Supporting Document for Proposed Local Development Plan 2015









East Dunbartonshire Strategic Environmental **Assessment:**





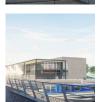




Habitats Regulations Appraisal Equality Impact Assessment Policy Background Reports Evidence Report 1: Addressing Housing Need and Demand in East Dunbartonshire Evidence Report 2: Housing Land Audit 2014 **Evidence Report 3: Site Assessments Evidence Report 4: Campsie Fells Statement of Importance Evidence Report 5: Kilpatrick Hills Statement of Importance Evidence Report 6: Retail Capacity Assessment Evidence Report 7: Wind Energy Framework**

Environment Report

Action Programme





www.eastdunbarton.gov.uk

SEA Environmental Report: PART 1

To: <u>SEA.gateway@scotland.gsi.gov.uk</u>

Or

SEA Gateway Scottish Government Area 2 H (South) Victoria Quay Edinburgh EH6 6QQ

| SEA Environmental Report: PART 2 | | | |
|--|-----------------------------|--|--|
| An SEA Pre Screening Report is attached for: Local Development Plan – Proposed Plan | | | |
| The Responsible Authority is: | East Dunbartonshire Council | | |

| SEA Environmental Report: PART 3 | | |
|----------------------------------|--|--|
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|---|-------------------------------|
| Date | 14 th January 2015 |

STRATEGIC ENVIRONMENTAL ASSESSMENT: ENVIRONMENTAL REPORT

Local Development Plan – Proposed Plan



Strategic Environmental Assessment & Local Development Plan – Proposed Plan

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

- > integrate environmental factors into the Plan preparation and decision-making
- improve the Plan and enhance environmental protection
- increase public participation in decision making
- facilitate the openness and transparency of decision-making

SEA Key Stages

The key SEA stages in the preparation of the Local Development Plan – Proposed Plan are:

Scoping

This is the process by which details for the Environmental Report are determined. Through the Scoping Report the level of detail and the consultation period were determined for the Environmental Report. For the Main Issues Report, the Scoping Report was produced and the consultation was undertaken with the appropriate Consultation Authorities: Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency.

Environmental Assessment

The Environmental Report for the LDP - MIR documented the environmental assessment of the Main Issues Report. Through assessing the MIR as it was written, it allowed the plan-makers to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

This Environmental Report corresponds to the LDP – Proposed Plan. The Proposed Plan sets out East Dunbartonshire Council's preferred spatial strategy and policy framework for the future development of the area, including the identification of specific sites showing where the Council believe development should be prioritised. The Environmental Report will:

- provide information on the content of the EDC LDP Proposed Plan
- identify, describe and evaluate the likely significant effects on the environment of implementing the Proposed Plan and its reasonable alternatives; and
- provide an early and effective opportunity for the public and consultation authorities to offer views on any aspect of the relevant documents.

Post-Adoption Statement

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

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

The purpose of Strategic Environmental Assessment is to inform the development process for the Local Development Plan in order to reduce, avoid or mitigate any potential environmental impact and further enhance any potential positive impacts. This Environmental Report presents the results of the Strategic Environmental Assessment (SEA) for the Local Development Plan – Proposed Plan. It also establishes a monitoring framework and measures to mitigate any adverse impacts that may occur as a result of the strategic action.

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Section 1: Policy Context

1.1. Key Facts

| Responsible Authority | East Dunbartonshire Council |
|---|--|
| Title of PPS | Local Development Plan – Proposed Plan |
| Purpose of PPS | The purpose of the East Dunbartonshire Local Development Plan is to set out the policies and a spatial framework for the assessment of future developments in East Dunbartonshire based on a comprehensive assessment of economic, environmental, social and other material constraints. |
| What prompted the PPS (e.g. legislative, regulatory or administrative provision) | Legislative provision through the Planning etc (Scotland) Act 2006. |
| Subject (e.g. transport) | Development planning |
| Period covered by PPS | The East Dunbartonshire Local Development Plan is likely to be adopted in 2015 and is anticipated to cover the period 2015 - 2020. |
| Frequency of updates | The East Dunbartonshire Local Development Plan will be reviewed and updated in accordance with statutory timescales for development planning that require reviews every five years. |
| Area covered by PPS (e.g. geographical area it is good practice to attach a map) | The East Dunbartonshire Local Development Plan is Council wide and not restricted to specific towns or areas. |
| Summary of nature/ Content of the PPS | The East Dunbartonshire Local Development Plan is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's |

| | wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region's environment. The East Dunbartonshire Local Development Plan will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Single Outcome Agreement, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan. Consideration will be given to minor proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance. | | | | | |
|--|--|--------------|----|--|--|--|
| Are there any proposed PPS objectives? | Yes | Yes No | | | | |
| Copy of objectives attached | Yes | \checkmark | No | | | |
| Date | 14 th January 2015 | | | | | |

1.2. Relationship with other Plans, Programmes and Strategies *This section shows how other plans, programmes and strategies influence, and are influenced by the LDP.*

1.2.1. Key legislative and policy influences, and other strategies and plans that the LDP needs to be in line with, include:

Key Influences

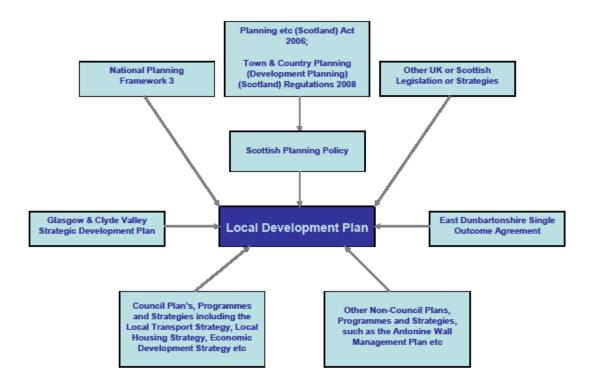
- Town and Country Planning (Scotland) Act 1997
- Planning etc (Scotland) Act 2006
- National Planning Framework 3
- Climate Change (Scotland) Act 2009
- Scottish Planning Policy 2014
- EDC Single Outcome Agreement

Additional Relevant Strategies and Plans

- The Scottish Sustainable Development Strategy –Choosing our Future
- Joint Local Biodiversity Action Plan (EDC and WDC)
- East Dunbartonshire Single Outcome Agreement
- East Dunbartonshire Council Corporate Plan
- East Dunbartonshire Community Plan
- Glasgow and Clyde Valley Strategic Development Plan
- East Dunbartonshire Local Plan 2
- Local Transport Strategy
- Core Path Plan
- Glasgow and Clyde Valley Housing Need and Demand Assessment
- Strategic Housing Investment Plan (SHIP)
- Sustainable Development Strategy
- East Dunbartonshire Joint Health Improvement Plan
- East Dunbartonshire Community Care Plan
- East Dunbartonshire Economic Development Plan
- Private Sector Housing Strategy
- Fuel Poverty Strategy
- Temporary Accommodation Strategy
- Information and Advice Strategy
- Community Safety Strategy
- Tenant Participation Strategy
- Equality and Diversity Scheme
- 1.2.2. Cross-boundary effects with neighbouring authorities will be considered, through integration of the LDP with the regional Strategic Development Plan and neighbouring authority's LDP's. However it is not expected that the LDP will require consideration of transboundary effects with neighbouring EU Member States.
- 1.2.3. Appendix A lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP This list includes documents that refer to International, European Community, and National Environmental objectives; Regional and Local objectives. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the LDP.
- 1.2.4. The environmental objectives that are contained within International, European, UK and Scottish legislation, as well as national guidance, which are considered to be of the greatest relevance to the Local Development Plan, will be taken into account when preparing the Local Development Plan. These are set out in Appendix A.

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

This is a diagrammatic representation and as such does not include every one of the plans listed. The template below is useful for demonstrating such relationships



Environmental Protection Objectives

1.2.5. The environmental objectives that are contained within International, European, UK and Scottish legislation, as well as national guidance, which are considered to be of the greatest relevance to the Local Development Plan, will be taken into account when preparing the strategic action. These are set out in Appendix A.

Section 2: Environmental Context

2.1 Baseline Environmental Data

2.1.1 **Table 1** below summarises the main baseline environmental features, assets and the environmental implications for the preparation and development of the Proposed Plan. The table also contains the SEA objectives used to assess the Proposed Plan and further sub-criteria used within the assessment tables.

Table 1: Environmental Baseline Data

| Environmental | Summary of baseline Environmental | Environmental Implications | Sources of baseline | Proposed |
|------------------------------|--|--|---|---|
| Receptor | Data | for the LDP | Data | SEA Objectives |
| Population & Human Health | East Dunbartonshire has a total population of 105,000 (2011); a decrease of 3% from 2001. East Dunbartonshire has a decreasing and ageing population. This is highlighted through the population projections that by 2035 East Dunbartonshire's population will be 94,343 with a large increase in the 75+ age group and a projected decline of 22.8% of the under 16 age group in comparison to the 2011 population statistics. East Dunbartonshire has eight datazones which fall into the top 25% most deprived in Scotland; these datazones are located in Hillhead, Lennoxtown, Auchinairn and Milngavie (Keystone / Dougalston). The most deprived area in East Dunbartonshire remains Hillhead, certain parts of which are among the 5% most deprived areas in Scotland | suffered population out- migration to other areas with a particular emphasis on the 16 to 29 year old age group accounting for a large part of the available working population. East Dunbartonshire hosts various areas within the top 15% of deprived areas in Scotland. New development dependant on car access and the associated increase in | General Register Office for Scotland Census 2001 data Scottish Government (mid year population estimates and SIMD data) East Dunbartonshire Council Scottish Neighbourhood Statistics | To improve human health and community well being. |

| | according to the Scottish Index of | |
|------------------------------|--|--|
| Population & Human Health | Multiple Deprivation 2012 (SIMD). | |
| (continued) | 28% of the population of Hillhead are | |
| | classed as income deprived compared | |
| | to 7% of the population across | |
| | East Dunbartonshire as a whole and in certain areas of Hillhead close to 40% of the population is classed as income deprived. | |
| | Generally the health of the residents of East Dunbartonshire is good with nearly 73% of the residents being generally healthy, in comparison to that of Scotland (68%) according to the 2001 census. The level of residents found to be in general health status of 'not good' within East Dunbartonshire and Scotland was 8% and 10% respectively. | |

| Cultural | East Dunbartonshire has: - East Dunbartonshire has a Historic Scotland To protect, c | conserve and |
|----------|--|--------------|
| Heritage | rich historic built where | appropriate |
| | > 1 UNESCO World Heritage Site; environment with a large Sites and Monuments enhance t | he historic |
| | Antonine Wall number of designated and Record (SMR) environment | t. |
| | protected sites, buildings and | |
| | > 43 Scheduled Ancient landscapes of importance. East Dunbartonshire | |
| | Monuments Council | |
| | Developments can have an | |
| | > 181 Listed Building impact on the setting of United Nations | |
| | designated areas, sites, Educational, Scientific | |
| | > 15 Conservation Areas (4 of buildings and archaeological and Cultural | |

| Cultural Heritage (continued) | which are designated as outstanding) 21 Townscape Protection Areas 3 sites recommended as having the potential for meeting national inventory standards as Historic Gardens and Designed Landscapes. 30 such sites have also been identified as having local value. | resources. Listed Buildings contribute to amenity and character of East Dunbartonshire, particularly within Conservation Areas. There are a number of such buildings which are currently vacant or derelict within East Dunbartonshire. | Organisation – World Heritage Site Designation Scottish Natural Heritage | |
|-------------------------------------|---|--|--|---|
| Biodiversity, Flora & Fauna | East Dunbartonshire has: - 6 Sites of Special Scientific Interest (SSSI) 2 Regional Scenic Areas 66 Local Nature Conservation Sites (LNCS) Network of Local Nature Conservation Areas – Wildlife Corridors (Important Wildlife Corridors will be reviewed as part of the Green network Strategy) 350 Tree Preservation Orders 3 Local Nature Reserves (LNR) | Development within or in proximity to any designated site, including SSSI's could implication for the interest protected within the site. Development could potentially lead to the loss or fragmentation of protected habitats and result in impacts to protected species. Through the National Planning Framework 2, East Dunbartonshire is required to contribute to the Central Scotland Green Network. Active travel routes on core paths which coincide with wildlife corridors could impact on the wildlife | Dunbartonshire Biodiversity Action Plan Scottish Natural Heritage East Dunbartonshire Council | To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity. |

| Biodiversity, Flora & Fauna (continued) | | interest. This could be positive as use of these routes will encourage their protection and enhancement. At a local level works may impact on individual habitats, species and their connectivity. | | |
|---|--|--|---|--|
| Soil & Geology | Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil. Currently East Dunbartonshire has not designated any areas of land as contaminated land as defined in the Environmental Protection Act 1990. However, a list of potential contaminated sites has been created based on previous land use. On this list 626 potentially contaminated sites (to varying degrees of contamination) have been identified. There are currently 29 sites of Vacant and Derelict Land within East Dunbartonshire with a total area of 62 hectares. These sites have the potential to impact on the amenity of the area. These sites and other brownfield land locations within East Dunbartonshire which may have the | sites and potential contaminated land sites could significantly relieve development pressure on existing green belt and open space locations. Development in close proximity to the Clachan of Campsie RIGS site could potentially impact on the landscape feature and geological resource. | East Dunbartonshire Council EDC Local Plan 2 EDC Vacant & Derelict Land Survey Update 2011 The Macaulay Institute Scottish Natural Heritage British Geological Survey UKRIGS (Regionally Important Geological or Geomorphological Site) | To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets. |

| | potential for soil contamination, | | | |
|----------------|--|---------------------------|-----------------------------------|---------------------------|
| Soil & Geology | depending on a number of factors | | | |
| (continued) | including their previous uses. | | | |
| | | | | |
| | East Dunbartonshire has 36 sites | | | |
| | representing the geological diversity of | | | |
| | the areas of which 34 are | | | |
| | recommended as Local Geodiversity | | | |
| | Sites (LGS). | | | |
| | Fast Dunbartonshire also has 1 RIGS | | | |
| | (Regionally Important Geological or | | | |
| | Geomorphological Site). | | | |
| | | | | |
| | | | | |
| | | | | |
| Landscape | East Dunbartonshire's landscape is | | East Dunbartonshire | To protect and where |
| | diverse in terms of character and land | | Council | appropriate restore |
| | uses. The district is characterised by | | | landscape character, |
| | five main types of landscape character: | | EDC Local Plan 2 | local distinctiveness and |
| | Drumlin Foothills; Rolling Farmland; | of the areas settlements. | Classes Q. Chuda Mallau | scenic value. |
| | Broad Valley Lowland; Rugged | | Glasgow & Clyde Valley | |
| | Moorland Hills; and urban areas. | | Landscape Character Assessment | |
| | The topography of East | | ASSESSMEIL | |
| | Dunbartonshire is generally low lying, | | | |
| | undulating land with the exception of | | | |
| | | | | |

the two Regional Scenic Areas, the Campsie Fells and the Kilpatrick Hills to the North and West of the district

