDP2 Housing Option 1 **	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Summary across Sites	- / ?	X	- -	?	-	- / ?	- / ?	- - / ?	- - / ?	- - / ?

Community Area: Kirkintilloch, Lenzie and Waterside

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including those with planning consent to inform the baseline. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S24 Kirkintilloch Gateway (Site 1), Kirkintilloch	-	✕	--/?	+/?	--	-/?	--	-/?	--/?	--/?
S100 Kirintilloch Gateway (Site 2), Kirkintilloch	0	✕	-/?	+/?	--	-/?	--	--/?	--/?	--/?
S346 Kirkintilloch Gateway (Site 3), Kirkintilloch	0	✕	-/?	✕	--/?	✕	--/?	-/?	-/?	-/?
S347 Kirkintilloch Gateway (Site 4), Kirkintilloch	-	✕	0/?	+/?	-/?	✕	--	-/?	--/?	-/?
S111 Former Tom Johnstone House, Kirkintilloch	✕	✕	✕	+/?	-	-/?	++	-/?	-/?	-/?
S226 Whitegates Business Park, Kirkintilloch	✕	✕	✕	+/?	-	✕	+	-/?	-/?	-/?
S326 Merkland School, Kirkintilloch	✕	✕	-/?	+/?	-	✕	-/?	✕	--/?	-/?
S353 Moss Road Waterside	-	✕	0	✕	-	-/?	-	--/?	-/?	-/?
S365 Langmuir Road, Kirkintilloch	-	✕	-/?	--/?	-	-/?	--	--/?	-	--/?
S366 Campsie View School, Lenzie	✕	✕	-/?	✕	-/?	✕	-	-	-	-/?
S367 Former Lenzie Primary School, Lenzie	✕	-/?	✕	✕	✕	✕	++	+	-	+/-
6.30 Armour Drive Lock-ups, Kirkintilloch	✕	✕	✕	✕	✕	✕	✕	✕	-	✕
6.35 Chryston Road, Kirkintilloch	--	✕	-	?	--	0	-	-	-/?	-
6.37 Cleddans Playing Field, Kirkintilloch	--	--	✕	✕	✕	-	✕	-	✕	--
6.38 Duntiblae Road, Kirkintilloch	-	✕	-	?	--	?	-	-	-/?	-/?
6.39 Fauldhead, Kirkintilloch	--	✕	-	?	--	--	0	0/-	-	--
6.40 Glasgow Road, Kirkintilloch	+	0	0	✕	✕	0	✕	0	0	0
6.42 Former Lairdsland School Canteen, Kirkintilloch	✕	-	✕	✕	✕	✕	✕	✕	-	✕

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
6.46 Meadowburn Avenue, Lenzie	-	X	- / ?	X	--	-- / ?	--	--	-- / ?	-- / ?
6.32 Blackthorn Grove, Lenzie	+	X	-	X	X	X	X	-	-	X
6.43 Former Lairdsland School, Kirkintilloch	X	-	X	X	X	X	X	X	-	X
David Gray Drive / Fossil Grove, Kirkintilloch	X	X	- / ?	X	X	X	? / -	? / -	+	? / -
Saddler's Brae Farm, Kirkintilloch	X	X	X	-	? / -	? / -	-	-	-	-
Former St Agatha's Primary School, Kirkintilloch	X	X	X	X	? / -	X	? / -	? / -	+	? / -
85 – 97 Townhead, Kirkintilloch	+	X	X	X	X	X	+	+	+	+
6.57 Adamslie Park / Former Rob Roy Football Ground, Kirkintilloch	- / +	--	X	X	X	X	- / ?	- / ?	-	- / ?
Summary across Sites	--	- / ?	-- / ?	?	--	-- / ?	--	-- / ?	-- / ?	-- / ?

