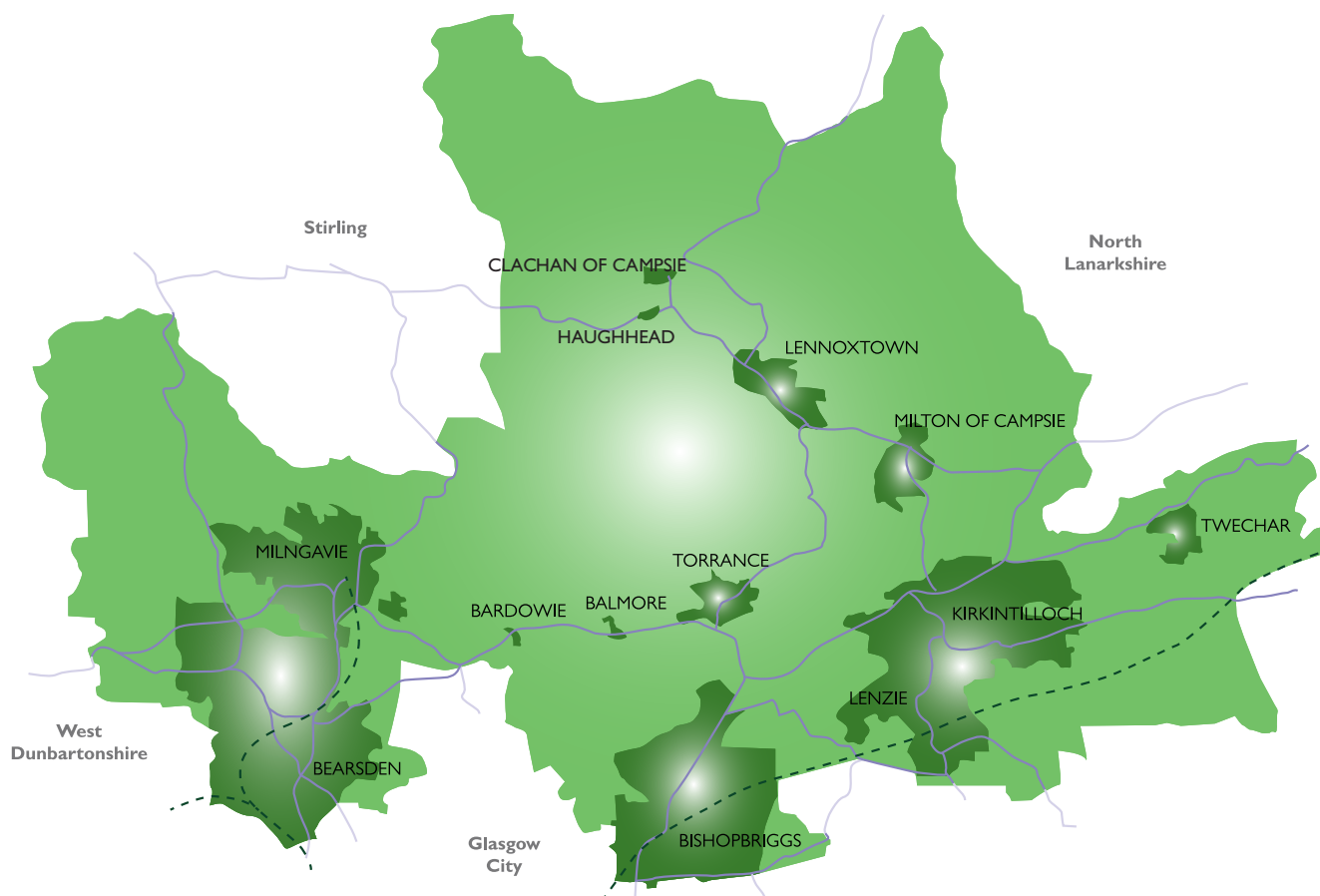


East Dunbartonshire Local Plan 2

October 2011





East Dunbartonshire Council
Development and Enterprise,
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Tel: 0141 578 8600

This is a true copy of the East Dunbartonshire Local Plan 2

A handwritten signature in black ink, which appears to read 'Thomas Glen'. The signature is written in a cursive style with a large initial 'T' and a circular flourish at the end.

Mr Thomas Glen
Head of Development and Enterprise

October 2011

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Introduction



Background and Consultations

In March 2007 East Dunbartonshire Council took the first steps in preparing a new Local Plan for East Dunbartonshire by publishing a 'Main Issues Report' for public consultation and comment.

From this time to the present the Scottish Government has been 'modernising' Scotland's land use planning system, by progressively introducing new legislation, policy and procedures under the auspices of the Planning, etc. (Scotland) Act 2006.

Taking account of these reforms and, additionally, statutory requirements of the Strategic Environmental Assessment (SEA) process, two further rounds of detailed public consultation commenced in October 2008 with the publication of the Council's proposed Key Policy Directions Report (KPDR) for land use planning in East Dunbartonshire, and then the East Dunbartonshire Local Plan 2 – Finalised Draft in September 2009.

These consultation periods provided an opportunity for anyone with an interest in the proper land use planning of East Dunbartonshire to submit views and comments on the policies and proposals of the Local Plan 2 and the accompanying Environmental Report. Publicity and consultation activities included direct mailing to over 500 stakeholders, press releases, leafleting and poster displays, staffed exhibitions and meetings with Community Councils.

Examination

The finalised Local Plan 2, together with all unresolved representations, was then submitted to the Directorate of Planning and Environmental Appeals in May 2010, as part of a formal 'examination'. The examination was conducted by Reporters appointed by the Scottish Government. Having considered all of the unresolved representations received, the Reporters published the Examination Report in June 2011, in which they set out their conclusions on the Local Plan 2 and any recommended modifications. Copies of the Examination Report are available on request. The Council subsequently proceeded to amend the draft Local Plan 2 to incorporate the Reporters' modifications.

Adopted Local Plan 2

This work has led to the publication of the adopted East Dunbartonshire Local Plan 2. This document is in two parts: a Written Statement and Proposals Map.

- The Written Statement sets out detailed planning policies and specific development proposals for land in East Dunbartonshire.
- The Proposals Map identifies the policies and proposals which affect any given piece of land.

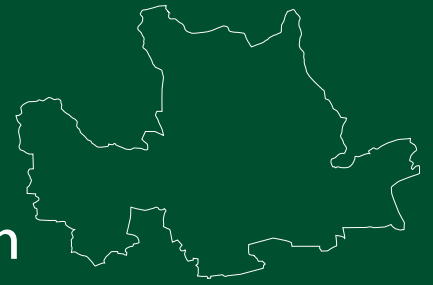
The Local Plan 2 has also been the subject of a SEA. This is a process that considers the likely environmental consequences of the policies and proposals in the Plan. The findings of the SEA are set out in the accompanying Environmental Report Stage 2.

Intro



Bearsden, Chesters Road

I Context and Strategic Direction



Context

This Local Plan is primarily concerned with the use and development of land in East Dunbartonshire. It provides clear guidance on what will or will not be permitted, where it will be permitted as well as contributing towards sustainable development. The Plan is comprised of various policies and proposals:

- Policies guide development to appropriate locations and decide planning applications, e.g. by protecting the Greenbelt or enhancing Town Centres.
- Proposals relate to sites for new development, e.g. suitable land for new business and housing.

Unless otherwise stated policies cover the whole of East Dunbartonshire and proposals relate to specific sites.

These policies and proposals are based on:

- i) A Strategic Direction for this Plan (see below), derived from the Council's Corporate Development Plan 2008 – 2011 and Community Plan.
- ii) National planning guidance, such as the National Planning Framework 2 (2009) and Scottish Planning Policy (October 2008). There are also a range of national planning guidance covering such topics as Green Belts, Flooding and Town Centres and Retailing.
- iii) Strategic planning guidance, as set out in the Glasgow and Clyde Valley Joint Structure Plan.
- iv) Planning policies and proposals set out in the 2005 East Dunbartonshire Local Plan that remain relevant and are taken forward in this Local Plan.
- v) A consideration of responses to the 'first stage' consultation on this Local Plan. This comprised of a Main Issues Report, published in March 2007, and a Key Policy Directions Report, published in October 2008.
- vi) Emerging land use planning issues requiring new policy guidance, and other Council and partner/ stakeholder policy documents, such as the Local Biodiversity Action Plan.

Each chapter covers specific topic areas and will refer to national, strategic and local plan guidance. Topics are often inter-related and are cross referenced when required. Policies and proposals are then identified, both in this document (known as the 'written statement') and the accompanying maps (known as the 'proposals map').

In line with current Scottish Government Guidance on development planning this Local Plan focuses on planning issues affecting the whole of East Dunbartonshire.

More detailed planning guidance will be set out in subsequent Guidance Notes. These will include:

- Design Guidance
- Construction Guidance
- Affordable Housing Guidance
- Archaeological Guidance
- Residential Redevelopment Guidance
- Transportation and Parking Guidance
- Sustainable Development Guidance
- Natural Environment Guidance
- Historic Environment Guidance

Strategic Environmental Assessment

The Local Plan is also subject to Strategic Environmental Assessment (SEA). This process considers the likely environmental consequences of the various policies and proposals.

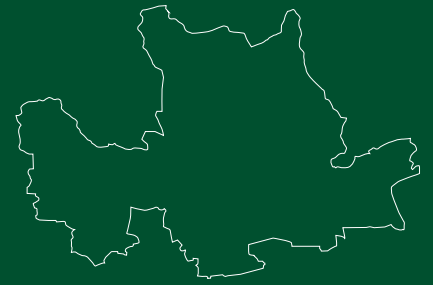
The detailed process and full findings of the SEA are set out in the Environment Report Stage 2 that accompanies this Local Plan. The ER also considers the environmental consequences of realistic alternatives to the stated policies and proposals.

Strategic Direction

The Council has set out a vision through the Corporate Development Plan 2008 - 11, which in turn draws on the Community Plan developed to respond to the shared objectives of its key partners. The vision for East Dunbartonshire is that it will be an area for achievement, providing a safe, healthy and attractive environment. It will be an area that is confident and ambitious where learning and enterprise is nurtured and supported to develop opportunities for all.

The Council has set out a number of objectives to meet this vision, including creating safe, sustainable and attractive communities and investing in improvement.

These objectives and vision are reflected in the Strategic Direction of this Plan.



Policy SPD 1 – Strategic Policy Direction – Sustainable Growth

The Strategic Direction takes consideration of the national and strategic planning context (provided by the emerging Glasgow and the Clyde Valley Structure Plan and Strategic Development Plan), particularly with regard to sustainable development. The Strategic Direction supports limited growth and population stabilisation to meet socially inclusive needs, such as affordable housing, but limits growth for market housing. Similarly, some growth of economically beneficial business land would be encouraged. The priority is to develop brownfield land before consideration of any Greenfield releases. The Direction also aims to promote a pattern of development which reduces the need to travel, encourages active travel and travel by public transport and helps to control adverse effects on the transport network.

A sequential approach will be applied to ensure the most sustainable locations are identified for development in terms of economic, social, environmental and transport implications. The policies contained within this Plan will promote the Strategic Direction of Sustainable Growth.

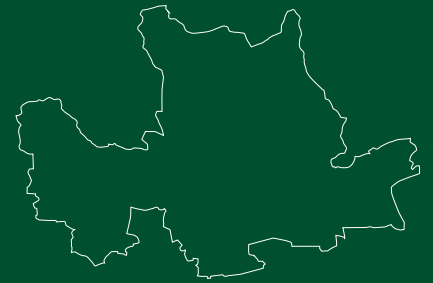
This also ensures continuity with the Guiding Principles of the 2005 Local Plan, that is:

- Sustainable development.
- The sequential approach.
- The integration of land uses and transportation.
- Social inclusion.



Milngavie, Tannoch Loch

2 Urban Capacity



2005 Local Plan

The 2005 Local Plan incorporated an assessment of the capacity of the urban area to accommodate new mixed use development.

The Plan supported the preference for new developments to be directed to existing brownfield sites in urban areas, making best use of urban infrastructure and the most sustainably accessed locations.

The 2005 Local Plan provided information on locations where the Council particularly supported development (Policy UC 1) and also intimated support on a limited number of sites outwith the built up area (Policy UC 2).

National Planning Context

Scottish Planning Policy (SPP) requires the planning system to guide future development of land with the aim of ensuring that it occurs in suitable locations and is sustainable. The SPP also aims at promoting regeneration and the full and appropriate use of land, buildings and infrastructure, focussing on use of previously developed land and minimising Greenfield development. This is considered to be essential to continuing to deliver sustainable development.

SPP requires that Local Plans must identify opportunities for development and contain policies relating to, amongst other things, the allocation of land for development. It also states that it is particularly important that local plans identify areas where major change is anticipated and indicate what is required.

SPP 3 places an expectation on Local Authorities to ensure that they are pursuing a sustainable settlement strategy through brownfield development. Urban Capacity is integral to the development plan process in that it provides an assessment of the amount of land realistically available for redevelopment within the plan period.

Strategic Planning Context

The Structure Plan sets out the Metropolitan Development Strategy supporting the sequential approach to locating new development so as to ensure the most beneficial location is chosen in terms of its economic, social, environmental and transport implications and that resources are safeguarded from potential irreversible damage or strain. The Structure Plan also incorporates an urban capacity approach to maximising the potential contribution to the land supply beyond the immediate planning time horizon.

Consultation

The Key Policy Directions Report sought views on Urban Capacity in particular on Lower Kilmardinny and Kirkintilloch's Initiative (Ki)/Woodilee. There was general support for the aims of Ki and mixed local community views about Lower Kilmardinny.

Local Plan Policy

The Policy consolidates and re-affirms the policies contained within the 2005 Local Plan, taking account of changes over the intervening period.

Policy UC I – Urban Capacity

The Council will generally support the development of brownfield and infill sites within the urban area while protecting valued open space.

In these circumstances, the Council will consider favourably proposals for built development or open space which fulfils an identified role, as long as they are in accordance with the character of the community and other Local Plan Policies. The potential nature conservation and green network value of sites will be given particular consideration in assessing development proposals.

The Council will also support the developments/initiatives at the following sites subject to the conditions and requirements as outlined in the following schedules:

- A) Bishopbriggs East, Bishopbriggs
- B) Kirkintilloch Initiative/Woodilee, Lenzie
- C) Lower Kilmardinny/Westpark, Milngavie & Bearsden
- D) Lennoxtown Initiative/Lennox Castle Hospital Site
- E) St. Andrew's Campus, Bearsden

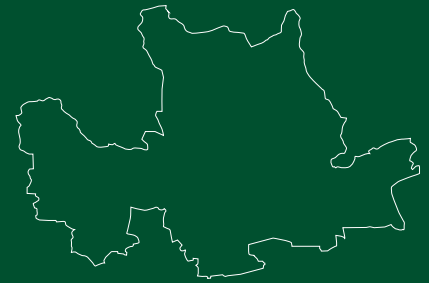
Schedule A – Bishopbriggs East, Bishopbriggs

The principle of residential development at this location is confirmed through the Glasgow and the Clyde Valley Joint Structure Plan where it is identified as an established urban expansion area and in the 2005 Local Plan.

The site had a capacity of approximately 600 units, however development of more than the 200 units already completed was to be dependant on arrangements being agreed, and a financial contribution being made, for the phased construction of the Bishopbriggs Relief Road, see Policy TRANS 3. Residential development in this location will help support the viability of a future rail halt at Westerhill.

The Council also requires appropriate legally binding agreements to be made in relation to drainage and the relief road.

Policy HMU I with regards the provision of affordable housing must also be recognised.



Schedule B - Kirkintilloch Initiative/Woodilee, Lenzie

A number of proposals make up Kirkintilloch's Initiative:

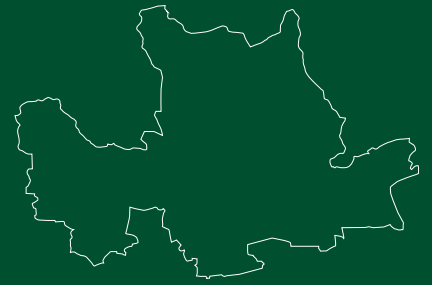
- 1) Construction of the Kirkintilloch Link Road (now under construction).
- 2) Investigation of a suitable route for and feasibility of either a light rail or heavy rail link from Lenzie to Kirkintilloch Town Centre and beyond to Milton of Campsie and Lennoxton and to investigate and, if found to be justified, implement a high frequency core bus service serving these settlements.
- 3) Investigation of the feasibility of constructing a rail halt with a park and ride facility on the main line or on a link from Lenzie to Kirkintilloch Town Centre.
- 4) Development of primarily brownfield land released from the green belt around the grounds of the former Woodilee Hospital as established through the Structure Plan, with boundaries and development details finalised through a site masterplan, and a reserved matters consent approved in 2007. The phasing of the development has been linked to the provision of the Kirkintilloch Link Road.
- 5) An area of the Woodilee development site has also been set aside for a business development adjacent to the Woodilee industrial estate on the northern side (See ECON 2 Table).
- 6) A modern Arts and Culture Centre – Southbank.
- 7) Mix of town centre, community and commercial uses housed in a renovated or replacement Town Hall.
- 8) Retail development opportunity and additional car parking – Glasgow Road/Achill Place.
- 9) New canal related leisure and business premises (with an element of housing alongside the canal) at Southbank (see separate entry for Southbank in the Housing and Mixed Uses Table HMU 1).
- 10) New access to Southbank.
- 11) A network of paths and greenspace associated with the masterplans for the Kirkintilloch Link Road and Woodilee.
- 12) A mixed use, redevelopment masterplan is to be prepared by landowners for the area bounded to the west by Kirkintilloch Link Road, to the north by the existing residential area around Loch Road and to the south and east by Woodilee Road. The masterplan should incorporate predominately economic development uses and may also include, where appropriate, non-food retail, residential and hotel/leisure uses. The phasing of the development should ensure that redevelopment of brownfield sites shall generally precede development of greenfield land.
- 13) Restored and redeveloped 'Eagle Inn' building.
- 14) Redevelopment of surplus land currently occupied by Woodhead Clinic for housing.

Schedule C – Lower Kilmardinny/Westpark

This area, which will be released from the green belt in order to strengthen the boundary, will be developed through a masterplan for a mix of uses, including:

- 1) A rail halt beside the Allander Sports Centre if this is supported by the results of a feasibility study.
- 2) At least 150 park and ride spaces associated with the halt (or alternatively for bus park and ride).
- 3) Comparison retailing (i.e. retail warehouses), preferably on or adjacent to Homebase/Halley's Garage. (in order to meet the retail floorspace requirement as identified in the Structure Plan) (see also policy R 1).
- 4) Up to 550 house including at least 10% affordable housing.
- 5) Relocation of the Allander Sports Centre to the site of the former Burnbrae garage with a developer funding contribution secured through a legal agreement.
- 6) Footpath, cycleway and road access improvements.
- 7) Reinstatement of a significant landscaped green wedge between Milngavie and Bearsden along each side of the Craighdu Burn incorporating the important wildlife corridor (IWC) as illustrated on the proposals map to make a clear separation between the communities.
- 8) Potential for business use within Use Class 4 of the Use Classes Order.
- 9) Flood prevention and drainage schemes including off-site measures where appropriate.

The masterplan will require the housing and retailing developments within the area to contribute to A81 Route Corridor Strategy Works. (Note: this development area includes the former Burnbrae Bus Garage site)



Schedule D – Lennoxtown Initiative/Lennox Castle Hospital Site

A number of related projects make up the Lennoxtown Initiative:

- 1) Heritage tourism development.
- 2) Environmental improvements.
- 3) Facilitating development of business.
- 4) Improving local health and education.
- 5) Promoting safer communities.
- 6) A flood management capacity study will be undertaken as a priority so that the potential to unlock presently constrained development land can be realised.

Lennox Castle Hospital Site

Residential development has commenced on the lower site under an approved masterplan and, on the upper site, the Celtic Football Club training facility is now fully operational. Other appropriate countryside uses on the remainder of the site will be encouraged.

The land of Hole Farm, north of Glen Road, will be developed as a woodland and recreational asset.