East Dunbartonshire has a total of 1,082.46 hectares of greenspace, 54%

respectively.

of which is semi-natural.

| Landscape (continued) | The green belt is an important resource and as such is covered under Development Plan policies, with the exception of upland areas; its objectives include maintaining the character and distinctiveness of East Dunbartonshire's settlements. | | | |
|--------------------------|--|--|--|---|
| Water Quality | The main watercourses within East Dunbartonshire are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. East Dunbartonshire also has two reservoirs in Milngavie and a number of other small dams in various locations throughout East Dunbartonshire, which are of significant value to the surrounding area. In 2008, East Dunbartonshire had: - 5.52 km of good quality watercourses 33.82 km of watercourses with good ecological potential 16.01 km of moderate quality watercourses 19.88 km of watercourses with moderate ecological potential | The water in East Dunbartonshire is a vital resource. The management and control we have over this resource has major implications on a number of factors, including, water quality, biodiversity and human health. Flood risks will be dealt with and assessed under the Climatic Factors environmental receptor. | SEPA – RBMP Data East Dunbartonshire Council Dunbartonshire Biodiversity Action Plan | To prevent deterioration and where possible enhance the ecological status of water bodies. |

| Water Quality (continued) | 48.19 km of watercourses with poor ecological potential |
|------------------------------|---|
| | 17.32 km of poor quality watercourses |
| | 28.31 km of watercourses with bad ecological potential |
| | All groundwater resources were also assessed in 2008 and found to be of good ecological status. |
| | |

| Air Quality | The main concern for air quality in East Dunbartonshire is transport which is the main contributor of air pollutants such as NO2 (nitrogen dioxide) and PM10 (particulates). | lead to increased emissions and result in air pollution, | Council | To prevent deterioration and where possible enhance air quality. |
|-------------|--|--|---------------------|--|
| | The busiest routes that are of concern in relation to air quality within East | 0 | Scottish Government | |
| | Dunbartonshire are the A803 and B812 in Bishopbriggs; the A81 through | from areas. | DEFRA | |
| | Milngavie; and the A809 and A739 through Bearsden. | Poor air quality can have an adverse impact on human health and also the natural | | |
| | There are currently two Air Quality management Areas declared within | environment with respect to | | |
| | East Dunbartonshire, Bishopbriggs (2005) and Bearsden Cross (2011), both of which were declared AQMA's | | | |

| Air Quality (continued) | after several years of exceeding National NO2 and PM10 objective levels. | | | |
|----------------------------|---|--|--|---|
| Climatic Factors | Climate change can have a significant impact on the key sources of carbon within East Dunbartonshire: trees and soils. Flooding has been an issue in the Kelvin Valley for many years with the most recent flood events occurring in 1994 and 2005. The main areas of concern for potential flooding are the River Kelvin and its tributaries – the Allander, Glazert and Luggie Waters. East Dunbartonshire only has one operating landfill (Inchbelle Quarry, Kirkintilloch) but is only used for the disposal of inert materials, mainly construction materials. All household and commercial municipal waste is transferred to landfills in North Lanarkshire. Therefore, there is a minimal production of methane within the district to contribute towards East Dunbartonshire impacts on climate change. | There are many areas within East Dunbartonshire that are currently within Flood Risk Areas. Climate change is resulting in an increase of flash flooding events in Scotland. Developments and transport movements have the potential to contribute to greenhouse gas emissions and energy consumption. Developments increase the quantity of waste being produced and processed within East Dunbartonshire. | Scottish Government SEPA East Dunbartonshire Council UK Climate Impacts Programme Online Handbook of Climate Trends across Scotland 2006 (SNIFFER Guidance) | To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets. To reduce and manage flood risk from and to development areas. |

| Material Assets | East Dunbartonshire is supplied by various levels of transport infrastructure, through well serviced rail networks, bus routes encompassing the whole district and | | To promote the sustainable use of natural resources and material assets. |
|-----------------|--|---|--|
| | the various road networks that link settlements within East Dunbartonshire together with providing routes out with the district. East Dunbartonshire has a considerable network of Core Paths and public open spaces. Housing needs studies have indicated that East Dunbartonshire has one of the highest net needs for affordable housing, compared to other Scottish Local Authorities. | Greenfield developments can encourage increased traffic movement and the use of private cars particularly if developments are at some distance from relevant facilities including shopping, educational health and recreational facilities. | |

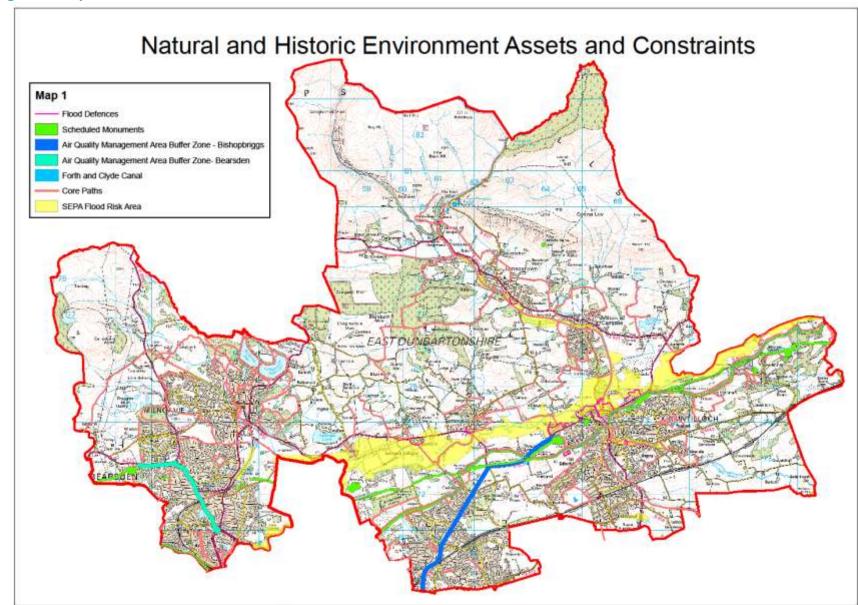


Figure 2: Map 1 of Natural and Historic Environment Assets and Constraints

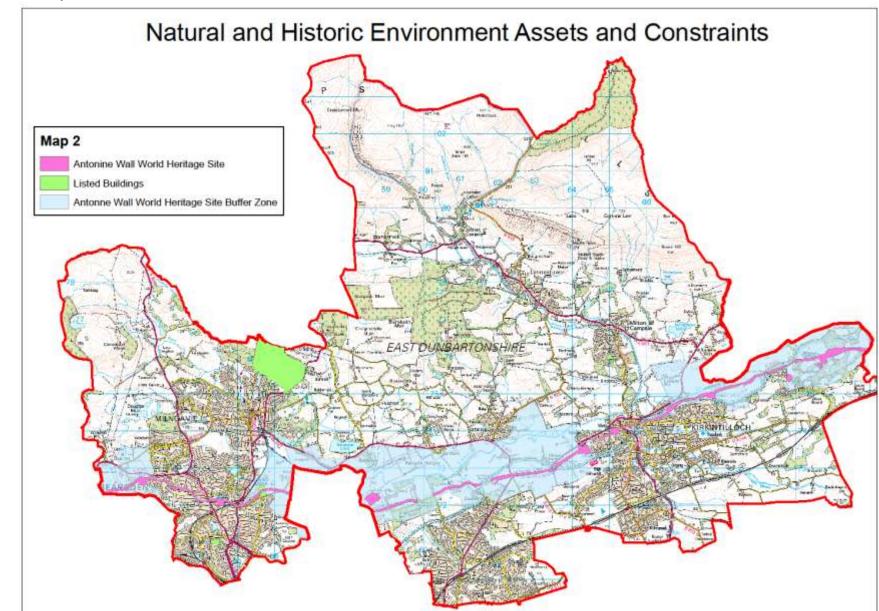


Figure 3: Map 2 of Natural and Historic Environment Assets and Constraints

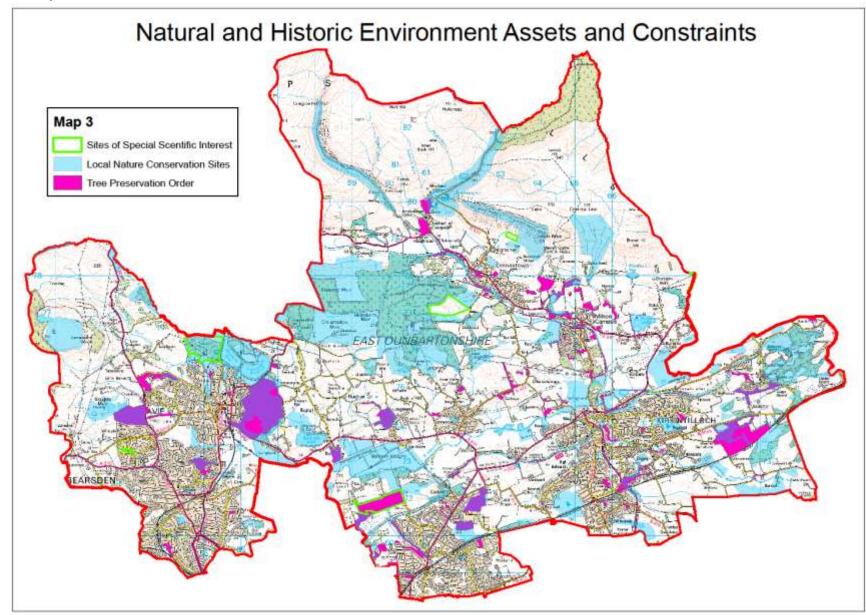


Figure 4: Map 3 of Natural and Historic Environment Assets and Constraints

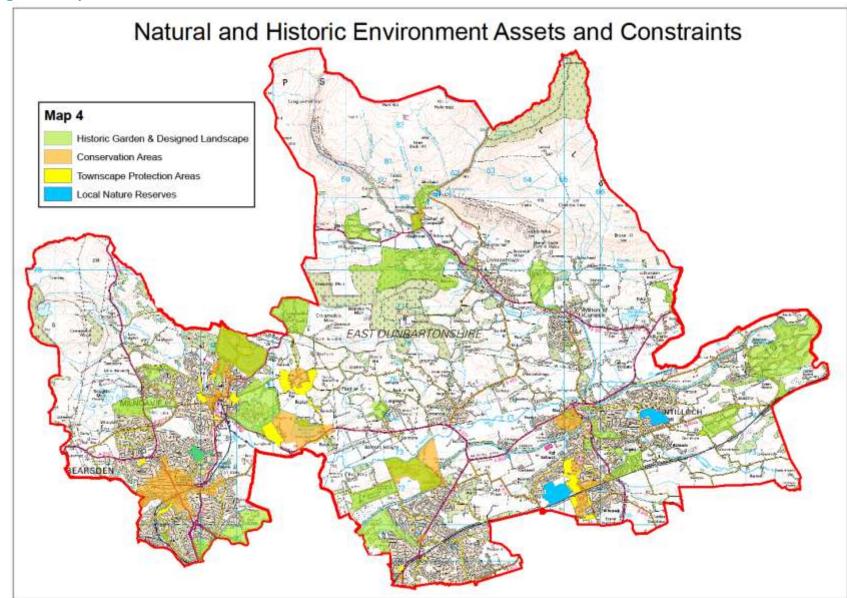


Figure 5: Map 4 of Natural and Historic Environment Assets and Constraints

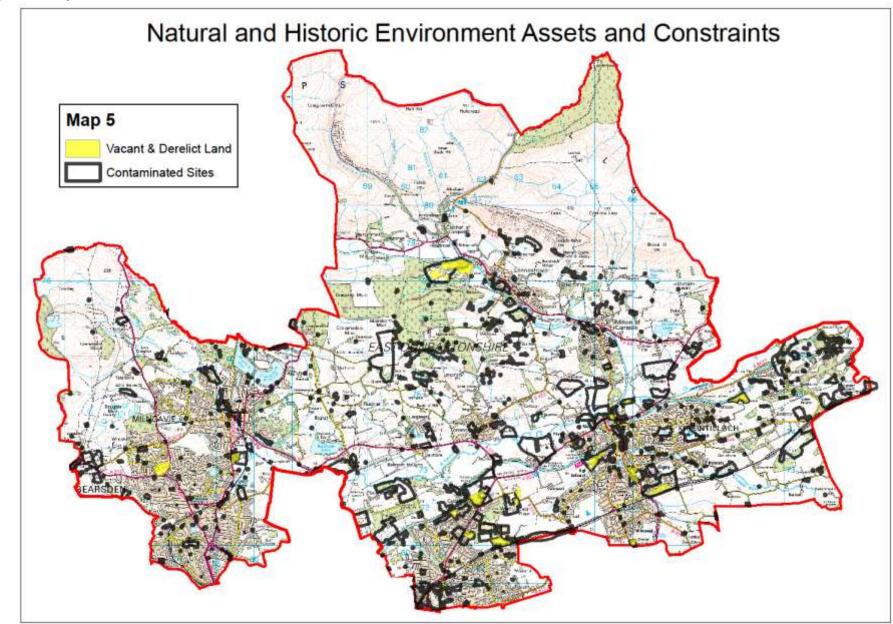


Figure 6: Map 5 of Natural and Historic Environment Assets and Constraints

2.2 Environmental Issues¹ for the LDP

2.2.1 The purpose of this section is to explain how existing environmental issues will affect or be affected by the Local Development Plan and whether this Strategy is likely to aggravate, reduce or otherwise affect existing environmental issues. These issues identified are outlined in Table 2 below.