**** This assessment includes the LDP2 preferred housing sites and those sites allocated as part of LDP1, including those with planning consent to inform the baseline but excludes those identified as preferred housing sites subject to further assessment. Sites which are under construction or are developed are not included as part of this assessment.**

LDP2 Housing Option 1 **	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S326 Merkland School, Kirkintilloch	X	X	- / ?	+ / ?	-	X	- / ?	X	-- / ?	- / ?
S366 Campsie View School, Lenzie	X	X	- / ?	X	- / ?	X	-	-	-	- / ?
S367 Former Lenzie Primary School, Lenzie	X	- / ?	X	X	X	X	++	+	-	+ / -
6.30 Armour Drive Lock-ups, Kirkintilloch	X	X	X	X	X	X	X	X	-	X
6.35 Chryston Road, Kirkintilloch	--	X	-	?	--	0	-	-	- / ?	-
6.37 Cleddans Playing Field, Kirkintilloch	--	--	X	X	X	-	X	-	X	--
6.38 Duntiblae Road, Kirkintilloch	-	X	-	?	--	?	-	-	- / ?	- / ?
6.39 Fauldhead, Kirkintilloch	--	X	-	?	--	--	0	0 / -	-	--
6.40 Glasgow Road, Kirkintilloch	+	0	0	X	X	0	X	0	0	0

LDP2 Housing Option 1 **	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
6.42 Former Lairdsland School Canteen, Kirkintilloch	X	-	X	X	X	X	X	X	-	X
6.46 Meadowburn Avenue, Lenzie	-	X	- / ?	X	--	-- / ?	--	--	-- / ?	-- / ?
6.32 Blackthorn Grove, Lenzie	+	X	-	X	X	X	X	-	-	X
6.43 Former Lairdsland School, Kirkintilloch	X	-	X	X	X	X	X	X	-	X
David Gray Drive / Fossil Grove, Kirkintilloch	X	X	- / ?	X	X	X	? / -	? / -	+	? / -
Saddler's Brae Farm, Kirkintilloch	X	X	X	-	? / -	? / -	-	-	-	-
Former St Agatha's Primary School, Kirkintilloch	X	X	X	X	? / -	X	? / -	? / -	+	? / -
85 – 97 Townhead, Kirkintilloch	+	X	X	X	X	X	+	+	+	+
6.57 Adamslie Park / Former Rob Roy Football Ground, Kirkintilloch	- / +	--	X	X	X	X	- / ?	- / ?	-	- / ?
Summary across Sites	--	- / ?	- / ?	?	--	- / ?	--	-- / ?	-- / ?	-- / ?

Community Area: Lennoxtown, Milton of Campsie, Haughead and Clachan of Campsie

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including those with planning consent to inform the baseline. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S321 St Machan’s Way, Lennoxtown	X	X	X	X	X	- / ?	+	-	X	X
6.52 Campsie Golf Club, Lennoxtown	-	X	0	X	--	-	--	-	-	-
6.57 Lennox Castle, Lennoxtown	-	?	- / ?	+ / ?	?	X	-	-	--	- / ?
6.58 Lennoxlea, Lennoxtown	0	X	-	X	-	-	-	-	-	-
6.61 Redhills, Primrose Way, Lennoxtown	X	X	- / ?	+ / ?	-	- / ?	-	-	-	- / ?
6.53 East of Aldessan House, Clachan of Campsie	+	-	- / ?	X	-	-	-	-	-	-
6.56 Lenox Castle Hospital – Remaining phases, Lennoxtown	-	- / ?	- / ?	+ / ?	--	- / ?	--	--	-- / ?	-- / ?
Watshod Farm, Milton of Campsie	? / +	X	X	X	? / -	X	- / --	- / --	-	- / ?
Summary across Sites	X	X	-- / ?	+ / ?	--	-- / ?	--	--	-- / ?	-- / ?

The table below illustrates the cumulative impacts identified for the LDP2 alternative housing options. The assessment includes those sites identified as preferred and alternative options through the prescribed site assessments methodology and those allocated as part of LDP1, including those with planning consent to inform the baseline. Sites which are under construction or are developed are also not included as part of this assessment.

LDP2 Housing Option 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S321 St Machan’s Way, Lennoxtown	X	X	X	X	X	- / ?	+	-	X	X
S322 Derrywood Road, Milton of Campsie	X	X	- / ?	X	-	X	-	-	X	-
6.52 Campsie Golf Club, Lennoxtown	-	X	0	X	--	-	--	-	-	-
6.57 Lennox Castle, Lennoxtown	-	?	- / ?	+ / ?	?	X	-	-	--	- / ?
6.58 Lennoxlea, Lennoxtown	0	X	-	X	-	-	-	-	-	-
6.61 Redhills, Primrose Way, Lennoxtown	X	X	- / ?	+ / ?	-	- / ?	-	-	-	- / ?
6.53 East of Aldessan House, Clachan of Campsie	+	-	- / ?	X	-	-	-	-	-	-

LDP2 Housing Option 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
6.56 Lenox Castle Hospital – Remaining phases, Lennoxtown	-	- / ?	- / ?	+ / ?	--	- / ?	--	--	-- / ?	-- / ?
Watshod Farm, Milton of Campsie	? / +	X	X	X	? / -	X	- / --	- / --	-	- / ?
Summary across Sites	X	X	-- / ?	+ / ?	--	-- / ?	--	--	-- / ?	-- / ?