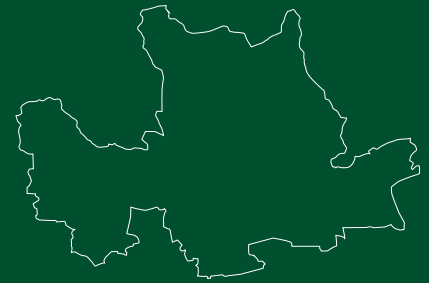
Schedule E – St Andrew’s Campus, Bearsden

The land within St Andrew’s campus which has not been developed for the new Bearsden Campus will be developed for residential purposes, including affordable housing, and care home accommodation, subject to approval of a site masterplan which shall determine the location and numbers of housing units, site access, layout, open space, landscaping, drainage, nature conservation protection measures and other infrastructure provision. Developer financial contributions will be required towards business development and the A81 Route Corridor Strategy.



Kirkintilloch, Southbank Marina

3 Housing and Mixed Uses



2005 Local Plan

The demand from the development industry for land for private housing continues to be a major land use issue in East Dunbartonshire. The 2005 Local Plan attempted to strike a balance between the needs of the community for houses and its strongly expressed demand to sustain a high quality environment by protecting the green belt and retaining open areas within urban settings. In order to achieve this, the 2005 Local Plan incorporated 67 sites identified for development opportunities for housing and mixed uses. There is a general encouragement for housing and mixed use development on infill/Brownfield sites within urban areas. There is also an expectation that sites accessible to town/village centres and public transport will be expected to include houses at a higher density than elsewhere in the Plan area.

The 2005 Local Plan incorporated the Council's policy with regard to affordable housing which sought to achieve a target of 40% of all new housing developments (of at least 15 units or with a site area of 0.75 hectares) in the areas of Bearsden, Milngavie, Bishopbriggs, Lenzie, Kirkintilloch and Torrance to be affordable. The target was 20% in Lennoxton, Milton of Campsie and Twechar.

Proposals were also included to respond to community care housing needs, including identification of three specific sites for such purposes.

National Planning Context

SPP 3 Planning for Housing, published in July 2008, reflects the Government's intention to considerably increase housing supply across Scotland to 35,000 dwellings per year by 2015. SPP 3 places planning at the centre of meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.

SPP 3 places significant importance on the provision of affordable housing development and, where an authority believes that the planning system has a role to play, the development plan should be clear on the scale and distribution of affordable housing, including an outline of what is expected from prospective developers. Reference is made to PAN 74 – Affordable Housing which provides detailed guidance on the provision of affordable housing.

In addition to SPP 3, which is specific to housing, there are numerous other national planning policies that impact on the development of housing policy at the local level, including SPP 6 Renewable Energy, SPP 7 Planning and Flooding, SPP 23 Planning and the Historic Environment and SPP 20 Role of Architecture and Design in Scotland, all of which need to be considered in developing local housing policy.

In March 2008 the Scottish Government published 'Housing Need and Demand Assessment Guidance' as part of its suite of housing and planning policy. The guidance requires local authorities to carry out a housing need and demand assessment to identify and integrate future housing need and demand at housing market area level. The outcome of this process is to inform site allocation through development plans. The assessment will provide a more consistent and robust basis for the identification of housing need and demand requirements across all tenures.

Strategic Planning Context

The Glasgow and Clyde Valley Joint Structure Plan 2006 does not identify a need in East Dunbartonshire for additional housing land supply, however it does recognise that there are issues in the distribution of affordable housing, and identifies East Dunbartonshire as an area of particular need. The Structure Plan prioritises development on urban/brownfield sites.

One of the strategic aims of the Local Housing Strategy 2004 - 2009 is to meet housing needs and promote choice and build sustainable communities. It recognises the importance of the Local Plan in helping to achieve this aim through development of planning policy on affordable housing, as well as mainstreaming sustainability into all housing developments.

The aim of the Strategic Housing Investment Plan is to set out key investment priorities for affordable housing in line with the Local Housing Strategy.

The Council's Housing and Planning Services will work together to deliver new housing to address identified requirements by jointly preparing a housing need and demand assessment in a housing market partnership.

Consultation

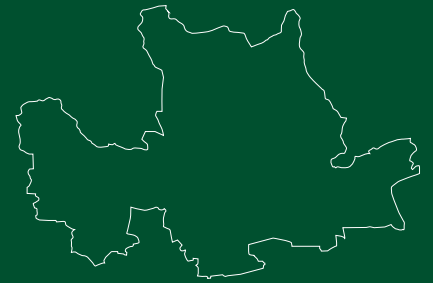
Responses to the Key Policy Direction Report found a clear split in relation to the recommendation of the use of brownfield land as a priority for development of housing and mixed uses. Developers by and large tended to be strongly opposed to this recommendation, stating that there should be Green Belt and Greenfield releases identified, whereas, Community Councils and residents associations tended to support the recommendation.

Work on the Key Policy Directions Report predated the publication of SPP 3 Planning for Homes 2008. The Local Plan policy has therefore been revised to reflect developing Government aspirations.

Local Plan Policy

The Policy re-affirms and updates the policies contained within 2005 Local Plan, taking account of changes over the intervening period and emerging Government aspirations.

In the 2005 Local Plan, a site was identified for a Travelling Persons' Site at Auchenhowie Road, Milngavie. The Council's Travelling Persons' Working Party concluded that there is no longer a requirement for this site and consequently it has been removed from this Plan. The future of the Lennoxtown Travelling Persons Site is under review.



The Housing and Mixed Uses Table lists, under section A, the sites which are specifically promoted for housing or a mix of housing and other uses (including business, retail, leisure etc). Proposals for mixed use development opportunities will only be supported if they are delivered through an agreed masterplan incorporating a mix of elements, facilities and a high standard of design and affordable housing targets to the satisfaction of the Council. The sites where masterplans will be required are those identified in the HMU table only. Masterplans should be prepared for the entire site in each case, unless otherwise stated in the HMU table.

Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. In East Dunbartonshire the market does not enable affordable housing needs to be met. Since the adopted 2005 Local Plan policy on affordable housing was implemented, changes to national policy and the achievability of existing affordable housing targets have resulted in a review of planning policy for affordable housing to enable it to be more reactive to changing economic circumstances and more responsive to the full range of unmet need.

The Housing and Mixed Uses Table lists, under section B, the sites which are promoted specifically for affordable housing. Development proposals will only be supported if they address the policies and guidance contained within the plan to the satisfaction of the Council.

Policy HMU 1 – Development Opportunities for Housing and Mixed Uses

The Council will generally encourage housing and mixed use development on infill/brownfield sites within the urban areas in accordance with the policies and proposals in this Plan.

In particular the Council will support the realisation of the following development opportunities, and will seek their implementation in partnership with the development industry and other agencies. Where stated, development will be subject to the approval of masterplans incorporating the mix of elements listed.

Sites which are accessible to town/village centres and to public transport will be expected, where appropriate, to consist of (or include) lower cost or smaller houses at a higher density than elsewhere in the plan area.

In order to address the demonstrated need for affordable housing, and to reflect emerging Scottish Government policy, the Council will seek to achieve a target for all new housing developments to incorporate affordable housing. The benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing for developments of 10 units or more.

Significant weight shall be given to detailed Guidance Notes to be developed by the Council on the principles to be taken into account in determining how this requirement shall be expected to be delivered.

Should developers be minded to propose that market housing sites be developed exclusively for affordable housing such approaches would be welcomed by the Council.

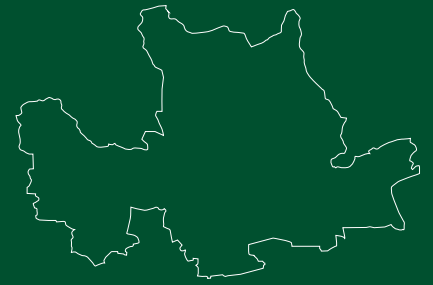
Sites specifically identified for housing and mixed uses are contained within the HMU Table below.

HMU Table – Section A (Housing and Mixed Use Development Sites)

Bearsden

Site	Housing Capacity	Comments
01 Canniesburn Hospital Site (ED0040)	–	Site is now nearing completion
02 Former St Andrews College (ED0052)	#	Capacity to be determined through an agreed masterplan. See Urban Capacity Schedule UC IE
03 Bearsden Academy Site (ED0061)	149	Site is now under construction
04 Camstradden House, Camstradden Drive East (ED0069)	12	Planning Permission Granted
05 Annan Drive (EDBM0025)	44	Site is now under construction
06 3 Ellergreen Road (ED0075)	6	Planning Permission Granted
07 Westerton Farm (EDBM0081)	9	Site is now under construction
08 Kilmardinny/Westpark	550	Planning Permission in Principle Granted

Note: # Capacity yet to be determined



Bishopbriggs

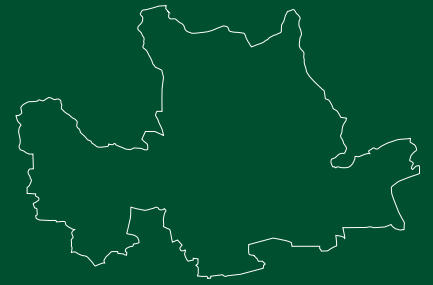
Site	Housing Capacity	Comments
09 Crowhill Road	#	Capacity to be determined through the Development Management process
10 Former Thomas Muir School (ED0070)	49	Planning Permission Granted
11 Lennox Crescent (Adj. to Nos. 2-24) (ED0072)	14	Planning Permission Granted
12 200 Colston Road (ED0073)	8	Disposed to grant subject to legal agreement
13 Bishopbriggs Town Centre (ED0071)	#	Capacity to be determined through an agreed masterplan. Development to avoid adverse impact on listed buildings
14 East of Miller Drive (ED0076A/B/C) Bishopbriggs East (EDSK0276)	256	Disposed to grant subject to a legal agreement and Conditions. See Urban Capacity Schedule UC 1A
15 Meadowburn (West) Phase 2 (EDSK0111)	13	Capacity to be confirmed through the development management process
16 Thomas Muir Avenue (EDSK0137)	10	Capacity to be confirmed through the development management process
17 High Moss (EDSK0222)	60	Capacity to be confirmed through the development management process
18 172/184 Auchinairn Road (ED0062)	4	Disposed to grant subject to a section 75 Agreement and conditions
19 Former Cadder Sewage Works (Jellyhill)	35	

Note: # Capacity yet to be determined

Kirkintilloch

Site	Housing Capacity	Comments
20 Saramago Street	#	Capacity to be determined through the Development Management process
21 Oxbang Holdings/Redbrae Road (ED0050)	5	Planning permission granted
22 Cowgate (ED0067)	7	Site is now under construction
23 Broomhill Hospital Site (Greenfield) (ED0038A)	#	A flood risk assessment will be required to identify appropriate development areas and, if necessary, flood prevention measures, and a site masterplan should be prepared. Masterplan to take account of protection for Local Nature Conservation Site.
24 Broomhill Hospital Site (Brownfield) (ED0038B)	#	A flood risk assessment will be required to identify appropriate development areas and, if necessary, flood prevention measures, and a site masterplan should be prepared. Masterplan to take account of protection for Local Nature Conservation Site.
25 Rob Roy Football Club, Glasgow Road (ED0078)	82	Disposed to grant subject to a section 75 Agreement and conditions
26 Southbank Road (EDSK0302)	66	Disposed to grant subject to a section 75 Agreement and conditions
27 Campsie View, Westermains (ED0081)	27	Planning permission granted
28 Woodilee Road	#	Capacity to be determined through a masterplan approach

Note: # Capacity yet to be determined



Lennoxtown

Site	Housing Capacity	Comments
29 Lennox Castle Hospital, Phase I (ED0041A)	65	Site is now under construction
30 Land NE of Calico Way (ED0054)	27	Capacity to be confirmed through the development management process
31 Main Street (Former Filling Station) (ED0057)	12	Site is now under construction
32 Lennox Castle Hospital Site Remaining Phases (ED0041)	274	Outline planning permission granted
33 Lennox Castle (ED0002)	33	Consents granted for Conversion of 'Category A' Listed Building

Lenzie

Site	Housing Capacity	Comments
34 Woodilee Hospital Site (EDSK0278A/B)	858	Planning permission granted
35 Claddens East	#	Capacity to be determined through the development management process.
36 Meadowburn Avenue	#	Capacity to be determined through the development management process.

Note: # Capacity yet to be determined

Milngavie

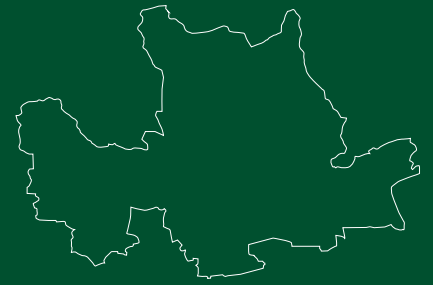
Site	Housing Capacity	Comments
37 Douglas Academy (South) (ED0063)	13	Planning permission granted
38 Douglas Academy (East) (ED0064)	7	Planning permission granted
39 Craighdu Road, Fire Station Field (ED055)	50	Capacity to be confirmed through the Development Management process. Development to include full landscaping planting scheme to incorporate Craighdu Burn into the green network.
40 Marchfield, Lynn Drive (ED0056)	45	Disposed to grant subject to a section 75 Agreement and conditions

Milton of Campsie

Site	Housing Capacity	Comments
41 Lillyburn Works, Campsie Road (ED0077)	60	Planning permission granted

Torrance

Site	Housing Capacity	Comments
42 Carlston Farm, Campsie Road (ED0074)	6	Planning permission granted



Twechar

Site	Housing Capacity	Comments
43 MacDonald Crescent	#	Capacity to be determined through the Development Management process
44 Glen Shirva Road	#	The enlarged site give scope for addressing the some of the environmental shortcomings identified in the SEA exercise by: retaining pedestrian links between Gartshore Park, the canalside area and Main St; providing overlooking of a replacement children's playground and the park; mitigation to reduce impact of development on the Antonine Wall World Heritage Site and its setting; and pulling the built footprint back from the wildlife corridor.
45 I Glen Shirva Road	#	Capacity to be determined through the development management process
46 Gartshore Crescent and Davidson Crescent	#	

Note: # Capacity yet to be determined

HMU Table – Section B (Specifically Affordable Housing Opportunities)**Bearsden**

Site	Housing Capacity	Comments
47 Kenilworth Crescent	4	
48 Allander Park	31	

Bishopbriggs

Site	Housing Capacity	Comments
49 Fern Avenue (garage/lock up site)	#	
50 Graham Terrace	18	

Note: # Capacity yet to be determined



Kirkintilloch

Site	Housing Capacity	Comments
51 Taig Road	#	
52 Greens Avenue	#	Satisfactory replacement pitch provision may need to be agreed. A flood risk assessment will be required to identify an appropriate development area and, if necessary, flood prevention measures.
53 Meiklehill House	#	The setting of the Listed Building will need to be protected
54 Oak Drive	#	Planning permission granted for a small part of this site. Capacity of the remainder to be determined through the development planning process
55 Hillhead, Ivanhoe Drive	87	Capacity to be confirmed through the development management process
56 Hillhead Road, St Flannan's Church (EDSK0316)	12	Planning Permission Granted

Lennoxtown

Site	Housing Capacity	Comments
57 Lennoxtown Former Recreation Centre	#	For affordable housing and to consider a specific designation for elderly housing subject to an assessment of housing need in the area.

Note: # Capacity yet to be determined



Milngavie

Site	Housing Capacity	Comments
58 Keystone Road	#	
59 Oakburn/Tambowie Crescent	6	Planning permission granted

Milton of Campsie

Site	Housing Capacity	Comments
60 West Baldoran Farm	#	Capacity to be determined

Torrance

Site	Housing Capacity	Comments
61 Main Street	#	
62 Kelvin View	25	

Note: # Capacity yet to be determined

The Council is working with its Community Planning Partners to respond to the requirements of the care in the community agenda. Wherever possible accommodation for a wide client base will be delivered within established residential areas but opportunities for larger scale developments may occasionally be identified.



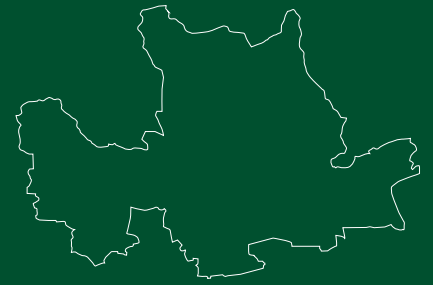
Policy HMU 2 – Community Care Housing

The Council will support proposals to meet identified community care housing needs subject to satisfying detailed local planning policy and guidance. The Council supports the integration of supported and mainstream housing, where appropriate. The Council will support the redevelopment of Lenzie Hospital for a care home and other residential accommodation for older people providing a range of accommodation and offering different levels of care.



Southview

4 Town Centres and Retailing



2005 Local Plan

The 2005 Local Plan defined the established town centres Milngavie, Bearsden, Bishopbriggs and Kirkintilloch. Retail policy sought to sustain and enhance these centres and promote their physical improvement. New retail proposals would be assessed on the basis of identified needs and a 'sequential approach'.

National Planning Context

Scottish Planning Policy (SPP) 8 'Town Centres and Retailing' (August 2006) emphasises the importance of successful town centres in delivering economic growth. The Scottish Government supports land use policies that promote and enhance town centres to ensure their long term vitality and viability. A sequential approach should be used to focus appropriate growth and development. The SPP also identifies accessibility and a safe and attractive environment as essential to the success of town centres.

Strategic Planning Context

These principles are also applied in the Glasgow and Clyde Valley Joint Structure Plan 2006, which supports existing town centres through assessment of need and the sequential approach. The Structure Plan also identifies a significant requirement for additional comparison floorspace to support Kirkintilloch Town Centre.

Consultation

The MIR identified the importance of town centres in our communities and recognised their complex make-up. Centre specific development options and use class policies may be required. Maintaining and improving appearance is also key to their success.

Kirkintilloch's town centre's overall appearance is in need of improvement. There is also a considerable outflow of retail expenditure to surrounding centres. Improving the offer in the prime retail area could help reinvigorate the centre and make it attractive for residents to spend their money locally.

Bishopbriggs' town centre functions reasonably well. There is opportunity to improve the town centre through a redevelopment masterplan following the relocation of Bishopbriggs Academy.

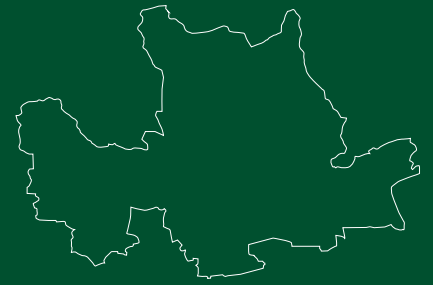
Both Milngavie and Bearsden town centres perform well overall. There is no reason to promote major change, although protection of both centres is required. Parking difficulties continue to be an issue in both centres and opportunities to improve parking provision should be investigated.

The KPDR reiterated these options, and recommended specific use class policies and proposal for each town centre.

- Kirkintilloch – An increase in retail uses in Cowgate and the identification of areas where uses other than retail might be encouraged.
- Bishopbriggs – Redevelopment, including an increase in food retail floorspace, provision of a central civic area, new housing, commercial floorspace and retention of existing community facilities.
- Milngavie – Identify small sections of the existing prime retail area where alternative use classes will be considered, particularly uses which encourage more footfall in the town centre and offer services to tourists.
- Bearsden – Retain existing policy to protect prime retail frontages.

With regard to town centre access the KPDR recommended the development of specific policies and proposals for each town centre, promoting additional parking and/or managing existing parking as appropriate. Policies should also help to encourage people to access the town centres by means other than private car and combine well with the general promotion of walking, cycling and public transport use. With respect to village and neighbourhood shopping centres the KPDR recommends the retention of 'Class I' shops.

Respondents generally supported the maintenance and enhancement of Town Centres. Reference was also made to air quality and parking/access issues. Support was expressed for the provision of Class I (Shops) at the Strathkelvin Retail Park.



Local Plan Policy

The Proposals Map defines the boundaries of the town centres of Milngavie, Bearsden, Bishopbriggs and Kirkintilloch. For Bishopbriggs and Kirkintilloch the boundaries include land identified as being suitable for development for a range of town centre uses.

This Local Plan echoes national and strategic aspirations for town centre renaissance. It takes into account 2005 Local Plan town centre and retail policies; the recommendations and findings of the MIR and KPDR consultation and recent health check and capacity. Through appropriate land use policies it seeks to:

- Improve vitality and viability.
- Create good access and connectivity.
- Improve amenity and environmental quality.
- Retain and enhance local character and individuality.
- Support new business and foster inward investment.
- Resist 'dead' frontages and uses that detract from the character and amenity of the area.
- Encourage increased day time and evening visitors.
- Encourage retail development and uses that complement the prime retail area.
- Reduce the number of vacant units.