Table 2: Environmental Problems Relevant to the LDP

| SEA Topic | Relevant Environmental Issues |
|------------------------------|---|
| Population & Human Health | Potentially unsustainable economic position due to population decline and the different service needs of an ageing population. |
| | Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities while implementing good design principles and sustainable, active travel alternatives linking communities and residential areas. |
| | East Dunbartonshire has eight datazones which fall into the top 25% most deprived in Scotland; these datazones are located in Hillhead, Lennoxtown, Auchinairn and Milngavie (Keystone / Dougalston). The most deprived area in East Dunbartonshire remains Hillhead, certain parts of which are among the 5% most deprived areas in Scotland according to the Scottish Index of Multiple Deprivation 2012 (SIMD). 28% of the population of Hillhead are classed as income deprived compared to 7% of the population across East Dunbartonshire as a whole and in certain areas of Hillhead close to 40% of the population are classed as income deprived. |
| | The existing countryside environment around settlements is considerably under-used for responsible recreation (including the Kilpatrick Hills and Campsie Fells) which can impact on local people's health and quality of life. |
| Cultural Heritage | East Dunbartonshire has a wide range of cultural heritage assets, the most prestigious being the Internationally recognised and protected Antonine Wall (UNESCO World Heritage Site). |

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

| | Development proposals should take such protected sites into consideration with regards to the protection and setting while still encouraging appropriate access to such sites to the population. |
|----------------------------------|---|
| Biodiversity, Flora and Fauna | Development has the potential to have direct and indirect impacts on designated and non-designated sites of ecological importance and European or National protected species. East Dunbartonshire has 6 Sites of Special Scientific Interest (SSSI). |
| | River corridors are, to varying extents, below their potential in terms of habitat connectivity. Many are artificially confined, lacking riverside woodland, and locally dominated by non-native invasive plant species – e.g. the River Kelvin. |
| | Biodiversity can be protected and enhanced by reducing and / or avoiding or providing appropriate mitigation where development proposals result in habitat disturbance and / or fragmentation. With the integration of appropriate measures or mitigation into development this may enhance the connectivity of habitats and species. |
| Soil & geology | The LDP should promote the appropriate remediation of potentially contaminated land within development proposals and the reuse of brown field land over the development of green field alternatives. |
| | East Dunbartonshire has 36 sites representing the geological diversity of the areas of which 34 are recommended as Local Geodiversity Sites (LGS). The area also hosts 1 RIGS (Regionally Important Geological or Geomorphological Site) and the remaining site is a SSSI of geological importance. The LDP has role to play in the continued protection and conservation of these assets through its development strategy and the avoidance of impacts through appropriate siting, density and design of developments. |
| | Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil. Over 75% of East Dunbartonshire is agricultural land with only 5% of this area of prime quality agricultural soil. The LDP should protect good quality soils from erosion or |
| | compaction, for their value to agriculture and woodland. Carbon rich soils, such as peatland are an important resource in terms of carbon storage, natural drainage and flood alleviation which should be protected from disturbance through the LDP. |

| Landscape | The implementation of key principles relating to good design and strong sense of place within development projects can have a positive impact on the landscape and visual amenity of East Dunbartonshire, by enhancing and creating landscape features as integral parts of developments. |
|------------------|---|
| | East Dunbartonshire has a number of designated areas for their landscape value including two Regional Scenic Areas, the Campsie Fells and the Kilpatrick Hills to the north and west of the district. The area also has a large area within the vicinity and setting of the Regional Scenic Areas which are designated as Special Landscape Areas. These areas provide additional protection for the landscape value for East Dunbartonshire in terms of retaining local distinctiveness, landscape character of the area and conserving settlement patterns. |
| | Multiple development projects, even of a relatively small-scale, can have a cumulative impact on East Dunbartonshire's landscape character. |
| Water Quality | Development proposals have the potential to result in direct or indirect water pollution, particularly when developments are in close proximity to water courses. Appropriate management measures should be promoted and integrated within development proposals during construction in order to reduce sediment deposition into watercourses. |
| Air Quality | Unacceptable high levels of air pollution can be harmful to the environment and human health. East Dunbartonshire currently has two designated Air Quality Management Areas (Bishopbriggs and Bearsden cross). The LDP should implement appropriate measures of culture change and design alternatives within new developments to reduce road congestion and the resultant emissions and pollutant levels throughout East Dunbartonshire. |
| Climatic Factors | A wide range of factors over which the Local Development Plan has control can influence East Dunbartonshire's contribution to greenhouse gas emissions reduction and adaptation to the effects of climate change. The effects of climatic factors include flooding, particularly in coastal or low-land areas, extreme shifts in rainfall patterns with consequent impacts on water quality and potentially an increase in temperature. These impacts can also have adverse effects on ecology and wildlife as well as human health. The Plan can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable |

| | location of new development, promotion of active travel, supporting energy efficiency in new development and support for renewable energy. Climate change has a direct link to flood risk. The Plan can help reduce flood risk through appropriate siting of development and policies which support sustainable flood management. | |
|-----------------|--|--|
| Material Assets | | |

2.3 Evolution of the Environmental Baseline without the Local Development Plan

- 2.3.1 As part of the SEA process, it is important to assess the likely impact on the environment if the Local Development Plan (LDP) was not implemented.
- 2.3.2 Development Plans are a part of the planning system in Scotland and help to guide future development and land use in the long-term public interest. Without a Local Development Plan covering East Dunbartonshire, it is likely that development would proceed in an unplanned way with a lack of strategic focus on land use.
- 2.3.3 Strategically, sustainability is a key guiding principle of the LDP it is reflected in all five of the Principal Policies, and is in turn embedded within the 14 Subject Policies, with some (e.g. Green Infrastructure and Green Network) wholly dedicated to environmental protection and enhancement.
- 2.3.4 At a practical level, this translates into commitments for on-site conservation, e.g. by directing development to land of a low biodiversity value as a priority, by promoting access by sustainable transport and by specifying measures to avoid impacts on particular protected species. It also translates into commitments for off-site environmental protection, including encouraging sustainable construction methods and materials, and 'green' economic activity.
- 2.3.5 The LDP is also an important vehicle for progressing social and economic justice. The LDP encompasses the overarching vision of East Dunbartonshire's Single Outcome Agreement, which includes commitments relating to health inequalities and economic regeneration. Environmental protection is intrinsically linked to these agendas, and measures such as local habitat preservation, air quality improvement and encouraging alternative economic activity will all contribute to physical, social and financial wellbeing, particularly in areas of deprivation.
- 2.3.6 In evaluating the difference to the environment made by the Local Development Plan, it is important to consider the implications of not replacing or updating the current Local Plan. While the current Local Plan contains provisions for managing development and associated impacts, the effectiveness of these would decrease over time; land allocation limits would be reached, meaning that additional demands

would not be planned for and would be dealt with in an ad-hoc way with no preagreed guiding principles in place to manage this in a sustainable manner, possibly leading to scenarios such as increased 'out-of-town' development on greenfield land, leading to habitat loss, decline of town centres and increased car dependency. The following bullet points set out in more detail the likely implications:

- Biodiversity: Existing adverse effects on biodiversity would continue and would be likely to be exacerbated by unplanned, sporadic development which has the potential to lead to loss and fragmentation of habitats.
- Landscape: Unplanned, sporadic development would have a negative effect on landscape character with the possible loss of the benefits of the Plan's emphasis on protection of the green belt from unnecessary development and the focus on brownfield development. Identified vacant and derelict and brownfield sites within existing settlements would be less likely to be developed and this could potentially undermine the opportunity for regeneration and improvement of the townscape.
- Cultural Heritage: An absence of policies to conserve and enhance the built heritage could lead to degradation and a less proactive approach to protection of the built heritage. Increased unplanned development could also harm the area's cultural heritage.
- Air Quality & Climatic Factors: New development located on green field land which is easier and less problematic to develop would be less likely to be directly integrated into the existing public transport and active travel network. Such development would lead to an increased dependency on private car usage within East Dunbartonshire, potential increased traffic congestion and greenhouse gas emissions.
- Water: Although protection of water quality as a result of development would be controlled through other legislation, the cumulative effects of increased unplanned development would still present increased risk of deterioration in the ecological quality of water courses. The Plan also has an important role in supporting the flood risk management policy framework and without it the risk of flooding may increase.
- Population & Human Health: The Plan's focus on regeneration and sustainable economic growth will assist in maintaining population levels. Without the Plan, investment and population may be lost to the area, resulting in loss of educational and social facilities. Once all land allocated for development in the current plan was developed, there would be no further allocations available to meet for future needs, resulting in a

potential failure to meet housing need and a resulting increase in homelessness and overcrowding.

- Soil & Material Assets: Future development, including implementing proposals contained in other plans such as the Local Housing Strategy and future human activities, would be likely to have significant effects on soils and other material assets. Unplanned development would result in a lack of control of these effects and remove the opportunity to minimise and mitigate any negative effects of development on soil and material assets.
- 2.3.7 Without the Plan, any additional development that took place over and above the agreed allocations in the current plan would be likely to be piecemeal. There would be a lack of transparency to the decision-making process, and the public involvement would lose their say in the process.

Section 3: Assessment of Environmental Effects

3.1 Assessment Framework

3.1.1 There are a number of key assessment stages that were identified for the SEA of the LDP – Proposed Plan. Each of the stages required a tailored assessment method as detailed below:

Table 3: Assessment Framework

| Assessment Area | Assessment Method |
|--|---|
| Vision | The LDP Proposed Plan must be consistent with the strategy set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012). The SDP sets out a strategic vision for the future of land use development across the city region to 2035. It promotes a strong growth agenda, reflecting wider Scottish Government aspirations for 'sustainable economic growth' as set out in the National Planning Framework 3 and Scottish Planning Policy. A holistic approach has been taken in order to deliver the SDP's and Council's vision by incorporating key principles to permeate the whole planning process. This information has not been subject to the SEA as the vision for the document is being guided by already defined guidelines set out in the SDP which sits above the LDP Proposed Plan in the strategic hierarchy and has already been subject to its own individual SEA. |
| Principal Policies and Subject Specific Policies | Principal Policies and Subject Specific Policies – Identification of reasonable alternatives to each policy direction (Appendix B) and compatibility assessment (Appendix C) against the set SEA objectives to highlight the SEA Preferred option as part of the planning decision making process. |
| Site-Specific Proposals | Site-Specific Proposals – Each site has been subject to a site- assessment process in order to identify all reasonable alternatives in terms of viability, deliverability, contrary to existing policy or national guidance etc. Each site-specific proposal was subject to a |

 $^{^2}$ The term "environmental issues" is the name collectively given to air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health as well as cultural heritage (including architectural and archaeological heritage) in the EU Directive 2001/42/EC. In practice they are referred to as "SEA topics".

| | detailed assessment using the SEA objectives, site-specific criteria and using the assessment key provided. (Appendix D – Allocated Sites & Appendix E – Non-Allocated Sites) |
|--|---|
| Cumulative Impacts | The Cumulative impacts have been identified using spatial assessments in conjunction with the individual policy and proposal assessment data. |
| Supplementary Guidance and LDP Action Programme | The Supplementary Guidance and Action Programme which are due to be produced throughout 2015 will be subject to SEA either individually or as part of the suite of LDP SEA documentation, where necessary. |

3.2 Assessment Methodology

- **3.2.1** The SEA Regulations require the environmental effects of 'reasonable alternatives' to the strategic document to be identified, described and assessed.
- 3.2.2 The East Dunbartonshire Local Development Plan Proposed Plan has been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005.
- 3.2.3 The SEA Directive requires environmental assessments to consider the environmental objectives established at International, European Community and National levels that are relevant to the strategic document.
- 3.2.4 East Dunbartonshire Council has adopted a set of 10 SEA Objectives derived from the Scottish Government's Interim Advice Note 'Environmental Assessment of Development Plans' August 2003.

Table 4: SEA Objectives

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

3.3 Alternatives

- 3.3.1 The development of East Dunbartonshire's Local Development Plan is a statutory requirement of the Planning etc. (Scotland) Act 2006 and as such there is no reasonable alternative to the development of the Plan itself. However alternatives have been identified and assessed through the MIR and Proposed Plan stages of the development of the LDP in order to provide various policy options to be reviewed, assessed and highlight the Proposed Plan and SEA Preferred Options.
- 3.3.2 The Proposed Plan represents the second opportunity within the plan preparation process for engaging stakeholders on the content of the development plan process after the LDP Main Issues Report assessment and consultation. At this stage of the process the Council has reached a firm view as to the LDP spatial strategy and policy framework.
- 3.3.3 The Options which have been generated through the preparation of the Proposed Plan take account of pre-MIR and MIR consultation, the current environmental baseline, relevant policy and strategy documents and are intended to represent approaches which are realistic, deliverable, consistent with other aspects of the Plan, and consistent with higher-level plans and policies such as the Strategic Development Plan and national planning policy. The assessment of these options and consultation responses has influenced the options taken forward within the Proposed Plan.

3.4 Principal and Subject Specific Policy Assessment Findings

- 3.4.1 For each Principal Policy and Subject Specific Policy, a preferred SEA Option has been identified. This option is the alternative considered likely to have the most positive long term benefit in relation to the environment. Where each alternative for a policy area is likely to have an adverse effect on the environment, the option with the least adverse is chosen with the inclusion of relevant mitigation measures.
- 3.4.2 In cases where the assessed SEA Preferred Option has not been carried forward into the Proposed Plan as a Preferred Option the detailed non-environmental reasoning for this has been expanded upon within the assessment summary.
- 3.4.3 Each policy area shall present the environmental assessment of the alternatives for each Principal Policy and Subject Specific Policy. Each policy will include an overview of the SEA Preferred Option as well as an amended assessment table for each policy alternative. The full assessment tables are contained within Appendix B and Appendix C.

| Assessment Table Key | |
|----------------------|--------------|
| SEA Preferred Option | \checkmark |
| Alternative Option | X |
| | |

Principal Policy 1 – Sustainable Economic Growth

3.4.4 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding growth (Table 5).

| Table 5: Princi | oal Policy | 1 Alternatives |
|-----------------|------------|-----------------------|
|-----------------|------------|-----------------------|

| Policy Option | Policy Option Description |
|--|---|
| High Growth $oldsymbol{\chi}$ | A high growth policy approach in the context of East Dunbartonshire would give primacy to economic growth over environmental protection. While it would encourage the use of brownfield sites for a range of uses it would also require the additional allocation of land in order to encourage growth in both population and local employment. |
| Sustainable Economic Growth | The SOA for East Dunbartonshire identifies generating economic growth and recovery as one of the main challenges in the area. This policy approach would seek to encourage the remediation of vacant or derelict sites and encourage the town centre first principle for all developments. Developments would only be allowed on sites which can be sustainably accessed by public transport and active travel. Re-use of existing buildings would be encouraged where this is appropriate. The use of sustainable methods and materials for building would be supported. |
| Priority for Environmental Protection X | Environmental protection would be given primacy. Developments would only be allowed on brownfield land. Economic Growth would not be an overt aim of this policy. The policy is likely to result in less economic growth and as such will not meet the aim of the SOA to reduce the reliance of the area on the surrounding economy for employment opportunities. |

- 3.4.5 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified Sustainable Economic Growth as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.6 The individual policy wording was assessed and found that development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. The principal policy provides major positive effects on a number of SEA criteria, including population and human and health, soil and geology and material assets, particularly through the preference of sustainably located developments, development of brownfield

land over greenfield release and the encouragement to remediate contaminated land where possible through developments. The policy also encourages environmental sustainability through the reuse of existing buildings and promoting the use of sustainable construction methods and materials in order to contribute to a low-carbon economy. The policy will also positively impact on the reduction of greenhouse gas emissions while also enhancing the protection of East Dunbartonshire's high quality environment. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 2 – Design and Placemaking

3.4.7 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding growth (Table 6).