Community Area: Milngavie

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S361 Drumclog Avenue, Milngavie	-	X	-	X	--	X	-	-	-	--
6.5 Craigton Road (Clober Golf Course), Milngavie	--	X	-	X	--	X	+	+/-	-	--
6.14 18 Strathblane Road, Milngavie	X	-/+	X	X	X	X	X	X	-	-
Summary across Sites	--	X	-	X	--	X	0	0	--	--

The table below illustrates the cumulative impacts identified for the LDP2 alternative housing options. The assessment includes those sites identified as preferred and alternative options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S361 Drumclog Avenue, Milngavie	-	X	-	X	--	X	-	-	-	--
S227 Halley's Garage, Milngavie	0	X	-/?	+/?	X	-/?	0	-	X	-/?
6.5 Craigton Road (Clober Golf Course), Milngavie	--	X	-	X	--	X	+	+/-	-	--
6.14 18 Strathblane Road, Milngavie	X	-/+	X	X	X	X	X	X	-	-
Summary across Sites	--	X	--/?	X	--	X	0	-	--	--/?

Community Area: Torrance and Baldernock

The table below illustrates the cumulative impacts identified for the LDP2 preferred housing options. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including those with planning consent to inform the baseline. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S204 Ferryhill Motors, Torrance	0	0	-	?	0	0	-	-	0	0 / -
6.15 Acre Valley Nursery, Torrance	0	0	0	0	-	-	-	-	0	0 / -
6.16 Balmore Garden Nursery, Balmore	X	--	0	X	-	0	--	--	-	--
6.22 Kelvindale Nursery, Torrance	X	X	X	X	0	X	0	0	0 / ?	0
6.23 Kelvin View, Torrance	0	- / ?	0	-	--	X	-	- / ?	0 / ?	- / ?
Summary across Sites	0	- / ?	0	X	--	0	--	--	0 / ?	--

** This assessment includes those sites allocated as part of LDP1, including those with planning consent to inform the baseline but excludes those identified as preferred housing sites subject to further assessment. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1 **	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
6.15 Acre Valley Nursery, Torrance	0	0	0	0	-	-	-	-	0	0 / -
6.16 Balmore Garden Nursery, Balmore	X	--	0	X	-	0	--	--	-	--
6.22 Kelvindale Nursery, Torrance	X	X	X	X	0	X	0	0	0 / ?	0
6.23 Kelvin View, Torrance	0	- / ?	0	-	--	X	-	- / ?	0 / ?	- / ?
Summary across Sites	0	- / ?	0	X	--	0	--	--	0 / ?	--

Community Area: Twechar

The table below illustrates the cumulative impacts identified for those sites allocated as part of LDP1, including those with planning consent to inform the baseline, given that no new proposals were provided for this Community Area. Sites which are under construction or are developed are not included as part of this assessment.

LDP2 Housing Option 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
6.31 Barhill Lodge & 1 Glen Shirva Road, Twechar	+	--	-	X	-	-	--	-	-	-
6.41 Glen Shirva, Twechar	-	--/?	-/?	+/?	-	X	--	-	-	-
6.45 MacDonald Crescent, Twechar	-	X	-/?	--/?	-/?	X	--	-	--/?	--/?
Summary across Sites	0	--/?	--/?	-/?	--/?	X	--	--	--/?	--/?

Appendix H: SEA Site Assessments for Consented & Windfall Sites

Site: 2B Crarae Avenue, Bearsden

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	-	X	X	X	-/+	-/+	-/+

SEA commentary:

- Presence of Tree Preservation Order in Bearsden
- Close proximity (within 5 minutes walking distance (300m) to Westerton train station which provides a regular rail service to a variety of destinations including: Milngavie, Glasgow, Motherwell, Larkhall, Airdrie, Dalmeir, Balloch, Cumbernauld and Edinburgh. Therefore there are options for sustainable transport options and accessible along Crarae Avenue.
- The site is within 5 minute walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.
- The site is within 5 minute walking distance of Westerton Primary School.