Overall it sets out an effective land use policy response to tackle issues facing East Dunbartonshire's town centres, so as to maintain and improve their attractiveness as shopping and visitor destinations and to maintain and, where appropriate, recover market share and improve centre vitality and viability. This process of improvement also requires the Council to work in partnership with key stakeholders such as the Chamber of Commerce, traders associations and the Kirkintilloch's Initiative. Each town centre has a Town Centre Steering Group which is organised by the Council's Economic Development Team and involves all local Councillors. Through these networks the Council can assist any traders, businesses, organisations or individuals with planning issues.



Policy TCR 1 – Prime Retail

The Proposals Map identifies prime retail areas for each town centre, where units for the sale of retail goods (i.e. Class 1 (Shops)) predominate. Any change of use of existing ground floor retail units to non-retail (for example Class 2 (Financial, Professional and other Services) and Class 3 (Food and Drink)) will only be considered where a retail unit has been unsuccessfully marketed for retail purposes for at least 12 months (to the satisfaction of the planning authority).

Any change of use from Class 1 (Shops) must be to a use compatible with the retail environment and must be justified against the following criteria:

The individual or cumulative effect of non-retail frontages on the viability and vitality of the town centre as a whole;

There is a high and continuous degree of public contact associated with normal day to day operation of the use.

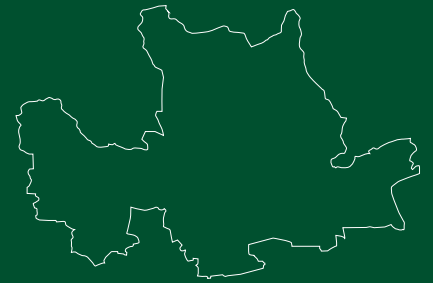
The amenity of the surrounding area will not be adversely affected by the use.

External alterations to the shopfront shall meet shopfront design guideline standards as set out in the Guidance Notes.

Policy TCR 2 – Sequential Approach

The Council will not favour new major retail development (over 1,000 square metres floorspace) outside town centres.

Any such proposals will, in accordance with national policy, be subject to the sequential approach and to capacity and impact assessments, as appropriate.



Policy TCR 3 – Potential Low Amenity Uses

Within the defined Town Centres the Council will resist changes of use to potential low amenity uses and other uses likely to create unacceptable noise, disturbance and fumes and smells, especially those in close proximity to residential properties.

Policy TCR 4 – Retaining Residential

In line with SPP 8 this Local Plan seeks to retain and increase town centre populations. Within the defined Town Centres the Council will support town centre residential development and generally resist the change of use of any residential properties to non residential uses.

Policy TCR 5 – Town Centre Access

Within the defined Town Centres the Council will support and encourage proposals which encourage access by means other than private car and combine well with general promotion of walking, cycling and public transport use.

Major proposals and Masterplans should identify parking requirements, promoting additional parking and/or manage existing parking as appropriate.

Policy TCR 6 – Town Centre Policies and Proposals

Policy TCR 6A – Bearsden

The Local Plan will continue to promote the town centre for Class I (Shops) uses, to maintain the existing mix of uses and protect a town centre that is well performing.

The Council will resist further conversion of existing or vacant Class I (Shops) units within the defined prime retail area to non-retail uses, except in the circumstances specified in Policy TCR 1.

The Council will support and encourage proposals which contribute towards the Roman heritage of Bearsden, and in particular the Roman Bath House, which has the potential to attract visitors to the



Policy TCR 6B – Bishopbriggs

The site of the surplus Bishopbriggs Academy presents an excellent opportunity to generate higher levels of town centre visitors, a larger town centre resident population, and improved town centre layout and environment.

The proposals map defines the area to be the subject to a Masterplan approach, where the Council will support and encourage proposals which:

- Provide new convenience retail floorspace that links well with existing uses.
- Provide new residential development.
- Provide centrally located building(s) suitable for community uses.
- Provide a new central civic area and improve existing public realm.
- Improve connectivity and link Kirkintilloch Road with new development.
- Improve non-vehicular access by providing well defined street patterns and all ability pedestrian and cycle routes, cycle lanes and cycle storage.
- Increase parking to accommodate new development.
- Provide unrestricted long stay parking facilities to encourage town centre footfall and reduce through flow of commuter traffic on Kirkintilloch Road.

The Council will resist further conversion of existing or vacant Class I (Shops) units within the defined prime retail area to non-retail uses, except in the circumstances specified in Policy TCR I.

Policy TCR 6C – Milngavie

The start/finish of the West Highland Way in Milngavie Precinct provides an excellent foundation to promote and enhance the town centre for visitors. It also provides the local catchment with a reasonable supply of mainstream comparison shopping and independent traders, along with a wide range of services. The centre's main convenience retailing is through the Tesco store.

The Council's retail capacity study identified an opportunity to expand convenience retail floor space by 1,500 sq. metres.

The Council will resist further conversion of existing or vacant Class I (Shops) units within the defined prime retail area to non-retail uses, except in the circumstances specified in Policy TCR I.



Policy TCR 6D – Kirkintilloch

It is the Council's aim to create strong place identity for Kirkintilloch town centre, increase visitor and local footfall, and attract higher levels of inward investment. Throughout the town centre this will be achieved through improvements to public realm, access and parking and business support.

As well as this general approach to improvement, the proposals map indicates an area to be the subject to a Masterplan where the Council will support and encourage proposals to:

- increase convenience retail floorspace through expansion or relocation of existing stores.
- increase or improve the comparison retail.
- manage and enhance the newly designated Central Kirkintilloch Conservation Area, the Antonine Wall World Heritage Site and the Forth and Clyde Canal including encouragement, where appropriate, of uses that attract visitors and increased footfall.

The Council will resist further conversion of existing or vacant Class I (Shops) units within the defined prime retail area to non-retail uses, except in the circumstances specified in Policy TCR 1. In line with the previous Local Plan appropriate uses will be encouraged in the areas of the town centre designated for secondary retail.

Out of Town Centre Retailing

Policy R 1 – Out of Town Centre Retailing

Strathkelvin Retail Park

Improving the range and quality of East Dunbartonshire's bulky goods retail offer at Strathkelvin Retail Park will allow East Dunbartonshire to compete more effectively with surrounding areas, including Robroyston, Cumbernauld, Clydebank and Glasgow.

The Council will continue to support bulky goods retailing at this location (but including computer and pet supplies) where it has been demonstrated that these cannot be accommodated in or on the edge of a town centre. In particular there may be opportunities to incorporate leisure uses in order to enhance its vitality and attractiveness.

Lower Kilmardinny/Westpark

Lower Kilmardinny/Westpark, Milngavie, close to the town centre, next to the Homebase store, there is planning consent for further 3,000 sq. metres of bulky goods floor space. In addition there is a further strategic allocation for an additional 1,500 square metres of bulky floor space.

All other areas

Will be assessed under Policy TCR 2.



Village and local shopping centres

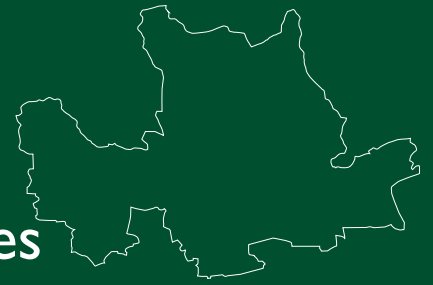
Policy R 2 – Village and local shopping centres

Retail development of an appropriate scale will be encouraged and supported within village and local shopping centres. The Council will seek to preserve the availability of retail units in villages and neighbourhood shopping centres and resist the loss of more than 50% Class I retail in these areas.



Bearsden, New Kirk Road

5 Community and Leisure Facilities



2005 Local Plan

The current Local Plan highlighted the Council's commitment to ensure adequate social, educational, leisure and health care facilities for all members of the community. Policy CF 1 encouraged new and improved facilities, and 10 site specific proposals were listed. Policy CF 2 resisted the loss of existing leisure and recreational land and facilities and Policy CF 3 identified new or expanded facilities to meet the religious needs of the community. Policy CF 4 encouraged public infrastructure improvements.

Reference was made to a proposed 'Leisure and Halls Strategy', which would be the subject of separate consultation exercise.

Reference was also made to the Private/Public Partnership replacement schools programme. The re-building of six secondary schools has now progressed, along with the redevelopment of surplus education land.

National and Strategic Guidance

The NPF 2 emphasises the importance of a "positive sense of place" in Scotland's towns and rural areas and strong outward looking communities. The Structure Plan seeks to support the quality of life and health of communities in the Glasgow and Clyde Valley Area.

Consultation

Consultation responses on the MIR and KPDR confirmed there was strong opposition to a package of proposals linking residential development in the green belt to the funding and development of new community facilities in Torrance.

Local Plan Policy

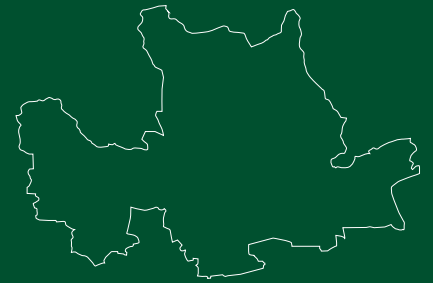
Policies CF 1 to CF 3 are consolidated into a single policy commitment to support the provision of new and improved community and leisure facilities, subject to satisfying normal planning and environmental criteria.

Policy CLF 1 – Community and Leisure Facilities

The Council supports the provision of new and improved leisure and recreational facilities, including religious buildings. The loss of existing facilities will be resisted, as will developments adversely affecting these uses, unless suitable replacements are provided or there is significant demonstrable community gain, or the facility has become surplus to operational requirements and its loss is justified against the Council's strategy for provision in the local area.

Local Plan Proposals

Several proposals listed in the 2005 Local Plan have now been completed, e.g. the Kirkintilloch Leisure Centre and the Twechar Healthy Living Centre. Other proposals listed in the 2005 Local Plan, and newly emerging proposals likely to be progressed within the next five years are set out on page 42.

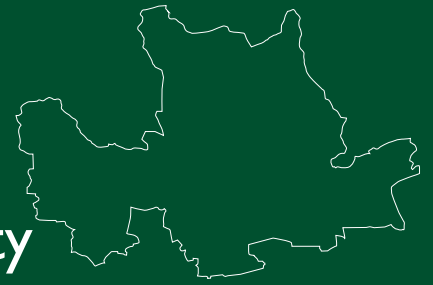


1 Leisuredrome Bishopbriggs	Integration of the Leisuredrome and immediately surrounding land on the south bank of the Canal with water based leisure activity related to the Canal, and the improvement of sports and leisure facilities there.
2 Huntershill Playing Fields Bishopbriggs	Potential upgrading of sports pitches with associated residential and business development.
3 Kirkintilloch Town Centre	Kirkintilloch Leisure Centre now completed. Through Kirkintilloch's Initiative opportunities are identified for further recreational, arts and tourist facilities in the town centre.
4 Facilities in Lennoxtown	Improvements in line with the Lennoxtown Initiative as outlined in Policy UC 1 Schedule D.
5 Cemetery expansion Lennoxtown	Campsie Cemetery, Lennoxtown – Preferred site option (Land to the north of St. Machan's Primary School) identified for cemetery expansion.
6 Allander Sports Centre	Refurbishment of Allander Sports Centre or its replacement on the site of the former Burnbrae bus garage as part of an approved mixed use development scheme on land at Lower Kilmardinny/Westpark, Bearsden (see policy UCI Schedule C).
7 Forth and Clyde Canal	This Plan replaces the Forth and Clyde Canal Local Plan. The Canal is recognised as a key leisure, heritage, tourist and economic development asset. Developments which realise the value of this asset will be encouraged and although no sites are specifically identified for canal related developments, any proposals will be assessed against criteria set out in Policy DQ 1 – Assessing Proposed Uses. Any proposals must also take into account the Scheduled Monument status of the canal in accordance with Policy HE4.
8 Antonine Wall	In July 2008 the Antonine Wall was 'inscribed' as a World Heritage Site. The Management Plan recognises the need to improve access to the site and such projects will be encouraged.



Forth and Clyde Canal

6 Open Space and Physical Activity



2005 Local Plan

The 2005 Local Plan recognised open space as essential to the character, amenity, health and economy of East Dunbartonshire and as habitat for a rich variety of wildlife. The Council wished to maintain a high level of open space which is multifunctional, fit for purpose and accessible to all. The protection and improvement of good quality open space was therefore considered to be of vital importance.

The 2005 Local Plan Policies sought to:

- Policy OS 1 – Maintain and improve existing parks and open spaces.
- Policy OS 2 – Protect existing open space, which fulfils an identifiable role, and not permit development adversely affecting its scale or quality, except in exceptional specified circumstances.
- Policy OS 3 – Promote, through partnership and planning conditions/agreements, improvements in the provision of open space, recreational land and network linkages, particularly where there is an identified shortfall in quality or quantity of provision. New housing developments were to include adequate provision for, or appropriate access to, high quality open space.

Guidance Note No. 10 – Open Space outlined the Council's approach to the provision of open space and play areas and provides developers with the necessary guidance to ensure good quality residential environments.

National and Strategic Planning Context

The NPF 2 identifies green networks and the expansion of community and amenity woodland as important ways to improve health, quality of life, the environment and biodiversity. Development plans should seek to achieve a net enhancement of landscape quality and biodiversity.

Scottish Planning Policy (SPP) 11: Open Space and Physical Activity (Nov. 2007) recognises that open spaces and sports facilities enrich our quality of life and our environments. Access to good quality open spaces and facilities encourage healthful physical activity. The planning system can safeguard existing facilities and create new open spaces and places. It supports the development of 'Green Networks' and Core Path Plans and requires local authorities to undertake comprehensive open space audits and publish an open space strategy.



The Structure Plan seeks to protect the environmental inheritance of the area. It promotes a Green Network to:

- enhance the quality of urban areas, the urban fringe and rural areas;
- to help integrate town and country, and
- to reinforce the positive role of the green belt.

Associated East Dunbartonshire Policy Documents

The Council has completed a review of Local Nature Conservation sites and this in turn has informed the latest Local Biodiversity Action Plan (LBAP).

Consultation

The KPDR proposed that this Local Plan maintains the general direction of the current Local Plan regarding open space issues, whilst at the same time incorporating innovations in national and strategic policy and guidance. Representations received were supportive of the Council's position.

The policy recommendations of the KPDR are therefore continued into this Local Plan.

The findings and recommendations of an open space audit and open strategy informed policies and proposals in the 2005 Local Plan. These are being updated and, together with the LBAP, will be used to inform Guidance Notes relating to open space standards and developer contributions in new developments.

Local Plan Policies

Policy OS 1 – Protection and Enhancement of Open Space

Taking account of the findings of the Council's current open space audit and strategy, existing open space will be protected. This includes playing fields and sports pitches. Developments that adversely affect their scale and quality will generally not be permitted, unless replacement facilities have been provided. Through partnerships with other stakeholders the enhancement of existing open space will be encouraged where necessary.

In particular, opportunities will be pursued through the development process to create and improve Green Network links and to ensure that Sustainable Drainage Systems (SuDS), make a positive contribution to both open space and biodiversity.

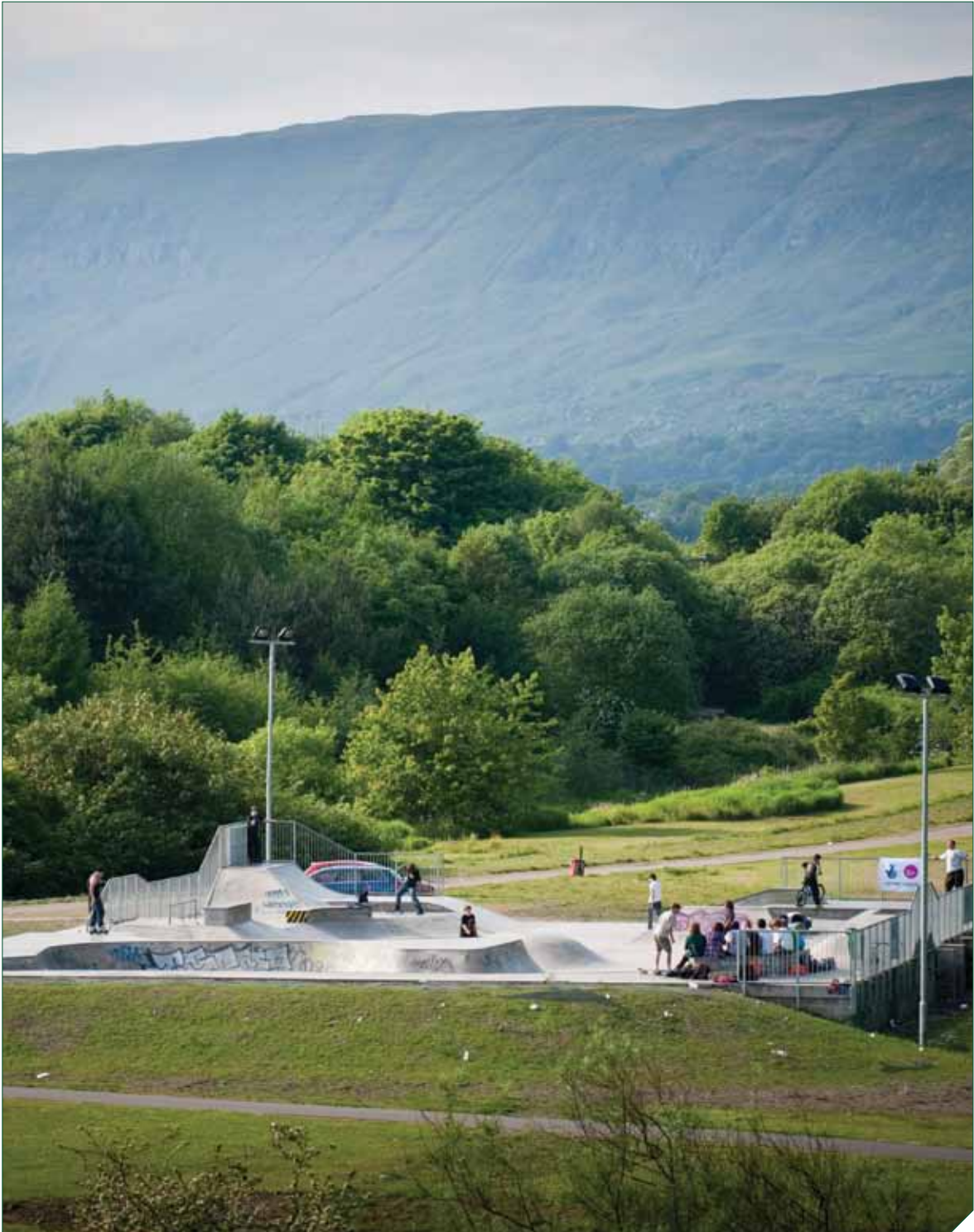


Policy OS 2 – Provision of Open Space in New Developments

In line with advice in Scottish Planning Policy: SPP 11: Open Space and Physical Activity (Nov. 2007), Guidance Notes shall be prepared, setting out community specific requirements for the appropriate level of open space in, or associated with, new developments and the level of developer contributions to meeting any shortfall in the quantity or quality of greenspace in the community. This will be based on:

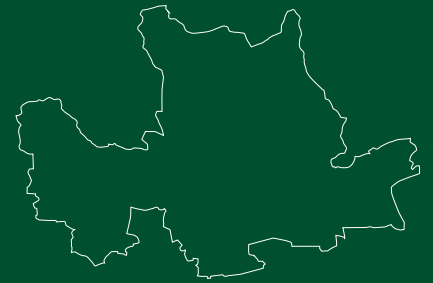
- i) the Council's current Open Space Audit and Strategy,
- ii) detailed site assessments.

6



Kirkintilloch, Luggie Park

7 Green Belt



2005 Local Plan

The 2005 Local Plan:

- Identified, on the proposals map, the precise boundaries separating the developed areas of East Dunbartonshire and the surrounding green belt. Separate 'village envelope' plans defined the limits of the smaller villages in the green belt, e.g. Balmore;
- Set out policies to guide urban development to developed areas and strictly control new development in the green belt, in line with the national and strategic objectives (Policy GB 2);
- Set out various topic based policies that actively encouraged the effective management of green belt resources, including its biodiversity (e.g. habitats such as wetlands, woodlands and semi-natural grasslands), landscape character and recreational assets, such as the core path network;
- Committed the Council to enhance the character and quality of the green belt;
- Identified alterations to the boundaries in relation to strategic development sites at Woodilee; Lennox Castle and Lower Kilmardinny/Westpark (Policy GB 1).

