East Dunbartonshire Local Development Plan 2

2022

sustainable thriving achieving
East Dunbartonshire Council
www.eastdunbarton.gov.uk

Foreword

I am pleased to introduce East Dunbartonshire Council's second Local Development Plan – LDP2. It sets out a long-term plan for development across East Dunbartonshire, including a spatial strategy, sustainable land use objectives and updated policies for planning in East Dunbartonshire over the next 10 years. Whilst it has been prepared during a time of significant social and economic challenges, the Plan provides a strong foundation for tackling our most pressing land use issues. Actions include addressing climate change, the delivery of high-quality places to live, town centre regeneration, attracting new jobs and investment, and the protection of our historic and natural environment. The Plan also builds on recent progress in supporting and growing our business and tourism base, including the ongoing delivery of the City Deal Place and Growth Programme.

Importantly, the Plan is not just the Council's vision, but a reflection of the collective ambitions and aspirations of our local communities, businesses, voluntary groups, landowners, public sector organisations and a range of other key stakeholders, many of whom have made invaluable contributions to this Plan. LDP2 will also help to deliver the Community Planning Partnership's Local Outcomes Improvement Plan, and supports a wide range of other key plans including the Economic Development Strategy, Local Transport Strategy and Locality Plans (formerly known in East Dunbartonshire as Place Plans). Together, these plans will allow us to deliver sustainable economic growth, healthy places and longer-term infrastructure planning with our Community Planning partners.

The Plan is supported by a Delivery Programme that sets out how the various policies and objectives will be delivered. This will require ongoing commitment from a range of public sector organisations, working with community and voluntary groups and in partnership with the private sector.

Finally, thanks to everyone who took time to comment at the Main Issues Report and Proposed Plan stages – I know there is great appetite and motivation within our local communities to help us ensure that East Dunbartonshire continues to be a great place to live, work and visit.

Councillor Gordan Low,
Leader - East Dunbartonshire Council

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Introduction

Purpose of Local Development Plan (LDP2)

LDP2 replaces the East Dunbartonshire Local Development Plan (2017). It focuses on communities with a series of Community Policies for each area of East Dunbartonshire. It also includes a number of Subject Policies and introduces a new policy on climate change and sustainability. This LDP2 should be read as a whole and avoids duplication between policies. It sets the framework for the development of East Dunbartonshire and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy (2014). LDP2 therefore aims to provide certainty for the public and private sectors in terms of guiding investment decisions and informing the allocation of resources. LDP2 will help to guide development and regeneration strategies by clearly illustrating where and how development should and should not take place. Key themes running through the entire Plan are: the need to ensure high quality design and placemaking; climate change adaptation and mitigation; and delivery on climate change legislation and obligations.

Planning applications will be determined in accordance with the policies contained within LDP2, as required by Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended. Failure to comply with the Community and Subject Policies contained within LDP2 may result in refusal.

Structure of Proposed Local Development Plan 2

Development Strategy	Policy 1 is a statement of the Council's policies and proposals in relation to the development and use of land, and directs development for the five year lifetime of the Plan. It includes the Plan's objectives, the key changes that are proposed within the plan and gives an overall indication of the scale and direction of future growth.
Community Policies	East Dunbartonshire is made up of local communities, each with their own needs and priorities, and these have been grouped into seven 'community areas' to reflect local geographies and community views. The Community Policy for each area provides a detailed development strategy and development priorities accompanied by maps. It identifies local site specific designations, features and land use proposals or projects, which include: • Land use assets, which contribute to the area's sense of place, including community, health care facilities and open space, and the natural and historic environment. • Safeguarded areas and opportunities in town centres, village centres and local centres, business and employment sites and tourism assets. • Housing development proposals, including site specific key requirements. • Brownfield sites in urban areas. • Transport network to be linked to and enhanced.
Subject Policies	This section sets out a series of Subject Policies to be complied with, in assessing planning applications. It includes the following types of policies: • Overall policies applicable to any planning application: 9 - Climate Change and Sustainability, 10 - Design and Placemaking, and 11 – Transport. • Specific policies which relate to a certain land use or type of proposal: 12 - Housing, 13 - Community Facilities and Open Space, 14 – Network of Centres and Retailing, 15 - Business and Employment, 16 - Tourism, 20 - Managing Waste, 21 - Mineral Resources, and 22 - Digital Communication. • General safeguarding and protection policies which apply when a proposal has a particular site specific consideration or opportunity: 17 – Natural Environment, 18 - Water Environment and Flood Risk, 19 – Historic Environment, and 23- Airport and Hazardous Installations Safeguarding. • Policy 24 - Developer Contributions, where applicable.
Appendices	Appendix 1 — The LDP2 glossary, which explains terms and acronyms used in this Plan. Appendix 2 — A Schedule of Land owned by the Council and affected by any of the policies or development locations in this Plan. Appendix 3 — Additional information which accompanies Policy 24. Developer Contributions.
Proposals Map	This LDP2 is accompanied by a Proposals Map setting out detailed land use designations for every part of East Dunbartonshire. The Proposals Map is an online map, with paper copies provided in libraries and Community Hubs.

Supporting Documents

This LDP2 is accompanied by a series of supporting documents:

Action Programme. Provides details of how LDP2's policies and proposals will be delivered. It outlines who is responsible for delivery, the financial requirements and potential timescale. The Action Programme will be monitored and updated every two years.

Monitoring Statement. This provides evidence which justifies the content of LDP2.

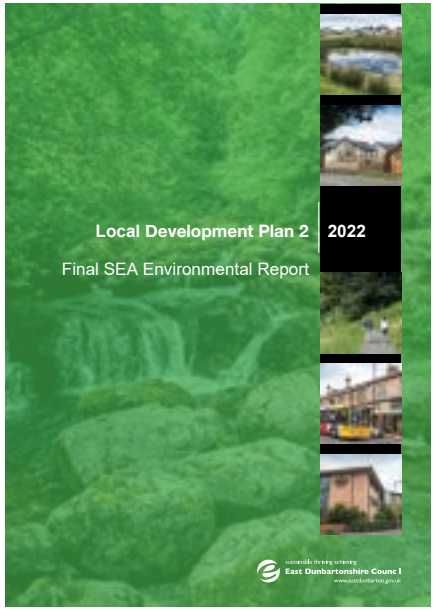
Environmental Report. Assesses the likely environmental effects of the Local Development Plan, including policy and development options, under the Environmental Assessment (Scotland) Act 2005. The Environmental Report outlines the findings from the environmental assessment of the Plan and clearly illustrates how the Strategic Environmental Assessment (SEA) process has influenced the Plan.

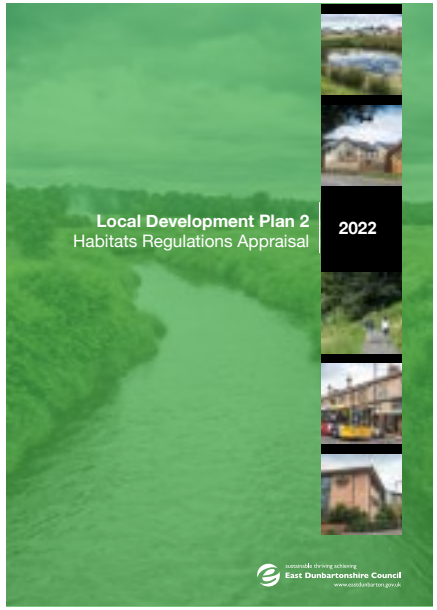
Habitats Regulation Appraisal (HRA). An HRA screening has been prepared in accordance with the Conservation (Natural Habitats, & c.) Regulations 1994, as amended, in consultation with Nature Scot. This concluded that the Plan's policies and proposals are not likely to have a significant effect on a protected European Natura 2000 site. An 'appropriate assessment' is not therefore required.

These documents can be found on our webpage at:
www.eastdunbarton.gov.uk/LDP2

Planning Guidance

Local Development plan 2 is accompanied by Planning Guidance that provides additional guidance on the implementation of the policies contained in the Plan and further local information. This includes Supplementary Guidance which is statutory and forms part of the Development Plan. Other Planning Guidance is non-statutory but is a material consideration in the determination of planning applications. The suite of Planning Guidance accompanying the plan is available to view on the Council's website.





Policy 1.
The East Dunbartonshire Development Strategy

All development must accord with the East Dunbartonshire Development Strategy (spatial strategy). The East Dunbartonshire Development Strategy is a statement of the Council's policies and proposals in relation to the development and use of land within East Dunbartonshire, and directs development for the five year lifetime of the Plan. It sets out LDP2's objectives, the key changes that are proposed within the plan and gives an overall indication of the scale and direction of future growth. The Development Strategy is derived from a number of sources including Scottish Government legislation, the National Planning Framework 3, the Glasgow and the Clyde Valley Strategic Development Plan and East Dunbartonshire Local Outcome Improvement Plan. Outcomes from community and stakeholder engagement are also reflected in the Development Strategy. In addition the Community and Subject Policies provide more detailed local policies, proposals and site-specific information.

Plan Objectives

The purpose of the planning system is to manage the development and use of land in the best long-term public interest, in particular by contributing to sustainable development and achieving the national outcomes. The policies and proposals in LDP2 relate to one or more of the following objectives. Development must contribute to this purpose and meet the following objectives, where applicable:

A. Promote sustainable development, as part of a low carbon economy, which is energy efficient, improves air quality and contributes to net zero emissions by 2045 and climate change mitigation and adaptation.
B. Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or brownfield land with acceptable green belt uses.
C. Improve the quality of design in our places and improve health and wellbeing, with opportunities for social interaction and recreation and enhancing green infrastructure.
D. Protect and enhance the natural and historic environment of our towns, villages and countryside.
E. Create places that are safe, easy to move around and are well connected by walking, cycling and public transport.
F. Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types.
G. Support the growth and diversification of businesses and attract employers to the local area.
H. Create successful town and village centres that have high social value and are lively and accessible.

Development Strategy

The East Dunbartonshire Development Strategy directs development, in the first instance, to use brownfield land in an urban area or in the green belt. Sustainable uses of brownfield land within the green belt are those listed as acceptable green belt exceptions below.

Considering the use of brownfield land and sites which become vacant and derelict in urban areas, before greenfield release, is important for the urban development of East Dunbartonshire and the wider Glasgow City Region. Applicants must therefore provide evidence that there are no suitable or sustainable brownfield sites of a similar size that are available within the relevant community policy area before new development on greenfield land is considered.

The green belt will be used to support regeneration by directing development to the most appropriate locations. The functions of the green belt are:

I. Protecting and enhancing the character, landscape setting and identity of towns and villages in East Dunbartonshire.
J. Protecting and providing access to open space within and around built-up areas.
K. Ensuring that proposals within existing green belt development sites are compatible with established uses and respect, protect and enhance the landscape character.

There will be general a presumption against development within the green belt as defined on the Proposals Map. However, development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the types of development which are considered exceptions, and therefore acceptable in the green belt, which are:

L. The construction of single dwellings within the green belt will only be permitted where this is for:
    i. A full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on site, provided that there is no building nearby which could be converted, and that a robust business case is presented to support the application; or
    ii. Appropriate replacements of existing habitable dwellings.
M. Development compatible in scale and character with the landscape of the green belt that is for outdoor recreation, or where there are existing institutional uses within the green belt.
N. Rehabilitation and conversion of an existing building in the green belt for residential land use if it is of architectural merit, makes a positive visual contribution, is structurally sound and is wind and water-tight. In addition, where it can be demonstrated that a formerly wind and water-tight building of the original farm steading has been removed or otherwise substantially altered then this building has re-development potential where this would allow the recreation of the original courtyard layout.
O. Proposals, which may require to be supported by a robust business case, for uses compatible with a natural setting, such as agriculture and forestry, agricultural diversification ancillary to main agricultural use, and uses compatible and in scale with an existing operational industrial use.
P. Tourism development which is related to a tourist asset area, is accessible by active travel and provides for its understanding, protection and enhancement.

Q. A telecommunications proposal or renewable energy and/or heat development.
R. Applications to remove or modify restrictions will normally be refused, in order to protect the green belt, expect in exceptional circumstances, for example where the business ceases to operate and where it is justified with a robust supporting statement.

The key elements of the Development Strategy are as follows, and are identified on the map on page 11 along with the green belt. The Communities Policies provide more detail on these and other more site specific polices and smaller scale proposals.

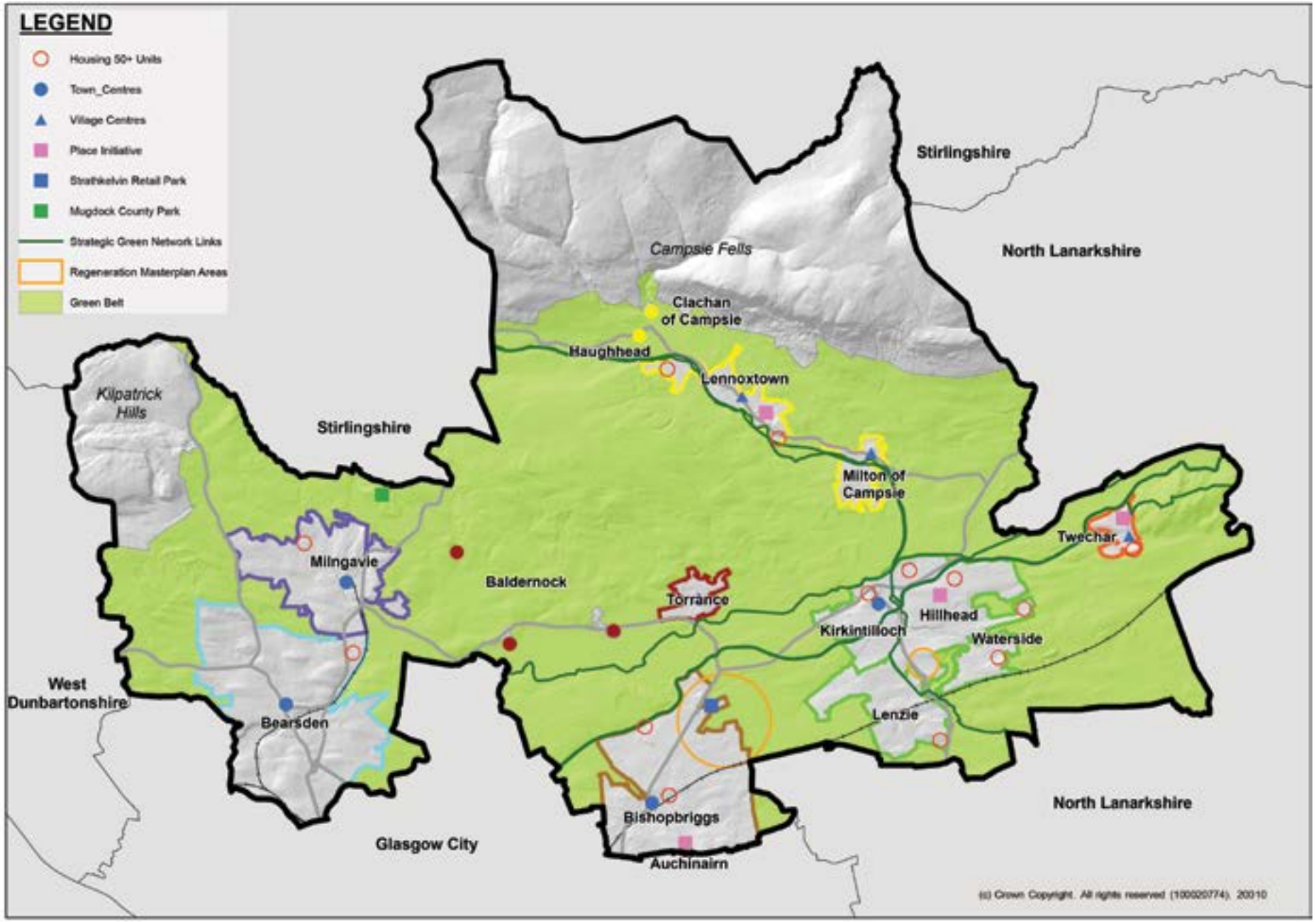
S. Direct development to brownfield sites in the urban area and the key areas of change:
   - 3.R1 Westerhill, Bishopbriggs – Masterplan area for mixed use development and transport improvements.
   - 4.R1 Kirkintilloch Gateway – Masterplan area for mixed use development.

T. Develop 3,431 homes across East Dunbartonshire, sites with an indicative capacity of at least 50 units are:
   - 2.H5 Kilmardinny Bearsden
   - 3.H2 Bishopbriggs Town Centre, Bishopbriggs
   - 3.H3 Jellyhill, Bishopbriggs
   - 4.H3 Braes O'Yetts, Kirkintilloch
   - 4.H4 Broomhill Hospital, Kirkintilloch
   - 4.H7 Cleddans Playing Field, Kirkintilloch
   - 4.H10 Fauldhead, Kirkintilloch
   - 4.H12 Glasgow Road, Kirkintilloch
   - 4.H6 Claddens South, Lenzie
   - 5.H5 Lennox Castle Hospital Lennoxtown
   - 5.H6 Lennoxlea Lennoxtown
   - 6.H2 Craigton Road Milngavie.
   - 8.H1 to H3 Twechar regeneration sites at Canalside (8.H1), Glen Shirva Road (8.H2) and MacDonald Crescent (8.H3); together totalling over 50 units.

U. Support the vitality and viability of town and village centres and the regeneration of the Place Plan areas, identified under the Community Empowerment (Scotland) Act 2015. The town centres include: 2.TC1 Bearsden, 3.TC1 Bishopbriggs, 4.TC1 Kirkintilloch, 6.TC1 Milngavie and the village centres include 5.TC1 Lennoxtown, 5.TC2 Milton of Campsie, 7.TC1 Torrance, 8.TC1 Twechar. The Place Plan areas include Auchinairn, Bishopbriggs; Hillhead, Kirkintilloch; Lennoxtown and Twechar.

V. Protect, enhance and expand the green network, in particular: GN1 the Campsie Fells, GN2 the Forth and Clyde Canal (National Cycle Route 754), GN3 Glazert Water/ Strathkelvin Railway Path (National Cycle Route 755), GN4 River Kelvin, and GN5 Mugdock Country Park.

The East Dunbartonshire Development Strategy



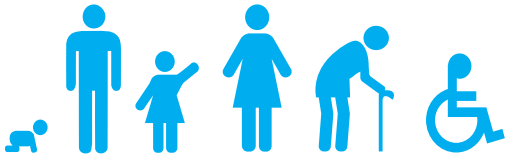
Community Policies

Policy 2. Bearsden

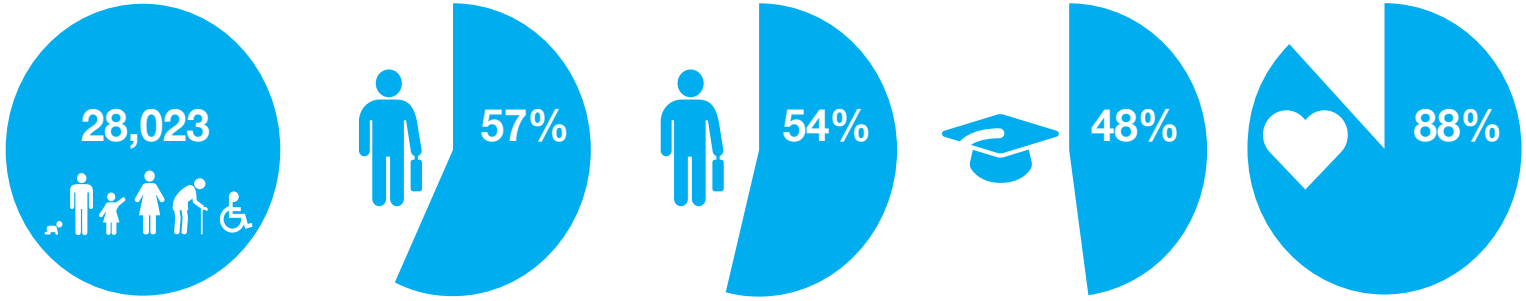
This policy sets out the local policy for development in Bearsden and the land use proposals in Bearsden. Any proposals within this community area will be assessed against the following policy framework:

Bearsden is a residential town, largely dating from the 19th and 20th century, connected to Glasgow by its rail stations and arterial roads including the A809 Drymen Road and A81 Milngavie Road. It has a small welcoming town centre, focused on Bearsden Cross, that provides public buildings and a range of shops, restaurants, cafes and services. The town has a distinctive street layout based on Roman Road, which follows the line of the Antonine Wall World Heritage Site, and the arterial roads into Glasgow which cross it. It has several pleasant residential neighbourhoods with spacious streets and the distinctive character of large stone built villas and gardens with trees. Westerton is a notable early twentieth century garden suburb in the south of the town and the town's parks are a particular feature. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Bearsden to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

Bearsden



Who lives in Bearsden?



Total population

Working age

Full time or part
54% time employed
2% unemployed
10% self-employed

Educated to degree level or above

Good health or very good health

commute to work:

67% car

12% Train

5% bus

3% foot

Number of dwellings

Home ownership
91% Owner occupied
5% Social rented

Detached houses

Semi-detached

Flats

Terraced

Sources: National Records of Scotland (2017), Census (2011).

Policy 2.CF. Community facilities, green network and open space in Bearsden will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 15 sets out key community facilities, projects planned for development and the green network.

Community facilities in Bearsden include: the Bearsden Library and Community Hub, Kessington Hall, Westerton Hall, Bearsden Hall, Kilmardinny House Arts Centre, Allander Leisure Centre, Westerton Library, schools, early years centres, dental practices, GP practices, pharmacies, open spaces, sports pitches, churches and religious buildings.

The following projects are planned for development in the Bearsden area:

2.CF1 Allander Leisure Centre and Adult Day Care Centre – currently under redevelopment.

2.CF2 Expansion to Langfaulds Cemetery, with the following key requirements:

A. Ensure no adverse impact upon Antonine Wall World Heritage Site Buffer Zone.

2.CF3 Boclair Academy redevelopment.

2.CF4 Brookwood Villa redevelopment.

2.CF5 Bearsden Early Years Centre.

2.CF6 Kessington Hall refurbishment.

Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around Bearsden incorporates nodes, access and habitat links including:

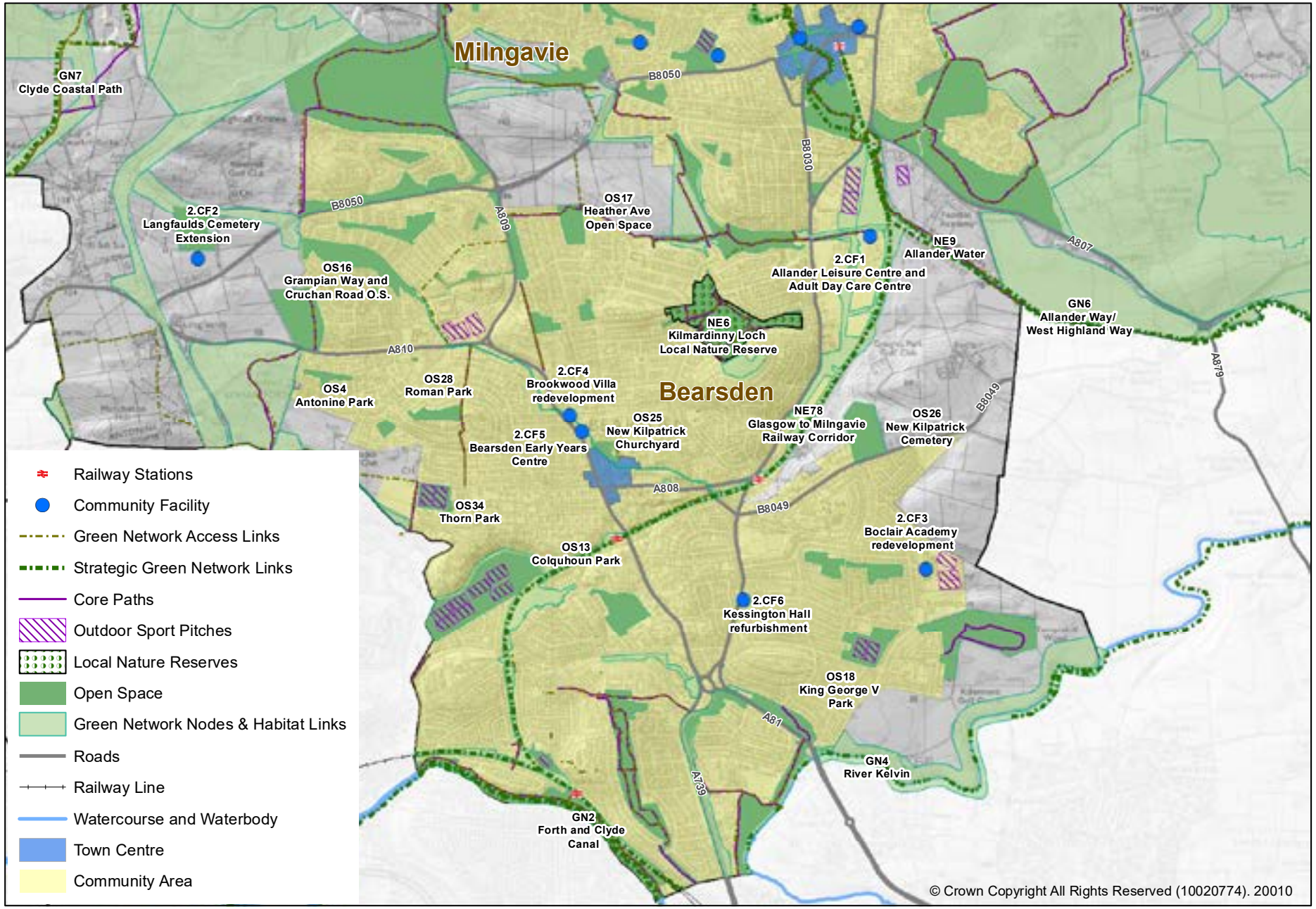
GN2 Forth and Clyde Canal - strategic green network access and habitat links.

GN4 River Kelvin - strategic green network habitat link.

NE78 Glasgow to Milngavie Railway Corridor - strategic green network habitat link.

OS (various) Open spaces, further information on 38 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance include: NE6 Kilmardinny Local Nature Reserve; neighbourhood parks and/or playing fields at OS13 Colquhoun Park, OS18 King George V Park, OS34 Thorn Park and OS17 Heather Avenue; open spaces which have part of the Antonine Wall World Heritage Site at OS26 New Kilpatrick Cemetery, OS28 Roman Park and OS4 Antonine Park; OS16 Grampian Way and Cruachan Road which contains the Manse Burn Site of Special Scientific Interest (SSSI). Local Nature Conservation Sites, see section 2.NE below.

Bearsden - Community Facilities and Open Space



Policy 2.TC. The town centre and local centres in Bearsden will be protected to ensure their long-term vitality and viability is maintained. All development proposals, particularly those likely to generate high footfall, should comply with the sequential town centre first approach, as set out in Policy 14. Additionally, any development that is within or likely to affect Bearsden town centre must contribute to the vision and objectives in the Bearsden Town Centre Strategy, as set out below. The Council may also require certain development proposals to contribute towards the delivery of specific actions, in accordance with Policy 24 Developer Contributions. Bearsden town centre sits at the heart of the community and is a hub for a range of social, economic and community activities. It is a compact and well-defined town centre that provides amenities for the local population predominantly during the day, with a number of restaurants and food retailers offering a good evening economy relative to its size. The town centre is supported by a network of smaller local neighbourhood centres that provide a range of essential goods and services including: Baljaffray, Bearsden Station, Canniesburn, Kessington and Hillfoot.

Bearsden Town Centre Strategy (2.TC1)

Vision: *: 'Bearsden will be a lively and accessible town centre which maintains its good offer of local independent businesses and shops. The town will continue to be an attractive place that is easy to access and walk around. It will also be a place where people can come to access services and shop, gather and socialise at all times of the day and evening. Bearsden will also be a town centre that maximises the potential of its rich heritage and architectural character, with a range of meeting spaces for events, markets and socialising'.*

Objective 1: To protect and enhance the strong independent retail status and develop a diverse town centre core
Objective 2: To build on Bearsden's historic legacy and cultural Heritage
Objective 3: To improve accessibility for all users and create a high-quality public realm
Objective 4: To enhance the environmental quality and appearance of the town centre and surrounding areas
Objective 5: To ensure good availability of social and leisure facilities

Key Actions

- Improve the quality of the public realm and pedestrian environment.
- Establish an appropriate town centre use for the currently vacant Bearsden North Church building.
- Review the condition and suitability of streets, pavements and street furniture with a view to upgrading, removing or relocating.
- Continue to engage with the owner of New Kilpatrick Old Halls in relation to its potential refurbishment or renewal as a valuable community resource. This should include establishing the potential to link with enhancements to the public realm.
- Carry out a review of the existing surfacing, hard and soft landscaping and assess the scope for and feasibility of improvements to enhance its environmental quality and appearance. This should include opportunities to improve green infrastructure, enhance the green network and improve access to surrounding open space and the surrounding countryside.
- Undertake assessment of potential for improving access to Manse Burn.
- Explore options to upgrade green space around Bearsden station to improve the sense of arrival.
- Enhance information on the Roman Bath House and other key heritage assets, through engagement with the local community and the Antonine Wall Management Group.

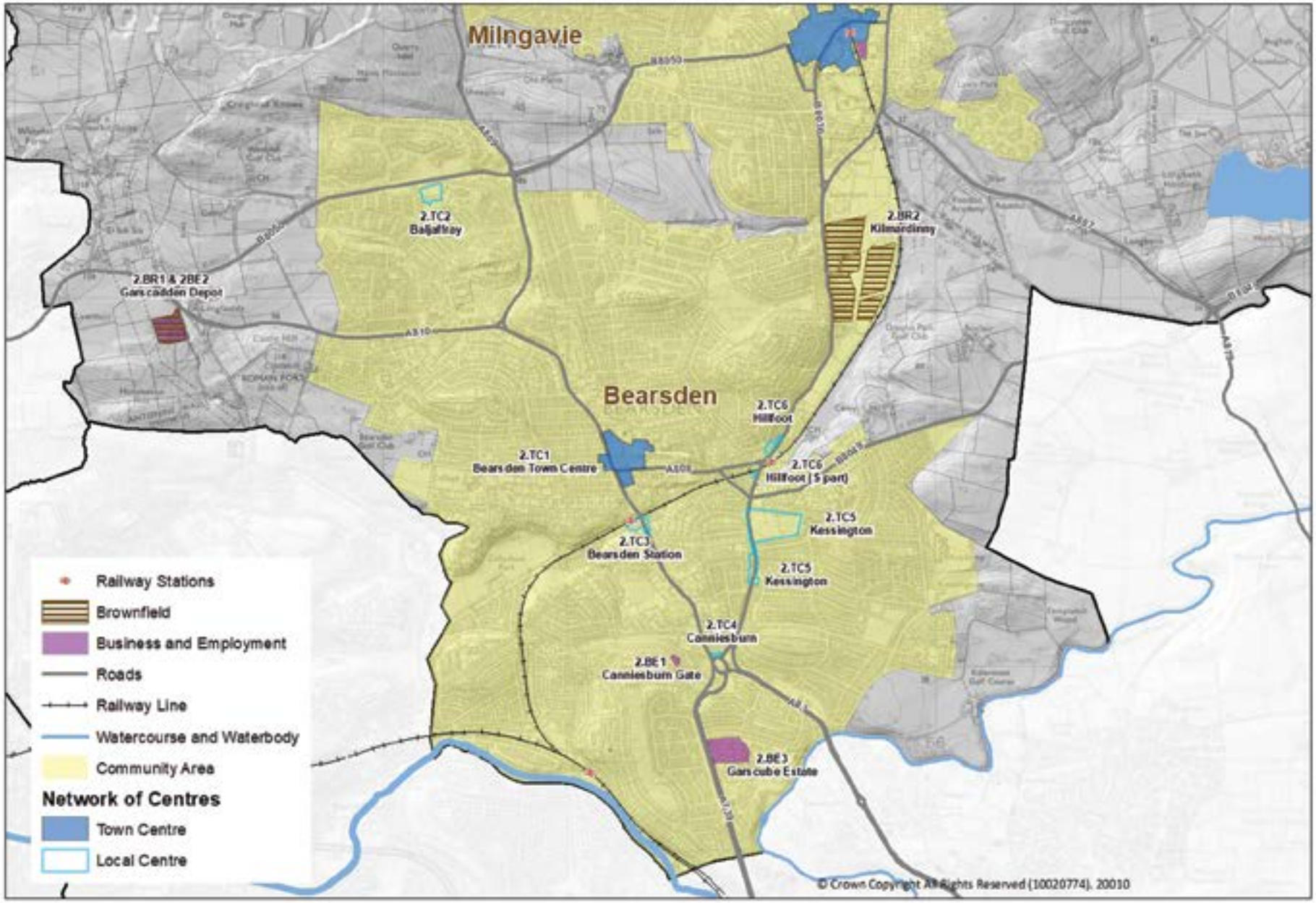
- Continue work to assess how the town centre is connected to tourism attractions and walking, cycling and public transport routes. This work should consider potential improvements in terms of signposting to and from the town centre with clear and consistent signage.
- Promote accessibility to surrounding cycle, walking and transport networks, including safer access to Bearsden Primary School and other key town centre uses, in line with the Active Travel Strategy.
- Identify opportunities for improved cycling infrastructure/storage at strategic points in and around the town centre.
- Improve signage and navigation aids to Bearsden train station.

Further information on these and other actions is provided in the Bearsden Town Centre Strategy.

Local Centres:
2.TC2 Baljaffray.
2.TC3 Bearsden Station.
2.TC4 Canniesburn.
2.TC5 Kessington.
2.TC6 Hillfoot.

Role and Function:
These centres form an important part of the local network of centres, providing convenience retail and professional services for local residents, particularly those who are unable to travel longer distances to larger centres.

Bearsden - Network of Centres, Regeneration and Business and Employment



Policy 2.BE. Bearsden has three business and employment sites, two of which provide opportunities for business growth.
The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.

2.BE1 Canniesburn Gate
Canniesburn is an active, well maintained employment site that relies on its location for strong access to the markets it serves.

Development Opportunity:
There are no opportunities for intensification on the site. The employment use at the site should be protected.

2.BE2 Garscadden Depot
Former Civic Amenity site located in open countryside to the west of Bearsden.

Development Opportunity:
Suitable for use for general industrial, storage or distribution, or a conforming green belt use as set out in Policy 1.

Key Requirements:
A. Investigate and remediate any contamination identified.
B. Flood risk and drainage assessments required.
C. Protect and enhance good quality trees and native woodland on or adjacent to the site.
D. Protect the setting of the Antonine Wall World Heritage Site.

2.BE3 Garscube Estate
Garscube Estate is a 3.11 Ha site comprising of a dedicated research and life sciences facility (Use Class 4), located on the southeastern outskirts of Bearsden.

Development Opportunity:
The site presents an opportunity for the expansion of research facilities at the Beatson Institute. The former stable blocks to the west of the site and an area of hardstand north-east of the site (0.28ha) present opportunities for employment development, particularly to support the growing research sector.

Policy 2.T. New tourism development will be encouraged in Bearsden, in line with Policy 16 – Tourism.

The Council will support proposals that aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In Bearsden, tourism and visitor related development should be focused on:

WH1 Frontiers of the Roman Empire Antonine Wall World Heritage Site
Development that avoids adverse impacts on, protects and enhances the Antonine Wall in Bearsden by: allowing visitors to learn about and experience its history; making sites on the Wall more accessible by providing nearby visitor accommodation, shelter, refreshments or toilet facilities; or improving connectivity between the Wall and Bearsden town centre (either in terms of a physical connection via active travel routes, or a thematic connection promoting the Wall). The sites within Bearsden are:

- New Kilpatrick Cemetery, Boclair Road. Two visible sections of the stone base of the rampart of the Antonine Wall
- Bath House, Roman Road. The best examples of stone structures along the entire Antonine Wall can be seen within a modern housing development in Bearsden.
- Roman Park, Westbourne Crescent and Milverton Avenue. A well-preserved section of the ditch of the Antonine Wall and a short section of the stone base of the rampart can be found in Roman Park, on the west side of Bearsden.
- Castlehill. The site of Castlehill fort lies in open fields on the western edge of Bearsden.

2.TC1 Bearsden Town Centre
Development should assist the implementation of the Bearsden Town Centre Strategy and increase footfall. New visitor attractions are encouraged, as are proposals for the re-use of vacant buildings. Visitor accommodation and tourist attractions that reflect the local history and heritage of Bearsden, are also considered appropriate for the town centre.

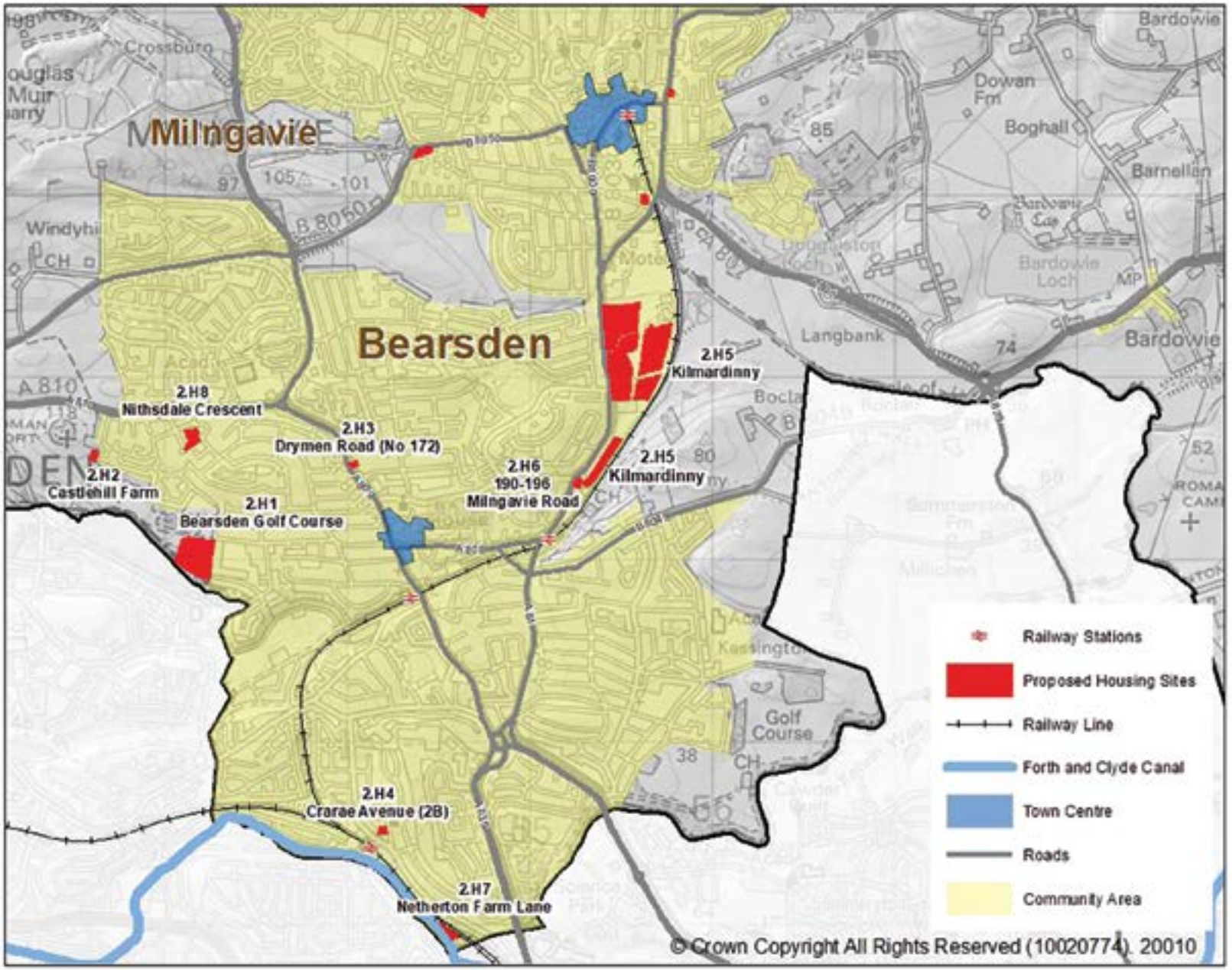
Policy 2.H. Development of the following housing sites in Bearsden will be supported. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
2.H1. Bearsden Golf Course	67	A. Protect, avoid adverse impacts on and enhance Antonine Wall World Heritage Site in vicinity of Castle Hill and the site and setting of the Scheduled Monument at Castle Hill. Any redesign must avoid holes that play across the line of the Antonine Wall, avoid significant earthmoving within 30m of the Wall boundary or that would adversely affect the setting of the Wall. B. Ensure no adverse impact on biodiversity, including woodland, boundary features (hedgerows),water environment and grasslands in Garscadden Wood and Castle Hill Grassland LNCS. C. Provide a landscaping plan which should address: connection to the core path; form new green belt boundary to west; ensure no adverse impact on wider landscape, especially on views from Castle Hill; and provide green network enhancements, creation of new habitat and enhancement of existing woodland, scrub, grassland and wetland habitat and access to open space. D. Replace parts of golf course lost. E. Flood risk assessment, including drainage impact on Thorn Park. F. Transport Assessment. G. Enhancement and protection of existing core path including provision of direct pedestrian and cycle access from the development site to the core path H. Ensure provision of direct pedestrian and cycle access to Thorn Road I. A noise assessment which considers the acceptability of any mitigation required with regard to aviation noise.
2.H2 Castlehill Farm	5	A. Provision of footpath to green belt, Castlehill Fort and core path. B. Investigate provision of direct pedestrian and cycle access to bus stops on Duntocher Road.
2.H3 Drymen Road (No 172)	4	Site under construction.
2.H4 2B Crarae Avenue, Former Church	10	A. Provide a landscaping plan which should address: hard landscaping, tree, shrub, hedge or grass planting. B. Construction methodology statement. C. Ensure provision of direct pedestrian access to Crarae Avenue. D. Ensure provision of direct walking and cycle access to path at north west corner of the site which links to Westerton Hall and provides an alternative route to Westerton station. E. Ensure car parking arrangements do not cause issues for the adjacent Westerton Primary School.

Housing Site	Indicative Capacity	Key Requirements
2.H5 Kilmardinny	157 (remaining capacity)	A. Develop in line with approved Masterplan. B. Contributions to A81 route corridor. C. Develop in line with landscaping plan including: green network between Milngavie and Bearsden along the Craigdhu Burn. D. Contribution towards redevelopment of Allander Leisure Centre. E. Flood prevention measures including off-site where appropriate, in particular due to river flood risk from Allander Water, Craigdhu Burn and Manse Burn. Any such measures must comply with Policies 17 and 18.
2.H6 190-196 Milngavie Road	25	A. Consideration to be given to delivering the site as housing for older people B. Ensure frontage does not adversely impact use of the segregated cycleway and direct cycle access is provided to the cycleway. Include secure cycle storage. C. Ensure provision of direct pedestrian access to bus stops on A81 Milngavie Road. D. Protect the valve chamber on site and associated Loch Katrine Aqueduct which passes through the site: site boundary over critical infrastructure of sewer and four trunk feeds from water treatment works, site is also on top of underground reservoir. E. Protect the setting of the Antonine Wall World Heritage Site. F. Flood Risk Assessment, in particular due to Manse Burn and surface water flood risk in east of site. G. Noise Impact Assessment, due to adjacent road and nearby railway. H. Air quality assessment. I. Ground investigations.
2.H7 Netherton Farm Lane	9	A. Ensure provision of direct pedestrian and cycle access to National Cycle Route 754 and onwards to nearby public transport connections. B. Flood risk assessment required and should meet flooding and drainage policy, in particular due to potential residual flood risk from Forth and Clyde Canal. C. Landscaping along the canal, to include retention and enhancement of woodland. D. Landscaping to include screening from railway line. E. Ensure no adverse impact on biodiversity, including woodland, boundary features (hedgerows), water environment and grasslands in the Glasgow to Milngavie Railway Corridor LNCS and the green network of the Canal. F. Noise Impact Assessment, due to railway line. G. Ground investigations report, including potential requirement for gas protection measures. H. Development should enhance the setting of the Scheduled Monument of the Canal.

Housing Site	Indicative Capacity	Key Requirements
2.H8 Nithsdale Crescent	26	A. 100% affordable. B. Protect the Antonine Wall World Heritage Site and archaeological evaluation required. C. Create habitat with native species planting as part of landscaping. D. Flooding and drainage policy to be met, in particular due to surface water flooding. E. Possible Air Quality Impact Assessment, due to nearby Air Quality Management Area. F. Noise Impact Assessment required due to adjacent commercial activities. I. Ground investigations required due to former use of site. J. Maintain and enhance pedestrian and cycle access through the development site. K. Ensure provision of direct pedestrian access to local services including shops, primary school and bus stops on Duntocher Road.

Bearsden - New Housing Development



Policy 2.BR. Urban brownfield sites in Bearsden should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present, there are two significant brownfield sites in this area:

Site Name	Required Site Use	Key requirements	Ownership	Area (ha)
2.BR1 Garscadden Depot	Suitable for use for general industrial, storage or distribution, or a conforming green belt use as set out in Policy 1.	See Policy 2.BE2	EDC	2.4
2.BR2 Kilmardinny	Residential	See Policy 2.H5	Private	5.41

Policy 2.TR. All new development in Bearsden must be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out in Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy.

New development in Bearsden must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network. This includes delivery of the following projects through new development, including through Policy 24 Developer Contributions:

- Enhancement of the path and cycle network in Bearsden – provision of new infrastructure or enhancement of existing infrastructure at locations in Bearsden, as set out in the Active Travel Strategy.
- A quality bus corridor on the A81.
- Investigate options for increasing parking capacity at Bearsden, Hillfoot and Westerton rail stations.
- Deliver junction improvements on the A81 at A81 Milngavie Road / B8049 Boclair Road / B8049 Roman Road and ASDA Bearsden / A81 Milngavie Road / West Chapelton Avenue.
- Improve Canniesburn Toll for all road users.
- Improved signage and navigation aids to Bearsden rail station.
- Deliver actions for improving local air quality in line with Bearsden Air Quality Action Plan.

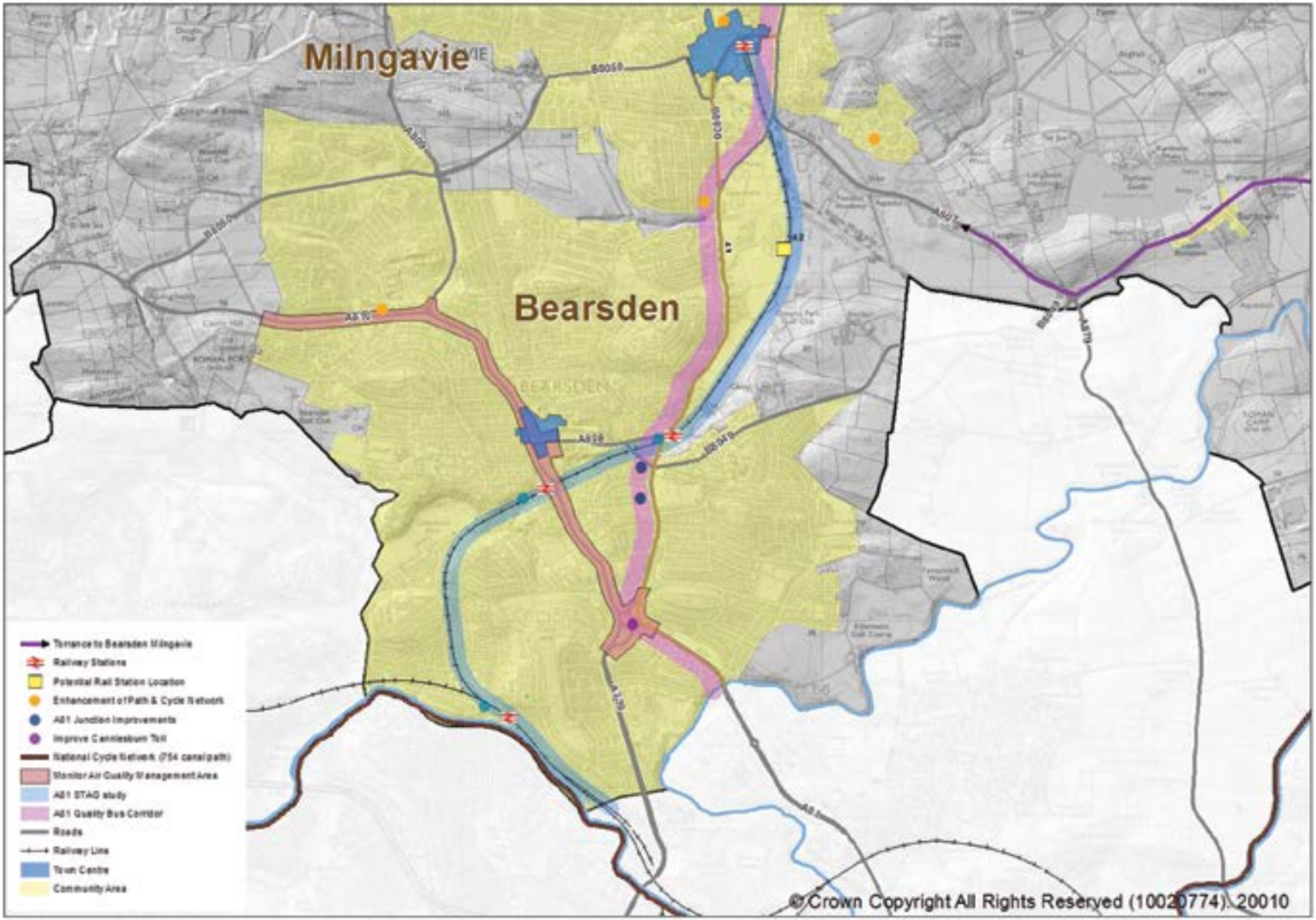
These projects are illustrated on page 26.

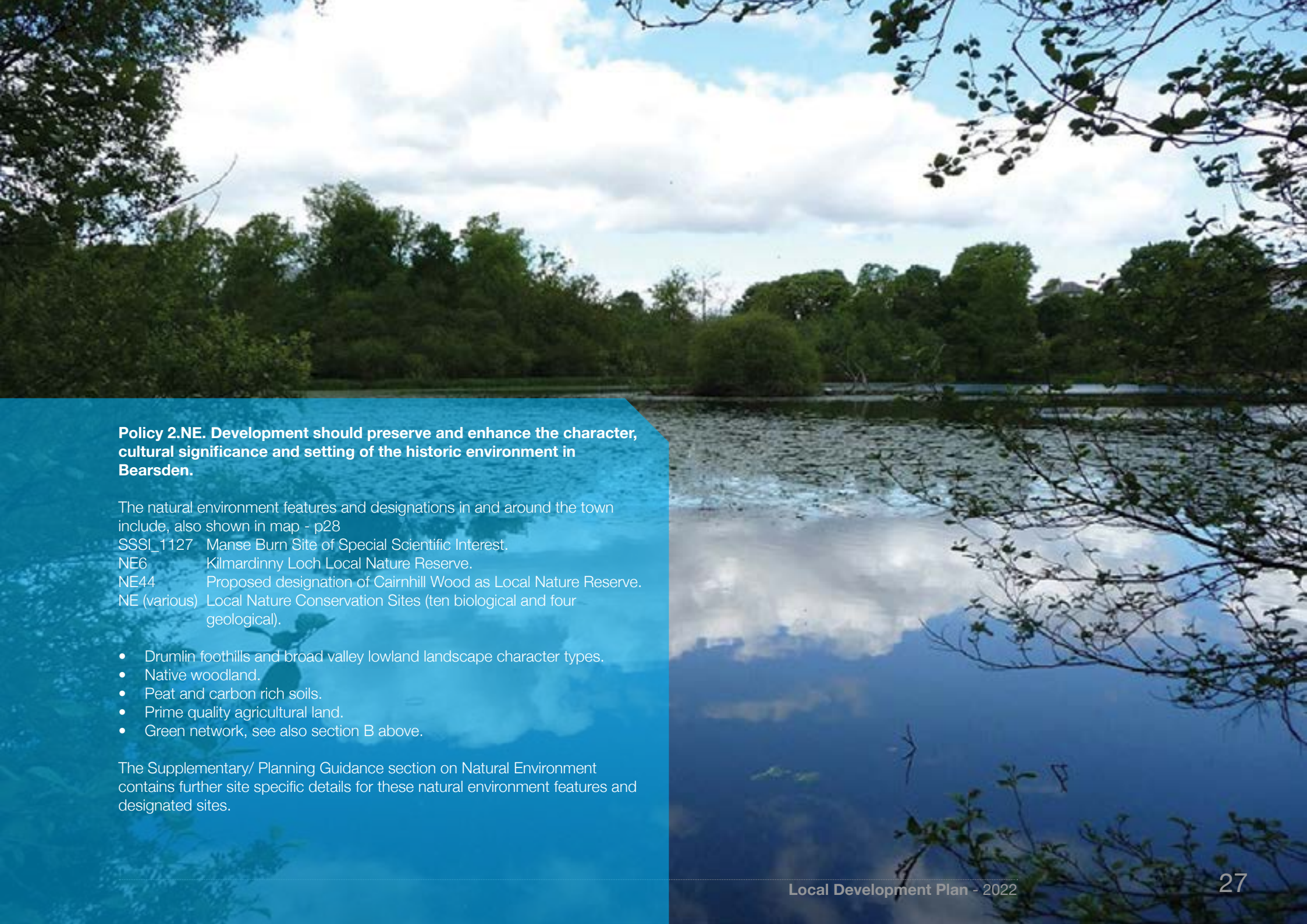
In order to prioritise journeys which can be made by sustainable means in line with the Sustainable Travel Hierarchy, and in line with the Local Transport Strategy 2020-2025, the Council will, as a precaution against sterilisation, continue to safeguard:

- 2.TR1 Land sufficient to locate a rail station at Allander/Kilmardinny which could be easily connected to the existing rail line. Any potential rail station must provide good facilities for priority access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision of high quality footways and cycleways, in addition to road access from the A81.
- In addition, land should be set aside for a potential car park, with high quality cycle parking, to act as a park and ride facility adjacent to the potential rail station site.

An area of Bearsden was declared as an Air Quality Management Area (AQMA) in 2011 due to exceedances of Scottish air quality objectives for Nitrogen Dioxide (NO2) and small particulate matter (PM10). The AQMA is a 60m wide corridor along the A809 incorporating several road junctions including Canniesburn Toll and Bearsden Cross. The outline of the AQMA (2.TR 2) is shown on page 26. Since the AQMA was declared in 2011, pollutant levels have been decreasing with just one exceedance of annual objective levels for NO2 and PM10 being recorded in 2016. All development in Bearsden must therefore make particular focus on minimising adverse impacts on local air quality by ensuring sustainable access and travel to/from development is prioritised over vehicle traffic. Further information on protecting local air quality is provided in Policy 11.

Bearsden - Transport Network





Policy 2.NE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Bearsden.

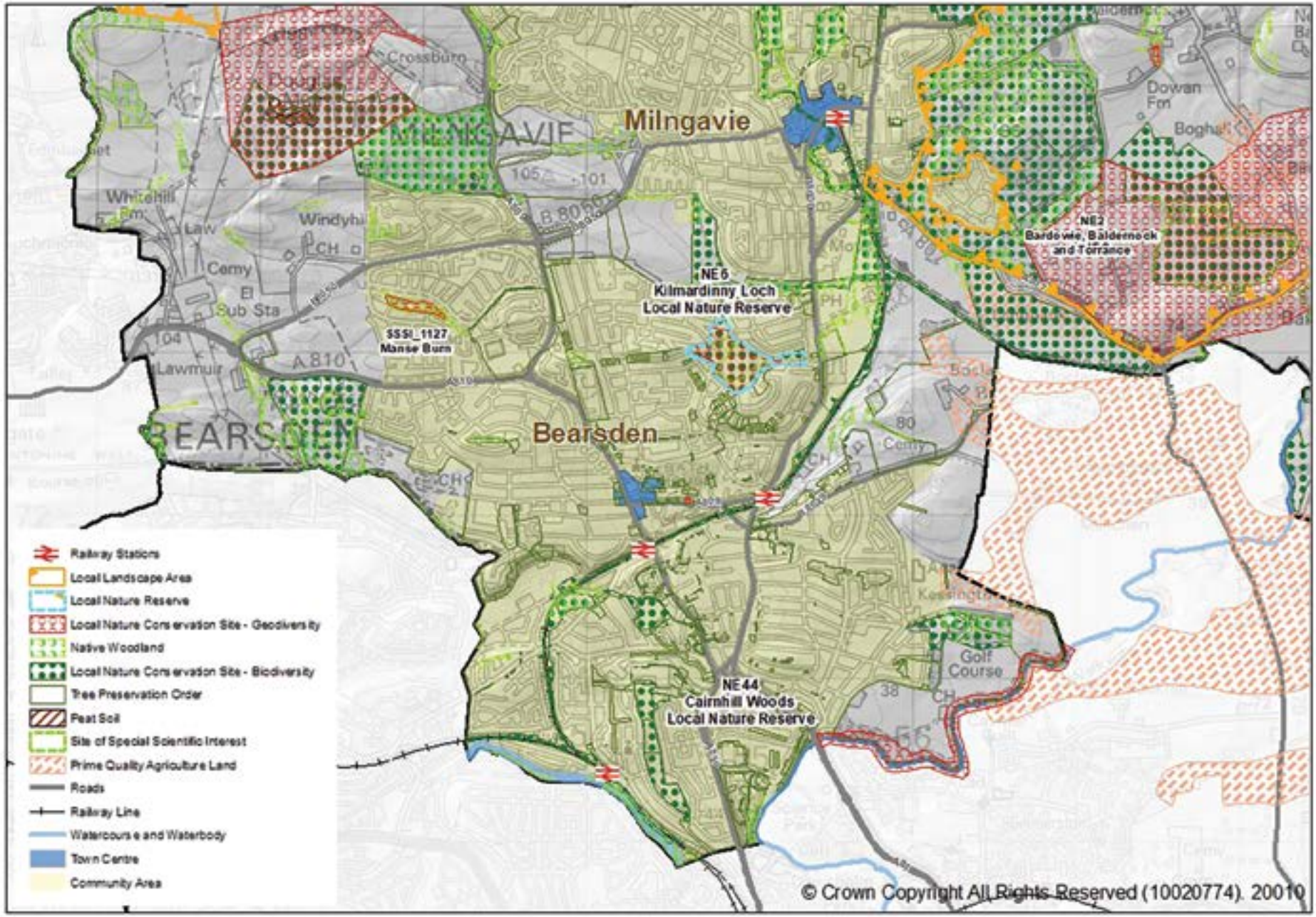
The natural environment features and designations in and around the town include, also shown in map - p28

SSSI_1127	Manse Burn Site of Special Scientific Interest.
NE6	Kilmardinny Loch Local Nature Reserve.
NE44	Proposed designation of Cairnhill Wood as Local Nature Reserve.
NE (various)	Local Nature Conservation Sites (ten biological and four geological).

- Drumlin foothills and broad valley lowland landscape character types.
- Native woodland.
- Peat and carbon rich soils.
- Prime quality agricultural land.
- Green network, see also section B above.

The Supplementary/ Planning Guidance section on Natural Environment contains further site specific details for these natural environment features and designated sites.

Bearsden - Natural Environment



Policy 2.HE. Development should preserve and enhance the character, appearance and setting of the historic environment in Bearsden. The town includes historic environment designations shown in map - p30 including:

International/ Nationally Important Sites at:
WH1 The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, HE1 its buffer zone
SM (various) Antonine Wall Related Scheduled Monuments (various)
SM6775 Scheduled Monument of the Forth and Clyde Canal (Bearsden section).

Listed Buildings including: 3 Category A Listed, 27 B-listed and 34 C-listed. The category A listed New Kilpatrick Parish Church and Churchyard (LB22130) and category B listed new Kilpatrick Cemetery (LB50221) are historic graveyards.

Conservation Areas at:
CA265 Old Bearsden
CA266 Westerton.