- The site is remote however from Bearsden town centre and associated facilities. Therefore this may increase the need to travel
- Would redevelop a currently underused space

Proposed Mitigation Measures / Suggested Alterations:

- Protect TPO trees and conserve good quality woodland on site
- Include access onto existing path which leads to Maxwell Avenue
- Development subject to conditions of planning consent TP/ED/16/0311

Site: Netherton Farm Lane, Bearsden

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+/-	?/-	-/- -	X	X	X	-	-	-

SEA commentary:

- Adjacent to the railway line; the development could be impacted by noise pollution.
- The site is directly adjacent to the Forth and Clyde Canal Scheduled Monument.
- TPOs in north-west of the site boundary and south-east of the site with areas of native woodland.
- A core path runs directly along the canal along the south-western border of the site and connects to the Canal.
- The site has good walking access (220m) to the National Cycle Route 754 (Forth and Clyde Canal) which provides links to Glasgow and elsewhere in East Dunbartonshire.
- The site is remote however from Bearsden town centre and associated facilities. Given the poor availability of nearby, frequent public transport it is likely that this site will increase the need to travel with an emphasis on private vehicular traffic.

- The site forms part of the railway and canal habitat corridors. Development could restrict the movement of species, particularly larger mammal species such as roe deer and badger.

Proposed Mitigation Measures / Suggested Alterations:

- Development subject to conditions of planning consent TP/ED/15/0382
- Enhance walking and cycling provision on Netherton Farm Lane and Old Farm Lane particularly under the rail bridge on Old Darm Lane as this will be the main access point for the bus route.
- Mitigation for badger included in proposals.
- Vegetation to be retained along the canal and enhanced as part of landscaping proposals.

Site: David Gray Drive/Fossil Grove, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	-/?	X	X	X	?/-	?/-	+

SEA commentary:

- Upgrade the lock up space which is currently underused
- Potential for access improvements via David Gray Drive and Fossil Grove
- This site is within 400m walking distance of bus stops which are served by the 88 service (every 15 mins) X87 service (half hourly), 84/84B service (hourly) and the less regular 801 service. An alternative bus stop which is within 400m walking distance is also served by the 84/84B service (hourly).
- The site is not within reasonable walking distance of a town centre and associated facilities which may increase the need to travel. However local public transport links has the potential to mitigate against the potential volume of vehicular traffic.
- Potential loss of habitat for roosting bat and nesting bird.

Proposed Mitigation Measures / Suggested Alterations:

- Provide roosting and nesting space as part of new building designs.

Site: Saddlers Brae Farm, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	X	-	?/-	?/-	-	-	-

SEA commentary:

- Situated within the green belt
- Although the boundary of the site is out with this designation, there is an area of Class 5 peat to the south of Langmuir Road. There is the potential that construction work and future access to the site could result in disturbance to peat, either directly or indirectly. Development of the site could impact on localised hydrology affecting the integrity of the peatland.
- Access to local facilities and amenities is poor; this has the potential to increase the need to travel by private vehicle due to the lack of public transport links in the vicinity.
- Good access to the core path network.

Proposed Mitigation Measures / Suggested Alterations:

- Development subject to conditions of planning consent TP/ED/16/0367
- Protection and enhancement of core paths including access to the core path from the site
- Retention of boundary hedge/trees and native species proposed for landscaping.

Site: Former St Agatha's Primary School, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	X	X	?/-	X	?/-	?/-	+

SEA commentary:

- Located within the greenbelt
- Development would result in the conversion (upgrade) of underused building
- It is likely that the existing access routes could be utilised
- The nearest bus stops to this site are served by hourly services 84 and 247. Access to a more regular service (X87) is over 400m walking distance away (approximately 500m).
- This site will increase the need to travel, most likely by private vehicle given the public transport options available in the area.

Proposed Mitigation Measures / Suggested Alterations:

- Development subject to conditions of planning consent TP/ED/17/0831 relating to the appropriate landscaping
- Protection and enhancement of core paths including access to the core path from the site.
- Retention of boundary hedge/trees and native species proposed for landscaping.