National and Strategic Planning Context

Scottish Planning Policy (SPP) 21: Green Belts (April 2006), sets out the key objectives of green belt policy:

- To direct planned growth to the most appropriate locations and support regeneration;
- To protect and enhance the character, landscape setting and identity of towns and cities;
- To protect and give access to open space within and around towns and cities, as part of the wider structure of green space.

There will be a strong presumption against inappropriate development in the green belt. Where necessary, release of green belt land should be part of a long-term settlement strategy in structure and local plans. Structure plans consider the need for and review of green belts and local plans define the precise boundaries. This will ensure widespread engagement and debate on the future shape of settlements.

Designated green belts should be managed effectively to enhance the quality of life for local people. Effective management can include:

- Providing a range of opportunities for outdoor recreation, outdoor education and tourism;
- Providing access to the countryside;
- Protecting and enhancing biodiversity and the landscape resource;
- Conserving the historic environment.

Strategic Policy I of The Glasgow and Clyde Valley Joint Structure Plan 2006 states:

“The Metropolitan Development Strategy requires the continued designation and safeguarding of the Glasgow and Clyde Valley Green Belt within which there is a presumption against the spread of the built up areas and the encroachment of development into the countryside. Local Plans shall define the detailed boundaries and policies to safeguard the Green Belt.”

It helps achieve the following inter-related objectives:

- Controls the growth of built up areas and supports the process of urban renewal
- Prevents neighbouring towns from merging and controls sporadic and isolated development
- Preserves the special character of towns, including their landscape setting
- Protects agricultural land from inappropriate development
- Protects and, where appropriate, enhances landscape character and biodiversity
- Provides for the enjoyment and recreational use of the countryside
- Supports the development of the Green Network

Local plans will continue to review the Green Belt boundary within the framework of the Structure Plan.



Consultation

The Main Issues Report noted the important role of green belts in strategic long-term settlement planning, in supporting urban regeneration, maintaining sustainable compact settlement patterns and protecting landscape and green environments close to towns.

In order to take account of emerging planning issues and to properly inform policies in the replacement local plan the KPDR gave detailed consideration to the following specific green belt related issues, i.e.

1. Green Belt Management.
2. Green Belt Review.
3. Green Belt Development Proposals Offering Community Gains.
4. Partnership Projects - Lennoxton, Kirkintilloch and Twechar.
5. Neighbouring Planning Authorities.

The KPDR also:

- i) Reiterated the continuation of a general presumption against development in the green belt, and
- ii) Proposed a modification to the excepted categories of development in the Green Belt set out in the 2005 Local Plan, specifically in relation to Category GB 2F - Rehabilitation of Buildings.

The majority of respondents, generally developers, advocated the release of green belt for housing developments, from single houses to larger sites adjacent to settlement boundaries. Such releases can be justified under SPP 21- Green Belts and the requirement for planning authorities to develop long term settlement strategies. There was also however strong support, mainly from individuals and community groups, for the continued protection. It has been suggested that green belt release at Twechar would aid the ongoing community regeneration initiative. There were also submissions, both for, but predominantly against, regarding the residential development of green belt land at Torrance to cross subsidise a new community building.

In line with the requirements of SPP 21: Green Belt the Council has carried out a survey of the green belt boundary, and this is available as a separate technical report.

Local Plan Policy

In line with national and strategic planning guidance, this Local Plan maintains a strong presumption against new development in the green belt, except in the circumstances set out below.

Careful consideration has been given as to whether any land in the green belt should be identified for non-conforming development. With regards to housing, and taking account of the requirements of SPP 3: Planning for Homes (2008) and the Metropolitan Development Strategy, land supply figures indicate there is no requirement for green belt release. There are also presently no other identified land uses or infrastructure projects where an encroachment into the green belt can be justified.

With regard to potential development sites identified in the consultation process, mainly for residential use, again there are no particular local circumstances of sufficient weight to justify release.

The aforementioned green belt survey also found that, with a few exceptions, current boundaries satisfied SPP 21 criteria. Land on the inner boundaries continues to contribute to the various functions of the green belt. It is the Council's intention to review the extent of the outer green belt boundary in terms of its overlap with the Kilpatrick Hills Regional Scenic Area during the life of this local plan.

The designated green belt continues to fulfil other recognised objectives, such as protecting agricultural land, landscape character and biodiversity from inappropriate development and providing easily accessible countryside for recreational and leisure activities. The green belt is also a key component of the Green Network.

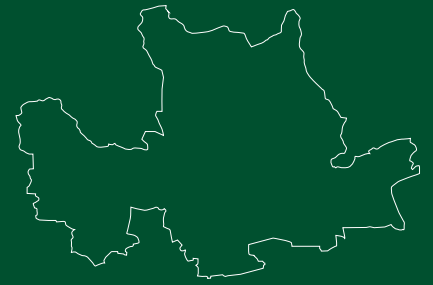
Local Plan Policies

Policy GB 1 - Presumption against Development

Within the green belt, as defined on the proposals map, there shall be a general presumption against development, and planning permission will not be granted for developments other than those falling within the categories listed in Policy GB 2 below. In all cases, development should:

- i) not have a significant adverse environmental impact,
- ii) be sited to minimise visual impact,
- iii) be designed appropriately for a countryside location,
- iv) preferably be located adjacent to existing buildings,
- v) be compatible with adjoining land uses, and
- vi) have appropriate and safe access arrangements.

Further detailed guidance on the above criteria is set out in relevant Development Management design and environmental protection policies and Guidance Notes.



Policy GB 2 – Excepted Categories of Development

GB 2A – Agriculture

Development will be permitted if it is in the direct operational interests of an established agriculture or forestry enterprise.

GB 2B – Agricultural Diversification

Certain limited agricultural support services or diversification may be permitted at a farm steading providing that it is ancillary to the main agricultural use of the site.

GB 2C – New Houses

The construction of a new house will only be permitted if it is for a full-time worker employed in an agricultural or other appropriate countryside enterprise, who requires to be present on the site concerned, and providing that there is no nearby building which could be converted. Where a farmhouse, farm workers house or other agricultural building is disposed of separately and/or occupied by a person not employed full time in agriculture, planning permission for a new dwelling, or replacement building, within the original farm unit will not be granted.

GB 2D – Outdoor Recreation

Development will generally be permitted if it is for outdoor recreation uses that are compatible with an agricultural or natural setting.

GB 2E – Tourism

Development will be permitted for the provision of tourist facilities where they:

- i. represent a genuine need for provision that requires a countryside location and which cannot be met elsewhere in the urban areas,
- ii. are provided close to existing development avoiding unnecessary isolated development e.g. where farms are diversifying through tourist developments (any proposal should be grouped towards existing buildings),
- iii. provide primarily outdoor facilities rather than indoor, and
- iv. are appropriate in scale and location to minimise environmental and visual impact and associated visitor management problems.

GB 2F – Rehabilitation of Buildings

Rehabilitation and conversion of existing buildings for residential use will be permitted providing that the building is of architectural merit, makes a positive visual contribution to its locality, is of stone or brick construction and is in a sound and reasonably wind and water tight condition. A suitably qualified surveyor's structural report will normally be required.

In addition, where it can be demonstrated to the satisfaction of the planning authority, for example with reference to historic maps and/or other similar documentary evidence, that formerly wind and water tight barn buildings of the original farm steading have been removed or otherwise substantially altered, then these removed or altered buildings can also be deemed to have re-development potential, where this would allow the re-creation of the original courtyard layout.

GB 2G – Alterations to buildings

Alterations and extensions to existing buildings will be permitted subject to appropriate design.

GB 2H – Development within the Village Envelopes

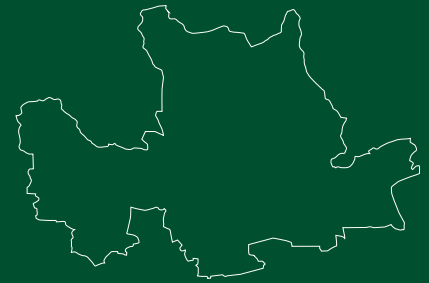
Appropriate developments will be permitted inside the village envelopes of Balmore, Bardowie, Clachan of Campsie and Haughhead as long as they maintain the amenity and character of these small communities in a rural setting.

GB 2I – Where there are Existing Developments

Within sites where there are existing developments in the green belt (such as operational industrial and institutional uses) proposals will generally be permitted where they are compatible and in scale with established uses and respect local landscape character.

GB 2J – Small-Holdings

The Council recognises that there are residential and commercial uses within the several well defined groups of small-holdings as identified on the Proposals Map. New or intensified uses will only be permitted at these locations where they are appropriate (in terms of use, scale and character) to the green belt. In recognising the run-down nature of many of these premises, existing buildings may be permitted to be redeveloped for their established uses, providing that the new buildings improve the overall appearance of the holding and satisfy the criteria i - vi of policy GB 1 above. For the sake of clarity, any redevelopment must not result in more than one residential property on each small-holding and buildings should generally be no higher than 1½ storeys. Sub divisions of small-holdings will not be acceptable as a means of addressing this requirement.



GB 2K – Telecommunications and Renewable Energy

Certain telecommunications and renewable energy proposals may be considered appropriate for green belt locations, subject to compliance with relevant development management design guidance and where there is no alternative location outwith the green belt. Further guidance for developers on Telecommunications is supplied in the relevant Guidance Notes.

In the determination of planning applications submitted under these criteria, full account will be taken of relevant Development Management design and environmental policies and Guidance Notes. With particular regard to new agricultural workers houses it will be necessary to provide a full business justification for the need for the additional employee and for a full-time site presence. Such new houses will only be permitted if there are no nearby houses which could be used or other buildings which could be converted. The applicant may also be asked to enter a 'Section 75 Agreement' in order to restrict current and future occupancy to full-time agricultural/countryside workers and their families employed on the unit.

Green Belt Management

Green belt resources, such as biodiversity (e.g. habitats such as wetlands, woodlands and semi-natural grasslands), landscape character and recreational assets (e.g. core path network), need to be effectively managed, to ensure the environmental and visual qualities of green belt land are protected and, wherever possible, enhanced. National and local support for good farming practices are also an important component of effective management. The Council's approved priorities for managing green belt resources, including the implementation of the Green Network, are reflected in this Local Plan by identifying the programmes and priorities of Council services and their partners.

Policy GB 3 – Green Belt Management

In order to maintain and enhance the environmental and landscape assets of the green belt the Council will develop a green belt management strategy reflecting the programmes and priorities of Council services and their partners, including the implementation of the Green Network. If appropriate it may be feasible to attract resources through a management company or trust, and to actively promote the green belt and co-ordinate funding activities.



Lennoxton – Green Belt and Campsie Fells

8 Design Quality



2005 Local Plan

The 2005 Local Plan sets standards for design quality, particularly in urban areas which will protect residential amenity and ensure high quality of infill, conversion or vacant land developments, alterations to existing properties, shopfront designs, telecommunications installations and advertisements.

The plan also gives clear advice on how the environmental impact of proposed developments and in particular changes to air quality, noise levels and traffic, will be assessed. Flood and other development risk areas are defined and it is explained how these risks will be assessed through the planning process, for the benefit of developers and communities alike. Alongside these the plan contains planning policy on potential developments such as quarrying, land fill, recycling and renewable energy.

Overall, the policies seek to achieve high standards of design when new developments or advertisements are proposed. As such, Policy DQ 2 expects high quality design in all developments, and that all development should be compatible with the amenity and character of the area within which it is located.

National Planning Context

Scottish Planning Policy, the Scottish Government's statement of policy on land use planning, requires that careful attention to layout, design and construction should result in places where people want to live. One of the guiding principles that should underpin the modernised system is that there should be a clear focus on the quality of outcomes, with due attention given to considerations of the sustainable use of land, good design and the protection of the natural and built environment.

Designing Places: A Policy Statement for Scotland recognises that good design is a practical means of achieving a wide range of social, economic and environmental goals, making places that will be successful and sustainable. It states that successful designs are based on six qualities – identity, safe and pleasant spaces, ease of movement, a sense of welcome, adaptability and good use of resources – and that these qualities are at the heart of good design for urban and rural development.

Strategic Planning Context

The Glasgow and the Clyde Valley Structure Plan also places importance on high quality design by sustaining and enhancing the built and natural environment as one of its aims.



Consultation

The Main Issues Report received several comments with regard to sustainability in new buildings, with views split on the effectiveness of technologies and whether policies should be based on encouragement or requirement.

The Key Policy Directions Report recommended that the key thrusts of the 2005 design quality policies be maintained except where there was a necessity to update due to changes in Government policy, where appeal decisions indicated a need for change or where new best practice had emerged.

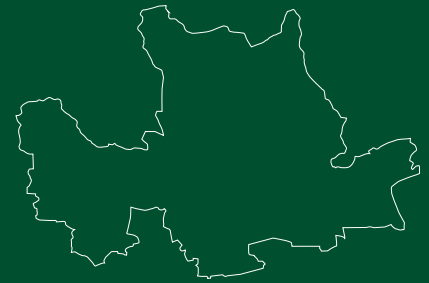
Local Plan Policy

The Policy consolidates and re-affirms the policies contained within 2005 Local Plan, taking account of changes over the intervening period.

Policy DQ 1 – Assessing Proposed Uses

Development will be assessed with regard to the Strategic Direction of this Plan and the following principles:

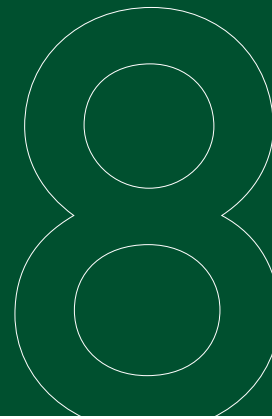
- a) Development should enhance and certainly not reduce the amenity and character of the surrounding area, in particular residential amenity will be strongly protected.
- b) Features important for their ecology or landscape character within development sites should be retained and/ or enhanced and managed appropriately. Development should not result in the loss of open space, playing fields or recreational land unless equivalent areas can be replaced elsewhere or, if not, there is a strong justification including evidence from an open space audit prepared by the Council, or playing field strategy prepared in consultation with SportScotland. Development should not result in the loss of areas of significant natural diversity or landscape value. Opportunities will be taken to protect and where appropriate restore green networks.
- c) Changes of use and redevelopment should not result in the loss of business or employment land or economic investment opportunities.
- d) The Council encourages mixed use proposals where character and amenity are not significantly adversely affected, and where they do not conflict with other policies in this Plan. Limited business uses in residential properties are encouraged, however this must not result in significant detrimental impact from traffic, noise or disturbance.



Policy DQ 2 – Design Quality

The Council will expect high quality sustainable design and all development should be compatible with the amenity and character of the area within which it is located. There will be a presumption against development proposals which do not have regard to the following factors:

- a) Scale, massing, materials, fenestration – especially on prominent frontages and corner sites. Developments should generally take recognition of, and reinforce or complement the character of their surrounds;
- b) Within historic environments (see Historic Environment Chapter) development must particularly reflect the existing or original character;
- c) Innovative designs will be encouraged where there will be no adverse effects on a street scene or the surrounding area;
- d) Roads and parking standards should be met;
- e) The size and shape of any development plot, or garden ground remaining after development, must be compatible with the surrounding area;
- f) There must be adequate infrastructure provision in respect of education, drainage, including land drainage and effluent disposal arrangements. Where there is a deficiency in any respect, appropriate upgrading will require to be undertaken as a condition of planning permission, or through a Section 75 Agreement prior to permission being granted. In new developments, the provision of all infrastructure services, will generally be expected to be underground;
- g) The Council will encourage sustainable development (including energy efficiency, use of sustainable resources materials, reduction of pollution including light pollution and the use of renewable energy), where this is compatible with the character and amenity of the area;
- h) Arrangements for surface water drainage will require to be compatible with best available advice on Sustainable Drainage Systems (SuDS);
- i) All development within or adjacent to publicly sewered areas will require to connect to the public network unless it can be demonstrated that there are technical constraints, capacity constraints where Scottish Water has confirmed that investment has been allocated to address the constraints, or the connection is unacceptable to Scottish Water.
- j) Developments should be designed having regard to the varying needs of all groups in society and should afford ease of movement and access for all; and
- k) The provision of art and design in the public realm as part of development proposals will be promoted. In determining any application for planning approval, consideration will be given to the integral status of public art within high quality design.



Planning applications will be expected to take account of the guidance adopted from time to time by the Council. Guidance adopted by the Council will be afforded significant weight in the decision making process.

Policy DQ 2A – New Site Developments and Redevelopments

In addition to the points above in Policy DQ 2, significant weight shall be given to the guidance contained within Guidance Note 20 – Single House Plot Development and Guidance Note 16 – Residential Layout and Redevelopment in the decision making process.

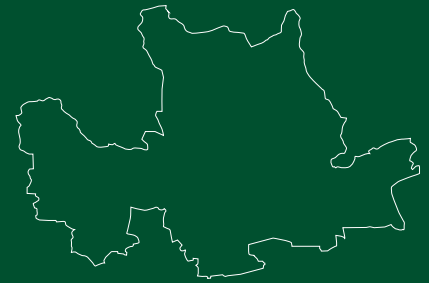
Policy DQ 2B – House Extensions

House extensions will generally be supported where they cause no significant detriment to the building, the neighbours or the vicinity. Significant weight shall be given to the principles contained within Guidance Note 13 – House Extensions and Garages in the decision making process.

Policy DQ 2C – Advertisements

When considering applications to display advertisements, the Council will take account of:

- 1) the impact of the proposal on the amenity of the site and the surrounding area;
- 2) the impact on public safety (including pedestrians and road users).
- 3) the principles in Guidance Note 1 (2005 Local Plan) – Advertisement Control which will be given significant weight in the decision making process.



Policy DQ 3 – Assessment of Impact

Where developments are likely to have a significant impact on the natural, historic or community environment, the Council may require developers to submit any of the following assessments as appropriate:

- 1) Environmental Impact Assessments (in accordance with Environmental Impact Assessment Regulations)
- 2) Noise Impact Assessment
- 3) Air Quality Assessment
- 4) Transport Assessment and Travel Plans
- 5) Landscape and Visual Assessment

The Council may require developers to submit additional information required to fully assess proposals and details will be set out in a Development Management Charter.

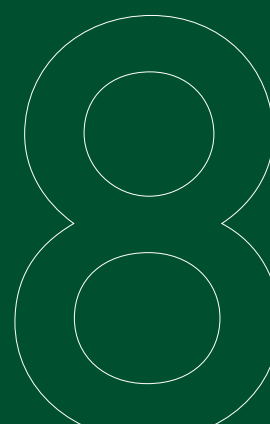
Policy DQ 4 – Telecommunications Installations

The Council will work closely with telecommunications operators to facilitate a modern telecommunications infrastructure which has an acceptable visual amenity and environmental impact, and which reflects the operational requirements of telecommunications networks and the technical limitations of the technology. Proposals for telecommunications developments should accord with detailed siting, design and locational criteria set out in Guidance Note 6: Commercial Telecommunications Developments.

Policy DQ 5 – Mineral Extraction

There will be a general presumption against proposals for the winning and working of minerals throughout the Local Plan area, except:

- a) Existing workings (including extensions to existing workings);
- b) Where the proposals involve the reuse or removal of waste materials, e.g. at the sites of former collieries; or
- c) Where new mineral areas are identified through the strategic development plan.



In order to ensure the protection of amenity throughout the Local Plan area, proposals falling within the two points above will require to be assessed against the following criteria:

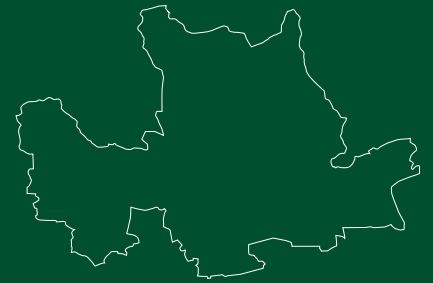
- 1) Environmental Impact;
- 2) Traffic and Road Safety implications;
- 3) Availability of the Mineral Supply;
- 4) The rate of extraction; and
- 5) Restoration and beneficial after use (where necessary tied to a legal agreement).