Townscape Protection Areas at:
HE46 Pendicle Road
HE50 Whitehurst,

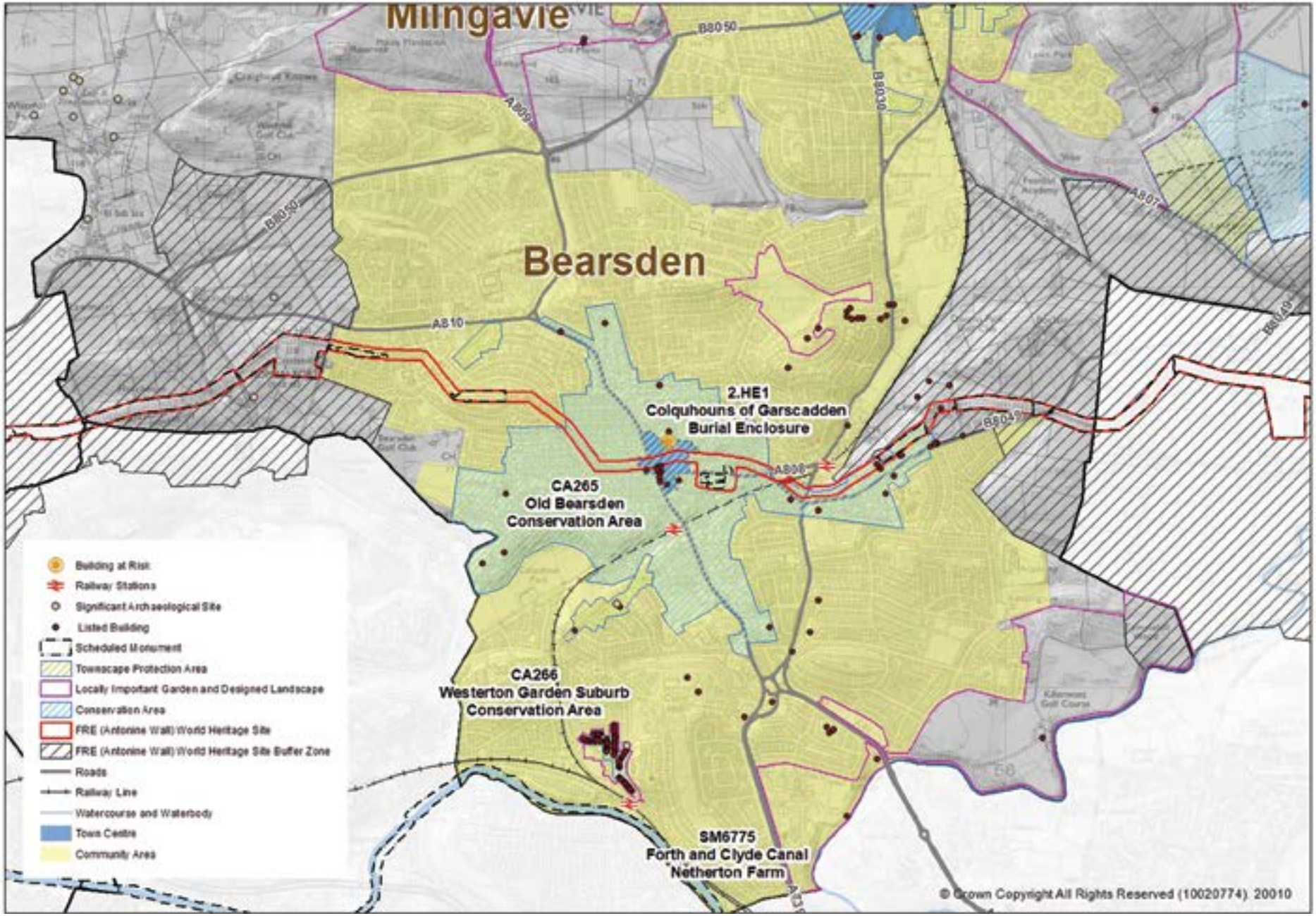
Locally Important Gardens and Designed Landscapes at:
HE12 Garscube Park
HE17 Killermont
HE18 Kilmardinny
HE25 Westerton Garden Suburb.

Other significant archaeological sites

Bearsden also includes one site in the Buildings at Risk Register for Scotland, as detailed below:
2.HE1 Colquhouns of Garscadden Burial Enclosure in New Kilpatrick Parish Church graveyard. The planning authority may require certain developments within or close to Bearsden town centre to make a contribution to the restoration of this building, in line with Policy 19 Historic Environment and Policy 24: Developer Contributions.

The Supplementary/ Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Conservation Area/ Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information and guidance on the special qualities and values of these designations and/or their protection.

Bearsden - Historic Environment



Policy 3. Bishopbriggs

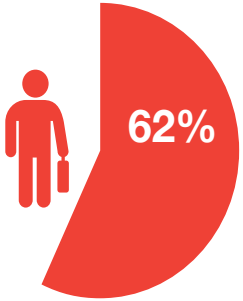
This policy sets out the local policy considerations for development in Bishopbriggs and the land use proposals in the town. Any proposals within this community area will be considered in the context of the following policy framework:

Bishopbriggs is a residential town, largely dating from the 19th and 20th century, connected to Glasgow by its rail station and A803 Kirkintilloch Road. It has a small welcoming town centre that provides public buildings and a range of shops, restaurants, cafes and services. This is complemented by Strathkelvin Retail Centre to the north, local services in Auchinairn in the south and other business areas. The town has several pleasant residential neighbourhoods many of which are within walking distance of local services and the A803. A notable recreational feature of the town is 1.GN2 the Forth and Clyde Canal to the north west and other parks and green spaces. A Place Plan was produced for the former mining village of Auchinairn in 2019 and the town will benefit from a Glasgow and Clyde Valley City Deal Project for the business area at Westerhill, the town centre and A803. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Bishopbriggs to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

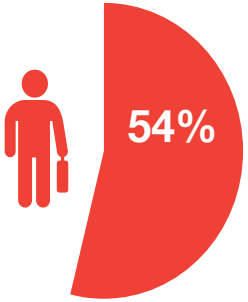
Bishopbriggs

Who lives in Bishopbriggs?

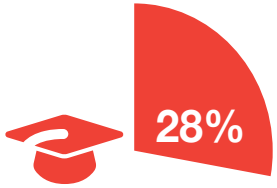
Total population



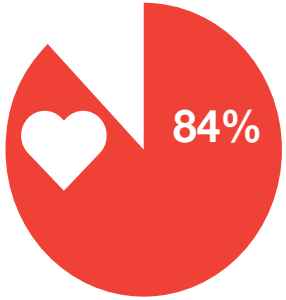
Working age



Full time or part
54% time employed
3% unemployed
8% self-employed



Educated to degree level or above



Good health or very good health

commute to work:

68% car

7.5% Train

10% bus

5% foot

Number of dwellings

Home ownership
86% Owner occupied
7% Social rented

Detached houses

Semi-detached

Flats

Terraced

• Scottish Index of Multiple Deprivation.
Sources: National Records of Scotland (2017), Census (2011).

Policy 3.P. Development in Auchinairn will implement the priority themes and actions identified in Auchinairn Place Plan 2019 – 2024, produced under the Community Empowerment (Scotland) Act 2015. This Place Plan provides a basis for regeneration of the area and a shared action plan for the community.

The Place Plan identifies three areas of priority:

1. Affordable Activities For All - Access to healthy social activities and learning opportunities are important to support the local community.
2. Healthy And Safe Outdoors - There is a need to deliver leisure, cultural and recreational activities in Auchinairn to maximise physical activity opportunities including walking and cycling.
3. Informed Choices and Growing Capacity - There is a need to continue to engage, consult and work with local people, local groups and agencies who provide services in this community.

Development will support the following land use related projects that are included in the Auchinairn Place Plan:

A. Where possible, increase social housing within Auchinairn. Local needs and population to be considered and community consultation on any proposed housing developments within Auchinairn to ensure it meets community needs and aspirations.
B. With local people, assess the quality and quantity of existing open space, access to it, and develop options to improve outdoor activity and social space that is accessible and usable by all.
C. Promote good quality design and development in the area.
D. Involve local people in development of sites through early consultation on proposals for the old primary school site (3.H1). Relevant themes from the Place Plan should be considered in the redevelopment of the former school site, in particular the land use and design. Examples of requirements on any development at this location would include: Good quality design and layout, Strong connectivity and access with existing neighbourhoods and development, Enhancement of the network of green/play spaces, Creation of accessible outdoor social spaces for different ages groups, which link well to and complement the new Auchinairn Community & Early Years Centre. This could include informal and adaptable spaces to meet, play and for recreation, that benefit from natural surveillance.
E. Explore opportunities to further develop food growing near to the Auchinairn Community and Early Years Centre.
F. Deliver improved bus passenger facilities information in Auchinairn as part of the developing Local Transport Strategy. In developing options consult with the local community to discuss upgrading bus stops, improving access for pedestrians and cyclists and good quality cycle storage.
G. Consider the issue of dangerous and inconsiderate parking throughout Auchinairn alongside wider parking issues, as part of a Parking Strategy for East Dunbartonshire.

Policy 3.CF. Community facilities, green network and open space in Bishopbriggs will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 35 sets out key community facilities, projects planned for development and the green network.

Community facilities in Bishopbriggs include: the Bishopbriggs Community Hub, Bishopbriggs library, War Memorial Hall, Auchinairn Community and Early Years Centre, schools, early years centres, dental practices, GP practices, pharmacies, open spaces, The Leisuredrome , sports pitches, Huntershill Sports Hub, churches and religious buildings.

The following projects are planned for development in the Bishopbriggs area:

3.CF1 Expansion to Cadder Cemetery, with the following key requirements:

A. Protect and enhance the setting of the Antonine Wall World Heritage Site, as the site is in its Buffer Zone, and prior archaeological investigation including excavation required.
B. Landscaping plan for the site to address: retention and enhancement of woodland and hedgerows on or adjacent to the site and protect and enhance the Meltwater Channel, a Local Nature Conservation Site – Geodiversity; opportunity for green network biodiversity and access improvements; findings from a Protected Species survey.
C. Create path links to bus stops and National Cycle Route 754 (Forth and Clyde Canal).
D. Meet Flooding and Drainage Policy, including establish culverts related to the site, and carry out a prior assessment of the impact of the cemetery on groundwater.
E. Air quality impact assessment and noise impact assessment, due to proximity to A803; ground investigation required, in particular due to size of site; and mitigate any light issues from neighbouring land uses.
F. Meets the requirements of Policy 3.R Westerhill Regeneration Area and Masterplan.

3.CF2 Woodhill and Etive Parks - Climate Ready Park and other improvements- This proposal is to turn Etive and Woodhill parks in Bishopbriggs into East Dunbartonshire's first Climate Ready Park, in partnership with East Dunbartonshire Voluntary Action and with funding from Scottish Natural Heritage's Green Infrastructure Fund. Proposals to improve these open spaces include providing above-ground surface water features to adapt to climate change by minimising localised flooding, new and improved paths and connections to nearby open spaces (Phase 2), new children's play facilities and increased opportunities for residents to grow their own food. These Green Infrastructure improvements will also have benefits for wildlife and local habitats.

3.CF3 Develop space for community food growing near Auchinairn Community and Early Years Centre.
Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around Bishopbriggs incorporates nodes, access and habitat links including:

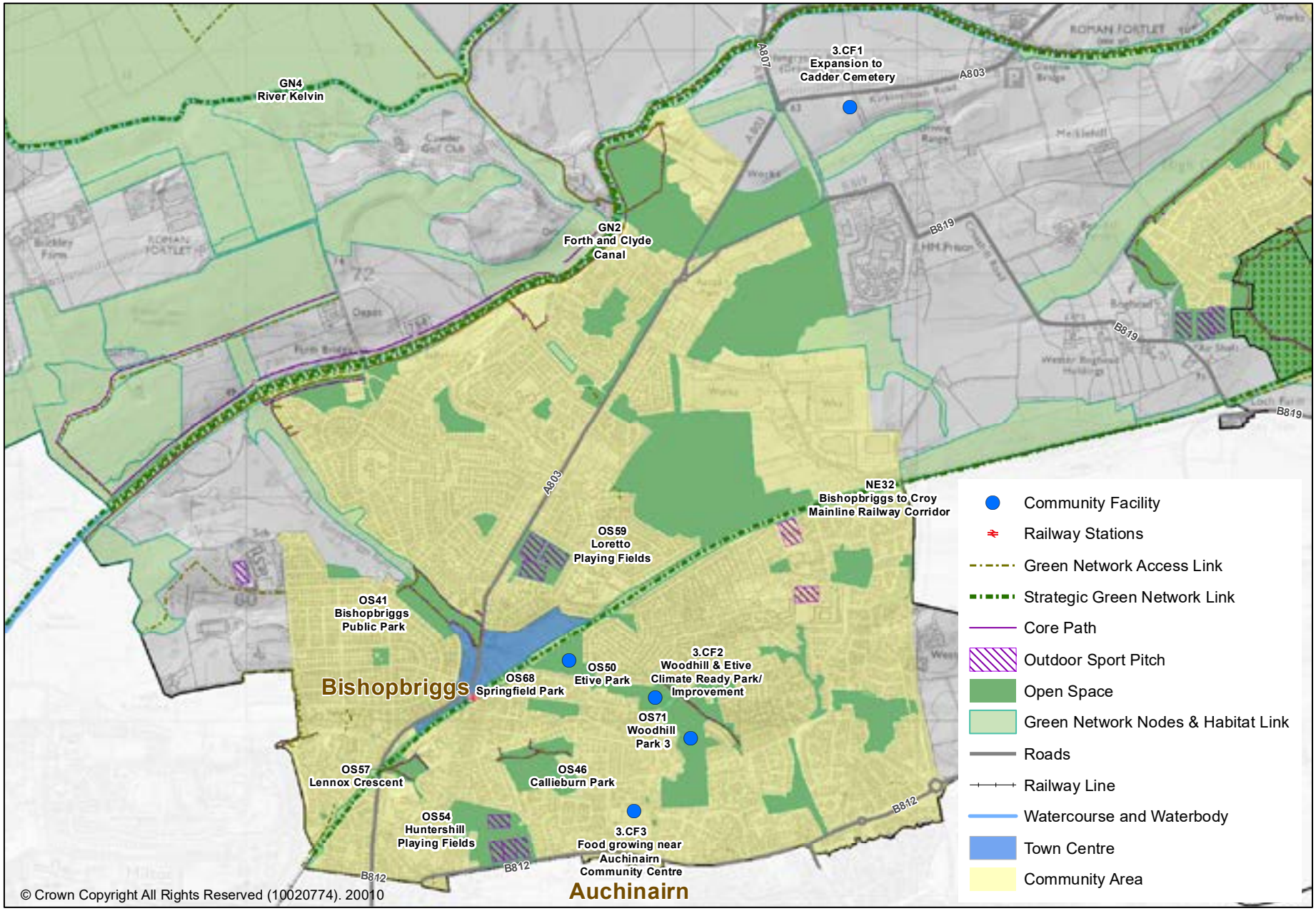
GN2 Forth and Clyde Canal - strategic green network access and habitat links.

GN4 River Kelvin - strategic green network habitat link.

NE32 Bishopbriggs to Croy Mainline Railway Corridor - strategic green network habitat link.

OS (various)
Open spaces.Further information on 33 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance include: the neighbourhood parks of OS41 Bishopbriggs Public Park, OS46 Callieburn Park, OS50 Etive Park, OS71 Woodhill Park and OS57 Lennox Crescent; and OS54 Huntershill Playing Fields.
Local Nature Conservation Sites, see section 3.NE below.

Bishopbriggs - Community Facilities and Open Space



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Policy 3.TC. Bishopbriggs town centre and Auchinairn local centre will be protected to ensure their long-term vitality and viability is maintained. All development proposals, particularly those likely to generate high footfall, should comply with the sequential town centre first approach, as set out in Policy 14. Additionally, any development that is within or likely to affect Bishopbriggs town centre must contribute to the vision and objectives in the Bishopbriggs Town Centre Strategy, as set out below. The Council may also require certain development proposals to contribute towards the delivery of specific actions, in accordance with Policy 24 Developer Contributions. Bishopbriggs town centre is transport orientated, notable for being on the A803 route corridor and including a station on the main Glasgow-Edinburgh railway line. It is largely dominated by convenience retailing, including a centrally located supermarket and a range of smaller independent retailers and professional services. The area also includes a local centre at Auchinairn, which provides a range of essential goods and services, primarily for local neighbourhoods.

Bishopbriggs Town Centre Strategy (3.TC1)

Vision. *: 'Bishopbriggs should have a town centre with a 'village feel' and diverse mix of retail, and be a vibrant focal point for the community. It should be a safe and welcoming pedestrian environment that is well-connected to its surrounding neighbourhoods and greenspaces. Community activity and events should be focussed around a new civic space at the heart of the town centre, which contributes to its life and vitality'.*

Objective 1: A safe and attractive town centre.
Objective 2: A distinctive and vibrant town centre.
Objective 3: An accessible and connected town centre.
Objective 4: A sustainable and community led town centre.

Key Actions

- Progress a masterplan and appropriate development of the former High School Site for range of uses, including improved convenience retail, housing, access and public realm.
- Create a new public space as a focal point in the heart of the town centre, including new places to sit, rest and wait.
- Support the improvement of buildings and shopfronts to complement public realm investment and the refurbishment of key buildings.
- Upgrade children's play area within Bishopbriggs Public Park.
- Ensure that the objectives of the Council's Air Quality Management Plan are considered as part of any future development.
- Work with the local business community to develop possible alternative uses for vacant properties including modernising premises for small scale businesses and where possible seek to establish business incubation space within existing retail units.
- Support appropriate new residential development within the town centre on upper floors for residential use where possible.
- Work with local community groups to explore viability of new skate/bike park to be established in nearby Bishopbriggs Public Park.

Further information on these and other actions is provided in the Bishopbriggs Town Centre Strategy.

Auchinairn Local Centre (3.TC2)

Role and Function: Auchinairn has an important role within the local network of centres, providing key retail, community and professional services for local residents, particularly those who are unable to travel longer distances to larger centres. This includes a Community & Early Years Centre which has become a focal point of the local community through the provision of a community hall, café, meeting rooms and play area.

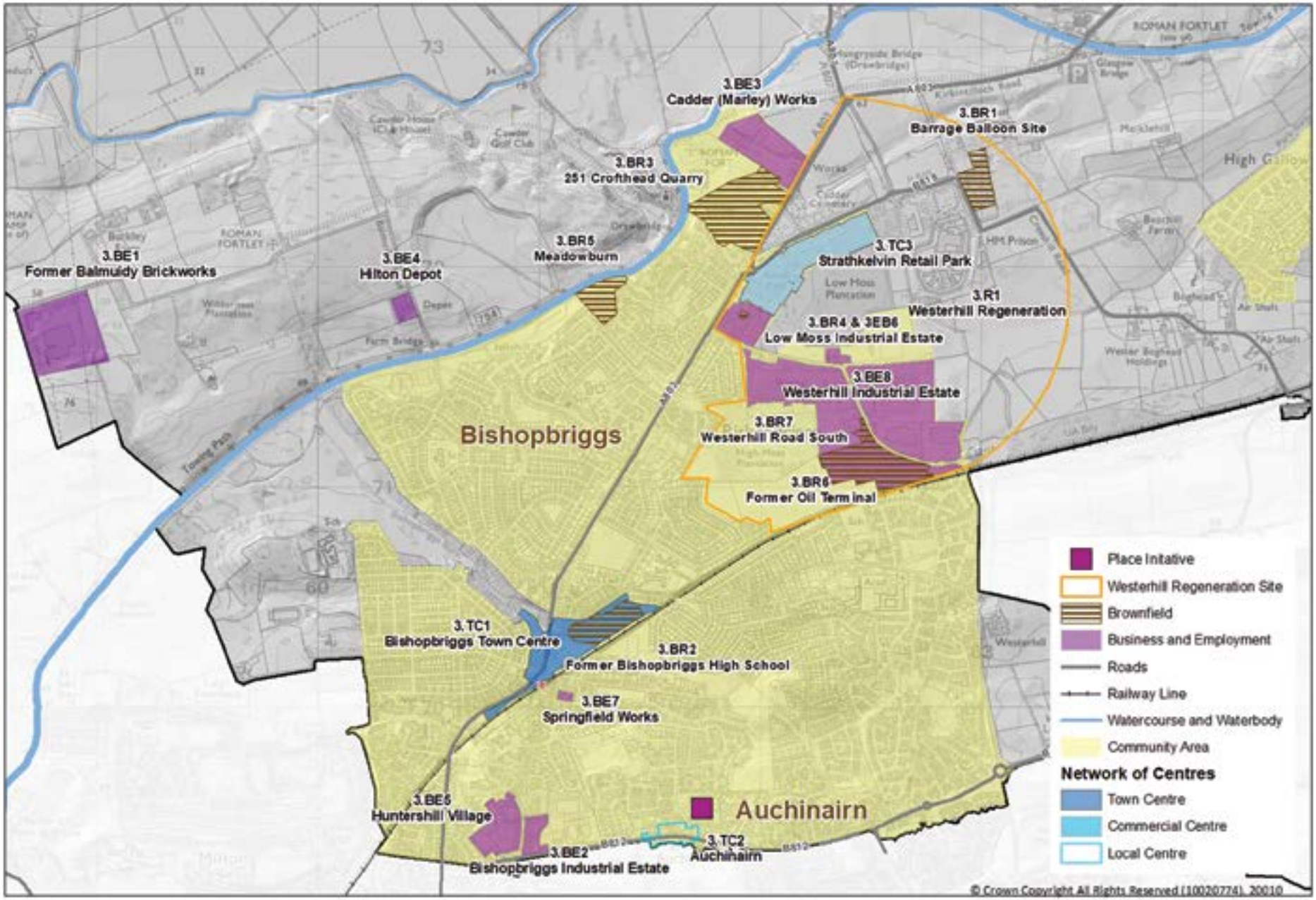
Strathkelvin Retail Park Commercial Centre (3.TC3)

Strathkelvin Retail Park in Bishopbriggs is East Dunbartonshire's only commercial centre. Its primary role and function is for the provision of comparison and bulky goods retailing, and those uses that cannot be located in traditional town centres due to larger space requirements. The catchment area stretches beyond the local area to locations outwith East Dunbartonshire and as such it is an important component of the local economy. The retail park has evolved in recent years to include a number of food and drink outlets, supporting its primary role and function.

The Council will protect the primary role and function of the park. Any proposal for new uses, which is supported by the town centre first principle, should not have any adverse impact on the role and function of the park as a primarily comparison goods destination or negatively impact on the network of centres, particularly Bishopbriggs and Kirkintilloch town centres. Any further extension of the retail park must be carried out as part of an agreed Masterplan for the wider Westerhill area as referred to in criterion C, ensuring that any economic, environmental and social considerations are addressed. Any proposal for the extension of the retail park will be assessed against the detailed requirements of Policy 3.R – Development at the Westerhill Regeneration Area.

Westerhill Regeneration Area – The extent of the masterplan area as shown on the map on page 38 should be read alongside the Proposals map which shows all of the designations in this area. These designations apply and the boundary of the Westerhill Regeneration Area is to include a range of land uses and does not imply that development will occur throughout the area. It should be noted that LDP site 13.15 Low Moss Industrial Estate is included within this area, however this site has only 0.1 hectare of vacant land and the site must continue to be protected for business use in LDP2 albeit with opportunities to develop the vacant land for business and make environmental improvements as part of the Westerhill Regeneration Area approach set out in Policy 3.R. below.

Bishopbriggs - Network of Centres, Regeneration and Business and Employment



Policy 3.R. Development at the Westerhill Regeneration Area will deliver a mix of land uses in order to regenerate brownfield land, deliver business and employment growth, provide a green network and transport network throughout the site and link Westerhill to the town centre and Auchinairn. A masterplan is required for the Westerhill Regeneration Area which will articulate a deliverable vision for the medium- to long-term redevelopment of Westerhill and encourages landowners and occupiers, and business to invest in Westerhill. The masterplan will co-ordinate these requirements, set the context within which future planning applications will be assessed and ensure the Subject Policies 9 – 24 are delivered.

The Westerhill Regeneration Area (3.R1) is shown on the map on page 38. Brownfield land which will be regenerated, either through development or greening, is listed in Policy 3.BR (sites 3.BR1, 3.BR6, 3.BR7). The construction of the Bishopbriggs Relief Road Phase 5 will provide a new defensible settlement boundary on the eastern edge of Bishopbriggs.

In order to regenerate the area, a masterplan approach to development is required. The Masterplan must include the following in order to meet the requirements set out below:

A. Land use zones.
B. An Environmental Sustainability Plan which will identify opportunities to deliver health, carbon reduction, climate change adaptation and biodiversity benefits, ensure appropriate solutions relating to peat and hydrology and include opportunities for supporting renewable energy and heat as a key aspect of the site's development.
C. Key adjacencies and connections, including:
    i. A detailed green network which must provide an attractive setting for investment, landscape framework, quality open space and play facilities, protect and enhance High and Low Moss and areas of peat, protection of existing trees required to provide landscape setting, Tree Preservation Order and Native Woodland areas, improve biodiversity and ensure habitats and hydrology are not isolated.
    ii. A detailed active travel network which must be integrated with the green network, link business and housing development throughout the area and to Bishopbriggs Town Centre and Auchinairn.
    iii. Utilities infrastructure, including digital connectivity.
D. Design criteria which will ensure that all development on site is of high design quality, sustainable and energy and heat efficient, inclusive and set within the green and active travel networks.
E. Conceptual layouts which will guide detailed designs for future applications to be submitted in line with the approved Masterplan.
F. A phasing and implementation schedule.
G. Report of Consultation demonstrating that engagement formed part of the Masterplan process, including between businesses and landowners, the local authority and the local community.
H. Protect and enhance the setting of the Antonine Wall World Heritage Site in accordance with WH1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 Buffer Zone of Policy 19 Historic Environment. Prior archaeological investigation including excavation may be required.

This could form the basis of a Masterplan Consent Area. Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below.

Uses forming part of this masterplan will include:

I. Business development – existing and proposed to include land for large floorspaces and microbusiness / start up units.
J. Residential – potential for a limited element of housing, including affordable housing, to enable business development.
K. Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and Policy 14 Network of Centres and Retailing and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported, and where expansion would be consistent with the protection of peatland.
L. Low Moss and High Moss Nature Local Nature Conservation Sites will be protected and enhanced and incorporate active travel/recreation links which integrate sensitively into the surrounding habitats. The potential for the creation of a Local Nature Reserve covering these areas and including an undeveloped buffer around core peatland habitat should be investigated. Development must not have a negative impact on the Low Moss and High Moss Nature Local Nature Conservation Sites and hydrology across the area. SNH and SEPA must be consulted during the development of the Masterplan.
M. Cemetery – Expansion of existing cemetery.
N. Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site.
O. Renewable energy and heat network development.

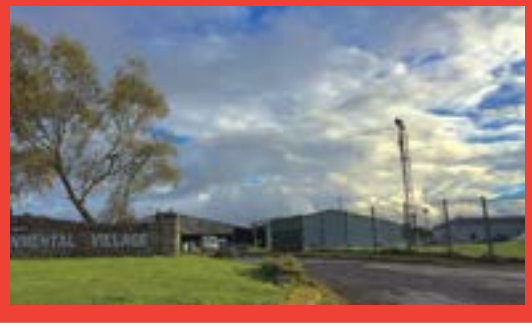
Transport infrastructure which will form part of this masterplan will include:

P. Bishopbriggs Relief Road Phase 5 – Land will be safeguarded to secure the delivery of Bishopbriggs Relief Road.
Q. Comprehensive active travel routes including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, Lenzie, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible.
R. Investigation of the feasibility of and potentially deliver a bus based Park and Ride facility. Land will be safeguarded, as a precaution against sterilisation, to provide a location for the potential Park and Ride facility with a minimum of 300 spaces.
S. A803 Sustainable Transport Corridor.
T. Safeguarding of land for a potential rail station, working with Network Rail and North Lanarkshire Council. Safeguarded land should be sufficient to locate a rail station which can easily be connected to the existing rail line. Any potential rail station must provide good facilities for priority access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision of high quality footways and cycleways, in addition to road access from the Bishopbriggs Relief Road. In addition, land should be set aside for a potential car park, with a minimum of 300 spaces and high quality cycle parking, to act as a park and ride facility adjacent to the potential rail station site.

The Masterplan will take into account a range of surveys and investigation which will be required to be undertaken in advance of its preparation. The following are examples of technical investigation required to inform developable areas or remediate land for development as part of the masterplan:

U. Assessment of the water environment, including water quality, Flood Risk Assessment and Drainage Impact Assessment, and proposals for delivering required management.
V. Protection of peat and carbon rich soils. All peat, including Category 1 peatland, must be protected from development or disturbance.
W. Review of extent of Prime Quality Agricultural Land.
X. Protection of the Meltwater Channel Local Nature Conservation Site – Geodiversity.
Y. Archaeological Survey.
Z. Contamination and ground investigations.
AA. Air quality and Noise Impact Assessment.
BB. Ecological Appraisal of the entire project area and relevant protected species surveys.

Policy 3.BE. Bishopbriggs has eight business and employment sites, three of which provide opportunities for business growth. The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.



3.BE1. Balmuildy Brickworks, Former
A site which has most recently been in use for recycling and demolition activities.

Development opportunity: This site should be protected for continued use of this type, or similar industrial uses.

3.BE2. Bishopbriggs Industrial Estate
An active business site with a mix of uses, but predominantly use class 5.

Development opportunity: There is an area of vacant land to the north of the site and there may be opportunities to attract more businesses by improving the overall condition of the site. Future development should be in keeping with the existing businesses, and use classes 4, 5 and 6 are preferred.

Key Requirements:
A. Establish viability of connecting to sewer to ensure capacity is not an issue.
B. Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
C. Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
D. Provision of a waste management plan.

3.BE3. Cadder/Marley Works
An active business site with a single occupier, manufacturing roofing products.

Development opportunity: There is no vacant land on the site and the current industrial use should be protected.

3.BE4 Hilton Depot
An active site currently in use by the council for waste management.

Development opportunity: In the long term, the site may become vacant, and would be suitable for depot, distribution or other industrial uses.

3.BE5 Huntershill Village
An active business site with a mix of industrial, retail and service uses.

Development opportunity: The site should be protected for mixed use business and employment.

3.BE6 Low Moss Industrial Estate
An active mixed-use business site, predominantly industrial and wholesaling. Policy 3.R includes this site to encourage development of the vacant land for business and environmental improvements as part of the Westerhill Regeneration Area.

Development opportunity: There is an area of vacant land within the site which could be developed for further business use. Future development should be in keeping with the existing businesses, and use classes 4, 5 and 6 are preferred.

3.BE7 Springfield Works (including Springfield House)
Is an active business site with a mix of industrial, retail and service uses.

Development opportunity: Fully occupied.

3.BE8 Westerhill Industrial Estate
An active business site with office and industrial uses.

Development opportunity: The vacant land on this strategic business site, identified in the East Dunbartonshire Economic Development Strategy, must be developed through a masterplan as part of the Westerhill Regeneration Area (see section 3.R for further details including key requirements).

Policy 3.T. New tourism development will be encouraged in Bishopbriggs, in line with Policy 16 – Tourism. The Council will support proposals which aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In Bishopbriggs, tourism development should be focused on:

WH1 Frontiers of the Roman Empire Antonine Wall World Heritage Site
Development which avoids adverse impacts on, protects and enhances the Antonine Wall in Bishopbriggs by: allowing visitors to learn about and experience its history; making sites on the Wall more accessible by providing nearby visitor accommodation, shelter, refreshments or toilet facilities; or improving connectivity between the Wall and Bishopbriggs town centre (either in terms of a physical connection via active travel routes, or a thematic connection promoting the Wall). Antonine Wall sites near Bishopbriggs are:

- Balmuildy Fort and Camp. The site of Balmuildy Fort lies on a small plateau overlooking the River Kelvin. Nothing of the fort is visible on the ground today, but traces of the ditch and outer mound are visible in the field east of the farm buildings on the north side of Balmuildy road. In a field to the north-east of Balmuildy Fort is the site of a Roman temporary camp, which is only visible in aerial photographs.
- Cadder Fort. The site of Cadder Fort lies on the northern side of Bishopbriggs, just west of the roundabout where the A803 meets the A807 and just south of a sharp bend in the Forth and Clyde Canal. Although the remains were destroyed by quarrying in the 1940s, excavations have revealed that the fort included a stone headquarters, two granaries, timber barrack blocks and two bath houses.

GN2 Forth and Clyde Canal
Visitor attractions which increase use of the Canal and towpaths, and promote, protect or enhance the Canal's heritage or enhance the attractiveness of the canalside in Bishopbriggs are encouraged. This includes any relevant proposals that support and promote the Thomas Muir Heritage Trail section along the Canal towpath, between Bishopbriggs and Kirkintilloch. The council will also be supportive of proposals for visitor accommodation on or near the canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland as required.

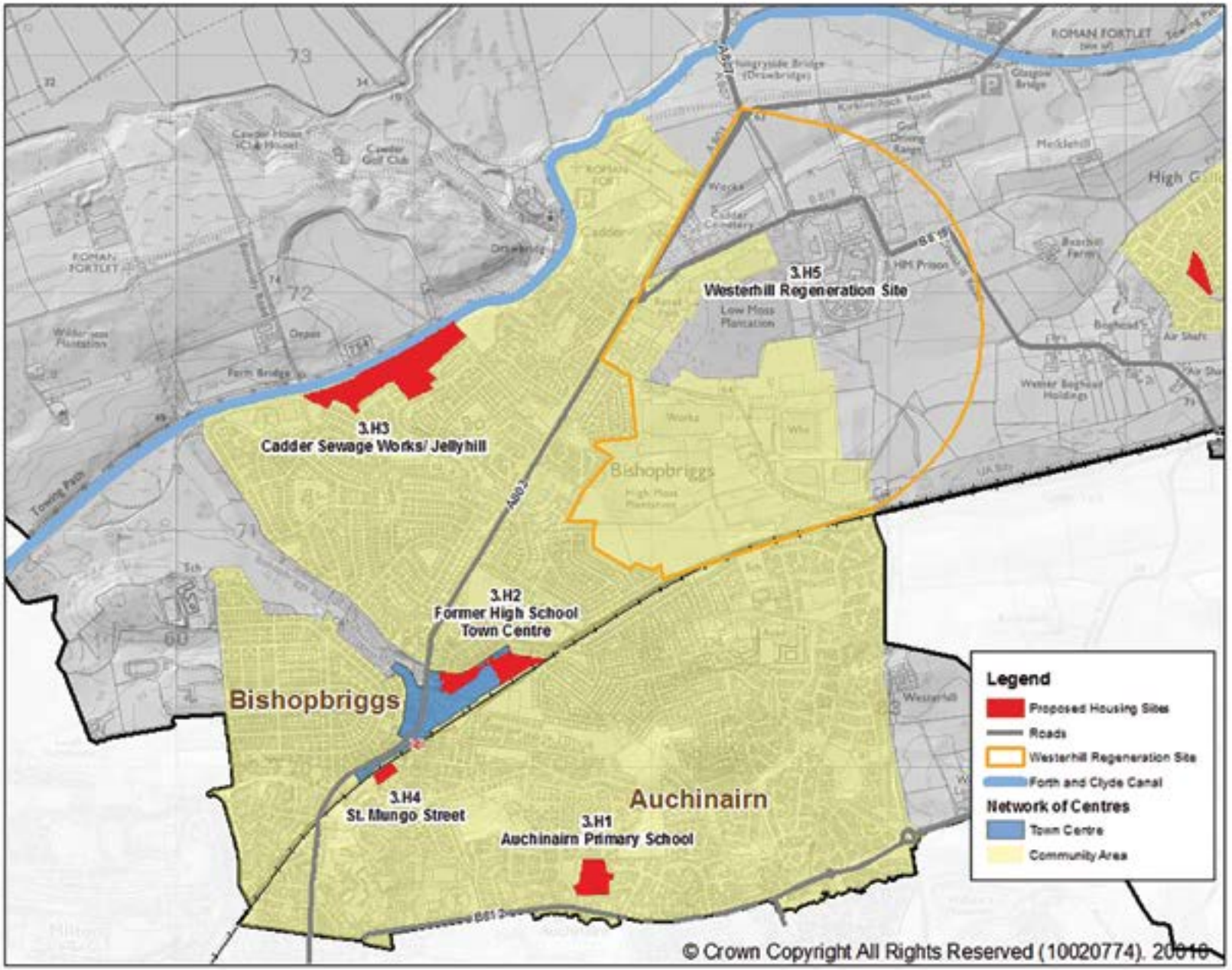
3.TC1 Bishopbriggs Town Centre
Development which assists the implementation of the Bishopbriggs Town Centre Strategy, increases footfall and promotes more activity in the evening. The Thomas Muir Heritage Trail passes through Bishopbriggs town centre – an 18 kilometre active travel route connecting Bishopbriggs to Kirkintilloch and the Campsie Fells – and there may be opportunities to develop some visitor attractions or accommodation along this route.

Policy 3.H. The following housing sites should be delivered in Bishopbriggs. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
3.H1 Auchinairn Primary School, Former, Beech Road	40	A. Meet Flooding and Drainage Policy, including deculverting the burn to the east of the site. B. Ensure provision of direct pedestrian and cycle access to bus stops on Auchinairn Road. C. The development proposal should link into plans for a bus hub on Auchinairn Road as identified above in the Community Policy. D. Ensure provision of strong connectivity and pedestrian and cycle access through the development site to link in with existing neighbourhoods and open spaces. E. Enhancement of the network of green/play spaces. Creation of accessible outdoor social spaces for different ages groups, which link well to and complement the new Auchinairn Community and Early Years Centre. This could include informal and adaptable spaces to meet, play and for recreation, that benefit from natural surveillance. Provision of a suitable area within the site to enable the expansion of existing food growing activity at Auchinairn Community and Early Years Centre. F. Potential for Air Quality Assessment, in particular due to size of site. G. Ground investigation, in particular as former institutional use on the site. H. Potential for Noise Impact Assessment, in particular due to adjacent Community and Early Years Centre.

Housing Site	Indicative Capacity	Key Requirements
3.H2 Bishopbriggs Town Centre/ Former High School	158	A. Capacity to be determined through an agreed Masterplan in connection with Policy 14: Network of Centres and Retailing and 3.TC Bishopbriggs Town Centre Strategy. B. Air Quality Assessment, as it is located adjacent to the Bishopbriggs Air Quality Management Area. C. Landscaping plan which should address: on site open space and play space required; habitat buffer required to the Bishopbriggs to Croy Railway Local Nature Conservation Site boundary; habitat corridors in the development layout, to provide for movement of species through the site. D. Consider the potential impact on the setting of the adjacent listed buildings of the library (category B) and St Matthew's RC Church (category C). E. Ground investigation, in particular because of former institutional use. F. Noise Impact Assessment, in particular because of adjacent railway line. G. Ensure sustainable access to the Town Centre and surrounding areas by ensuring provision of direct pedestrian and cycle access to A803 and Bishopbriggs rail station. This should link in to overall masterplan for Town Centre to ensure active travel is encouraged through the Town Centre and to onward public transport connections. Car parking spaces should be minimised as part of prioritising sustainable travel.
3.H3 Cadder Sewage Works/ Jellyhill	135	Site under Construction
3.H4 St Mungo Street	64	Site under Construction
3.H5 Westerhill Regeneration Area	To be determined through masterplan, see Section 3.E above.	See requirements under Policy 3.R
3.H6 Crofthead	29	A. Evaluate and mitigate (if necessary) any contamination. B. Provide a robust landscaping scheme to enhance the Cadder LNCS boundary; access to the LNCS; and provide a suitable buffer to Cadder Cottage and the Marely Eternit Works. C. Design should take account of the setting and outstanding universal value of the Antonine Wall World Heritage Site. D. Provide suitable junctions and safe access to and from Kirkintilloch Road. E. Evaluate and mitigate (if necessary) any noise impact from the neighbouring Marley Eternit Works facility to ensure its operations are not compromised.

Bishopbriggs - New Housing Development



Policy 3.BR. Urban brownfield sites in Bishopbriggs should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present, there are seven significant brownfield sites in this area:

Site Name	Required Site Use	Key Requirements	Ownership	Area (ha)
3.BR1 Barrage Balloon Site	Part of Westerhill Regeneration Area	Proposals must be developed through a masterplan as part of the Westerhill Regeneration Area (see Policy 3.R for further details including key requirements).	Unknown	2.88
3.BR2 Bishopbriggs High School site, Former	Convenience retail, commercial, community, residential	See Policies 3.TC1 and 3.H2 (area is subject to a masterplan).	Private	3.30
3.BR3 Crofthead Quarry	Open space, managed for biodiversity	A. Protect and enhance Local Nature Conservation Site on site, in particular its biodiversity interest. B. Protect the setting of the Antonine Wall World Heritage Site and Forth and Clyde Canal Scheduled monument. C. Protection and enhancements of current core path network and connections to National Cycle Route 754 (Forth and Clyde Canal). D. Meet flooding and drainage policy, in particular due to culverted watercourse on site and adjacent canal. E. Green network enhancement opportunity – grassland, woodland. F. Ground Investigation, due to former landfill use.	Private	9.43
3.BR4 Low Moss Industrial Estate	Business & Employment	See Policy 3.BE6.	Private	0.10
3.BR5 Meadowburn, Former Quarry	Open space, managed for biodiversity	A. Protect and enhance the Forth and Clyde Canal Local Nature Conservation Site. B. Protection and enhancement of core path on the site which delivers access to the National Cycling Route 754 (Forth and Clyde Canal). C. Species surveys, including Protected Species. D. Green network enhancement opportunity – woodland and grassland. E. Retain and enhance woodland, including Tree Preservation Order and native woodland F. Meet flooding and drainage policy, in particular due to flood risk from adjacent watercourses and canal. G. Ground Investigation, due to former quarry use. H. Protect the setting of the Forth and Clyde Canal scheduled monument.	Private	2.55

Site Name	Required Site Use	Key Requirements	Ownership	Area (ha)
3.BR6 Westerhill Road, Former Oil Terminal	Part of Westerhill Regeneration Area	Proposals must be developed through a masterplan as part of the Westerhill Regeneration Area (see Policy 3.R for further details including key requirements). .	Private	6.88
3.BR7 Westerhill Road South	Part of Westerhill Regeneration Area	Proposals must be developed through a masterplan as part of the Westerhill Regeneration Area (see Policy 3.R for further details including key requirements).	Private	0.38

Policy 3.TR. All new development in Bishopbriggs must be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out in Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy. New development in Bishopbriggs must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

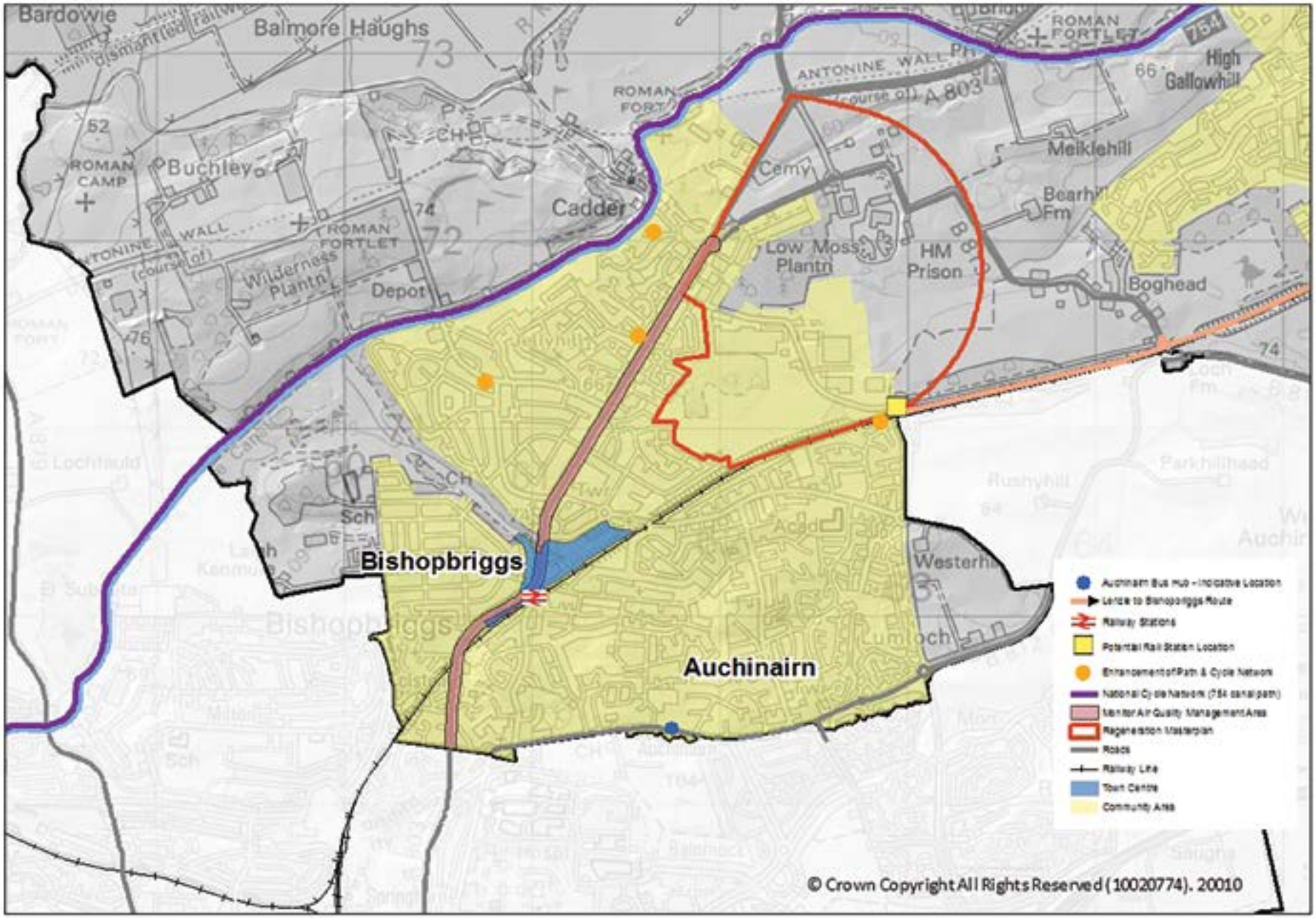
- Improve access between the Forth and Clyde Canal and Bishopbriggs town centre.
- East-west connectivity improvements – Allander walkway to Cadder Bridge.
- Kirkintilloch/Lenzie to Bishopbriggs route – provision of an off road route adjacent to the railway line connecting east Bishopbriggs with Kirkintilloch/ Lenzie.
- Improve pedestrian movement and connectivity throughout all parts of the town centre, including safer crossing.
- Enhance access to and from Bishopbriggs rail station.
- Deliver improvements to the Bishopbriggs path network, including active travel links for walking and cycling in and around Auchinairn.
- Deliver an integrated transport hub in Bishopbriggs town centre.
- Deliver a bus hub in Auchinairn.
- Deliver actions for improving local air quality in line with Bishopbriggs Air Quality Action Plan.
- The delivery of the projects at Westerhill (identified in Section D).

These projects are illustrated on page 49.

Specific active travel and transport related key requirements for designated development sites are outlined under Policy 3.H.

An area of Bishopbriggs was declared as an Air Quality Management Area (AQMA) in 2005 due to exceedances of Scottish air quality objectives for Nitrogen Dioxide (NO2) and small particulate matter (PM10). The AQMA is a 60m wide corridor along the A803 between the Council's border with Glasgow City Council at the Colston Road junction and a point 30m north of Cadder Roundabout. The outline of the AQMA is shown on page 49. Since the AQMA was declared in 2005, pollutant levels have been decreasing with no exceedances of any annual objective level being recorded since 2010. All development in Bishopbriggs must therefore make particular focus on minimising adverse impacts on local air quality by ensuring sustainable access and travel to/from development is prioritised over vehicle traffic. Further information on protecting local air quality is provided in Policy 11 Transport.

Bishopbriggs - Transport Network



Policy 3.NE. All development should protect and enhance the natural environment in and around Bishopbriggs.

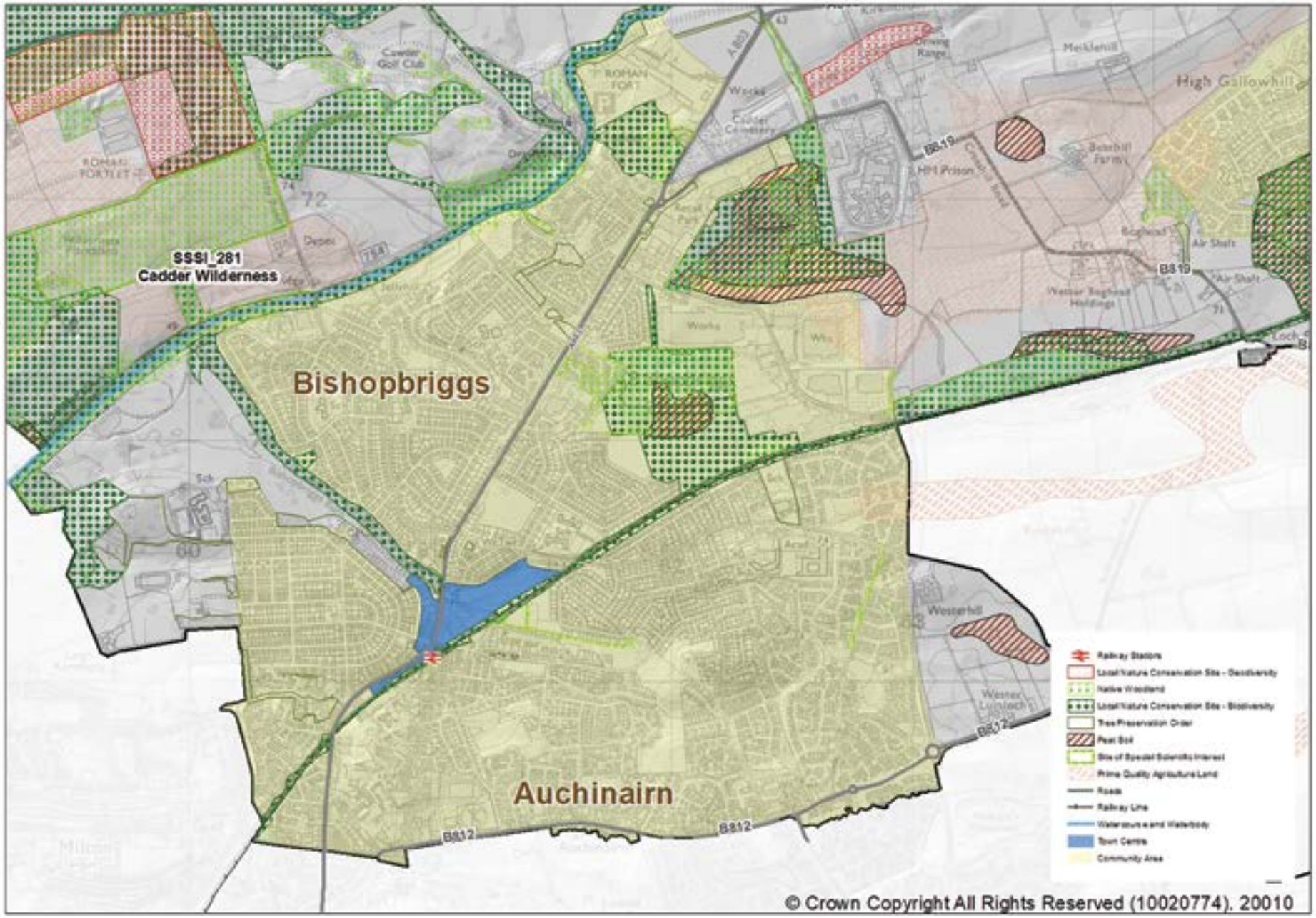
The natural environment features and designations in and around the town include, also shown on page 51.

SSSI_281	Cadder Wilderness Site of Special Scientific Interest.
NE (various)	Local Nature Conservation Sites (13 Biological and three Geological).

- The rolling farmlands and broad valley lowland landscape character types.
- Native woodland.
- Peat and carbon rich soils.
- Prime quality agricultural land.
- The green network, see also section C above.

The Natural Environment Planning Guidance contains further site-specific details for these natural environment features and designated sites.

Bishopbriggs - Natural Environment



Policy 3.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Bishopbriggs. The town includes historic environment designations shown in on page 53 including:

International/ Nationally Important Sites at:
WH1 the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 its buffer zone and SM (various) Antonine Wall related Scheduled Monuments
SM6770 & SM6772
the Scheduled Monument of the Forth and Clyde Canal (sections at Bishopbriggs)

Listed Buildings including:
1 Category A Listed, 6 B-listed and 4 C-listed
The category B listed Cadder Parish Church and Churchyard (LB22271) is a historic graveyard

Conservation Areas at:
CA256 Cadder
CA255 Coltpark Avenue/Stuart Drive
CA648 Kirkintilloch Road/Balmuildy Road

Townscape Protection Areas at:
HE47 Ruskin Square
HE45 Viewfield Road and Kirkintilloch Road, part.

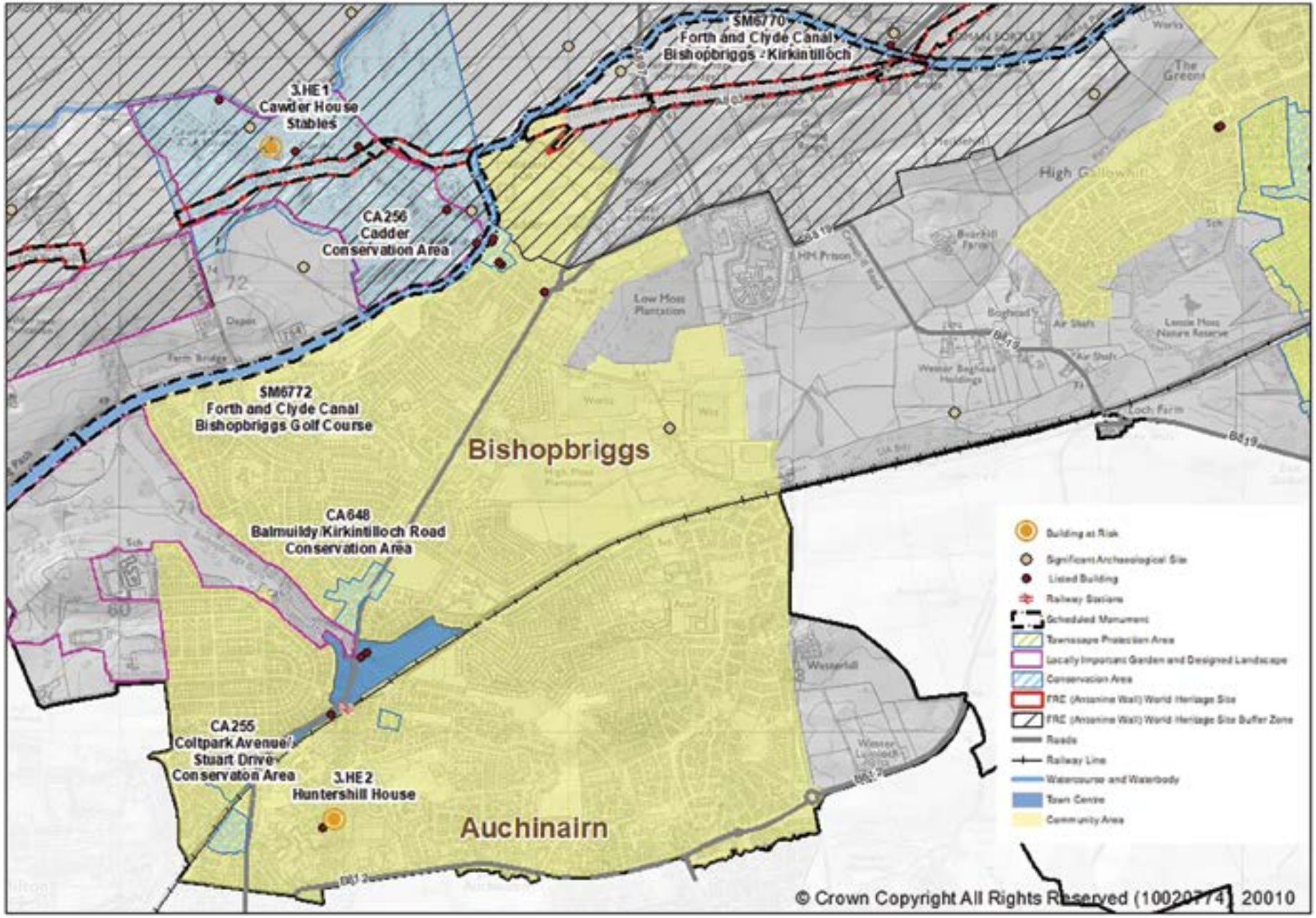
Locally Important Gardens and Designed Landscapes at:
HE7 Cadder House
HE16 Kenmure House
HE27 Wilderness Plantation

Locally Important Gardens and Designed Landscapes at:
HE7 Cadder House
HE16 Kenmure House
HE27 Wilderness Plantation

Other Significant Archaeological Sites.
There are two entries in the Buildings at Risk Register for Scotland in Bishopbriggs as detailed below:
3.HE1 Cawder House Stables is Category B, located in green belt and identified as being in very poor condition and high category of risk. Cawder House Stables is an opportunity for a use which is an exception for development in the green belt and/ or residential development, which enables the conservation of the building, in line with Policy 1 East Dunbartonshire Development Strategy and Policy 19 Historic Environment
3.HE2 Huntershill House is Category B Listed, located in an open space and is identified as being in poor condition and at moderate risk. Huntershill House was the home of Thomas Muir, the eighteenth century advocate and political Reformer, who was brought up there. There is an opportunity to reuse and conserve the House and its curtilage and gatepiers, for a care home, residential or community use, which enables the conservation of the building, in line with Policy 12 Community Facilities and Open Space and Policy 19 Historic Environment.

The Supplementary/ Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Conservation Area/ Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information and guidance on the special qualities and values of these designations and/or their protection.

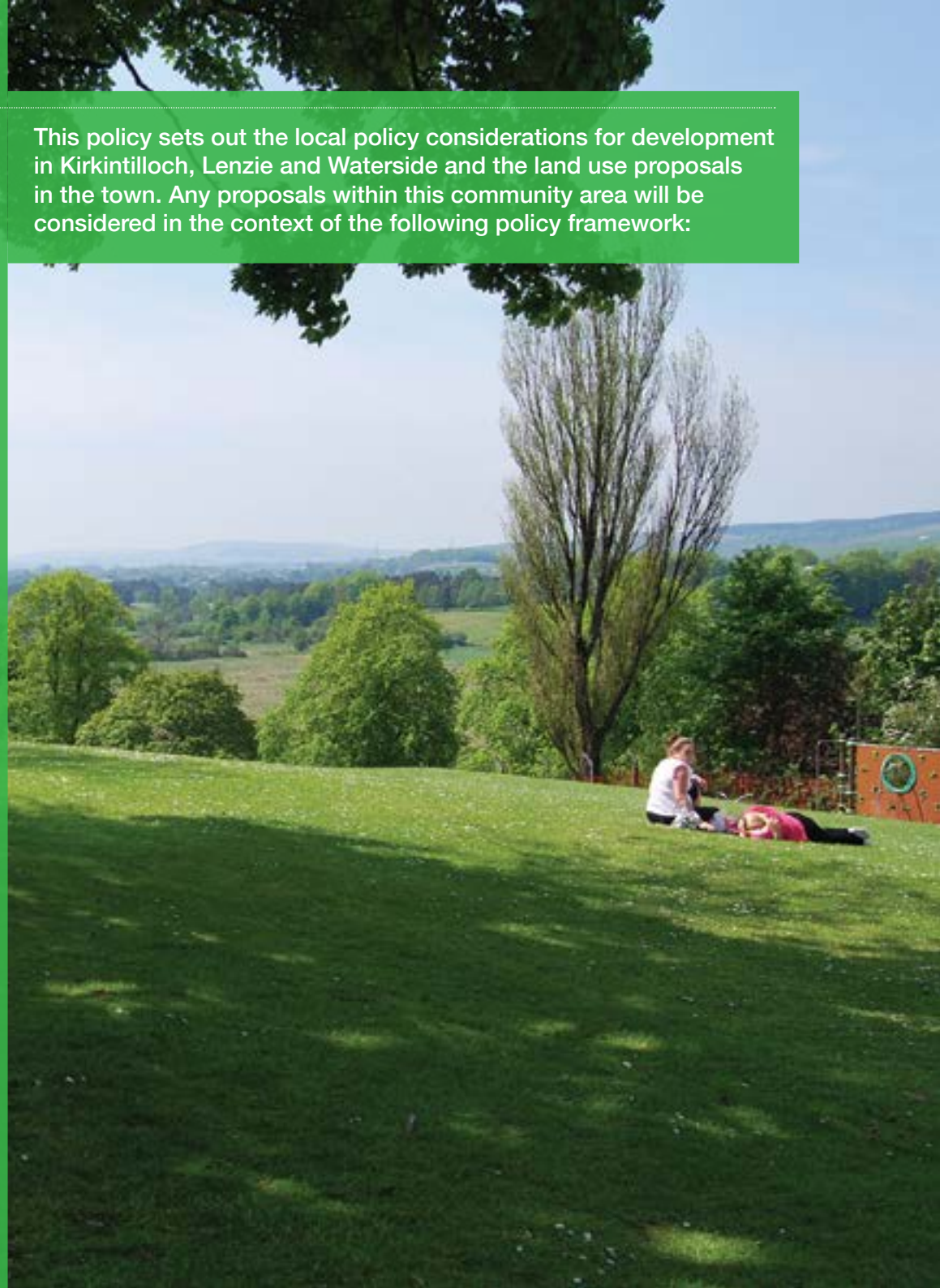
Bishopbriggs - Historic Environment



Policy 4. Kirkintilloch, Lenzie and Waterside

This policy sets out the local policy considerations for development in Kirkintilloch, Lenzie and Waterside and the land use proposals in the town. Any proposals within this community area will be considered in the context of the following policy framework:

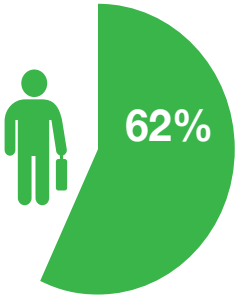
Kirkintilloch and Lenzie are towns, connected to Glasgow by Lenzie rail station and arterial roads including Kirkintilloch Road (A803) and relief road (A806). Kirkintilloch has a medieval core at West High Street and industrial heritage and Lenzie is a residential suburb dating from the 19th century. The towns have an attractive countryside setting on the edge of the Kelvin Valley. They benefit from the distinctive outdoor recreation/ biodiversity features of the Forth and Clyde Canal; Peel Park, which has a fort on the Antonine Wall World Heritage Site; and other parks and green spaces. Kirkintilloch has a welcoming linear town centre, along the Cowgate and Townhead, which provides public buildings and a range of shops, restaurants, cafes and services. It also has a Town Centre Masterplan supported by the 'Your Kirky' initiative. There are further local services at Lenzie and a number of business areas. The towns have several pleasant residential neighbourhoods, many of which are within walking distance of the town centre or local services. Lenzie in particular has the distinctive character of large 19th century stone built villas and gardens with trees. Hillhead and Harestanes are 20th century residential areas with local services at Merklands and a Place Plan produced in 2018. Waterside is a small former weaving and mining community southeast of Kirkintilloch, with a row of stone built former weavers 'cottages providing local character. The village also has the attractive landscape feature of the Luggie Water, and a Community Action Plan, which is supported by the Coalfields Regeneration Trust. Although Waterside is located close to the suburban parts of eastern Kirkintilloch, the open space and fields south of Waterside Road provide clear separation between the areas. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Kirkintilloch, Lenzie and Waterside to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.