Site: 85 to 97 Townhead, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	X	X	X	X	+	+	+

SEA commentary:

- The site is directly within the boundary of Kirkintilloch town centre and as a result is within walking distance of the town centre for amenities and services.
- This site is within 300m walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.
- Development of this site would result in the upgrade of currently underused space within a town centre setting.

Proposed Mitigation Measures / Suggested Alterations:

- Development subject to conditions of planning consent TP/ED/18/0053

Site: Adamslie Park/ Former Rob Roy Football Ground, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-/+	--	X	X	X	X	-/?	-/?	-

SEA commentary:

- The Antonine Wall World Heritage Site Buffer Zone lies directly within the site boundary.
- Development of the site would result in the removal of Adamslie Park for recreation.
- This site is within 400m walking distance of a bus stop which is served by services: 89/89B (Every 15 mins) and the less regular 88C.
- A core path is within 400m walking distance, however, would not provide any functional purpose, e.g. access to local services and would mainly be used for leisure.
- This site is not within walking distance of Kirkintilloch town centre and associated facilities therefore this site may increase the need to travel however, the bus links available may mitigate against this.

Proposed Mitigation Measures / Suggested Alterations:

- Design of any development to protect and enhance the Antonine Wall World Heritage Site Buffer Zone
- Onsite open space and play space required
- Include pedestrian and cycling access into Rob Roy Gardens which can reduce the distance to National Cycle Route 754 (Forth and Clyde Canal) and onward active journey to Kirkintilloch town centre.
- If a link was made, it would be within 250m walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link to Kirkintilloch town centre.
- Ensure biodiversity enhancements through landscaping e.g. native species planting including trees, hedgerows and meadow.

Site: East of Aldessan House, Clachan of Campsie

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	-	-/?	X	-	-	-	-	-

SEA commentary:

- The site is within a Local Landscape Area and development of this site could alter the settlement pattern.
- The western half of the site is contained within a Conservation Area.
- A risk of medium river flooding has been identified throughout parts of the west of the site.
- The bus stop on the boundary of this site is served by service X85 (half hourly), and less regular services 801, 803 and 88C.
- There are various core paths within close access to this site.
- Given the location of this site and its remote setting from local centres and amenities, it is likely this site will increase the need to travel; however the bus links may mitigate against this.
- Area of grassland (unknown quality) and scattered mature trees and scrub. Potential for foraging and commuting bats.

Proposed Mitigation Measures / Suggested Alterations:

- Flood risk assessment is required to determine the developable extent of the site
- Protection and enhancement of the existing core path
- Retain any boundary features and mature trees
- Ensure biodiversity enhancements are included within layout design and landscaping

Site: Watshod Farm, Milton of Campsie

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
?/+	X	X	X	?/-	X	-/-	-/-	-

SEA commentary:

- The site is situated within the greenbelt and the Campsie Local Landscape Area.
- The site is within close proximity to a Core Path, giving opportunities to connect to Birdston and Milton of Campsie
- The site is removed from any centre and associated facilities; as the nearest bus stop is over 2200m walking distance (30 mins walking time), it is expected that the site will greatly increase the need to travel with a strong emphasis on private vehicular travel.

Proposed Mitigation Measures / Suggested Alterations:

- Development subject to conditions of planning consent TP/ED/17/0199
- Create link to nearby Core Path which can provide the most direct route to Milton of Campsie and the public transport network.

Site: Blackthorn Grove, Lenzie (modified LDP1 assessment)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	-	X	X	X	X	-	-

SEA commentary:

- The proposal site is in close proximity to the Lenzie Moss Local Nature Reserve which along with the playing fields adjacent provides a strong defensible green belt boundary for the site and settlement as a whole.
- The site has easy access to the core path around Lenzie Moss LNR with direct access to Lenzie Town Centre.
- Due to the potential flooding issues for the site as a result of Lenzie Moss the possibility is high for the site and its potential development to impact on the hydrology of the Local Nature Reserve and its biodiversity value.
- The site is out with the designated Flood Risk Area however, is locally known for point source flooding from Lenzie Moss, Local Nature Reserve to the South of the proposal site.
- Development of the site would require the demolition of existing structures.
- The site currently has access to adjacent playing fields for local communities which allows residents to have access to open space and recreational facilities.
- This site is within 400m walking distance of a bus stop which is served by the 178 service (hourly). Other stops which are over 600m walking distance away are served by more regular services 88/88A (every 15 mins).