Policy DQ 6A – New and Extended Waste Management Facilities

Proposals for new and extended waste management facilities will be considered favourably where they:

- i) accord with the objectives of the National Waste Management Plan (comprising of the Zero Waste Plan and associated documents, including Scottish Planning Policy, Planning Advice Note 63 (including revised versions), SEPA waste data sources, and SEPA Thermal Treatment of Waste Guidelines 2009) and the relevant requirements of the Glasgow and the Clyde Valley Strategic Development Plan;
- ii) are considered to be the best practicable environmental option, in consultation with neighbouring authorities included in the Clyde Valley Community Planning Partnership;
 - a) can be located within the boundaries of an existing waste management facility, as identified on the proposals map, or
 - b) can be located in the business development locations and business areas already listed in the plan (Tables ECON 1 & ECON 2);
- iii) otherwise take account of the requirements of Policy DQ1 – Assessing Proposed Uses, Policy DQ2 – Design Quality, and Policy DQ 3 – Assessment of Impact, and
- iv) take account of the potential need for a buffer zone between the waste management facility and sensitive receptors (for example, housing*).

*Note 1 – SPP (para. 217) states that a 250m buffer may be appropriate for operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant. 100m may be appropriate for recycling facilities, small scale thermal treatment or leachate treatment plant. Appropriate buffer zones will depend on the specific characteristics of individual sites.



Policy DQ 6B – Safeguarding Existing Waste Management Sites

Existing waste management sites identified on the Proposals Map will be safeguarded for future sustainable waste management use and, where appropriate, for expansion in accordance with the requirements of Policy DQ 6A - New and Extended Waste Management Facilities. Any development on these sites which would compromise or prevent their future use for waste management purposes will be resisted.

Policy DQ 7 – Landfill/Infill

There will be a general presumption against proposals for new landfill operations, including the infilling of land for “agricultural improvement”, within the Local Plan area. Where landfilling is operated under the terms of an existing consent and conditions, particular attention will be required to restoration and aftercare.

Policy DQ 8 – Renewable Energy Developments

The Council will generally support proposals for all types of renewable energy developments except:

- (a) where there would be an adverse impact on historic and natural environment resources defined in this plan
- (b) where there would be an adverse impact on the landscape quality of the Green Belt, Campsie Fells and Kilpatrick Hills Regional Scenic Areas
- (c) where there would be an adverse impact on local amenity through traffic, noise and visual impact
- (d) windfarm developments in the Campsie Fells and Kilpatrick Hills Scenic Area

Policy DQ 9 – Environmental Risk Areas

Some parts of the Plan area are affected by certain development risks, including:

- a) Methane and associated gases;
- b) Contaminated (or potentially contaminated) land; and
- c) Unstable (or potentially unstable) ground.



Where any of the above are known or there is evidence that they occur, applicants seeking to develop such sites shall require to submit to the Council supporting technical information to show that:

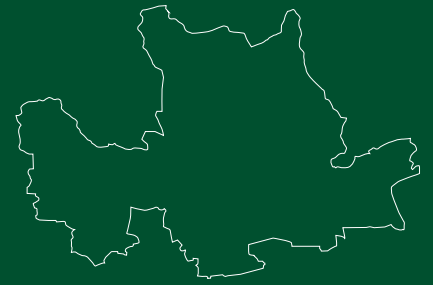
- a) A risk assessment has been undertaken;
- b) The site is suitable for the proposed development.
- c) Where necessary, appropriate remedial measures are included in the development proposal so that the site is fit for proposed use;
- d) No unacceptable risk will occur within the site or to surrounding land/environments, during or after development.
- e) If appropriate, a monitoring strategy has been formulated.

The Council will require conclusive and verifiable evidence that no risk to public safety or the environment will occur in order to protect public safety. Where any doubt arises, the Council will resist development.

Policy DQ 10 – Sustainable Drainage Systems

All new developments shall incorporate sustainable urban drainage systems (SuDS) except proposals for single dwellinghouses. The Council will encourage proposals for an environmental approach to surface water management through habitat creation or enhancement, for example by forming wetlands, ponds or opening up culverted watercourses. SuDS proposals should be appropriate to the location and layout of the site. Hard engineering solutions will only be acceptable where there is clear evidence of layout or design constraints. All SuDS solutions shall meet the technical requirements of Scottish Water, SEPA and the Council. Developers should refer to the “SuDS Design Manual” published by CIRIA for further guidance, and where the scheme is to be adopted by Scottish Water, the most recent Sewers for Scotland Technical Manual.

The Council will require satisfactory arrangements for the maintenance of all parts of a proposed Sustainable Drainage System to be demonstrated.



Policy DQ 11 – Flood Risk

Development will not be supported if:

- a) It would increase the risk of flooding;
 - 1) By reducing the capacity of flood storage or conveyancing areas; by altering the flow characteristics of a river channel, or increasing flows within a river; or
 - 2) Through discharge of additional surface water; or
 - 3) By harming flood defences; or
- b) It would be at risk from flooding; or
- c) Adequate provision is not made for access to watercourses for maintenance.

Development proposals in areas of flood risk will be considered against the flood risk assessment framework contained in the Scottish Planning Policy (SPP). The Council will have regard to the River and Coastal Flood Map (Scotland) produced by SEPA in identifying areas of flood risk.

In all cases, regard should be had to the policies contained within Government policy, which will be held in significant weight.

Policy DQ 12 – Sites Requiring Environmental Improvements

The Council will encourage and support environmental improvements throughout East Dunbartonshire, particularly to improve sites on the register of vacant and derelict land, and thereafter to positively manage them.

Policy DQ 13 – Safeguard Consultation Zones and Pipeline Consultation Corridors

Development proposals within the safeguard consultation zones and pipeline consultation corridors identified in Appendix 5 will be determined in consultation with the Health and Safety Executive and the facilities operators/owners.

Within the Airport Safeguarding Zone (see Appendix 5) around Glasgow Airport, development which adversely affects the operation, integrity or safety of the airport will not normally be permitted.



Milngavie Reservoirs Gauging Station

9 Historic Environment



Introduction

East Dunbartonshire is favoured with a rich historic environment encompassing:

- Prehistoric ritual and domestic remains - including, cup and ring markings and burial mounds.
- Roman Military remains, including the Antonine Wall, designated as World Heritage Site (WHS) in July 2008;
- Medieval sites such as field systems, castles and tower houses and the remains associated with the Medieval Burgh of Kirkintilloch;
- The Forth and Clyde Canal, a scheduled ancient monument;
- 180 Listed Buildings, 14 Conservation Areas (areas of special architectural and/or historic interest) and 22 Townscape Protection Areas (areas of distinctive architectural and historic interest), and including multiple designations such as Milngavie Reservoirs that are a Conservation Area, Listed Structures and a Designed Landscape.
- Industrial archaeology associated with the transport, milling, metal working, engineering and mining industries; the renowned foundries and boat building enterprises of Kirkintilloch, print works (cloth and paper) around Lennoxton, Milton of Campsie and Milngavie; the routes of disused railways, and the interwar site of the Bennie rail-plane project. A recently completed survey also identified 30 historic designed landscapes and gardens.

It is important that the component parts of the historic environment are identified, protected, properly managed and enhanced, and the replacement Local Plan continue this commitment.

2005 Local Plan

The 2005 Local Plan incorporated various protection and enhancement policies for Archaeological Heritage Protection, Listed Buildings and Conservation Areas and Townscape Protection Areas, and the Heritage Fund.

National Planning Context

The Scottish Historic Environment Policy (SHEP) (October 2008) sets out Scottish Ministers' policies for the historic environment. Local authorities are identified as key agents in protecting and enhancing the historic environment and harnessing its potential to contribute to Scotland's social and economic success. Scottish Planning Policy 23 - Planning and the Historic Environment (October 2008) requires authorities to maintain and strengthen their commitment to the stewardship of the historic environment and to adopt suitable policies in their development plans. Statutory designations (Listed buildings, Conservation Areas, and Scheduled Monuments) and non-statutory designations (World Heritage Sites, Gardens and Designed Landscapes and other Historic Environment Interests) are material considerations in the planning process. With regard to Local Plans, SPP 23 advises:

- The proposals map should define the historic environment and its landscape or townscape setting; and should,
- Set out policies and criteria for assessing development proposals to ensure the protection, conservation and enhancement of the historic environment.

SPP 23 includes 'model policies' and their use is encouraged in forthcoming Local Plans.

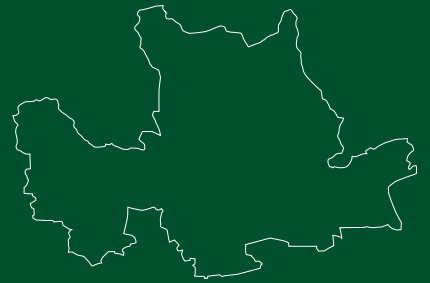
Strategic Planning Context

The Glasgow and Clyde Valley Joint Structure Plan 2006 defines the historic environment as an Environmental Resource, the quality and extent of which should be safeguarded and enhanced.

Consultation

The Main Issues Report noted the then proposed nomination of the Antonine Wall as a WHS. Reference was also made to an ongoing review of Conservation Areas. The Key Policies Direction Report proposed that the general direction of the 2005 Local Plan regarding the historic environment was still appropriate and should be maintained and enhanced in the replacement Local Plan.

Historic Scotland submitted the most substantive response and supported the maintenance of the 2005 Local Plan Policies. Their advice was that the Antonine Wall should be protected through the model policies set out in the Management Plan.



Local Plan Policy

The following 'model policies' are set out in SPP 23, and the Antonine Wall Management Plan. These generally reflect the policy direction of the 2005 Local Plan. Guidance Notes will also be published, as detailed in each policy section. Finally, the proposal map shows:

- The boundaries of the Antonine Wall World Heritage site and buffer zone. The buffer zone is necessary because the setting of the wall is important in understanding its relationship to the surrounding landscape and the reasons why this particular line was chosen by the Romans.
- The location of listed buildings.
- The locations and boundaries of conservation areas and townscape protection areas.
- The locations and/or boundaries of Scheduled Ancient Monuments and other significant archaeological resources.
- The locations of historic gardens and designed landscapes.
- The Council also maintains a detailed Sites and Monuments Record which contains a wider range of sites than can be shown on the Proposals Map.

Policies

Antonine Wall World Heritage Site and Buffer Zones

Policy HE 1A – Antonine Wall

There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, as defined on the Proposals Map.

Policy HE 1B – Antonine Wall Buffer Zones

There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zones (as defined on the Proposals Map) which would have an adverse impact on the Site and its setting, unless:

- i) mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and
- ii) there is no conflict with other Local Plan policies.

The Antonine Wall was inscribed as a World Heritage Site in July 2008, as a component part of the wider 'Frontiers of the Roman Empire' World Heritage Site that includes Hadrian's Wall and the German Limes.

In response to 'Action 3' of the Antonine Wall Management Plan 2007-2012 a partnership of Historic Scotland, North Lanarkshire Council, West Dunbartonshire Council, Glasgow City Council, East Dunbartonshire Council and Falkirk Council is preparing Supplementary Planning Guidance (SPG) for the Antonine Wall World Heritage Site and Buffer Zone.

Listed Buildings

Policy HE 2 – Listed Buildings

The layout, design, materials, scale, siting and use of any development affecting a Listed Building shall be appropriate to the character and appearance of the listed building and its setting.

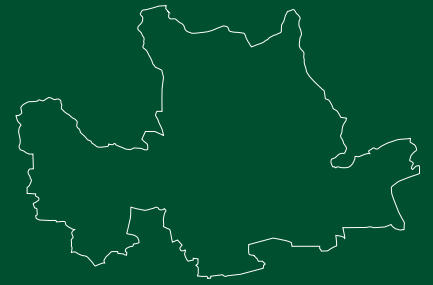
There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed buildings should be demolished unless it can be clearly demonstrated that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Guidance Notes will set out detailed design guidance for new development affecting the character and appearance of listed buildings, in accordance advice and guidance from Historic Scotland.



Conservation Areas and Townscape Protection Areas

Policy HE 3A – Conservation Areas

Development and demolition within a Conservation Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant Conservation Area Appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development affecting a Conservation Area shall be appropriate to the character of the Conservation Area and its setting. Trees which are considered by the planning authority to contribute to character and appearance shall be preserved. Given the importance of assessing design matters, outline planning applications will not normally be considered appropriate for developments in Conservation Areas.

Where an existing building, listed or not, contributes positively to the character of the Conservation Area, policy HE 2 on the demolition of listed buildings shall apply. Where it does not, proposals for demolition will not be considered in the absence of a detailed planning application for a replacement development that enhances or preserves that character. Demolition will not begin until evidence is given of contracts let for the approved development.

Policy HE 3B – Townscape Protection Areas

Development within a Townscape Protection Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the Townscape Protection Area and its setting. Trees which are considered by the planning authority to contribute to character and appearance shall be preserved.

A series of Appraisals of Conservation Areas and Townscape Protection Areas is being published. These describe the historical significance and townscape character of the areas, identify ongoing conservation issues and set out policies and proposals for future management. A list of the Areas covered to date and copies of the Appraisals are available on request.

Guidance Notes will set out detailed design guidance for new development affecting the character and appearance of Conservation Areas, in accordance with advice and guidance from Historic Scotland and on but also taking account of the Conservation and Townscape Area Appraisals.

Scheduled Monuments, other Archaeological Sites and Monuments

Policy HE 4 – Scheduled Monuments and Other Archaeological Sites and Monuments

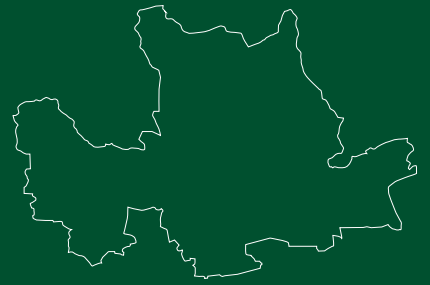
Scheduled monuments and other identified nationally important archaeological resources, including those newly scheduled or identified during the currency of the plan, shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances.

All other archaeological resources, including those newly identified during the currency of the plan, shall be preserved in situ wherever feasible. The planning authority will weigh the significance of the archaeological resources and of any impacts upon them and their settings against other merits of the development proposals in the determination of planning applications.

At any location where there may be sensitive archaeological resources, the developer may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis, publication and archiving, in advance of development.

As and when appropriate the Council will obtain specialist archaeological advice on new development affecting Scheduled Monuments, and other archaeological sites and monuments.

The Council maintains a Sites and Monuments record, and details are available on request.



Historic Gardens and Designed Landscapes

Policy HE 5 – Historic Gardens and Designed Landscapes

Development affecting gardens and designed landscapes as shown on the Proposals Map shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value. The Council will encourage the enhancement, restoration and sensitive management of any historic garden or designed landscape.

The Council's Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire (November 2006) is available on request and can be viewed online.

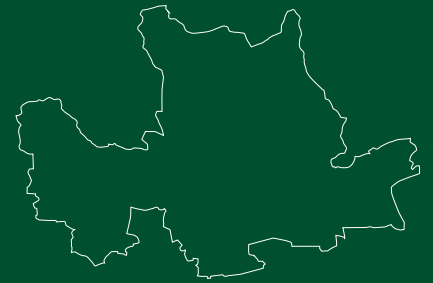
The Council requests Historic Scotland to consider including Milngavie Reservoirs, Milngavie in its national Inventory of Gardens and Designed Landscapes.

Guidance Notes will set out detailed design guidance for new development affecting the character and appearance of Historic Gardens and Designed Landscapes, based on advice and guidance from Historic Scotland and the Garden History Society.



Twechar – Bar Hill, Antonine Wall World Heritage Site

10 Natural Environment



Introduction

The natural environment of East Dunbartonshire is crucial to maintaining the area's quality of life and attractiveness to incoming investors.

It includes the Regional Scenic Areas (RSA's) of the Campsie Fells and Kilpatrick Hills, and national and locally designated sites such as Sites of Special Scientific Interest (SSSI's); Local Nature Reserves (LNR's); Local Nature Conservation Sites (LNCS's) (including wildlife corridors), and public and private parks, playing fields, open space, agricultural land, woodlands and watercourses.

2005 Local Plan

The adopted Local Plan referred to the Council's Sustainable Development Strategy, Local Biodiversity Action Plan and Greenspace Strategy.

Landscape features and habitats contributing to biodiversity were identified and protected, including SSSI's, Sites of Importance for Nature Conservation (SINCs), Important Wildlife Corridors (IWC's), water courses, wetlands, lochs, ponds, and woodlands. Development likely to have adverse effects would be resisted.

Local Nature Reserves were proposed for Lenzie Moss, Lenzie and Merkland Nature Park, Kirkintilloch, and Village Nature Parks at Geelong Gardens, Lennoxton and Maitland Drive, Torrance.

There was a presumption against development in the Campsie Fells and Kilpatrick Hills RSA's, and continued support given for the designation of the Campsie Fells as a Regional Park. Distinctive landscapes were identified and harmful development resisted.

National Planning Context

Improving the sustainable use and enjoyment of the natural environment is one of the Scottish Government's national outcomes.

All public bodies, including planning authorities, have a duty to further the conservation of biodiversity under the Nature Conservation (Scotland) Act 2004. Biodiversity is important because it provides natural services and products that we rely on, is an important element of sustainable development and makes an essential contribution to Scotland's economy and cultural heritage.

The Landscape and Natural Heritage section of Scottish Planning Policy (SPP) highlights the importance of integrated habitat networks and their contribution to enhancing biodiversity and adaptation to climate change. Further habitat fragmentation should be prevented and degraded sites restored. With regard to landscapes, the SPP notes the aim is to facilitate positive change whilst maintaining and enhancing distinctive character. Overall, SPP states that landscapes and the natural heritage are sensitive to inappropriate development, including the cumulative effect of incremental changes.

With careful planning and design the potential for conflict can be minimised and the potential for enhancement maximised. However, there will be occasions where the sensitivity of the site or the nature or scale of the proposed development is such that development should not be permitted.

Scotland's Biodiversity Strategy (May 2004) sets out the Scottish Government's approach to biodiversity conservation.

The Strategy recognises biodiversity can be safeguarded through the planning process. In this context account should be taken of the guidance on Local Nature Conservation Sites published by Scottish Natural Heritage in 2006.

Under European legislation (the Water Framework Directive) SEPA are producing River Basin Management Plans for each of the 8 catchments in the Scotland River Basin District. Each plan sets out a range of 'measures' for maintaining and improving the quality of the rivers, lochs, canals and groundwater. East Dunbartonshire lies in the Clyde Area catchment. Amongst other things the Clyde Area plan identifies Sustainable Drainage Systems as a vital tool both to improve the quality and control the rate of run-off.

Strategic Planning Context

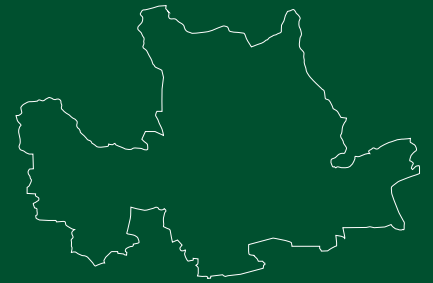
Through partnerships the Glasgow and Clyde Valley Joint Structure Plan seeks to restore countryside uses on degraded/poorly managed land on the urban fringe. The Plan also identifies strategic environmental resources requiring particular protection, including the Campsie Fells, Kilpatrick Hills and the green belt. A Glasgow and Clyde Valley Green Network Partnership (in which the Council is a full participant) promotes and extends a network of high quality green spaces.

Local Context

The Council's Local Biodiversity Action Plan (April 2008) is a partnership plan covering both East and West Dunbartonshire.

It compliments the Local Plan and advocates conservation of vulnerable and threatened species and habitats; promotes awareness, practical conservation and sustainable use of local natural resources, and encourages community engagement and ownership. It incorporates sites designated in this plan for their local biodiversity value, formerly called SINCs, and now part of the Local Nature Conservation Site network.

East Dunbartonshire's Greenspace Strategy maintains and enhances, through partnerships, an interlinked network of high quality greenspaces; biologically and functionally diverse, sustainable, accessible and fit for purpose to meet the needs and aspirations of the whole community whilst building on the economic benefits of an attractive environment in which to live and invest.



Consultation

The MIR sought views on the priority to be given to the protection and enhancement of the area's ecological resources and the best way to provide habitats for wildlife in new developments. Views were also sought on landscaping and in particular the use of native tree and shrub species to encourage biodiversity and whether a policy should be introduced to prevent the use of invasive non-native plants. In both cases positive comments were made, for example new developments be laid out and landscaped to encourage habitats.