| Policy Option | Policy Option Description |
|---|---|
| Design led approach over a certain scale only X | Only take a design led approach to those developments over a certain size. This would mean that smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development. |
| Comprehensive design led approach to all forms of development | Take a design led approach to all forms of development. Put high quality design at the heart of the decision making process. All proposals, regardless of scale or nature, must meet a number of principles in accordance with the placemaking approach set out in national policy. |

Table 6: Principal Policy 2 Alternatives

- 3.4.8 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified comprehensive design led policy approach to Design and Placemaking as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.9 The individual policy wording was assessed and found that direct positive environmental impacts are anticipated on most SEA criteria through the

implementation of the policy particularly through improving the sense of place, functionality and amenity of developments and settlements. Through the promotion of healthy, active lifestyles, contribution towards a modal shift to active travel alternatives rather than a reliance on private car use and placemaking principles regarding sustainable construction materials, methods and energy and heat efficient building design, this policy is likely to have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions and improved human health and community wellbeing. The inclusion of increased importance for developments of all scales to take into consideration the storage and collection of waste which will have a positive impact on waste generation, recycling provision etc. In addition to this, the increased emphasis of the green network and green infrastructure will ensure that these principles are incorporated into all development throughout East Dunbartonshire and result in a major positive impact on Biodiversity, Flora and Fauna for this principal policy with particular importance on habitat connectivity and networks. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 3 – Supporting Regeneration and Protection of the Greenbelt

3.4.10 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding regeneration including the level of protection for the greenbelt (Table 7).

| Policy Option | Policy Option Description |
|----------------------------|---|
| Ambitious Growth X | Ambitious growth within the context of East Dunbartonshire would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. Green-belt release around existing settlements to meet challenging housing targets. |
| Supporting Regeneration | Support and encourage the development of previously developed land as a key component of the spatial strategy. Applicants must prove to the satisfaction of the Council that there are no suitable brownfield sites before new development on greenfield land is considered. Applicants must also ensure that their proposal will result in the most |

Table 7: Principal Policy 3 Alternatives

| Environmental Priorityenhanceme opportunit efficiency built enviro | priority will be given to the protection and ent of the environment in deciding development ies. All opportunities to improve the energy and general environmental performance of the onment will be taken. Wildlife habitats and on-site energy would be required in all developments. |
|--|--|

- 3.4.11 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified Supporting Regeneration with priority of brownfield development over greenfield release as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.12 Assessment of the individual policy wording found that through this policy the reduction of development pressure on greenfield land would lead to the protection of East Dunbartonshire's natural environment with a particular emphasis on landscape and biodiversity value through the retention of settlement patterns and local distinctiveness and reducing the loss of valuable greenfield land. This will also have a positive impact on human health and community wellbeing as retention of greenfield land will provide greater access and opportunities for countryside recreation. Positive impacts are also anticipated regarding cultural heritage as the policy actively directs resources and development towards brownfield locations which can include elements of the historic environment.
- 3.4.13 This policy will also result in a major positive impact in relation to soil and geology through the encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire.
- 3.4.14 The potential impact on air quality is uncertain through this policy as directing development towards brownfield land within the urban area may lead to an increase in localised carbon emissions, which could be detrimental to the areas air quality particularly if the site is in the vicinity to the two air quality management areas in Bishopbriggs and Bearsden. This could be mitigated by ensuring that the density of all development within the urban area is appropriate for the local area, transport infrastructure provision and environmental sensitivity. The overall impact on reduction of greenhouse gases by contributing to a more compact city region that is more easily served by public transport and walking would clearly be positive. Full

assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 4 – Sustainable Transport

3.4.15 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding transport provision throughout East Dunbartonshire (Table 8).

Table 8: Principal Policy 4 Alternatives

| Policy Option | Policy Option Description |
|--|---|
| Current Programme / Business As Usual X | The current programme only strategy would see the current initiatives developed to conclusion. They are: Construction of the Kirkintilloch Link road (KLR) and Bishopbriggs Relief Road (BRR) Continuation of School Travel Plans and Workplace Travel Plans (including the Council's own plan) Road maintenance and road safety work Community access work through the Transport Management Organisation (TMO) Implementation of the current paths and access strategy Implementation of a parking strategy Outcome – Increasing road capacity without other significant measures is likely to increase road congestion in the medium term and result in a decline or stagnation of use of other modes except rail. The current programme business as usual approach does not include measures to increase modal shift away from private car use. A do-nothing approach would involve non-allocation of finance to development of a revised LTS or towards transport interventions or maintenance. The transport network would clearly deteriorate through this approach. A do-minimum approach would fail to address the main transport issues identified in East Dunbartonshire such as high reliance on private car use, low rates of active travel and increased congestion on road and rail networks. |
| Sustainable | The sustainable transport option in general, encourages measures and interventions to stimulate a rise in the number of journeys undertaken by means of active travel, (walking or cycling), public transport, (rail or bus) or some combination |

| Transport | of either. |
|--|--|
| | This option approach focusses on meeting objectives by |
| | means of delivery of a mix of active travel and public |
| | transport alternatives. |
| Integrated approach based on a combination of all Transport Modes X | An integrated approach based on a combination of all transport modes acknowledges that a balanced approach is required to stimulate modal shift, support sustainable economic growth, improve access to facilities and services in towns and villages and reduce the negative environmental impacts relating to transportation in East Dunbartonshire. It is recognised that there is a need to continue investment in maintaining and upgrading roads and footways in conjunction with delivering sustainable transport interventions such as improvements to public transport infrastructure, services and active travel. This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors. |
| Full Intervention / Prioritising Private Car and Road Networks X | The private car based approach to transport strategy focusses solely on enhancing the capacity of the road network through operational improvements and new roads. Parking capacity would also be increased and charges would not be introduced. Focussing the approach on delivering road based interventions would not improve service quality on other modes of transport or achieve modal shift towards modes of sustainable travel. |

3.4.16 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified sustainable transport as the SEA preferred option (Appendix B and Appendix C). These assessments were considered, however, the integrated policy approach based on a combination of all transport modes was adopted as the Proposed Plan preferred option. The combination of the two approaches sustainable transport and integrated transport approach constitutes a realistic and pragmatic overall approach which favours sustainable transport, reasonable maintenance of the road network and new road infrastructure to connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders.

- 3.4.17 Assessment of the individual policy wording for sustainable transport found that the policy would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments. Air quality and the contribution towards carbon emissions reduction are potentially considering sustainable transport aspects of the policy have positive impacts and the development of the road based network could offset these and cause an overall neutral effect. The scale and nature of road based developments, improvement or maintenance works would determine the likely significance of the policies effects on these criteria.
- 3.4.18 Through policy alterations the final policy wording would incorporate improved provision and access to active travel routes and provision which through well designed and safe developments will provide an enhanced positive impact on community wellbeing and human health together with potential overall positive impacts on the areas localised air quality with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 5 – Green Infrastructure and Green Network

3.4.19 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding the protection and promotion of green infrastructure and green network throughout East Dunbartonshire (Table 9).

| Policy Option | Policy Option Description |
|--|--|
| Identification, protection and enhancement of green infrastructure and green network | This policy approach would include the identification of the Green Network. The approach also encourages Green Infrastructure through its protection, enhancement and delivery as part of new developments. In particular applying green network opportunities which address deficiencies. It ensures that the individual green network features on a site are considered in terms of placemaking for the development and promotes the collection of Planning Obligations towards green network. |

Table 9: Principal Policy 5 Alternatives

| | Focus on provision and protection of existing open spaces to meet the needs of development. |
|---|---|
| Continue with Local Plan 2 Policy Approach | Taking account of the findings of the Council's most up to date open space audit and strategy the Plan will continue to identify and protect existing open space. Through partnership working with other stakeholders the Plan will also encourage the enhancement of existing open space. |
| in relation to Green Infrastructure (Open Space Provision & Protection of | This policy will set out community specific requirements for the appropriate level of open space in or associated with new developments and the level of planning obligations to meeting any shortfall in the quantity or quality of open space in the community, based on the Council's current Open Space Audit and Strategy and detailed site assessments. |
| biodiversity, core paths & water environment) X | Other elements of the green network will be protected and enhanced on a case by case basis as planning applications arise. Policies for protection and enhancement of nature conservation, core paths, and water environment (including flood risk management) will address these elements of the green network. |
| | This alternative approach will deliver green infrastructure through a range of policies taken forward from Local Plan 2, including Design Quality, Natural Environment and Open Space. |
| Forestry and Wood | lland |
| Guided by SDP Woodland Strategy and Encourage consideration of local issues and green network | This policy approach protects woodland from removal due to development, in conformity with the Scottish Government 'Control of Woodland Removal Policy'. It encourages woodland planting, management and restocking, guided by supplementary guidance which refines the Glasgow & Clyde Valley Woodland Strategy. It encourages siting and design to take account of the natural and historic environment and green network opportunities. |
| Guided by SDP Woodland Strategy and Ad hoc X | This policy approach is the same as the preferred option except that siting and design is only considered on a case by case basis for grant applications and woodland management/ design plans. |

- 3.4.20 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified protection and enhancement of green infrastructure and green network as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.21 Assessment of the individual policy wording in relation to green infrastructure and green network found that significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding community wellbeing and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on human health, biodiversity network and landscape character and local distinctiveness of the areas settlements. Through woodland planting and peatland management positive impacts are also anticipated regarding climate change mitigation which is further enhanced by the potential natural flood alleviation. Protection of local gardens and designed landscapes and the material assets of agriculture also further enhance the positive nature of this policy. The policy also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the development. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 6 – Creating Inclusive and Sustainable Communities

3.4.22 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for new housing developments. This policy area play an important role in meeting the needs of the local community and addressing imbalances in affordability to ensure that residents have access to high quality housing suitable for their needs, promote inclusion and improve health throughout East Dunbartonshire (Table 10).

| Policy Option | Policy Option Description |
|---|--|
| Meeting Overall Need Development Sites Strategy | |
| Continue with Local Plan 2 | Maintain approach of focussing on the development of brownfield infill sites only. |

Table 10: Policy 6 Alternatives

| Approach of Infill Urban Brownfield Sites X Urban Brownfield Sites and limited release of Greenfield sites Allow release of greenfield sites in 'more sustainable locations' out with established urban areas | Allow for development of new housing on: i) infill/ brownfield sites within urban areas (except land allocated for employment uses), ii) pre-selected greenfield sites that provide significant amounts of affordable housing; and iii) pre-selected medium sized greenfield sites in the most sustainable locations where they; present a logical extension to the settlement; integrate well with existing development; and where Greenbelt defensibility would either be strengthened, or at least not adversely weakened, by development. Allow development of all suitable greenfield sites that are considered to be in sustainable locations (except large or cumulative sites) without taking other factors such as Greenbelt defensibility and/ or existing settlement patterns into account. |
|--|--|
| Meeting Overall N | eed Diversity, Density & Flexibility |
| Encourage flexibility, high density and diverse house sizes and types | Encourage high density developments that provide a range of house sizes and styles to meet local needs and encourage the development of flexible 'lifetime homes' that are easy to adapt to suit changing needs. Additionally provide support for adaptations to existing buildings to meet changing needs such as 'granny flats.' |
| Continue with Local Plan 2 approach of encouraging high density near Town Centres X | Continue to encourage higher density developments consisting of smaller and/ or low cost homes only where they are located near Town Centres and public transport. |

| Specialist Housing (inc Care Homes) | | |
|--|---|--|
| Support Specialist Housing Proposals | Maintain Local Plan 2 approach of generally supporting 'community care housing' but with updated wording of 'specialist housing' to allow the policy to be more flexible and support the transformation of services for older people. Sites for specialist housing would be subject to the same selection criteria as other housing and should be integrated where possible with other such forms of housing. The policy will also set aside land for the development of a Gypsy/ Travelling Persons site. | |
| Alternative X | n/a | |
| Affordable Housing | | |
| 25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units | Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach. | |
| Maximum quota target of 25% from market developments X | Allow extra flexibility in the negotiation of affordable housing contributions on a site by site basis taking development costs in each case into account by setting a maximum target of 25%. This approach could result in the overall weakening of the quota policy and subsequently yield a significantly smaller number of affordable housing units during the life of the plan. | |
| Housing for Agricul | ural Workers | |
| Allow new housing the Greenbelt for Agricultural Worke as an excepted category of development | | |
| No exclusion from | This option would apply the same approach to new housing in the Greenbelt for agricultural/ countryside workers as applies | |

housing policy for Agricultural Workers to general housing and therefore would not allow the development of this type of housing.

- 3.4.23 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.24 Assessment of the individual policy wording in relation to creating inclusive and sustainable communities found that there are a number of sections which have anticipated positive and negative effects on the SEA criteria. The development strategy clearly prioritises brownfield land for development with the addition of limited greenfield release within sustainable locations and where the potential environmental impacts would be minimised in order to meet the housing need for the area. This element of the policy is likely to result in positive effects regarding community wellbeing through the creation and access to additional residential accommodation which would benefit local communities while also positively impacting on soil quality by directing development on brownfield land, vacant and derelict sites and providing opportunities for the remediation of potentially contaminated sites. In addition to this, the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness.
- 3.4.25 The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which will contribute to a reduction in the level of potential greenhouse gas outputs from vehicles. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels.
- 3.4.26 The element of the policy regarding the importance of managing the balance between housing development needs while ensuring the protection of environmental quality and reference to SG 1 regarding design and placemaking will further enhance the importance of sustainably designing and locating developments which are appropriate within the local context.

This will contribute to the avoidance, reduction and mitigation of any identified environmental effects through proposed developments particularly regarding landscape character.