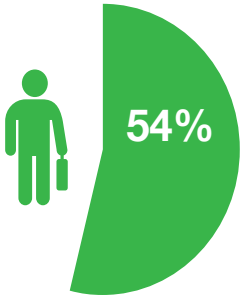
Kirkintilloch, Lenzie & Waterside

Who lives in Kirkintilloch, Lenzie and Waterside?

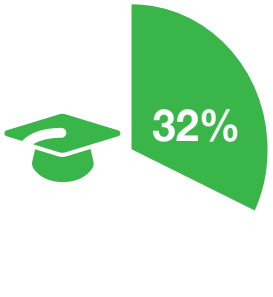
Total population



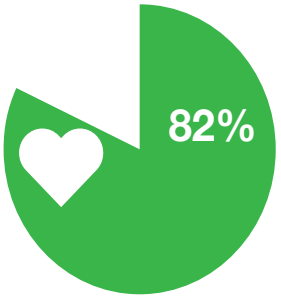
Working age



54% Full time or part time employed
4% Unemployed
7% Self-employed



Educated to degree level or above



Good health or very good health

Number of dwellings

Home ownership
77% Owner occupied
5% Social rented

Detached houses

Semi-detached

Flats

Terraced

commute to work:

Kirkintilloch 67% car
Lenzie 70% car

Kirkintilloch 4.5% Train
Lenzie 13% Train

Kirkintilloch 10.5% bus
Lenzie 4% bus

Kirkintilloch 8% foot
Lenzie 3.5% foot

Sources: National Records of Scotland (2017), Census (2011)

Policy 4.P. Development will implement the priorities and actions identified in the Hillhead and Harestanes Place Plan 2018 – 2023. This Place Plan provides a basis for regeneration of the area and a shared action plan for the community.

The Place Plan identifies seven areas of priority:

1. Economy and Employment
2. Children, Young People and Families
3. Community Safety
4. Community Learning and Development
5. Environment and Transport
6. Financial Fitness
7. Health Improvement for All.

Development will support the following land use projects that are included in the Hillhead and Harestanes Place Plan:

A. Develop provision of early years and childcare for children 0 to 5 years, as part of the expansion to 1140 hours.
B. Explore opportunities for skills development and employability in a number of 'green' initiatives such as local food growing and climate resilience initiatives.
C. Explore opportunities to enhance provisions for learning for sustainability, including outdoor education at Merkland Local Nature Reserve and other local sites.
D. Look into the issue of loneliness and social isolation in the area and test new ways to support those who are feeling lonely or isolated.
E. Through the development of local access and active travel projects, for example as part of the Kirkintilloch Town Centre Masterplan or East Dunbartonshire Loop, ensure connections and linkages to neighbourhoods such as Hillhead and Harestanes are considered.
F. Explore opportunities for a new cycle and walking path from Banks Road to Tintock Tunnel.
G. Upgrade and install new fencing and improve the quality of open spaces in the area, in conjunction with Community Garden volunteers.
H. Improve access, woodland management and open space management at Luggie Park.
I. The Open Space Strategy 2015 and Open Space Audit 2020 identify opportunities for improvement in parks and open space in Hillhead and Harestanes.
J. Redesign and upgrade play area at Afton View Open Space across from Holy Trinity Primary School.
K. Upgrade paths at Merkland Local Nature Reserve and extension of car park.
L. Continue provision of food growing initiative at Rosebank and explore opportunities to extend elsewhere in the area where demand is evidenced through East Dunbartonshire's Food Growing Strategy.

Policy 4.CF. Community facilities, green network and open space in Kirkintilloch, Lenzie and Waterside will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 58 sets out key community facilities, projects planned for development and the green network.

Community facilities in Kirkintilloch, Lenzie and Waterside include: Kirkintilloch Community Hub, Kirkintilloch Town Hall, Hillhead Community Centre, Lenzie Public Hall, Auld Kirk Museum, William Patrick and Lenzie libraries, schools, early years centres, Kirkintilloch Health & Care Centre, dental practices, GP practices, pharmacies, open spaces, Rosebank Allotments (statutory provision and protected for allotments), Kirkintilloch Leisure Centre, sports pitches, churches and religious buildings.

The following projects are planned for development in Kirkintilloch, Lenzie and Waterside:

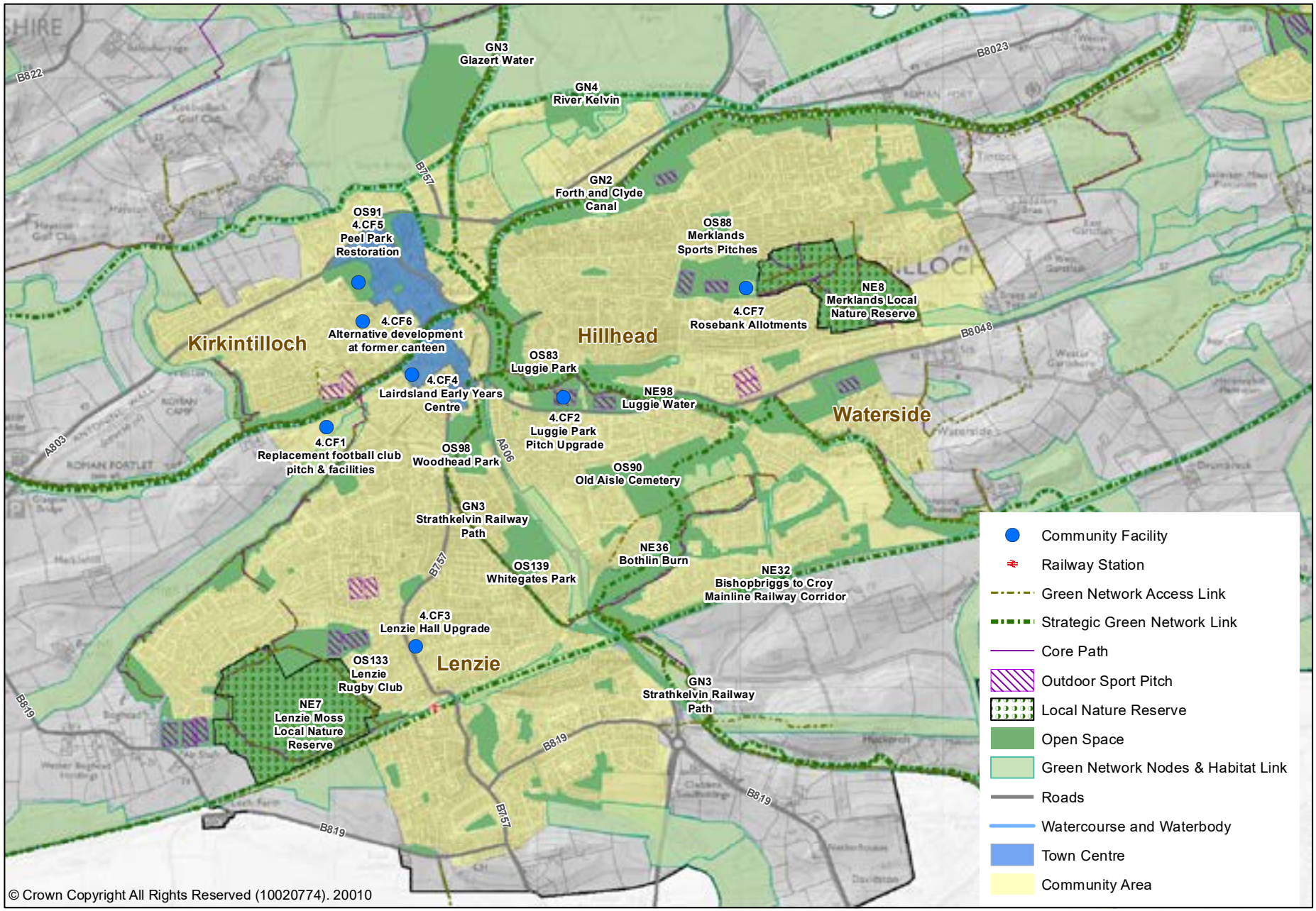
4.CF1 Replacement football club pitch and facilities at Donaldson St/ Southbank Rd
4.CF2 Luggie Park Pitch Upgrade
4.CF3 Lenzie Hall Upgrade
4.CF4 Lairdsland Early Years Centre
4.CF5 Peel Park Restoration
4.CF6 Alternative development at the former Lairdsland Primary School canteen, Regent Street, which is now surplus to requirements
4.CF7 Rosebank Allotment (safeguarding for retention)
4.CF8 Harestanes Community Centre

Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around the settlements incorporates nodes, access and habitat links including:

GN2 Forth and Clyde Canal - strategic green network access and habitat links.
GN3 Glazert Water and Strathkelvin Railway Path - strategic green network access and habitat links.
GN4 River Kelvin - strategic green network habitat link.
NE32 Bishopbriggs to Croy Mainline Railway Corridor - strategic green network habitat link.
NE36 Bothlin Burn - strategic green network habitat link.
NE98 Luggie Water - strategic green network habitat link.
OS (various)
Open spaces, further information on 48 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance including: NE7 Lenzie Moss and NE8 Merkland Local Nature Reserve; neighbourhood parks and playing fields at OS83 Luggie Park, OS88 Merkland Sports Pitches, OS98 Woodhead Park and OS139 Whitegates Park; OS91 Peel Park - neighbourhood park with part of the Antonine Wall World Heritage Site; OS90 Auld Aisle Cemetery with its heritage features
Local Nature Conservation Sites, see section 4.NE below.

Kirkintilloch, Lenzie and Waterside - Community Facilities and Open Space



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Policy 4.TC. Kirkintilloch town centre and all local centres will be protected to ensure their long-term vitality and viability is maintained. All development proposals, particularly those likely to generate high footfall, should comply with the sequential town centre first approach, as set out in Policy 14. Additionally, any development that is within or likely to affect Kirkintilloch town centre must contribute to the vision set out in the Kirkintilloch Masterplan, and/or Town Centre Strategy, as set out below. Development proposals may be required to contribute towards the delivery of specific actions, in accordance with Policy 24 Developer Contributions. This area contains three distinct communities, with Kirkintilloch town centre being the main retail and employment hub. Kirkintilloch also contains a range of community facilities that are important to surrounding neighbourhood and local centres. Lenzie, Merkland and Millersneuk have a more localised function, providing a smaller range of retail uses supported by limited food & drink and service uses.

Kirkintilloch Town Centre Masterplan (4.TC1)

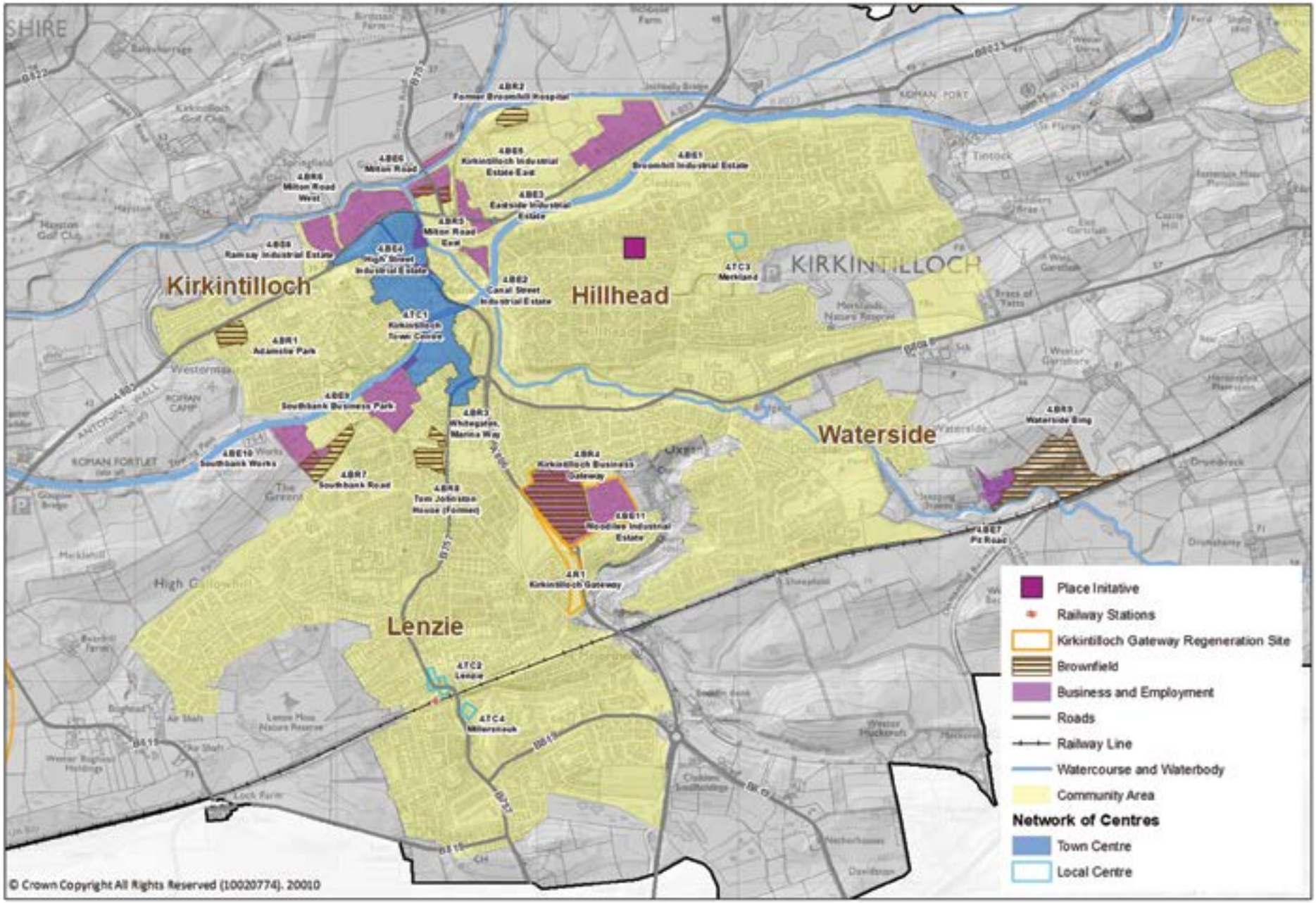
Vision: *'Create a reinvigorated heart for Kirkintilloch that is vibrant, welcoming and attractive, and encourages healthy and sustainable patterns of behaviour. Become a town centre that celebrates its assets, such as the Forth and Clyde Canal and the Antonine Wall, and is also forward looking and modern, providing a balance of leisure, civic, retail, business and tourism facilities. It must provide opportunities for young enterprise, new investment and act as a gateway to the natural attractions of the surrounding areas.'*

Actions:

- Continue to work in partnership with local community organisations to deliver community led actions
- Continue to work with and support business led groups, such as Improvement Districts
- Regent's Gardens enhancements and improved connectivity with Peel Park
- Townhead / Luggiebank Streetscape / Southbank area connections
- Improve linkages with the Forth & Clyde Canal and Antonine Wall
- Support the viability of existing anchor uses
- Populate vacant floorspace
- Town centre travel and access
- Prepare a Town Centre Strategy during the lifespan of the Plan. This will be based upon the same methodology as East Dunbartonshire's other three town centres and take cognisance of community led engagements, focused on community and business informed aspirations and actions. For example, the 'Your Kirky' Kirkintilloch Community Action Plan.

Local Centres – Lenzie (4.TC2), Merkland (4.TC3), Millersneuk (4.TC4):
Role and Function: These centres form an important part of the local network of centres, providing key retail and professional services for local residents, particularly those who are unable to travel longer distances to larger centres.

Kirkintilloch - Network of Centres, Regeneration and Business and Employment



Policy 4.R. Development at the Kirkintilloch Gateway Regeneration Area (4.R1) will deliver a mix of land uses in order to regenerate brownfield land, prioritise and deliver business and employment growth, provide housing to enable site development, provide an active travel network, improved connectivity with surrounding areas and improved environment. A masterplan is required for the Kirkintilloch Gateway Regeneration Area which will co-ordinate these requirements through a joint approach to the site as a whole.

The Kirkintilloch Gateway Regeneration Area is defined on the map on page 60. Brownfield land which will be regenerated is listed under Policy 4.BR4.

In order to regenerate the Kirkintilloch Gateway Regeneration Area, a masterplan approach to development and regeneration of the site is required. Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration. The Masterplan must address the following key requirements:

A. Mixed use masterplan required for whole site to determine acceptable uses and compatibility with each other, and how the mix of uses will ensure the delivery of new business and employment development. Existing businesses must be retained and protected. Some housing, including affordable housing and housing for older people, particularly where it provides employment, will be acceptable on part of the site, provided that it is compatible with business use and enables delivery of all required land uses.
B. Ensure provision of direct pedestrian and cycle access and infrastructure linking the development site with adjacent neighbourhoods and the town centre.
C. A Transport Assessment should be carried out which assesses options to improve access to the surrounding road network, including the A806, and the provision of active travel infrastructure on the A806.
D. Provide upgraded digital infrastructure across the site.
E. Meet flooding and drainage policy in relation to surface water, in particular ditch/open watercourse on site leading into culvert below A806.
F. Preliminary Ecological Appraisal and species surveys, including protected species, tree survey and Arboricultural Impact Assessment. This should take into account biodiversity on brownfield land and ensure that the site design does not result in a loss of biodiversity.
G. Landscape Plan including retention and enhancement of priority habitat and trees and green network enhancement, such as wetland and native woodland/ scrub creation and on site open space and play space provision.
H. Ground investigation, due to former colliery and industrial uses on site.
I. A site waste management plan should be produced, due to former and current site uses.
J. Air Quality Assessment and Noise Impact Assessment, due to adjacent industrial uses and A806.

Policy 4.BE. This community area has eleven business and employment sites, three of which provide opportunities for business growth.
The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.

4.BE1 Broomhill Industrial Estate
An active business site with a mix of uses, but predominantly use class 4 and 5.

Development opportunity: Fully occupied.

4.BE2 Canal Street Industrial Estate
A fully-occupied active business site with mostly vehicle and mechanical uses.

Development opportunity: Fully occupied

4.BE3 Eastside Industrial Estate
A fully-occupied active mixed-use business site, with mainly industrial and mechanical uses.

Development opportunity: Fully occupied.

4.BE4 High Street Industrial Estate
An active business site with mainly mechanical service uses.

Development opportunity: Fully occupied

4.BE5 Kirkintilloch Industrial Estate East
An active mixed-use business site with predominantly manufacturing and wholesaling businesses.

Development opportunity: There are a number of vacant units which would be suitable for similar uses or expansion of existing businesses if required. Future development should be in keeping with the existing businesses, and use classes 4, 5 and 6 are preferred.

Key Requirements:
A. Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
B. Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
C. Flood risk assessment is required to determine the flooding risk in relation to the proximity to the River Kelvin, investigate presence of culverts and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
D. Full Air Quality Impact Assessment required.

4.BE6 Milton Road
An active business site occupied by a foundry.

Development opportunity: There is an area of vacant land within the site which could be developed for business, retail or leisure uses, subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs.

Key Requirements:
A. Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
B. Species surveys, including Protected Species.
C. Flood risk assessment is required to determine the flooding risk in relation to the proximity to the River Kelvin, investigate presence of culverts and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
D. Full Air Quality Impact Assessment required.

4.BE7 Pit Road
An active business site with a mix of uses.

Development opportunity: Access to the site and the site's general condition may require improvement and there is no capacity for further development on the site.

4.BE8 Ramsay Industrial Estate
An active fully-occupied business site with a mix of uses – mainly class 4, 5 and 6, with some bulk retail.

Development opportunity: Fully occupied

4.BE9 Southbank Business Park
An active fully-occupied business site with mainly light industrial and office uses in classes 2 and 4.

Development opportunity: Fully occupied

4.BE10 Southbank Works
An active business site in use by a concrete construction company and a haulage firm.

Development opportunity: Planning permission has been granted for a community sports facility on the vacant portion of this site, and it is therefore no longer available for business use.

4.BE11 Woodilee Industrial Estate
An active business site occupied by use classes 4, 5 and 6, mainly manufacturing and warehousing.

Development opportunity: The vacant land on this strategic business site, identified in the East Dunbartonshire Economic Development Strategy, must be developed through a masterplan as part of the Kirkintilloch Gateway Regeneration Area (see section 4.R for further details including key requirements).

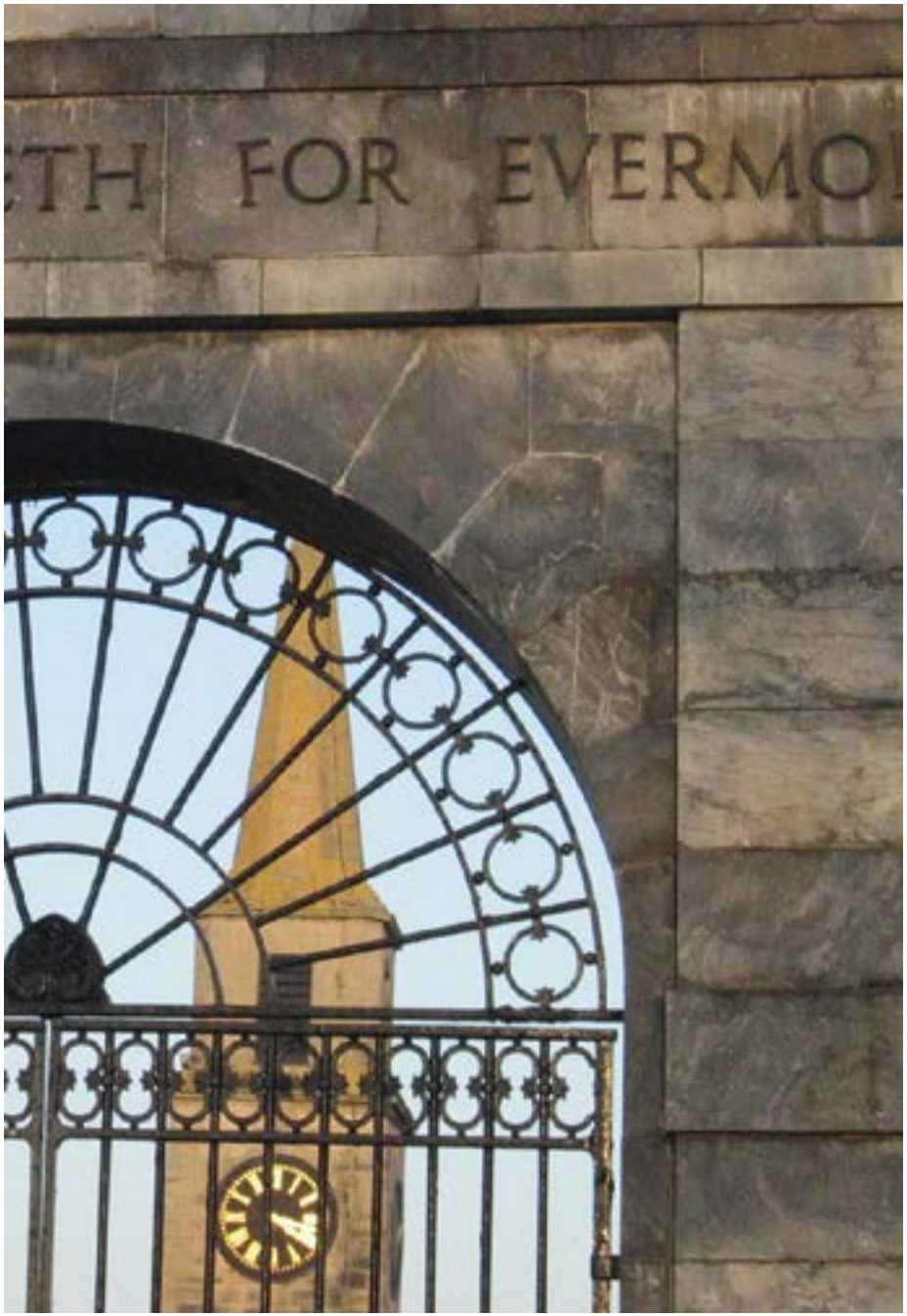
Policy 4.T. New tourism development will be encouraged in Kirkintilloch, Lenzie and Waterside, in line with Policy 16: Tourism. The Council will support proposals which aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In this community area, tourism development should be focused on:

WH1 Frontiers of the Roman Empire Antonine Wall World Heritage Site
Development which avoids adverse impacts on, protects and enhances the Antonine Wall in this community area by: allowing visitors to learn about and experience its history; making sites on the Wall more accessible by providing nearby visitor accommodation, shelter, refreshments or toilet facilities; or improving connectivity between the Wall and Kirkintilloch town centre (either in terms of a physical connection via active travel routes, or a thematic connection promoting the Wall). The sites in this community area are:

- Peel Park. Peel Park in Kirkintilloch marks the site of a Roman fort on the Antonine Wall and artefacts can be visited in the nearby Auld Kirk Museum.
- Easter Cadder. The site of a Roman temporary camp immediately west of Park Burn, between the Forth and Clyde Canal and the A803 at Westermains on the western outskirts of Kirkintilloch.
- Glasgow Bridge Fortlet. Located midway between the forts of Kirkintilloch and Cadder, the fortlet is sometimes visible in aerial photographs.

GN2 Forth and Clyde Canal
Leisure developments which increase use of the Canal and towpaths, and promote, protect or enhance the Canal's historic and natural heritage, strengthen the connection between the Canal and Kirkintilloch town centre, or enhance the attractiveness of the canalside in this community area are encouraged. This includes any relevant proposals that promote the John Muir Way and the Thomas Muir Heritage Trail, both of which run through this community area via the Canal towpath. The Council will also be supportive of proposals for visitor accommodation on or near the Canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland as required.

4.TC1 Kirkintilloch Town Centre
Development which assists the implementation of the Kirkintilloch Town Centre Strategy, increases footfall and promotes more activity in the evening. New visitor attractions are encouraged, as are proposals which celebrate local history and culture. Visitor accommodation might also be appropriate for Kirkintilloch town centre.



Policy 4.H. The following housing sites should be delivered in Kirkintilloch, Lenzie and Waterside. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
4.H1 Armour Drive Lock Ups	3	Site under construction
4.H2 Blackthorn Grove Lock Ups (Lenzie)	6	A. 100% Affordable Housing. B. Flood risk assessment required, in particular due to surface water. C. Protection and enhancement of core path including access to adjacent sports pitch and Lenzie Moss.
4.H3 Braes O'Yetts	122	Site under construction
4.H4 Broomhill Hospital	163	Site under construction
4.H5 Campsie View School	28	A. Suitable for housing development should site become surplus to requirements. B. Retain and enhance trees and hedgerows to create a landscape framework for development. C. Ensure provision of direct pedestrian and cycle access to core paths in Lenzie Moss which provide high quality active travel access to Lenzie rail station. The core paths should be upgraded where necessary. D. Ensure provision of direct pedestrian access to bus stops on Boghead Road. E. A waste management plan, due to waste from existing buildings.
4.H6 Claddens South/ Blacklands Place	74	Site under construction
4.H7 Cleddans Playing Field	97	A. 100% Affordable Housing. B. Unless there is a clear excess in outdoor sports facility provision in the area (as justified in the Pitches Strategy and accepted by sportscotland) then replacement outdoor sports facilities or satisfactory off-site contributions will be required. Subject to the Pitches Strategy, replacement pitches may be required as part of any development. C. Development should not impact upon the Antonine Wall buffer zone. D. Meet Flooding and Drainage Policy in particular due to flood risk from the Canal. E. Landscaping Plan and layout to accommodate habitat creation and open space. Ensure provision of direct pedestrian and cycle access to footpath on Mossgiel Gardens which leads to bus routes on Langmuir Road. F. New footpath should be provided from footpath at Tintoch Drive to bus stop on Langmuir Road. G. Provision of Real Time Passenger Information at bus stops on Langmuir Road.

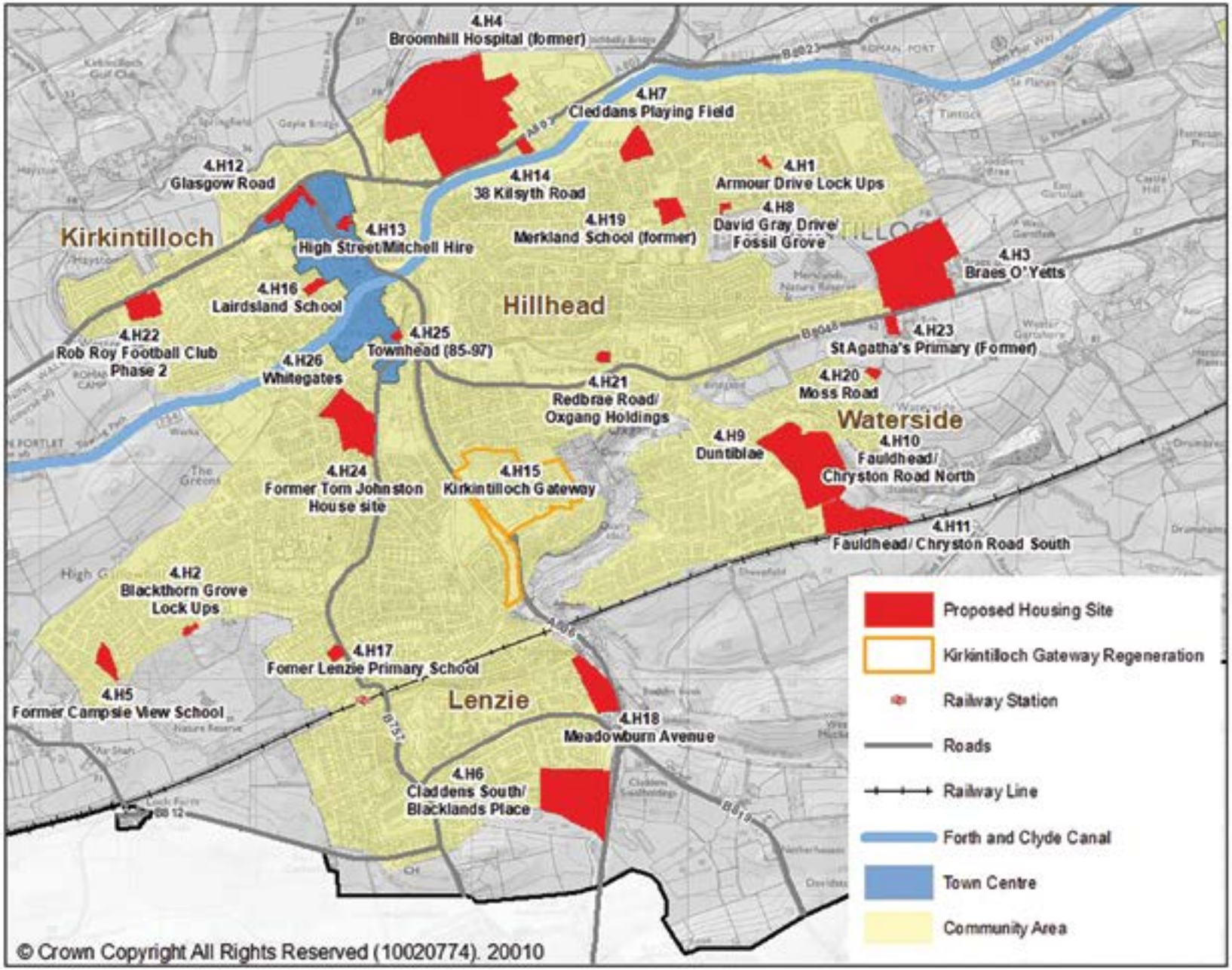
Housing Site	Indicative Capacity	Key Requirements
4.H8 David Gray Drive/ Fossil Grove	6	A. 100% affordable housing B. Ensure provision of direct pedestrian and cycle access to footpaths leading to bus stops on Langmuir Road and David Gray Drive. C. Ensure provision of direct pedestrian and cycle access to existing core path network. D. Ensure provision of high quality active travel links to David Gray Drive and Langmuir Road.
4.H9 Duntiblae	13	A. Design statement to ensure integration with surrounding land uses and Fauldhead/Chryston Road North site. B. Landscape framework for development to retain and enhance existing good quality trees and protect, reinstate and enhance the existing hedgerow along boundary with Market Road. C. Results of ecological surveys and assessments should inform layout design and landscaping plans. Native species only to be used within landscaping. Ensure provision of direct pedestrian access to bus stops on Bankhead Road. D. Ensure high quality pedestrian and cycle access and linkages between site boundary and site 4.H10
4.H10 Fauldhead/ Chryston Road North	125	A. Meet Flooding and Drainage Policy, in particular due to river and surface water flood risk on or adjacent to the site and ensure protection of the water quality of the Luggie Water, drain/culvert and the pond within the site. B. Flood risk assessment required, in particular because of river flood risk from Luggie Water and surface water. C. Development layout should integrate with, protect and enhance existing woodland, hedgerow, grassland and wetland habitats within the site. Results of ecological surveys and assessments should inform layout design and landscaping plans. D. Landscape and visual impact assessment required to inform the design and layout of the site, in a design and access statement and landscape plan. The landscape plan should include: a landscape and habitat buffer between the Luggie Water margin and the development site, retention and enhancement of woodland, hedgerows, wetland and grassland and provide robust and unfragmented habitat corridors throughout the site, in particular between the woodland, pond and the Luggie Water LNCS. Native species only to be used within the landscaping. On site open space and play provision. E. High quality pedestrian and cycle access should be designed throughout the development site to prioritise active travel F. Ensure provision of direct pedestrian and cycle access to bus stops on Bankhead Road. This includes provision of footway from the bridge to the westbound bus stop on Bankhead Road. G. Provision of improved bus waiting facilities on Bankhead Road including Real Time Passenger Information units.

Housing Site	Indicative Capacity	Key Requirements
4.H11 Fauldhead/ Chryston Road South	35	A. Provide a landscape plan to supplement and reinforce existing woodland; enhance and provide a habitat buffer to the adjacent mainline railway line Local Nature Conservation Site. Habitat buffer to be wider at east of site to link directly with Luggie Water LNCS. B. Results of ecology surveys and assessments to inform layout design and landscape plan. Native species only to be used within the landscaping. On site open space and play provision. C. Ensure provision of direct pedestrian and cycle access to site LDP1 (6.39) to provide direct access through both development sites to bus stops on Bankhead Road. D. Ensure provision of safe pedestrian and cycle crossing facilities on Chryston Road. E. Noise impact assessment and mitigation scheme in relation to proximity to railway line.
4.H12 Glasgow Rd	58	A. 100% affordable housing. B. Address Kirkintilloch Town Centre Masterplan. C. Landscape plan, including protection of good quality trees and creation of a landscaped frontage. D. Safeguard the BT optic cable. E. Meet Flooding and Drainage guidance. F. Ensure provision of direct pedestrian and cycle link to town centre, public transport links and other local connections.
4.H13 High Street/ Mitchell Hire	73	Site under construction.
4.H14 38 Kilsyth Road	23	A. 100% affordable housing. B. Open space to be provided on site. C. Protect and enhance adjacent woodland along the Forth and Clyde Canal Local Nature Conservation Site to the south, a green network habitat link. D. Design of new development will not have an adverse impact on the setting of the Canal Scheduled Monument or the Antonine Wall World Heritage Site Buffer Zone. E. Ground investigation, as formerly buildings on site. F. Flood Risk Assessment and Meet Flooding and Drainage Policy, in particular due to residual flood risk from canal. G. Ensure provision of direct pedestrian access to bus stops on Kilsyth Road.
4.H15 Kirkintilloch Gateway Regeneration Area	To be determined through masterplan	See requirements under Policy 4.R above, for Kirkintilloch Gateway Regeneration Area masterplan.

Housing Site	Indicative Capacity	Key Requirements
4.H16 Lairdsland School	38	A. 100% affordable housing. B. Conserve and enhance Conservation Area through high quality design and materials. C. Ground investigation, in particular due to previous institutional use. D. Waste Management Plan required, in particular due to existing building on the site.
4.H17 Lenzie Primary (former)	20	Site under construction.
4.H18 Meadowburn Avenue	40	A. Suitable access to be agreed at planning application stage. B. Ensure provision of direct pedestrian and cycle access to Meadowburn Avenue to provide onward route to bus stops on Garngaber Avenue. C. Ensure provision of direct pedestrian and cycle access to existing path at the north of the site. D. Investigate provision of pedestrian crossing facilities on A806 to link site and existing neighbourhoods with existing core path network with onward connections to Kirkintilloch, Bridgend, Moodiesburn and the National Cycle Network. E. Previous Flood Risk Assessment to be updated, in particular due to river and surface water flood risk. F. Retain and enhance semi natural habitat features, in particular those which provide habitat connectivity. Ecology surveys and assessments to inform layout design and landscaping plan. Loss of woodland to be mitigated with replacement native planting, offsite if necessary. On site open space and play space provision. G. Archaeological assessment, in particular due to former farmstead. H. Noise Impact Assessment, in particular due to adjacent A806. I. Ground Investigation required.
4.H19 Merkland School	40	A. Suitable for housing development should site become surplus to requirements. B. Ground investigation, due to institutional use. C. Meet Flooding and Drainage Policy, due to surface water. D. Ensure protection of good quality trees on the site boundaries and link to and enhance surrounding open spaces. E. A waste management plan, due to existing buildings on site. F. Possible Noise Impact Assessment. G. Ensure provision of direct pedestrian access to bus stops on Langmuir Road. H. Ensure provision of pedestrian and cycle access is maintained to adjacent sports pitches. I. Provision of pedestrian crossing facility on Langmuir Road to provide access to bus stop and assist with existing neighbourhoods accessing adjacent primary school.

Housing Site	Indicative Capacity	Key Requirements
4.H20 Moss Road	8	A. 100% affordable housing. B. Flood risk assessment, in particular due to the adjacent watercourse. C. Retain good quality trees, in particular on western part of site. Enhance surrounding greenspaces. D. Ensure provision of direct pedestrian and cycle access to Moss Road. E. Protection and enhancement of core paths including direct pedestrian and cycle access to the core path from the development site.
4.H21 Redbrae Road/ Oxgang Holdings	8	Site under construction
4.H22 Rob Roy Football Club Phase 2	39	A. Phase 2 subject to satisfactory completion of S75 agreement and suitable replacement facilities. B. Ensure provision of direct pedestrian and cycle access to bus stops on A803 and onward cycle connection to Hayston. C. Ensure provision of direct pedestrian and cycle access to core path south of Campsie View.
4.H23 St Agatha's Primary, former	15	A. Ensure provision of direct pedestrian and cycle access to existing core path. B. Ensure protection of biodiversity and protected species.
4.H24 Tom Johnston House, former	87	A. 100% affordable housing. B. Flood risk assessment, in particular due to surface water flood risk. C. Landscape plan to retain good quality trees and provide biodiversity enhancement. Onsite open space and play space required. D. Ground Investigation, due to former industrial and institutional uses on and near the site. E. Ensure provision of direct pedestrian and cycle access to the Strathkelvin Railway Path. F. Noise Impact Assessment.
4.H25 Townhead (85 – 97)	11	Site under construction (100% affordable housing)
4.H26 Whitegates	84	Site under construction

Kirkintilloch, Lenzie and Waterside - New Housing Development



Policy 4.BR. Urban brownfield sites in Kirkintilloch, Lenzie and Waterside should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve retaining the biodiversity already present on site post post-development. At present there are nine brownfield sites in this area:

Site Name	Required Site Use	Key requirements	Ownership	Area (ha)
4.BR1 Adamslie Park	Housing	See Policy 4.H22	Private	1.54
4.BR2 Broomhill Hospital (Former) site	Housing	See Policy 4.H4	Private	1.12
4.BR3 Whitegates, Marina Way	Housing	See Policy 4.H26	Private	0.46
4.BR4 Kirkintilloch Business Gateway, Loch Road	Business and industry	See Policy 4.R	Private	5.04
4.BR5 Milton Road East	Business	See Policy 4.BE5	Private	0.41
4.BR6 Milton Road West, Gap Site	Mixed use	See Policy 4.BE6	Private	0.58
4.BR7 Southbank Road, Works Area	General industry	See Policy 4.BE10	Private	2.52
4.BR8 Tom Johnston House (Former) site	Housing	See Policy 4.H24	EDC	1.44
4.BR9 Waterside Bing	Biodiversity/ green network enhancement opportunity	A. Protect and enhance the following local nature conservation sites, including native woodland: on site, the adjacent Luggie Water and the adjacent mainline railway, which also form part of the green network. B. Enhance historical industrial landscape feature of bing, of local community interest. C. Provide a landscaping plan, in particular addressing views onto the site from Waterside, core paths and the mainline railway. D. Improve path connections on site and to local core paths adjacent to the site E. Preliminary ecological appraisal, flora and Protected Species surveys F. Protect areas of peat and carbon rich soils to the east of the site. G. Flood risk assessment, due to adjacent Luggie Water and risk from surface water H. Ground investigations, due to bing/ spoil materials from former mining use I. Waste Management Plan J. Management Plan K. Noise impact assessment, due to adjacent railway	Private	9.4

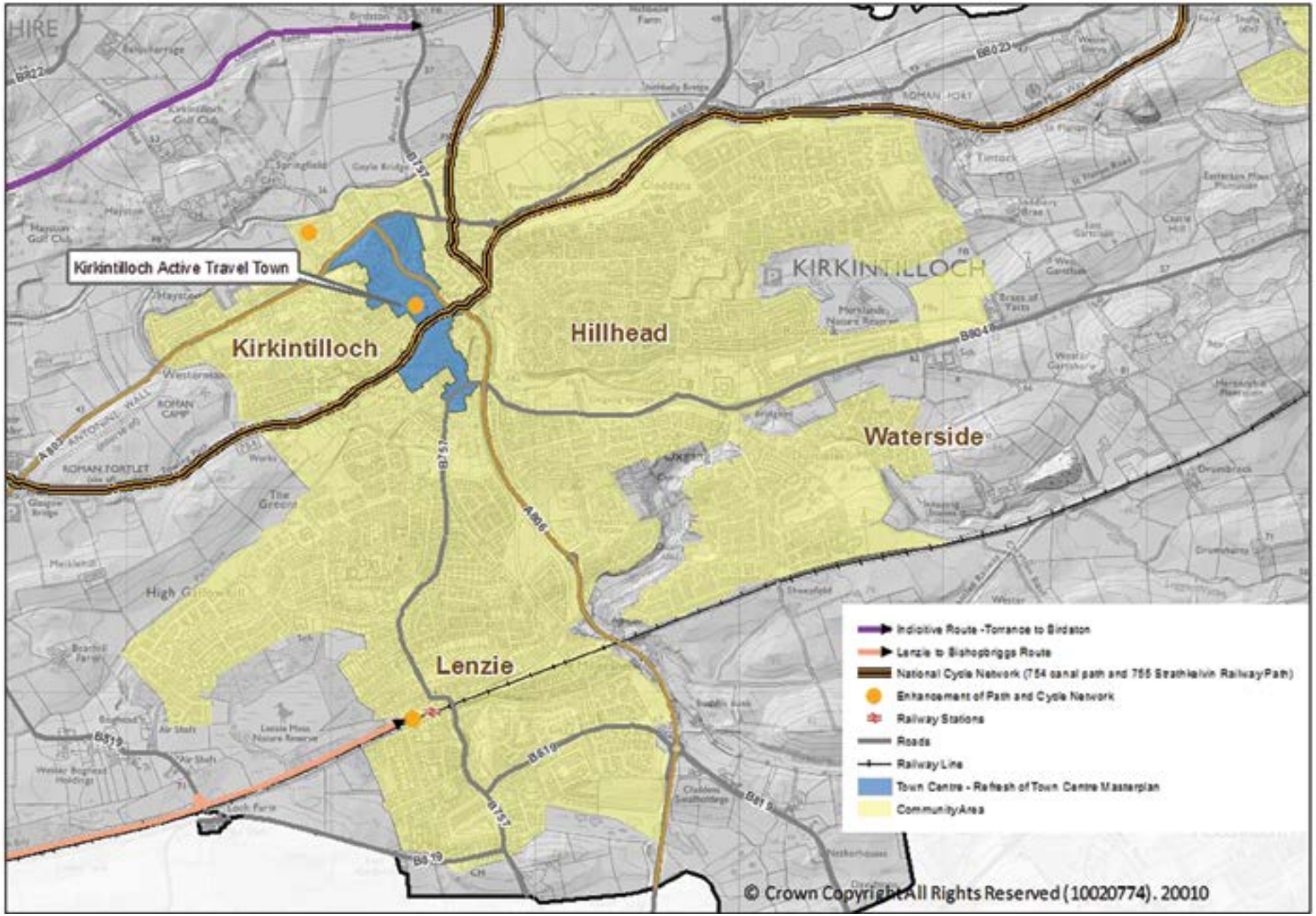
Policy 4.TR. All new development in Kirkintilloch, Lenzie and Waterside should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out on Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy. New development in Kirkintilloch, Lenzie and Waterside must therefore prioritise access, integration and onward connectivity by sustainable modes by linking in the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services and amenities and the bus network. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

- Kirkintilloch/Lenzie to Bishopbriggs route – provision of an off road route adjacent to the railway line connecting east Bishopbriggs with Kirkintilloch/ Lenzie.
- Kirkintilloch Active Travel Town – build on Kirkintilloch's location on the Forth and Clyde Canal and National Cycle Routes 754 and 755 as an active travel destination.
- Improve pedestrian links at key gateways to the town centre.
- Improve the layout and associated transport infrastructure in Kirkintilloch Town Centre through a refresh of the Kirkintilloch Town Centre Masterplan.

These projects are illustrated on page 75.

Specific active travel and transport related key requirements for designated development sites are outlined under Policy 4.H.

Kirkintilloch, Lenzie and Waterside - Transport Network



Policy 4.NE. The natural environment in and around Kirkintilloch, Lenzie and Waterside should be protected, enhanced and/or managed by development.

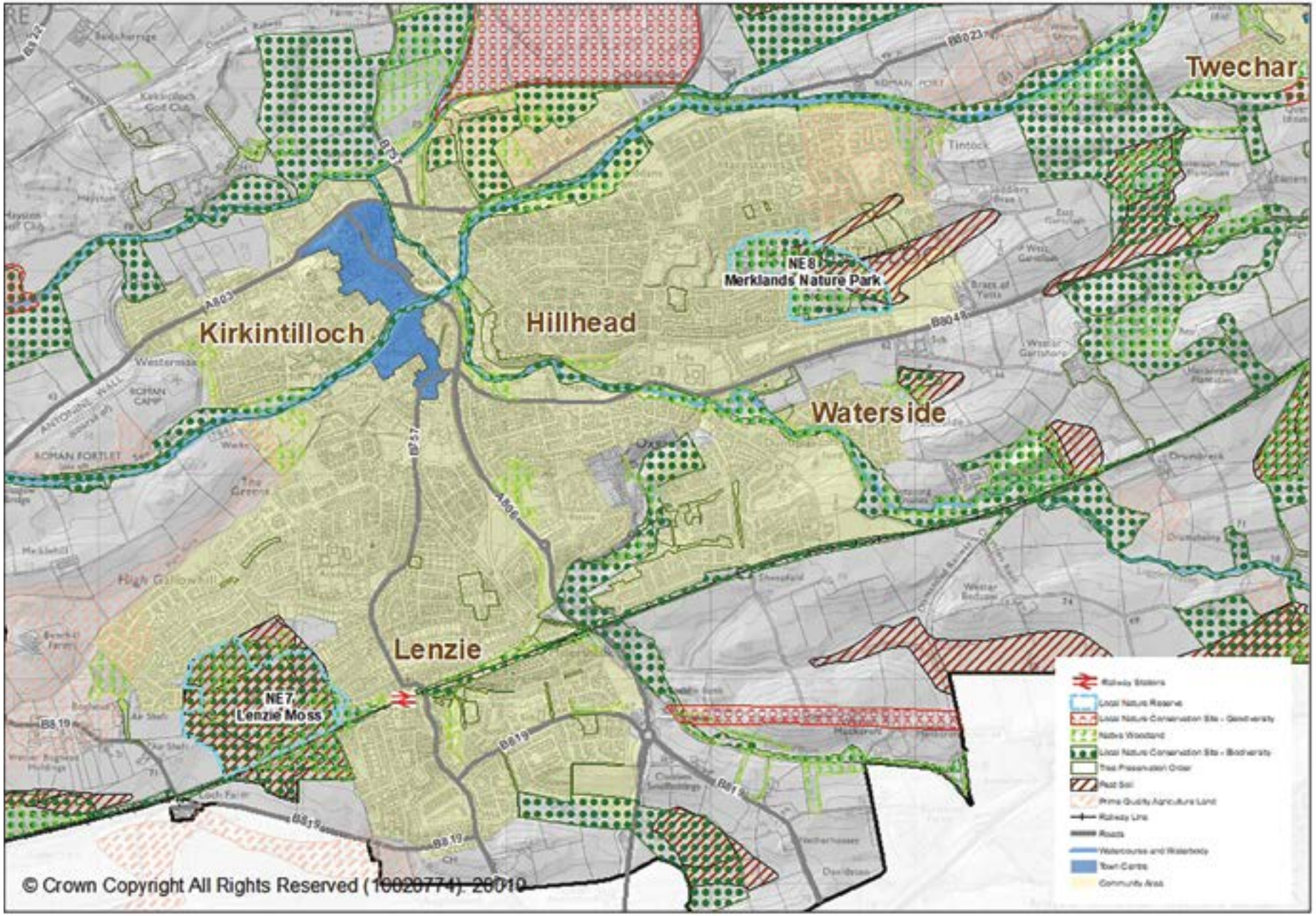
The natural environment features and designations in and around the town include (also shown on page 77).

Local Nature Reserves at:
NE7 Lenzie Moss
NE8 Merkland
NE (various) Local Nature Conservation Sites (18 biological and two geological)

- The rolling farmlands and broad valley lowland landscape character types
- Native woodland
- Peat and carbon rich soils
- Prime quality agricultural land
- The green network, see also section CF above.

The Supplementary/ Planning Guidance section on Natural Environment contains further site specific details for these natural environment features and designated sites.

Kirkintilloch, Lenzie and Waterside - Natural Environment



Policy 4.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Kirkintilloch, Lenzie and Waterside. The area includes historic environment designations shown on page 79, including:

International/ Nationally Important Sites at:
WH1 The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 its buffer zone and SM (various) Scheduled Monuments related to the Antonine Wall.
SM6769 The Scheduled Monument of the Forth and Clyde Canal (Kirkintilloch to Twechar Section)

Listed Buildings including: Seven Category A Listed, 26 B-listed and 23 C-listed. The category A listed Auld Aisle Cemetery (LB36646) and category A listed Old Parish Church of St Mary and Graveyard (LB36645) are historic graveyards.

Conservation Areas at:
CA258 Beech Road/ Garngaber Avenue
CA267 Central Kirkintilloch
CA260 South Lenzie.

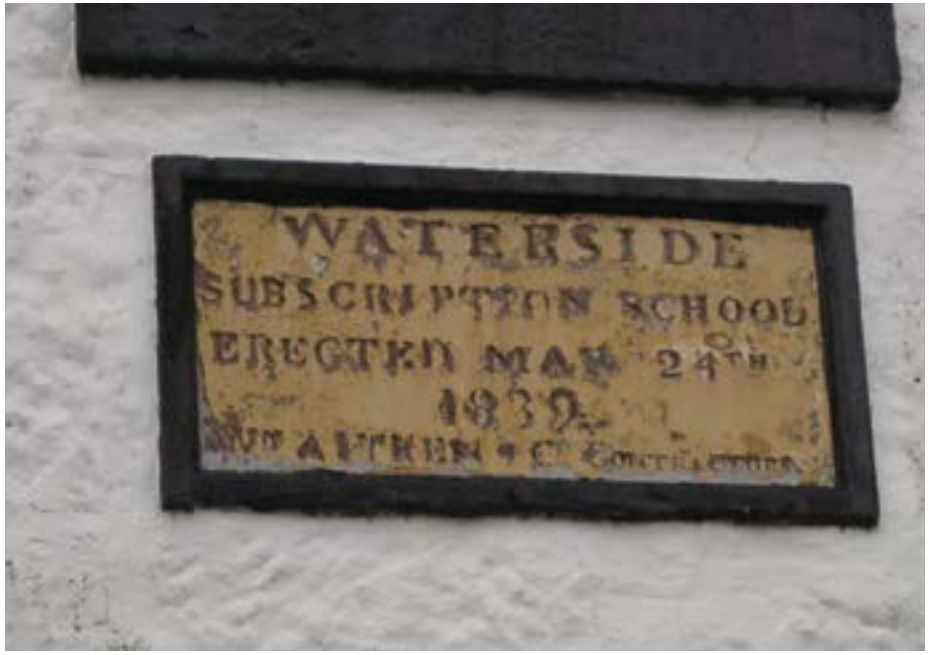
Townscape Protection Areas at:
HE31 Bankhead Road, Waterside
HE49 Wester Gartshore
HE41 Douglas Avenue, Douglas Gardens and Middlemuir - part
HE44 Heath Avenue, Fern Avenue – part; Kirkintilloch Road, Willow Avenue and Cedar Drive - part
HE40 Alexandra Avenue - part
HE42 Auchinloch Road - part
HE43 Crosshill Road - part.

Locally Important Gardens and Designed Landscapes at:
HE2 Auld Aisle Cemetery
HE13 Gartshore Estate
HE21 Luggie Park/ Waverley Park
HE23 Peel Park
HE29 Woodhead Park
HE30 Woodilee.

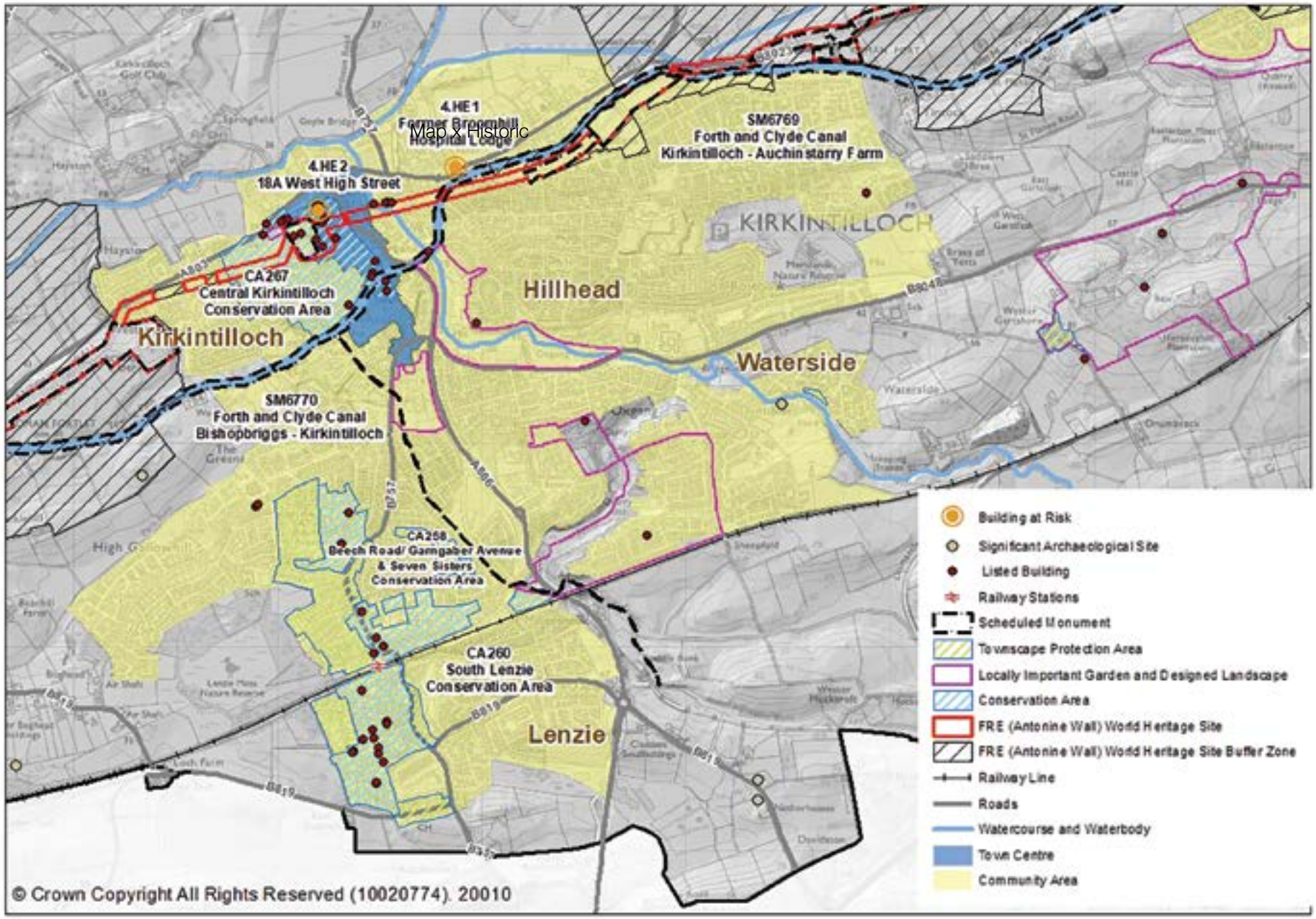
Other significant archaeological sites.

There are two entries for Kirkintilloch in the Buildings at Risk Register for Scotland, as detailed below:
4.HE1 The former Broomhill Hospital lodge and its curtilage and gatepiers is Category C Listed and is identified as being in poor condition and at high risk. Refurbishment of the lodge is required as part of the Broomhill housing development (site 4.H4).
4.HE2 18A West High Street, Kirkintilloch is in Central Kirkintilloch Conservation Area and is identified as being in poor condition and at moderate risk. There is an opportunity to restore and reuse these buildings for residential use, in line with Policy 19 Historic Environment.
4.HE3 Gartshore Stables, Kirkintilloch is Category B Listed and part of Gartshore House estate. Identified as high risk.

The Supplementary/ Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Conservation Area/ Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.



Kirkintilloch, Lenzie and Waterside - Historic Environment



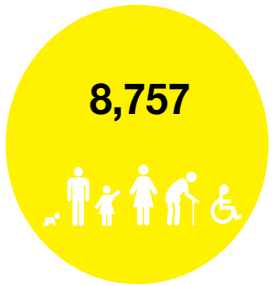
Policy 5. Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

This policy sets out the local policy considerations for development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie and the land use proposals in the town. Any proposals within this community area will be considered in the context of the following policy framework:

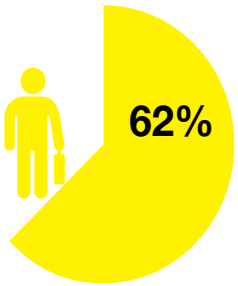
The villages of Lennoxtown and Milton of Campsie and small settlements of Haughhead and Clachan of Campsie have a distinctive countryside setting in the valley of the Glazert Water at the foot of the Campsie Fells. They are connected to Kirkintilloch by the A891 and Birdston Road (B757) and the Strathkelvin Railway Path (National Cycle Route 755). Lennoxtown has a linear Main Street focused on its welcoming village centre with shops, a café, public buildings and services, and parks. It also has a business area to the south of the Main Street and a Place Plan was prepared for the village in 2018. Milton of Campsie also has a small village centre with shops, a café and public buildings clustered at the junction of Campsie Road and Birdston Road. The two villages have pleasant residential neighbourhoods and the parks and green spaces provide attractive amenities, along with recreational access to the surrounding countryside. Clachan of Campsie is a particularly distinctive place with its historic features and the visitor attraction of Campsie Glen. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

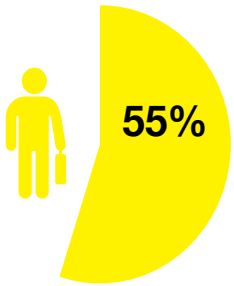
Who lives in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?



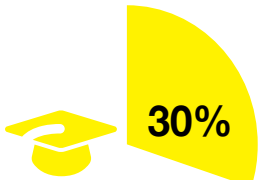
Total population



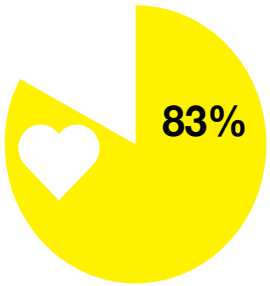
Working age



55% Full time or part time
5% unemployed
7% self-employed

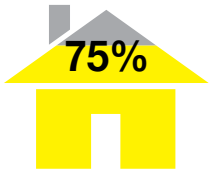


Educated to degree level or above



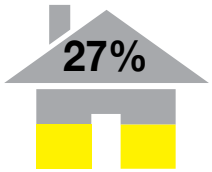
Good health or very good health

Number of dwellings



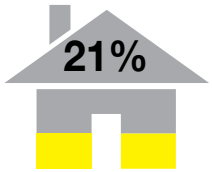
Home ownership
75% Owner occupied
20% Social rented

Detached houses



Semi-detached

Flats



Terraced

commute to work:

Lennoxtown 71% car
Milton of Campsie 73.5% car

Lennoxtown 2.5% train
Milton of Campsie 4% Train

Lennoxtown 11% bus
Milton of Campsie 10% busr

Lennoxtown 5% on foot
Milton of Campsie 3% on foot

Sources: National Records of Scotland (2017), Census (2011)

Policy 5.P. Development will implement the vision, priorities and actions identified in Lennoxtown Place Plan 2018 – 2023, produced under the Community Empowerment (Scotland) Act 2015. This Place Plan provides a basis for regeneration of the area and a shared action plan for the community.

The vision for Lennoxtown that the community and community planning partners identified is*: 'We want to see continued regeneration of Lennoxtown that does not compromise the beauty of our local environment. We want to feel connected to the rest of East Dunbartonshire, be respected, listened to, and have parity of access to local services. We are passionate about our village and involvement in potential changes to it are extremely important to us'.*

The Place Plan identifies four areas of priority:
1. land use and physical assets
2. environment and safety
3. leisure and activities
4. health and care.