Proposed Mitigation Measures / Suggested Alterations:

- Sustainable construction techniques, methods and materials should all be used to ensure no adverse environmental impacts on the nature reserve occur as a result of the proposed development.
- Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.
- This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).
- By incorporating a requirement for development on this site to ensure appropriate access to the adjacent sports pitch and retainment or replacement, where necessary, of the pitch provision has the potential to result in minor positive impacts for local communities.
- If a link is created, the site will have very good access to core paths on Lenzie Mss which can provide a direct walking and cycling link to Lenzie station.

Site: Former Lairdsland School, Kirkintilloch (modified LDP1 assessment)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	-	X	X	X	X	X	X	-

SEA commentary:

- The proposal site is within a designated Conservation Area.
- The development of this site would require the demolition of the existing school building.
- This site is within 400m walking distance of a bus stop which is served by 88/88A/88C (every 15 mins), X85 (half-hourly), X87 (half-hourly) 89/89B (every 15 mins), 84/84B (hourly), 178 (hourly), 72 (hourly), 247 (hourly), 47A (hourly).
- This site is on the boundary of Kirkintilloch town centre with associated facilities.
- This site is within 5 minutes walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.

Proposed Mitigation Measures / Suggested Alterations:

- Any development should be in line with the Council's policy and the proposal should enhance the setting of the Conservation Area through appropriate landscaping and design.
- This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing development in terms of drainage, paths and utilities.

- Due to the fact that an existing structure will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the adjacent residential areas.
- Swift bricks and bat boxes should be provided on new buildings
- Landscaping should include native species planting

Site: Lennox Castle Hospital (remaining phases), Lennoxtown

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-	- / ?	- / ?	+ / ?	--	- / ?	--	--	-- / ?

Assessment Summary:

The following constraints exist on this allocated housing site:

- The eastern part in the area shown at flood risk in the SEPA flood map. This includes fluvial flood risk from the Glazert Water in the north east of the site, surface water food risk in the centre and east and a smaller area of surface water flood risk in the west of the site.

Other Constraints:

- The site is not within 400m of a bus stop with a regular service.
- There is native woodland on north-east and southern edges of the site which should be protected and enhanced.
- Potential contamination from former hospital use

Additional SEA commentary:

- The majority of the site is within an area of potentially contaminated land.
- The site is directly adjacent to Glazert Woods open space to the north and east of the site and is also protected by TPO. As well as the areas of native woodland, the site also has a large quantity of tree lines and mature trees (mainly in the west).
- The entire site is also within the Lennox Castle Hospital locally important Garden and Designed Landscape.
- Despite the access to bus services on the A891 (half hourly) and accessibility to the core path network the development of this scale in this location would significantly increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from Lennoxtown centre (approximately 2km from site using core paths) and other settlements, local services and amenities, employment centres and rail connection.

Proposed Mitigation Measures / Suggested Alterations:

- Flood risk assessment is required to ascertain the developable extent of the site in relation to the fluvial risk from the Glazert Water
- Establish viability of connecting to sewer to ensure capacity is not an issue.
- Protect and enhance good quality trees and woodland on or adjacent to the site, in particular native woodland which is an LBAP priority habitat
- Evaluate and protect mature trees / woodland of value.
- Protect, enhance and or expand the LNCS and green network to the north and west,
- New and enhanced connections to the National Cycle Route 755 (Strathkelvin Railway Path), the strategic green network access link of the Strathkelvin Way, protect the core path north west of the site.
- On site open space and play space required.
- Conserve and enhance the special qualities of the Glazert Valley Local Landscape Area, landscape character and the landscape setting of the settlement.
- Enhancements to locally important Garden and Design Landscape
- Ground investigations
- Archaeological evaluation has been carried out within the site, however further archaeological work may be required.