The KPDR took account of emerging planning issues and recommended policies on Local Biodiversity, Greenspace Strategy, Landscape Character, Designed Landscapes and Historic Gardens, the Campsie Fells & Kilpatrick Hills and Trees and Woodlands. Forestry Commission Scotland supported references to the Glasgow and Clyde Valley Green Network, but asked for reference to be made of the Strategic Forestry and Woodland Framework. Scottish Natural Heritage welcomed the commitment to maintain and enhance Local Biodiversity. Further feasibility work is though required in relation to the proposed Campsie Fells Regional Park.

Local Plan Policy

This plan establishes for the first time a network of Local Nature Conservation Sites (LNCS), encompassing:

- local biodiversity sites (formerly SINC's – comprehensive review recently completed);
- local geodiversity sites;
- Important Wildlife Corridors.

The following policies derive from the recommended policies in the KPDR and where appropriate accommodate the views of consultees. They generally continue the policy direction of the 2005 Local Plan. When appropriate, Guidance Notes will also be published. Historic Gardens and Designed Landscapes are now referred to in the Historic Environment chapter.

'Work in progress' and other relevant matters are also noted. In accordance with the Landscape and Natural Heritage section of SPP the Proposals Map shows the locations and boundaries of national, regional and local natural heritage designations. All sites are listed in Appendix 3. Green Network and Greenspace Strategy sites and protected trees and woodlands are also mapped.

Local Biodiversity

Policy NE I – Protection of Local Biodiversity

The existing biodiversity of the district will be protected from development likely to have an adverse impact, unless satisfactory arrangements can be ensured for damage to be fully compensated by habitat creation and/or enhancement elsewhere. In assessing any such impacts, account will be taken of the findings and recommendations of the Local Biodiversity Action Plan. In addition to avoiding illegal impacts on protected species, developers will be encouraged to take positive steps to enhance biodiversity.

Policy NE I A – Sites of Special Scientific Interest

Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated:

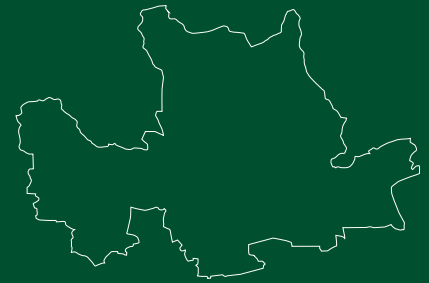
- a) the objectives of the designated area and the overall integrity of the area would not be compromised; or
- b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

Policy NE I B – Local Nature Reserves

Existing sites for Local Nature Reserves will be protected from any development or change of use that is not in accordance with the approved management plan. Within the limits of available resources, the Council will seek to identify, designate and manage any other areas suitable for Local Nature Reserve status.

Policy NE I C – Protection of Local Nature Conservation and Geodiversity Sites

Development that would adversely affect the designated interest of a Local Nature Conservation Site, including designated Important Wildlife Corridors, or sites identified as regionally or locally important for their geological/geomorphological value, will not be permitted, unless there are satisfactory arrangements for such impacts to be compensated for by on-site protection or by the creation or enhancement of an appropriate interest elsewhere. Where a proposal would sever the function of an Important Wildlife Corridor, compensatory habitat creation/enhancement should be located to reinstate the function of that particular Corridor. This policy will extend to sites of recognised Local Nature Conservation Site status that are identified subsequent to the preparation of this plan.



Policy NE1D – Promotion and Enhancement of Local Nature Conservation Sites, Geodiversity Sites and Important Wildlife Corridors

The Council will support proposals for the sustainable management and enhancement of, and where appropriate public information and access to, Local Nature Conservation Sites, Geodiversity Sites and Important Wildlife Corridors.

The proper assessment of natural heritage impact of development proposals may require the submission of appropriate report(s) from suitably qualified environmental consultants. Where appropriate, Guidance Notes will be brought forward to guide the process.

Greenspace Strategy

Policy NE 2 – Protection of Greenspaces

Greenspaces will be protected from development likely to have an adverse impact. In assessing this impact account will be taken of the findings and recommendations of the Greenspace Strategy. Any other sites that may be identified as having Greenspace value will be similarly protected.

Green Network

Policy NE 3 – Promotion of Green Network

Guidance Notes will be prepared to support the objectives of the Glasgow and Clyde Valley Green Network Partnership to protect and extend the network of high quality green spaces within East Dunbartonshire and promote linkages to surrounding areas.

Landscape Character

Policy NE 4 – Protection of Landscape Character

Development in any location will not be permitted if it would result in significant adverse impacts on the landscape character of the Green Belt or a Regional Scenic Area (Kilpatrick Hills/Campsie Fells). In assessing any impact, account will be taken of the landscape value of any area designated during the life of the plan as of Local Landscape Quality, and of the findings and recommendations of the Glasgow and Clyde Valley Landscape Character Assessment. Development within either Regional Scenic Area should be designed and landscaped so as to protect and reinforce its landscape character.

Certain areas of East Dunbartonshire's green belt may benefit from a local 'Landscape Quality' designation. This matter will be taken forward through the Guidance Notes. The assessment of landscape impacts may require the submission of reports from suitably qualified landscape consultants.

Campsie Fells

Policy NE 5 – Promotion of Campsie Fells Regional Park

Through partnership with the adjoining local authorities (Stirling, North Lanarkshire and Falkirk), Scottish Natural Heritage and other key stakeholders the Council will support the designation of the Campsie Fells as a Regional Park.

The Campsie Fells are a striking landscape feature of both the Clyde and Forth valleys, are rich in biodiversity and geodiversity and are valued for recreational access. The hills are an asset which could help generate tourism development in surrounding areas.

Trees

Policy NE 6 – Protection and Promotion of Trees and Woodlands

Significant trees and woodlands will be protected from inappropriate development. Further Tree Preservation Orders will be promoted as and when required. Any development likely to affect existing trees should be accompanied by a full tree survey with written justification for any losses. New amenity tree planting will be encouraged, including, where appropriate, through a requirement to submit and implement a landscaping scheme for new developments. Detailed advice on the treatment of trees on development sites will be contained within Guidance Notes.

Policy NE 6A – Forestry and Woodland Strategy

The Council will prepare a forestry and woodland strategy, in the form of supplementary guidance, dividing land into categories to indicate its suitability for new woodland planting and also to identify how the categories apply to different woodland types.

River Basin Management Planning

Policy NE 7 - River Basin Management Planning

The Council will implement 'measures' in SEPA's Clyde Area Management Plan to improve the quality of the watercourses, water bodies and ground water in East Dunbartonshire and in particular, through the development process, will promote environmentally friendly SuDS options and river morphology improvements such as deculverting and reinstatement of riverine habitats. Guidance Notes will further assist in the delivery of this commitment.



Water Environment

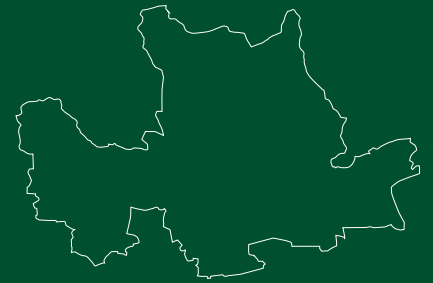
Policy NE 8 – Protection of the Water Environment

Development or engineering works, including ‘in river’ and river bank works, will not be permitted if they would result in the deterioration of the water environment (including watercourses, lochs, wetlands, riparian areas and groundwater), through harm to the quality or ecological status or potential of such features, or would prejudice the ability to restore such water bodies to good ecological status, through impacts on water quality, quantity or flow rate, riparian habitat or protected species. Proposals involving culverting of watercourses will be discouraged.



Parkland, Woodhead Park, Kirkintilloch

II Economic Competitiveness



A) Economic Competitiveness – Business

2005 Local Plan

A Guiding Principle of the 2005 Local Plan was the promotion of local employment and wealth. Specific sites and preferred locations for new business and tourist development were identified. Existing commercial land and property were to be retained for employment use.

Economic development has been supported whilst at the same time maintaining environmental standards.

National Planning Context

The National Planning Framework for Scotland 2 (June 2009) states the central aim of the Scottish Government is to increase sustainable economic growth.

Scottish Planning Policy refers to the Scottish Government's Framework for Economic Development in Scotland, and states that the planning system should provide strong support for economic development, both new and expanding businesses, where consistent with other national and local policies.

Strategic Planning Context

One of the four strategic aims of the Glasgow and Clyde Valley Joint Structure Plan 2006 is "To increase economic competitiveness". The plan seeks to develop an inclusive economy and attract inward investment, and identifies a framework of development opportunities for new and expanding businesses.

Consultation

General support was expressed for the KPDR's Strategic Direction of sustainable growth. Certain respondents to the MIR and KPDR identified business land and economic development opportunities at Westerhill as being suitable for alternative non-business uses.

Local Plan Policies

East Dunbartonshire's current economy is characterised by:

- i) highly qualified residents out-commuting;
- ii) increasing part-time and lower paid employment at the local level, and
- iii) persistence of pockets of deprivation and long term unemployment. It is therefore important to continue to safeguard and enhance opportunities for new start-up businesses, the growth of local companies, local people to work in the area, and more people to visit the area.

These Local Plan policies update and re-affirm policies in the 2005 Local Plan. They also support the Council's Economic Development Framework (March 2007), which sets out priorities for the development of the local economy.

Business & Industry

East Dunbartonshire's employment land and property base is small and under pressure for change to other uses. It is important that the existing supply of industrial/business land and property is strongly protected to retain local employment opportunities.

Policy ECON 1 – Protection of existing business land and property

In order to retain employment and wealth in the area the Council will safeguard existing business land and buildings. Existing business areas are shown on the proposals map and listed below, but the policy will also apply to all other established business and industrial land and buildings. Re-development or changes of use resulting in the loss of such land or buildings will generally be resisted.

Any redevelopment or changes of use outside the identified business areas will only be supported if:

- a) the existing use harms the character of the area, or
- b) the property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success, or
- c) permanent employment would be created by the new use, or
- d) alternative business land or premises will be created nearby.

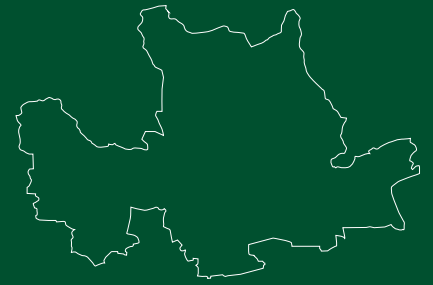


Table ECON 1 – Existing Business Areas

01	Canniesburn Business Centre, Bearsden - part of site HMU 1 (01)
02	Garscube Estate, Bearsden
03	St Mungo Street, Bishopbriggs
04	Auchinairn Road/Crowhill Road Industrial Estate, Bishopbriggs
05	Emerson Road, Bishopbriggs
06	Former Balmuildy Brickworks, Bishopbriggs
07	Low Moss Industrial Estate, Bishopbriggs
08	Westerhill, Bishopbriggs
09	Cadder, Bishopbriggs
10	Old Mill Park, Kirkintilloch
11	Ramsay Industrial Estate, Kirkintilloch
12	Eastside/Kilsyth Road, Kirkintilloch
13	Broomhill, Kirkintilloch
14	Southbank, Kirkintilloch (Whitegates/Donaldson Street)
15	Canal Street, Kirkintilloch
16	East High Street, Kirkintilloch
17	East and West of Milton Road, Kirkintilloch
18	Kirkintilloch Industrial Estate, Milton Road, Kirkintilloch
19	Woodilee Industrial Estate (East), Kirkintilloch
20	Greencore/Veitch Place, Lennoxtown
21	School Lane, Lennoxtown
22	Cloberfield Industrial Estate, Milngavie
23	Crossveggate, Milngavie
24	Milngavie Enterprise Centre, Milngavie
25	Twechar Business Park, Twechar
26	Pit Road, Waterside

Note: Business Areas may also contain vacant areas with capacity for business development, including sites identified as business development locations in Table ECON 2 – Economic Development Opportunities. The Economic Development Framework identifies needs to build on and develop an entrepreneurial culture within East Dunbartonshire. Such growth requires access to a range of business development opportunities.

Policy ECON 2 – Economic Development Opportunities

- A) The Council wishes to encourage a range of business developments at the locations identified on the proposals map and listed below. The Council will actively promote business development at the flagship locations through taking a lead role in master planning and, where appropriate, land assembly and infrastructure preparation.
- B) The Council will support and encourage further development or redevelopment of vacant or underdeveloped land or premises in existing business areas identified on the proposals map. Proposals should be compatible with the existing uses and satisfy appropriate development management requirements, e.g. car parking, design, drainage and energy efficiency. Such development should normally fall within use classes 4, 5 or 6 of the Use Classes Order.

The recent success of business developments in Bearsden, Milngavie, Kirkintilloch and Lennoxton confirm high unmet demand for well designed and located premises, and demonstrate the valuable economic and environmental benefits of retaining jobs and wealth in East Dunbartonshire, e.g. reducing commuting. Emphasis should be on maintaining business land area whilst making the existing supply more attractive and marketable.

The Strategic Industrial and Business Location at Westerhill, Bishopbriggs should continue to be protected and developed for economic development. The development of ancillary land uses which support the growing business community will also be encouraged. A similar flagship location for business investment will be developed at the Woodilee Gateway location. The merits, costs and feasibility of new rail halts will be investigated during the plan period at both Westerhill and Woodilee. The Council will also support the principle of expanded park and ride capacity (see TRANS 4).

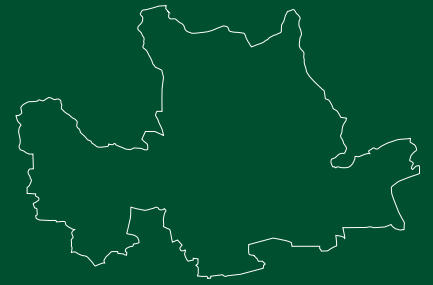


Table ECON 2 – Economic Development Opportunities

Flagship Locations

27	Southbank, Kirkintilloch
28	Kirkintilloch Gateway, Woodilee, Kirkintilloch (including UCIB site)
29	Westerhill SIBL, Bishopbriggs

Business Development Locations

30	Site of St Andrews Campus, Bearsden (part of UCIE site)
31	Site at Lower Kilmardinny/Westpark, Bearsden (part of UCIC site)
32	Low Moss Industrial Estate, Bishopbriggs
33	Auchinairn Road, Bishopbriggs
34	East and West of Milton Road, Kirkintilloch
35	Broomhill Hospital, Kirkintilloch - part of sites HMU I (23 & 24)
36	School Lane, Lennoxtown
37	Cloberfield Industrial Estate, Milngavie
38	Lillyburn, Milton of Campsie - part of site HMU I (41)

B) Economic Competitiveness – Tourism

2005 Local Plan

The 2005 Local Plan encouraged development in the tourism sector to bring visitors, investment and employment to East Dunbartonshire. The plan supported the aim of the Council's Tourism Strategy and Action Plan in building on the area's main visitor assets (Forth and Clyde Canal, Campsie Fells/Kilpatrick Hills, Clachan of Campsie, West Highland Way, Antonine Wall, Mugdock Country Park and Milngavie Reservoirs), and set out locational, design and environmental criteria to guide new developments.

National Planning Context

Tourism is Scotland's largest economic driver and a growing sector which is recognised at a national, regional and local level as a key economic generator. The Scottish Government has set a national target for tourism of 50% growth by 2015.

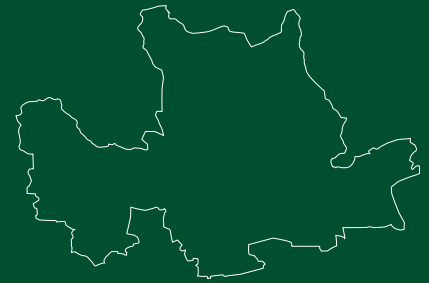
The National Planning Framework for Scotland 2 (June 2009) states the central purpose of the Scottish Government is to increase sustainable economic growth. Scottish Planning Policy sets out in more detail that plans should include policies supporting rural development and diversification which satisfy economic and employment needs, including tourism, whilst safeguarding and enhancing the natural and built heritage.

Strategic Planning Context

The Glasgow and Clyde Valley Joint Structure Plan 2006 notes that tourism is an economic sector of growing importance. A number of tourism development areas are identified, including the Campsie Fells (a potential Regional Park) and the Forth and Clyde Canal. The Plan supports tourist related developments, subject to the safeguarding provisions of Strategic Policy 9.

Consultation

General support was expressed for the KPDR's Strategic Direction of sustainable growth. Several responses on the KPDR highlighted the economic benefits of tourism development.



Local Plan Policies

Scotland relies on its scenery and heritage to attract visitors. Tourism in East Dunbartonshire is largely based around these elements, including the key attractions of the West Highland Way, the Campsie Fells and Kilpatrick Hills, the Antonine Wall World Heritage Site, the Forth & Clyde Canal and Milngavie Reservoirs Complex. Mugdock Country Park is also a major tourism and visitor asset across the boundary with Stirling. The Council's 2008-2011 Tourism Strategy & Action Plan sets out priorities for developing the tourism sector in East Dunbartonshire.

There is significant potential for further development of the day visitor and leisure markets where the local economy could benefit from new businesses and associated economic spin offs. Recently completed projects include a landmark gateway at the start of the West Highland Way in Milngavie Town Centre and the new Southbank Marina on the Forth and Clyde canal in Kirkintilloch.

These Local Plan policies update and re-affirm policies in the 2005 Local Plan. They also support the Council's Tourism Strategy & Action Plan.

Policy TO 1 – Tourism Development

New or enhanced tourism facilities and accommodation proposals will be supported where they:

- i. Have regard to the plan's policies which protect the natural and built environment, in particular green belt policies;
- ii. Provide high quality facilities which are accessible for all abilities, and
- iii. Are sustainably located and take into account access and parking standards, and ensure accessibility by transport modes other than car.

Guidance Notes will be prepared setting out detailed guidance for the location, siting and design of tourist accommodation.

Policy TO 2 – Promotion of Campsie Fells Regional Park

Through partnership with the adjoining local authorities (Stirling, North Lanarkshire and Falkirk), Scottish Natural Heritage and other key stakeholders the Council will support the designation of the Campsie Fells as a Regional Park. (See also Policy NE5).

The designation of the Campsie Fells as a Regional Park would benefit economic development and tourism, by providing a focus for planning policies to ensure the proper co-ordinated management and enhancement of the inherent qualities of landscape, environment, biodiversity and recreational resources. Full designation will require working in partnership with the relevant neighbouring Councils (Stirling, North Lanarkshire and Falkirk) and the allocation of appropriate long term funding.

Policy T0 3 – Other Tourism and Visitor Assets

The Council will support the development and enhancement of the following tourism and visitor attractions:

- i) Kilpatrick Hills – Through partnership with West Dunbartonshire Council and other key stakeholders East Dunbartonshire Council will seek to enhance the tourism development potential of the Kilpatrick Hills.
- ii) West Highland Way – The Council will encourage well designed and suitably located facilities which support the West Highland Way.

(Note: The West Highland Way, stretching from Milngavie to Fort William, is Scotland's most popular long distance path attracting thousands of visitors a year. The start/finish is in Milngavie Town Centre and there is potential for existing facilities to be augmented.)

- iii) Other Longer Distance Paths – Through partnership with adjoining Councils and other key stakeholders East Dunbartonshire Council will seek to enhance the tourism development potential of longer distance paths such as the Forth and Clyde canal towpath, the Strathkelvin Railway Path and the Kelvin Way.
- iv) Antonine Wall World Heritage Site – The Council will promote and support proposals to improve public access to and the interpretation of the Antonine Wall World Heritage Site. Proposals will be assessed in line with Supplementary Planning Guidance applicable to all authority areas in which the Wall is situated. (See also Policies HE1A and HE1B).

(Note: The Antonine Wall was inscribed as a World Heritage Site in July 2008, as a component part of the wider 'Frontiers of the Roman Empire' World Heritage Site that includes Hadrian's Wall and the German 'Limes'. Its enhanced status should be used to augment existing and encourage new attractions based on East Dunbartonshire's Roman archaeology.)