3.4.27 Provision for housing for agricultural workers element of the policy would further improve community wellbeing by providing employment opportunities within the agricultural sector. This addition to the policy would require a robust business case for the Council to approve residential developments within greenfield locations and the environmental implications are likely to be minimal in terms of the scale of development and their impact on the natural and historic environment particularly landscape character. Further positive impacts are anticipated in relation to an additional reduction in car based commuting by having on-site working appropriate for the business sector in question. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 7 – Community Facilities and Open Space

3.4.28 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for and protection of community facilities and open space throughout East Dunbartonshire (Table 11).

| Policy Option | Policy Option Description |
|--|--|
| Provision in New D | evelopments |
| Co-ordinated and multi-functional provision taking cognisance of findings and requirements of other relevant strategies | This option would support and encourage the development of new community facilities and open space in a co-ordinated and multi-functional manner in-line with the findings and requirements of the Open Space Strategy, Corporate Asset Management Plan, Culture, Leisure and Sport Strategy (including pitches strategy) and Green Network Strategy. The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space. |
| Council-wide standards for | This approach would set out broad standards for the provision of community facilities and open space that would be applied in the same manner to all applications. |

Table 11: Policy 7 Alternatives

| provision X | |
|--|--|
| Facilities in the Cou | ntryside |
| Appropriate recreational facilities as an excepted category of development in the Greenbelt | This approach would allow the development of community and leisure facilities within the Greenbelt where there is a demonstrable need for a countryside location and where the facility would be compatible in scale and character with the landscape of the Greenbelt. |
| Alternative X | No reasonable alternative identified for facilities provision in the countryside. |
| Protection of Existin | ng Facilities |
| Protection of existing facilities based on findings of relevant strategies | This approach would protect existing community facilities and open space from pressure to develop the land for other uses, except where the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) identifies that the existing facility is surplus to requirements or where a suitable replacement facility is proposed. |
| Ad Hoc Approach χ | This approach would seek to protect community facilities and open space from pressure to develop the land for other uses on a case by case basis without reference to relevant strategies. |

- 3.4.29 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.30 Assessment of the individual policy wording found that implementation of this policy will provide a significant benefit to community health and wellbeing through the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The policy includes a

commitment for all community facilities and open spaces to contribute to placemaking principles and protect and enhance the nature conservation and the water environment. This will have a significant positive impact on biodiversity value and provide a significant contribution to the link with the wider green network which will enhance the connectivity of the areas open spaces from a species and habit network perspective.

3.4.31 The policy also has the potential to enhance landscape character and local distinctiveness through enhancements being proposed through new developments and the potential re-use of brownfield sites within greenfield locations. In addition to this, the policy ensures that new community facility developments will protect, enhance and manage integrated path networks, which will contribute towards active travel opportunities reducing the need to travel using unsustainable methods and also provide sustainable and easy access to the wider countryside. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 8 – Protecting and Enhancing Landscape Character and Nature Conservation

3.4.32 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the protection for landscape character and nature conservation throughout East Dunbartonshire (Table 12).

| Table | 12: I | Policy | 8 A | Iternatives |
|-------|-------|--------|-----|-------------|
|-------|-------|--------|-----|-------------|

| Policy Option | Policy Option Description |
|--|--|
| Designated Sites | |
| Protection and Enhancement of Designated Sites | This policy approach would include the protection, enhancement and conservation of national and local designations – SSSI, Local Nature Conservation Sites, Tree Preservation Orders, Local Landscape Areas and Local Nature Reserves. |
| Protection of existing local designated sites | This policy approach would include solely the protection of existing national and local designations. |

| X | | |
|---|--|--|
| Nature Conservatio | n | |
| Protect and enhance wildlife networks and species | This policy approach seeks to protect internationally and nationally Protected Species from any adverse impact from development. It will seek to protect and enhance habitat networks, including trees & existing semi natural woodland, and local priority species and habitats through development. Where development is likely to have a significant adverse impact on this preliminary ecological appraisal will be required. | |
| Ad Hoc Approach to Protection of Biodiversity X | Protect biodiversity on a case by case basis, at planning application stage, taking account of protected species and local priority habitats and species as identified in the Local Biodiversity Action Plan. It will continue to show the existing Local Plan 2 wildlife corridors as an overview of key habitat connections. | |
| Landscape Characte | er | |
| Protect and enhance Landscape Characte in the Countryside | Protect landscape character in the countryside. Where | |
| V | assessment. | |
| Continue with Loca Plan2 Approach – Protect Character of Green Belt and Loca Landscape Areas X | assessment. I of Protect the landscape character of the green belt & Local | |
| Plan2 Approach – Protect Character o Green Belt and Loca | assessment. I Protect the landscape character of the green belt & Local Landscape Areas through the design and landscaping of development. | |

| Reliance on existing natural heritage and SUDS policies to conserve soils | risk of damaging them due to release of carbon. It also seeks to protect good quality soils and reuse soils on development sites. The alternative approach is to leave the protection of carbon rich soils through policies for conserving the wider biodiversity and SUDS, including peatland. |
|--|---|
| Non Native Species | |
| Manage Non-Native Species on Development Sites in Nature Conservation Policy | This approach recognises the importance of managing invasive non-native species on development sites and highlights legislative requirements. It therefore encourages consideration of this early in the site planning process, which helps avoid development delays and costs later in the process. |
| Manage Non Native Species on Development Sites Through Policy Addressing Potential Contaminated Land X | The alternative approach is to leave this legislative requirement for control of non-native species to be highlighted during the planning application process, after consideration of policy for contaminated and potentially contaminated land. |

- 3.4.33 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.34 Assessment of the individual policy wording found that effects of implementing the policy is generally positive in nature across the scope of SEA criteria with major positives identified regarding the protection, enhancement, creation and restoration of biodiversity and habitat connectivity. Supplementary guidance can follow to support this policy by defining this based on integrated habitat network information. Integrated habitat networks are anticipated to protect areas which can have a secondary

function of contributing to natural flood attenuation and therefore material assets through existing building and infrastructure.

- 3.4.35 The policy is also anticipated to have a major positive impact regarding landscape. The policy recognises that there is a variety of landscape characters of value throughout East Dunbartonshire and encourages there protection, enhancement and management. The policy also indicates that where adverse effects on landscape are anticipated as a result of development then a landscape and visual assessment will be required to remove, reduce or mitigate any impacts identified. The policy ensures that a variety of recognised landscape characters in the countryside outwith as well as within designated areas are worth protecting and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes.
- 3.4.36 Positive effects are anticipated in relation to human health and community wellbeing through the outdoor recreation access and opportunities promoted through Local Landscape Areas and Local Nature Conservation Sites which are all provided protection through this policy area.
- 3.4.37 The inclusion of the soils protection element of the policy will have an additional positive impact through the protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. This will also contribute towards the reduction in greenhouse gas emissions through the protection of carbon rich soils. This will also contribute to flood alleviation as soils act as natural SuDS and this element through the protection of peatland could also potentially contribute to the enhancement of ecological status of water bodies.
- 3.4.38 By integrating a policy element which provides invasive non-native species with a higher level of importance within the policy framework, it will contribute to the protection of development sites through the compliance with invasive non-native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation the East Dunbartonshire's biodiversity value and contribute to the protection of the areas ecological status of water bodies. This will also positively impact on human health through the removal or extraction of invasive non-native species from development areas that could potentially cause harm. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 9 – Enhancing and Managing the Water Environment

3.4.39 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the enhancement and management of the water environment and flood risk throughout East Dunbartonshire (Table 13).

Table 13: Policy 9 Alternatives

| Policy Option | Policy Option Description | |
|---|---|--|
| Designated Sites | | |
| Avoid and Reduce Flood Risk | This policy direction will ensure development avoids flood risk, pluvial & fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development. Ensure all development will take account of the findings and recommendations of the Glasgow & Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Council Local Flood Risk Management Plan when these are approved, particularly safeguarding any flood alleviation or other projects it identifies. | |
| Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk X | This policy direction is similar to the preferred option with additional emphasis on promoting development which contributes to natural flood alleviation on the floodplains identified in SEPA Flood risk areas and elsewhere. | |
| Nature Conservation | on | |
| Water Quality an Drainage | d This policy direction ensures that developments are served by public sewer systems and sustainable drainage systems. It directs development to improve water quality related to the site through chemical, morphology and ecological improvements, including naturalising riverbanks and/or deculverting. | |

| Alternative | |
|-------------|-----|
| X | n/a |
| | |

- 3.4.40 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.41 Assessment of the individual policy wording found that positive effects of this policy are wide ranging and span across 8 of the 10 SEA criteria with particular relevance to the protection of human health, material assets in the form of existing buildings and infrastructure and the adaptation to climate change and an overall reduction in flood risk for East Dunbartonshire. Additional minor positive effects are anticipated through the protection of cultural heritage assets from flood damage and soils from run-off.
- 3.4.42 To prevent deterioration of the area's watercourses the policy can have a significant benefit with particular regard to development through run off of debris into watercourses from development sites, surface water debris and / or sewers. The water itself is a resource and asset to be protected through this policy together with the enhancement of the water environment landscape features. A strategic flood risk assessment will be required to inform and provide additional evidence for this policy and is due to be completed in 2015 by SEPA and Local Authority partners.
- 3.4.43 The sensitivity, vulnerability and sustainable nature of development sites together with their proposed design could provide a significant contribution to both the protection and enhancement of water bodies and the avoidance or reduction in potential flood risk throughout East Dunbartonshire. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 10 – Valuing the Historic Environment

3.4.44 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the protection for the valuable historic environment throughout East Dunbartonshire (Table 14).

Table 14: Policy 10 Alternatives

| Policy Option | Policy Option Description | |
|--|---|--|
| Antonine World He | ritage Site | |
| Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall | Ensure that development protects and manages the Antonine Wall World Heritage Site and its setting in the buffer zone from any adverse impacts from development. | |
| Alternative X | n/a | |
| Listed Buildings | | |
| Continue with Loc Plan 2 Approach Conserving and Enhancing Listed Buildings | This policy approach conserves the character and appearance of listed buildings and their setting from inappropriate development and seeks to enhance this | |
| Protect Listed Buildings X | This policy approach protects the character and appearance of listed buildings and their setting. It protects listed buildings from demolition, unless any alternative can be justified. It refers to appraisals which describe the special character and appearance of these areas. | |

| Conservation Areas ar | nd Townscape Protection Areas |
|--|--|
| Continue with Local Plan 2 Approach - Conserving & Enhancing Conservation & Townscape Protection Areas | This policy direction seeks to ensure development conserves and/ or enhances the character and appearance of the Conservation Areas and Townscape Protection Areas (TPA). Unlisted buildings in the Conservation Area and trees which makes a positive contribution to the area's character and appearance will be protected. It refers to appraisals which describe the special character and appearance of these areas. |
| Protect Conservation Areas and Townscape Protection Areas X | Continue to protect the character and appearance of the Conservation Area and TPA's but do not seek to positively manage and enhance these. |
| Archaeology and Sche | duled Monuments |
| Continue with Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments | There is a presumption against development that would have an adverse effect on the site or setting of scheduled monuments, unless there are exceptional circumstances. Development should protect and manage archaeology. Appraisal should take place before development. It encourages preservation in situ but where the site cannot be protected in situ archaeological investigation and recording will be required. |
| Apply Minimum Statutory Archaeology Standards X | Continue to protect the archaeological heritage of East Dunbartonshire in accordance with the minimum statutory standards, but not encourage active management and enhancement. |
| Local Gardens and Des | signed Landscapes |
| Conserve and enhance Local Gardens and | This policy direction seeks to conserve and enhance local gardens and designed landscape. |

| Designed Landscapes | |
|---|--|
| Protect existing Local Gardens and Designed Landscapes X | This policy direction seeks to protect the features of existing local gardens and designed landscapes. |
| Conversion / Rehabilit | ation of existing buildings in the green belt |
| Convert traditional buildings in the green belt to residential | This approach allows the exception of buildings in the green belt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt. |
| Continue with Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading buildings which have been removed X | This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional which are of architectural merit & wind and watertight. This approach also includes the replacement of buildings on the sites of former farm steadings. |

- 3.4.45 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.46 Assessment of the individual policy wording found that significant positive effects are expected in relation to cultural heritage and landscape character through the continued protection and conservation of the Antonine Wall World Heritage Site (WHS) and the designated buffer zone from

development. The WHS spans five local authority areas and is provided with additional protection through consistent guidance through the Antonine Wall World Heritage Site Management Plan and Supplementary Planning Guidance.

- 3.4.47 The continued protection of listed buildings, conservation areas, townscape protection areas and their setting could result in a significant positive effect through the protection of landscape character and historic environmental assets. This will provide an opportunity for sensitive new development interventions to keep buildings fit for purpose, enable development to support their continued retention which is sensitive to the character and appearance of the area. Uncertain impacts on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage and further. The policy contributes to the protection of biodiversity value within conservation areas and townscape protection areas through the protection of trees and landscaping as these assets are an important element to retain the character of the areas. Positive effects are also anticipated regarding material assets in the form of the protection of existing buildings which in turn will reduce construction waste through demolition and reduce the energy required to make new construction materials.
- 3.4.48 The protection and enhancement of locally important gardens and designed landscapes through this policy will have a significant positive effect for cultural heritage through the conservation of the historic layout, features, trees, and other landscape planting within proposed developments. Key benefits of this policy area will be the contribution to landscape character through sensitive design of new development, positive impacts on biodiversity, habitats and their connectivity and the conservation of trees and woodland habitats.
- 3.4.49 The inclusion of rehabilitation and conversion of an existing building with architectural merit in the green belt will positively contribute to the conservation of the character of the green belt and wider countryside of the area. Additional significant positive effects are anticipated through this policy for cultural heritage including the continued protection and enhancement of scheduled monuments and archaeology.
- 3.4.50 Through the alterations and additions to the policy wording and division of some topic areas the significant enhancement of the historic environment assets has been further increased through the proposed introduction in relation to any alterations to such assets should be managed sensitively to

avoid or minimise adverse effects and ensure future protection and enhancement. The protection of the setting of such assets has also been improved through the highlighted importance of proposed development design and layout to be fully considered to avoid or reduce any adverse impacts on the historic environment.

3.4.51 The positive effects of this policy regarding biodiversity and habitat connectivity has been further enhanced through the additions to the gardens and designed landscaped sub-section which describes the features and highlights the importance of such green infrastructure features and their contribution to the wider green network. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 11 – Network of Centres

3.4.52 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the future uses of town centres and the network of centres throughout East Dunbartonshire (Table 15).

| Table 15: Policy | 11 Alternatives |
|------------------|-----------------|
|------------------|-----------------|

| Policy Option | Policy Option Description |
|---|--|
| Continue to Follow LP2 approach X | Retain existing policy for the retention of shops (presumption against loss in prime retail frontages with losses of up to 50% in non-prime frontages) within town and village centres. |
| Support Town Centres Vitality and Viability | Remove the Class 1 retail restriction and support any development that increases footfall and contributes to the vitality and viability of each centre. This will ensure that they remain places which are safe and vibrant throughout the day and into the evening, in accordance with the SPP and Town Centre First principle. |

3.4.53 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered

and the SEA preferred options were adopted as the Proposed Plan preferred options.