Development will support the following land use related projects that are included in the Lennoxtown Place Plan:

A. Commission a feasibility study to investigate all options and costs for extending and improving the Campsie Memorial Hall.
B. Commission feasibility work to develop options for public realm improvements in the area identified in the Charrette process. This includes: new multi-functional village space; traffic calming measures; reconfigurations and enhancements to street layout; and street furniture upgrades throughout Main Street area.
C. As part of the public realm feasibility look at options to create better and additional pedestrian crossing opportunities along the Main Street.
D. Endeavour to ensure that information regarding policy formation, strategies, consultations, projects, programmes and technical actions are shared with the community.
E. Upskill the Community Council and wider community to participate in land planning processes.
F. Investigate the ownership of High Church and scope out restoration possibilities.
G. Develop the community preferred options identified in the feasibility work and implement natural and biodiverse improvements to Station Road and Ferguson Parks.
H. Identify potential sites for food growing in Lennoxtown.
I. Create a link between the Strathkelvin Railway Path (National Cycle Route 755) and the village centre via Station Road.
J. Create a foot link in the High Church area to support additional walking choices from east to west.
K. Provide secure cycle storage in the village centre.
L. As part of wider public realm improvements to Main Street, investigate the options for making the most of the space in front of St. Machan's Church.
M. Investigate potential to designate Balgrochan Marsh site as a Local Nature Reserve.
N. Progress Glazert Water River Restoration to provide natural flood risk benefits, create wetland and habitat areas and revitalise the wildlife corridor, ensuring community voice is sought and included throughout project.

Policy 5.CF. Community facilities, green network and open space in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 84 sets out key community facilities, projects planned for development and the green network.

Community facilities in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead include: Lennoxtown Community Hub, Campsie Memorial Hall, Craighead Community Centre, Lennoxtown library, schools, early years centres, dental practices, GP practices, pharmacies, open spaces, sports pitches, churches and religious buildings.

The following projects are planned for development in the Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead area:

5.CF1 Craigfoot Allotments, Milton of Campsie (will contribute to statutory provision for East Dunbartonshire and, once completed, will form an allotment site which is statutorily protected).

5.CF2 The provision of a 3G sports pitch at High Park, identified as an improvement in the Place Plan.

5.CF3 Develop space for community food growing within Lennoxtown.

5.CF4 Campsie Memorial Hall improvement, action in the Place Plan. This will include: protecting and developing the building, introduce a broader range of uses, create a welcoming space for people of all ages to meet up, and somewhere with more of a tourism focus with local information for visitors.

5.CF5 Glazert Water River Restoration.

5.CF6 Lennoxtown sustainable transport and public space improvements (various locations).
Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Place Plan also identified the following actions for parks and recreation:

5.CF7 More safe play areas and activities for children.

5.CF8 More options for young and older adults, especially indoors.

5.CF9 Natural style improvements such as natural play areas, outdoor gym equipment, wildflower meadows and improved access points and pathways.

5.CF10 Well-kept and accessible greenspace that allows people of all ages to enjoy the local area.

The Green Network in and around the settlements incorporates nodes, access and habitat links including:

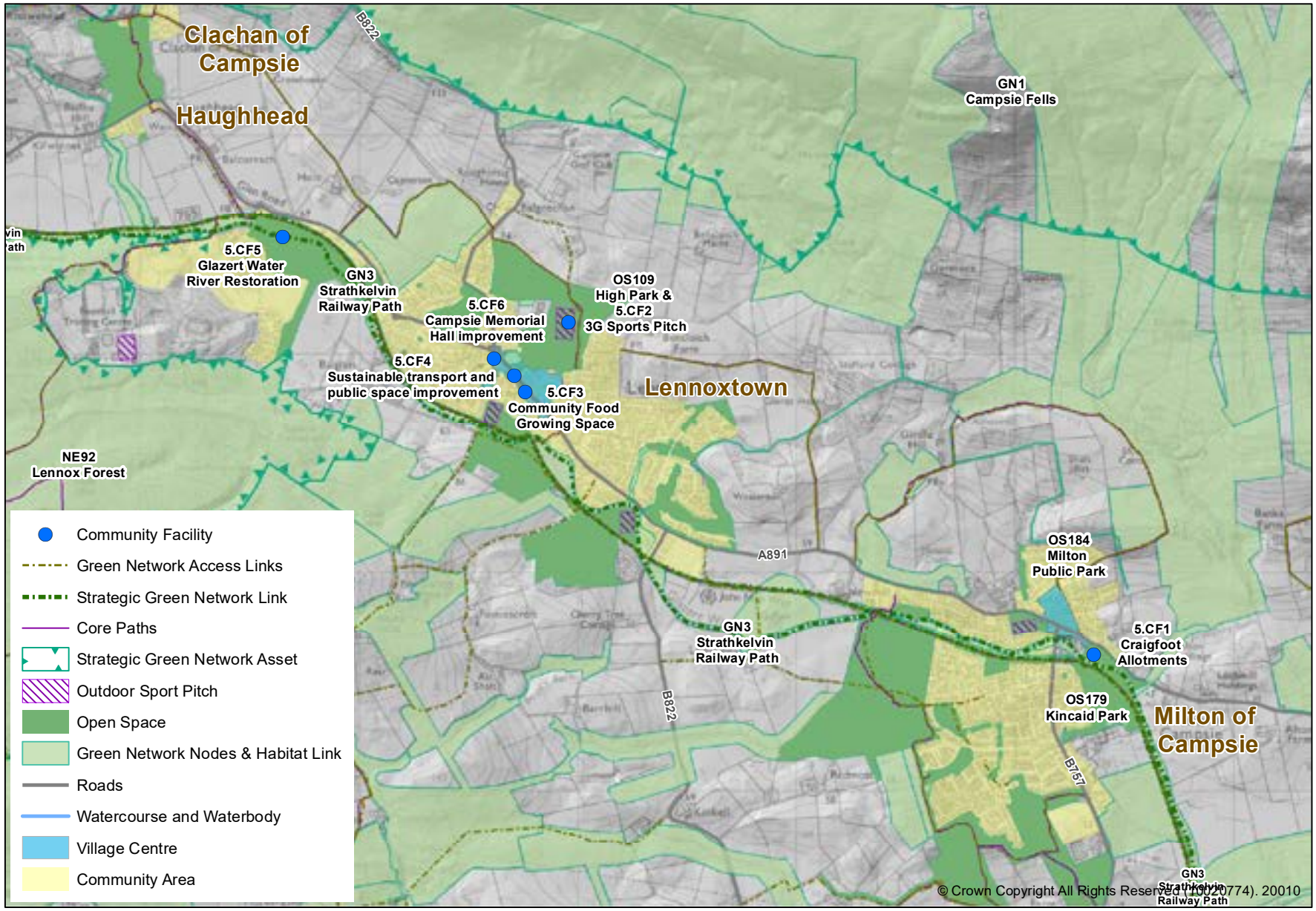
GN1 Campsie Fells - strategic green network asset.

NE92 Lennox Forest - strategic green network asset.

GN3 Glazert Water and Strathkelvin Railway Path (National Cycle Route 755) - strategic green network access and habitat links.

OS (various)
Open spaces, further information on 49 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance including: OS105 Campsie Glen – woodland and tourist attraction; neighbourhood parks and playing fields at OS109 High Park, OS179 Kincaid Park and OS184 Milton Public Park.
Local Nature Conservation Sites, see section 5.NE below.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Community Facilities and Open Space

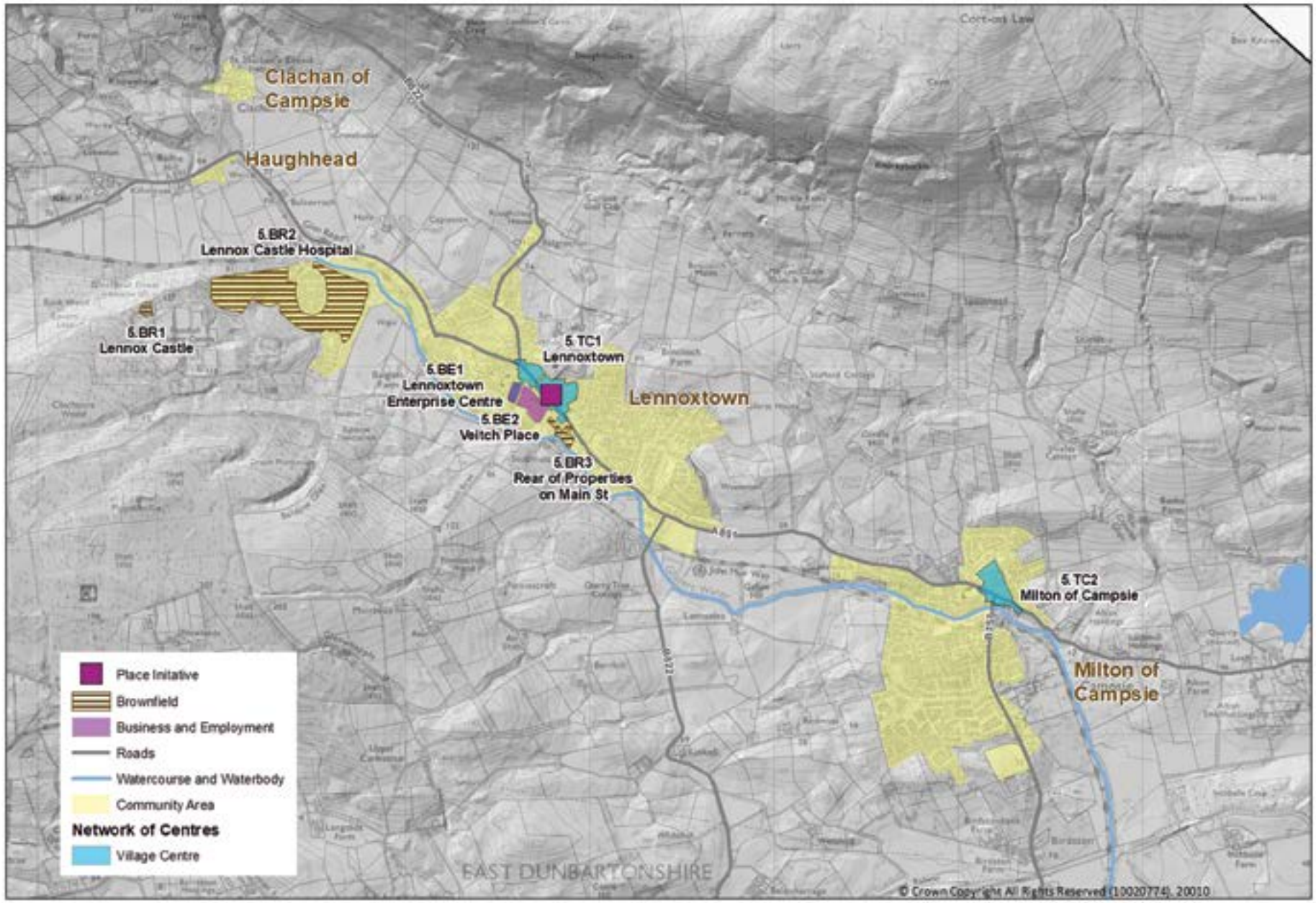


Policy 5.TC. Proposals likely to have a high footfall should be directed to town centres or village centres before out-of-centre locations are considered. Applications for additional retail and non-retail floorspace, or changes of use, will be supported only where it can be demonstrated that there is a local need and the proposal is of an appropriate scale in relation to existing uses within the village. All development that is within or likely to affect either of the village centres in Lennoxtown (5.TC1) or Milton of Campsie (5.TC2) must contribute positively to the maintenance of its long term vitality, viability and environment. Lennoxtown and Milton of Campsie are smaller-scale centres that provide a range of essential goods in convenience shops, healthcare, education, community facilities and services for local communities and neighbourhoods. They are largely self-regulating, with relatively low vacancy rates.

Retail Capacity

The settlements of Lennoxtown and Milton of Campsie are part of the 'Northern Villages' convenience retailing catchment area (also including Torrance). In terms of comparison retailing, they are part of the 'Bishopbriggs, Kirkintilloch and Northern Villages' catchment area.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Network of Centres, Regeneration and Business and Employment



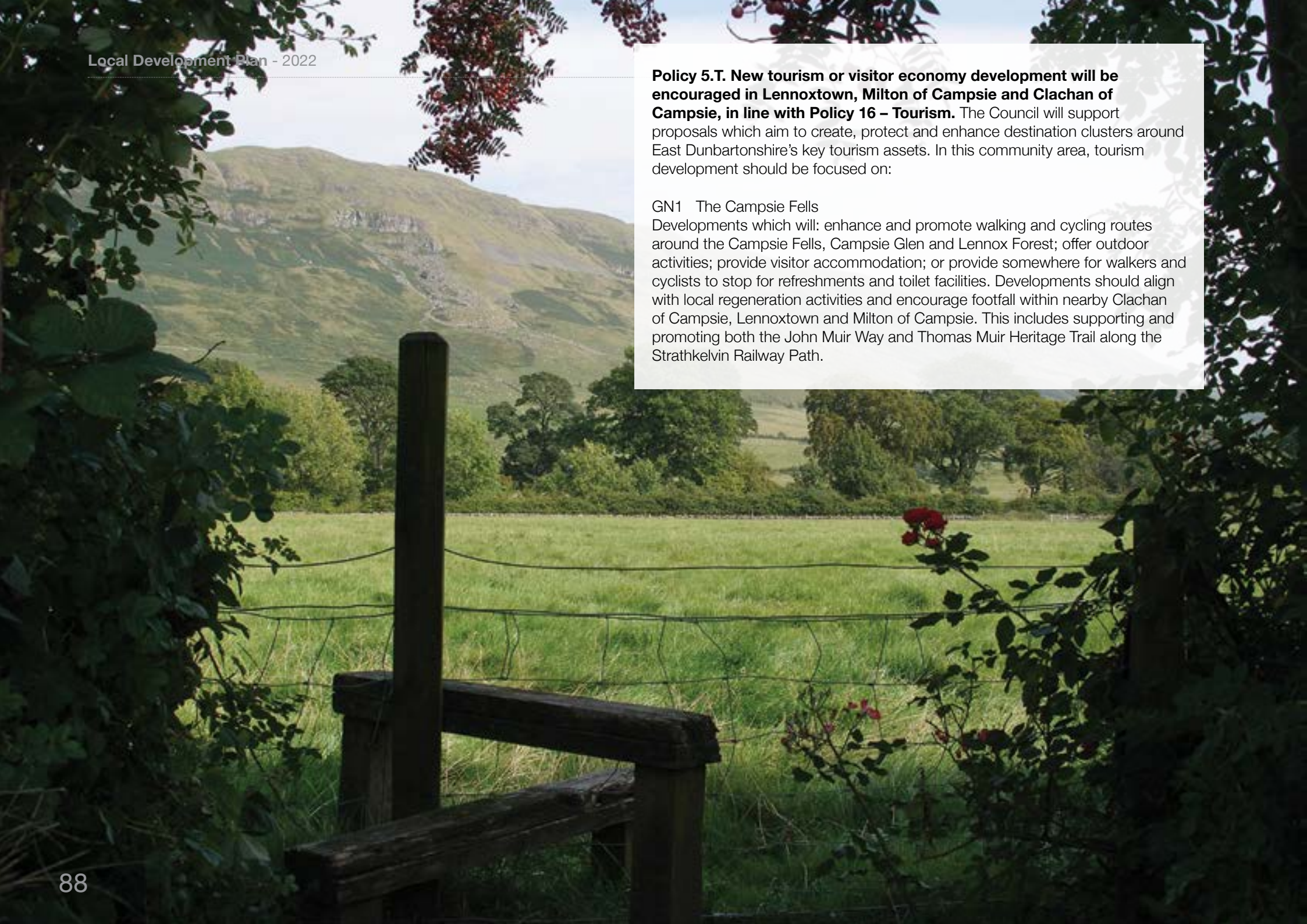
Policy 5.BE. This community area has two business and employment sites. The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.

5.BE1 Lennoxtown Enterprise Centre
The Centre is in active business use and is a valuable local employment hub.

Development opportunity: Any vacant units should be marketed for future office use, in keeping with the types of businesses currently in occupancy.

5.BE2 Veitch Place
An active business site occupied by a water bottling and distribution company and vehicle repair companies, with no vacant land or units.

Development opportunity: Fully occupied



Policy 5.T. New tourism or visitor economy development will be encouraged in Lennoxtown, Milton of Campsie and Clachan of Campsie, in line with Policy 16 – Tourism. The Council will support proposals which aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In this community area, tourism development should be focused on:

GN1 The Campsie Fells
Developments which will: enhance and promote walking and cycling routes around the Campsie Fells, Campsie Glen and Lennox Forest; offer outdoor activities; provide visitor accommodation; or provide somewhere for walkers and cyclists to stop for refreshments and toilet facilities. Developments should align with local regeneration activities and encourage footfall within nearby Clachan of Campsie, Lennoxtown and Milton of Campsie. This includes supporting and promoting both the John Muir Way and Thomas Muir Heritage Trail along the Strathkelvin Railway Path.

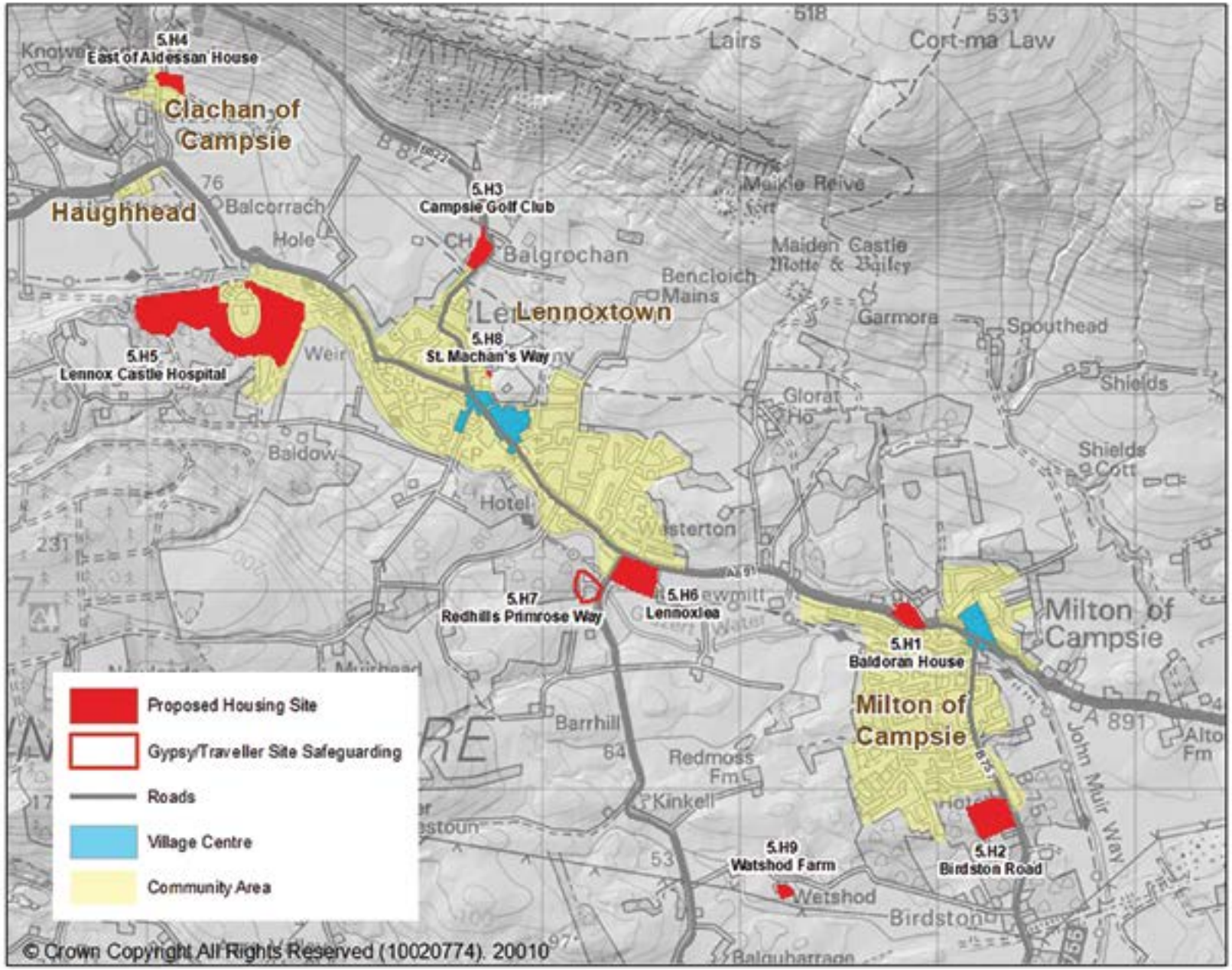
Policy 5.H. The following housing sites should be delivered during the lifespan of the Plan. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
5.H1 Baldoran House	6	Site under construction.
5.H2 Birdston Road	57	Site under construction.
5.H3 Campsie Golf Club, Lennoxtown	20	A. Replacement club house and related golf facilities. B. Flood risk assessment, in particular as watercourses east and west of the site. C. Retention of good quality trees and enhancement of priority habitat and provision of landscape framework. No adverse impact on and enhance adjacent Balgrochan Marsh LNCS, particularly considering drainage and the creation of a habitat buffer. Replacement club house to provide opportunities for nesting birds and roosting bats. D. Ensure provision of pedestrian and cycle access at south corner of development site to provide direct access to existing core path network. E. Provision of pedestrian crossing facility on Crow Road at south corner of development site to provide access to existing footway.
5.H4 East of Aldessan House	6	A. Protection and enhancement of existing core paths. B. Ensure retention of bus turning facility and provision of direct pedestrian access to this facility.

Housing Site	Indicative Capacity	Key Requirements
5.H5 Lennox Castle Hospital	274	A. Comply with Masterplan and S75 agreement. B. Update flood risk assessment to ascertain the functional floodplain of the Glazert Water and the developable extent of the site. C. Additional drainage infrastructure to be accommodated within proposed layouts which meets current requirements on Sustainable Urban Drainage. D. Protect and enhance the LNCS and green network to the north and west, good quality trees, tree belts and woodland and other linear biodiversity features on or adjacent to the site, in particular native woodland. Maintain habitat connectivity to Glazert Water. E. Conserve and enhance the special qualities of the Glazert Valley Local Landscape Area, Locally Important Garden and Design Landscape and landscape character. F. Ensure provision of direct pedestrian and cycle access in several locations to the Strathkelvin Railway Path (National Cycle Route 755), green network access links of the Strathkelvin Way, and existing core path network. This includes linking through the Village Green to create a direct path to National Cycle Route 755 and Lennoxtown village centre. G. Discussions with appropriate landowner to formalise desire line and provide direct pedestrian access to westbound bus stop on Glen Road. H. Provision of Real Time Passenger Information units and improved bus waiting facilities on Glen Road. I. On site open space and play space required. J. Further archaeological work may be required, in particular due to former hospital use.
5.H6 Lennoxlea, Lennoxtown	53	A. Landscaping to supplement and reinforce the southern and eastern boundaries of the site. Strengthen habitat corridor along Strathkelvin Railway Path (National Cycle Route 755) along the southern edge of the site by incorporation of minimum 20m woodland buffer as part of the landscape plan for the site, comprising appropriate native broadleaf planting. B. Flood risk assessment, in particular as river flood risk from Glazert Water to south. C. Incorporate gateway feature into the design. D. Ensure provision of direct pedestrian and cycle access points to Strathkelvin Railway Path (National Cycle Route 755) at the south west and south east corners of the site. E. Provision of pedestrian crossing facilities on B822 Campsie Road linking two sections of Strathkelvin Railway Path (National Cycle Route 755). F. Provision of Real Time Passenger Information units on A891. G. Provision of footway on north side of A891 and pedestrian crossing facilities from the site to north side footway.

Housing Site	Indicative Capacity	Key Requirements
5.H7 Primrose Way		A. Land safeguarded for reinstatement as a Gypsy/Traveller site. Demonstrate engagement with Gypsy/ Traveller community in the design and development of the site. B. Improved connection to Strathkelvin Railway Path (National Cycle Route 755). C. Flood risk assessment, in particular as culverted watercourse on site, adjacent to Glazert Water and surface water flood risk. D. Retain native woodland and enhance woodland edge. E. Provide access to and enhance Redhills Woodland Open Space and Ferguson Park. On-site play space required. F. Archaeological evaluation required, due to former industrial uses in and around the site.
5.H8 St Machan's Way, Lennoxtown	2	A. 100% affordable housing. B. Flood risk assessment and meet Flooding and Drainage Policy, in particular due to nearby watercourse and known culvert.
5.H9 Watshod Farm	5	Site under construction.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - New Housing Development



Policy 5.BR. Urban brownfield sites should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present, there are three brownfield sites in this area:

Site Name	Required Site Use	Key requirements	Ownership	Area (ha)
5.BR1 Lennox Castle	Use which is an exception in the green belt, including reuse of historic building	See Policy 5.HE11	Private	0.41
5.BR2 Lennox Castle Hospital	Housing and open space	See Policy 5.H5	Private	10.75
5.BR3 Main Street, Rear of Properties	Biodiversity/ green network opportunity for grassland/wetland/ open space/food growing	A. Flood risk assessment, due to adjacent river flood risk from Glazert Water. B. Enhance adjacent Glazert Water Local Nature Conservation Site. C. Provide path links to core paths and village centre.	Private	0.79

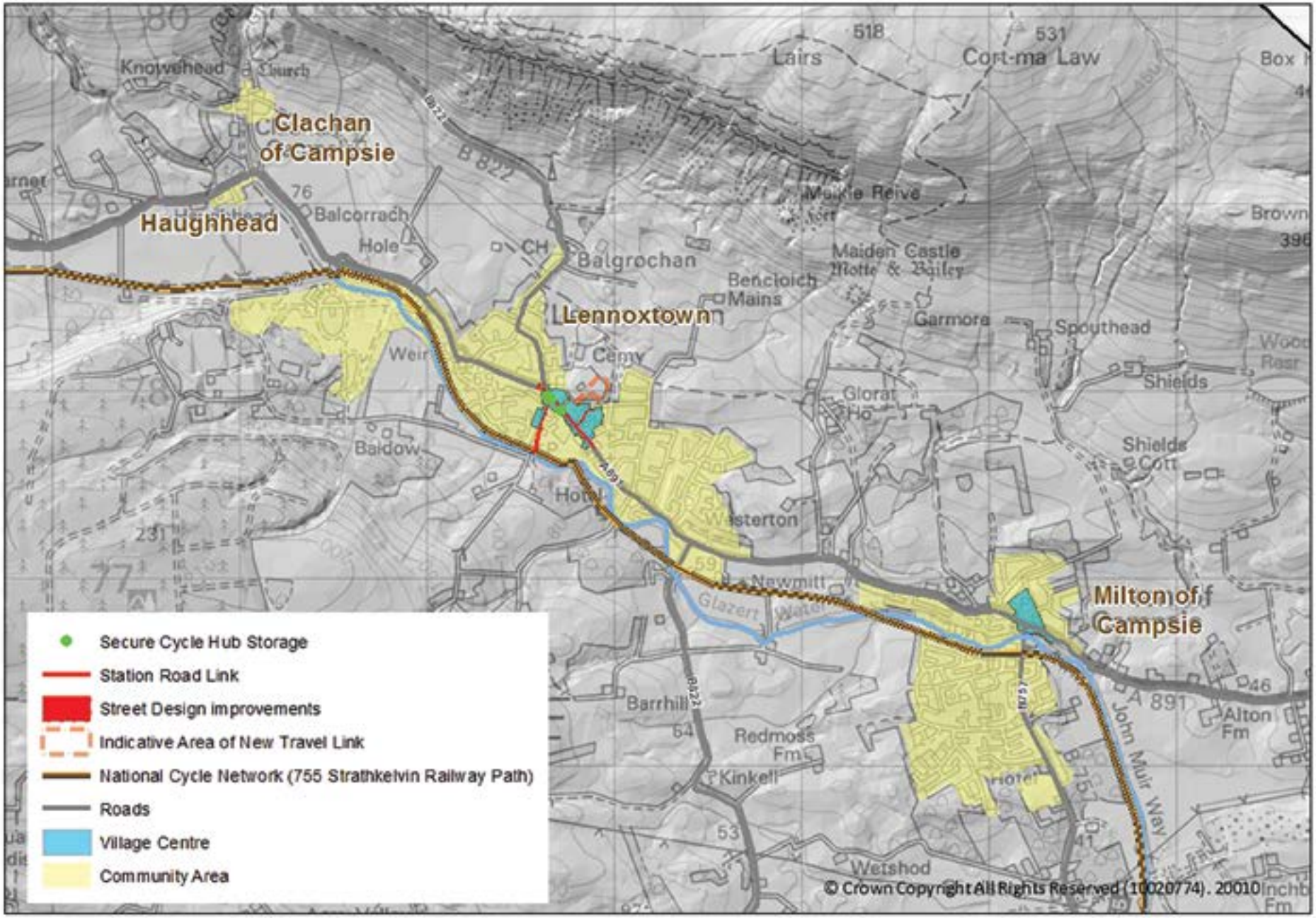
Policy 5.TR. All new development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out in Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy, Active Travel Strategy. New development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie must therefore prioritise access, integration and onward connectivity by sustainable modes by linking in the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services and amenities and the bus network. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

- Create a link between the Strathkelvin Railway Path (National Cycle Route 755) and the village centre via Station Road.
- Create a foot link in the High Church area to support additional walking choices from east to west.
- Provide secure cycle storage in the village centre.
- Public realm and street design of the Main Street, a key improvement identified in the Place Plan. Any improvement should be based on the following four principles:
    a) Rebalance the street towards pedestrian movement and activity.
    b) Support cyclists
    c) Create a place which residents and tourists wish to visit
    d) Reduce vehicle speed through street design.

These projects are illustrated on page 95.

Specific active travel and transport related key requirements for designated development sites are outlined under Policy 5.H.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Transport Network



Policy 5.NE. The natural environment and around Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead should be protected, enhanced or managed by development.

The natural environment features and designations in and around the settlements (also shown on page 97) include:
Sites of Special Scientific Interest at:
SSSI_403 Corrie Burn
SSSI_1414 Sculliongour
SSSI_1449 Southbraes
Local Landscape Areas at:
NE3 Campsie Fells
NE4 Glazert Valley
NE (various) Local Nature Conservation Sites (26 biological and nine geological).

- The drumlin foothills and broad valley lowland landscape character types.
- Native woodland
- Peat and carbon rich soils
- Prime quality agricultural land
- The green network, see also section C above.

The Supplementary/Planning Guidance section on Natural Environment contains further site specific details for these natural environment features and designated sites.

NE3 Campsie Fells Local Landscape Area
The special landscape qualities of the Campsie Fells that justify their selection as a LLA are the distinctive landform of the Campsie Fault, striking views and diversity of landscape experience.

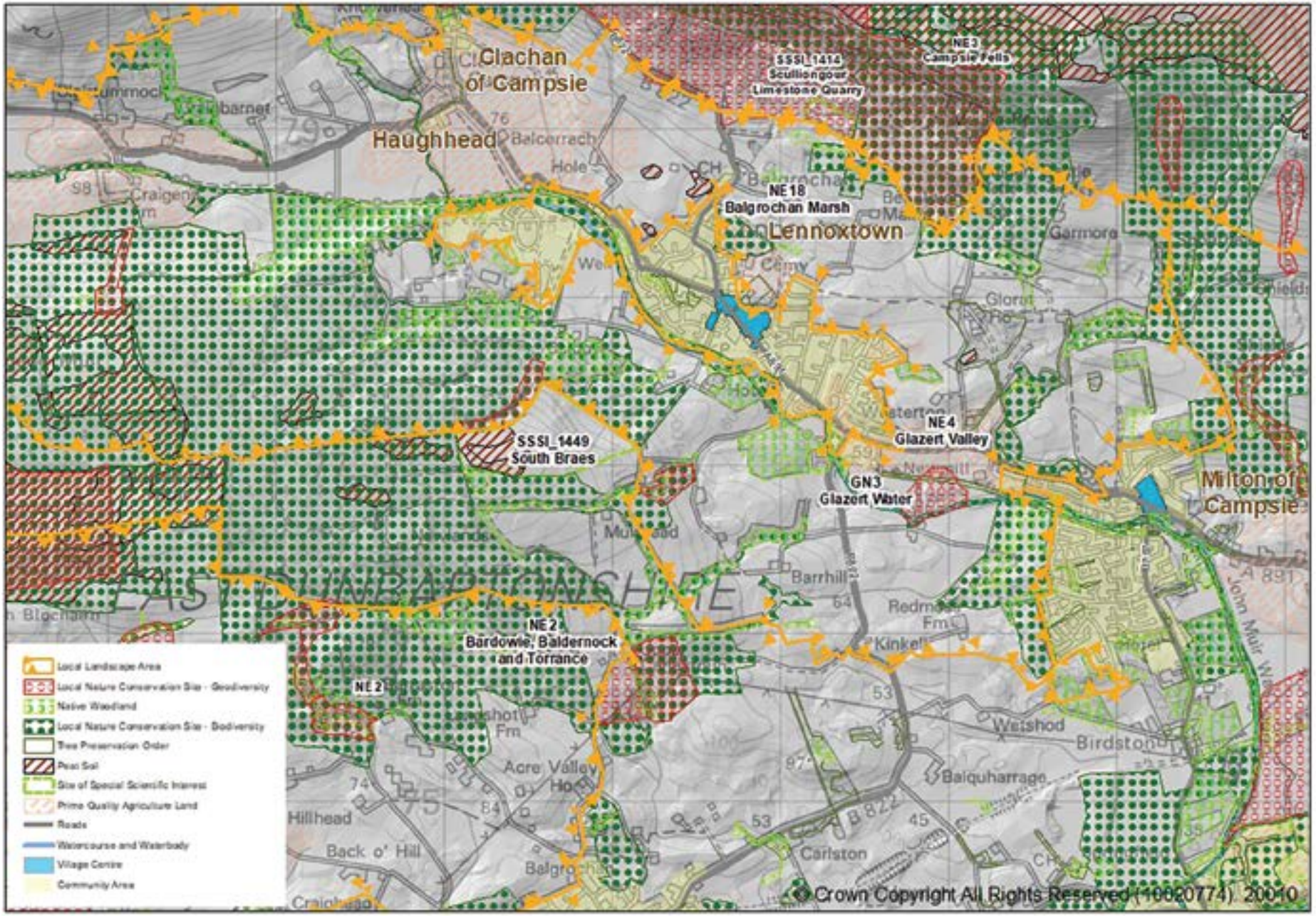
NE4 Glazert Valley Local Landscape Area
The special landscape qualities of Glazert Valley that justify its selection as a LLA are its distinctive broad valley landform, contrasting views in relation to elevation and a diverse range of land uses and recreational opportunities.

The Place Plan identifies that environmental protection is an important contributor to social and economic regeneration and that improvements to greenspace are needed. Actions identified under this include:

NE18 Carrying out habitat enhancement works at Balgrochan Marsh and investigating potential to designate the site as a Local Nature Reserve.

GN3 Progress Glazert Water river restoration to provide natural flood risk benefits, create wetland and habitat areas and revitalise the wildlife corridor.
Create a woodland management plan and upgrade path network and entrances, signage at Southfields and Redhills woodland.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Natural Environment



Policy 5.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie.
The area includes historic environment designations shown on page 99 including:

Nationally Important sites of the Scheduled Monuments at:
SM1750 Maiden Castle, motte and bailey
SM1734 Meikle Reive, fort
SM6252 Woodhead House.

Listed Buildings including: three Category A Listed, six B listed and three C listed. The category B listed St Machan's Old Parish Church and Graveyard (LB4351) is a historic graveyard.

Conservation Area, CA257 - Clachan of Campsie

Locally Important Gardens and Designed Landscapes at:
HE3 Baldoran and Mount Dam
HE4 Ballencleroch
HE8 Campsie Glen
HE9 Craigbarnet
HE15 Glorat House
HE19 Kincaid House
HE20 Lennox Castle
HE26 Whitefield Dam
HE28 Woodburn House.

Other significant archaeological sites.

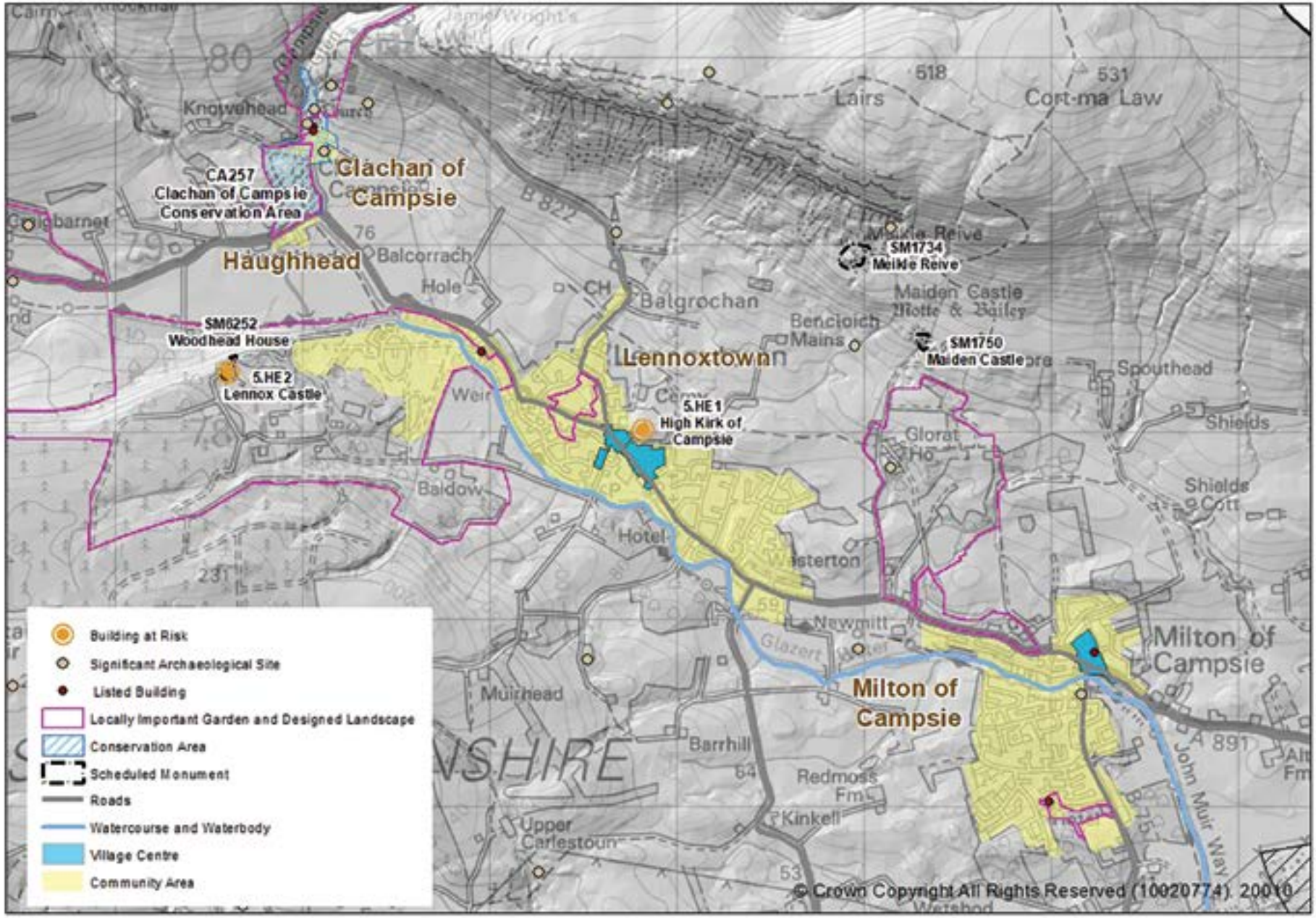
There are two entries for Lennoxtown in the Buildings at Risk Register for Scotland, as detailed below. The national architectural and historic interest of these buildings is recognised in their designation as category A Listed Buildings.

5.HE1 Campsie High Kirk is identified as being in ruinous condition and at low risk and sits within the open space of a graveyard and green belt. Lennoxtown Place Plan identifies an action to investigate the ownership of 5.K12 High Church and scope out its restoration possibilities. The building's fabric should continue to be maintained.

5.HE2 Lennox Castle is a large building in the green belt identified as being in ruinous condition and at critical risk. Lennox Castle is an opportunity for reuse/redevelopment for a use which is an exception for development in the green belt (such as a tourism use) and/or residential development, which enables the conservation of all or part of the building, in line with Policy 1 East Dunbartonshire Development Strategy and Policy 19 Historic Environment.

The Supplementary/Planning Guidance on Conservation Area/Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie - Historic Environment

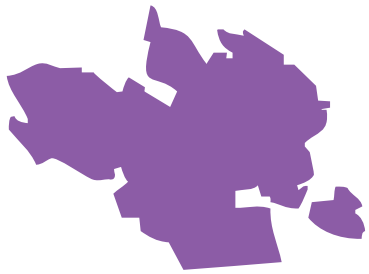


Policy 6. Milngavie

Milngavie is a residential town, which also has a heritage of 19th century mills and countryside recreation and is connected to Glasgow by the rail station and the Milngavie Road (A81). It has a welcoming town centre that provides public buildings and a range of shops, restaurants, cafés and services, at the southern end of the West Highland Way. It is also made up of several pleasant residential neighbourhoods many of which are within walking distance of the town centre and local services, which largely date from the 19th and 20th century. Spacious streets with large stone built villas in garden grounds give the town a distinctive character. The countryside setting of the town and parks is important to its character and is accessible for countryside recreation. Distinctive features include: drumlin foothills landscape, the Allander Water flowing through the town, Kilpatrick Hills to the west and Mugdock Country Park and Milngavie Reservoirs to the north. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Milngavie to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

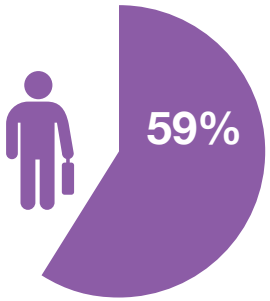
This policy sets out the local policy considerations for development in Milngavie and the land use proposals in the town. Any proposals within this community area will be considered in the context of the following policy framework:

Milngavie



Who lives in Milngavie?

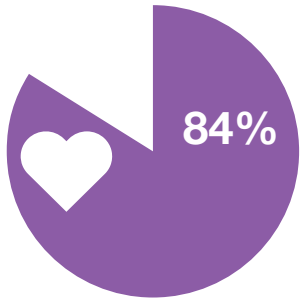
Total population



Working age

Full time or part
52% time employed
3% unemployed
10%self-employed

Educated to degree level or above



Good health or very good health

commute to work:

65% car

12% Train

4.5% bus

5% foot

Number of dwellings

Home ownership
81% Owner occupied
12% Social rented

Detached houses

Semi-detached

Flats

Terraced

Sources: National Records of Scotland (2017), Census (2011)

Policy 6.CF. Community and health care facilities, green network and open spaces in Milngavie will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

The map on page 103 sets out key community facilities, projects planned for development and the green network.

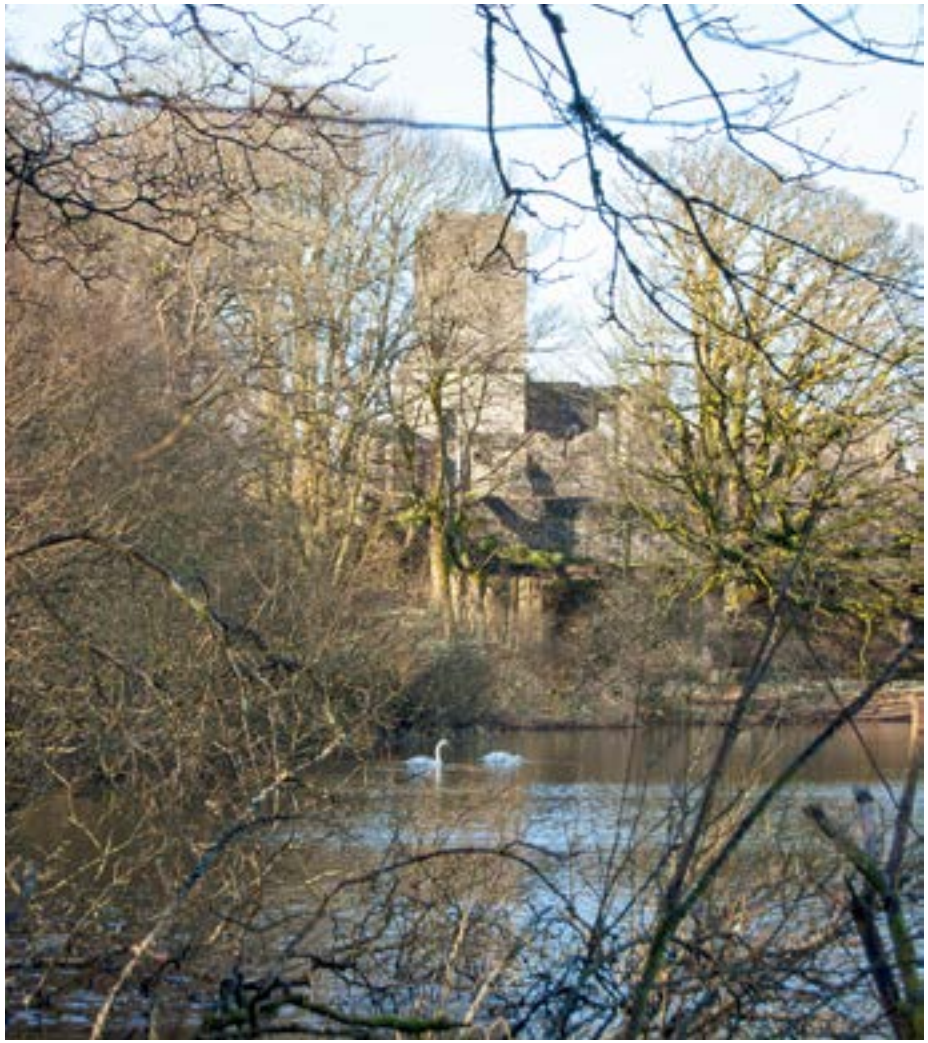
Community facilities in Milngavie include: Milngavie Town Hall, Milngavie Clinic, Community Library and Education Centre, Fraser Centre, Lillie Art Gallery, Allander Leisure Centre, Milngavie & Bearsden Sports Club, schools, early years centres, dental practices, GP practices, pharmacies, open spaces, sports pitches, churches and religious buildings.

The following projects are planned for development in the Milngavie area:

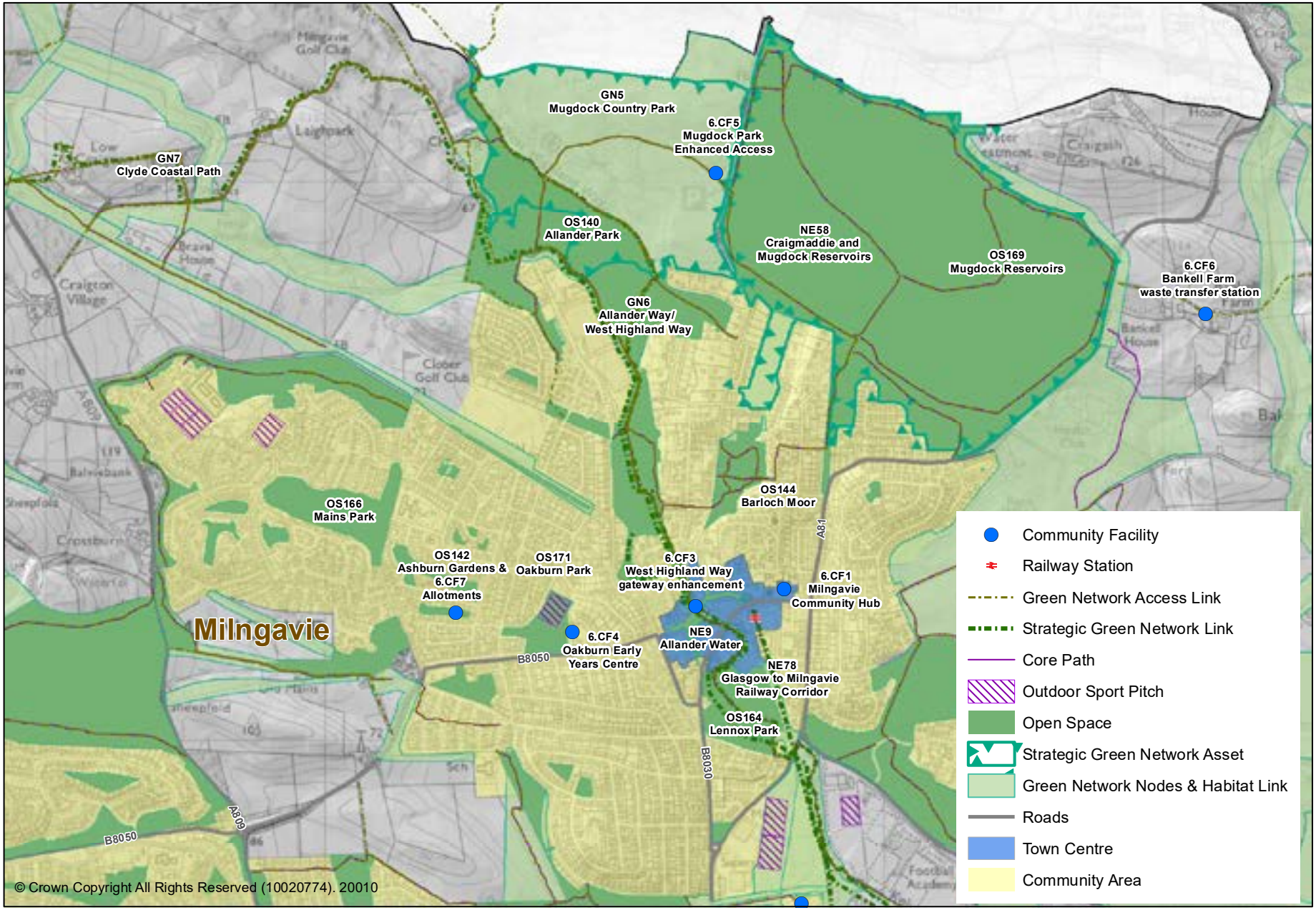
6.CF1 Milngavie Community Hub
6.CF2 Allander Leisure Centre and Adult Day Care Centre
6.CF3 West Highland Way gateway enhancements
6.CF4 Oakburn Early Years Centre
6.CF5 Mugdock Park enhanced access
6.CF6 Bankell Farm waste transfer station
6.CF7 Ashburn Gardens Allotments
6.CF8 Milngavie Clinic
Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around Milngavie incorporates nodes, access and habitat links including:

GN5 Mugdock Country Park - strategic green network asset
GN6 Allander Way/West Highland Way - strategic green network access links
GN7 Clyde Coastal Path (Milngavie) - strategic green network access link
NE5 Kilpatrick Hills - strategic green network asset
NE9 Allander Water - strategic green network habitat link
NE58 Milngavie Reservoirs - strategic green network asset
NE78 Glasgow to Milngavie Railway Corridor - strategic green network habitat link
OS (various)
Open spaces, further information on 33 sites is provided in the Open Space Strategy. Open spaces of regional or neighbourhood importance including: neighbourhood parks at OS140 Allander Park, OS144 Barloch Moor, OS164 Lennox Park, OS166 Mains Park, OS171 Oakburn Park; OS169 Milngavie Reservoirs – park and heritage attraction
Local Nature Conservation Sites, see section 6.NE below.



Milngavie - Community Facilities and Open Space



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Policy 6.TC. Milngavie town centre will be protected to ensure its long-term vitality and viability is maintained. All development proposals, particularly those likely to generate high footfall, should comply with the sequential town centre first approach, as set out in Policy 14. Additionally, any development that is within or likely to affect Milngavie town centre must contribute to the vision set out in the Milngavie Town Centre Strategy, as set out below. The Council may also require certain development proposals to contribute towards the delivery of specific actions, in accordance with Policy 24 Developer Contributions. Milngavie town centre is a unique town centre within East Dunbartonshire, having been pedestrianised in the 1970s and known for its strong connections with the West Highland Way long distance walking route. It has a strong reputation for the variety of independent and specialist retailers, alongside mainstream national retailers. The town centre also hosts a wide range of temporary uses throughout the year including farmers markets, community events and other social gatherings.

Milngavie Town Centre (6.TC1)

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

Objective 1: An attractive and welcoming tourist destination
Objective 2: A modern and vibrant town centre with a strong evening economy
Objective 3: A diverse retail environment with accessible community facilities and services
Objective 4: An enhanced green network with good access to local green infrastructure

Key Actions:

- Continue to build the capacity of key town centre stakeholders and capitalise on its strong community and business base to take forward the following priorities:
  - Ensure that local assets create a unique selling point
  - Work with the local community in delivering year round events calendar
  - Organisation of social events and activities throughout the year
  - Promotion of Milngavie through a marketing strategy
  - Creation of vibrant evening economy
  - Improve the natural environment with support from community groups such as Milngavie in Bloom.

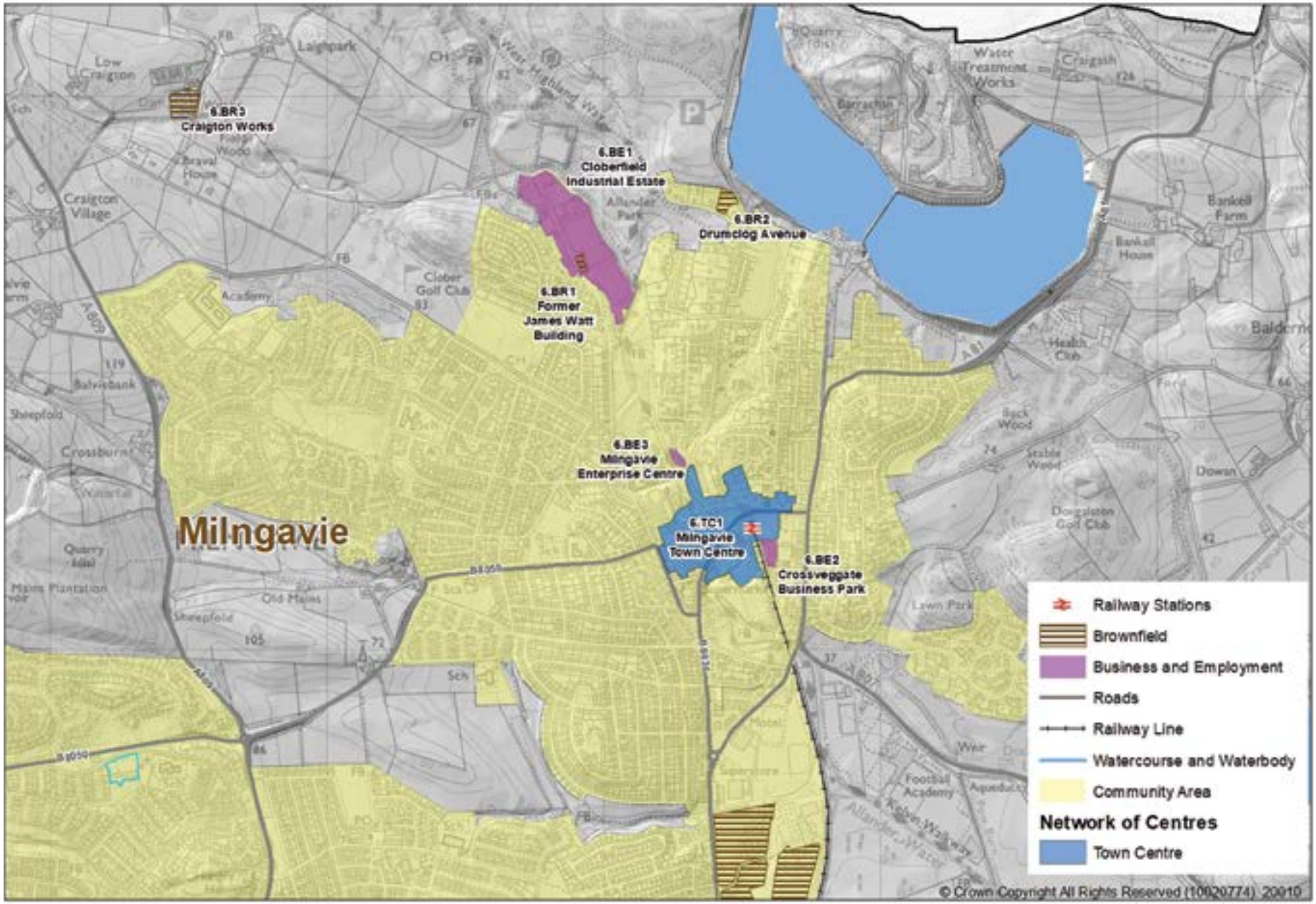
- Continue to support ongoing work by the Milngavie BID, Milngavie Community Development Trust and other key community based organisations to enhance the public realm within the town centre. Priority measures could include:
  - Enhancements to underpasses
  - Improve pedestrian surfaces
  - Provision of appropriate seating
  - Better use of public space
  - Remove unnecessary street furniture and clutter
  - Improved signage and information on active travel routes and key buildings
- Level crossing options at Woodburn Way.
- Improved pedestrian access arrangements between the 'precinct' and the Town Hall.
- Support proposals for overnight accommodation to improve the visitor experience and vitality of the town centre, subject to the development management process.
- Upgrade existing access to Milngavie Enterprise Centre, current Library and Education Centre and neighbouring residential areas.
- Carry out a review of the existing surfacing, hard and soft landscaping in Milngavie Town Centre and assess the feasibility of improvements to enhance its environmental quality and appearance, and opportunities to improve green infrastructure and enhance the green network. The Council will consider the outcomes of the review and the potential opportunities for green infrastructure as part of planned replacement of grey infrastructure.
- Continue work to assess how the town centre is currently connected to tourism attractions and walking, cycling and public transport routes. Carry out work to ensure:
  - Signposting to town centres
  - Links to active parts of town centres
  - Consistent and clear signage.
- Develop high quality shared use path connecting town centre with new Kilmardinny development site.
- Investigate options to improve access to Lennox Park, including from rear of

Tesco and disabled access.

- Work with the local community to agree potential improvements at Lennox Park and establish how it could play a greater role in delivering economic benefit for Milngavie.
- Enhanced access to and promotion of key walking routes and Green Network assets from the town centre including the Clyde Coastal Path, West Highland Way, Mugdock Park and Milngavie Reservoirs. Also support Milngavie in Bloom in measures to improve the standard of green infrastructure within precinct.
- Work with town centre landlords and agents to develop a range of alternative uses for vacant properties including 'pop-up' shop opportunities. Any uses should include consideration of the amenity for town centre residents.
- Support MCDT in providing enhanced level of facilities for older children (5+) at Lennox Park.
- Promote and further develop local arts and heritage assets, including the identification of additional space to showcase Milngavie's rich history in a suitable location. This should be undertaken as a collaborative approach with community-led groups, including Milngavie Heritage Centre.

Please note that full details can be found in the Milngavie Town Centre Strategy.

Milngavie - Network of Centres, Regeneration and Business and Employment



Policy 6.BE. Milngavie currently has three business and employment sites, one of which provides opportunities for business growth. The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.

6.BE1. Cloberfield Industrial Estate
Cloberfield Industrial Estate is a well-established industrial location to the north-west of Milngavie town centre.

Development opportunity: There is a small area of derelict land (0.31ha) on the site which would be suitable for further industrial use and there is space for expansion of some of the existing uses if required (0.52ha).

6.BE2. Crossveggate Business Park
Crossveggate Business Park is a small mixed use business park located in the centre of Milngavie.

Development opportunity: Fully occupied. Site will be supported for continued business and employment use.

6.BE3. Milngavie Enterprise Centre
The Centre is in active business use in the centre of Milngavie and is a valuable local employment hub.

Development opportunity: Any vacant units should be marketed for future office use, in keeping with the types of businesses currently in occupancy.

Policy 6.T. New tourism or visitor economy development will be encouraged in Milngavie, in line with Policy 16 – Tourism. The Council will support proposals which aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In Milngavie, tourism development should be focused on:

GN5 & GN6 Mugdock Country Park & West Highland Way

The Council supports proposals which will contribute to the development of Milngavie as a popular long distance walking destination. This might include visitor accommodation, a visitor centre or a business providing shelter, refreshment and toilet facilities for walkers. Development in Mugdock Country Park should be as directed in the Mugdock Park Strategy.