Appendix I: Cumulative Issues / Policy Assessment

ASSESSMENT TABLE KEY	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
Preferred Options	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Issue 1	The overall/cumulative impact of the objectives is provided in Section 3.5 in the Environmental Report									
Issue 2	+	X	+	X	X	X	+	X	+	+
Issue 4	+/++	?	?	?	?	?	+/++	+/++	+/++	+/++
Issue 5	+/++	?/+	+/++	X	+/++	X	X	X	X	+
Issue 6	X	-	X	X	0	-/?	-	-/?	-/?	-
Issue 7	+	+	+	X	X	X	+	+	X	+
Issue 8	+	X	+	X	X	X	+	X	+	+
Issue 9	X	X	X	X	X	X	X	X	X	X
Issue 10	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--
Issue 12	+/++	?/+	+/++	X	+/++	X	X	?/-	X	+
Issue 13	-	-/?	--/?	--/?	--	-/?	--	-	-/?	-/--
Issue 14	+	+	+	X	X	X	+	+	X	+
Issue 15	+/++	?	?	?	+/++	?	?	?	?	?/+
Issue 16	+	X	X	+	+	X	+	+	X	+
Issue 18	+	X	X	X	X	X	+	+	X	X/+
Issue 19	+/++	?/+	+/++	X	+/++	X	X	?/-	X	+
Issue 20	+	+	+	X	X	X	+	+	X	+
Issue 22	X	?/--	X	X	X	X	X	X	X	X

Preferred Options	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Issue 23	+/++	?/+	+/++	X	+/++	X	X	?/-	X	+
Issue 24	+	X	+	X	X	X	+	X	+	+
Issue 26	+/++	?	?	?	?	?	+/++	+/++	+/++	+/++
Issue 27	+/++	?/+	+/++	X	+/++	X	X	?/-	X	+
Issue 29	+	+	+	X	X	X	+	+	X	+
Issue 31	+/++	+/-	+/++	X	+/++/-	+/-	X	X	X	+/++
Issue 32	0	X	X	X	+	X	X	X	X	X
Policies										
Issue 33	+/++	X	+	X	+	X	+	+	+	+
Issue 35	++/?	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?/+/-	?
Issue 36	?/++	?/++	?/++	?/++	?/++	?/++	?/++	?/++	?/++	?
Issue 37	X	X	X	X	X	X	X	X	X	X
Issue 38	++	X	X	X	X	X	X	X	X	X
Issue 39	+/++	X	X	X	+/++	X	+/++	+/++	X	+/++/ X
Issue 40	++	+/++	++	++/?	++/?	+/++	+/++	++	+/++	++
Issue 41	++	?	++	?/++	++/+	X	X	++/+	X	++/+
Issue 42	++	X	X	X	X	X	++	++	++	X/+
Issue 43	X	X	X	X	X	X	+/++	+/++	+/++	X/+
Issue 44	X	X	X	X	X	X	++	++	X	X/+
Issue 45	+	?	?	?	?	?	?	++	++	?/+
Issue 46	++	+	+	+	+	+	+	+	X	+
Issue 47	X	X	++	++	X	X	X	++	X	X/+
Issue 48	+	X	X	X	X	X	+	+	+	X/+
Issue 49	+/-/-	X	--	-/+	--/-/+	--	--	--	--/+	--
Issue 50	+	X	X	+	X	X	+/-	+/-	+	+

	SEA ENVIRONMENTAL FACTORS									
Preferred Options	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Assessment Outcome across topics
Issue 51	+/++	?/+	+/++	+/++	X	X	X	X	X	+/++
Issue 52	+	+/-	+/-	+/-	X	X	?/+/-	?/+/-	X	+
Issue 53	+	++	X	X	X	X	X	X	X	X
Issue 54	X	+/++	+/++	X	+/++	X	X	X	X	X/+
Summary across Issues and Policies	++	? / +	+ / ++	? / +	? / +	?	+ / ++	++	+ / ++	+ / ++

Appendix J: Cumulative Site Assessment – LDP2 MIR Preferred Options

LDP2 Community Areas – Housing Issues	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Bearsden	0	--	-	X	--	0	+/-	-	-	-
Bishopbriggs	--	X	--	--/?	--	--/?	--	--/?	--/?	--/?
Kirkintilloch, Lenzie and Waterside	--	-/?	--/?	?	--	--/?	--	--/?	--/?	--/?
Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead	X	X	-/?	+/?	-	--/?	--	--	--/?	--/?
Milngavie	--	X	-	X	--	X	0	0	--	--
Torrance and Baldernock	0	-/?	0	X	--	0	--	--	0/?	--
Twechar	0	--/?	--/?	-/?	--/?	X	--	--	--/?	--/?
Overall Cumulative Impact	--	--	--	-/?	--	--	--	--	--	--