- v) Mugdock Country Park – In partnership with Stirling Council, East Dunbartonshire Council will continue to support sensitively designed access and tourist development proposals which help increase the attractiveness of the Park to local residents and visitors.
- vi) Milngavie Reservoirs – The Council will continue to work in partnership with Scottish Water and the local community to deliver appropriate tourism and leisure related facilities identified in the Milngavie Reservoir Conservation & Recreation Management Plan.
- vii) Clachan of Campsie – The Council will promote limited well designed housing development as a means of delivering townscape enhancements and improved visitor facilities at Clachan of Campsie (see also policy GB 2H).
- viii) Tourist Information Provision and Directional Signage – The Council will develop in partnership information points for visitors and encourage any new visitor information centres to be developed. The provision of signs to promote attractions will be encouraged but must comply with Visit Scotland Tourist Signposting Policy and relevant standards of the Council's Roads division.
- ix) Forth and Clyde Canal – The Council will work in partnership with other agencies, riparian landowners, adjacent local authorities, private developers and particularly British Waterways to encourage developments which realise the value of this asset. (See also policy CLF 1).



Enterprise House, Southbank

12 Transport



2005 Local Plan

The Local Plan policies together with the Local Transport Strategy sought to integrate transport and land use planning and to promote a choice of means of transport.

The Local Plan provided guidance to developers on the requirements for integration of land use and transport, outlined the Council's proposals for walking, cycling and horse riding and gave an indication of how the need for investment in public transport is to be met. It also recognised the need for continued investment in both strategic and local roads improvements.

National Context – Planning

The National Planning Framework (NPF) for Scotland (April 2004) identified a trend towards greater mobility, in particular heavy reliance on the private car, resulting in growing congestion, pollution and erosion of environmental quality. A key determinant of Scotland's environmental performance over the next 20 years will be the extent to which it is possible to effect a shift to more sustainable modes of transport, and more sustainable patterns of transport and land use.

The National Planning Framework 2 (June 2009) builds on the first NPF. A key objective is the reduction of emissions from transport sources, by improving accessibility to education, employment and services and to encourage a shift to more sustainable modes of transport. For people, this means a shift from car-based travel to walking, cycling and public transport. For goods, it means a shift from road to rail and water. The relationship between transport and land use is central to this agenda. The promotion of compact settlements, mixed use development, effective walking and cycling networks and efficient public transport systems can play an important part in reducing the need for car-based commuting.

Scottish Planning Policy provides guidance on integration of land use, economic development, environmental issues and transport planning. It sets out maximum parking standards and lays the basis for requiring Transport Assessments (TA) for developments over a certain size or in sensitive areas. It recommends developments should locate in places well served by sustainable modes of transport, particularly public transport.

Strategic Context

The Glasgow and the Clyde Valley Joint Structure Plan 2006 states ease of movement across the Structure Plan area is essential to the implementation of the Metropolitan Development Strategy. Current transport trends, particularly increase in car usage, conflict with this aspiration.

Strategic Policy 3 – Strategic Management of Travel Demands identifies a range of measures to be included in Local Plans and Local Transport Strategies, including i) the selection of sustainable locations for development, ii) Management Plans for Strategic Transport Corridors, iii) Town Centre Transport Action Plans, and iv) Parking Policies, including maximum standards, developing park and ride facilities and parking control zones.

Strategic Policy 4 – Strategic Transport Network promotes the development of a Strategic Transport Network. Relative to East Dunbartonshire this includes rail stations at Allander, Westerhill and Woodilee, the Bishopbriggs Relief Road and the Kirkintilloch Link Road.

The Regional Transport Strategy for the west of Scotland 2008-21 sets out the key areas for action to help deliver transport improvements, highlighting the strategic corridors on which action will be focused for the first five years.

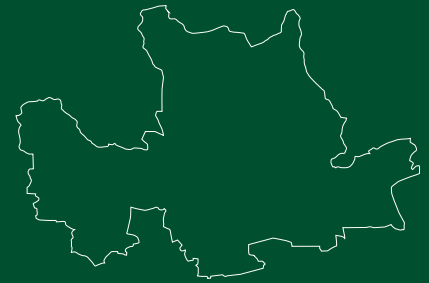
Local Context

East Dunbartonshire Local Transport Strategy (LTS) (2009)

The LTS is aligned to these strategic transport documents through the A81 and A803 corridor strategies as these are important transport routes into Glasgow (see Proposals Map). The Local Plan provides the planning context for the LTS, with transport requirements appropriate for each type of development. Development on these routes will be required to contribute to improving public transport infrastructure and to commit to mitigating adverse traffic impacts through measures including pedestrian permeability, cycling infrastructure, travel plans and road safety. The LTS was written in conjunction with the Air Quality Action Plan for Bishopbriggs. Transport contributes to air pollution and the A803 corridor through Bishopbriggs is affected. The Bishopbriggs Relief Road is supported within the LTS and Local Plan to mitigate the air pollution effects of traffic.

East Dunbartonshire Core Path Plan (CPP) (2009)

The CPP is a statutory obligation on the Council under the Land Reform (Scotland) Act 2003. The purpose is to plan and establish a network of paths which support the wider path network and reduce the potential for conflict between the needs of land managers and the access-taking public. These paths are provided as base information for the Local Plan.



Consultation

The MIR continued to support the sustainable integration of Land Use planning and Transportation through the Local Transport Strategy and the Core Path Network. As the main distributor roads into Glasgow (the A803 Kirkintilloch Road through Bishopbriggs; and the A81 Milngavie Road through Bearsden) are operating near their capacity, there remains an opportunity to improve the environment by ensuring that development is both appropriately located and is also accessible by walking, cycling and public transport, as well as by private car.

Two strategic road routes were identified in the MIR, the Bishopbriggs Relief Road and the Kirkintilloch Link Road.

The MIR also described the route corridor strategies within the LTS, which has an effect on developer contributions and mitigation measures.

From the KPDR there was strong support for the principle of sustainable access and transport, and continuing to integrate public transport with walk/cycle routes. Transport recommendations include:

- Adopting a mix of interventions to achieve the objectives of the LTS, including some remodelling of the road network following large development projects to encourage 'active travel' within neighbourhoods and on short trips.
- Developing new parking standards, based on SPP 17 where appropriate, but also expanded as necessary based on local knowledge and experience to ensure parking requirements for each type of development would be clearly identifiable at the pre-application stage.
- Developing new Road Design Guidance and Residential Parking Standards as best practice has moved on since the current standards were adopted.
- Detailing required contributions from developers in the Local Plan, so the proportionate contribution to enable delivery of the LTS should be clear from the outset.

These recommendations were also tested through the consultation of the LTS, which received over 1000 comments. Local concerns include parking, managing the developing and existing network in a safe and efficient manner to ensure future social and economic vitality of the area, increasing bus patronage, and reducing traffic on major corridors.

There is a Strategic Environmental Assessment with the LTS. The Local Plan adopts all of the SEA recommended options, except where the SEA recommends full interventions, which it was felt would be unreasonably restrictive on development.

Local Plan Policy

A mix of interventions to achieve the principal objectives of the LTS will result in some remodelling of the road network following large development projects to encourage 'active travel' within neighbourhoods and on short trips. This approach will also be applied to extending the capacity of rail infrastructure as opportunities arise to create new rail halts (Woodilee, Westerhill and Allander) and expanded park and ride capacity. This would include traffic management measures, consideration of 'no through routes' where appropriate and bus priority measures. Increasing the amount of segregated walking and cycling routes would assist these modes to replace some short car trips.

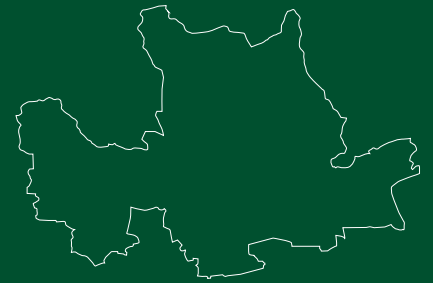
Policy TRANS 1 – Development and Transport

The Council will adopt an integrated approach to development and transport with the aims of ensuring that the need to travel is reduced, that active travel and travel by public transport is facilitated and encouraged, and that the effect of traffic on air quality is ameliorated.

Proposals should be located to support more sustainable travel patterns. All new developments must demonstrate accessibility by walking, cycling and public transport networks for all, including those with disabilities. The planning authority will not normally support development proposals for significant travel generating uses in locations:

1. Where immediate links to walking and cycling networks are not available or cannot be made available;
2. Where access to public transport networks are further than 400m by walking, as measured along recognised and easily accessed routes;
3. Which would encourage reliance on the private car;
4. Which would have a detrimental effect on the capacity of the strategic road network and/or rail network; or
5. Where a Transport Assessment does not include satisfactory mechanisms for meeting sustainable transport requirements.

Proposals for travel generating uses are expected to be accompanied by a transport assessment and travel plan. Failure to submit this information may result in refusal of planning permission.



Policy TRANS 1A – Accessibility Analysis

In conjunction with regional partners, the Council will prepare an accessibility plan to illustrate the relative accessibility of all parts of the district by active travel networks and public transport. As soon as practicable, the accessibility of all proposed development sites will be assessed and, where necessary, consideration given to measures to counter any poor accessibility identified. Normally, such measures will be a requirement for the grant of any planning permission.

The Council shall prepare Guidance Notes on Transport Assessments and Travel Plans to provide assistance to developers. The Guidance Notes will be given significant weight in the decision making process.

Policy TRANS 2 – Road Design Guidance and Parking Standards

Development proposals must ensure that road layout and design ensures the safety of all users and the efficient use of the network by all modes.

All proposals must meet the Council's design and parking standards whilst also taking on board urban design best practice.

Within the lifetime of this Plan, the Council shall prepare Guidance Notes on Road Layout and Design and Parking Standards (based on Scottish Planning Policy requirements, but also expanded as necessary based on local knowledge and experience to ensure parking requirements for each type of development would be clearly identifiable at the pre-application stage) to replace the current guidelines. All Guidance Notes will carry significant weight in the decision making process.

Policy TRANS 3 – Developer Requirements

Where the transport assessment and travel plan, submitted and approved in conjunction with a travel generating use in accordance with Policy TRANS 1, shows that, resulting from the development, action is required to improve provision for active travel, and/or public transport and/or related alterations or additions to the road network, the developer will be required to make a proportionate contribution to relevant public expenditure or, where appropriate, directly undertake necessary works. In the case of developments that would generate additional use of the A803 and A81/A739 corridors, contributions will be required to corridor initiative action plans set out in the Local Transport Strategy.

In particular, with assistance from developer contributions, the following infrastructure developments are expected to be delivered within the lifetime of the local plan:

- i) Baljaffray Road/Duntocher Road – Roundabout to improve circulation of public transport.
- ii) Bishopbriggs Relief Road – Development in this area to proceed only by building the road to reduce traffic flows and pollution in Bishopbriggs Town Centre.
- iii) Lower Kilmardinny/Westpark – Development to contribute to the A81 Corridor Strategy to mitigate the traffic impacts and improve public transport infrastructure.

Guidance Notes will outline how these contributions are determined and will carry significant weight in the decision making process.

Policy TRANS 4 – Rail Network and Park and Ride Facilities

The Council will support proposals which encourage extended capacity of rail infrastructure as opportunities arise.

The Council will define and reserve sites at locations shown on the Proposals Map for new rail halts at Woodilee, Westerhill and Allander, pending an investigation to be undertaken during the plan period into the merits, costs and feasibility of these facilities.

The Council will support the principle of expanded park and ride capacity, and related provision for active travel (including secure cycle storage) and convenient feeder bus services, in conjunction with other policies contained within this Plan.



Policy TRANS 5 – Active Travel Network

The Council will develop proposals defining and enhancing a safe and comprehensive active travel network, incorporating footpaths, cycleways and bridleways throughout urban and rural areas integrated with public transport services and including, where necessary, facilities for secure cycle parking. Support will be given to proposals which protect identified active travel routes, including paths identified in the Core Path Plan, and which address gaps in the active travel network.



Kirkintilloch Link Road, opened December 2010

Appendices



Appendix I

Conservation Areas and Townscape Protection Areas

Conservation Areas

(CAA) Conservation Area Appraisal available

Baldernock (CAA)

Bardowie (CAA)

Bearsden

Old Bearsden (CAA)
Westerton Garden Suburb

Bishopbriggs

Cadder (CAA)
Coltpark Avenue / Stuart Drive (CAA)
Kirkintilloch Road/Balmuildy Road (CAA)

Kirkintilloch

Central Kirkintilloch (CAA)

Lennoxtown

Clachan of Campsie

Lenzie

Beech Road / Garngaber Avenue
South Lenzie

Milngavie

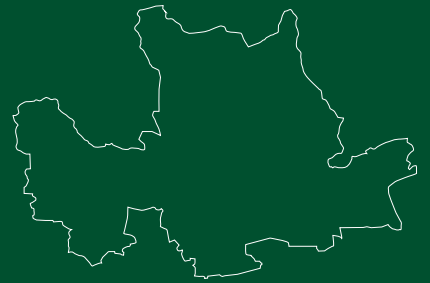
Milngavie Reservoirs (CAA)
Milngavie Town Centre (CAA)
Tannoch (CAA)

Townscape Protection Areas

(Note: Townscape Protection Areas are a Council designation to identify localities with distinctive architectural and historic qualities).

(CAA) – Included in Conservation Area Appraisal

Baldernock	Dowan Farm, Hillend Farm and land surrounding Baldernock Conservation Area (CAA)
Bardowie	South Bardowie Farm eastwards (CAA)
Bearsden	Pendicle Road (CAA) Whitehurst (CAA)
Bishopbriggs	Ruskin Square (CAA) Parts of Viewfield Road and Kirkintilloch Road, etc. (CAA)
Boghall and Barnellan	Craigmaddie Road and Fluchter Road (CAA)
Kirkintilloch and Waterside	Wester Gartshore Bankhead Road, Waterside
Lenzie	Part of Alexander Avenue Parts of Auchinloch Road Parts of Crosshill Road Part of Douglas Avenue, Douglas Gardens and Middlemuir Parts of Heath Avenue, Fern Avenue, etc Parts of Kirkintilloch Road, Willow Avenue and Cedar Drive “Seven Sisters”
Milngavie	Clober Road (CAA) Ferguson Avenue/Balvie Road/ Clober Road (CAA) Glasgow Road/Baldernock Road, etc (CAA) Iddesleigh Avenue (CAA) Keystone Avenue/ Keystone Road/ Main Street (CAA) Mugdock Road/ Sandfield Avenue/ Woodlands Street (CAA)



Appendix 2

Historic Gardens and Designed Landscapes

Balmore	Glenorchard House
Bardowie	Bardowie Castle
Bearsden	Garscube Park Killermont House Kilmardinny Westerton Garden Suburb
Bishopbriggs	Cadder House Kenmure House Wilderness Plantation
Clachan of Campsie	Ballencleroch Campsie Glen
Craigmaddie	Craigmaddie House
Kirkintilloch	Auld Aisle Cemetery Gartshore House Luggie Park/Waverley Park Peel Park Woodhead Park
Lennoxtown	Craigbarnet Lennoxcastle
Lenzie	Woodilee Hospital
Milngavie	Dougalston House Mains Estate Milngavie Reservoirs Tannoch Loch and Barloch Moor
Milton of Campsie	Baldoran and Mount Dam Glorat House Kincaid House Whitefield Dam Woodburn House
Twechar	Bar Hill

Appendix 3

Sites of Special Scientific Interest, Local Nature Conservation Sites and Important Wildlife Corridors

Sites of Special Scientific Interest

Bearsden	Manse Burn
Bishopbriggs	Cadder Wilderness
Lennoxtown	i) Sculliongour Limestone Quarry ii) Southbraes
Milngavie	Mugdock Woods/Drumclog
Milton of Campsie	Corrie Burn

Local Nature Reserves

Bearsden	Kilmardinny Loch
Kirkintilloch	Merklands Nature Park
Lenzie	Lenzie Moss

Local Nature Conservation Sites

Baldernock	Barraston Quarry Grasslands Blairskaith Quarry Craigmaddie Plantation Craigmaddie Muir/Craigend Muir/Blairskaith Muir Craigmore Mire Langbank
Balmore	Balmore Haughs Glen Orchard/Blairnile Wood Bardowie Bardowie Loch and Wetland Bardowie Woodland
Bearsden	Hutcheson Hill St. Germain's Loch Templehill Wood



Bishopbriggs

Buchley Farm
Buchley Sand Pit
Cadder
Cadder Yard
Cawder Golf Course Woods
High Moss Plantation
Kierhill
Low Moss Plantation
Rookery Plantation/Old Ammunition Dump

Gartshore

Easterton Moss Plantation
Gartshore Moss and Grayshill Woods
Gartshore Woods, Kennel Plantation, Heronryhill

Kirkintilloch and Waterside

Barbeth Moss
Bridgend Marshes
Broomhill Ox-Bow Lake & Broomhill Hospital Marsh
Harestanes
Hayston Oxbows
Oxgang (Woodilee Hospital Woods)
Springfield Marsh
Waterside Bing
Waterside Flood Pool & Barbeth Pool

Lennoxtown

Campsie Glen
Campsie Glen Golf Course
Fin Glen
Finniescroft
Glazert Wood
Lennox Forest
Manderston
South Brae Marsh

Lenzie

Millersneuk Wetland

Milngavie

Auldmurroch Burn and Woods
 Barloch Moor
 Carbeth Wood
 Craigharnett
 Craigdhu Wedge
 Craigmaddie and Mugdock Reservoirs
 Craigton Woods
 Dougalston Estate and Loch
 Douglas Muir
 Mains Plantation
 Mugdock Woods and Drumclog
 South east part of Hilton Park golf course
 Tannoch Loch

Milton of Campsie

Alloch Dam & Mount Dam
 Ashenwell Dams
 Antermoney Loch
 Redmoss Grasslands
 Spouthead
 Woodburn Reservoir

Torrance

Balgrochan Marsh
 Torrance Marsh
 Twechar
 Barhill
 Twechar Marshes

Local Nature Conservation Sites – Important Wildlife Corridors

These are not specifically named on the proposals map, but mostly follow existing and disused railway lines, the Forth and Clyde Canal, rivers and other water courses. They link wildlife habitats and allow species to move between otherwise isolated areas. The corridors also provides shelter, protection, food and breeding sites in both the built up area and the countryside.