6.TC1 Milngavie Town Centre

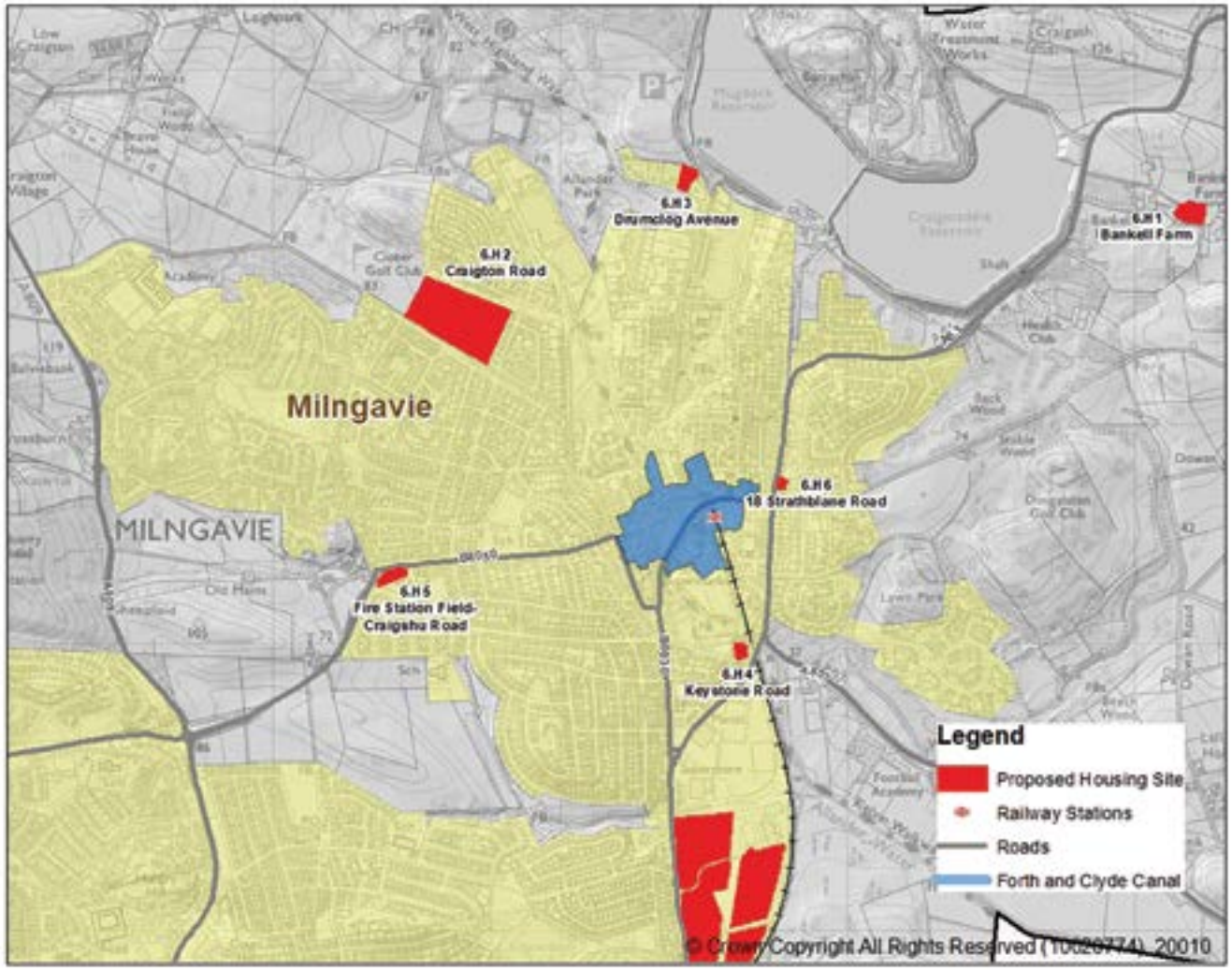
Development which assists the implementation of the Milngavie Town Centre Strategy, increases footfall and promotes more activity in the evening. New visitor attractions are encouraged, as are proposals which celebrate local history and culture. Milngavie should be promoted as a walking destination and additional visitor accommodation might encourage walkers to spend more time in the area and visit other local attractions such as Lille Art Gallery and the Milngavie Reservoirs.

Policy 6.H. Development of the following housing sites in Milngavie will be supported. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
6.H1 Bankell Farm	8	Site under construction.
6.H2 Craigton Road	120	A. Protect and enhance habitat corridor of Clober Burn. B. Provide landscaping plan which addresses: retention and strengthening of field layout; retain good quality parkland trees, tree belts; and landscaping to define new green belt boundary along Craigton Road; Provide open space along road frontage. C. Create additional habitat (woodland wetland, grassland) as part of landscaping plans. D. Flood Risk Assessment, particularly in relation to Clober Burn. E. Ensure provision of direct pedestrian and cycle access to existing path at north east corner of the site which will link the development site to Clober Road and onward connection of West Highland Way providing an off-road route from the development site to Milngavie town centre and rail station. F. Ensure provision of direct pedestrian and cycle access to bus stops on Craigton Road including direct access for existing communities to the north of the development site. G. Provision of improved bus waiting facilities on Craigton Road. H. Provision of Real Time Passenger Information units at bus stops on Craigton Road. I. Transport Assessment. J. Ground investigations. K. Replace clubhouse and parts of golf course lost. L. Ensure provision of cycle and pedestrian access which links with existing routes to Douglas Academy and Clober Primary School.
6.H3 Drumclog Avenue	2	A. Density and garden size to reflect semi-rural character of local area. B. Protect and enhance adjacent Drumclog Moor/ Mugdock SSSI. Retain good quality trees and creation of woodland edge habitat to north to act as buffer to LNCS/SSSI. C. No adverse impact on views from Milngavie Reservoirs Nationally Important Garden and Designed Landscape. D. Flood risk assessment and meet flooding and drainage policy, in particular because of a minor watercourse along the site boundary and reservoir to the north.
6.H4 Keystone Road	10	Site under construction (100% affordable housing).
6.H5 Fire Station Field	61	Site under construction.

Housing Site	Indicative Capacity	Key Requirements
6.H6 No 18 Strathblane Road	8	A. Respect the setting of St Paul's Church listed building and adjacent Conservation Area. B. Ensure provision of direct pedestrian access to bus stops on Strathblane Road and onward pedestrian and cycle journeys to Milngavie town centre and rail station. C. Demonstration of safe access and egress to the A81, including suitable parking arrangements on site, together with the prioritisation of cycle storage to encourage cycle use from the site.

Milngavie - New Housing Development



Policy 6.BR. Urban brownfield sites in Milngavie should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present, there are three brownfield sites in and around the town:

Site Name	Required Site Use	Key requirements	Ownership	Area (ha)
6.BR1 Former James Watt Building, Cloberfield	Industrial, manufacturing, business	See Policy 6.BE1	Private	0.17
6.BR2 Drumclog Avenue	Residential	See Policy 6.H3	Unknown	0.42
6.BR3 Craigton Works	Use is a green belt exception in line with Policy 1 East Dunbartonshire Development Strategy	A. Development must respect existing historic building layout, landscape features and surrounding rural environment. B. Retention of traditional buildings with architectural merit, including Clanyard House façade. C. Re-instatement of existing pond. D. Provision of residents' play area. E. Flood Risk Assessment and surface water management. F. Protected Species Survey. G. Protection of woodland.	Private	1

Policy 6.TR. All new development in Milngavie should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out on Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy. New development in Milngavie must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

- Enhancement of the path and cycle network in Milngavie – feasibility of provision of new infrastructure or enhancement of existing infrastructure at locations in Milngavie including: path between Kilmardinny and Milngavie town centre, cycle link between Mains Estate and Allander and connecting route between Torrance and Milngavie.
- East-west connectivity improvements – Allander walkway to Cadder Bridge.
- A quality bus corridor on the A81.
- Investigate options for increasing parking capacity at Milngavie rail station.
- Deliver junction improvements on the A81 at A81 Milngavie Road/B8049 Boclair Road/B8049 Roman Road and ASDA Bearsden/A81 Milngavie Road/West Chapelton Avenue.
- Improve Canniesburn Toll for all road users.

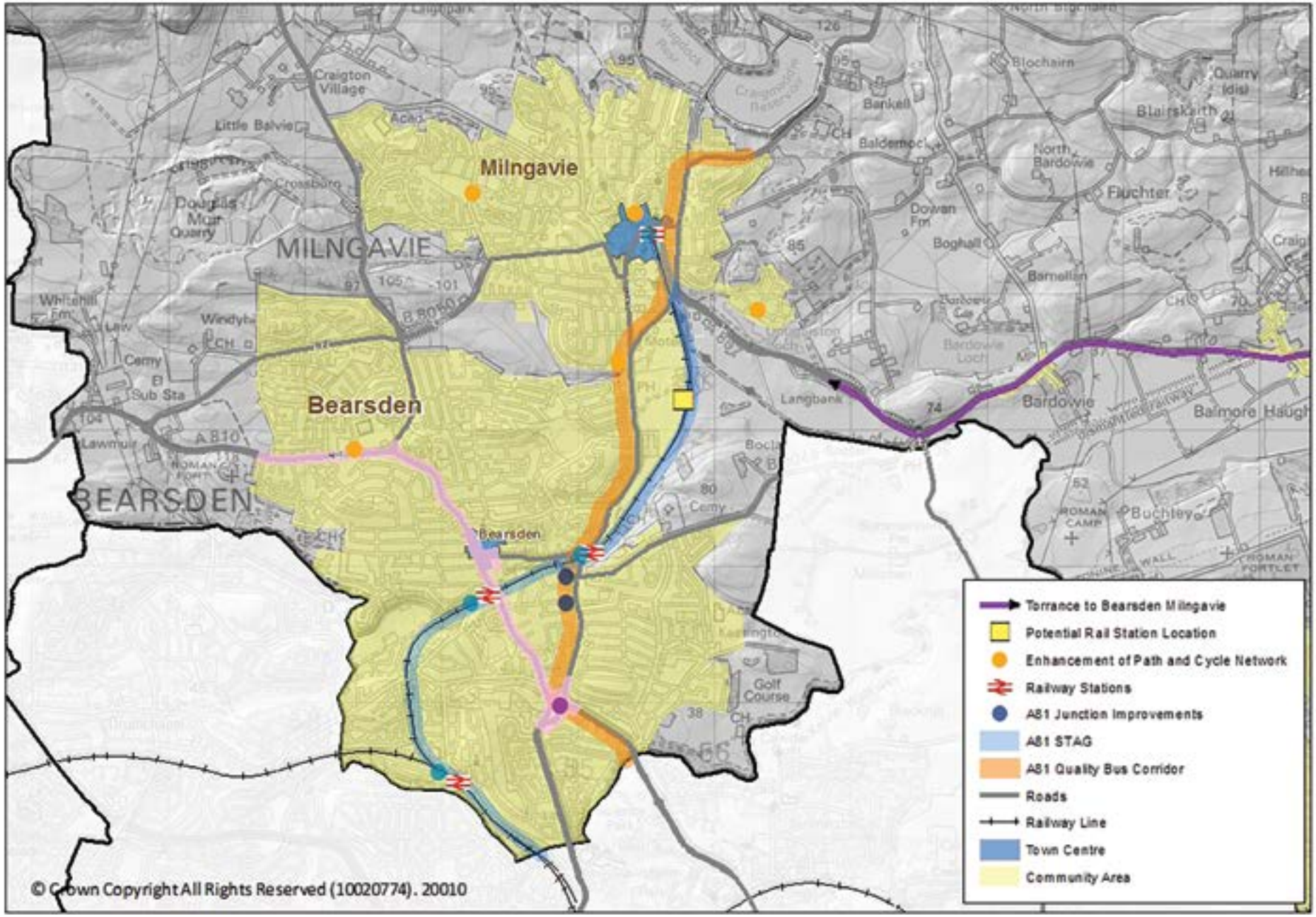
These projects are illustrated on page 113.

In order to prioritise journeys which can be made by sustainable means in line with the Sustainable Travel Hierarchy, and in line with the Local Transport Strategy 2020-2025, the Council will, as a precaution against sterilisation, continue to safeguard:

- Land sufficient to locate a rail station at Allander/Kilmardinny which could be easily connected to the existing rail line. Any potential rail station must provide good facilities for priority access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision of high quality footways and cycleways, in addition to road access from the A81.
- In addition, land should be set aside for a potential car park, with high quality cycle parking, to act as a park and ride facility adjacent to the potential rail station site.

Specific active travel and transport related key requirements for designated housing development sites are outlined in Policy 6.H.

Milngavie - Transport Network



Policy 6.NE. The natural environment in and around Milngavie should be protected, enhanced or managed by development.

The natural environment features and designations in and around the town (also shown on page 115) include:

SSSI_1210	Mugdock Woods/Drumclog Site of Special Scientific Interest
NE2	Bardowie, Baldernock and Torrance Local Landscape Area
NE5	Kilpatrick Hills Local Landscape Area
NE (various)	Local Nature Conservation Sites (15 biological and four geological)

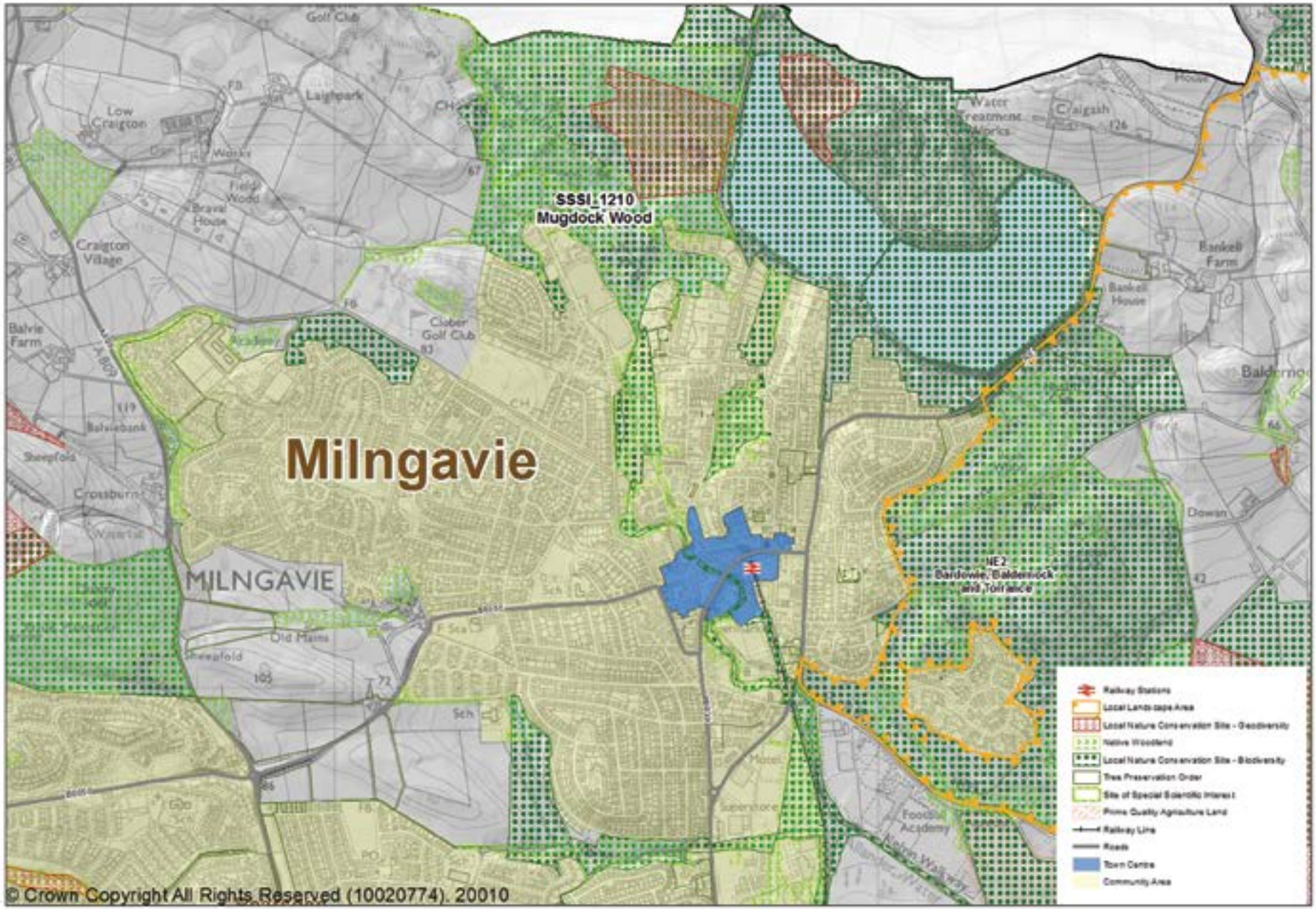
- Drumlin foothills landscape character type
- Native woodland
- Peat and carbon rich soils
- Prime quality agricultural land
- Green network, see also section C above.

The Supplementary/Planning Guidance section on Natural Environment contains further site-specific details for these natural environment features and designated sites.

NE2 - Bardowie, Baldernock and Torrance Local Landscape Area (East of Milngavie)
The special landscape qualities of this Local Landscape Area are the unique drumlin landform, variety of views, a high standard of land management and recreational opportunities.

NE5 Kilpatrick Hills Local Landscape Area
The special landscape qualities of this Local Landscape Area are strong sense of remoteness, wildness and open horizons, distinctive landforms and a unique diversity of views.

Milngavie - Natural Environment



Policy 6.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Milngavie. The town includes historic environment designations shown on page 117 including:

Nationally Important Sites at:
GDL00408 - Milngavie Reservoirs nationally important Garden and Designed Landscape

Listed Buildings including: three Category A Listed,10 B-listed and 11 C-listed

Conservation Areas at:
CA649 Milngavie Reservoirs
CA261 Milngavie Town Centre
CA264 Tannoch.

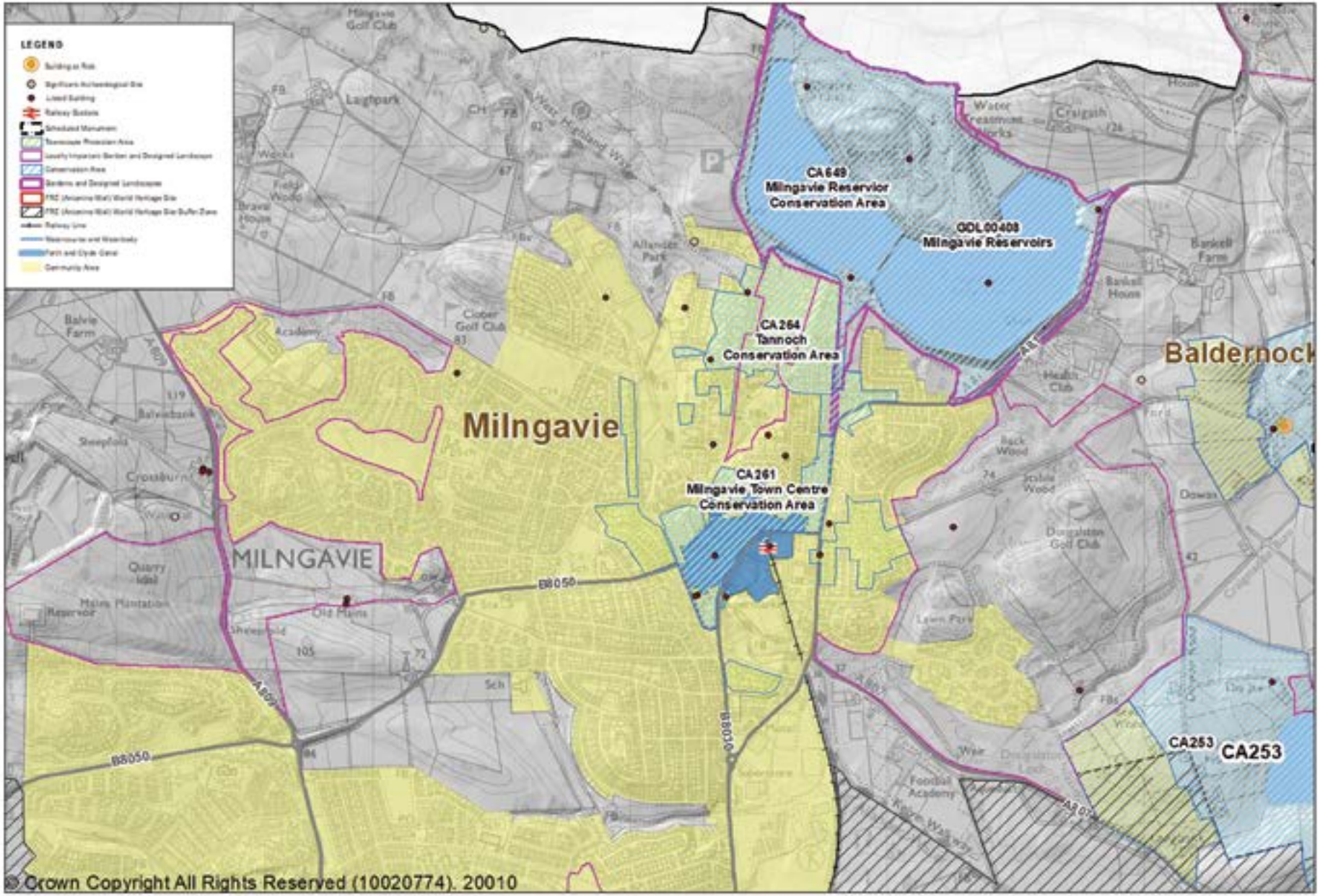
Townscape Protection Areas at:
HE32 Clober Road
HE35 Ferguson Avenue/Balvie Road/Clober Road
HE36 Glasgow Road/Baldernock Road
HE37 Iddesleigh Avenue
HE38 Keystone Avenue/Keystone Road/Main Street
HE39 Mugdock Road/Sandfield Avenue/Woodlands Street.

Locally Important Gardens and Designed Landscapes at:
HE11 Dougalston House
HE22 Mains Estate
HE24 Tannoch Loch/Barloch Moor.

Other significant archaeological sites

The Supplementary/Planning Guidance on Conservation Area/Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.

Milngavie - Historic Environment



Policy 7. Torrance and Baldernock

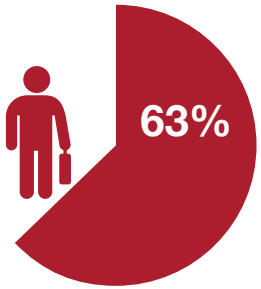
This policy sets out the local policy considerations for development in Torrance and Baldernock and the land use proposals in the town/parish. Any proposals within this community area will be considered in the context of the following policy framework:

The village of Torrance and parish of Baldernock have a distinctive countryside setting of drumlin foothills on the edge of the Kelvin Valley, with good recreational access. They are connected to Milngavie and Bishopbriggs by Balmore Road and Torrance Road (A807). Torrance has a small village centre with shops, restaurants/pubs, a park and public buildings clustered along Main Street and West Balgrochan Road and pleasant residential neighbourhoods, within walking distance of it. Balmore and Bardowie are small residential settlements with houses dating from the 19th and 20th centuries. Bardowie Loch and Castle, Baldernock Church and the Auld Wives' Lifts rocks on Craigmaddie Muir are particularly distinctive places with historic features and attractive countryside settings. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Torrance and Baldernock to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.

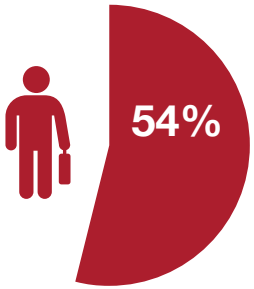
Torrance and Baldernock

Who lives in Torrance and Baldernock?

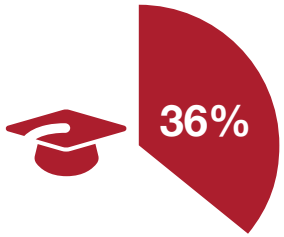
Total population



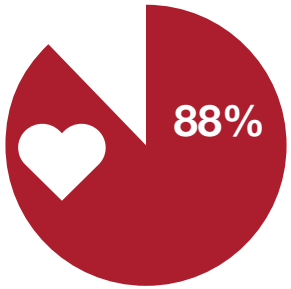
Working age



Full time or part
54% time employed
3% unemployed
11% self-employed



Educated to degree level or above



Good health or very good health

commute to work:

73% car

3% Train

6% bus

5% foot

Number of dwellings

Home ownership
86% Owner occupied
8% Social rented

Detached houses

Semi-detached

Flats

Terraced

Sources: National Records of Scotland (2017), Census (2011)

Policy 7.CF. Community facilities, green network and open space in Torrance and Baldernock will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

Page 121 sets out key community facilities, projects planned for development and the green network.

Community facilities in Torrance and Baldernock include: Caldwell Halls, schools, early years centre, dental practice, pharmacy, open spaces, sports pitches, churches and religious buildings.

The following projects are planned for development in the Torrance and Baldernock area:

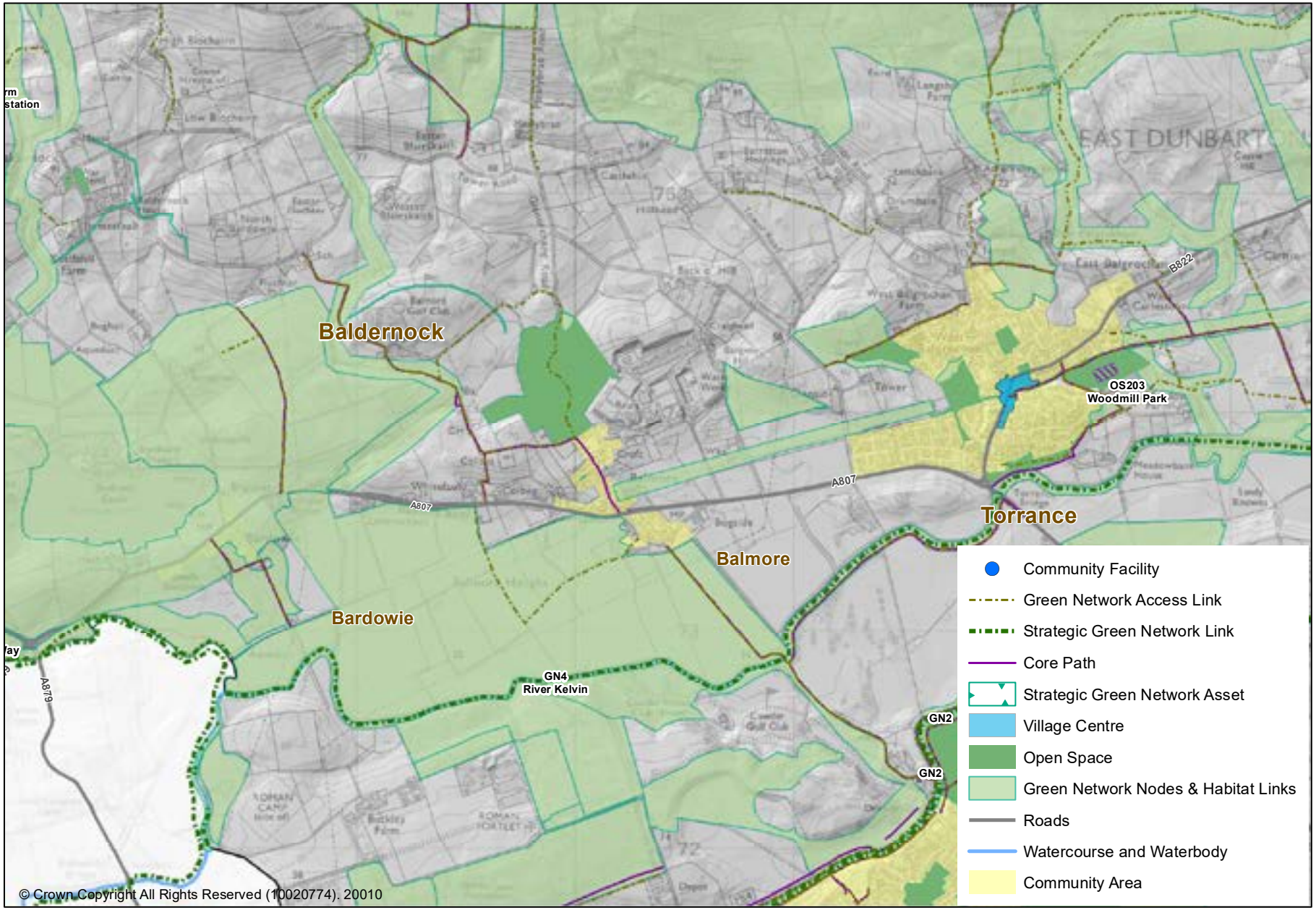
- Open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around the area incorporates nodes, access and habitat links including:

GN4 River Kelvin - strategic green network habitat link.

OS (various)
Open spaces, further information on eight sites is provided in the Open Space Strategy. They include OS203 Woodmill Park, a neighbourhood park and playing fields.
Local Nature Conservation Sites, see section 7.NE below.

Torrance and Baldernock - Community Facilities and Open Space

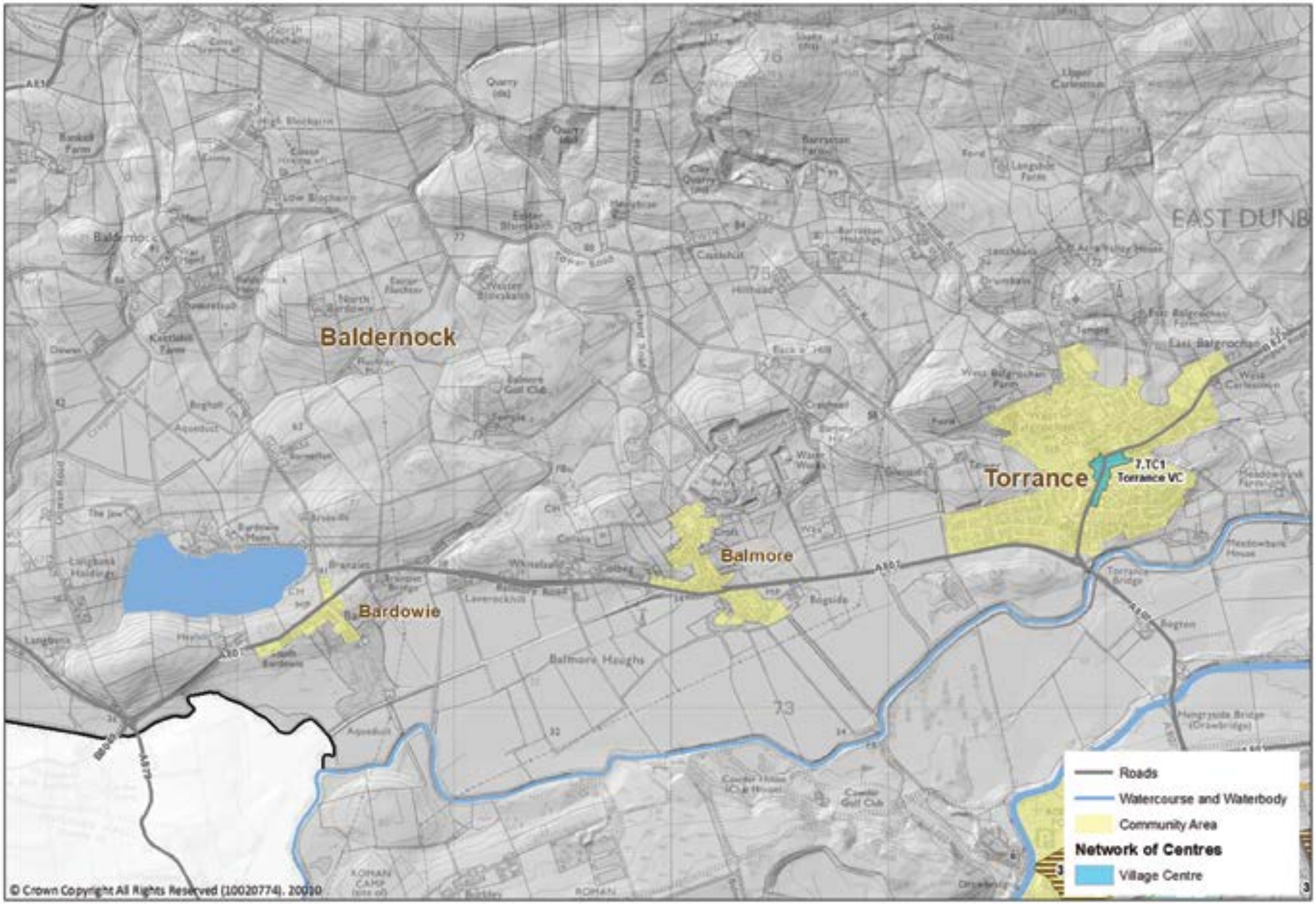


Policy 7.TC. Proposals likely to have a high footfall should be directed to the town centres and Torrance village centre before out-of-centre locations are considered. Applications for additional retail and non-retail floorspace, or changes of use, will be supported only where it can be demonstrated that there is a local need and the proposal is of an appropriate scale in relation to existing uses within the village. All development that is within or likely to affect the village centre of Torrance must contribute positively to the maintenance of its long term vitality, viability and environment. The community area of Torrance and Baldernock together provide a small range of essential goods in convenience shops, healthcare, education, community facilities and local services for residents. It is a largely self-regulating local centre, with relatively low vacancy rates.

Retail Capacity

The settlements of Torrance and Baldernock are part of the 'Northern Villages' convenience retailing catchment area (also including Lennoxtown and Milton of Campsie). In terms of comparison retailing, they are included within the 'Bishopbriggs, Kirkintilloch and Northern Villages' catchment area.

Torrance and Baldernock - Network of Centres, Regeneration and Business and Employment

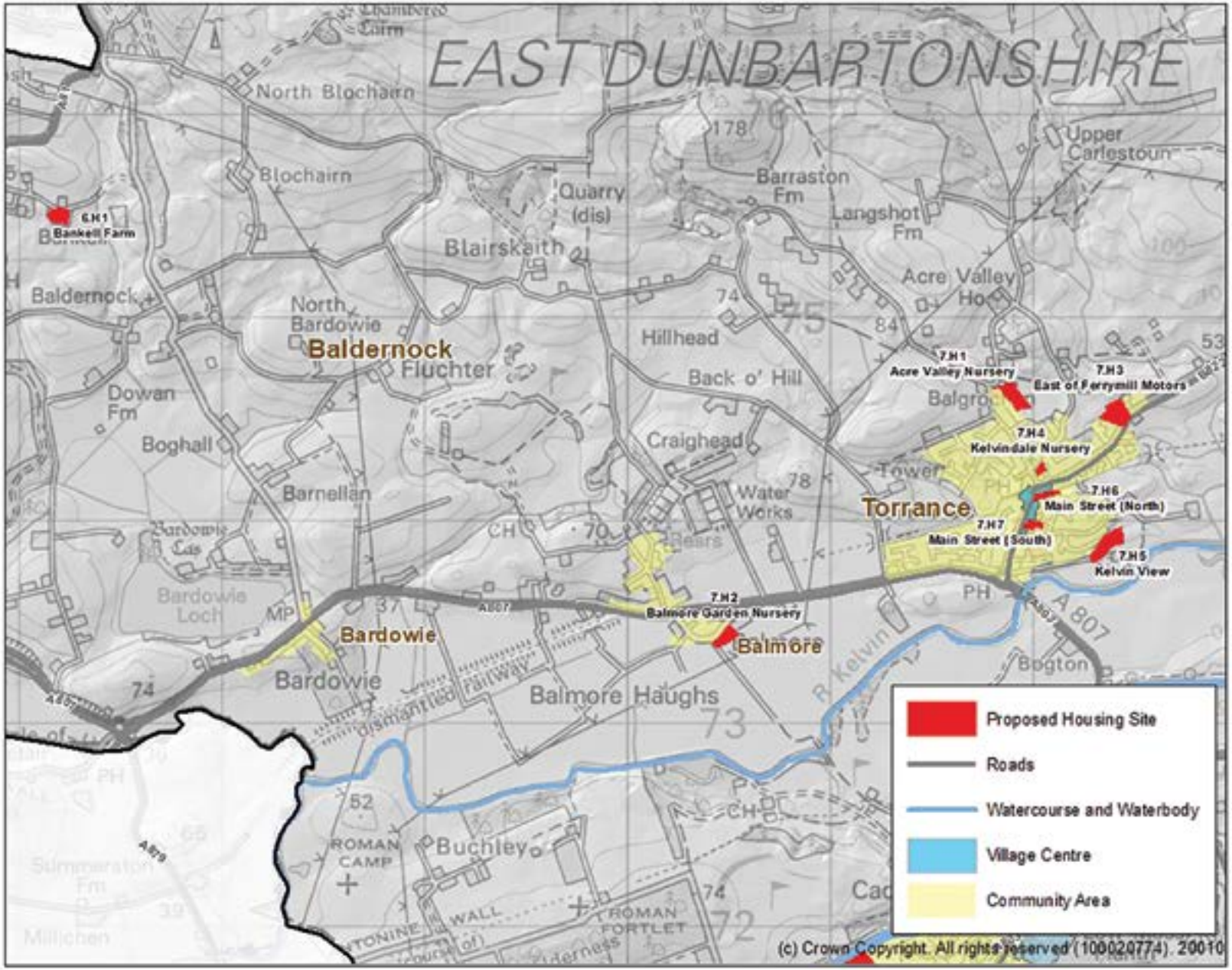


Policy 7.H. The following housing sites should be delivered in Torrance and Baldernock during the lifespan of the Plan. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
7.H1 Acre Valley Nursery	10	A. Flood risk assessment, in particular due to minor watercourse with potentially culverted sections on boundary. B. The restricted width of the site entrance should be addressed. C. Ensure provision of direct pedestrian and cycle access to existing core path and green network. D. Retention and enhancement of boundary trees/hedgerow.
7.H2 Balmore Garden Nursery	10	A. Meet the requirements of Policy 18 Water Environment and Flood Risk, flood risk assessment required and standard of flood protection should be confirmed. B. Ensure provision of direct pedestrian and cycle access to the west of the site to existing core path and green network and bus stops on A807 Balmore Road. C. Enhancement of core paths and connection from development site. D. Provide a landscaping framework, including enhancement of the boundary of the village and adjacent Local Nature Conservation Site and protection of the setting of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site. E. Noise Impact Assessment. F. Ground investigations.
7.H3 East of Ferrymill Motors	33	A. Landscape framework which retains and enhances boundary features including: a mature hedge, good quality trees and tree lines, and wetland area; for biodiversity interest. Onsite open space and play space required. B. Blocked right of way running through site should be reopened. C. Ensure provision of direct pedestrian access to existing footways and bus stops on B822 Campsie Road. D. Meet Flooding and Drainage Policy, in particular due to surface water flood risk. E. The applicant must demonstrate that any noise, odour and light impacts resulting from the operation of the adjacent business can be mitigated, to protect the amenity of the housing allocation. This should be established through relevant assessments including a noise impact assessment.. F. Ground investigations, due to current use as a parking area and adjacent industrial use. G. Archaeological evaluation required, due to prehistoric burial monument north of the site.

Housing Site	Indicative Capacity	Key Requirements
7.H4 Kelvindale Nursery	12	A. 100% affordable housing for older people. B. Designed to benefit from and enhance setting of adjacent garden, and reinforce street pattern. C. Ensure provision of direct pedestrian access at north east corner of the site for most direct route to Torrance village centre. D. Ensure provision of direct pedestrian access at north west corner of the site and to bus stop on School Road.
7.H5 Kelvin View	25	A. 100% Affordable Housing. B. Remains within green belt until developed. C. Protection and enhancement of adjacent core path, including provision of direct pedestrian and cycle access to it from the east and west of the development site. D. Follow Flooding and Drainage Policy, in particular as surface water flood risk on site. E. Retention of good quality grasslands with appropriate long term management put in place. Retention and enhancement of woodland and hedgerows. Ground investigation, in particular due to old infill. F. Protect the setting of the Antonine Wall World Heritage Site. Archaeological evaluation required, in particular due to former garden and undisturbed farmland on the site.
7.H6 Main Street (North)	19	Site under construction.
7.H7 Main Street (South)	5	A. 100% Affordable Housing. B. Retain existing mature trees and woodland as a setting for development and part of the local green network. C. Archaeological assessment, in particular due to occupation on the site from the late 18th century onwards. D. Possible noise impact assessment, due to adjacent business use. E. Meet the Flooding and Drainage Policy, in particular management of surface water. F. Ensure provision of direct pedestrian and cycle access to B822 Main Street.

Torrance and Baldernock - New Housing Development



Policy 7.BR. Urban brownfield sites in Torrance and Baldernock should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present there are no brownfield sites in this area.

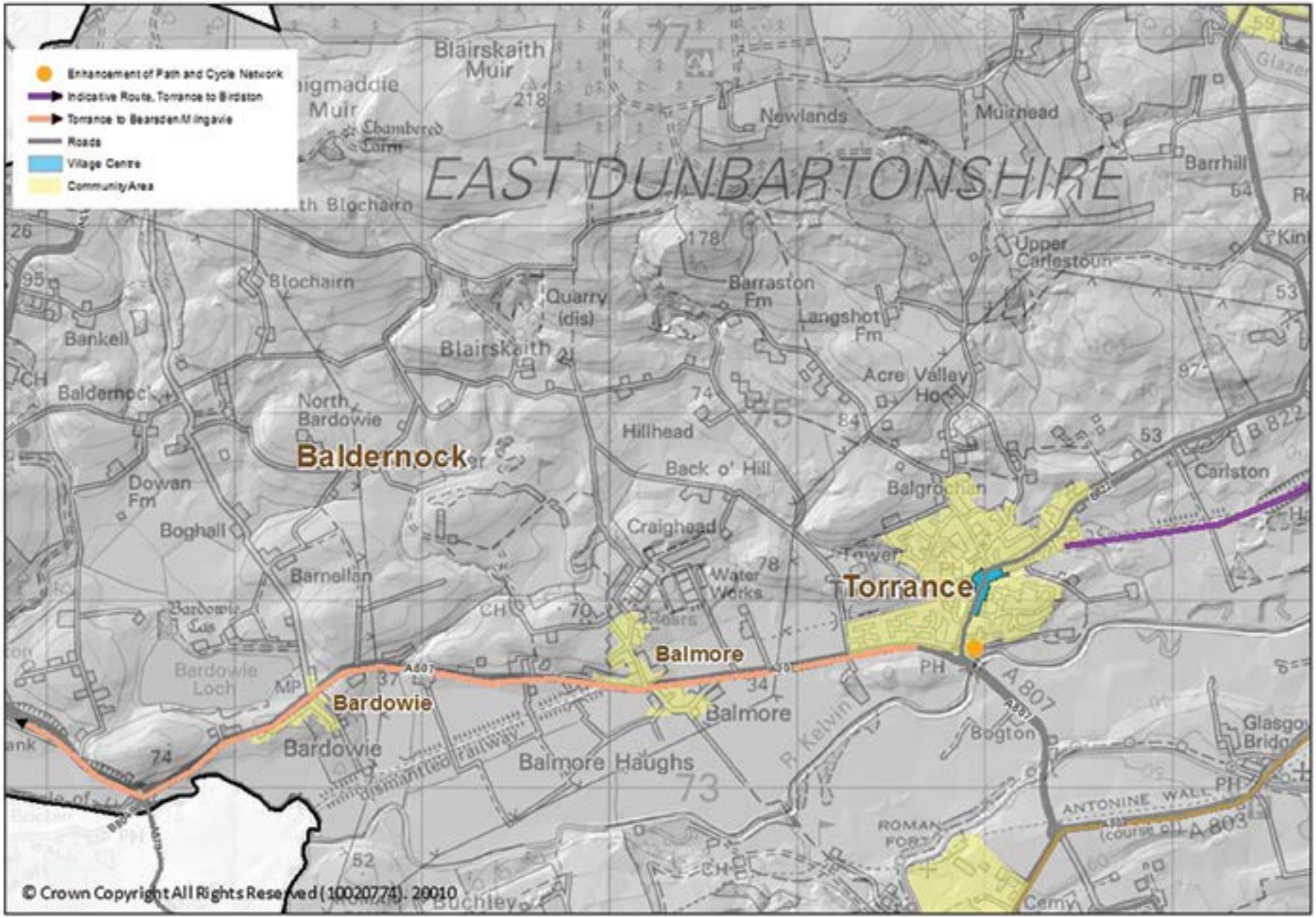
Policy 7.TR. All new development in Torrance and Baldernock should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out on Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy. New development in Torrance and Baldernock must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

- Feasibility of active travel route linking Torrance to Birdston via the River Kelvin railway path
- Feasibility of connecting active travel route from Torrance to Bearsden/ Milngavie.

These projects are illustrated on page 128.

Specific active travel and transport related key requirements for designated development sites are outlined under Policy 7.H.

Torrance and Baldernock - Transport Network



Policy 7.NE. The natural environment in and around Torrance and Baldernock should be protected, enhanced or managed by development.

The natural environment features and designations in and around the villages (also shown on page 130) include:

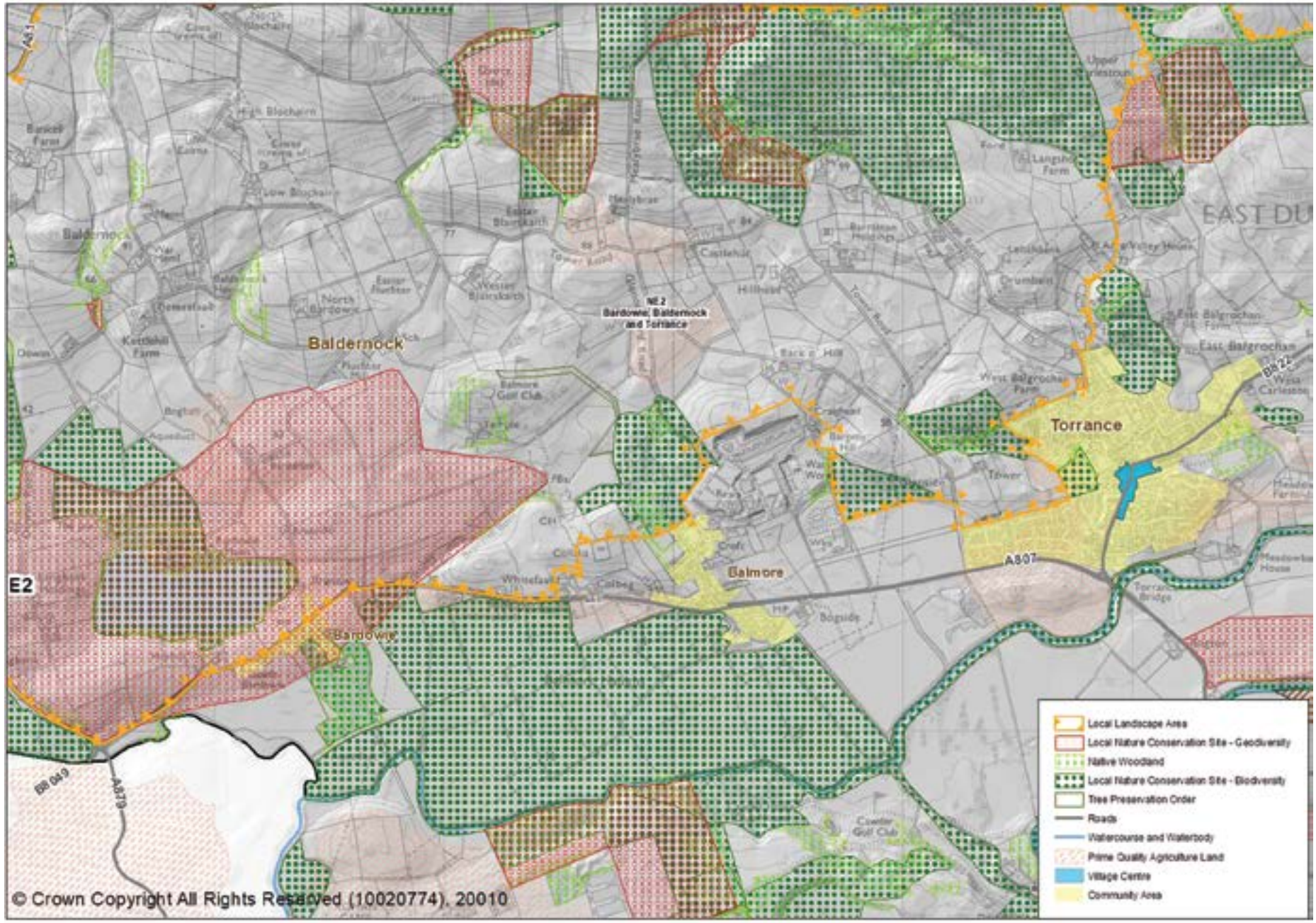
NE2 Bardowie, Baldernock and Torrance Local Landscape Area
NE (various) Local Nature Conservation Sites (18 biological and nine geological)

- The drumlin foothills and broad valley lowland landscape character types
- Native woodland
- Peat and carbon rich soils
- Prime quality agricultural land
- The green network, see also section B above.

The Supplementary/Planning Guidance section Natural Environment contains further site specific details for these natural environment features and designated sites.

NE2 Bardowie, Baldernock and Torrance Local Landscape Area
The special landscape qualities of the Bardowie, Baldernock and Torrance area that justify its selection are the unique drumlin landform, variety of views, a high standard of land management and recreational opportunities.

Torrance and Baldernock - Natural Environment



Policy 7.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in Torrance and Baldernock. The area includes historic environment designations shown on page 132 including:

International/Nationally Important Sites at:
HE1 The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zone.

The Scheduled Monuments of:
SM1749 Craigmaddie fort and castle
SM2190 Kettlehill Dun
SM2539 High Blochairn, Cairn.

Listed Buildings including: One Category A listed, seven B-listed and two C-listed. The category B listed Baldernock Parish Church and Graveyard (LB5725) is a historic graveyard.

Conservation Areas at:
CA254 Baldernock
CA253 Bardowie.

Townscape Protection Areas at:
HE33 Craigmaddie Road and Flutcher Road, Boghall and Barnellan
HE34 Dowan Farm, Hillend Farm and land surrounding Baldernock conservation area
HE48 South Bardowie Farm eastwards
HE51 Langbank Farm & Langbank Holdings.

Locally Important Gardens and Designed Landscapes at:
HE6 Bardowie Castle
HE10 Craigmaddie House
HE14 Glenorchard House.

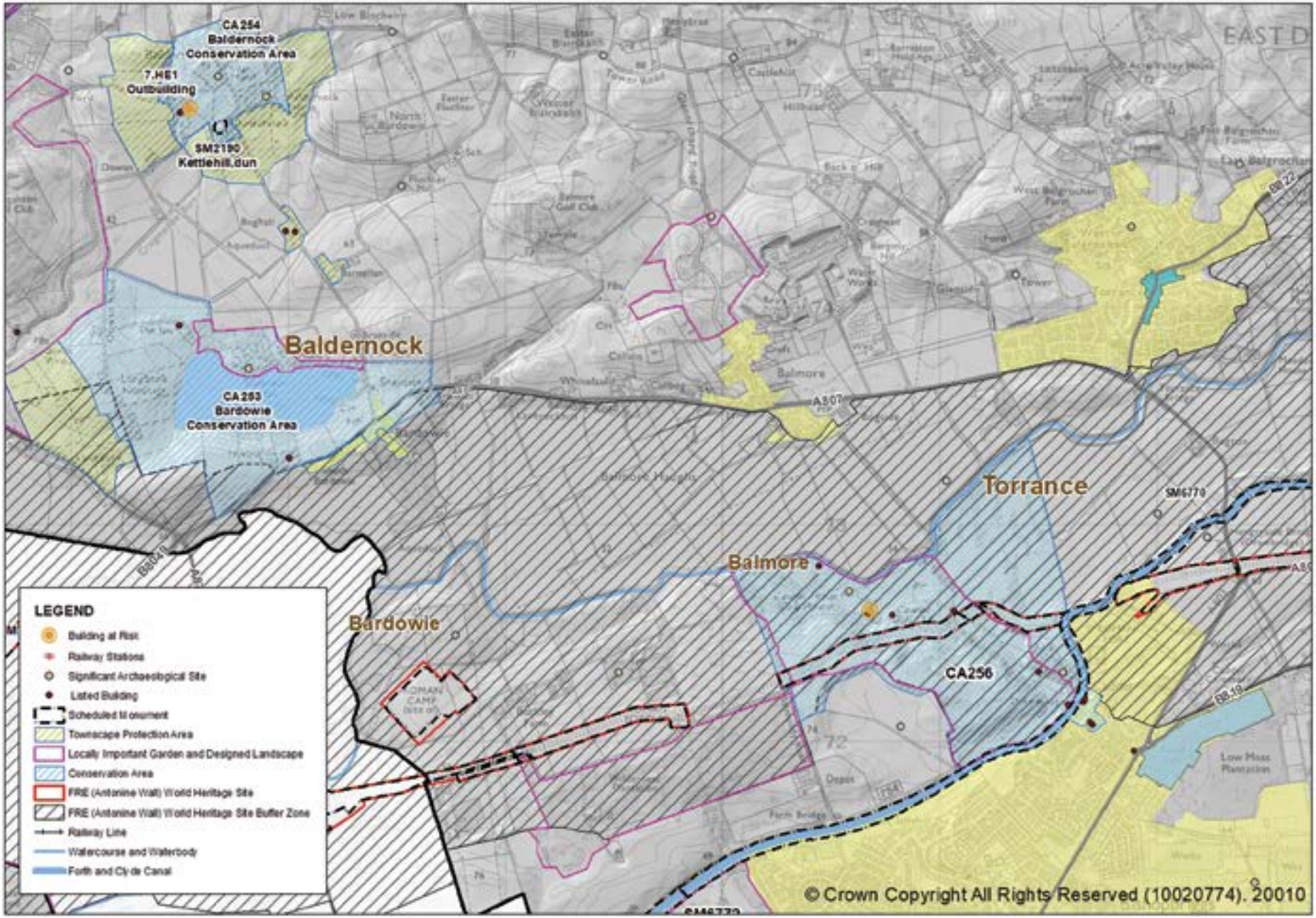
Other significant archaeological sites, including the Auld Wives' Lifts

There is one entry in the Buildings at Risk Register for Scotland for Baldernock, as detailed below:

7.HE1 An outbuilding near Baldernock Mill, in the Baldernock Conservation Area and green belt, identified as being in poor condition and moderate category of risk. This outbuilding is an opportunity for a use which is an exception for development in the green belt and/or residential development, which enables the conservation of the building, in line with Policy 1 East Dunbartonshire Development Strategy and Policy 19 Historic Environment.

The Supplementary/Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Conservation Area/Townscape Area Appraisals and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.

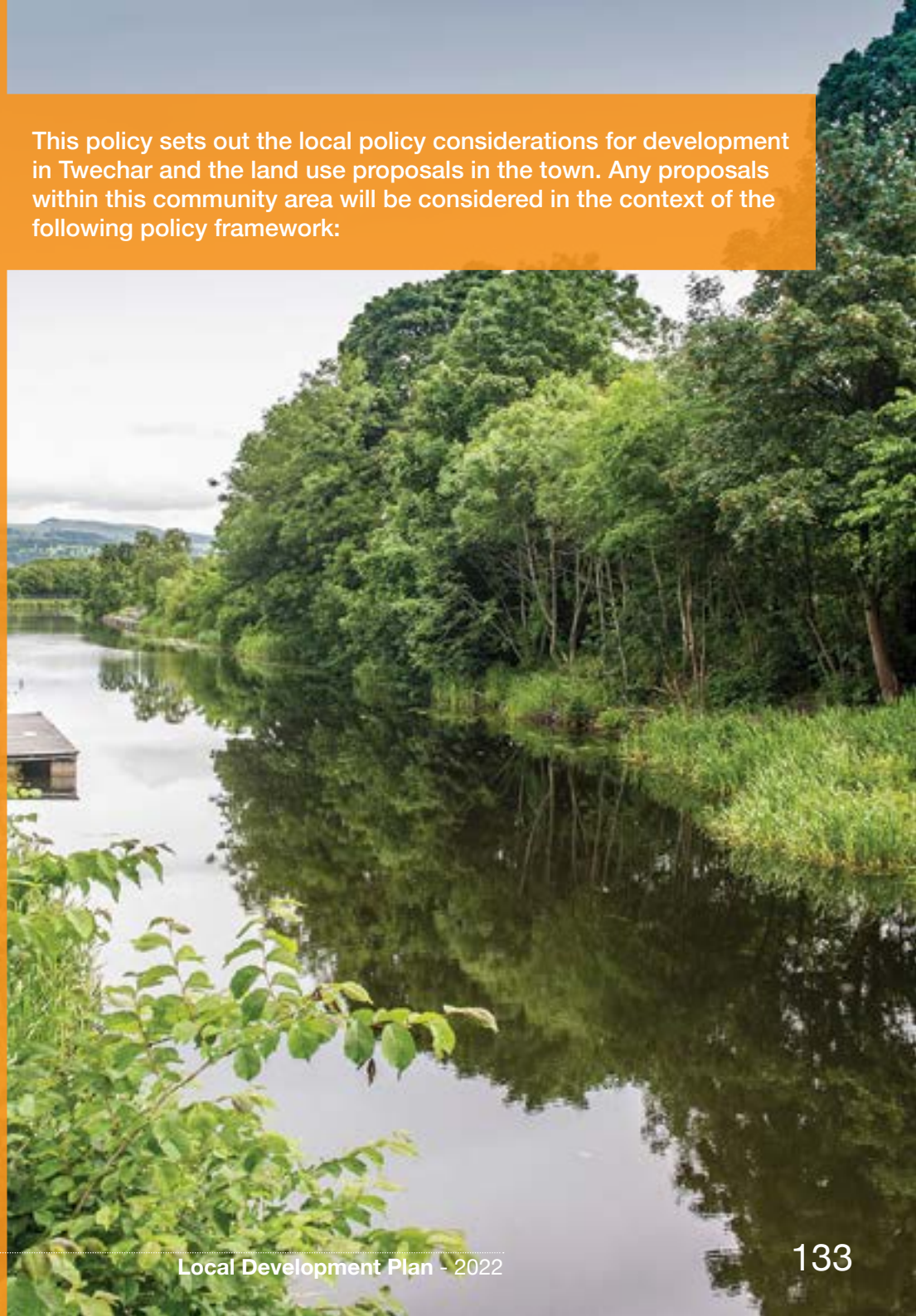
Torrance and Baldernock - Historic Environment



Policy 8. Twechar

This policy sets out the local policy considerations for development in Twechar and the land use proposals in the town. Any proposals within this community area will be considered in the context of the following policy framework:

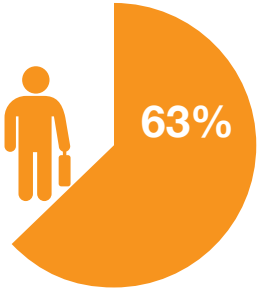
Twechar has a strong identity as a former mining village with a countryside setting on the edge of the Kelvin Valley. It is connected to Kirkintilloch and Kilsyth by the B8023 and Cumbernauld and Croy Rail Station by the B8048. Two distinctive features of the village are the wooded Bar Hill to the east, which has a fort on the Antonine Wall World Heritage Site, and the 1.GN2 Forth and Clyde Canal that passes to the north of the village. Twechar has a small village centre with public buildings and a park, pleasant residential neighbourhoods within walking distance, with good social housing provision, and business areas. A Place Plan was prepared for the village in 2019. The plan objectives in Policy 1. The East Dunbartonshire Development Strategy and requirements in Policy 10. Design and Placemaking require development in Twechar to take a design-led approach and protect and enhance the land use assets which contribute to its sense of place.



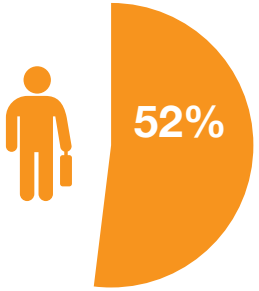
Twechar

Who lives in Twechar?

Total population

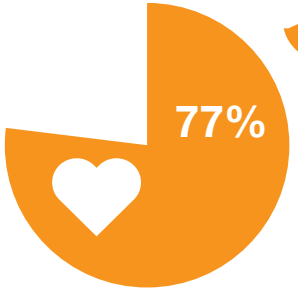


Working age



52% Full time or part time employed
7% unemployed
6% self-employed

Educated to degree level or above



Good health or very good health

commute to work:

68% car

2% Train

11% bus

9% foot

Number of dwellings

Home ownership
43% Owner occupied
53% Social rented

Detached houses

Semi-detached

Flats

Terraced

Sources: National Records of Scotland (2017), Census (2011)

Policy 8.P. Development will implement the priorities and actions identified in Twechar Place Plan 2018 – 2023. This Place Plan provides a basis for regeneration of the area and a shared action plan for the community.

The Twechar Place Plan is based upon the Twechar Community Action Plan 2017 – 2022 which was prepared by the community in partnership with the Coalfields Regeneration Trust. The Community Action Plan identifies four themes and priorities for action:

1. Community Activities and Facilities
2. Environment
3. Public Services
4. Tourism and Economy.

Development will support the following land use projects that are included in the Twechar Place Plan:

A. Enhance core paths in Twechar Public Park, better connecting residents to the primary school and Healthy Living Centre.
B. Upgrade active travel access between Twechar and Kirkintilloch to create a circular route and generally improved access.
C. Improvements to woodland, biodiversity and meadow planting in the northern section of Twechar Public Park.
D. Improvements to the appearance of the village entrances including heritage landmarks and information signage.
E. Creation of a heritage centre to increase tourism to the village.
F. Attract small businesses and jobs to the village and investigate potential for small business units in Barrhill.
G. Options and development for a tourism and training centre at the canalside.

Policy 8.CF. Community facilities, green network and open space in Twechar will be enhanced through development and Council-led projects and protected from any loss or reduction in facilities, in accordance with Policies 13 Community Facilities and Open Space and 24 Developer Contributions.

Page 137 sets out key community facilities, projects planned for development and the green network.

Community facilities in Twechar include: The Healthy Living and Enterprise Centre, school, early years centre, pharmacy, open spaces, sports pitches, churches and religious buildings.