3.4.54 Assessment of the individual policy wording found that the focus of this policy is regarding the accessibility and provision of essential and desired community facilities for all local communities throughout East Dunbartonshire. The policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the community facilities being easily accessible to the local community preventing the need for unsustainable travel to alternative retailing or town, city centre services. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 12 – Retail and Commercial Development

3.4.55 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for retail and commercial developments throughout East Dunbartonshire (Table 16).

| Policy Option | Policy Option Description |
|---|--|
| Unrestricted Retailing X | Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre. |
| Support Comparison Retail and Commercial Developments | Relax the bulky goods restriction at Strathkelvin Retail Park (SRP) to allow all appropriate forms of comparison retail and designate as a Commercial Centre. Adopt a sequential town centre first approach for all retail and commercial proposals. A hierarchical 'network of centres' will be established, illustrating where proposed developments should be prioritised. This will ensure that development takes place in the most sustainable and accessible locations. |
| Continue with LP2 Approach X | Maintain the bulky goods restriction at SRP, to ensure that non-bulky goods retailing is directed to established town centres. |

Table 16: Policy 12 Alternatives

- 3.4.56 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.57 The focus of this policy is regarding retail and commercial developments and the Council's approach to selecting the most appropriate types of development for its communities together with identifying the most appropriate locations for such developments. The main effects of this policy are the potential to provide significant economic benefit to the area through the creation of employment opportunities for the local population. Through the policy preferred option of a sequential town centre first approach the Council will consider developments for various uses. This will have a positive effect in terms of providing essential and desired community facilities and services in a location which can be sustainably accessed using public transport and active travel alternatives which will discourage car based travel, positively impacting on localised air quality, contribute to a reduction in carbon emissions levels. This will be further enhanced by the availability of facilities and services reducing the need for the local population to travel to other centres or out of town services.
- 3.4.58 Through this approach, the policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 13 – Creating a Supportive Business and Employment Environment

3.4.59 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the business and employment opportunities throughout East Dunbartonshire (Table 17).

Table 17: Policy 13 Alternatives

| Policy Option | Policy Option Description |
|--|--|
| High Growth χ | This approach would seek to encourage employment growth in all circumstances. All opportunities to support businesses which generate new jobs locally would be taken without necessarily accounting for their environmental impact. This option would encourage the release of greenbelt land where this would attract businesses. No attempt to focus on green energy or building materials and processes would be prioritised. |
| Supportive Business and Employment Development Environment | This policy approach would encourage economic growth where it generated new jobs in the area, without compromising environmental objectives. More jobs locally should mean the possibility of reducing the unsustainable levels of out commuting. Focus on the government's key sectors and in particular those which have minimal environmental impact. All opportunities to improve the energy efficiency and general environmental performance of the built environment would be taken. |
| Low/No Growth agenda X | This policy direction would accept that the area should not seek to generate new businesses and jobs. Employment in other areas would be encouraged and no protection offered to business and employment land. Where proposals for other uses were made for existing employment land these would be supported. |

- 3.4.60 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.61 The main environmental effects identified through the assessment of the policy wording are positive in nature and relate to a number of SEA criteria, including:
 - Priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The inclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of greenbelt / open space locations providing access to outdoor recreation opportunities for the local community, landscape character in terms of the conservation of settlement patterns and landscape character, soil and material assets through the use of vacant and derelict land sites for business opportunities and potential remediation of contaminated land sites. In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.
 - Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area.
- 3.4.62 Full Assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 14 – Tourism

3.4.63 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of supporting tourism opportunities and employment opportunities within the tourism sector throughout East Dunbartonshire (Table 18).

Table 18: Policy 14 Alternatives

| Policy Option | Policy Option Description |
|----------------------------------|---|
| Ad-hoc Approach χ | Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking. |
| Support Tourism Opportunities | Support the development and expansion of tourism opportunities, taking advantage of our rich heritage, proximity to Glasgow City, attractive countryside setting and recreational potential. New or enhanced tourism facilities and accommodation proposals will be supported where they can demonstrate a site specific locational need and where they will enhance or contribute positively to East Dunbartonshire's tourism assets. |
| Use Greenbelt Policies X | Use the green belt policies to assess tourism related applications. |

- 3.4.64 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.65 The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of SEA criteria. Positive effects are anticipated in terms of Population and human health through enhanced community wellbeing by promoting and enhancing the use outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector for the local population.

- 3.4.66 Encouraging and enhancing employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. This policy is likely to result in increased levels of travel throughout the areas by visitors due to the heritage and visitor attractions throughout East Dunbartonshire. This could have an overall positive impact through the link with Policy 3 and SG 1 regarding Design and Placemaking which will encourage good quality, sensitive, appropriate design of all developments. In addition to this, the design guidance will prioritise pedestrians and cyclists over vehicular travel.
- 3.4.67 The policy is intended to increase the tourism facilities and attractions while also promote the use of existing assets providing a positive impact through the promotion and access to areas of high biodiversity and cultural heritage value. Through the direct link for all developments with Policy 3 and SG 1 the landscape character and local distinctiveness of the area will be safeguarded and enhanced where possible while also protecting and conserving the tourist attractions in question for their natural and historic environmental value.
- 3.4.68 In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments. Full Assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 15 – Renewable and Low Carbon Energy

3.4.69 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to the promotion and encouragement of renewable and low carbon energy proposals within East Dunbartonshire (Table 19).

Table 19: Policy 15 Alternatives

| Policy Option | Policy Option Description | |
|---|---|--|
| Energy Efficiency a Developments | Energy Efficiency and Low to Zero Carbon Technologies in Developments | |
| Encourage Energy Efficiency, and Low to Zero Carbon Technology in Development | This policy direction supports new build developments, infrastructure or retrofit proposals which deliver energy efficiency. It will also encourage placemaking for adaptable and resource efficient places that use sustainable layouts and design and electricity and heat from renewable and low to zero carbon sources. It will refer to a specified and rising proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current and future Scottish Building Standards. | |
| Continue with Local Plan 2 Approach - Sustainable Development & Renewable Energy with reference to Building Standards for Low to Zero carbon development X | This approach encourages sustainable development, including energy efficiency, and renewable energy development, subject to environmental and social safeguards. It will refer to a specified proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current Scottish Building Standards. | |

| Waste Heat | |
|---|---|
| Promote networks to reuse Waste Heat within Developments and combined heat and power | This policy direction promotes new build developments, infrastructure or retrofit proposals which deliver combined heat and power schemes, other heat networks and/or promotes the recovery of heat that would be wasted in the development or from existing high heat generating uses. |
| Ad hoc provision of Sustainable Heat X | This policy option encourages the reuse of waste heat from developments when the opportunity arises for large commercial, business or retail proposals. However this is ad hoc and when the opportunity arises rather than guided by the opportunity for heat networks. |
| Energy Infrastructure | |
| Energy infrastructure developments directed by policy criteria. Wind Farm Development also directed by Spatial Framework | This policy direction will set out the environmental, social and infrastructure considerations for low carbon and renewable energy development and requirements for restoration and aftercare. It encompasses repowering and extension of any existing wind farm as well as completely new developments. It will also set a framework for wind farm development, identifying areas of significant protection of World Heritage Site, SSSI, peatland and 2km community separation distance from towns and villages. It will identify the rest of the area with potential for wind farm development. It will also set out other issues that development should consider: including landscape sensitivity to and capacity for wind energy, cumulative impact and other social and environmental considerations. It also provide for after use and restoration of sites. |
| Alternative X | n/a |

3.4.70 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted

above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.

- 3.4.71 Assessment of the individual policy wording found that the policy has an overall significant positive impact in relation to reducing greenhouse gas emissions through the promotion and encouragement of renewable energy alternatives together with additional positive benefits in relation to material assets themselves and for the after use of the restored sites.
- 3.4.72 The policy encompasses all energy developments and incorporates specific policy criteria to avoid, reduce or mitigate any potential identified environmental or community impacts. The policy itself addresses the uncertain effects in relation to biodiversity, soils, water quality and the historic environment, through the inclusion of detailed policy criteria which directly relate to the siting, scale and design of all proposals which will be further reviewed and assessed at the planning application stage.
- 3.4.73 In terms of the wind energy section of the policy, there is potential to impact on the areas landscape character, human health, biodiversity, soil, water quality and cultural heritage, both individually or cumulatively, in relation to medium to large scale structures and proposals. These effects are uncertain and should be further investigated and assessed at the application stage, however, through appropriate siting, scale and design of proposals, the potential impacts on these criteria could be avoided, reduced or mitigated.
- 3.4.74 The Wind Farm Framework ensures significant protection for areas identified as having wind farm development potential. This framework will provide significant protection for natural and historic environmental assets with a particular emphasis on the Antonine Wall WHS, designated sites for biodiversity value, landscape character and visual impact, and soil through the protection of carbon rich soils, deep peat and priority peat habitats. The policy also has a neutral effect on human health implications with the inclusion of a community separation distance from any wind energy proposal which will further protect residential amenity.
- 3.4.75 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 16 – Managing Waste

3.4.76 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to waste management provision and infrastructure within East Dunbartonshire (Table 20).

Table 20: Policy 16 Alternatives

| Policy Option | Policy Option Description | | | | | |
|--|--|--|--|--|--|--|
| Waste Managemei | nt | | | | | |
| Waste Management in General Development | The policy direction encourages resource efficiency in lin with the waste hierarchy and minimisation of waste of development sites, particularly management of construction wastes and providing for the storage and collection of waste | | | | | |
| Alternative X | n/a | | | | | |
| Waste Managemei | nt Infrastructure and Business | | | | | |
| Safeguarding of existing Waste Management Site and Encourage Ne Waste Manageme Business and Infrastructure on Business, Industry Warehousing and Distribution sites | management infrastructure in line with the waste hierarchy and encourage businesses which use the secondary resources in waste. It seeks to direct new waste management development to industrial/ business, warehousing and distribution areas. It also identifies a specific location for new waste management infrastructure: redevelopment of existing Mavis Valley waste transfer site also identified in communities castion | | | | | |
| Safeguarding of existing Waste Management Site and Case by Case Approach to Wast | compatible. The policy seeks to deliver waste | | | | | |

- 3.4.77 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.78 Assessment of the individual policy wording found that there is potential for an overall positive effect, particularly regarding the significant potential for contributing towards greenhouse gas outputs in line with Scottish Government targets by reducing landfilled waste and the production of additional resources rather than reusing or recycling materials. Through this policy the reuse of construction waste is encouraged together with treating waste as a resource which could have a significant positive impact on the sustainable use of natural resources and material assets. The reuse of construction waste on site has an uncertain impact on water quality. These effects if appropriately managed on site at the construction phase could be mitigated in order to prevent direct or indirect impacts on water environment features such as ponds, watercourses, wetland habitats while also considering and preventing potential soil leaching into watercourses.
- 3.4.79 This policy encourages the use and siting of waste management infrastructure on business and waste sites which will have positive effect in terms of community wellbeing, residential amenity and consequently human health. This will ensure that residential areas aren't subjected to any disturbance from noise, dust or odours from waste management processes. The safeguarding of existing waste management infrastructure will result in reducing transportation emissions resulting in the transfer of materials outwith East Dunbartonshire with a further positive effect anticipated on a reduction of greenhouse gas outputs.
- 3.4.80 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 17 – Mineral Resources

3.4.81 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to minerals extraction within East Dunbartonshire (Table 21).

Table 21: Policy 17 Alternatives

| Policy Option | Policy Option Description |
|--|---|
| Restrict mineral working to existing sites X | Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle. |
| Limit Mineral working to SDP broad area of search | All proposals for mineral extraction must demonstrate a need and that there are no more suitable locations within the SDP broad area of search. |
| Presumption against future workings X | Include a presumption against any further mineral workings, including at the two existing sites. |

- 3.4.82 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.83 Assessment of the individual policy wording found that the policy is intended to enable long-term mineral extraction opportunities whilst also providing the maximum level of protection to all natural and historic environmental assets through appropriate areas of search and set policy criteria which applicants must demonstrate. Through the policy, maintaining a local supply of minerals which meets the needs of the area will reduce the importation of

materials and aggregates from outwith the Glasgow City region which will contribute towards carbon emissions reduction both in terms of transportation of materials and promote the sustainable use of material assets and natural resources. Potential negative impacts are also anticipated regarding carbon reduction and soil quality through the potential loss high carbon soils such as peatland.

- 3.4.84 The policy will ensure that only low value areas of peatland are disturbed and continued conservation of high value carbon soils are protected. This will minimise the negative impact of the policy in relation to soil quality and ensure that the policy has a positive contribution towards carbon reduction targets by minimising the impact on carbon rich soils. Supplementary Guidance produced regarding the natural environment and flooding will contain additional measures for the protection and conservation of soils and their importance as carbon stores, improving resilience to climate change, as natural SuDS and the sustainable use of soils through all forms of development and the operation of sites.
- 3.4.85 The policy also promotes sensitive restoration schemes which could help to improve local biodiversity by improving linkages between habitats and the green network. There is also potential to create better 'corridors' for movement of species and encourage habitat connectivity.
- 3.4.86 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 18 – Digital Communication

3.4.87 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to digital communications and infrastructure throughout East Dunbartonshire (Table 22).

| Policy Option | Policy Option Description |
|--|---|
| Provision of Digital Communications Infrastructure, including within | This policy encourages the provision of digital broadband infrastructure in new developments. It also supports the development of telecommunications installations. |

Table 22: Policy 18 Alternatives

| new developments | |
|---------------------|-----|
| Alternative X | n/a |

- 3.4.88 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.89 Assessment of the individual policy wording found that the policy has an overall neutral impact on the environment with only minor positive impacts being identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised air quality improvements and a reduction in greenhouse gas emissions. In terms of the infrastructure improvements themselves, telecommunications masts can be on a large scale which could have an impact on the visual amenity and local landscape, however the scale can vary and the impacts of this can be dealt with on a case by case basis and the proposal addressed at the planning application stage.
- 3.4.90 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 19 – Safeguarding Airport and Hazardous Installations

3.4.91 An SEA was not undertaken regarding this policy as it is outwith control of the Council and is concerned with legislation and procedural compliance.

3.5 Community Group Proposal Assessment Findings

3.5.1 As part of the LDP process an environmental assessment was undertaken for each of the Local Development Plan identified Community Groups (set out below). The assessment incorporated the package of sites chosen as the development strategy for each of the four community groups (Table 23, 24, 25 and 26 below). The individual proposals were assessed and these formed the basis for the detailed land use information within each of the combined assessments.

Community Groups

- Bishopbriggs, Balmore, Torrance and Bardowie
- Bearsden and Milngavie
- > Kirkintilloch, Lenzie, Waterside and Twechar
- > Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie
- 3.5.2 Each proposal has been assessed against the set SEA Objectives and criteria, based on their predicted impact on the current environmental baseline. The assessment has been conducted using professional judgement and GIS analysis where appropriate.
- 3.5.3 The environmental assessments have been recorded in the form of a matrix identifying the environmental performance for each community group against the SEA objectives and criteria. The environmental effects are recorded according to their nature (positive, neutral, negative, unknown or no significant effect). The significance of these effects is determined using a combination of the magnitude of the impact and the importance or sensitivity of the receiving environment. A full justification of each assessment is provided in the matrix.
- 3.5.4 The cumulative impact of each Community Group proposals package has also been integrated into each assessment and was an important addition into the overall assessment process in order to identify the SEA Preferred Option for the Proposed Plan within each Community Group.