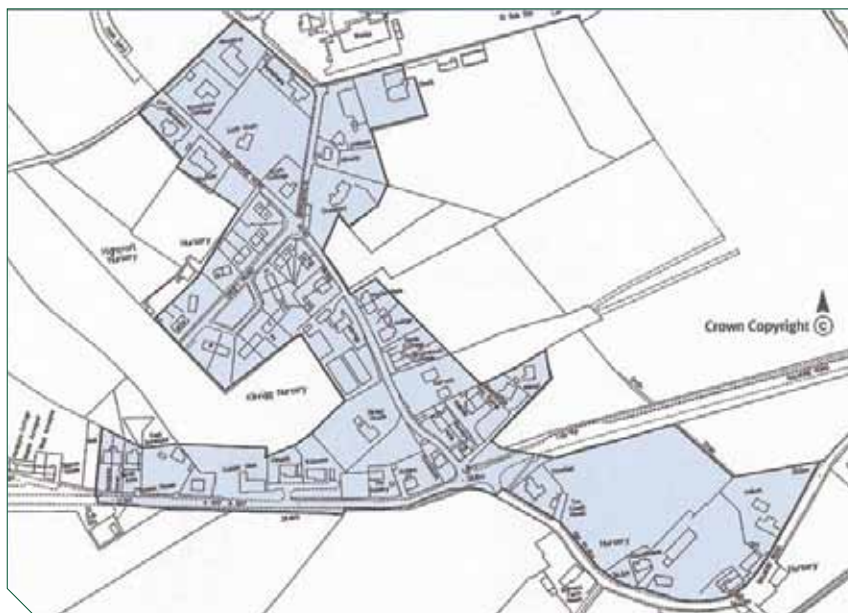
Appendix 4

Village Envelopes

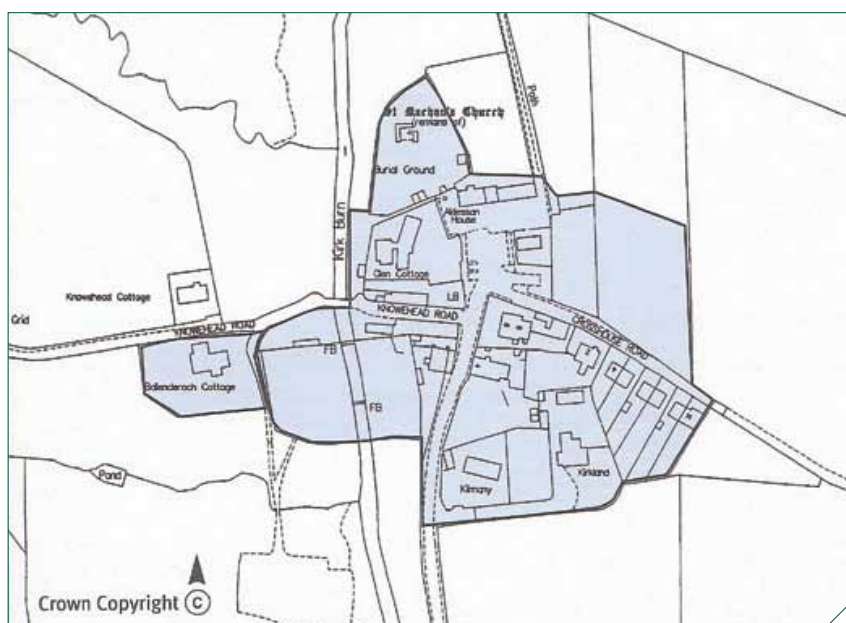
Bardowie



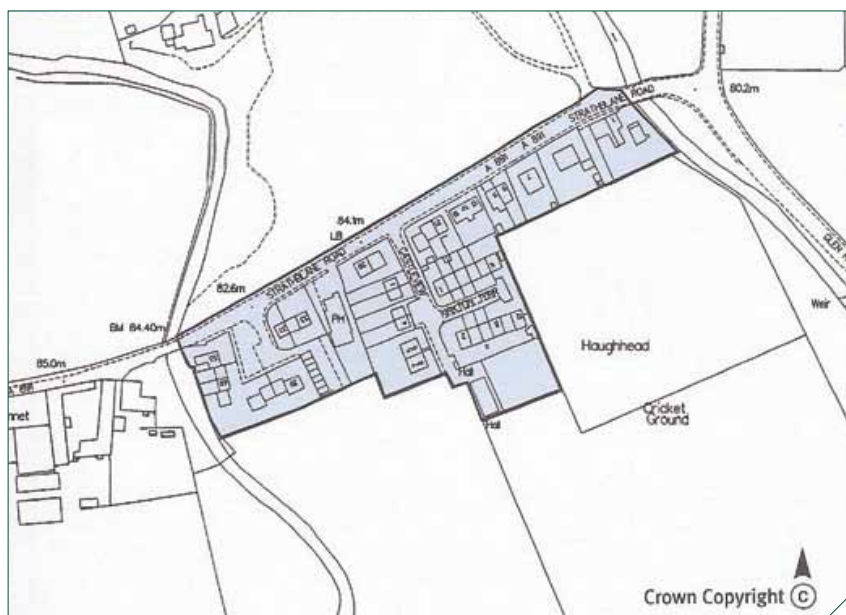
Balmore



Clachan of Campsie



Haughead



Schedule A

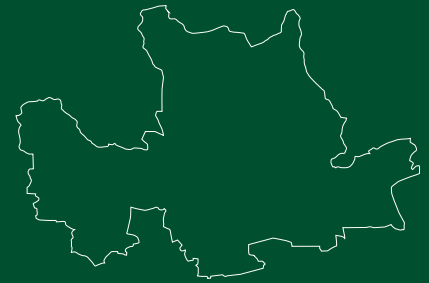
As established by Policy DQ13, the Council will resist any development that could jeopardise the safety of air traffic and the public. Within the airport safeguarding area, the following types of development will require prior consultation with the appropriate civil and military aviation authorities:

- Developments over 90 metres in height;
- Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting;
- Developments that could increase the number of birds in the airspace, such as waste disposal sites or reservoirs;
- Developments which include aviation activities;
- Any proposed wind turbine development.

Schedule B

Within East Dunbartonshire there are three hazardous installations handling substances notifiable to the Health and Safety Executive under health and safety regulations. These are listed below together with the appropriate consultation distances:

Location	Consultation Zone
High pressure gas pipelines running across the authority area	155 metres
Chlorine storage area at the Balmore Water Treatment Works	550 metres
Bonded warehouses at Buchley	250 metres



Appendix 6

Extract from Environmental Report

State of the Environment – Summary of Key Findings

State of the Environment: Summary of Key Findings

Extract from the Environmental Report – Stage 2 September 2009

Context

This Summary of Key Findings provides information on the different aspects of East Dunbartonshire's natural and built environment, using the most recent data available from a variety of sources in order to provide an overall picture of the condition and state.

The overall picture of the state of East Dunbartonshire's environment is complex and has to be seen as a relatively small district within central Scotland, which in turn is a small nation within the European Union (EU). The importance of comparative environmental indicators is growing within Scotland and throughout the EU. However, these indicators are not fully developed which make it difficult to compare like with like, therefore we have not attempted to benchmark East Dunbartonshire against other Scottish Local Authorities.

East Dunbartonshire is encompassed by four other local authorities; Stirling to the North, North Lanarkshire to the East, Glasgow City to the South and West Dunbartonshire to the West. East Dunbartonshire covers 66.3 square miles including four main towns (Bishopbriggs, Kirkintilloch/Lenzie, Milngavie and Bearsden) and a number of villages (including Twechar, Lennoxton, Torrance and Milton of Campsie).

Population and Human health

East Dunbartonshire currently has an ageing population structure, partly due to life expectancy levels higher than the national average. The population levels are projected to decline despite the rising number of households and developments within East Dunbartonshire.

The environment plays a significant role in the health and overall quality of life for individuals and communities, although the relationship between environmental pollutants with population and human health is complex, uncertain and difficult to comprehensively assess. There is growing evidence that environmental factors affect both our health and well-being. This is particularly evident in the quantity and quality of greenspace in terms of the location and ease of access for the local community and services.

Unemployment within East Dunbartonshire is at a lower level compared with the national average. The majority of East Dunbartonshire's population live in the area but work or study out with the Local Authority boundary. The average commuting distance is low which indicates that East Dunbartonshire's proximity to Glasgow also provides employment at a commutable distance for the Local Authority residents. Private car or vans are the most popular commuting methods used by East Dunbartonshire residents which is a trend echoed all over Scotland.

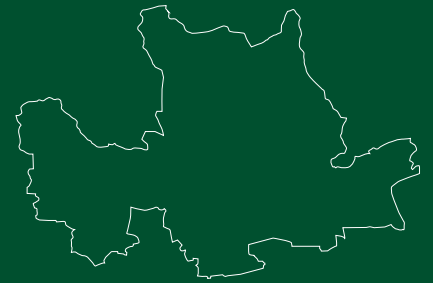
Surveys and studies have identified that most people in Scotland are not active enough. This lack of activity can result in major health implications. The general perceived health of the population of East Dunbartonshire is better than the national average with the majority of residents found to be in 'good' health. These figures are only going to improve as a result of the increased use of sustainable travel alternatives throughout East Dunbartonshire, with the enhancement and promotion of local walking and cycling networks facilitated through East Dunbartonshire Council's Core Path Plan and Smarter Choices initiatives.

Air Quality

Within East Dunbartonshire the overall air quality is of a 'good' level. However as with most local authorities in Scotland, the main issues concerning air quality in East Dunbartonshire are transport related with the concentration of key air pollutants being higher in urban areas and along busy transport routes. Although the air quality is generally good, continual improvements have to be implemented in order to reduce adverse health affects brought forward by air pollution in urban areas. With respect to rural areas, poor air quality has the potential not only to effect the human population but also to cause damage to ecosystems and contribute to problems such as acidification.

The Air Quality Management Area (AQMA) running along Kirkintilloch Road through Bishopbriggs town centre, now has an Action Plan which provides details of the actions and policies that the Council intends to implement in order to reduce atmospheric concentrations of NO₂ (nitrogen dioxide) and PM₁₀ (particulate matter) within the area designated as the Bishopbriggs AQMA.

There are 41 actions within the Bishopbriggs Action Plan and air quality is specifically mentioned in the East Dunbartonshire Single Outcome Agreement, under National Outcome 14, with a target of reducing the 41 actions by 30% annually to 2011, and revoking the AQMA status by 2015. The aims and objectives of the Action Plan include measures to reduce emissions from local sources e.g. road traffic; measures to reduce public exposure to air quality; and measures to prevent the introduction of new emission sources or minimise future increases in emissions. The Action Plan was developed in tandem with the Local Transport Strategy and the Council will work with partners to achieve success in the actions. Fortunately, the most recent monitoring data for Bishopbriggs indicates that concentrations of PM₁₀ within the AQMA have reduced.



The Council are now considering declaring an AQMA along Drymen Road in Bearsden in respect of recent measured levels, and predicted exceedences of the annual mean objectives for NO₂ and PM₁₀.

In terms of air quality monitoring there is now also an automatic monitoring station installed at Townhead junction in Kirkintilloch, and a further automatic monitoring station for NO₂ is proposed for Milngavie to ensure that the annual mean objective is not exceeded. Together with the stations at Bishopbriggs Cross, Bearsden Cross and Drymen Road; the Council continues to maintain a network of monitoring sites throughout the area for NO₂ and PM₁₀. The Council does not currently monitor SO₂ as historical monitoring data indicated a decline in concentrations in line with those experienced across the UK. Concentrations measured from 1992-2005 were significantly below the objective level for SO₂.

Air Quality monitoring results for the pollutants, together with other technical information, showing exceedences and predicted exceedences of national air quality objectives for the various EDC sites will be available on request.

Climatic Factors

Climate change is already causing a number of impacts in Scotland, from changes to growing, breeding and migration seasons, shifts in species abundance and diversity together with changing weather patterns with the potential for more flooding and droughts. Unmonitored, climate change will accelerate with significant consequences for Scotland's environment, economy and society.

From a local perspective there are a number of factors where East Dunbartonshire contributes towards climate change, particularly transport emissions. East Dunbartonshire has one of the highest levels of car ownership and car usage in Scotland, for journeys of 2 miles or less which result in the district producing a large amount of unnecessary carbon emissions. This contribution towards climate change can be mitigated by reducing the need to travel, through better integration of land-use and transport, which is the main focus of the Local Transport Strategy and promoting more sustainable transport alternatives.

Contributing factors towards climate change within East Dunbartonshire also include energy consumption and waste production, which can be tackled through various measures, including:

- Increasing the energy efficiency of buildings and renewable energy generation through the introduction of Supplementary Planning Guidance regarding Sustainable Construction and Design within East Dunbartonshire.
- Promoting waste management initiatives and encouraging recycling through increased policy and guidance, in order to reduce the dependency on landfills and ultimately reduce emissions of methane into the atmosphere.

Cultural Heritage

East Dunbartonshire has a wealthy historic built environment with a large number of designated and protected sites, buildings and landscapes of national, regional and local importance, including:

- 1 UNESCO World Heritage Site
- 42 Scheduled Ancient Monuments;
- 180 Listed Buildings;
- 14 Conservation Areas (4 of which are designated as Outstanding)
- 22 Townscape Protection Areas.

The Antonine Wall has been designated as a World Heritage Site by UNESCO (United Nations Educational, Scientific and Cultural Organization). The Antonine Wall was given this designation as the site was recognised to be of outstanding universal value in order to protect and preserve the site as a World Cultural and Natural Heritage site. To protect the site, East Dunbartonshire have implemented an amenity or buffer zone encompassing the site which restricts development and land uses that may have an adverse effect on the site or the setting.

The majority of East Dunbartonshire's Scheduled Ancient Monuments are related to the Antonine Wall, including the Roman Fort at Bar Hill. One of the exceptions to this rule is the Forth and Clyde Canal which has been designated as a Scheduled Ancient Monument as a result of the Canals cultural heritage value.

In terms of East Dunbartonshire's cultural and built heritage, the area has a large quantity of listed buildings, of which 16 are classified as category 'A', 89 are category 'B' and 75 are category 'C'. One of the prime examples of category 'A' listed buildings within East Dunbartonshire is the Auld Kirk Museum and graveyard located in Kirkintilloch. Many of the listed buildings in East Dunbartonshire are situated within one of 14 Conservation Areas. Four of the Conservation Areas have been designated as 'Outstanding'; Bardowie, Peel Park (now part of Central Kirkintilloch Conservation Area), Westerton Garden Suburb and Old Bearsden.

Within East Dunbartonshire a local designation was created for areas of particular townscape value, known as Townscape Protection Areas. There are 22 such sites within East Dunbartonshire including; Glasgow Road, Baldernock Road, etc.

In 2005-06 a survey was undertaken in order to identify Historic Gardens and Designed Landscapes in East Dunbartonshire. The survey found 30 such sites of local value as Historic Gardens and Designed Landscapes; 3 sites were recommended as having the potential for meeting national inventory standards.



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Within East Dunbartonshire there are also areas and sites with multiple designations such as the Milngavie Reservoirs that are within a Conservation Area, Listed Structures and a Designed Landscape.

Biodiversity, Flora & Fauna

There are no European designated sites, i.e. Special Protection Areas (SPA), Special Areas of Conservation (SAC) or RAMSAR I sites in East Dunbartonshire. However, the area contains a rich, diverse tapestry of nationally and locally important landscape features and wildlife habitats, including:

- A national designation providing statutory protection for flora, fauna and geological features known as Sites of Special Scientific Interest (SSSI). There are 6 such sites within East Dunbartonshire including, Cadder Wilderness in Bishopbriggs and Manse Burn in Bearsden.
- Local designations within East Dunbartonshire include 66 Sites of Importance for Nature Conservation (SINC), which in accordance with national policy will be newly designated as Local Nature Conservation Sites (LNCS).
- In addition to these sites, Tree Preservation Orders (of which there are 350 within East Dunbartonshire) are designated in order to protect the districts tree stocks and biodiversity. There is also a vast network of Important Wildlife Corridors and undesignated open spaces throughout East Dunbartonshire.

These sites and features are highly valued by the community for their contribution to the general amenity and character of the area as well as for their leisure and recreational opportunities.

The 2010 Dunbartonshire Local Biodiversity Action Plan will incorporate both East and West Dunbartonshire Council areas and will identify four main priority habitat groups:

- Urban
- Rural
- Woodland
- Wetland, including Coastal

Within each group associated threatened or flagship species will be identified. The Joint Biodiversity Action Plan is currently undergoing the Strategic Environmental Assessment (SEA) process before the information is compiled into a draft format and made available for consultation.

Soil & Geology

Soil is an extremely precious resource and has a wide range of functions for the natural environment including supporting biodiversity and agriculture. This is mainly achieved through soils key role in storing and filtering water and nutrients to the surrounding area. East Dunbartonshire has many variations in the soil content and quality throughout the district which reflects the areas diverse geology, topography and landscapes. Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage of prime agricultural soil.

Within East Dunbartonshire there are distinct areas and varieties of geological formations. Two geological sites within East Dunbartonshire are designated for their geological importance. Sculliongour Limestone Quarry and South Braes are both in the vicinity of Lennoxton in the Campsie and are designated as Sites of Special Scientific Interest (SSSI). A review of Geodiversity sites will be completed in 2009.

East Dunbartonshire has high standards of open space and relatively little vacant and derelict land. A review was carried out in April 2008 which identified 33 sites of Vacant and Derelict Land within East Dunbartonshire. It is not a major problem in the district; however there are a few prominent sites that are priorities for action.

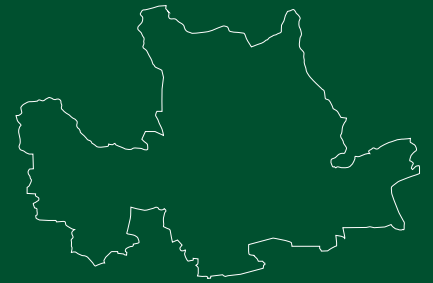
Landscape

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.

The topography of East Dunbartonshire is generally low lying, undulating land with the exception of the Campsie Fells and the Kilpatrick Hills to the North and West of the district respectively. The Kilpatrick Hills are classified as Regional Scenic Areas (RSA) and the Campsie Fells are currently proposed as a Regional Park in the EDC Local Plan 2005 and the Glasgow and Clyde Valley Joint Structure Plan.

East Dunbartonshire has a large proportion of greenspace provision and content. The overall condition of the greenspace resource is generally of a 'good' standard. The majority of East Dunbartonshire's greenspace is connected by important wildlife corridors, including river valley and canal systems.

The green belt in East Dunbartonshire is an important resource to maintain the character and distinctiveness of the areas settlements. The protection of the green belt is of paramount importance to the Council. This is shown through the strict green belt policies and guidance restricting the development of the green belt in an attempt to prevent urban sprawl from East Dunbartonshire's settlements. The EDC Green Belt Boundary Review was compiled as part of the collation of data for the Local Plan. The reviews main aim was to improve and enhance the green belt by ensuring that the green belt boundaries are defensible, sustainable and consistent with the requirements of national and strategic guidance. A number of sensitive wedges and structural corridors were identified that contribute to the separation of major communities and consequently prevent coalescence of settlements or the potential formation of ribbon developments. These areas of green belt will be monitored to ensure they are both defensible and managed correctly in order to protect their important status.



Water

The water quality in East Dunbartonshire is generally of a good standard. The management and control we have over this vital resource has major implications over a number of factors, including, biodiversity and human health.

East Dunbartonshire's water environment comprises of various features including rivers and their valleys, catchment areas and ground water resources. The main watercourses in the district are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. The majority of the watercourses in the local area begin as small burns from the Campsie Fells, and the Kilsyth and Kilpatrick Hills. 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.

Ponds, lochs and reservoirs are vital features in East Dunbartonshire's landscape and water environment. These are important in terms recreational value as well as wildlife habitats, acting as host to a large number of species (for example, salmon and otters) and also support a large quantity of migratory birds and insects.

Within East Dunbartonshire, flooding has been an issue in the Kelvin Valley for a number of years with the most recent flood events having occurred in 1994 and 2005. The main concern for flooding in East Dunbartonshire is the River Kelvin and occasionally its tributaries – the Allander, Glazert and Luggie Waters. East Dunbartonshire Council has completed a strategic flood defence scheme that includes these water courses.

In 2003 the implementation of the EU Water Framework Directive (WFD) into Scots Law developed a new direction for the water environment in Scotland in terms of protection, enhancement and monitoring. The WFD applies to all water in the natural environment.

The WFD requires increased management and environmental monitoring of the water environment. The overall aim of the WFD is to achieve 'good' ecological status for all water courses by 2015. This is achieved by identifying natural River Basin Districts (RBD) and developing River Basin Management Plans (RBMP) to manage our water environment. East Dunbartonshire is within Scotland's River Basin District.

In addition to River Basin Management, legislative provision has also been implemented as part of the WFD relating to increased monitoring and the control of activities that directly impact on the water environment. Therefore, in order to be in line with the WFD legislation, any future developments within East Dunbartonshire or proposals found to have direct impacts on the water environment will have to adhere to strict activities regulations in order to protect the water environment.

Material Assets

Material assets are classified as the infrastructure and existing network systems of an area. In this context, 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.

A number of new infrastructure projects within East Dunbartonshire are currently in the development stages. The two major strategic road routes include:

- Bishopbriggs Relief Road – This road is intended to improve the local environment by reducing traffic flows through the centre of Bishopbriggs by providing an alternative route to Glasgow for local residents. The new relief road will address this problem by diverting the traffic flows away from the built up area.
- Kirkintilloch Link Road – In terms of traffic congestion through Lenzie town centre, this road is intended to mitigate this problem by providing a direct link to the M8 motorway from Kirkintilloch.

East Dunbartonshire currently has well balanced proportions of local authority dwellings in terms of housing and flat provision. In relation to housing stock, East Dunbartonshire also has ample dwellings to cater for the current population levels. However, there is a shortfall in affordable housing and rental properties compared with identified levels of need.

Large scale releases of land for housing have been considered by the Council and found to be appropriate in terms of providing the future housing needs of the district. These housing development sites include, Woodilee Hospital, Lennox Castle Hospital and Broomhill Hospital. Cumulatively these sites could provide an additional 1,300 dwellings within East Dunbartonshire. Each development will also provide a contribution to the provision of housing stock for affordable housing in order to help address the current gap of such properties within East Dunbartonshire.



Notes



Further Information

For further information on any aspect of this Plan please contact The Policy and Support Manager at:

East Dunbartonshire Council,
William Patrick Library,
2nd Floor, 2-4 West High Street,
Kirkintilloch, Glasgow G66 1AD

Tel: 0141 578 8600

Other Formats and Translations

This document can be provided in large print, Braille or an audio cassette and can be translated into different community languages. Please contact the Council's Corporate Communications team at:

East Dunbartonshire Council,
Tom Johnston House, Civic Way,
Kirkintilloch, Glasgow G66 4TJ

Tel: 0141 578 8152

本文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510。

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

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

Gabhaidh an sgrìobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòn gu 0300 123 4510

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