The following projects are planned for development in the Twechar area:

8.CF1 Continued enhancement of Twechar Healthy Living and Enterprise Centre
8.CF2 Twechar Canalside Community Recreation and Training Facility
8.CF3 Protect and develop space for community food growing within Twechar

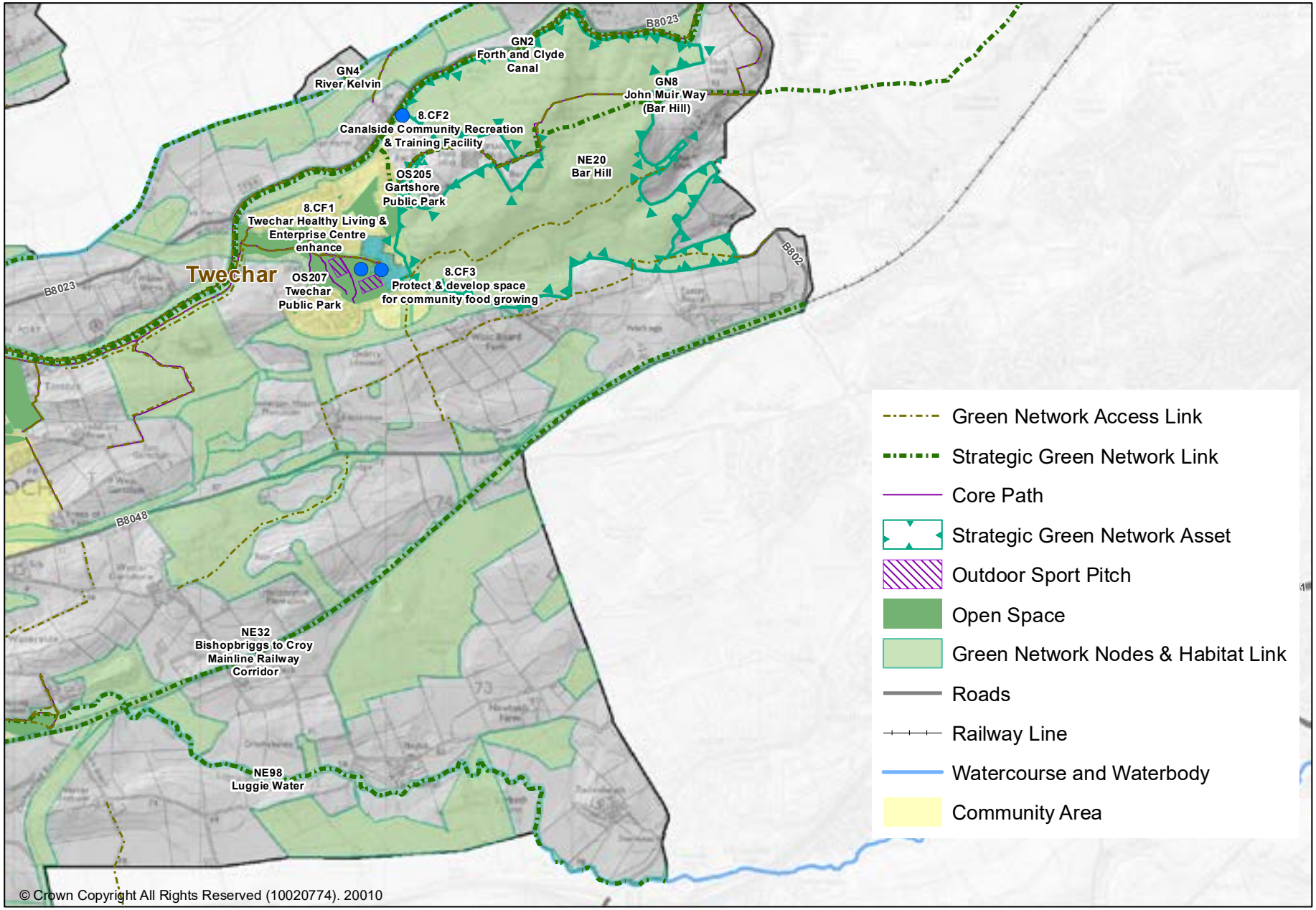
Other open space improvements and enhancements identified as priorities in the Open Space Strategy.

The Green Network in and around Twechar incorporates nodes, access and habitat links including:

GN2 Forth and Clyde Canal - strategic green network access and habitat link
GN4 River Kelvin - strategic green network habitat link
GN8 John Muir Way (Bar Hill) - strategic green network access link
NE20 Bar Hill – strategic green network asset
NE32 Bishopbriggs to Croy Mainline Railway Corridor - strategic green network habitat link
NE98 Luggie Water - strategic green network habitat link.

OS (various) Open spaces, further information on five sites is provided in the Open Space Strategy, they include OS205 Gartshore Public Park and OS207 Twechar Public Parks, neighbourhood parks and/or playing fields.
Local Nature Conservation Sites, see section 8.NE below.

Twechar - Community Facilities and Open Space



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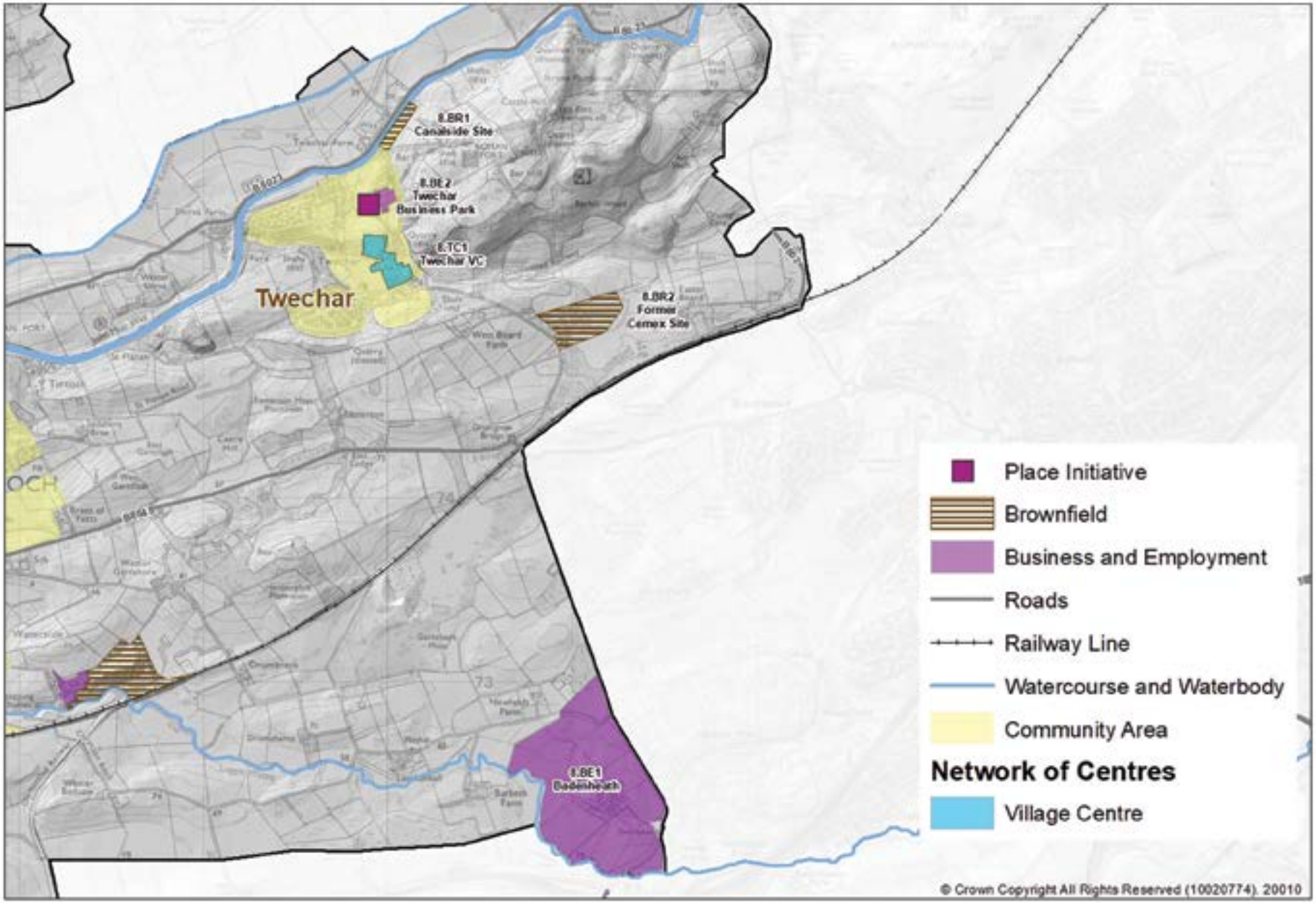
Policy 8.TC. Proposals likely to have a high footfall should be directed to town centres or Twechar village centre before out-of-centre locations are considered. Applications for additional retail and non-retail floorspace, or changes of use, will be supported only where it can be demonstrated that there is a local need and the proposal is of an appropriate scale in relation to existing uses within the village. All development that is within or likely to affect the village centre of Twechar must contribute positively to the maintenance of its long term vitality, viability and environment. The village of Twechar has a local retail function and is largely reliant on nearby towns for its local convenience and comparison retail trade. It is not a traditional town centre, with the Healthy Living and Community Centre, adjacent to Twechar Primary School, the focal point of the village and local community. The Centre provides a range of community uses including healthcare, meeting and event space, sports facilities and a café.

Retail Capacity

Twechar is part of the Kirkintilloch catchment for convenience retailing. In terms of comparison retailing, Twechar is part of the Bishopbriggs, Kirkintilloch and Northern Villages catchment.

Twechar - Network of Centres, Regeneration and Business and Employment



Policy 8.BE. Twechar has two business and employment sites, one of which provides opportunities for business growth. The following sets out the current uses of each site and any development opportunities. Development proposals that protect or contribute positively towards these sites will be supported.

8.BE1 Badenheath
Badenheath is a large, undeveloped greenfield site at the south-eastern border of the local authority area, 2.6 miles from Twechar.

Development opportunity: The site is well-located for access to the motorway and is allocated as a warehousin and logistics development opportunity. Key requirements for the site include:

- Meet flood risk and drainage policy and flood risk assessment, in particular due to adjacent Luggie Water, a protect/enhance watercourse morphology. Establish viability of connecting to sewer to ensure capacity is n an issue.
- Protect and enhance the Luggie Water and other nearby Local Nature Conservation Sites. Preliminary Ecological Appraisal, Protected Species Surveys and mitigation plan required.
- Landscaping Plan to address: robust landscape framework with high quality functional open space; screen from the motorway; green network opportunity to enhance Luggie Water and wetland habitat; retaining and enhancing existing mature trees/ hedges that contribute to landscape character.
- To protect and conserve the setting and site of Mollins Roman Fort Scheduled Monument to south and archaeological evaluation.
- Create active travel and recreational access links.
- Ground investigation, in particular due to size of site and agricultural buildings.
- Noise impact assessment, in particular due to adjacent business and motorway.

8.BE2 Twechar Business Park
An active business site with manufacturing and wholesaling businesses.

Development opportunity: Fully occupied

Policy 8.T. New tourism development will be encouraged in Twechar, in line with Policy 16 – Tourism. The Council will support proposals which aim to create, protect and enhance destination clusters around East Dunbartonshire's key tourism assets. In Twechar, tourism development should be focused on:

WH1 Frontiers of the Roman Empire Antonine Wall World Heritage site
Development which avoids adverse impacts on, protects and enhances the Antonine Wall in Twechar by: allowing visitors to learn about and experience its history; making sites on the Wall more accessible by providing nearby visitor accommodation, shelter, refreshments or toilet facilities; or improving connectivity between the Wall and Twechar village centre (either in terms of a physical connection via active travel routes, or a thematic connection promoting the Wall); assisting the implementation of the Twechar Place Plan and increasing footfall. The sites in Twechar are:

- Barr Hill Fort. Barr Hill fort is accessible from the B8023 Kirkintilloch to Kilsyth road, signposted from the village main street. It is the highest of all the Antonine Wall forts and there are visible remains of the fort platform, east gate, headquarters building (principia) and bath-house.
- Twechar Camp. To the east of Twechar, in an open field between the church, healthy living and enterprise centre, and the houses on Turnyhill Road, lies the site of a Roman temporary camp. The camp is sometimes visible on aerial photographs but there are no visible remains on the ground today.

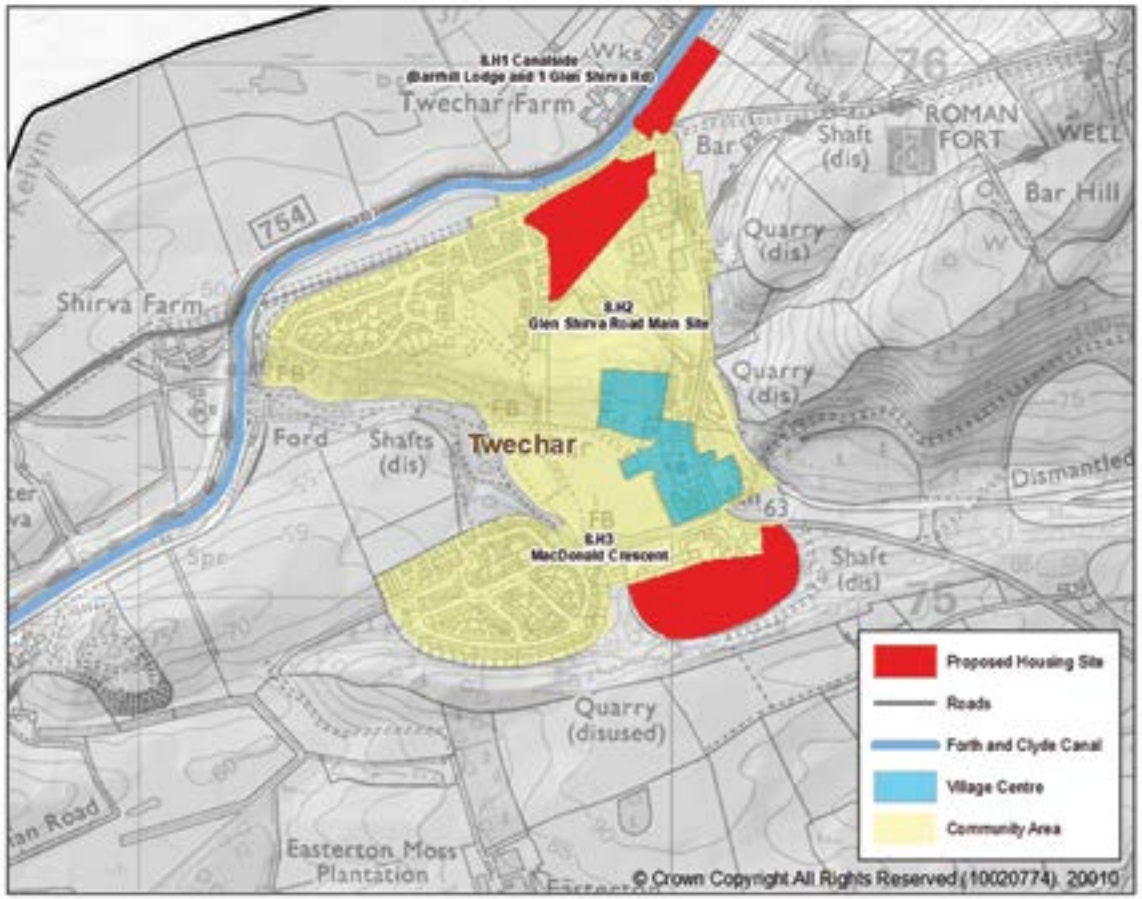
GN2 Forth and Clyde Canal
Leisure developments which increase use of the Canal and towpaths, and promote, protect or enhance the Canal's historic and natural heritage, and the attractiveness of the canalside, or assist the implementation of the Twechar Place Plan are encouraged. This includes any relevant proposals that promote the John Muir Way long distance route, which runs through this community area via the Canal towpath and onwards via Bar Hill Fort. The Council will also be supportive of proposals for visitor accommodation on or near the Canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland where required.

Policy 8.H. The following housing sites should be delivered in Twechar. Planning applications must demonstrate how the site-specific key requirements for each site have been addressed. These are set out in the following table. This is in addition to the general requirements set out in other policies and supplementary guidance. The noted capacity for each site is indicative only and the appropriate number of homes will be determined at the planning application stage. Further information may be required during the planning application stage, together with consultations depending on the type of proposal and site specifics, see Appendix 1 - Glossary of Terms, entries on: Consultation, for Planning Application Stage; and Further Information, for Planning Application Stage.

Housing Site	Indicative Capacity	Key Requirements
8.H1 Canalside (Barrhill Lodge and 1 Glen Shirva Road)	26	A. Masterplan for site, considering wider Forth and Clyde Canal corridor –including provision of direct pedestrian and cycle access to National Cycle Route 754, existing slipway and community recreation and training facility, and wider Village Masterplan and Place Plan. B. Ensure provision of direct pedestrian access to bus stops on Main Street. C. Avoid adverse impact on and protect the Antonine Wall World Heritage Site, the Canal Scheduled Monument and their setting, including any views from the towpath and Bar Hill, and mitigate potential adverse impact. D. Protect and enhance the Local Nature Conservation Site of the Canal and provide habitat buffer to the LNCS. E. Landscaping plan which includes: enhance landscaping and habitat along the canal, area for development set back from canal, landscaping in south-east and north-east providing green belt boundary. F. Meet Flooding and Drainage Policy, including flood risk from canal and surface water.
8.H2 Glen Shirva Road Main Site	29	A. Appropriate integration with Village Masterplan and Place Plan. B. Protect and enhance the setting of Frontiers of the Roman Empire World Heritage Site (Antonine Wall), including the Twechar temporary Roman camp to the south and the Scheduled Monument of the Forth and Clyde Canal to the north. C. Meet Flooding and Drainage Policy, including flood risk from the canal. D. Ensure habitat creation (grassland, woodland wetland) as part of layout design and landscaping plan. E. Evaluate and retain mature trees/woodland of value. F. Ensure protection and enhancement of existing path network on the development site. G. Ensure provision of direct pedestrian access to bus stops on Main Street and Glen Shirva Road. H. Provision of improved pedestrian and cycle connection to surrounding areas including village centre. I. Replacement children's play park, overlooked by new development. J. Ground investigations, due to former mining and transport uses. K. Noise impact assessment, in particular due to local music and industrial sites.

Housing Site	Indicative Capacity	Key Requirements
8.H3 MacDonald Crescent	92	A. Appropriate integration with Village Masterplan and Place Plan. B. Protect adjacent woodland, create habitat (broadleaved woodland and wetland habitat mosaic) and countryside access links. Habitat buffer required to the adjacent LNCS. C. Ensure provision of direct pedestrian access to bus stops on McDonald Crescent and Main Street. D. Provision of improved bus waiting facilities on McDonald Crescent and Main Street including provision of Real Time Passenger Information units. E. Possible opportunity for core path enhancement through development. F. Ground investigations, due to former mine workings.

Twechar - New Housing Development



Policy 8.BR. Urban brownfield sites in Twechar should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy. Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development. At present there are two brownfield sites in this area:

Site Name	Required Site Use	Key requirements	Ownership	Area (ha)
8.BR1 Canal Side Site	Housing and use which is a green belt exception, in particular community recreation and training facility.	See Policy 8.H1	Private	1.56
8.BR2 Former Cemex Site	Mineral working/waste management and use which is a green belt exception in line with Policy 1, in particular recreation and biodiversity/ green network.	A. Ground investigations due to former quarry use. B. Flood risk assessment and meet flooding and drainage policy due to adjacent Board Burn and surface water. C. Site waste management plan. D. Preliminary ecological and species surveys. E. Biodiversity and green network enhancement. Opportunities for grassland, wetland and woodland. F. Pathway links to adjacent core paths. G. Noise impact assessment. H. Restoration and aftercare management plan.	Private	7.63

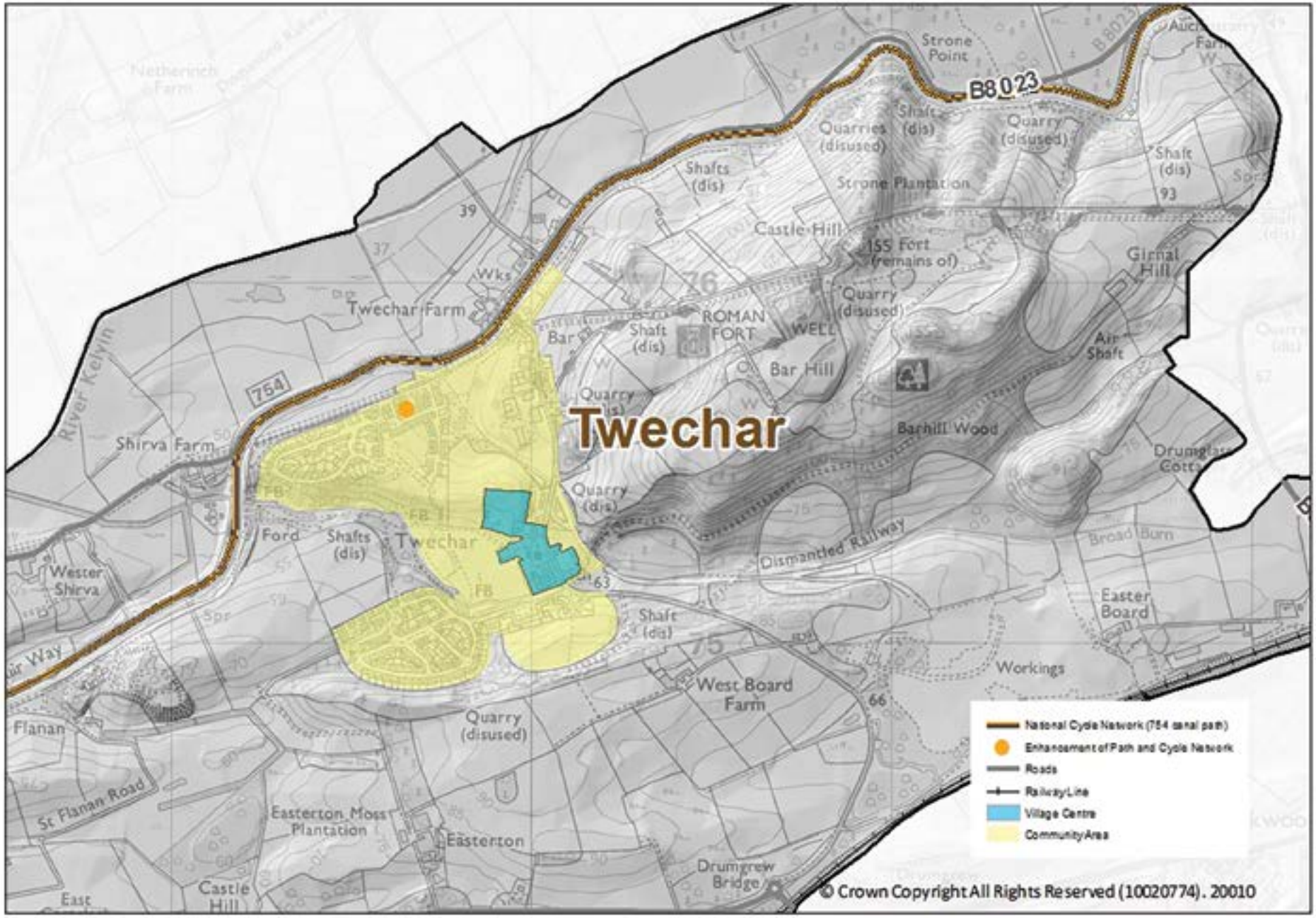
Policy 8.TR. All new development in Twechar should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out in Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy and Active Travel Strategy. New development in Twechar must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network. This includes delivery of the following projects through new development including through Policy 24 Developer Contributions:

Twechar towpaths and crossing improvements, subject to scheduled monument consent from Historic Environment Scotland as required.

These projects are illustrated in on page 146.

Specific active travel and transport related key requirements for designated development sites are outlined under Policy 8.H.

Twechar - Transport Network



Policy 8.NE. The natural environment in and around Twechar should be protected, enhanced or managed by development.

The natural environment features and designations in and around the village (also shown on page 148) includes:

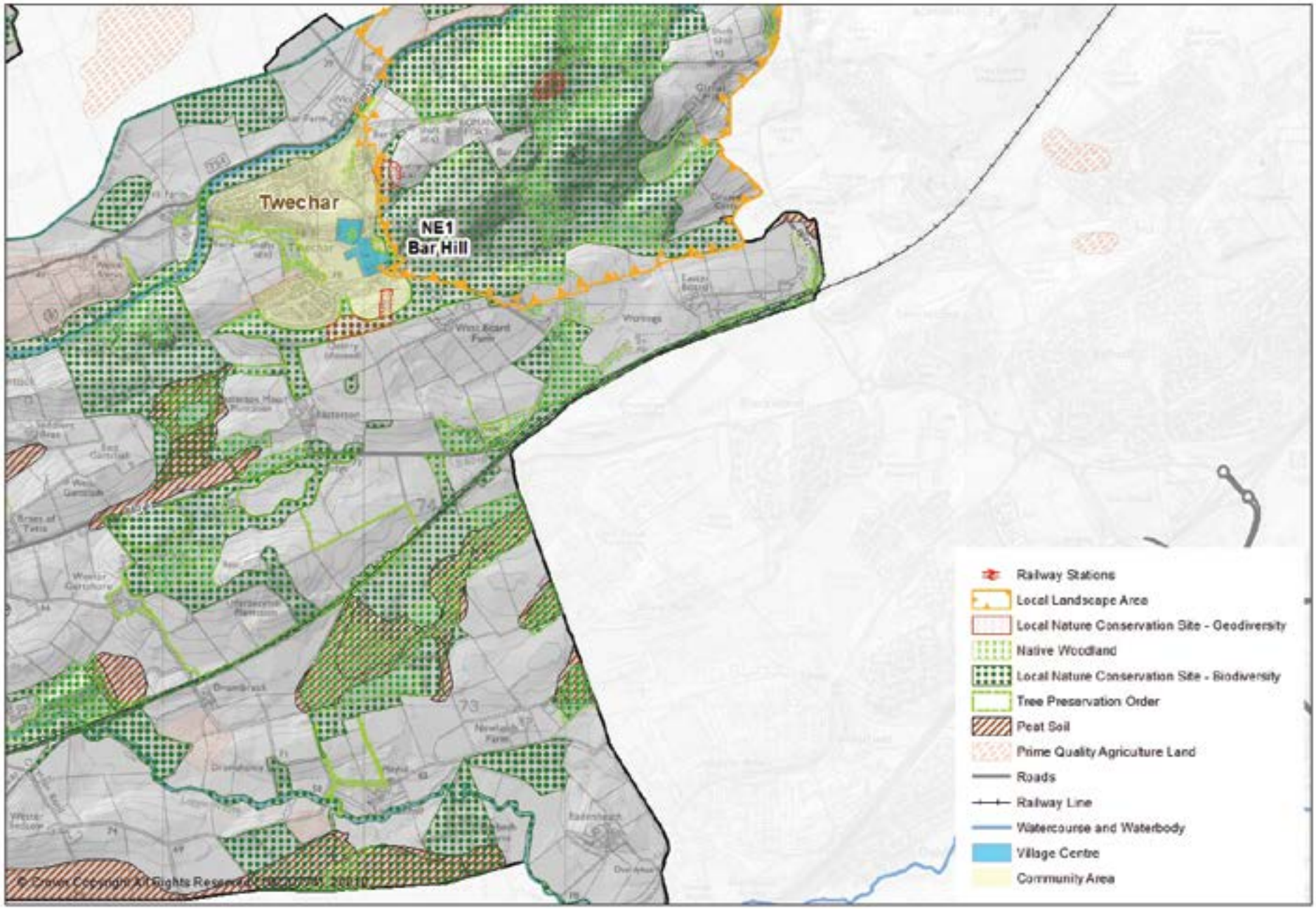
NE1	Bar Hill Local Landscape Area
NE (various)	Local Nature Conservation Sites (10 Biological and three Geological)

- The rolling farmland and broad valley lowland landscape character types
- Native woodland
- Peat and carbon rich soils
- Prime quality agricultural land
- The green network, see also section C above.

The Supplementary/Planning Guidance section on Natural Environment contains further site specific details for these natural environment features and designated sites.

NE1 Bar Hill Local Landscape Area
The special landscape qualities of Bar Hill that justify its selection are its distinctive rounded landform, dramatic views and a diverse range of landscape and historical features.

Twechar - Natural Environment



Policy 8.HE. Development should preserve and enhance the character, cultural significance and setting of the historic environment in and around Twechar. The area includes historic environment designations shown in on page 150 including:

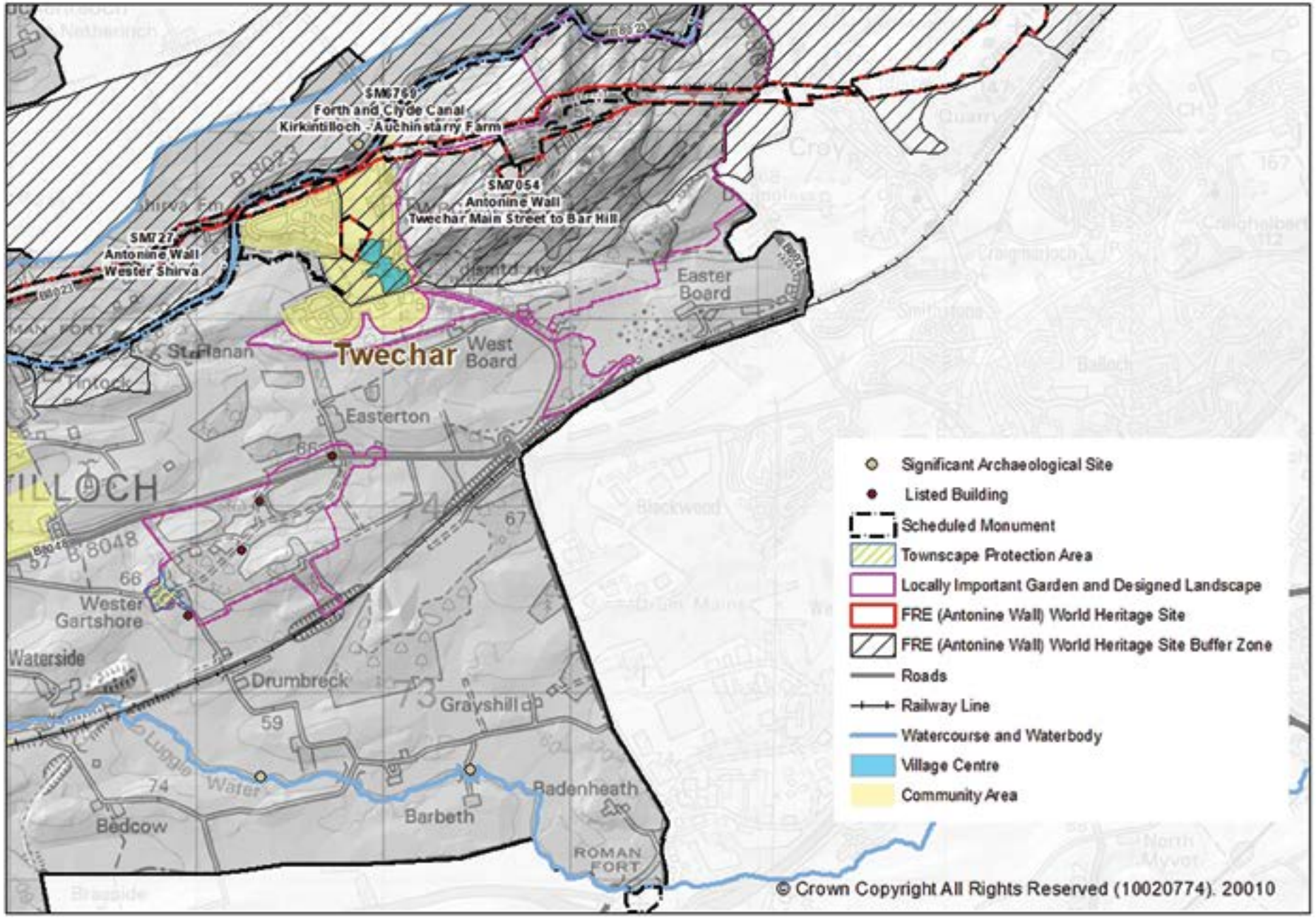
WH1 The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 its buffer zone and SM (various) Scheduled Monuments Related to the Antonine Wall (various)

The Scheduled Monuments of:
SM6769 The Forth and Clyde Canal (Kirkintilloch to Twechar section). The ruined Shirva Stables are part of this Scheduled Monument, west of Twechar.

The Locally Important Garden and Designed Landscape at:
HE5 Bar Hill.

Other significant archaeological sites.
The Supplementary/Planning Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and East Dunbartonshire Survey of Gardens and Designed Landscapes provide further information on the special qualities and values of these designations and/or detailed policy.

Twechar - Historic Environment



Subject Policies

Policy 9. Climate Change, Sustainability and Energy Infrastructure

The LDP 2 development strategy, as set out in Policy 1, is underpinned by a commitment to contributing to national climate change targets and objectives and to promoting sustainability in the wider sense. This commitment sits at the heart of the local development plan process and will inform decisions on all development proposals. New development proposals will therefore be expected to demonstrate how climate change mitigation, climate change adaptation and wider sustainability have been considered as part of the design process.

Applicants must include a Sustainability and Energy Statement (SES), providing detailed information on how the proposal minimises carbon emissions, is resilient to the potential effects of climate change and addresses other key sustainability requirements. The key requirements for all new developments are set out in the Sustainability & Energy Statement (SES) form and accompanying guidance. The SES form, which must be submitted with all proposals for new development (other than the excepted categories detailed below), includes a series of essential and desirable criteria. All essential criteria must be met otherwise planning permission may not be granted. Applicants are strongly encouraged to meet as many desirable criteria as possible. The following sections provide further details of these requirements.

Climate Change Mitigation

The Climate Change (Scotland) Act 2009 places a duty on all public bodies to contribute to climate change mitigation and climate change adaptation, and to promote sustainability. The 2009 Act was amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 which sets ambitious new targets to reduce Scotland's emissions of greenhouse gases to net zero by 2045 at the latest, with interim reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040. Achieving these targets, which are based on advice from the independent Committee on Climate Change, is essential to ensure that the UK meets its pledge to reduce its emissions under the Paris Climate Agreement and to play our part in avoiding catastrophic climate change.

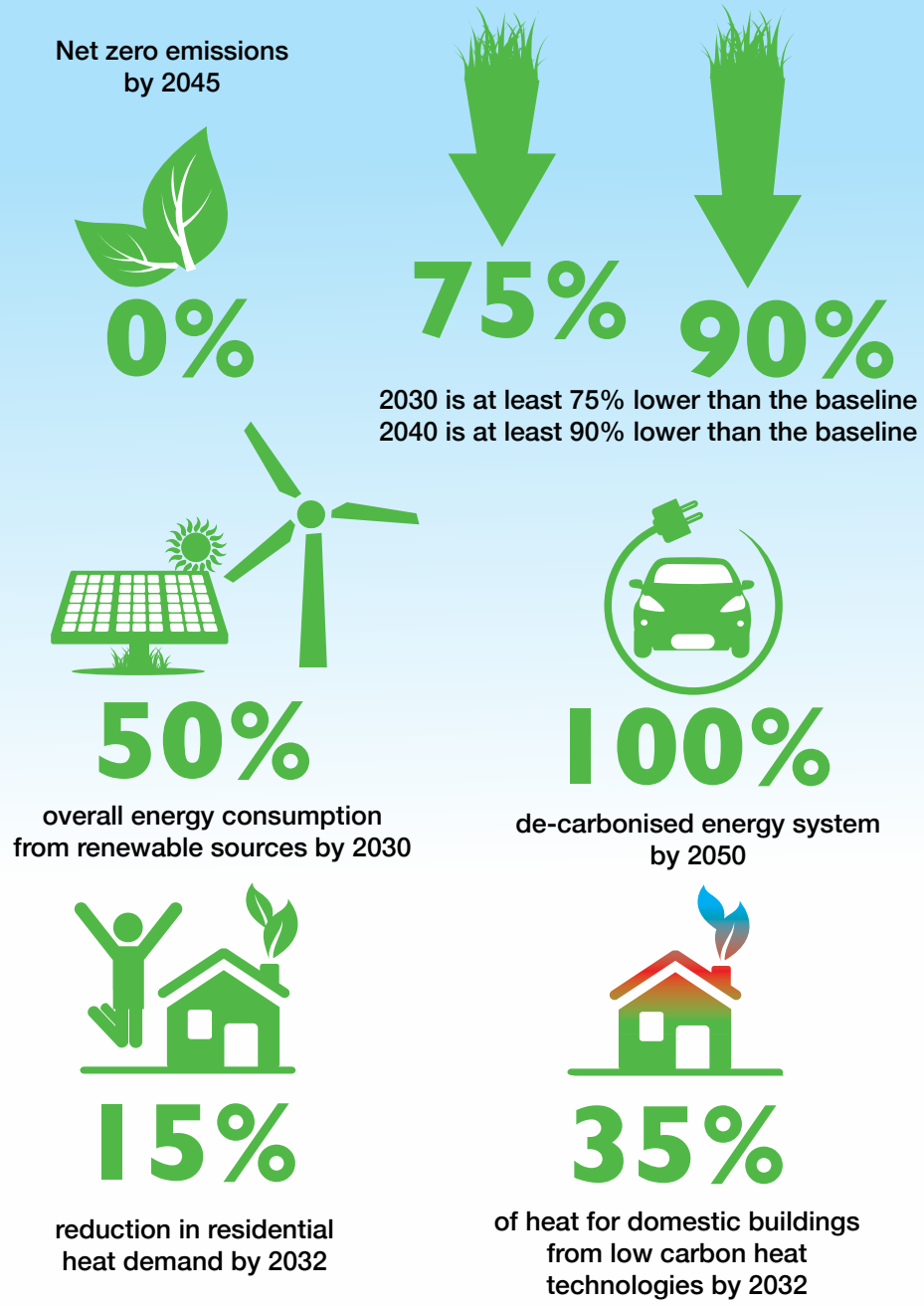
A. All new developments must be designed in such a way that they minimise carbon emissions in accordance with the energy hierarchy below:

1) **Reduce the demand for energy:** The first stage in the energy hierarchy focuses on minimising the need for energy in the first place. This can be achieved through choice of location, orientation, shading and layout. Reducing travel demand has a significant role to play in reducing emissions including the use of home/community working.

2) **Maximise the energy efficiency of buildings:** A 'fabric first' approach should be adopted through the use of sustainable design techniques and materials. This includes high quality insulation, thermal performance, airtightness and efficient ventilation.

3) **Energy generation from renewable or low carbon sources:** Once the maximum viable energy efficiency has been achieved through the 'fabric first' approach, the role of 'low and zero carbon generating technologies' to further reduce carbon emissions should be considered. Section 3F of the Town & Country Planning (Scotland) Act 1997 promotes the installation and operation of low and zero carbon generating technologies (LZCGT) in new development. All qualifying new buildings must therefore demonstrate that, in addition to meeting the relevant standard identified in (2) above, proposals must meet at least 20% of the carbon dioxide (CO^2) emissions reduction standard through the installation and operation of LZCGT, rising to 25% by 2025. Where the proposal includes a listed building or is within a conservation area, the use of LZCGT must be balanced against the need to protect the integrity of the relevant designation. Guidance on the principles that should be applied in such circumstances can be found in Historic Environment Scotland's 'Managing Change in the Historic Environment' series document on Micro-Renewables.

Source: Scottish Government, 2020

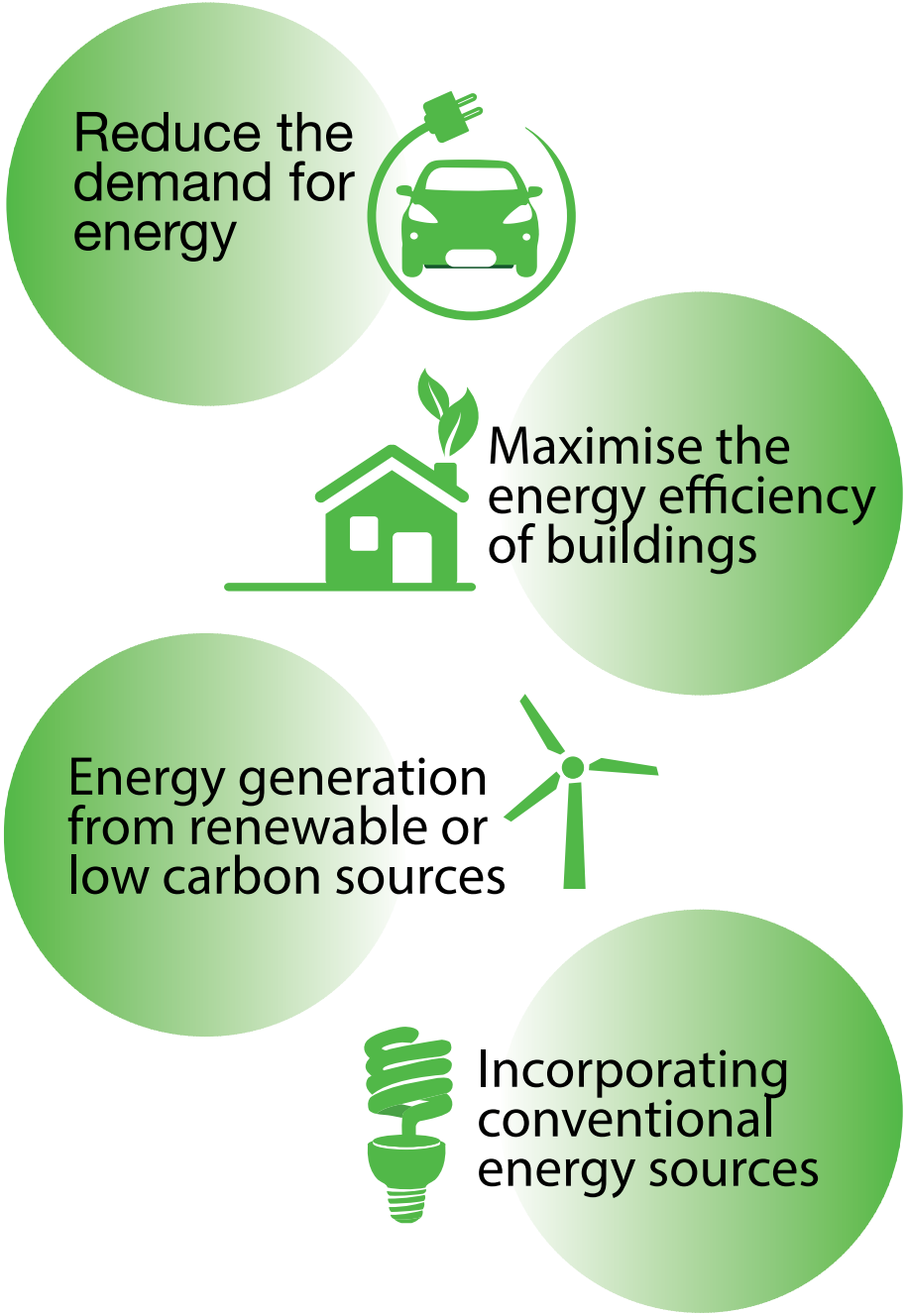


Examples of LZCGTs that the Council will support include: wind turbines; solar thermal panels; fuel cells; water turbines; photovoltaic panels; biomass boilers/stoves (subject to Air Quality Planning Guidance); heat pumps (all varieties); combined heat and power units (but only where fired by zero or low-carbon fuel); and biogas. Please note that this list is not exhaustive and other technologies may be acceptable. Where LZCGT is proposed, applicants are encouraged to install shared energy networks rather than individual solutions on separate buildings, wherever possible. Guidance on the principles that should be applied in such circumstances can be found in Historic Environment Scotland's 'Managing Change in the Historic Environment' series document on Micro-Renewables.

Applicants must submit calculations indicating the Standard Assessment Procedure Dwelling Emissions Rate (DER) or SBEM Buildings Emissions Rate (BER) with and without the use of the LZCGT. Where proposals are designed to meet the Building Standards Gold level or above, the LZCGT standards will not need to be met.

4) **Incorporating conventional energy sources:** Conventional heat and energy sources should only be included in the design of new development where it can be demonstrated, to the satisfaction of the Council, that the principles of stages 1-3 of the energy hierarchy have been fully considered.

The Energy Hierarchy



Climate Change Adaptation
All new developments must be designed in such a way that they are resilient to the predicted effects of climate change. Applicants must set out the steps that have been taken to address climate change adaptation, including all of the following:

B. How passive heating and cooling systems have been incorporated
C. How the green network within and adjacent to the proposed development has been strengthened to reduce flood risk, provide urban cooling and promote habitat connectivity
D. For residential developments, designing homes to be resilient to surface water and fluvial flooding
E. Where a flood risk assessment is required, the predicted increase in flood risk is in accordance with the climate change allowances set out in the SEPA guidance document 'Climate change allowances for flood risk assessment in land use planning'.

The Council is preparing a Climate Change Adaptation Strategy, which will focus on ensuring that new development is designed and located in a way that minimises climate risks, and identifies actions to ensure our communities are more resilient to the effects of climate change. Applicants must also ensure that development proposals are in line with the Adaptation Strategy, once adopted.

Wider Sustainability
All Scottish public bodies are required to support sustainable development. To help achieve this, the Council has produced a Sustainability and Climate Change Framework that sets out a strategic approach for delivering environmental, social and economic benefits in a joined up way, offering opportunities for efficiency and cost avoidance. The Framework and its Action Plan will contribute towards Scotland's target of net zero emissions by 2045 and help ensure that our local communities, environment and infrastructure are prepared for the long-term impacts of climate change.

All new developments must be designed in such a way that they promote sustainable use of materials. In particular, proposals must include evidence that all of the following considerations in relation to the use of materials have been taken into account as part of the design process:

F. The use of reclaimed construction materials
G. The use of materials sourced as locally as possible
H. Maximising the use of low toxicity materials, such as minimising the use of plastics and Volatile Organic Compounds (VOCs) within finishing materials
I. Maximising use of sustainable timber and natural materials
J. Minimising the embodied carbon within a project including elimination of high-energy materials
K. Designing the project for dismantling and reuse at the end of its life.

Recognised assessment standards such as the BREEAM refurbishment and fit-out standards should be used to provide external verification that these considerations have been undertaken.

Water consumption rates must be minimised throughout the development, in accordance with the Building Standards Silver Level. This includes the following:

L. WCs of average flush volume not more than 4.5 litres
M. Wash hand basin taps with a flow rate not more than 6l/m
N. Shower heads with a flow rate not more than 8l/m
O. One water butt (min. capacity 200 litres) for outdoor use per dwelling.

Rainwater harvesting or a greywater recycling system designed to provide water for toilet flushing should be used where feasible. Proposals that will result in a new or larger built footprint must incorporate SuDS features in line with the Council's Design and Placemaking Supplementary Guidance. This is to ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment.

Sustainability and Energy Statement Requirements
The SES must set out how the above requirements in relation to climate change mitigation, climate change adaptation and wider sustainability will be met.

The level of detail provided within the SES should be proportionate to the scale of development proposed, and the Council will advise on any specific requirements on a site-by-site basis. Where possible, the information required to satisfy Section 7 of the Building Standards should be submitted along with the planning application documentation. Where this is not possible, a condition may be applied to any planning permission to ensure that the development is designed and constructed to meet the requirements of the relevant sustainability level in Section 7 of the Building Standards.

The following development types will be exempted from the need to undertake a Sustainability & Energy Statement:

i. Alterations and extensions to buildings that are less than 50 square metres
ii. Changes of use or conversions of buildings
iii. Buildings that are ancillary to a dwelling that is stand-alone, having an area less than 50 square metres
iv. Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection
v. Buildings which have an intended life of less than two years
vi. Conservatories
vii. Any other buildings exempt from Building Standards regulations.

Developing Heat Networks

The Council is supportive of district heat networks and communal heating systems as an important way of reducing heat demand by ensuring efficient use of waste heat. Combined heat and power fired by low-emission sources and/or microgeneration of heat and heat recovery technologies will be particularly encouraged.

All significant/anchor developments, substantial developments and development adjacent to heat networks/sources will be expected to establish the potential for, and viability of, decentralised energy centres and heat networks. Unless it can be demonstrated that connection to an existing network or installation of plant capable of future connection is not a viable prospect, all proposals falling within these categories will be expected to achieve at least one of the following:

P. Connect to a district heat network where located in an identified heat network zone.
Q. Co-locate with other significant heat generating developments, where possible.
R. Demonstrate how the proposed development could be connected to a heat network in the future, where immediate connection is not possible.
S. Incorporate a suitable area of land for the future provision of a heat network energy centre and space for future pipework/piperuns. Safeguarding this space will ensure easier excavation for installing heat network pipes without significant disturbance and that other new development or infrastructure does not obstruct the development of any planned heat network.

The Council's Local Heat and Energy Efficiency Strategy (LHEES) will indicate the zones within East Dunbartonshire with greatest potential for heat networks based on existing energy demand, proximity of energy resources and prevailing fuel sources. Once adopted, development proposals will be expected to address their heat demand in line with the LHEES and investigate the feasibility of alternative heat sources and the implementation of bespoke on site solutions.

Development of any type must not prejudice the potential for future heat networks to be developed and should include appropriate infrastructure for connection or safeguards to allow future connection.

Renewable and Low Carbon Energy Proposals

Development of renewable and low-carbon energy technologies will be supported, where the location, siting and design has no unacceptable individual or cumulative impact. Proposals will be assessed against their impact on, or contribution to, all of the following:

T. Amenity of existing or allocated uses in the surrounding area, including visual impact, noise and shadow flicker.
U. Landscape and visual impact.
V. Environment, including air quality, natural heritage, the historic environment, the water environment (including flood risk), and peat and other carbon rich soils.
W. Transport infrastructure, including road traffic and the safety of trunk roads and the railway network.
X. Tourism and recreation, including core paths, long-distance walking routes and public access.
Y. Aviation, including the safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence operations.
Z. Telecommunications (including those used by utility companies) and broadcasting installations.
AA. The local economy.
BB. The scale of contribution towards renewable energy generation targets.
CC. The effect on greenhouse gas emissions and opportunities for energy storage.

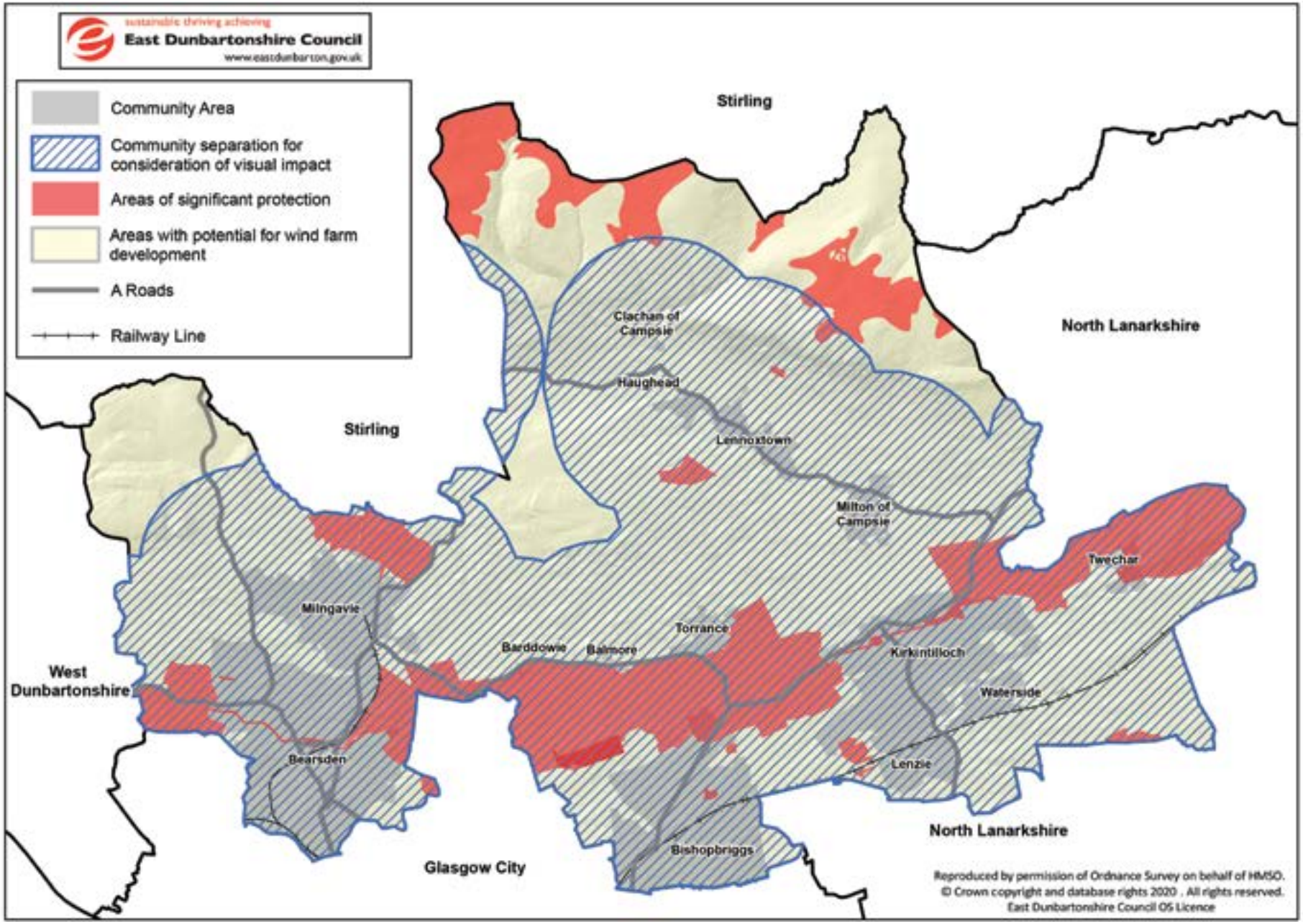
Restoration and Aftercare

Commercial proposals should set out a sustainable, fully-costed, phased decommissioning, restoration and aftercare scheme which restores the site. This may be secured through appropriate financial guarantees, which will be regularly reviewed.

Spatial Framework for Wind Farm Development
The location of a wind farm proposal will be guided by the Spatial Framework for Wind Farm Development, see below and map on page 158. The spatial framework is applicable to any proposal for a wind farm development of medium scale or larger. A medium-scale development proposal has wind turbines of greater than fifty one metres height, to blade tip, and either a cluster of more than one turbine or a wind farm group of more than six turbines. A proposal to re-power any existing wind farm which is in a suitable site, where environmental and other impacts are capable of mitigation, can help to maintain or enhance installed capacity. The current use of the site as a wind farm will be a material consideration.

Group 1: Areas where wind farms will not be acceptable: There are no group 1 areas in East Dunbartonshire as there are no National Parks or National Scenic Areas in the Council area.		
Group 2: Areas of significant protection: Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.		
National and international designations: A. Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and its setting. B. Sites of Special Scientific Interest (SSSI).	**Other nationally important mapped environmental interests:** C. Carbon rich soils, deep peat and priority peatland habitat.	**Community separation for consideration of visual impact:** D. An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.
Group 3: Areas with potential for wind farm development: Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria, in particular in the criteria set out in the Energy Infrastructure section.		

The Spatial Framework for Wind Farm Development



Policy 10. Design and Placemaking

Planning is about creating better places that help to improve the quality of life for everyone. This means taking a design-led approach to the development process as required by the Government's two design policy statements, Creating Places and Designing Streets. Together, these two documents set out the value that high quality design can deliver and the important role that good buildings and places play in promoting healthy, sustainable lifestyles.

East Dunbartonshire Council will take a design-led approach to all forms of development and put high-quality design at the heart of the decision-making process. The Council will support proposals which contribute towards the creation of distinctive, high-quality places that provide character and a strong identity. Ultimately, we want to make East Dunbartonshire an attractive place to live and work by creating a network of well-designed, accessible and healthy communities with a balanced mix of uses.

The early design process will consider the context and identity of the development site and connections to and from the site. The layout siting and design of development will protect and enhance the character and appearance of the surrounding area. This includes any key land use, natural or historic assets in the community area which are related to the site, see Communities Policies.

Development of all scales must accord with all of the following design and placemaking principles:

A. Be designed to ensure a positive impact on the character, function, identity and amenity of the surrounding area, including compatibility with existing uses.
B. Be of a high quality and demonstrate the six qualities of successful place: distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.
C. The siting, design and layout of all new development will limit likely greenhouse gas emissions.
D. Provide appropriate linkages to transport, neighbouring developments and green infrastructure connections.
E. Incorporate sustainable materials, energy, design and construction methods.
F. Help to reduce use of the car by prioritising pedestrians, cyclists and public transport services.
G. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of the area, including the historic environment.
H. Contribute to a welcoming and safe environment and, if in a town centre, encourage high quality public realm and active frontages.
I. Promote healthy, active and inclusive lifestyles including meeting requirements for accessible, good quality and inclusive open space provision.
J. Include details on the provision for storage and collection of waste.
K. Protect, mitigate and enhance the natural and water environment. Landscaping will protect, enhance, expand, manage or create green infrastructure and the green network. Advance landscaping or temporary greening of development sites will be encouraged.

Design Tools

The design tools required for different types of development include:

L. Design and Access statement is required for a development which is major in scale.
M. Design Statement is required for a development within the following: World Heritage Site, Conservation Area, nationally important Historic Garden or Designed Landscape, the site of a Scheduled Monument, the curtilage of a Category A listed building and where key environmental sensitivities, including other listed buildings or natural heritage designations, should be avoided or mitigated.
N. Masterplan is required where the Community Policies identify this as a key requirement, particularly for a development proposal.

Other proposed developments may need to be accompanied by a design tool, such as a Design Statement. This should be established as part of the pre-application phase. In some circumstances the Council may adopt Development Briefs or Masterplans as planning guidance where this would aid the development process.

Green Infrastructure

Green infrastructure must be considered as an integral element of placemaking and form a key part of the design of new developments. It should integrate effectively and coherently with the green network immediately surrounding the site and with wider habitat, access and greenspace networks. Wherever possible, opportunities should be sought to create a new link or enhance an existing one. On-site green infrastructure should be multi-functional in nature, performing a range of functions including:

- water management, contributing to minimise surface water run-off, climate change adaptation and improvement of the ecological quality of watercourses and water bodies
- access networks, helping prioritise sustainable travel
- habitat enhancement, delivering the requirement for at least no net loss of biodiversity and contributing positively to biodiversity conservation
- provision of high quality open space to promote healthy, active and inclusive lifestyles.

Reuse of Potentially Contaminated and Unstable Land

Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Where there is an unacceptable risk to public safety or the environment, remediation should be carried out to address this risk, in relation to both the site and surrounding land uses. Any remediation proposals and objectives must be consistent with the requirements of PAN 33 Development of Contaminated Land.

Planning/ Supplementary Guidance

Design and Placemaking Supplementary Guidance expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Applicants should also ensure that development proposals reflect the requirements set out in Supplementary Guidance on Green Infrastructure and Green Network, including green infrastructure applicable to different types and scales of development and requirements for delivery of green infrastructure and green network. The Natural Environment Planning Guidance has a section on how to design development to enhance biodiversity.

Policy 11 Transport

The Council seeks to adopt an integrated approach to development, land use and transport and supports the enhancement of a sustainable transport system that will facilitate economic growth and fulfil the area's development needs. New developments require to be attractive places that are well served by high quality walking and cycling infrastructure which link into frequent and accessible public transport services to ensure that a range of sustainable, practical and healthy travel options are enjoyed by people who visit, live or work in East Dunbartonshire.

Reducing Travel through Development in Sustainable Locations
Development should be directed to locations where - in line with Scottish Planning Policy - the need to travel is reduced, there are already existing active travel routes and public transport services and the effect on air quality is minimised. Development proposals for significant travel-generating uses will not be supported in locations where one of the following is the case:

A. There are no immediate links to walking or cycle networks or where links cannot be easily delivered
B. There is no access to public transport within a 400m walk via well-lit, safe and all- weather routes that have been designed for all users
C. There would be clear reliance on access by private car.

Development must not have a detrimental effect on active travel or public transport infrastructure or strategic road or rail networks. When development is likely to have a significant adverse effect on the transport network, proposals must include provision for associated infrastructure or measures that will relieve pressure on the network and mitigate against negative impacts, as detailed in this policy.

Prioritising Sustainable Travel through Development - Integrating the Sustainable Travel Hierarchy
Development proposals must prioritise travel to/from the site in line with the Sustainable Travel Hierarchy as outlined in National Transport Strategy 2. The planning process will therefore give priority to providing access to, from and through development sites in the following order:

1. Walking and wheeling, then;
2. Cycling, then;
3. Public Transport, then finally;
4. Private car

This Hierarchy will be embedded in the planning process to ensure that high quality access is provided to/from the development site to existing walking and cycling networks and public transport connections. This approach will therefore prioritise access arrangements for sustainable travel over any arrangements for private car travel.

In order to prioritise journeys made by sustainable travel to, from and through development, key requirements are set for all housing sites. The Community Policies detail how development should link into the network in each respective community and the section below on Assessment of Impacts, and Policy 24 – Developer Contributions, outlines how contributions will be required to ensure that onward sustainable journeys made to/from the development site are improved and prioritised.

The following sustainable travel infrastructure must be provided:

D. All sites must – as a minimum - provide direct, safe, walking and cycle access points to the nearest active travel networks, public transport connections and local services and amenities.
E. All sites must – as a minimum – adopt high quality design and placemaking principles in line with Policy 10 to ensure development sites are attractive, safe places which can be accessed and navigated through by active travel for new and existing communities. This includes ensuring access points and infrastructure is in place which enables direct movement of people through the site by connecting to and enhancing the existing path networks.
F. In addition to D and E, housing sites with 20 units or more must also provide facilities that will enable safe onward active travel journeys external to the site. This includes enhanced and/or new path infrastructure and pedestrian crossing points.
G. In addition to D, E and F, housing sites over 50 units must also prioritise sustainable travel by making active travel more integrated with the adjoining public transport network. This will be achieved by providing interchange facilities at the closest or most appropriate public transport links to the development. Interchange facilities include high quality public realm, Real Time Passenger Information units and secure cycle storage.

Electric Vehicles
Scotland's new National Transport Strategy 2 outlines the Scottish Government's preferred future transport system. This preferred future transport system centres on a modal shift to walking, cycling and public transport away from the private car. The future system also includes a significant shift from petrol and diesel vehicles to Ultra Low Emission Vehicles (ULEVs).

The Local Transport Strategy 2020-2025 commits to increasing the availability of public charging infrastructure through an Electric Vehicle Action Plan alongside actions to encourage a modal shift to walking, cycling and public transport as part of a combined objective of encouraging a shift to more sustainable modes of travel.

The Electric Vehicle Action Plan sets out the requirement for an increased public electric vehicle charging to deliver Destination Chargers at sports centres, town centres, village centres, rail stations and employment sites. In addition to the public charging network and to prepare for increased levels of electric vehicles there must also be increased levels of residential chargers to allow users to

charge their vehicle at home. In recognition of requirement to increase the public charging network and residential charging, the following infrastructure must be provided:

H. All housing developments must provide residential electric vehicle charging infrastructure for each housing unit as set out in the Sustainable Transport Planning Guidance.
I. All employment, business and retail developments must provide electric vehicle charging infrastructure as per the standards set out in the Sustainable Transport Planning Guidance.