- 3.5.5 Recommendations and proposed mitigation have been made where necessary so that environmental considerations are incorporated into the Local Development Plan process. The assessments also seek to enhance the environmental benefits of the Local Development Plan and accordingly recommendations have been made to further enhance or protect the environment. Within each of the individual proposal assessments for all the allocated sites (Appendix E) detailed mitigation has been proposed to avoid, reduce or mitigate any identified adverse effects or further enhance any neutral or positive impacts identified.
- 3.5.6 It should be noted that some sites within the packages (separated within the community group assessments for clarity) have not been individually assessed through this SEA proposals process for a variety of reasons, including, the proposals have Full or Outline Planning Permission, the sites have been carried forward from the previous Local Plan 2, the Option or Proposal is related to a function that has been assessed through another PPS or will be subject to an individual / separate SEA. These sites have been incorporated into each of the community group packages and integrated into the cumulative assessment for each package of proposal sites.

Table 23: Community Group Assessment Summary: Bishopbriggs, Balmore, Torrance and Bardowie

| Community SEA Environmental Factors (Annex 1) | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets | Cumulative Impact |
|---|--|---|---|----------------------------|-----------|--------------------|--------------------|---------------------|--------------------|-----------------------------|
| Allocated Sites | LDP LDP LDP Torrance LDP Torrance LDP A number of s group. These is Bishopbrine HMU | 112 Hilton E 118 Bishopb 119 Jellyhill 120 Balmuil 116 Kelvind sites have bee include: iggs J 10 Former ' J 13 Bishopb J 14 Bishopb J 15 & 19 Fo | riggs Memorial I Nursery dy Road North ale Nursery en carried forwar Thomas Muir Scl riggs Town Cent riggs East rmer Cadder Sew Muir Avenue oss | d from the L nool re | | - I have been t | - integrated in | - nto the cumul | - | ssessment for each communit |

Commentary:

The majority of proposals in this community group have been identified as having a range of different negative environmental effects individually with proposal LDP 120 having the most notable negative impact on the environment. Across the entire community group potential development could result in adverse impacts to cultural heritage assets, biodiversity value and connectivity, water quality and flooding potential, air quality and climatic factors and the infrastructure provision required for the developments. The overall environmental impact predicted as a consequence of potential development in this community group is, in general, negative for each of the afore-mentioned environmental factors although the potential environmental effects to the landscape character and setting of the community group are likely to result in neutral environmental effects. Although development of proposal LDP 120 has the potential to facilitate a loss in valued open space within a large residential community, open space amongst other proposal sites is unlikely to be compromised by the proposed developments. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The cumulative effect of developments in this community group is overall negative predominantly as a result of potential impacts to air and water quality, and influences over the flooding and climatic factors, loss or damage to biodiversity value and habitats connectivity and alterations or additions to existing infrastructure of the area. Furthermore, the sites are within a relatively close proximity of each other which has the potential to exacerbate the negative environmental impacts within its setting which could result in an increased pressure on local services and amenities, adverse effects to local air quality (particular within the designated Bishopbriggs Air Quality Management Area), transport infrastructure and travel, and combined noise, dust and visual effects in a predominantly residential area.

Table 24: Community Group Assessment Summary: Bearsden and Milngavie

| Commun ity | Community Group: Bearsden and Milngavie | | | | | | | | | |
|--|--|----------------------|-----------------------------------|-------------------|-----------|------------------|----------------|---------------------|--------------------|-------------------|
| SEA Environmental Factors (Annex 1) | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets | Cumulative Impact |
| | - | - | - | Х | - | 0 | 0 | - | - | - |
| Allocated Sites | Health Failing - X - X 0 0 - - - X - 0 0 0 - - - X - 0 - - - X - 0 - - - - - X - 0 - - | | | | | | | | | |

Commentary:

The individual proposal assessments identified a number of adverse environmental impacts which would result in a negative impact prediction for the majority of environmental factors assessed. In particular, developments within this community group could have an adverse impact including population and human health, cultural heritage, biodiversity value and habitat connectivity, landscape character through alterations to settlement patterns, climatic factors related to flooding potential and the infrastructure provision required. Although the LDP 106 proposal could have potential adverse impacts on air quality due to its proximity to facilities and amenities as well as potential effects to the water quality nearby, the package of proposals should not have a significant impact on air and water quality in the area as a whole. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative effect of development in this community group is negative. This is predominantly due to proposed changes to the use of sites where loss of open and recreational space results along with loss of biodiversity value, significant adverse impacts to Bearsden Tree Preservation Order and landscape setting including its historic environmental assets setting which will further contribute to adverse effects involving additional or redeveloped infrastructure such as drainage, path and road networks and the replacement of open space and important habitats.

| Community | Group: Ki | irkintillo | ch, Lenzie, V | Watersic | le and Twe | echar | | | | |
|--|---|----------------------|-----------------------------------|-------------------|------------|------------------|----------------|---------------------|--------------------|-------------------|
| SEA Environmental Factors (Annex 1) | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets | Cumulative Impact |
| · - | - | - | - | Х | - | - | 0/- | - | - | - |
| Allocated Sites | Kirkintilloch LDP 10 South of Waterside LDP 12 Fauldhead (South of Waterside) LDP 35 Kirkintilloch Town Hall LDP 36 Lairdsland School, Kerr Street LDP 77 Armour Drive LDP 78 Alloway Terrace LDP 79 Parts of Cleddans Playing Fields LDP 111 Tom Johnston House LDP 114 Glasgow Road LDP 157 Lairdsland School Canteen LDP 168 High Street / Lairdsland Road Car Park | | | | | | | | | |
| | A number of sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group. These include: Kirkintilloch HMU 23 & 24 Broomhill Hospital HMU 25 Rob Roy Football Club HMU 28 Woodilee Road/McGavigan's Field HMU 52 Greens Avenue Lenzie HMU 2 Lenzie Hospital | | | | | | | | | |

Table 25: Community Group Assessment Summary: Kirkintilloch, Lenzie, Waterside and Twechar

- HMU 34 Woodilee Hospital Site
- HMU 36 Meadowburn Avenue

Twechar

- HMU 43 MacDonald Crescent
- HMU 44 Glen Shirva Road Main Street
- HMU 45,1 Glen Shirva Road

Commentary:

For this community group, the individual proposal assessments identified a number of negative environmental effects for the area as a whole. Potential development in both the built and natural environment of this setting could have adverse impacts to population and health, cultural heritage, biodiversity value, landscape setting, water quality and flooding potential, and the infrastructure provisions required. It should be noted that 4 of the 7 proposals (LDP 12, 27, 47 and 81) are either in semi-rural or rural locations. The distance of some sites from local services and amenities is likely to result in an increased reliance on car-based or unsustainable travel methods which is likely to have an adverse effect on air quality and increase greenhouse gas emissions. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative effect of developments in this community group is negative predominantly due to the potential loss of valued open space, compromises to assets of cultural heritage importance, damage or loss of valued biodiversity particularly due to the presence of designated sites such as Local Nature Conservations Sites, Important Wildlife Corridors and a Local Nature Reserve and potential adverse effects regarding settlement patterns and visual amenity. Potential negative effects to each of the environmental factors increase the potential need for infrastructure improvements, for example to mitigate flooding, as well as an increased pressure on local services and amenities, transport infrastructure and travel, and combined noise, dust and visual effects specifically influenced by the proposal sites in residential areas.

Table 26: Community Group Assessment Summary: Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie

| Community Group: Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie | | | | | | | | | | |
|--|---|----------------------|-----------------------------------|-------------------|-----------|------------------|----------------|---------------------|--------------------|-------------------|
| SEA Environmental Factors (Annex 1) | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets | Cumulative Impact |
| | - | Х | - | Х | - | - | | - | - | - |
| Allocated Sites | Milton of Campsie LDP 18 Redmoss Farm (north) Lennoxtown LDP 110, 132 Main Street LDP 170 Campsie Golf Club A number of sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group. These include: | | | | | | | | | |

Commentary:

Proposal assessments for each of the allocated sites in this community group identified a number of negative environmental impacts individually. Development in this area could result in adverse impacts to population and human health, biodiversity value and landscape character within this rural setting. There would also be further potential adverse impacts to a number of environmental factors including water quality and risks to flooding, changes to air quality and potential redevelopment of existing infrastructure. The combined environmental impact of the allocated sites for this area is generally negative with the exception of changes to cultural heritage, and soil and geology. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative impact anticipated as a result of development to these proposals is negative mainly due to the potential loss, fragmentation or impacts on designated sites including Special Landscape Areas and Important Wildlife Corridor, changes and loss of biodiversity value, increased greenhouse gas emissions as a result of an increased need for unsustainable modes of travel in this rural setting and overall negative impacts to climatic factors resulting from development on the designated Flood Risk Areas and likely impacts to air quality in the community group area. Discrete developments in this community group also have the potential to result in the gradual loss of greenfield land and alter the character and local distinctiveness of communities.

3.6 Cumulative Assessment

Cumulative Policy Assessments

3.6.1 The cumulative policy impact on **Population and Human Health** is considered to be overall minor positive. The positive nature of the policies on this SEA criteria are due to a number of factors including;

- Enhanced community wellbeing and promotion of healthy lifestyles through improved provision of community, leisure and sport facilities and open spaces, improved access to outdoor recreation opportunities and the wider countryside through the green network enhancements

- Improved provision for active travel alternatives promoted through the design and location of new developments and the potential increase in employment opportunities locally.

- 3.6.2 The overall cumulative environmental impact on **Cultural Heritage** was seen to be minor positive in nature. The policies for the Local Development Plan – Proposed Plan afford a good level of protection for cultural heritage by safeguarding the historic environmental assets within East Dunbartonshire. This is of particular importance through the Proposed Plans continued protection and conservation of historic environmental assets including the Antonine Wall World Heritage Site, Listed Buildings, Conservation Areas, Scheduled Monuments and archaeology and Gardens and Designed Landscapes. The policies promote sensitive access to these important assets from a tourism perspective while protecting them and their settings from inappropriate development.
- 3.6.3 The overall cumulative policy impact on **Biodiversity**, **Flora and Fauna** was seen to be major positive in nature with additional minor positives and neutral impacts also identified. This is predominantly due to the policies providing:

- Improved protection and enhancement of green spaces and their linkages through promotion of green infrastructure and green network opportunities within all new and existing developments.

- Increased protection for identified areas of high biodiversity value.

- Provision for open spaces to contribute to placemaking principles and protect and enhance natural environmental assets. Provide significant positive impact on biodiversity value and afford a significant contribution to the link with the wider green network which will enhance connectivity of East Dunbartonshire's open spaces from a species and habitat network perspective.

3.6.4 The overall cumulative policy impact on Soil and Geology is considered to be minor positive in nature. This is predominantly due to the policies providing:
A focus for development opportunities to be located on sustainable sites with a preference for brownfield land to be developed rather than on a greenfield location. This development strategy will positively impact soil quality by encouraging the remediation of potentially contaminated land on

brownfield sites and vacant and derelict sites while conserving good quality soil and geology resources.

- Protection for good quality soils within development areas for their agricultural and woodland value.

- Carbon rich soil and peatland to be undisturbed where possible and fully mitigated if necessary.

- 3.6.5 However, the policies related to mineral extraction and potential renewable energy developments could result in adverse impacts regarding soil quality. It is therefore essential that measures are identified at the project level to ensure that these impacts are avoided, reduced or mitigated where possible.
- 3.6.6 The overall cumulative policy impact on Landscape was seen to be minor positive in nature. This is predominantly due to the policies providing:
 Protection for the recognised variety of landscape characters of value throughout East Dunbartonshire.

- A development focus on brownfield land rather than greenfield release will further protect settlement patterns, local distinctiveness and provide protection for the areas existing high quality landscape character and scenic value.

3.6.7 The overall cumulative policy impact on Water Quality is considered to be overall neutral in nature with some positive impacts identified. This is predominantly due to the policies promoting:

- Sustainable development both in terms of their locality but also the sensitivity and vulnerability of the receiving environment in relation to proposed design which could provide a contribution to both the protection and enhancement of water bodies.

- The benefits of watercourses and preventing further deterioration of these assets particularly regarding run off of debris from development sites and surface water debris.

- The protection of good quality and carbon rich soils which could positively contribute to the enhancement of ecological status of water bodies.

3.6.8 The overall cumulative policy impact on Air Quality and Climatic Factors is considered to be overall minor positive in nature with a number of major positives identified regarding the prevention of any deterioration of air quality levels and contribution towards the reduction in greenhouse gas outputs in line with Government targets. This is predominantly due to the policies promoting:

- Sustainable development by contributing towards a modal shift encouraging future developments to be situated in sustainable locations in terms of their access to public transport and active travel infrastructure as well as ensuring the close proximity of proposed developments to community facilities and services. This minimises the need and reliance for private transportation which could result in a direct reduction in carbon emission and improve air quality levels throughout East Dunbartonshire, which could be particularly relevant in areas with exiting Air Quality Management Areas.

- The protection of good quality and carbon rich soils which can further positively contribute towards a reduction in greenhouse gas emissions.

- 3.6.9 The cumulative policy impact on Climatic Factors (regarding Flooding) was overall minor positive. Through the Proposed Plan policies potential developments should avoid the designated SEPA flood risk area and importantly, there is a requirement to incorporate Sustainable Urban Drainage Systems (SUDS). Additional protection of soils through the Proposed Plan will also contribute to flood alleviation as soils act as natural SUDS.
- 3.6.10 The cumulative impact on Material Assets is considered to be overall minor positive. This is predominantly due to the policies:

- Enhancing open space, recreational opportunities and access to active travel infrastructure within new developments.

- Directing developments to brownfield land and vacant and derelict land sites over the release of greenfield sites. This development strategy positively impacts on material assets by directing development to the most sustainable locations within or in close proximity to existing settlements and encouraging the use and enhancement of existing infrastructure.

Cumulative Site Assessments

3.6.11 The cumulative impacts of the proposal sites have been identified and highlighted as part of the Community Group packages of sites (Section 3.5, Tables 23, 24, 25 and 26 above). The cumulative assessments take into account of all the proposed sites, i.e. including those that have not been individually assessed because they are already under development or they are being carried forward from the previous Local Plan 2.

4.1 Mitigation Measures

- 4.1.1 Schedule 3 paragraph. 7 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Local Development Plan Proposed Plan.
- 4.1.2 Mitigation measures have been proposed and incorporated into each of the Policy and Proposal assessments in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any neutral or positive environmental impacts identified. The mitigation measures incorporate all environmental factors and will be the responsibility of East Dunbartonshire Council to implement in conjunction with the Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Scotland.