Provision of Transport Infrastructure

Development proposals must include infrastructure that meets all of the following:

J. Prioritises pedestrian and cycle access and onward travel by sustainable modes.
K. Contributes to the electric vehicle charging network.
L. Is essential to the development of the site.
M. Mitigates against impacts on the wider transport network.

In addition to the requirements for Prioritising Sustainable Travel through Development and Electric Vehicles this includes requirements for:

N. Safe and secure cycle parking facilities in line with Council guidelines
O. Road and associated infrastructure which is safe for all road users.

New developments should provide the above infrastructure requirements with the exception of the alteration and/or extension to an existing dwelling house.

Infrastructure should be of high quality, in accordance with Design and Placemaking policy, and be safe and efficient for all users.

Assessment of Impacts

In order to deliver this infrastructure, all significant proposals for travel-generating uses are expected to be accompanied by a comprehensive transport assessment and travel plan which outlines measures required to mitigate impacts of developing the site on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a developer contribution. This applies to development which either individually or cumulatively requires new or improved infrastructure. Policy 24 – Developer Contributions sets out how and when a contribution will be required to mitigate the impact of the development on the wider transport network and to ensure that journeys made to/from the development site by sustainable travel are improved and prioritised. In the case of proposed locations beyond maximum acceptable distance of existing public transport routes, contributions for the provision or enhancement of such services will be sought.

Transport assessments and travel plans should take into account the range of transport proposals set out in the Community Policies, including consideration of contributions towards the delivery of the Local Transport Strategy and Active Travel Strategy interventions in the relevant locality. In some cases, as detailed in the Community Policies, land has been set aside to accommodate potential new public transport infrastructure and associated infrastructure such as cycle parking, car parks and connections to active travel routes, in order to allow for mitigation of pressure on the existing transport network.

Air Quality

Where developments are likely to have a significant impact on the natural, historic or community environment, the Council will require developers to submit an Air Quality Assessment. In particular, any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas at Bishopbriggs and Bearsden and any future designated Air Quality Management Areas should be mitigated by provision for measures that support active travel and public transport as an alternative to private vehicular traffic. The provisions of air quality management plans will be a key consideration in assessing proposals with potential to impact on local air quality in these areas. Further details on the consideration of air quality through the development management process is contained within the Air Quality Planning Guidance and further information on direct actions linked to the Air Quality Management Areas can be found in the respective Air Quality Action Plans for Bearsden and Bishopbriggs.

Supplementary Guidance

Supplementary Guidance: Design and Placemaking sets out design standards required when delivering transport infrastructure. Proposals should consider any requirements identified in Policy 24 and Supplementary Guidance on Developer Contributions, which outlines the contributions required towards infrastructure provision, including transport.

Policy 12. Housing

East Dunbartonshire is an attractive place in which to live and housing is by far the largest land use in the area. With high average house prices and the general attractiveness of the area to the house-building industry, the affordability of homes for the local community remains a challenge.

The development of new housing in East Dunbartonshire plays an important role in meeting the evolving needs of the local community and addressing imbalances in affordability to ensure that residents of the area have access to high-quality housing that is suitable for their needs, promotes social inclusion and improves health. However, the approach must be realistic balancing meeting housing need with protecting environmental quality, avoiding unsustainable growth and contributing to the city region strategy of prioritising the development of brownfield land, in line with Policy 1 'The East Dunbartonshire Development Strategy.'

Meeting Overall Need
Scottish Planning Policy (SPP) requires a local development plan to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirements of the strategic development plan (Clydeplan SDP 2017, Schedules 8, 9 and 10) up to year 10 from the expected year of adoption.

The examination of the proposed plan showed that, based on the 2020 Housing Land Audit, the land supply in this plan allows the housing land requirements (All Tenure and Private Sector) of Clydeplan to be met at the Local Authority level in the periods 2012 to 2024 and 2024 to 2029. The examination also showed that a five year effective land supply is expected to be maintained up to year 10 of this plan. The housing allocations of the plan will also contribute to the additional ambitions of the Local Housing Strategy for affordable and private house building in the period up to 2024.

The land supply supported by this plan is also considered to contribute to meeting Schedule 9 of Clydeplan which sets out housing land requirements for private supply in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas. The examination of this plan showed that allocations of this plan can assist in ensuring that a minimum of a five year effective land supply can be maintained at all times in the housing sub-market areas.

Allocated sites within this plan have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site and protect high nature conservation interest.

Housing Land Supply - All tenure, Clydeplan Housing Land Requirements		
	2012-2024	**2024-2029**
Housing Land Requirement - Clydeplan Schedule 8	2,570	30
Housing completions from 2012 to 2021	2,755	0
Housing Land Audit 2020 programmed sites to 2027	1488	566
Windfall allowance	76	95
Proposed plan sites agreed capacity increases	-2	96

Housing Land Supply - All tenure, Clydeplan Housing Land Requirements		
	2012-2024	**2024-2029**
Housing Land Requirement - Clydeplan Schedule 10	1850	30
Housing completions from 2012 to 2021	2083	0
Housing Land Audit 2020 programmed sites to 2027	875	399
Windfall allowance	68	85
Proposed plan sites agreed capacity increases	-2	65

Housing Delivery
In order to deliver the number of homes set out in the table above, the Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities, particularly the development of sites included in this plan (see Community Policies for a list of the individual sites proposed). Proposals for housing on infill sites within the urban area will generally be supported by the Council.

A five-year effective housing land supply will be maintained at all times throughout the lifetime of this plan to enable the delivery of the all-tenure housing land requirement. This will be monitored and updated annually through the housing land audit. The Council will prioritise the early delivery of sites within the established land supply. If there is an identified shortfall in the five year effective land supply in any of the two Housing Sub-Market Areas or within the local authority as a whole, the Council will support housing proposals which:

A. are in a sustainable location as guided by Policy 8 of Clydeplan (2017) and Policy 1 of this plan.
B. are capable of delivering completions within the next five years.

C. can address infrastructure constraints.
D. do not undermine the vision and principles of the development plan.

The Council will also continue to work with neighbouring authorities and monitor the supply of housing land in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas to ensure that the housing land requirements of the adopted Strategic Development Plan continue to be met.

Design of Housing
To ensure that new development provides high quality homes that meets the needs of the community, new proposals should address the following:

E. The need to provide a range of housing types and sizes (i.e. detached, semi-detached, townhouses, terraces, flats/ stairless properties and with differing number of bedrooms) and different tenures (i.e. private ownership, private rent, self/ custom-build and intermediate affordable housing) the mix of which should be clearly justified against local need within application submissions.
F. Wheelchair and accessibility standards as set out in the Design and Placemaking Supplementary Guidance..
G. How the concept of lifetime homes, future adaptability and more flexible methods of living have influenced the design of proposed new homes.
H. How the proposed new homes incorporate a low carbon and energy efficient design to mitigate and adapt to climate change. Policy 9 sets out the Council's expectations in relation to sustainable design and the energy hierarchy.
I. In the case of sites within 400m walking distance of town and village centres (including also Lenzie local centre), and where they are 10 units or more in total, a minimum of 25% of the units on site will be provided as smaller housing of no more than 2 bedrooms that are accessible without stairs (for example ground floor flats and flats with lift access).

Older Peoples and Specialist Housing
Development of housing specifically for older people/ those with specialist housing needs is encouraged, particularly on sites within 400m of town and village centres. This includes extra care housing, retirement living, sheltered housing, care homes and any other type of housing specifically for older people or those with specialist needs. In exceptional circumstances there may be a need for occupancy restrictions on such developments. In all older peoples and specialist housing developments additional consideration must be given to how residents will access local services and centres, how the development integrates with the wider community and how opportunities for social interaction can be maximised. Proposals for older peoples/ specialist housing deemed to be particularly detached and inaccessible from services and the existing community will not be acceptable.

Sites that have been identified for this type of housing are set out in the key requirements for housing sites in each of the Community Policies.

Sites for Gypsies/Travellers
Land will continue to be safeguarded at Primrose Way, Lennoxtown for potential reinstatement as a Gypsy/ Traveller site. Any planning application for the site will be assessed against the criteria for the site as set out in Policy 5 'Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie.' Planning applications for private Gypsy/ Traveller sites will supported where they demonstrate sufficient demand for the facility, how the site will create and maintain a high quality environment for the residents and how the character and amenity of the surrounding area will be protected and/ or enhanced.

Affordable Housing
Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. Given the high level of need for affordable housing, specific to the circumstances within East Dunbartonshire, the Council will ensure that all developments of new housing contribute significantly towards addressing the need for more affordable housing in the area. To that end, the Council will continue to seek the following affordable housing provision in all developments of market housing (including market-led specialist housing):

J. On sites of 10 units or more, 25% of the total number of units will be affordable housing provided on-site in a prominent and well connected location.
K. On housing sites totalling two to nine units, a commuted sum towards affordable housing projects within the authority area will be sought.

The delivery of affordable housing in both of the above scenarios will be secured by the Planning Authority through a developer contribution. For the avoidance of doubt all affordable housing should be provided in perpetuity. Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council.

Ancillary Accommodation
To support the changing needs of households, proposals for ancillary residential accommodation, such as 'granny flats', will be supported where they take the form of a physical extension to the main dwellinghouse, or a detached annex that is designed to function inter- dependently with the main dwellinghouse. Therefore, it is important that the design of the annex promotes interaction with the parent property, for example by sharing parking, access and open space to ensure that it functions as an annex and is incapable of being sold off separately. Although most annexes will originally be intended as supplementary accommodation, there could be pressure in the future to sell the annex off separately. In most cases new annexes would be unlikely to meet the required standards for new build housing in terms of privacy, parking, relationship to the streetscene and garden ground for new stand-alone housing units. Additionally, it may be necessary to apply restrictions tying the annex to use of the main dwelling.

Supplementary Guidance
Proposals should also consider any requirements identified in Policy 24 Developer Contributions.

Policy 13. Community Facilities and Open Space

Community, leisure and sports facilities, including open spaces, make a significant contribution to the health, wellbeing, social cohesion and learning of the communities and people living in East Dunbartonshire. As such, the Council encourages and supports the development of new and improved facilities including schools, health centres, indoor/outdoor sports facilities, cultural assets, religious buildings and open spaces. The Community Policies provide a list of new and enhanced facilities that will be delivered by the Council and/or its partners to ensure that the community continues to benefit from high-quality facilities and services. The Community Policies also identify open spaces of regional, neighbourhood or local importance and the green network.

Protection of Existing Facilities
Proposals that would result in the loss or reduction of existing community or health facilities, outdoor sports facilities, useable open space, community growing sites or allotments, either directly or indirectly, will be resisted except in the following circumstances, where:

A. Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users, or
B. Where it can be demonstrated that there is a clear excess of provision to meet current and anticipated demand in the local area as evidenced by the relevant strategies covering the type of facility affected (including strategies on: corporate assets, open space, green networks, community growing, culture, leisure and sport and sports pitches). In the case of proposals affecting outdoor sports facilities the evidence required will include consultation with SportScotland. or
C. In the case of proposals affecting outdoor sports facilities the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; and that the site would be developed without detriment to the overall quality of provision.
D. In the case of proposals affecting undesignated open space, the land to which the development relates does not contribute positively to the attractiveness and character of the streetscene.

In cases where suitable replacement facilities are agreed by the Council, a developer contribution may be required to secure delivery of the replacement facility.

Provision in New Developments
All new developments will provide open space and community/leisure facilities to meet the needs of the proposed development, as identified in the key requirements for development proposals as set out in the Community Policies and/ or in Policy 24 Developer Contributions. All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, green infrastructure, the green network and protecting and enhancing biodiversity and the water environment. Additionally, new developments will be expected to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.

Open Space Provision
All open space to be provided as part new developments will:

E. As a first preference be provided on-site in a prominent location.
F. Be multi-functional, fit for purpose, provide green infrastructure, support healthy, inclusive outdoor recreation and meet requirements for quantity, quality and accessibility of open space.
G. Address deficiencies and opportunities in the wider area as identified in the Open Space Strategy and Green Network Strategy, where these are relevant to the development of the site.
H. Or be delivered by means of a financial contribution to the upgrading of a Council maintained open space as an alternative option to on-site provision, only where the development meets the criteria set out in Policy 24 Developer Contributions.

Facilities in the Countryside
Development in the green belt that is for outdoor recreation and where the proposal would be compatible in scale and character with the landscape of the green belt will be supported as an excepted category of development provided that the proposed facility includes public use and will have demonstrable health and wellbeing benefits for the local community. Where there are existing institutional uses within the green belt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the green belt.

Proposals for new cemetery provision will be supported where these comply with SEPA's guidelines regarding the location of cemeteries and the protection of groundwater. In particular, the development of additional cemetery provision at the sites identified in Policies 2 and 3 will be supported. Any ancillary facilities must be compatible in scale and character with the landscape of the green belt.

Community Growing Spaces and Allotments
Proposals for new or enhanced community growing spaces and allotments will be supported where these align with the Council's Food Growing Strategy and are situated within accessible locations. In particular, new or enhanced facilities at the locations detailed in the Communities Policies will be encouraged.

Supplementary Guidance
Proposals should also consider any detailed policy requirements identified in supplementary guidance. Policy 24 Developer Contributions and related supplementary guidance provides detailed policy on determining the need for and type of developer contribution, in particular for education, healthcare and green network and open space provision. Supplementary Guidance on Design and Placemaking provides detailed policy on open space and green infrastructure requirements for different types of development. Supplementary Guidance on Green Infrastructure and Green Network provides information on the uses of green infrastructure in development, including how open spaces can contribute to surface water management, and on how to deliver green infrastructure and green network enhancements and expansion in development.

Policy 14. Network of Centres and Retailing

East Dunbartonshire includes a network of centres that are hubs of community activity and together provide people with places to live, shop, work and visit. The network is based around a recognised hierarchy with town centres positioned at the top of the hierarchy. The network of centres also includes village and local centres which provide a smaller range of essential goods and services to local communities. Many less mobile and older people depend on these smaller centres for convenience shopping and other essential services and the Council will strongly protect their respective function and recognises their important role within the network of centres. The network also includes the commercial centre at Strathkelvin Retail Park which has a more specific focus on comparison retailing.

As focal points of local communities, the Council is committed to creating more accessible, vibrant and healthier centres that include a diverse range of uses which complement and support each other. The role and function of each centre within the network is set out in the Community Policies section, alongside specific requirements and priorities for future development where relevant.

Town Centres First Principle

Development proposals will be assessed in line with the town centre first principle which places the long term health and vibrancy of town, village and local centres at the heart of the decision making process. In land use terms this means that proposed uses likely to attract significant numbers of people should be directed to the network of centres before other locations are considered. This will be applied to retail, commercial leisure, office and other development proposals that would attract significant footfall. Applicants should provide evidence that locations have been considered in the following order of preference:

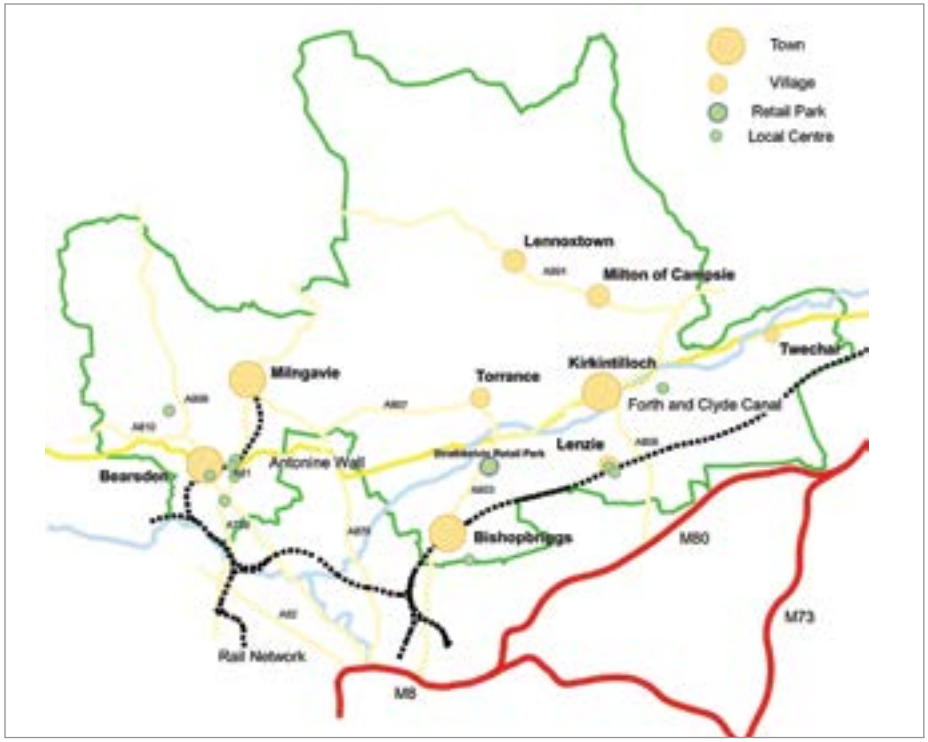
1. Town, village or local centres as shown on the Proposals Map;
2. Edge of town, village or local centre;
3. Commercial centre;
4. Out-of-centre locations that are, or can be made, easily accessible by a choice of transport modes.

Out-of-centre locations will only be considered where an applicant can demonstrate all of the following:

A. All town, village or local centre, edge of centre and commercial centre options have been assessed and discounted as unsuitable or unavailable.
B. The scale of development proposed is appropriate, it cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location.
C. The proposal will help to meet qualitative or quantitative deficiencies.
D. There will be no significant adverse effect on the vitality and viability of existing centres.
E. Incorporates climate change mitigation and adaptation.

In all cases, the scale of development proposed should be appropriate to the scale of settlement and the role and function of the centre where it is proposed. Large-scale developments will not normally be appropriate in local centres. In determining whether it is appropriate to apply the sequential town centre first approach to a particular proposal, the Council will have regard to the scale of development and its intended catchment area, as well as to other planning objectives.

East Dunbartonshire Network of Centres



Commercial Centres

Strathkelvin Retail Park in Bishopbriggs is currently East Dunbartonshire's only commercial centre. Its catchment stretches beyond the local area to areas outwith East Dunbartonshire and is an important component of the local economy. The retail park has evolved in recent years to include a number of food and drink outlets, supporting its primary role and function as a comparison retail goods destination. The council will protect the primary role and function of the park. Any proposal for new uses, which is supported by the town centre first principle, should not have any adverse impact on the role and function of the park as a primarily comparison goods destination or negatively impact on the network of centres.

Supporting Good Health and Wellbeing
All new development within town, village and local centres must support healthy lifestyle choices and wellbeing within local communities. All proposed developments and changes of use within these centres must contribute positively to the following characteristics of healthy town centres:

F. Maintaining an appropriate mix and balance of uses
G. Access to surrounding green networks
H. High quality play spaces for children
I. Dementia friendly design
J. Active travel routes and provision
K. Provision of high quality public spaces

Proposals that would adversely affect any of these characteristics or result in an over-provision of uses that are likely to have negative long term impacts on physical and mental health, particularly where they are located within 400m of a school, will not be supported. This includes a proliferation of fast food takeaways, betting offices, tanning salons or high interest money lending premises.

There will be a presumption in favour of health promoting uses including leisure centres, health services, pharmacies and libraries. Any proposal that is considered to have a negative impact on Town Centre Health Check indicators will not be supported.

Noise and Residential Amenity
All proposals within town centres, villages and local centres must accord with the 'agent of change' principle. This means that applicants must design new development sensitively to protect local residents, existing businesses, commercial operators and other community facilities (such as schools) from noise impacts. New proposals must include appropriate mitigation for any potentially adverse effects, minimising the risk of future conflict between uses. In particular, new development proposals should manage noise and other potential nuisances by using any of the following:

L. Ensuring good acoustic design to mitigate and minimise existing and potential impacts of noise generated by existing uses located in the area.
M. Exploring mitigation measures early in the design stage, with necessary and appropriate provisions secured through developer contributions.
N. Separating new noise-sensitive development where possible from existing noise-generating businesses through distance, screening, internal layout, sound-proofing and insulation, and other acoustic design measures.

All new development should be designed to ensure that established noise-generating operations remain viable and can function or grow without unreasonable restrictions being placed on them. The planning authority will refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.

Retail Capacity
Convenience Retail - There is limited capacity for new convenience retail floorspace up to 2027. This means that the vitality and viability of town centres will be vulnerable to further out of centre convenience store development proposals, based on the Retail Capacity Assessment 2019.

Comparison retail - There is some capacity in the Bishopbriggs, Kirkintilloch and Northern Villages catchment, however this is relatively low. There is limited capacity for new comparison retail floorspace within the Bearsden & Milngavie catchment area.

In general, given the relatively limited capacity for convenience retail and the need to support town centres, the council will seek to maintain the existing floorspace of convenience retail and focus any new provision within existing town centres in the first instance. . To retain and improve the comparison retail offer, it is fundamental that the town centres are enhanced and promoted as attractive destinations. Consideration of an appropriate mix of retail and non-retail services within an attractive town centre environment is included in the Town Centre Strategies. Applicants for new retail development should refer to both the relevant Community Policy of the Plan and the current Retail Capacity Assessment (2019) for further details of the capacity for new retail development.

Retail Impact Assessments
Where a retail or leisure development with a gross floorspace of over 2,500m2 is proposed outwith a town centre, and is contrary to the development plan, a retail impact analysis should be undertaken to establish the impact of the proposal on the vibrancy, viability and vitality of town centres. Where a new public building or office with a gross floorspace over 2,500m2 is proposed outwith a town centre, and is contrary to the development plan, an assessment of the impact on the town centre should be carried out. The planning authority will advise whether a retail impact analysis or similar is necessary for smaller retail and leisure proposals which may have a significant impact on vitality and viability.

Policy 15.
Business and Employment

East Dunbartonshire Council aims to create a supportive business environment, and encourages development that will generate sustainable and permanent employment opportunities. Development proposals which support start-ups and small businesses will be particularly supported, as will a focus on tourism and town centre development in line with policies 14 and 16. Sites currently in use by businesses or allocated for such use will be safeguarded in order to maintain an adequate business and employment land supply and to provide flexibility for growth and change in the local economy. All of the sites which have been allocated for business and employment use in this Local Development Plan 2 are listed in the relevant Community Policies. This includes sites which have been fully developed and also those which have remaining space to accommodate new build. A description accompanies each site, setting out any existing uses and opportunities identified by the Council for further development.

The Council will therefore support:

A. Proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development, which are listed in the Community Policies.
B. Proposals for existing business and employment sites which are in line with the Council's recommendations for the individual sites (where applicable) as set out in the Communities sections.
C. Business uses on other sites, where these uses are compatible with the character of the area and are not in conflict with other LDP2 Policies.
D. Development submissions which include a design and proposed use that is compatible with existing businesses and their operations.
E. Proposals for class 4 business and class 2 office uses in town centres.
F. Development of the digital infrastructure which can support more on-line business.
G. The development or redevelopment of vacant or derelict sites for business uses.
H. The re-use of existing buildings for business uses where appropriate.
I. Proposals to operate a business from a private home, where the business does not impact unacceptably on their neighbours in terms of amenity, noise, on-street parking or high levels of traffic.
J. Proposals within the green belt are likely to require a robust business case for uses compatible with a natural setting, such as agriculture and forestry, agricultural diversification ancillary to main agricultural use, and uses compatible and in scale with an existing operational industrial use.

Proposals for alternative uses on identified employment sites may also be supported if they do not present a risk that the supply of marketable sites for business and industry will be reduced in a way which compromises the overall policy aim. Such alternative uses will be considered in cases where the applicant can demonstrate all of the following:

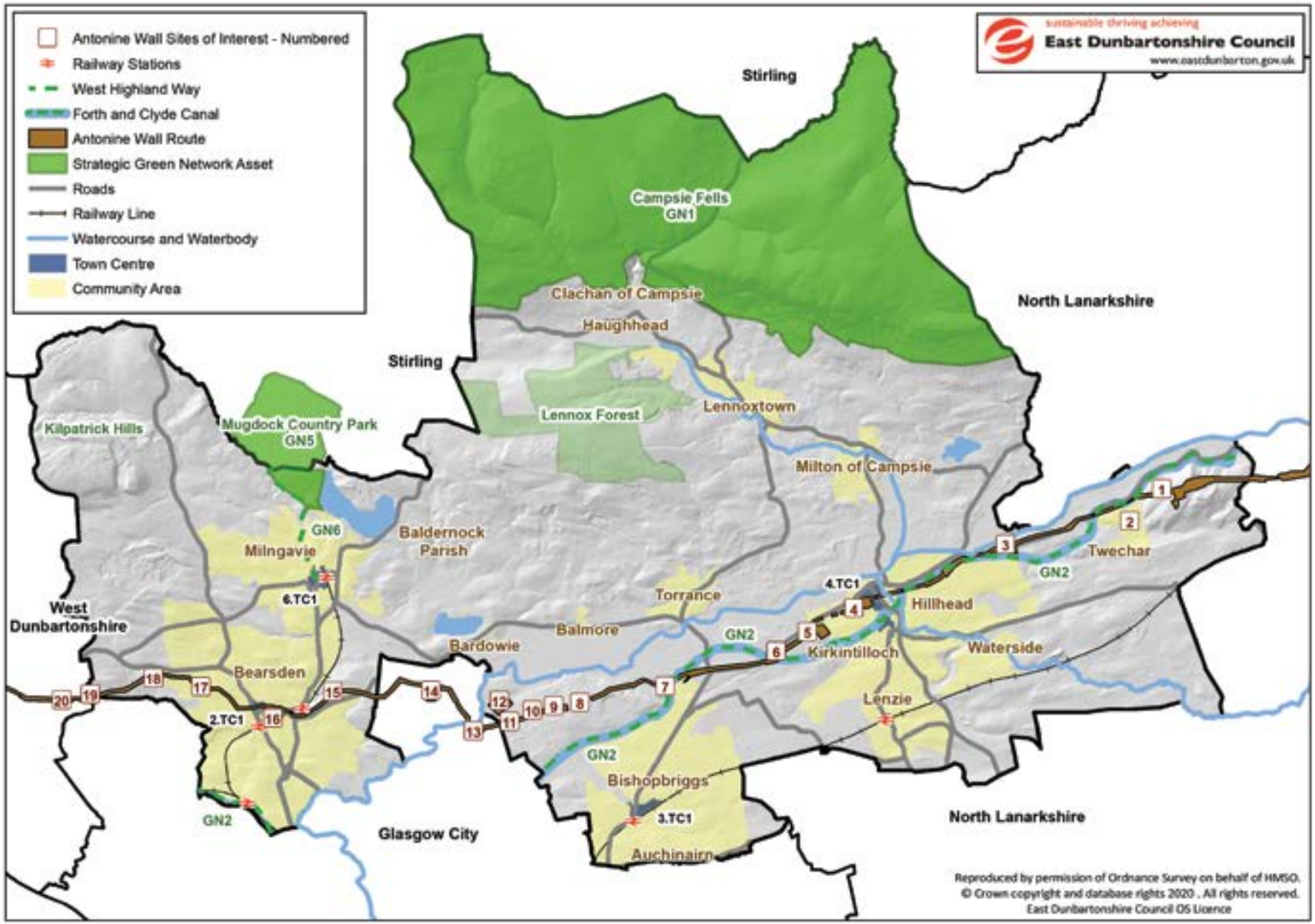
K. The property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success.
L. The existing use harms local amenity and there will be no adverse impact on the operation of existing businesses in the area as a result of the proposed new use.
M. On vacant or infill sites which are part of the business and employment land supply, new development will not change the primary use of the site from long-term business and employment use or prevent such uses from operating on the site in future.
N. It can be demonstrated that the development will create permanent employment.
O. The proposal meets the requirements of the Town Centre First Principle (see Policy 14). Applicants should demonstrate that no other locations are suitable or available.
P. Where the loss of existing business land or premises would adversely affect the supply of marketable land, alternative business land or premises will be provided nearby, which may need to be delivered through a developer contribution. Proposals should also consider any requirements identified in Policy 24 and supplementary guidance on Developer Contributions.

Where any of these criteria cannot be met, the applicant will be required to provide reasoned justification, to the satisfaction of the Council.

Policy 16. Tourism

Tourism is one of the six growth sectors identified in Scotland's Economic Strategy and increasing tourism is a priority in the East Dunbartonshire Economic Development Strategy. East Dunbartonshire's visitor economy directly supports the equivalent of 885 full-time jobs; and each year, visitors to the area spend around £85 million on recreation, retail, food and drink, transport and accommodation. The Council supports the development and expansion of tourism opportunities throughout East Dunbartonshire, particularly those which will enhance and contribute positively to destination clusters around existing tourism assets, whilst maintaining the distinctiveness of rural places, towns and villages, and protecting and enhancing the natural and historic environment.

East Dunbartonshire Tourism Assets



Visitor Attractions

The following criteria all apply to proposals for new visitor attractions:

A. Sites for new developments which will depend on drawing in visitors, whether as a standalone attraction or as part of a destination cluster, should be linked to at least one of the identified tourism assets via active travel and public transport routes, and should meet the development requirements for that asset as follows:

i) **WH1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site** – The value of the Antonine Wall as an asset to the visitor economy of East Dunbartonshire could be enhanced through developments which: allow visitors to learn about and experience the history of the Wall; and/or make parts of the Wall more accessible to visitors by providing visitor accommodation, shelter, refreshments or toilet facilities. The Council welcomes improved connectivity between the Wall and nearby town or village centres (such as Bearsden, Bishopbriggs, Kirkintilloch or Twechar), either in terms of a physical connection via active travel routes, or a thematic connection (i.e. a town centre attraction with a Roman theme). Proposals should be in line with the most recent Antonine Wall Management Plan and Supplementary Planning Guidance for the Antonine Wall.

ii) **GN1 Campsie Fells** – The Council encourages developments which will: enhance and promote walking and cycling routes; offer outdoor activities; provide visitor accommodation; or provide somewhere for walkers to stop for refreshments and toilet facilities. Developments should align with local regeneration activities and encourage footfall within nearby Clachan of Campsie, Lennoxtown and Milton of Campsie.

iii) **GN2 Forth and Clyde Canal** – Visitor attractions which increase use of the Canal and towpaths, promote, protect or enhance the Canal's historic or natural heritage or the attractiveness of the canalside are encouraged. The Council will also consider proposals for visitor accommodation on or near the Canal.

iv) **GN6 West Highland Way and GN5 Mugdock Country Park** – The Council supports proposals which will contribute to the development of Milngavie as a walking destination. This might include visitor accommodation, a visitor centre, or a business providing shelter, refreshment and toilet facilities for walkers. Development in Mugdock Country Park should be as directed in the Mugdock Park Strategy.

v) **Town Centres** – Developments which will increase the vitality of town centres in line with the Town Centre Strategies and Kirkintilloch Masterplan, or complement the activities of any active Business Improvement District group with responsibility for town centres, are supported. Additionally, food and drink uses, visitor accommodation, general assembly and leisure uses, or proposals which celebrate local history or culture are considered appropriate for a town centre location.

B. Town centre locations are preferred for proposals which are expected to significantly increase public footfall.

C. All proposals should be of a high design standard, constructed from high quality materials, and should contribute positively to the aesthetics of their surrounding landscapes and townscapes. Applicants should refer to Supplementary Guidance on Design and Placemaking for details of the standards required by the Council.

D. Proposals should protect and enhance the value of the tourism assets and their natural and historic settings, aligning with specific policies (including Policy 19 and Supplementary and Planning Guidance), designations and guidance (for example, for the Antonine Wall World Heritage Site and the Forth and Clyde Canal Scheduled Monument).

Further guidance on how the Council envisions development of the visitor economy around each of the Tourism Asset Areas can be found in the relevant Community Policies.

Accommodation

The size and variety of East Dunbartonshire's visitor accommodation offer has reduced in recent years. Between 2011 and 2018, the type of paid visitor lodgings available shifted to almost all serviced accommodation, and there is a shortage of camping/touring accommodation. The total number of beds and establishments has almost halved, going from a peak of 37 establishments and 1,185 beds in 2011 to 24 and 551 respectively in 2018.

The Council encourages proposals for visitor accommodation that will increase bed space and the range of locations, in particular linked to East Dunbartonshire's tourism assets, and all of the following criteria applies:

E. Such proposals should be in a sustainable location, and linked to East Dunbartonshire's tourism asset areas via active travel and public transport routes.

F. Restrictions may be imposed to limit occupancy for holiday purposes only. This is primarily to ensure that chalets and static caravans are not used as permanent residences.

G. Where tourism development within the green belt is located within close proximity to an existing associated dwelling which is under the ownership and/or control of the applicant and which can act as manager's accommodation, the Council may apply occupancy restrictions to prevent

future pressures for additional on-site manager's accommodation. These restrictions may take the form of planning conditions or a legal agreement as considered appropriate.

On 8 January 2020, the Scottish Government announced plans to introduce a licencing scheme for short-term lets. This licensing scheme came into force in 2022 and all short-term lets operating in Scotland now need to be licensed and comply with the mandatory safety requirements. In addition, Scottish Councils have been given new powers to add conditions to the licensing scheme and designate control areas, where planning permission will be required to change the use of a residential property to a short-term let. This will not apply to home-sharing arrangements (where someone rents out a room in their own home, or allows people to stay in their home while they are away). At present, East Dunbartonshire Council does not anticipate the need to exercise this power, however should this need arise, the Council will assess the suitability of such proposals based on all of the following:

H. Potential negative impacts on the amenity of surrounding uses, including noise and increased traffic.
I. The type of property and extent of ownership (e.g. a flat which shares communal spaces with neighbours will have different considerations than a detached property with its own grounds).
J. Potential negative impacts from the loss of permanent housing.
K. Accessibility via active travel and public transport routes.
L. The intended frequency and duration of stays.
M. The size and maximum occupancy of the property.
N. The nature of any services provided to guests.

Policy 17. Natural Environment

Development in East Dunbartonshire must conserve and enhance landscape character, local landscape areas, biodiversity, Protected Species, Sites of Special Scientific Interest, local nature conservation designations, good quality soils and peat and carbon rich soils. It should also address non-native species and protect woodland. The policy for each of these is set out below. Further information on individual designations is provided in the Communities Policies.

Protection and Enhancement of Landscape Character
Development will conserve and enhance the landscape character of East Dunbartonshire, including the landscape character types of rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Landscapes will be managed to conserve and enhance landscape character. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. The Local Landscape Areas include: NE1 Bar Hill, NE2 Bardowie, Baldernock & Torrance, NE3 Campsie Fells, NE4 Glazert Valley and NE5 Kilpatrick Hills. See Community Policies and Natural Environment Planning Guidance for more detailed information on these designations.

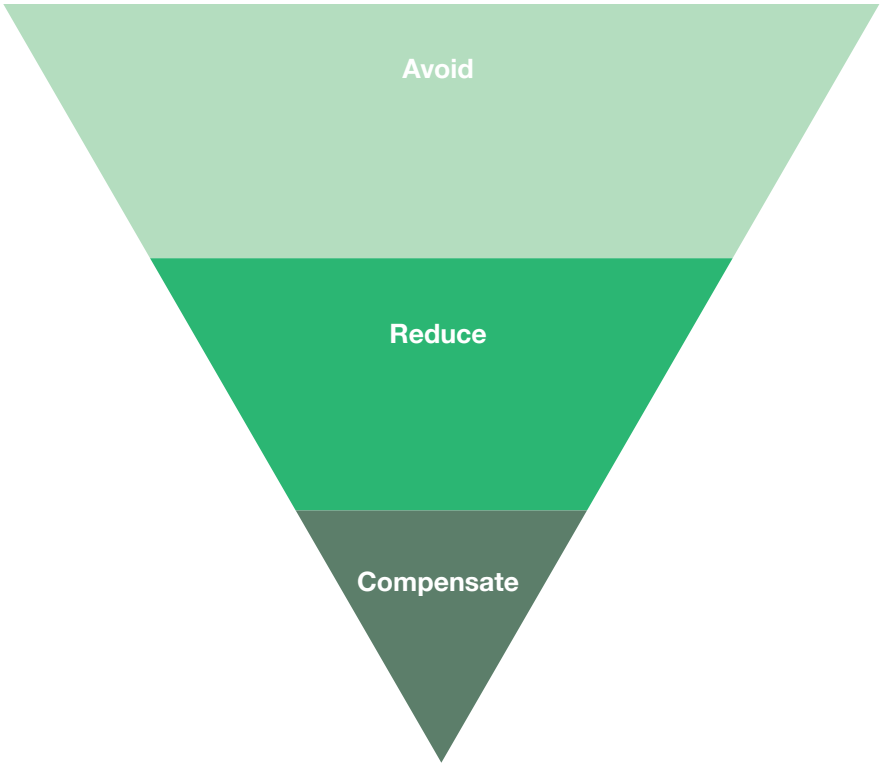
Biodiversity
All development must protect, enhance and maintain existing biodiversity assets and deliver at least a no net loss for biodiversity. Development will contribute positively to biodiversity conservation and achieve at least no net loss through siting and design, avoiding and minimising any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of development locally. Development will protect, enhance and maintain:

A. International, national and local priority species and habitats.
B. Ancient semi-natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders.
C. Existing habitat networks.

Development will be supported which avoids further fragmentation or isolation of habitats; restores degraded habitats; and creates new habitat links in or adjacent to the development site.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. The appraisal will identify potential impacts to all biodiversity assets (international, national and local) within or adjacent to the site, provide methods of avoiding, minimising or, if not possible mitigating these and provide opportunities for biodiversity enhancements, where applicable.

The use of the Mitigation Hierarchy (see diagram opposite) will apply to all development when considering how to best avoid and manage the risks of adverse impacts on species and habitats. Development will be designed to prevent or avoid impacts. If this is not possible, then development may be acceptable if appropriate measures are put in place to minimise and reduce any unavoidable impact. Compensation must only be used as a last resort and only after options for avoidance and reduction have been fully considered. The use of the mitigation hierarchy during the design process must be evidenced and justification provided for where biodiversity losses cannot be avoided and/or reduced.



On sites where biodiversity assets are retained, or new habitats and features are created, appropriate on-going management shall be put in place to ensure long-term effectiveness. In such cases, a mitigation plan shall be produced and submitted as part of the planning application. The Mitigation Plan:

D. shall detail the mitigation proposed
E. shall identify specific actions required for good management, including details of the phasing of the works
F. shall make provision for monitoring the mitigation measures over an appropriate period of time to assess the success of the measures
G. may be the subject of a planning agreement or condition relating to any planning permission.

Protected Species
A development proposal that would be likely to have an adverse effect on protected species and their habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation. The level of statutory protection afforded by legislation must be factored into the planning and design of the development, and any impacts must be fully considered prior to the determination of the application.

Where places used by protected species will be affected by a development, detailed mitigation proposals are likely to be required in order to secure the necessary licences to allow the development to proceed (see Natural Environment Planning Guidance, Annex D). Depending on what type of mitigation is proposed, it may be that there are certain times of the year when mitigation activities are inappropriate. The ecological mitigation calendar provides some general guidance (see Natural Environment Planning Guidance Table 4).

Sites of Special Scientific Interest
Development that affects a SSSI will only be permitted where the objectives of designation and the overall integrity of the area will not be compromised; or any significant adverse effects of development on the qualities for which the area has been designated will be clearly outweighed by social, environmental or economic benefits of national importance. Individual SSSI are identified in the communities policies.

Local Nature Reserves and Local Nature Conservation Sites
Development that affects a Local Nature Reserve or Local Nature Conservation Site will only be permitted where the overall ecological or geological value, the maintenance of a healthy ecosystem, and the opportunities for learning and enjoyment of the site are not compromised. Development should conserve and enhance locally designated sites to maintain and improve their ecological and/or geological learning value. See Community Policies and Natural Environment Planning Guidance for more detailed information on these designations.

Protection of Good Quality Soils
Development on prime agricultural land, or land of lesser quality that is locally important, should not be permitted other than where it is an exception in line with Policy 1: Development Strategy and is essential for one of the following:

H. as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or
I. for small-scale development directly linked to a rural business; or
J. for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is secure provision for restoration to return the land to its former status.

Development will protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Soil quality will be conserved on development sites, and soil will be reused on site and protected or stored during construction. Hutton Institute land use capability for agriculture maps shows that there are areas of good quality soil in East Dunbartonshire, suitable for arable (class 2), and mixed farmland (class 3).

Protection of Peat and Other Carbon-Rich Soils
East Dunbartonshire has areas of peat and carbon-rich soils. These include areas of deep peat on the Campsie Fells and lowland raised bogs, including Lenzie Moss, High Moss and Low Moss (see Community Policies Maps). The Scottish Natural Heritage Carbon and Peatland Map 2016 identifies indicative areas for deep peat, carbon-rich soils and priority peatland, however it may be present in other areas. Healthy peatlands are important for many reasons: as stores of carbon that are important in helping to tackle climate change; as green spaces in and around urban areas; as special and unique biodiversity habitats; and as part of scenic Local Landscape Areas that are important tourism assets.

Peat and other carbon-rich soils should be protected and not be drained or disturbed by development. The commercial extraction of peat will only be permitted in an area suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.

Where peat and other carbon rich soils are present, a development proposal should assess the likely effects of development on carbon dioxide (CO^2) emissions. Developments should aim to minimise emissions. The potential impact of development must be discussed at an early stage the potential impact must be discussed at an early stage of the application process, including with Scottish Natural Heritage and SEPA. Where peat or carbon-rich soils may be affected by development a peatland management plan will be required. This will include, when peat is identified on site, a survey to quantify depths, condition and potential mitigation. It will also identify any potential impacts from development on or related to the site, including development outwith the site which may also impact on peat or carbon-rich soils due to hydrological or biodiversity connections.

Where preparation of a peatland management plan is necessary, consideration should be given to the likely impacts on peat and carbon-rich soils at all stages

of the proposed development. Measures to restore and protect damaged peatland should be detailed in the management plan, including hydrological protection. As appropriate, these may include:

K. the blocking of drainage channels in order to retain water and create the physical conditions that will encourage the formation of new peat.
L. the storage and re-laying of any peatland vegetation that would be removed to make way for the development.

Invasive Non-Native Species

Where invasive non-native species are present on a development site, or where planting is planned as part of a development, developers must take account of legislative provisions relating to non-native species.

Woodland

The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland from built development and sets out criteria for determining the acceptability of woodland removal. Removal will only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting, in line with the no net loss of biodiversity requirement.

Proposals for woodland planting, restocking and management will be encouraged to provide multiple benefits and be informed by the Glasgow City Region Forestry & Woodland Strategy. These include climate change mitigation and adaptation by capturing carbon and reducing flood risk, opportunities for community woodlands, improving health through recreation and outdoor learning. The siting and design of woodland should protect and enhance the historic environment; biodiversity, of international, national and local importance; and provide green network opportunities, in line with the UK Forestry Standard and Scottish Biodiversity Strategy. In particular, woodland schemes should respect and enhance the features for which nature conservation areas, geological sites and local landscape areas are designated.

Planning/ Supplementary Guidance

Design and Placemaking Supplementary Guidance provides detailed guidance on protecting and enhancing the natural environment, which is important to the qualities of place. Supplementary Guidance on Green Infrastructure/Green Network incudes guidance on green infrastructure applicable to different types and scales of development and requirements for delivery of green infrastructure. The Natural Environment Planning Guidance provides further information on: Protecting and Enhancing Landscape Character; Trees, Woodlands and Hedgerows; Soils; Site Appraisal and Ecological Surveys; Sites Designated for their Nature Conservation Importance; Protected Species; Enhancing Biodiversity and Mitigation and Management.

Proposals should also consider any requirements identified in Supplementary Guidance on Developer Contributions towards the support and management of biodiversity and green infrastructure. Supplementary Guidance on Glasgow & Clyde Valley Forestry and Woodland Strategy will provide guidance for woodland planting and restocking.

Policy 18. Water Environment and Flood Risk

East Dunbartonshire's water environment includes watercourses, water bodies and groundwater, especially the central part of the River Kelvin catchment and its tributaries. The Council is responsible, under the European Water Framework Directive and Scotland River Basin Management Plan, to contribute towards the improvement of the water environment to good ecological status or potential. It also has a responsibility under the Flood Risk Management (Scotland) Act 2009, to manage flooding in a sustainable manner and ensure the adoption of consistent principles and practices.

The sustainable location and design of development can also contribute to climate change adaptation and mitigation, including the protection and enhancement of biodiversity and sustainable flood risk management. All new development will be expected to protect and enhance the water environment by complying with all of the following:

A. Supporting the objectives and actions of the European Water Framework Directive and River Basin Management Plan for the Scotland River Basin District (2015-27);
B. Ensuring that any surface water resulting from the development, including during the construction phase, is treated through SuDS as a priority. This should meet the requirements of CIRIA SuDS Manual (C753);
C. Avoiding culverts and hard engineered drainage infrastructure unless it can be demonstrated that this is unavoidable;
D. Ensuring there is no pollution of any waterbody or ground water resource;
E. Delivering a positive impact on the wider green network, including the provision of buffer strips and improvements to green and blue infrastructure e.g. the removal of restrictions to fish passage where feasible;
F. Where proposals for change of use and/or significant redevelopment of land within the existing built environment are proposed, SuDS are assumed to be a requirement unless agreed otherwise with the relevant regulatory authorities.

Water Quality and Drainage
Development and riverbank works will protect and improve the quality and ecological status of the water environment ensuring water bodies are maintained at, or enhanced to, a good or high condition. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems (SuDS). Proposals may be permitted to connect SuDS to the Forth and Clyde Canal subject to pre-application discussion with and scheduled monument consent from Historic Environment Scotland.

Proposals for new development should aim to minimise surface water run-off and achieve as close to greenfield run-off rates as possible. There is a preference for green rather than grey infrastructure solutions and management of surface water as close to source as possible. Solutions to reduce surface water run-off, including porous surfaces, raingardens, rainwater butts, green walls and roofs, and planting of street trees are explained in further detail in the Green Infrastructure & Green Network Supplementary Guidance.

Flood Risk Management
Flooding has consequences for the receptors of human health, the economy and businesses, the environment and cultural heritage. Climate change will also increase the risk of flooding and planning has an important role in reducing the vulnerability of existing and future development to flooding. A useful starting point in identifying potential flood risk is the SEPA Flood Map.

A development proposal will be assessed to ensure that it is in line with the flood risk framework (as set out in SPP), which includes flood risk from all sources. Early consideration should be given to flood-risk issues as it can have important implications for the siting, design and in some cases the overall principle of the development.

All development must demonstrate compliance with all of the following:

G. Take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, infrastructure failure from reservoirs and drainage systems (sewers and culverts), and canal breach or failure, taking account of the predicted effects of climate change.
H. Avoid flood risk by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high-risk areas. The functional flood plain generally has a medium likelihood or greater than 0.5% (one in 200-year) probability of flooding in any year. Piecemeal reduction of the floodplain should be avoided because of the cumulative effects of reducing storage capacity. The development should be operational at all times during flood events and not impede water flow, or impact on the flood water-storage capacity. Safe egress and ingress is required from the development during times of flood.
I. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.
J. Reduce flood risk by assessing flood risk and, where appropriate, undertaking natural and structural flood-management measures, including flood protection, restoring natural features and characteristics, enhancing flood-storage capacity, avoiding the construction of new culverts and opening existing culverts where possible. A Flood Risk Assessment (FRA) will be required for a development in the medium to high category of flood risk, and may be required in the low to medium category in the circumstances described in the framework, or where other factors indicate heightened risk. FRA will usually be required for an application within areas identified at high or medium likelihood of flooding/flood risk as shown in SEPA's flood maps. FRA will adhere to the SEPA's technical requirements.
K. Where formal flood protection measures are proposed, these must meet the requirements set out in SEPAs 'Position on Development Protected by a Flood Protection Scheme'.
L. Where a flood risk assessment is required, the predicted increase in flood risk is in accordance with the climate change allowances set out in the SEPA guidance document 'Climate change allowances for flood risk assessment in land use planning' (2019).

Supplementary Guidance
Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on Developer Contributions towards the management of flood risk, on and off site, provision and management of SuDS, and provision of water and sewerage infrastructure.

Policy 19. Historic Environment

East Dunbartonshire has a wide range of historic environment assets including a World Heritage Site, listed buildings, conservation areas, townscape protection areas, Scheduled Monuments, national and locally important Gardens and Designed Landscapes, archaeology and other historic environment assets. Individual designated areas are identified in the Communities Policies and should be considered as part of development proposals. Buildings of architectural merit in the green belt also contribute to the historic environment.

Development will enable positive change in the historic environment, which is informed by a clear understanding of the importance of the heritage assets affected and ensuring their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

WH1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 Buffer Zone

A. There will be a presumption against development which would have an adverse impact on WH1 the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site (as defined on the Proposals Map).
B. There will be a presumption against development within HE1 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 Environment Scotland can be taken to redress the adverse impact, and
   ii) There is no conflict with other Local Development Plan policies.

Supplementary Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site includes the Statement of Outstanding Universal Value, for which the site was inscribed, the designation of a Buffer Zone to protect the important landscape setting of the Wall, and guidance on the process for considering planning applications that may have an impact, assessing the impact of development, and mitigating impacts.

Listed Buildings

Development affecting a listed building or its setting shall preserve the building, its setting and any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and land use of the development should be appropriate to its character and appearance of the building and setting. There is a presumption against demolition or other works that adversely affect the listed building or its setting. Listed buildings should not be demolished unless it is demonstrated that the building:

C. is no longer of special interest;
D. is incapable of meaningful repair;
E. demolition is essential to delivering significant benefits to economic growth or the wider community; or
F. repair and reuse of the building is not economically viable and has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Planning Permission in Principle is not appropriate for proposals related to Listed Buildings as there is a need to fully assess matters of design. Historic Environment Scotland's Managing Change in the Historic Environment guidance on Use and Adaption of Listed Buildings and Demolition of Listed Buildings provides further guidance.

Conservation Areas and Townscape Protection Areas

Development within a Conservation Area or Townscape Protection Area, and proposals outwith which will impact on its appearance, character or setting, will preserve or enhance the character and appearance of the designated area. It will be consistent with any relevant Conservation Area/ Townscape Protection Area Appraisal and management plan. There will be a presumption against proposals to demolish an unlisted building in the Conservation Area where it makes a positive contribution to the area's character and appearance. Trees which contribute to the character and appearance of the Conservation Area will be preserved. Planning Permission in Principle is not appropriate for proposals related to Conservation Areas as there is a need to fully assess matters of design. The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

Scheduled Monuments

Scheduled Monuments will be preserved in situ and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be granted unless there are exceptional circumstances. The Scheduled Monuments include the large, linear sites of the:

- SM (various) Antonine Wall Scheduled Monument Sites
- SM6769, SM6770, SM6772 & SM6775 Forth and Clyde Canal

And other Scheduled Monuments identified in the communities policies. Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and any requirements should be sought at an early stage from Historic Environment Scotland.

Archaeological Sites and Other Historic Environment Assets

Archaeological resources, including those newly identified during the currency of the plan, will be preserved in situ wherever feasible. The significance of the archaeological resources and of any impacts upon them and their settings will be considered. At any location where there may be a sensitive archaeological resource, a report of an archaeological evaluation will be required prior to determination of the planning application. Where it is not possible to preserve the archaeological resource in situ appropriate archaeological excavation, recording, analysis, publication and archiving will be required before and/or during development.

There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, woodlands and routes such as drove

roads which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and development should protect and preserve significant resources in situ.

Gardens and Designed Landscape
East Dunbartonshire contains GDL00408 Milngavie Reservoirs nationally important Garden and Designed Landscape and several Locally Important Gardens and Designed Landscapes of local interest, which include former mansion houses and their grounds, former institutional grounds, a garden suburb, parks, cemeteries and historic woodland. These provide green infrastructure and the majority contribute to the wider green network. Development affecting a Garden and Designed Landscape should protect and enhance it. It should not impact adversely on the garden or designed landscape's character, important views to, from and within it, or its setting. The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

Supplementary Guidance
Supplementary Guidance: *Design and Placemaking* provides more detailed guidance on the importance of the historic environment to the qualities of place. Following a review of local historic environment designations Planning Guidance on the Historic Environment will provide further information and guidance on the designations of Conservation Areas, Townscape Protection Areas and locally important gardens and designated landscapes and identify the special qualities of each Conservation Area and any Townscape Protection Area. It will include an introduction to these local designations, revised Conservation Area/ Townscape Area Appraisals and a management plan. Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on Developer Contributions towards the conservation and management of the historic environment, particularly those related to the World Heritage Site, public realm, civic space or green infrastructure/green network.

Policy 20. Managing Waste

East Dunbartonshire Council is committed to implementation of the Scotland-wide Zero Waste Policy, which is underpinned by the 'waste hierarchy'. This means minimising the production of waste at source, and recognising that all residual waste material, either natural or manufactured, is a resource which can help support the transition towards a low carbon, circular economy.

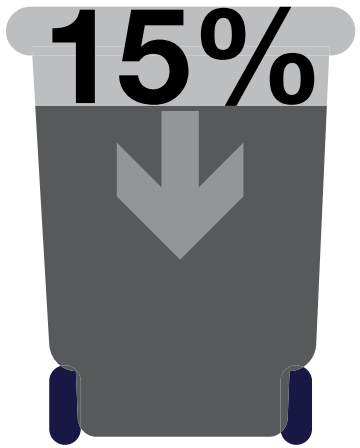
Provision for Waste Management in Development Sites
All development must be resource-efficient and minimise waste during construction and operation. The layout and design of development will be expected to provide for the collection and storage of waste for recycling and the vehicular collection of waste. Major development proposals must also include a site waste management plan as part of the overall application. Supplementary Guidance: Design and Placemaking provides further information on provision for waste management within development sites.

Waste Management Facilities and Infrastructure
Development proposals for waste management facilities that secure economic value from waste resources will generally be supported. This includes the reuse, refurbishment, remanufacturing and reprocessing of waste products. Sites considered suitable for waste management facilities include employment and industrial land, storage and distribution land and re-use /extensions of existing waste management sites. The Council will also be supportive of proposals on sites that have the potential to maximise the re-use of waste heat through co-location with heat users and buildings with high heat demand. Other sites may be considered suitable depending on local circumstances.

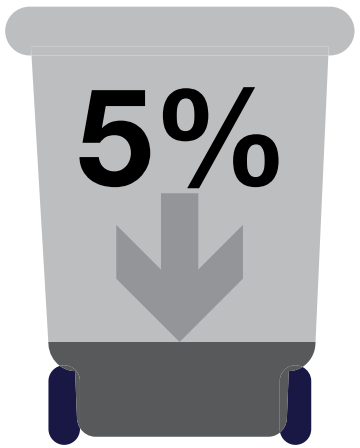
Existing waste management sites will be safeguarded for future sustainable waste-management use. Any development proposals on or adjacent to these sites which would compromise or prevent their future use for waste management purposes will not be supported.

The development of waste-management facilities or infrastructure which maximise the value of secondary resources from waste to the economy will be supported where it:

A. Accords with the principles of the Zero Waste Plan, follows the waste hierarchy and makes a positive contribution to the provision of a network of waste management installations. In particular, development for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.
B. Sets out the main alternatives available in terms of location, technology and design, and demonstrates the benefits of the proposal, taking into account the environmental, social and economic effects.
C. Takes account of waste arisings, current and planned waste infrastructure, and identifies need. Proposals should also consider anticipated waste need (including the Scottish Government waste capacity tables to deliver Zero Waste Plan targets) to ensure that Scotland-wide capacity objectives are met.



15% reduction in total waste by 2025, against 2011 levels

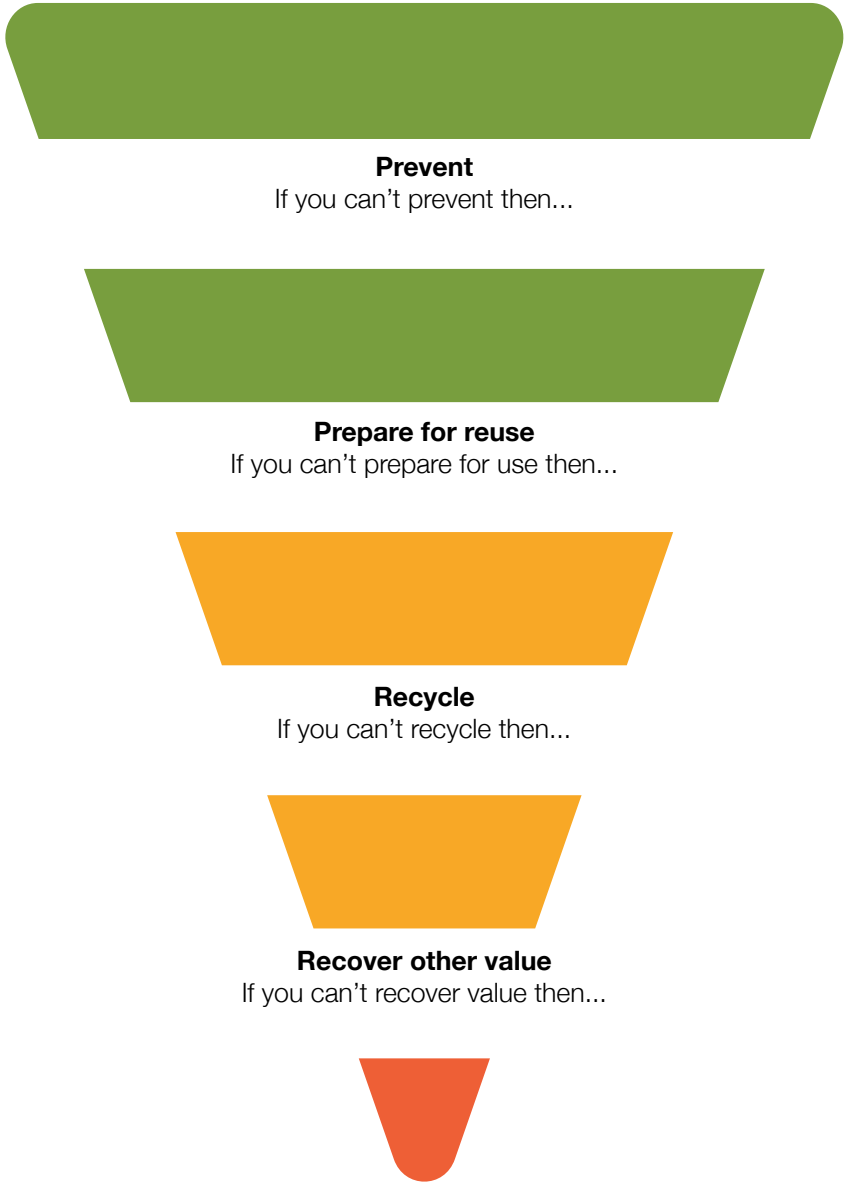


Maximum of 5% to landfill

Recycle 70% of remaining waste

Source: Scottish Government, 2020

Waste Hierarchy



D. Is located within an area safeguarded or proposed for employment, industry and storage and distribution, and which offers a good standard of accessibility.
E. Is compatible with surrounding land uses and considers the need for a buffer zone between the facility and dwellings or other sensitive receptors. It will not have an adverse effect on the local community and local environment. The proposal should demonstrate satisfactory mitigation measures for any unacceptable impacts arising from the development, including visual impact, air and water quality, traffic, noise, local amenity and the natural or historic environment. Cumulative impacts will also be considered.
F. Fully explores the potential for reuse of waste heat and/or electricity generation where it is demonstrated to be viable.
G. secures decommissioning or restoration (including landfill) to agreed standards as a condition of planning permission; and,
H. ensures that landfill consents are subject to an appropriate financial bond unless the operator can demonstrate that their programme of restoration, including the necessary financing, phasing and aftercare of sites, is sufficient.

Policy 21. Mineral Resources

The Council has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development. This is based on the principle that mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment.

Aggregates
There are sufficient hard rock operational reserves to meet demand in the Glasgow City Region, but consented reserves of sand and gravels are forecast to be constrained beyond 2021. Additional areas of search for potential extraction locations have been suggested in the Strategic Development Plan, but not within East Dunbartonshire. However, there may be some instances where mineral extraction within East Dunbartonshire would be beneficial and acceptable. Any proposals located within an area identified as a mineral resource area on the Proposals Map should be discussed with the Coal Authority. This is to ensure that any mineral resources of economic or conservation value are safeguarded from development to prevent unnecessary sterilisation.

Unconventional Oil and Gas Development
The Scottish Government does not support unconventional oil and gas development in Scotland. The Council will not support any development proposals relating to unconventional oil and gas extraction. In accordance with The Town and Country Planning (Notification of Applications (Unconventional Oil and Gas) (Scotland) Direction 2019, any new planning applications will be notified to Scottish Ministers within 7 days of validation.

Assessment Criteria
Any proposal for new or extended mineral workings will only be supported where it is demonstrated that there would be no significant adverse impact, either individually or cumulatively from other mineral workings, on all of the following:

A. Local communities, individual houses, sensitive receptors and economic uses important to the local economy arising from noise, blasting, vibration, odour, dust, fumes, and other nuisances or impacts.
B. The natural and water environment, including habitat networks, good quality soils, peat and other carbon-rich soils.
C. The green network and other leisure, culture and sport assets.
D. The historic environment.
E. Visual impact and the character of the surrounding landscape.
F. The local economy.
G. Transportation, including the local network.

It is strongly advised that applicants carry out early consultation with Council representatives, the local community and other statutory bodies, such as SEPA and SNH. Proposals for the development of mineral resources should also be accompanied by the following information:

H. A method statement including information on drainage and water treatment, phasing, topsoil/overburden stripping and storage, access and maximisation of sustainable transport and working hours.
I. A sustainable, fully-costed, phased restoration and aftercare scheme which provides a beneficial after-use for the site and secures benefits for the green network. This will be secured through appropriate financial guarantees.

Peat
Policy on peat can be found in Policy 17. Natural Environment.

Sterilisation
There will be a general presumption against development proposals that would result in the sterilisation of workable mineral resources, including those identified on the proposals maps, of economic or conservation value. Where possible, the prior extraction of workable mineral resources above permanent development proposals will be secured. Statutory bodies, including the Coal Authority, should be consulted in areas of mineral workings or former and proposed mineral workings.

Supplementary Guidance
Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on Developer Contributions, particularly in relation to the mitigation of impacts during excavation and any restoration works. In particular, a financial bond or legal agreement may be required to ensure appropriate decommissioning and site-restoration arrangements are secured. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence. In addition, Supplementary Guidance on Green Infrastructure and Green Network provides information on the green network and opportunities to enhance it.

Policy 22.
Digital Communications

The planning system has an important role in strengthening digital communications and telecommunications capacity and coverage, to help facilitate investment and growth. Good broadband provision can also contribute towards social inclusion and sustainability by reducing the need to travel, enabling home working and facilitating online learning. This policy is intended to ensure that all new homes, business and community facilities within East Dunbartonshire are equipped with this essential infrastructure.

Digital Communications
All development proposals must demonstrate consideration of digital communications infrastructure, including broadband, as an integral component of new homes and business premises. The Council will expect appropriate, universal and future-proofed infrastructure to be included as part of the design process and installed as part of the development. For non-householder proposals, the Council expects developers to work with the broadband industry from an early stage to incorporate high speed broadband connectivity infrastructure into new development, in line with the *Digital Strategy for Scotland*. Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on *Developer Contributions*.

Commercial Telecommunications
A proposal for the installation and siting of any new telecommunications equipment should demonstrate that consideration has been given to siting and design options which minimise visual impact and satisfy operational requirements. It should set out the alternatives that have been considered and the reasons for the chosen solution. The site selected will be compatible with its surrounding uses and have no significant adverse impact on the natural or historic environment. The proposal should also include an explanation of how the equipment fits into the wider network.

A telecommunications proposal may be appropriate in the green belt where there is no alternative location.

Siting and Design
Proposals for telecommunications development will be supported provided that the following criteria are met:

A. The siting and appearance of the proposed apparatus and associated structures should minimise their individual, and cumulative, impact on the visual amenity, character or appearance of the surrounding area.
B. Where attached to a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building.
C. If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, concealing or disguising equipment and site sharing.
D. The siting of equipment should not have an adverse impact on the natural or historic environment.
E. A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation is submitted.

All proposals must include details of the design, including height, materials, landscaping and all components. The proposal must also accord with detailed siting, design and locational criteria set out in Supplementary Guidance: *Design and Placemaking*.

Policy 23. Airport and Hazardous Installations Safeguarding

Development proposals on the site, or in the neighbourhood, of a hazardous installation or airport (defined as safeguarding zones shown on the Proposals Map) must consult the relevant consultee.

Airport Safeguarding
All development proposals must demonstrate consideration of aviation matters. Any proposed wind turbine development in East Dunbartonshire will require prior consultation with Glasgow Airport. Within the Glasgow Airport Safeguarding Zone, shown on page 198, development which adversely affects the operation, integrity or safety of the airport will not be permitted. The following types of development will require prior consultation with the appropriate civil and military aviation authorities if proposed within the safeguarding zone:

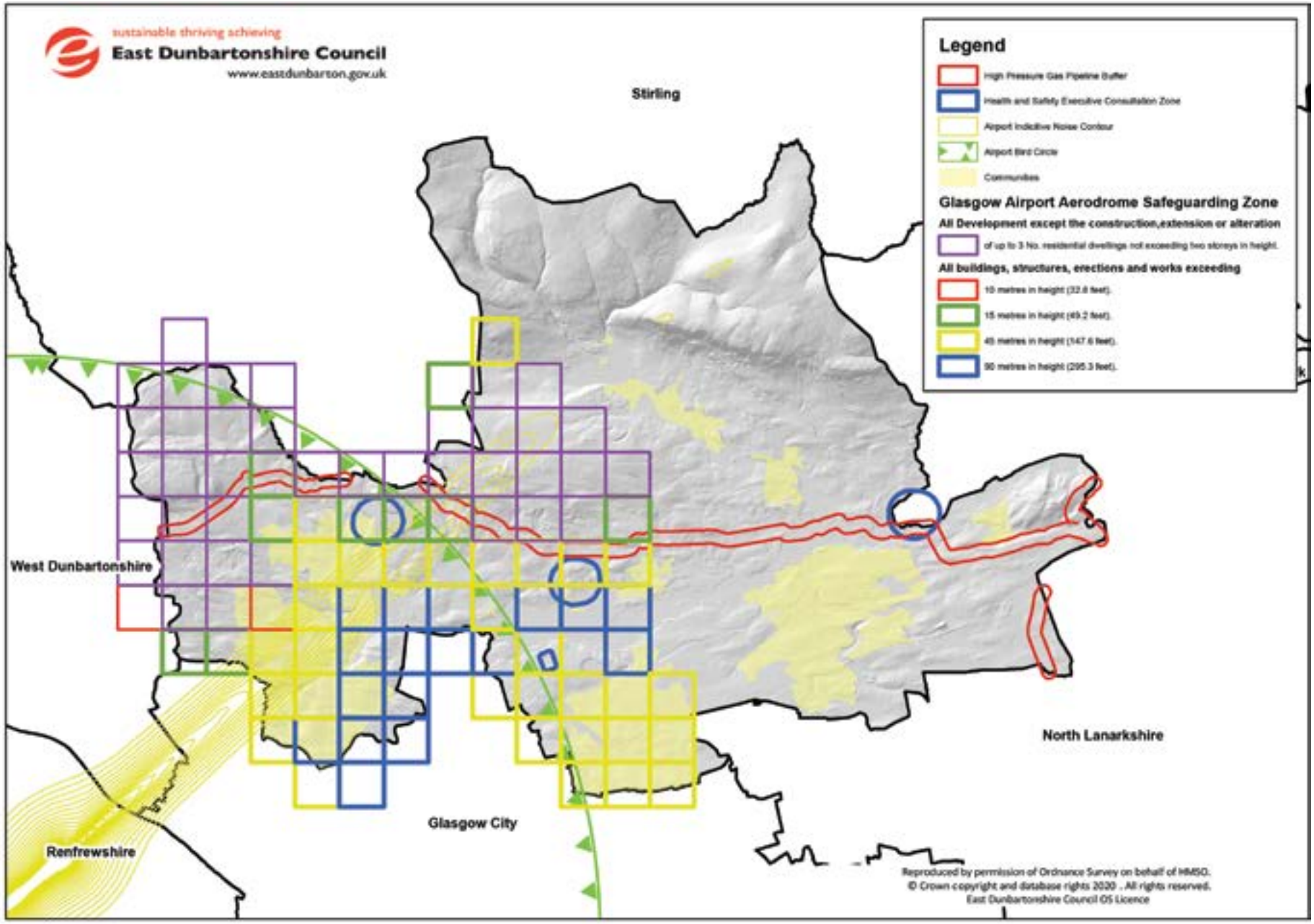
A. Developments that meet the criteria set out in the Glasgow Airport Aerodrome Safeguarding Map.
B. Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting.
C. Developments that could increase bird strike risk within the aerodrome safeguarding zone, such as waste disposal sites or reservoirs.
D. Developments which include aviation activities.

Noise sensitive development (including residential) within the noise contours for Glasgow Airport, shown on on page 198, should be accompanied by a noise assessment considering acceptability and any mitigation requirements. The contours are based on the indicative 2028 57-decibel (16-hour) contour published in the Glasgow Airport Masterplan.

Hazardous Installations Safeguarding
Development proposals within the hazardous installations/pipeline safeguard consultation zones identified on the Proposals Map will be determined in consultation with the Health and Safety Executive and the facilities operators/owners. The hazardous installations include:

E. High-pressure gas pipelines, and their 155 metre zone.
F. Chlorine storage area at the Balmore Water Treatment Works and its 550 metres zone.
G. Bonded warehouses at Buchley and its 250 metre zone.
H. Factory at Inchterf and its consultation zone. .

Airport and Hazardous Installations Safeguarding



Policy 24. Developer Contributions

New development in East Dunbartonshire is required to contribute positively to the quality and sense of place and should not have an adverse impact upon the provision of local services and infrastructure. Development that gives rise to the need for new or improved public facilities, public infrastructure and/or environmental mitigation will meet this need through developer contributions. The need from a development can arise either individually or cumulatively and will be met or provided on or off site.

Planning applications for all types of development must consider the potential need for contributions as set out in criteria A – E below, with the exception of household extensions. Additionally, applications for the types of development identified in criteria F – M must also consider the need for contributions relating to the impacts of that particular development type. Key issues giving rise to the potential need for contributions may also be highlighted in the Community Policies and in key requirements for individual sites. For certain contribution types additional information, such as calculation methodologies or how monies will be spent, is provided in Appendix 3 of the plan. For housing development, the Council encourages a range of housing to be built and therefore the cost of contributions will be subject to a bedroom adjustment, also provided in Appendix 3, to ensure that the development of smaller homes is not disadvantaged in terms of viability.

Planning obligations will only be required following the consideration of the use of conditions or legal agreements; and will be subject to the policy tests of Scottish Government Planning Circular 3/2012 on Planning Obligations and Good Neighbour Agreements (or any subsequent revision to this advice). The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The need for contributions, whether financial or otherwise, should be scoped during pre-application discussions and work to facilitate agreeing the scale and nature of contributions should continue throughout the application process. This is to ensure that unnecessary delays in determining the application, as a result of negotiating the agreement, are avoided.

Where developer contributions take the form of a financial payment, the Council will take an approach that balances flexibility and the phasing of payments with ensuring compliance with the requirements of the planning consent. Once the contribution is received it is the Council's responsibility to ensure that all payments are used for the purposes for which they were sought and are utilised within a reasonable time period. In most cases this will be five years, unless a longer period is deemed to be necessary for example in the case of contributions to schools where this will be a maximum of ten years. After the specified period any unused funds would be returned to the developer. In exceptional circumstances, where the need for developer contributions would render a development unviable as evidenced by the submission of a financial appraisal, the Council may take a more flexible approach to which contributions should be sought based on the priorities of the Council at the time of processing the application.

For **all development** in East Dunbartonshire:

A. Sustainable Transport

New development should be integrated with sustainable transport infrastructure in order to contribute to reducing carbon emissions, improving health and wellbeing and minimising adverse effects on local air quality. Sustainable transport infrastructure should be provided on site, in line with the Sustainable Travel Hierarchy, which links development with existing active travel networks to provide connections to local services and amenities and the public transport network. Electric vehicle charging infrastructure is also required on site.

In the case of developments requiring the submission of a Transport Assessment, contributions will also be required to address impacts on the wider transport network (for all forms of transport and active travel) as a result of the development itself and/ or cumulatively with other planned sites. In order to mitigate against these impacts relevant new development is required to contribute towards the delivery of projects identified in the Local Transport Strategy and Active Travel Strategy.

Further information regarding contributions towards sustainable transport is provided in Appendix 3, including lists of the Local Transport Strategy projects by Route Corridor area. All developer contributions that contribute towards these lists from different developments must be proportionate, regardless of the point in the development plan period that the development comes forward.

The method for securing the developer contribution towards transport will be applied consistently for all applicable developments. The cost will be based on:

- The total number of trips a development will generate during weekday morning and afternoon peak periods (07:00-10:00 and 16:00-19:00)
- The total vehicle movements on the network at present and as a result of the implementation of sites in the LDP, during morning and afternoon peak periods
- The total cost of implementing the Council's Local Transport Strategy and Active Travel Strategy.

New developments should provide the above infrastructure requirements with the exception of the alteration and/or extension to an existing dwelling house.

The need for developer contributions towards the relevant Route Corridor applies to all types of development except:

- Any proposals where a transport assessment is not required.

B. Green Infrastructure, Open Space and Biodiversity

All new development will provide high quality open space to meet the needs of the proposed development (accessibility, quantity and quality), as set out in Supplementary Guidance on Design and Placemaking, and Green Infrastructure and Green Network. As a first preference open space should be provided on-site and in a prominent location. Developer contributions for off-site provision will be considered on a site-by-site basis in accordance with the criteria regarding appropriate distances from housing to open space as set out in Appendix 3, and the priorities within the Open Space and Green Network Strategies. Specific requirements for open space may also be set out in the Community Policies. Open space for non-residential developments should generally be provided on-site.

Biodiversity loss on a development site will be compensated for within the development site or on other land within the developer's control. Where this is not possible then a payment for biodiversity creation and 25 year maintenance will be required. This will be calculated on a case-by-case basis. Compensation must only be used as a last resort and only after options for avoidance and reduction have been fully considered.

The contribution applies to all types of development except:

- Single house plots
- Alteration and/ or extension to existing dwellings.

C. Flood Risk, SUDs and Sewerage

To ensure that development reduces flood risk and helps to improve water quality, developer contributions may be required on a case-by-case basis towards flood risk management, sustainable drainage systems, waste water infrastructure and riverbank restoration. Further information (where relevant) is provided in the Community Policies and associated key requirements, the Clyde and Loch Lomond Local Flood Risk Management Plan 2016 (or as updated) and any relevant planning guidance, master plans or planning briefs.

The contribution applies to all types of development except:

- Single house plots
- Alteration and/or extension to existing dwellings.

D. Historic Environment – Antonine Wall World Heritage Site

To ensure that development helps to maintain and enhance the special character of the historic environment in East Dunbartonshire, in particular the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and

prominent civic space and public realm, developer contributions may be required on a case-by-case basis. This could include landscaping to protect the setting of the Antonine Wall, interpretation boards and signage, civic space improvements and public realm works. Further information is provided in the Community Policies, Supplementary Planning Guidance on Frontiers of the Roman Empire (Antonine Wall) and any other relevant planning guidance, master plans or planning briefs.

The contribution applies to all proposals which may affect the Antonine Wall World Heritage Site and Buffer Zone, or any other relevant historic environment asset, except:

- Single house plots
- Alteration and/ or extension to existing dwellings.

E. Digital Communications

To ensure that digital communications infrastructure, including broadband, is provided as an integral component of new homes and business/ employment premises developer contributions may be required to ensure the installation and future-proofing of appropriate infrastructure.

The contribution applies to all proposals for new housing and employment generating uses except:

- Single house plots
- Alteration and/ or extension to existing dwellings.

For **specific developments** in East Dunbartonshire:

F. Affordable Housing

In order to address the high level of need for affordable housing in East Dunbartonshire, development proposals for new housing will be required to satisfy either of the following:

On all market housing sites of 2-9 units a commuted sum will be paid to the Council for use on new affordable housina commuted sum will be paid to the Council for use on new affordable housing developments within the Council area. The commuted sum per unit on-site will be calculated using the following method (based on an independent land valuation):

- Unrestricted market value per plot (A), minus the restricted affordable housing value per plot (B), then divided by 4.

For the avoidance of doubt the valuations upon which commuted sums are based must be current (ie within the last 3 years), relevant to the housing typology (flats or houses) and the location of the proposal (ie higher or lower market value areas).

On all market sites of 10 units or more 25% of the total units to be provided as affordable housing in line with the following:

1. Be provided on-site in a prominent location and be fully integrated within the wider development (taking affordable housing management and requirements into account).
2. Provide a minimum 15% of the total number of units on site as social rent, with the remaining 10% provided as other affordable tenures (see Appendix 3). On sites with a single building, or on sites with 25 units or less, a different mix of tenures may be required for management reasons, including the possibility of 100% social rented accommodation. On such sites, social rent can be omitted from the affordable housing mix if clear management reasons are established.
3. All affordable tenures for sale must be affordable to those earning less than the median income level for the area (generally 40th percentile in Strathkelvin and 50th percentile in Bearsden and Milngavie). The Council sources this from the Scottish Government (CACI paycheck). In high value areas the Council can increase the maximum affordability level to 60th percentile.
4. All affordable tenures will be provided in perpetuity.
5. Where the affordable housing contribution is provided in the form of above ground floor flatted accommodation, every effort must be made to ensure that each house is accessible without stairs, for example by lift.
6. 10% of all new affordable developments must be accessible for those with particular needs i.e. older people, wheelchair users. This may take the form of wet floor shower or fully wheelchair accessible housing. Additionally, consideration must be given to 'Housing For Varying Needs Standards'

The contributions set out above apply to all proposals for new housing including conversion and market-led specialist housing except:

- Residential institutions
- Single house plots.

G. Education (Schools)

To ensure that new housing development does not have an adverse impact upon education provision, contributions may be required to increase school capacity as a result of the extra demand for school places. During the processing of planning applications the Council will assess the impact of new housing on the capacity of all four schools within whose catchments the development is located (non-denominational and denominational at primary and secondary levels). Where a development is judged, either individually or cumulatively with other known development, likely to result in any of the local

schools becoming over 90% capacity a developer contribution to offset the additional demand will be required. Contributions will also be required for any of the identified schools which are already exceeding 90% capacity at the time of the application. Further information including costs are provided in Appendix 3 or as updated and published by the Planning Authority. Note that contributions towards nursery education may also be required (see below Point I Other Community Facilities).

The contribution applies to all proposals for new housing, including conversion from other uses, except:

- Single house plots
- One bedroom properties
- Specialist housing designed for groups which do not include children (such as housing for older people or assisted living).
- Affordable housing.

H. Primary Healthcare

To ensure that new development does not have an adverse impact upon healthcare provision, contributions may be required to increase primary healthcare capacity as a result of the extra demand for services. The need for contributions will be calculated on an 'East Locality' and 'West Locality' basis to reflect the operational approach of the Health and Social Care Partnership. Contributions will be required when primary healthcare facilities are judged to be operating over capacity as set out in Supplementary Planning Guidance. Further information including costs will also be set out in Supplementary Planning Guidance.

The contribution applies to all proposals for new housing, including conversion of other uses to housing and market-led specialist housing, and residential care facilities such as care homes, except:

- Single house plots
- Affordable housing.

I. Other Community Facilities

IIn addition to the education, healthcare and open space contributions listed above developments may, either individually or cumulatively, give rise to a need for other community facilities. These include nursery education, all weather sports pitches, other sports facilities, cultural assets, religious buildings, other health facilities and community buildings. Contributions will be required either where the proposed development will create additional demand for existing community facilities, i.e. residents from new housing development, and subsequently result in those facilities requiring extra capacity; or where the proposal will physically affect existing facilities and reconfigured or replacement facilities may be required. In all cases, a legal agreement may be required to secure delivery of enhanced/ replacement facilities. The Pitches Strategy and Culture, Leisure and Sport Strategy provide further information.

The contribution applies to all proposals for new housing, or any other development affecting the capacity or provision of community facilities, except:

- Single house plots
- Affordable housing.

J. Business and Employment Sites

In the event that proposals for alternative uses on employment sites are deemed appropriate, developer contributions to create alternative business land or premises nearby may be required to ensure that an adequate supply of business and employment land is maintained. In such circumstances a legal agreement to ensure delivery of the alternative land or premises may be required.

The contribution applies to all proposals where business land and/ or infrastructure will be either wholly or partially lost to other uses.

K. Retail and Commercial Development

Where a retail or commercial development with a gross floorspace of over 2,500m² is proposed outwith a town centre, and therefore contrary to the development plan, a retail impact analysis will be undertaken to understand the impacts of the development. In exceptional circumstances where a retail, commercial or other significant footfall generating development located outwith the network of shopping centres is deemed to be acceptable, a contribution towards the implementation of the most relevant town centre strategy will be required. Further information and requirements are provided in the Community Policies.

L. Renewable Energy, Waste Management and Mineral Workings

To ensure that proposals for renewable energy infrastructure, waste management or mineral workings do not have an adverse impact upon local character and amenity, applications for all commercial proposals will be expected to set out a sustainable, fully costed, phased restoration and aftercare scheme to restore the site in the event that the proposed use ceases operation. The restoration plan should identify a beneficial after-use for the site which enhances the green network and water environment.

Proposals may also require a financial bond or legal agreement to ensure that the appropriate decommissioning, site restoration and aftercare arrangements are implemented.

The contribution applies to all commercial renewable energy infrastructure, waste management and mineral workings proposals (including extended mineral workings).

Appendices

Appendix 1 – Glossary of terms

Active Travel
Travel and transport modes which focus on physical activity e.g. walking and cycling, in contrast to vehicular travel and dependency on carbon based fuels.

Affordable Housing
Housing of a reasonable quality that is affordable to people on modest incomes. This may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy.

Amenity
A positive element or elements that contribute towards the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationships between them. Can also include less tangible factors such as tranquility. Includes residential amenity which takes into account factors such as privacy and open space.

Anchor Development
Heat demand sites for particular consideration include anchor developments such as hospitals, schools, leisure centres and heat intensive industry.

Antonine Wall
The most substantial and important Roman monument in Scotland. Built around AD140, it stretches across central Scotland and marks the north-western frontier of the Roman Empire. It was inscribed as a World Heritage Site and has its own Management Plan of 2014.

Biodiversity
The range and diversity of ecosystems; plants, animals, species and genes, and the ecological processes that support them.

Biomass
Biomass, as a renewable energy source, is biological material derived from living, or recently living organisms. As an energy source, biomass can be used directly or converted into energy products such as bio-fuel.

Blue Infrastructure
Includes the water-based aspects of green infrastructure that includes sustainable urban drainage, swales, wetlands, rivers and canals and their banks, and other water courses.

Brownfield
Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.

Buildings at Risk Register for Scotland
The Buildings at Risk Register has been in operation in Scotland since 1990 in response to a concern at the growing number of listed buildings and buildings in Conservation Areas that were vacant and had fallen into a state of disrepair. The Register is maintained by Historic Environment Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk.

Bulky Goods
These are a form of comparison goods, but specifically refer to larger goods which require a form of vehicular transport and direct vehicular access to enable the goods to be collected by customers after sale. They also require larger areas for handling, storage and display.

City Region
The area known formally as Glasgow and the Clyde Valley. Comprises the local authorities of Glasgow City, East Dunbartonshire, East Renfrewshire, North Lanarkshire, South Lanarkshire, Renfrewshire, West Dunbartonshire and Inverclyde. These authorities work together on a number of cross-boundary issues such as strategic planning, economic development, physical planning and strategic housing.

Climate Change and Adaptation Strategy and Carbon Management Plan
Prepared by the Council, this will support the development planning process by outlining a vision and opportunities for more sustainable forms of development, transport provision and infrastructure including electric car charging points.

Clydeplan
The partnership of the eight local authorities of the Glasgow and the Clyde Valley City Region area working together on strategic development planning matters. The principal role of Clydeplan is to prepare and maintain an up to date Strategic Development Plan (SDP) for the City Region area.

Commercial Centre
Those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.

Community Growing Space
Areas of land used for growing food crops by the community. This may include growing spaces used by one or more individuals and include orchards and allotments.

Community Planning Partnership (CPP)
Local authorities have a statutory duty of community planning under the Local Government in Scotland Act 2003. Community Planning is about a range of local organisations working together to plan and provide for the wellbeing of their communities. The main aims of Community Planning are:

- To ensure that people and communities are genuinely engaged in the decisions made on public services which affect them.
- To improve the services provided by local service providers through closer more coordinated working.
- To help councils and their public sector partners collectively identify the needs and views of individuals and communities and to assess how they can best be delivered.

Comparison Goods
Any consumer goods which are not bought on a day-to-day basis i.e. books, clothing, footwear, televisions, musical instruments, photographic goods, chemists and jewellery.

Conservation Area
Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Consultations, for Planning Application Stage
At planning application stage consultations vary according to the nature of the proposal and the site and can be carried outwith specialist teams within the Council or Community Planning Partners, key agencies and organisations. Consultations can include one or more of the following:

- Architecture and Design Scotland
- Coal Authority
- Community Council
- East Dunbartonshire Health & Social Care Partnership
- Glasgow Airport
- Health and Safety Executive
- Historic Environment Scotland
- National Grid
- Nature Scot
- Network Rail
- NHS Greater Glasgow and Clyde, Health Board
- Scottish Enterprise
- The Scottish Environment Protection Agency (SEPA)
- Scottish Canals
- Scottish Forestry
- Scottish Water
- Sportscotland
- Strathclyde Partnership for Transport
- Sustrans
- Transport Scotland

Contaminated Land
Any land which appears to the local authority to be in such a condition, by reason of substances in, on or under the land, that:

a) Significant harm is being caused, or there is a considerable possibility of significant harm being caused.
b) Significant pollution of controlled waters is being caused, or there is a considerable possibility of significant pollution being caused.

Convenience Goods
These are ‘everyday’ and relatively low cost goods i.e. food, tobacco, newspapers, magazines, alcoholic drink, and non-durable cleaning and domestic products (soap, toiletries, detergent etc).

Conventional Energy
Natural energy resources which are obtained from fixed reserves and exist in a limited quantity, such as oil and gas. They are also called non-renewable sources as once they are depleted, they cannot be generated at the speed which can sustain its consumption rate.

Destination Cluster
An area where tourism development is concentrated.

Environmental Report
Assesses the likely environmental effects of certain types and scales of development, and developments in sensitive locations, under the Environmental Impact Assessment (Scotland) Regulations 2011.

Examination
The authority submits the Proposed Plan to Scottish Ministers who will, if there are unresolved representations, appoint a Scottish Government Reporter to examine the plan through an Examination. The Reporter will determine the format of the Examination. Following the Examination the Examination Report will set out recommendations for changes to the Plan which are largely binding on the authority. Once the authority has made these changes the Plan can be adopted as the Local Development Plan for the area.

Further Information, for Planning Application Stage.
At planning application stage, a development proposal will be assessed against Plan Policy and Supplementary/ Planning Guidance. In order to do this, further information and specialist assessments may be required. Further information will be shared with consultees if necessary. This will vary according to different development proposals and site specifics, and certain categories of development are excepted, e.g. domestic extensions or alterations. It could include one or more of the following:

- air quality assessment
- arboricultural impact assessment
- archaeological evaluation or investigation
- climate change assessment
- design statement or design and access statement
- drainage impact assessment
- flood risk assessment
- ground investigations
- health impact assessment
- heritage impact assessment
- invasive non-native species survey
- landscaping plan (including management)
- landscape and visual impact assessment
- masterplan
- noise impact assessment
- peat or carbon rich soils survey
- preliminary ecological appraisal
- sustainability and design statement
- topographical survey
- transport assessment
- tree survey
- waste management plan.

Geodiversity
The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.

Green Belt
A green belt around a city or town is designated to support the spatial strategy of a Development Plan by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space.

Green Infrastructure
The use of ecosystems, green spaces and water in strategic land use planning to deliver environmental and quality of life benefits. It includes parks, open spaces, playing fields, woodlands, wetlands, road verges, allotments and private gardens. Green infrastructure can contribute to climate change mitigation and adaptation, natural disaster risk mitigation, protection against flooding and erosion as well as biodiversity conservation.

Green Network
Connected areas of green infrastructure and open space that together form an integrated and multi-functional network. The Green Network incorporates open spaces, Local Nature Conservation Sites, core paths and biodiversity habitat links such as woodlands, burns and watercourses.

Greenfield land
Sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

Ground Investigations
In Scotland contamination is most frequently associated with past industrial activity, inadequate waste disposal and some agricultural activities. Ground stability can also be affected by past mining activity, in particular deep coal mining. Scottish Government, Planning Advice Note 33 Contaminated Land provides guidance on how to carry out site investigations.

Heat Network
Heat networks (also known as district heating) supply heat from a central source to consumers, via a network of underground pipes carrying hot water. Heat networks can cover both large areas or local areas supplying a small cluster of buildings. This avoids the need for individual boilers or electric heaters in every building such as hospitals, schools, leisure centres and heat intensive industry.

Housing Land Audit (HLA)
The annual survey of housing land which records progress on housing land developed and in development. The survey records on-site units both complete and under construction.

Housing Market Sub Area (HMSA)
Areas within which households are willing to move to buy a house (excluding moves which are employment or retirement-led). These areas are used to reflect the mobility of demand across the city region. They display a degree of self-containment from the wider Housing Market Area but remain interlinked.

Housing Need and Demand Assessment (HNDA)
The Scottish Government in 2008 introduced a new approach to planning for housing. Alongside SPP and Local Housing Strategy (LHS) Guidance, Local Authority planning and housing departments are required to work together in a Housing Market Partnership, to produce an HNDA that will provide the evidence base for identifying future housing requirements by Housing Market Areas, across all tenures, and will inform SDPs, LHSs and LDPs.

Infill Development
Development within an urban area, usually involving building on a gap site, or between two sites.

Intermediate Housing
Types of housing that are led and delivered by the private sector but can contribute towards meeting local affordable housing need. Intermediate housing must meet the following criteria:

- It does not require subsidy from public funding sources;
- It does not require Registered Social Landlords or the Council for operation and/ or management; and
- The cost/ type of product must meet recognised local need and satisfy local affordability criteria (in consultation with the Council's housing service).

Intermediate tenures includes properties that are for discounted sale by the developer (below market value), or smaller houses for private sale where it can be demonstrated that they are affordable to people on modest incomes.

Invasive Non-Native Species
Any non-native animal or plant that has the ability to spread, causing damage to the environment, the economy, our health and the way we live.

John Muir Way
John Muir was an explorer, mountaineer, conservationist, botanist, amateur geologist and writer of distinction. He developed a passion for wild places growing up in the coastal town of Dunbar, east of Edinburgh.

Key Agency
Under the Planning etc. (Scotland) Act 2006, a body which the Scottish Ministers specify as relevant to the preparation of development plans. These currently comprise Scottish Natural Heritage, Historic Environment Scotland, Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Enterprise (only in its area of jurisdiction), Regional Transport Partnerships (only in relevant areas of jurisdiction) and Health Boards.

Key Sectors
Specific economic sectors, in which Scotland and the city region have a potential competitive advantage and which have been targeted by the Scottish Government and its Agencies for investment assistance, promotion and growth.

Life Sciences
These comprise all fields of science involving the scientific study of living things; plants, animals and humans.

Local Heat Networks and Energy Efficiency Strategy
Prepared by the Council, this will identify opportunities for efficient heat supply projects such as district heating and local heat networks to assist in delivering the low carbon vision.

Local Housing Strategy (LHS)
Section 89 of the Housing (Scotland) Act 2001 requires Local Authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle the housing problems in their area.

Local Landscape Area (LLA)
A local landscape designation whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of the distinctive character and special qualities of local landscapes, and safeguard and promote important settings for outdoor recreation and tourism locally.

Local Nature Reserve (LNR)
A nature reserve established by the local authority.

Low Carbon
A process or activity which seeks to minimise consumption of carbon fuels and thereby reduce subsequent output of carbon dioxide and other greenhouse gas emissions into the atmosphere.

Locally Important Garden and Designed Landscape
Locally important grounds deliberately enclosed and laid out for aesthetic effect by landforming, building and planting, for pleasure and utilitarian uses.

Main Issues Report (MIR)
Sets out the authority's general proposals for development in the area, i.e., where development should and should not occur within an area and discussion on how to address the main policy issues affecting it.

Major Developments
The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 sets out the definition of major developments.

Marketable and serviced
Sites which are considered available for development. They generally have no servicing problems, in good locations and considered marketable by all parties.

Medium Sized Premises
Units of 2,000 -5,000 square feet in area, generally including self-contained office accommodation and light industrial units.

Modal Shift
The change from one preferred means of transport to another e.g. from travel by private car to cycling.

Monitoring Statement
A document outlining the background work that has been completed or reviewed to identify the 'Main Issues'.

National Planning Framework (NPF)
The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Scottish Government's development priorities over the next 20-30 years and identifies national developments which support the development strategy.

Network of Centres
Collective term for those centres which together contribute to the retail and commercial needs of an area. This normally includes town centres, commercial centres, retail parks, village centres and local centres.

Place Plan
Place Plans are bespoke plans for four geographic communities in East Dunbartonshire that have been identified and agreed as experiencing the most inequality. These plans are Locality Plans which are a requirement of the Community Empowerment Act (2015). The Act places the duty on Community Planning Partnerships, to plan together for areas which experience poorer outcomes. The four areas identified as 'Place' areas within East Dunbartonshire are Hillhead and Harestanes; Lennoxtown; Auchinairn and Twechar.

Placemaking
A creative, collaborative process that includes the design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.

Planning Obligation
Planning obligations are made under section 75 of the Town and Country Planning Scotland) Act 1997 (as amended) and can be used to overcome obstacles to the grant of planning permission. Planning obligations should only be sought in the absence of conditions or other legal agreements and should follow the tests of Scottish Government Circular 3/2012 in terms of being necessary, serving a planning purpose, related to the development proposed, fairly and reasonably relate in scale and kind to the proposed development, and be reasonable in all other respects.

Private Housing
Dwellings built for owner occupation or private rent.

Retail Capacity
Refers to the amount of additional retail floorspace that could be accommodated within specified catchment areas without having an adverse impact on the existing network of centres, particularly town centres. This is normally established through a Retail Capacity Assessment.

Retail Impact Assessment
An assessment undertaken for an application for retail use to help establish the likely impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments. They are normally required for developments over 2,500 square metres gross floorspace, but they may occasionally be necessary for smaller developments, such as those likely to have a significant impact on smaller centres.

River Basin Management Plans for Scotland
The River Basin Management Plans for Scotland (RBMP) aim to protect and improve Scotland's water environment for the benefit of people, wildlife and the economy. They set out a range of actions to address problems affecting water quality, physical condition, water flows and levels, and the migration of wild fish. RBMPs are produced every six years by SEPA on behalf of Scottish Government and summarise:

- the state of the water environment;
- pressures affecting the quality of the water environment where it is in less than good condition;
- actions to protect and improve the water environment;
- outcomes following implementation.

Scheduled Monument
Archaeological sites, buildings or structures of national or international importance. The purpose of scheduling is to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in its existing state and within an appropriate setting.

Scottish Planning Policy (SPP)
The statement of the Scottish Government's policy on nationally important land use planning matters. It provides statements of government policy on nationally important land use issues and other planning matters. These should be taken into account by local planning authorities in the preparation of development plans and in Development Management.

Short-term Lets
Properties or rooms within a property which are let out for a fixed time period by the owner and are not intended to be permanent residences for the person renting. Includes holiday rentals arranged via property-sharing platforms online.

Sustainability
A measure of how well a strategy, option or proposal meets the aims of sustainable development.

Sustainable Development
Development which is framed in the integration of environmental sustainability by living within the capacity of natural environmental systems; economic sustainability by ensuring continued prosperity and employment opportunities; and social sustainability by ensuring social inclusion, equity, personal wellbeing and a good quality of life.

Sustainable Economic Growth
Growth which enables the development of a supportive business environment, infrastructure, equity, learning, skills and wellbeing while protecting and enhancing the quality of the natural and built environment.

Thomas Muir Heritage Trail
An 18 km heritage trail linking the Campsie Fells to North Glasgow through countryside, villages and towns, incorporating sites significant in the life of Thomas Muir, known as the 'Father of Scottish Democracy'. Between Clachan of Campsie and Kirkintilloch it follows the Strathkelvin Railway Path – a former branch line from the Glasgow–Edinburgh railway – and between Kirkintilloch and Bishopbriggs its route is the towpath of the Forth & Clyde Canal.

Transport Corridors
A geographical area that has one or more main route(s) for transport defined by a key road, railway or both. The two existing transport corridors are the A803 and A81. It is proposed through the new Local Transport Strategy to designate a new corridor relating to the Kirkintilloch Link Road. Strategies include proposals to improve the operation of the transport network.

Tourism Development
Any development which aims to become part of the local tourism offering, encouraging increased visitor numbers and capitalizing on existing tourist trade. May include food and drink businesses locating in areas with existing tourist appeal, as well as outright visitor attractions and visitor accommodation (see definitions of these terms below). Excludes residential and community facilities.

Unconventional Oil and Gas Development
Development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coal bed methane, other than the drilling of boreholes solely for the purpose of core sampling.

Visitor Accommodation
Developments with the primary purpose of providing overnight accommodation for guests. Includes hotels, bed and breakfast establishments, camping and touring sites and self-catering.

Visitor Attraction
A development within the arts, culture and leisure sector which aims to attract visitors. Visitors are defined as anyone who comes to the attraction in their 'free time' for personal enjoyment – they do not necessarily need to have travelled from far away, and could be day-trippers or locals. The term excludes community facilities and businesses such as supermarkets which exist primarily to serve local residents

Vitality and Viability
Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.

Water Environment
Any watercourse, the Forth and Clyde Canal, water body, floodplain or wetland.

Water Framework Directive
The Water Framework Directive (WFD) is a European Community directive that established a new legal framework for the protection, improvement and sustainable use of rivers, lochs, transitional waters, coastal waters and groundwater across Europe in order to:

- prevent deterioration and enhance the status of aquatic ecosystems, including coastal waters (out to three nautical miles from the coast in Scotland)
- promote sustainable water use
- reduce pollution, and
- contribute to the mitigation of floods and droughts.

This became law in Scotland through the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act).

Appendix 2 - Schedule of Land

Schedule 15(3) of the 2006 Planning etc. (Scotland) Act 2006 requires Local Development Plans to include a schedule of land that is owned by the planning authority and affected by any of the policies, proposals or views expressed in the plan.

Site	Settlement	Policy Reference
Bearsden		
Allander Leisure Centre	Bearsden	2.CF1
Bearsden Community Hub	Bearsden	2.CF
Boclair Academy	Bearsden	2.CF3
Brookwood Villa	Bearsden	2.CF4
Garscadden Depot	Bearsden	2.BE2
Kessington Hall	Bearsden	2.CF6
Kilmardinny House Arts Centre	Bearsden	2.CF
Langfaulds Cemetery	Bearsden	2.CF2
Nithsdale Crescent	Bearsden	2.H8
Bishopbriggs		
Auchinairn Primary School	Bishopbriggs	3.H1
Bishopbriggs Community Hub	Bishopbriggs	3.CF
Bishopbriggs Memorial Hall	Bishopbriggs	3.CF
Cadder Cemetery (land adjacent to)	Bishopbriggs	3.CF1
Hilton Depot	Bishopbriggs	3.BE4
Huntershill Playing Fields	Bishopbriggs	3.CF
Stanley Drive (Park) – part of Westerhill Regeneration Area.	Bishopbriggs	3.R1

Site	Settlement	Policy Reference
Kirkintilloch, Lenzie and Waterside		
Armour Drive Lock-ups	Kirkintilloch	4.H1
Blackthorn Grove Lock-ups	Lenzie	4.H2
Broomhill Industrial Estate	Kirkintilloch	4.BE1
Cleddans Playing Field	Kirkintilloch	4.H7
Campsie View School	Lenzie	4.H5
David Gray Drive/Fossil Grove	Kirkintilloch	4.H8
Donaldson Street/ Southbank Road	Kirkintilloch	4.CF1
Glasgow Road	Kirkintilloch	4.H5
Kirkintilloch Town Hall	Kirkintilloch	4.CF
Lairdsland School (former)	Kirkintilloch	4.H16
Lairdsland Canteen (former)	Kirkintilloch	4.CF6
Lenzie Hall	Lenzie	4.CF3
Lenzie Primary School, former site	Lenzie	4.H17
Merkland School	Kirkintilloch	4.H19
Moss Road	Waterside	4.H20
St Agatha's Primary School	Kirkintilloch	4.H23
Tom Johnston House, former site	Kirkintilloch	4.H24
Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie		
Campsie Memorial Hall	Lennoxtown	5.CF4
Lennoxtown Community Hub	Lennoxtown	5.CF
Primrose Way	Lennoxtown	5.H7
St Machan's Way	Lennoxtown	5.G8

Site	Settlement	Policy Reference
Milngavie		
Allander Leisure Centre	Milngavie	6.CF2
Keystone Road	Milngavie	6.H4
Oakburn Early Years Centre	Milngavie	6.CF4
18 Strathblane Rd	Milngavie	6.H6
Torrance and Baldernock		
Caldwell Halls	Torrance	7.CF
Kelvindale Nursery	Torrance	7.H4
Main Street - Torrance	Torrance	7.H7
Twechar		
Twechar Canalside	Twechar	8.C2

Appendix 3 – Developer Contributions

Appendix 3 provides additional information on developer contributions where further detail for certain types of contributions has been deemed necessary. This information may also be further updated and published during the lifetime of the plan. Appendix 3 also includes details of a bedroom adjustment to be applied to all housing development to ensure that contributions are proportionate to the size of units provided.

Bedroom Adjustment
The adjustment ensures that the cost of meeting contributions is proportionate and that the development of smaller units is not disadvantaged in terms of financial viability. The bedroom adjustment applies to contribution types: B - **Green Network, Green Infrastructure and Open Space,** G - **Education*** and H - **Healthcare.** The adjustments to be applied to per unit cost are as follows:

- 1 bedroom* = 60%
- 2 bedroom = 80%
- 3 bedroom = 100% (i.e. no adjustment)
- 4 bedroom = 120%
- 5 bedroom = 140%

*Note that contributions towards education provision are not required for one-bedroom properties.

A – Sustainable Transport
In order to mitigate against the impact of development on the wider transport network a developer contribution will be required to be consistent with and contribute towards projects identified in the Local Transport Strategy (including the Active Travel Strategy) and related A803/ A806 and A81 Route Corridor Studies. Where a developer is providing, as part of the planning application, a measure which forms part of the route corridor project, this will be considered in determining any required contribution to the relevant route corridor. The level of expected developer contribution to route corridors will be calculated on the following basis:

$$Contribution = \left(\left(\frac{Cost_{proj}}{2}\right) x \left(\frac{DM_{am}}{(Move_{am} + TFOR_{am})}\right)\right) + \left(\left(\frac{Cost_{proj}}{2}\right) x \left(\frac{DM_{pm}}{(Move_{pm} + TFOR_{pm})}\right)\right)$$

Where:

- DMam = Development movements weekday AM Peak 7am to 10am
- DMpm = Development movements weekday PM Peak 4pm to 7pm
- Moveam = Total Vehicle Movements weekday AM peak 7am to 10am
- Movepm = Total Vehicle Movements weekday PM peak 4pm to 7pm
- CostProj = Cost of the Local Transport Strategy (including Active Travel Strategy) for the A81 or A803/A806 Route Corridors
- TFORam = Total Forecast Development Movements weekday AM peak 7am to 10am
- TFORpm = Total Forecast Development Movements weekday PM peak 4pm to 7pm

The tables below sets out a list of these interventions/actions as set out in the Local Transport Strategy and Active Travel Strategy, by route corridor (A81 or A803/ A806). Further information on the detail and delivery of each action can be found in the relevant strategy. The interventions/actions in the tables will be updated when a new Local Transport Strategy and Active Travel Strategy are developed. The costs in the tables are subject to change over the lifetime of this guidance, as a result of inflation or detailed project costs becoming available. The current costs are based on known costs, estimates based on previous projects and figures provided in the Route Corridor Studies produced for the Council.

Table A - Interventions/ Actions in the A81 Route Corridor

Strategy	Action		Cost
Local Transport Strategy	4. Provision of low-level cycle signals at traffic signals and at carriageway crossings where appropriate		£250,000
	5. Provision of Advanced Stop Lines with lead-in cycle lanes at signal controlled junctions where appropriate		£30,000
	8. Continue to deliver bus stop and shelter improvements across East Dunbartonshire in partnership with SPT		£100,000
	9. Deployment of Real Time Passenger Information (RTPI) systems across East Dunbartonshire		£100,000
	24. Identify suitable locations and roll out Urban Traffic Control systems to improve traffic management		£94,000
	25. Implement appropriate measures for reducing vehicle speeds to enhance the appeal of sustainable travel These measures can include: • Carriageway marking • Localised road narrowing • Place-making initiatives to improve town centres e.g. public realm improvements • 20 mph speed limits		£1,000,000
	27. Increase the availability of electric vehicle charging infrastructure		£1,000,000
	29. Bearsden Town Centre Strategy Action	Improved signage and navigation aids to Bearsden train station	£20,000
	30. Milngavie Town Centre Strategy Actions	Improved pedestrian access arrangements between the 'precinct' and the Town Hall	£300,000
		Upgrade existing access to Milngavie Enterprise Centre, current Library and Education Centre and neighbouring residential areas	£100,000
		Develop high quality shared use path connecting town centre with new Kilmardinny development site	£500,000
	31. Deliver an A81 Quality Bus Corridor. A Quality Bus Corridor on the A81 can include: • Provision of real time passenger information • Improvements to bus stops and shelters • Bus detection at key points on the network		£300,000
	32. Investigate the design and implementation requirements of parking options at rail stations on the A81 corridor		£30,000
	33. Undertake a study in line with Scottish Transport Appraisal Guidance on the A81 Corridor to assess options for enabling a shift to sustainable transport, including options for improving performance of the Milngavie railway line		£70,000

Strategy	Action	Cost
	35. Deliver junction improvements on the A81. Improve the operation of the junctions at: • A81 Milngavie Road / B8049 Boclair Road / B8049 Roman Road • ASDA Bearsden / A81 Milngavie Road / West Chapelton Avenue	£200,000
	36. Improve Canniesburn Toll for all road users	£1,500,000
Active Travel Strategy	1.1 – Enhancement of path and cycle network – Bearsden Investigate the feasibility of provision of new infrastructure or enhancement and its likely environmental implications.	£415,000
	1.2 – Enhancement of path and cycle network – Milngavie Investigate the feasibility of provision of new infrastructure or enhancement, and its likely environmental implications.	£200,000
	1.11 – Milngavie Active Travel Town	£17,000
	1.12 – A807 Torrance to Milngavie/Bearsden	£30,000
	1.16 - Secure cycle storage at rail stations and town centres	£2,000
	2.1 – Ensure schools are able to invest in adequate secure and sheltered cycle parking	£2,000
Total		**£6,260,000**

Table B - Interventions/ Actions in the A803/ A806 Route Corridor

Strategy	Action		Cost
Local Transport Strategy	4. Provision of low-level cycle signals at traffic signals and at carriageway crossings where appropriate		£250,000
	5. Provision of Advanced Stop Lines with lead-in cycle lanes at signal controlled junctions where appropriate		£30,000
	8. Continue to deliver bus stop and shelter improvements across East Dunbartonshire in partnership with SPT		£100,000
	9. Deployment of Real Time Passenger Information (RTPI) systems across East Dunbartonshire		£100,000
	24. Identify suitable locations and roll out Urban Traffic Control systems to improve traffic management		£94,000
	25. Implement appropriate measures for reducing vehicle speeds to enhance the appeal of sustainable travel These measures can include: • Carriageway marking • Localised road narrowing • Place-making initiatives to improve town centres e.g. public realm improvements • 20 mph speed limits		£1,000,000
	27. Increase the availability of electric vehicle charging infrastructure		£1,000,000
	40. Deliver improvements to the Bishopbriggs path network		£100,000
	41. Deliver a bus hub in Auchinairn		£100,000
	43. Work on developing a Glasgow City Region City Deal project for East Dunbartonshire	A803 Sustainable Transport Corridor	£5,250,000
		Assess the feasibility of creating a bus park and ride facility in the Westerhill area	£1,000,000
		Improving existing connections, as well as creating cross-boundary active travel links	£500,000
		Delivering an integrated transport hub in Bishopbriggs town centre.	£250,000
		Bishopbriggs Town Centre Regeneration – improved accessibility and public realm	£2,000,000
		Delivery of Bishopbriggs Relief Road Phase 5	£25,000,000
	46. Kirkintilloch Town Centre Masterplan Actions		£1,000,000
	49. Improve the layout and associated transport infrastructure in Kirkintilloch Town Centre through a refresh of the Kirkintilloch Town Centre Masterplan		£2,000,000
Active Travel Strategy	1.3 – Twechar towpath and crossing improvements		£15,000

Strategy	Action	Cost
	1.4 – Bishopbriggs/Forth and Clyde Canal access	£400,000
	1.5 – East-West connectivity improvements – Allander Walkway to Cadder Bridge	£500,000
	1.8 – Torrance to Birdston via the River Kelvin railway path	£200,000
	1.10 – Kirkintilloch/Lenzie to Bishopbriggs route	£800,000
	1.11 – Pilot Kirkintilloch as an Active Travel Town	£2,000
	1.12 – A807 Torrance to Milngavie/Bearsden	£30,000
	1.16 – Secure cycle storage at rail stations and town centres	£2,000
	2.1 – Ensure schools are able to invest in adequate secure and sheltered cycle parking	£2,000
Total		**£41,725,000**

B –Green Infrastructure, Open Space and Biodiversity
All new or upgraded open space should meet the open space requirements for development (accessibility, quantity and quality), set out in Policy 10 Design and Placemaking and the associated Supplementary Planning Guidance.

All housing sites of five units or more. The following should be provided:
A. Play Space
- Provision of play space on site if more than 400m from an existing play space. Contribution to play space if less than 400m from an existing play space via a safe and convenient walking route.
- Contribution to play space - £730 per unit.

B. Open Space of Local Importance
- Provision of an open space of local importance if more than 400m from an existing open space of local importance. Contribution to the upgrade or improvement of an open space of local importance if less than 400m from an existing open space of this type.
- Contribution to open spaces of local importance - £180 per unit.

C. Open Space/Green Network of Neighbourhood Importance
- Contribution to an open space of neighbourhood importance and/or green network opportunity within 840m of the development.
- Contribution to open spaces of neighbourhood importance and or green network opportunities - £310 per unit.

Housing sites of 50 units or more. The following should also be provided:
D. Open Space/Green Network of Regional/Strategic Importance
- Contribution to a green network opportunity and/or the upgrade or improvement of an open space of regional importance within 2km of the development.
- Contribution to the green network and/or open spaces of regional importance - £310 per unit.

Long-term maintenance of an open space by the Council will also require a payment for 25 years of maintenance costs which is to be calculated on a case-by-case basis.

F – Affordable Housing
Affordable housing may be in the form of:
- **social rented housing** – housing provided at an affordable rent and usually managed locally by the Council/a Registered Social Landlord (RSL) and including housing specifically designed for elderly people.
- **subsidised low cost housing for sale;**
    - **shared ownership** – the owner purchases part of the dwelling and rents the remainder usually from the Council/a RSL;
    - **shared equity** – the owner purchases part of the dwelling, with the remaining stake purchased by the Council/a RSL. Unlike shared ownership, the owner pays no rent for the equity stake which is retained by the Council/RSL. While the Council/RSL does not receive

any rental income in respect of their stake, it benefits from any equity gain when the house is sold;
  - **discounted market housing** – a dwelling sold at a percentage discount of its open market value to households in the priority client group;
- **low cost housing for sale without subsidy** – non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. This includes entry level housing without subsidy for first time buyers where it can be demonstrated that it is affordable to low-income household groups; or,
- **mid-market rented housing** – housing with rents set at a higher level than purely social rent, but lower than market rent levels and usually provided through the Council/ RSL.

Qualifying criteria will be set for all tenures other than social rent to ensure that it targets those on moderate to low incomes and priority is given to those in housing need. The Scottish Government specifies that it is for local authorities to set the qualifying criteria for their area. The qualifying criteria set by East Dunbartonshire is generally as follows:

1. Must be a first time buyer (excluding for mid-market rent).
2. Gross income must be below the median income for the area which is currently £26,139 for a single person (CACI Income Data 2013 40th percentile) and £32,799 (median CACI income data 2013). This can increase to £40,397 in high value areas (60th percentile CACI income data 2013).
3. Must be in employment (mid-market rent only).
4. Preferably be on the Council's Housing List.
5. The maximum mortgage for a qualified applicant is set at three times an individual's or joint salary.
6. Based on the 2013 income levels, the maximum affordable price would be £80,000 for a single person and £105,000 for two or more people. In area of high land values this can increase to £120,000.

For sites of less than 10 units where a commuted sum towards affordable housing provision is sought, if a new valuation is required to meet the requirements of Policy 24 it will be the developer's responsibility to provide this, including costs, via the District Valuer.

G – Education (Schools)

1. The cost per unit for each different school is shown in tables A and B below. Note that once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).
2. The cost per unit for each different school has been calculated using the processes set out in tables C, D and E below.
3. Contributions only apply where the development is located in the catchment of a school that is projected to exceed 90% capacity; taking school rolls and new development allocated within the LDP into account.
4. The relevant school catchment areas for each development site can be accessed via the interactive mapping system on the Council's website.
5. When determining whether or not a contribution is required consideration will be given to both non-denominational and denominational schools at primary and secondary level. The tables below set out whether or not each school is projected to exceed 90% capacity for the 2026/27 academic year. Where possible the tables will be updated annually to ensure that the information is as up to date as possible. Given the dynamic nature of school rolls the interim updates will only inform new planning applications and future calculations may take already agreed contributions into account.
6. Note also that LDP2 designates land at both Westerhill and Kirkintilloch Gateway as mixed use regeneration areas that are likely to include the provision of new housing. The extent of the land that will be suitable for new housing in both cases has yet to be determined through the preparation of masterplans. Once the likely number of units on each site is established the tables below will be updated accordingly.
7. Where a school is marked 'yes' a contribution towards additional capacity at that school will be required. In the case of windfall developments of over 25 units, that have not been anticipated and considered in the LDP, a school being marked as no contribution required does not completely rule out the need for a contribution. In such circumstances contact should be made with the Planning Service as soon as possible to establish if the proposed development could have an additional impact upon the capacity of any of the relevant local schools thus potentially requiring a contribution. This is to allow the Council to consider whether or not the proposal would materially change the capacity assessment which has been undertaken using factors known at the time including allocations in the Local Development Plan and the Housing Land Audit.

8. Capacity at schools will be calculated using the Council Procedure Manual's for Primary and Secondary Schools Capacity published in 2011, or as updated.
9. Note that the pressures on school infrastructure are dynamic and that the Council has recently upgraded some of the estate, and continues to do so. Any decisions regarding the school estate are made taking all known factors into account at the time of making the decision and the outcome of such decision(s) does not prejudice the need for contributions.
10. The contribution will be spent on projects to increase capacity at each school affected by the associated development through one of the following:
    -new-build additional capacity at an existing school, for example by building an extension, or in exceptional circumstances the use of modular accommodation if this is deemed to be suitable, or
    -new-build school, or
    -where a new/ modernised school is already planned by the Council additional capacity through re-design, or
    -conversion of current non-teaching space to form new teaching space of an appropriate quality.
    Additional information setting out which interventions could be utilised at each particular school may be provided in future factual updates to this guidance.
11. If the Council has not spent the contribution within 10 years of receipt the payment will be returned to the developer.
12. The Primary School capacity information set out below does not include early years education and any potential impacts as a result of new housing development will be addressed on a case by case basis.
13. Killermont Primary School has recently been extended and at this time remains above the realistic planning capacity. As such it is considered that there are currently no reasonable interventions possible for further increasing the school capacity. Subsequently, new housing development likely to generate school age children may not be acceptable however this position will be reviewed as and when required.

Table A - Secondary School Contributions[1]

	Non-denominational Secondary School Catchment (A)	Contribution Required?	Cost per Unit[2] (at 31st March 2020 and subject to inflation)	Denominational Secondary School (B)	Contribution Required?	Cost per Unit[2] (at 31st March 2020 and subject to inflation)
1.	Bearsden Academy	Yes	£4,675	Turnbull/St Ninians	No	£29
2.	Bishopbriggs Academy	Yes	£3,060	Turnbull	No	£1,644
3.	Boclair Academy	No	£4,648	Turnbull/St Ninians	No	£56
4.	Douglas Academy	No	£4,637	Turnbull/St Ninians	No	£67
5.	Kirkintilloch High	Yes	£3,269	St Ninians	No	£1,435
6.	Lenzie Academy	Yes	£3,832	St Ninians	No	£872

[1] Using this table- Secondary contributions are arranged by non-denominational high school catchments. Developers should first ascertain which non-denominational high school catchment the site is located within and then work across the table from left to right on the relevant row.
[2] Once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).

Table B – Primary School Contributions[1]

Primary School	Settlement	Contribution Required?	Cost per Unit[2] (at 31st March 2020 and subject to inflation)
Baldernock	Baldernock	Yes	£3,380
Baljaffray	Bearsden	No	£3,837
Balmuildy	Bishopbriggs	No	£2,782
Bearsden	Bearsden	No	£3,837
Castlehill	Bearsden	Yes	£3,837
Clober	Milngavie	Yes	£3,780
Colquhoun Park	Bearsden	No	£3,837
Craigdhu	Milngavie	No	£3,780
Craighead	Milton of Campsie	No	£3,380
Gartconner	Kirkintilloch	Yes	£3,150
Harestanes	Kirkintilloch	No	£3,150
Hillhead	Kirkintilloch	No	£3,150
Holy Family	Lenzie	No	£1,017
Holy Trinity	Kirkintilloch	No	£1,247
Killermont[4]	Bearsden	N/A	£3,837
Lairdsland	Kirkintilloch	Yes	£3,380
Lennoxtown	Lennoxtown	No	£3,380
Lenzie Meadow	Lenzie	Yes	£3,380
Meadowburn	Bishopbriggs	No	£2,782
Millersneuk	Lenzie	No	£3,380
Milngavie	Milngavie	No	£3,780
Mosshead	Bearsden	No	£3,837
Oxgang	Kirkintilloch	No	£3,150
St. Helen's	Bishopbriggs	No	£1,615
St. Machan's	Lennoxtown	No	£1,017

Primary School	Settlement	Contribution Required?	Cost per Unit[2] (at 31st March 2020 and subject to inflation)
St. Matthew's	Bishopbriggs	No	£1,615
St Nicholas'[3] Primary	Bearsden	No	£560
St Nicholas'[3] Primary	Milngavie	No	£617
Thomas Muir	Bishopbriggs	Yes	£2,782
Torrance	Torrance	No	£3,380
Twechar	Twechar	No	£3,380
Wester Cleddens	Bishopbriggs	No	£2,782
Westerton	Bearsden	No	£3,837

[1] Using this table- Unlike Appendix 2 Table A above non-denominational and denominational schools are listed separately. Therefore the catchments for each type of school should be worked out separately using the interactive mapping system.
[2] Once the cost per unit has been determined a percentage payment for the number of bedrooms per property in the development needs to be applied (see relevant section of Table 1 Housing Development in the main body of this document).
[3] St Nicholas' Primary has been separated out between Bearsden and Milngavie as the percentage of pupils attending the school from each of these areas is different.
[4] Killermont Primary School has recently been extended and at this time remains above the realistic planning capacity, see point 13 above.

Table C- Base Cost Per Unit Calculation

	Primary	Secondary
Sqm required per pupil	8.5 sqm	12 sqm
Times cost per sqm	£3,233	£2,450
Equals cost per pupil	£27,481	£29,400
Multiply by pupil product ratio	0.16	0.16
Equals Base Cost Per Unit	£4,397	£4,704

Notes:
- The measurements and costs in the table are based on the Scottish Futures Trust metric for school build projects.
- Costs are adjusted for inflation to March 2020.
- The pupil product ratio is the estimated number of new pupils expected to be generated by each new dwelling house. This is calculated by the Council using established information on school rolls and the impact of new development.

Table D- Secondary School Denominational and Non-denominational Split Adjustment

Primary Clusters	Base Cost Per Housing Unit	Non-denominational Split & Adjustment	Denominational Split & Adjustment
Bearsden Academy	£4,704	99.39% = £4,675	0.61% = £29
Bishopbriggs Academy	£4,704	65.05% = £3,060	34.95% = £1,644
Boclair Academy	£4,704	98.80% = £4,648	1.20% = £56
Douglas Academy	£4,704	98.57% = £4,637	1.43% = £67
Kirkintilloch High	£4,704	69.49% = £3,269	30.51% = £1,435
Lenzie Academy	£4,704	81.47% = £3,832	18.53% = £872
Westerton	Bearsden	No	£3,837

Notes:

- The adjustment above reflects the fact that the percentage of children attending denominational schools versus non-denominational schools differs widely across the Council area. The adjustment ensures that the cost in each case is proportionate to the number of children from new development that would be expected to attend each designated school.

Table E- Primary School Denominational and Non-denominational Split Adjustment

Primary Clusters	Base Cost Per Housing Unit	Non-denominational Split & Adjustment	Denominational Split & Adjustment
Bearsden – Baljaffray, Bearsden, Castlehill, Colquhoun Park, Killermont, Mosshead, St Nicholas', Westerton	£4,397	87.27% = £3,837	12.73% = £560
Bishopbriggs – Balmuildy, Meadowburn, St Helen's, St Matthew's, Thomas Muir, Wester Cleddans	£4,397	63.28% = £2,782	36.72% = £1,615
Kirkintilloch – Gartconner, Harestanes, Hillhead, Holy Trinity, Oxgang	£4,397	71.64% = £3,150	28.36% = £1,247
Lenzie & Villages – Baldernock, Craighead, Holy Family, Lairdsland, Lennoxtown, Lenzie Meadow, Millersneuk, St Machan's, Torrance, Twechar	£4,397	76.88% = £3,380	23.12% = £1,017
Milngavie – Clober, Craigdhu, Milngavie, St Nicholas'	£4,397	85.97% = £3,780	14.03% = £617

Notes:
- The adjustment above reflects the fact that the percentage of children attending denominational schools versus non-denominational schools differs widely across the Council area. The adjustment ensures that the cost in each case is proportionate to the number of children from new development that would be expected to attend each designated school.
- The proportion calculations for primary schools have been undertaken using a best fit approach and schools have been grouped together to streamline the number of calculations required.
- The percentage split between denominational and non-denominational at primary school level is different from the split at secondary school. This reflects the dynamic nature of school rolls and various different factors affecting where children go to school. This includes the example that many children attending St Nicholas' Primary - which is the denominational primary school covering Bearsden and Milngavie - choose to undertake their secondary education at the non-denominational high schools within that local area rather than the designated denominational schools which are Turnbull High in Bishopbriggs and St Ninians High in Kirkintilloch.

H – Primary Healthcare

Methodologies for seeking developer contributions towards primary healthcare services will be set out in Supplementary Planning Guidance. The guidance will set out methods for calculating financial contributions from the following types of development:
- New Housing
- New and Extended Care homes and Specialist Care Facilities

Other formats

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

East Dunbartonshire Council, 12 Strathkelvin Place, Southbank, Kirkintilloch G66 1TJ Tel: 0300 123 4510

East Dunbartonshire Local Development Plan 2

2022

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