4.2 Monitoring

- 4.2.1 Through Section 19 of the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council is required to monitor significant environmental effects of the implementation of the Local Development Plan. The monitoring should be implemented as to enable the identification of any unforeseen adverse effects at an early stage to allow the appropriate remedial action to be implemented.
- 4.2.2 The Planning etc. (Scotland) Act 2006 requires local planning authorities to prepare a Monitoring Statement, to be published alongside the LDP, focusing on the wider impact of the plan. It is intended that the monitoring requirements for the SEA and development plan will be integrated, with the Monitoring Statement for the next Local Development Plan reporting on the significant environmental effects of the implementation of the LDP. This will form the identification of issues for the plan making process.
- 4.2.3 The specific measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP and included within future Monitoring Statements will form part of the Post-Adoption Statement prepared as soon as reasonably practicable after the adoption of the LDP in accordance with Section 18 of the Act. It is envisaged that the following indicators will be included within the monitoring framework:

| SEA Category | Indicators | Data |
|----------------------------------|--|----------------|
| | Indicators | Source |
| | Changes in the deprivation levels in 15% SIMD areas? | SCROL |
| Population, | Changes in extent of greenfield / open space locations that separate settlements? - % of population within 300m of 1ha of open space / Usable open space per 1000 residents? | EDC |
| Human Health | Proximity of new developments integrating active and sustainable transport access and green network enhancements? | EDC |
| | % of new developments providing new or access to existing formal recreation facilities and the effects on the asset? | EDC |
| Cultural | % of development within the area of a historic environmental asset, archaeological resource or sensitive area? % of planning applications on a listed building, | EDC / Historic |
| Heritage | conservation area or scheduled monument refused or withdrawn due to significant impacts? Number of planning applications approved where significant effects were predicted on historic environmental assets? | Scotland |
| Biodiversity, Flora and Fauna | Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local)? Number of developments integrating green network opportunities, assets and links? Changes in the extent of wildlife corridors? | EDC / SNH |
| | Proximity to vacant and derelict land - % of population within 500m? | |
| | Number of contaminated sites remediated through development proposals? | |
| Soil and Geology | Number of developments resulting in net negative or positive effects in relation to good agricultural soils and carbon-rich soils. Developments having net negative or positive effects on geological Local Nature Conservation Sites? | EDC |
| Landscape | Number of applications / developments resulting in net negative or positive effects within townscape protection areas / special landscape areas? | EDC |

Table 27: Proposed SEA Monitoring Programme for the LDP

| | | 1 | | | |
|-------------------------|---|------------|--|--|--|
| | Number of applications / developments resulting in net negative or positive effects within a green | | | | |
| | belt location? | | | | |
| | Developments having net negative or positive | | | | |
| | effects on the landscape expression of geological | | | | |
| | Local Nature Conservation Sites? | | | | |
| | A decrease in the number of development | | | | |
| Water Quality | related water pollution incidents? | | | | |
| Water Quality | An increase in the % of water bodies within East | EDC / SEPA | | | |
| | Dunbartonshire with good ecological status? | | | | |
| | Number of exceedences of key air quality | | | | |
| | indicators within development areas? | | | | |
| | Public transport patronage within East | | | | |
| | Dunbartonshire? | | | | |
| Air Quality | % of new developments linking active and | EDC / SEPA | | | |
| | sustainable transport alternatives with the | | | | |
| | development area? | | | | |
| | Number of AQMA and their performance | | | | |
| | regarding exceedence levels? | | | | |
| | % of new developments incorporating SUDS? | | | | |
| | A reduction in % of new developments at risk of | | | | |
| Climatic Factors | flooding? | EDC / SEPA | | | |
| | % of woodland and carbon-rich soil areas lost | | | | |
| | through development? | | | | |
| | Number of brownfield locations utilised within | | | | |
| | development proposals? | EDC | | | |
| | Number of new developments with direct access | | | | |
| Material Assets | to the core path network? | | | | |
| | Waste arising from development projects, | | | | |
| | including demolition? | | | | |
| | | | | | |

Section 5: Statutory Consultation and SEA Timetable

5.1 Statutory Consultation

5.1.1 The statutory consultation for this document and corresponding Proposed Local Development Plan is:

1st April 2015 – 27th May 2015

5.1.2 Responses should be submitted through our Proposed Plan LDP Representation Form available on our website <u>www.eastdunbarton.gov.uk/LDP</u> or alternatively sent to:

Land Planning Policy Development and Regeneration East Dunbartonshire Council Southbank House Strathkelvin Place Kirkintilloch G66 1XQ

Email: Idp@eastdunbarton.gov.uk

5.2 SEA Timetable

5.2.1 The SEA activities and approximate timetable for the Local Development Plan are summarised below (Table 28):

Table 28: SEA Timetable

| Plan Preparation Stages | SEA Stages | Anticipated Timescale & Consultation Period, if required |
|--|---|---|
| Preparation and publication of the Proposed Plan and | Environmental Assessment Environmental Assessment to be published at the same time as the Proposed Plan. | Apr 2014 – Mar 2015: Preparation of Proposed Plan and corresponding Environmental Report |
| Action Programme. | Assess Policies, Preferred options and reasonable alternatives to site specific proposals | Apr 2015: Publication of Proposed Plan and Environmental Report |

| | Submit Environmental report to the SEA Consultation Authorities. Assess the likely significant environmental effects of suggested modifications. | Apr – May 2015: 8-week public consultation period May – Nov 2015: Assessment of responses and preparation for examination |
|--|---|--|
| LDP Examination | | |
| Submission of the LDP to the Scottish Ministers along with a report of conformity with the Participation Statement and a Proposed Action Programme. Unresolved representations will be considered at a Local Development Plan Examination conducted by a person appointed by the Scottish Ministers. Receive notice of appointment of person for examination. Publicise appointment. | | Dec 2015: Submission to Scottish Ministers Feb - Jul 2016: Examination Sept – Nov 2016: 8-week public consultation period |
| Appointed person publishes Report of Examination, setting out conclusions and | Environmental Assessment SEA of Proposed Plan as modified. | Aug 2016: Report of Examination published Sept - Oct 2016: |
| Four conclusions and recommendations regarding each unresolved issue. Preparation and publication of Proposed Plan as | Preparation of Environmental Report Addendum to be published at the same time as the Proposed Plan as modified. | PreparationandEnvironmental Assessment ofProposed Plan as modifiedNov 2016:SendProposedPlanas |

| modified and Report listing modifications made and explaining modifications not made. Publicise intention to adopt. Send to the Scottish Ministers. | | modified to the Scottish ministers and submit ER Addendum to the Consultation Authorities |
|--|--|--|
| Adoption of the Local Development Plan (minimum 4 weeks after sending to the Scottish Ministers) | | Dec 2016 |
| Once adopted by the Council, the Local Development Plan will become part of the Development Plan and therefore the main consideration in determining planning applications. Adopt and publish the Action Programme. Send to the Scottish Ministers. Update and re- establish Action Programme every 2 years. | Prepare and Publish SEA Post-Adoption Statement detailing how the environmental information contained within the Environmental reports for the MIR and Proposed Plan was taken into consideration within the decision-making process. Monitor and Review. | Dec 2016 Onwards Mar 2017: Adopt and Publish Action Programme |

Section 6: Appendices & Supplementary Documents

Appendix A: Other Relevant Policies, Plans, Programmes, Strategies, legislation and Environmental Protection Objectives *Please note that this appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the LDP.*

| Local Development Plan | Summary / Objectives or requirements | How objectives and requirements influence the LDP |
|---------------------------------------|---|--|
| | International | |
| Kyoto Protocol (1997) | The UK has committed itself to a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-2012. It has also set its own domestic target of a 20% reduction in carbon dioxide by 2010. | The LDP has a role in contributing to these objectives with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere. |
| Rio Declaration (1992) | The Declaration sets out 27 principles to enable the global community to work towards international agreements that respect the interests of all and protect the integrity of the global environmental and developmental system. It recognises the integral and interdependent nature of the Earth. | The LDP has a duty to contribute to sustainable development. |
| Johannesburg Declaration (2002) | The Johannesburg Declaration on Sustainable Development. The 2002 Declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles. | The LDP has a duty to contribute to sustainable development. |

| | European | | |
|---|---|--|--|
| EU Environmental Noise Directive (2002) | This Directive concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. | The LDP has a duty to adhere to the requirement of the Noise Directive. | |
| EU Water Framework Directive (2000) | The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015. Directive Objectives Prevent deterioration of the status of all surface water and groundwater bodies; and Protect, enhance and restore all bodies of surface water and groundwater status by 2015. To produce River Basin management Plans (RBMP) for each river basin district identified, with environmental objectives for each water body to protect and improve the water environment and a programme of measures to progress towards achieving these objectives. | The LDP should ensure that there is no degradation of water bodies, no adverse impacts on the water environment and should support sustainable water management. | |
| EU Floods Directive (2007) | The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment. Flood Risk Management Plans can then be produced to indicate to policy makers, developers, and the public the nature of the risk and the measures proposed to manage these risks. | | |

| EU Birds Directive (1979) | The Birds Directive protects all wild birds, their nests, eggs and habitats within the European Community. It gives EU member states the power and responsibility to classify Special Protection Areas (SPA's) to protect birds which are rare or vulnerable in Europe as well as all migratory birds which are regular visitors. (Source: SNH website) | There are currently no designated sites within EDC; however the Birds Directive also makes certain provisions for the protection of wild birds in the wider countryside outwith protected areas. The LDP has a duty to adhere to the requirements of the Birds Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SPA designated sites within adjacent authorities. |
|---|--|---|
| EU Habitats Directive (1992) | The Habitats Directive builds on the Birds Directive by protecting natural habitats and other species of wild plants and animals. Together with the Birds Directive, it underpins a European network of protected areas known as Natura 2000. This network includes SPA's classified under the Birds Directive and a new set of international nature conservation areas introduced by the Habitats Directive, Special Areas of Conservation (SAC's). (Source: SNH website) There are currently no designated sites within EDC. | There are currently no designated sites within EDC; however the Habitats Directive also makes certain provisions for the protection of species and habitats in the wider countryside outwith protected areas. The LDP has a duty to adhere to the requirements of the Habitats Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SAC designated sites within adjacent authorities. |
| EU Landfill Directive | The Directive sets a reduction target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively. | The LDP should contribute to the targets set by the Directive in the context of land use planning. |
| European Climate Change Programme | The programme aims to deliver the Kyoto Protocol commitments to reduce greenhouse gas emissions to 8% below 1990 levels by 2012. | The LDP should commit / contribute to the overall reduction in greenhouse gas emissions with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere. |

| | National | |
|--|--|---|
| Scottish Government National Outcomes (2007) | Fifteen National Outcomes describe what the Scottish Government which was updated in 2011. We live in a Scotland that is the most attractive place for doing business in Europe. We realise our full economic potential with more and better employment opportunities for our people. We are better educated, more skilled and more successful, renowned for our research and innovation. Our young people are successful learners, confident individuals, effective contributors and responsible citizens. Our children have the best start in life and are ready to succeed. We have tackled the significant inequalities in Scottish society. We have improved the life chances for children, young people and families at risk. We live our lives safe from crime, disorder and danger. We live in well-designed, sustainable places where we are able to access the amenities and services we need. We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others. We value and enjoy our built and natural environment and protect it and enhance it for future generations. We take pride in a strong, fair and inclusive national identity. We reduce the local and global environmental impact of our consumption and production Our people are able to access appropriate support when they need it | The LPD should contribute towards each of the 15 National Outcomes by ensuring that the development potential of land is maximised, and by providing the best conditions for investment in business, housing, leisure, educational and tourism opportunities. |

| | Our <u>public services</u> are high quality, continually improving, efficient and responsive to local people's needs | |
|--|---|--|
| National Planning Framework 3 (2014) | Scotland's third National Planning Framework (NPF3) sets out a long terms vision for the development of Scotland. NPF3 is the spatial expression of the Scottish Government's Economic Strategy – with a focus on supporting sustainable economic growth and the transition to a low carbon economy. NPF3 sets out our ambition for Scotland as a whole, highlights the distinctive opportunities for sustainable growth in our cities and towns, our rural areas and our coast and islands. NPF3 will be taken into account in all strategic and local development plans in Scotland. Fourteen national developments across Scotland are identified to deliver the strategy. | The LDP should contribute to the development priorities and the Scottish Government's policy commitments. The LDP should also take forward those national priorities which impact on East Dunbartonshire: the Central Scotland Green Network and Grid Reinforcements to support Renewable Energy Developments. |
| Town & Country Planning (Scotland) Act 1997 | This is the principle piece of legislation governing the use and development of land in Scotland. | The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan. |
| Planning etc. (Scotland) Act 2006 | Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans. | The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan. |
| Scottish Planning Policy (SPP) | The consolidated SPP provides a shorter, clearer and more focused statement of national planning policy. The SPP and NPPG series has been replaced by a single SPP. As part of the commitment to | The LDP should take account of the SPP and the core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics. |

| | proportionate and practical planning policies, the Scottish Government has rationalised national planning policy. | |
|--|--|---|
| | The SPP sets out: | |
| | the Scottish Government's view of the purpose of planning, the core principles for the operation of the system and the objectives for key parts of the system, statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006, concise subject planning policies, including the implications for development planning and development management, and the Scottish Government's expectations of the intended outcomes of the planning system. | |
| | Alongside policy on development plans, development management, community engagement, sustainable development, climate change and sustainable economic growth, the SPP sets out policy on economic development, town centres and retailing, housing, rural development, fish farming, coastal planning, historic environment, landscape and natural heritage, open space and recreation, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, onshore oil and gas operations, surface coal mining and communications infrastructure. | |
| The Planning (Listed Buildings and Conservation Areas) (Scotland) | Primary legislation which sets out the legal requirements for the control of development and alterations that affect buildings that are listed or in conservation areas, and the framework by which control is maintained. | The LDP will carry forward policies which encourages development that preserves and enhances Conservation Areas and Listed Buildings, based on those in Local Plan 2. |

| Act 1997 | | |
|-------------------|---|--|
| Designing Places | Creating successful and sustainable places will depend on a shift in attitudes, expectations and practices about the design of cities, towns, villages and the countryside. The policy's objectives include: Decision makers who understand the role of design in delivering sustainable development (page 9). Developers, landowners, investors and public bodies who recognise the commercial and economic value of good design (page 18). Effective collaboration between disciplines, professionals, local communities and others in the planning and urban design process (page 27). Development plans with effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance (page 34). Developers submitting design statements with planning applications that explain the design principles on which the development proposal is based (page 41). A high level of awareness and urban design skills in local authorities, including planners and councillors who are committed to raising design standards and understand the impact of their decisions (page 47). | Policy framework for how design issues will be considered in relation to development and the different ways of doing so. Take design considerations into consideration when selecting development site proposals. |
| Designing Streets | The policy's objectives include: Street design must consider place before movement. Street design guidance, as set out in this document, can be a material consideration in determining planning | Policy framework for how design of streets will be considered in relation to development and the different ways of doing so. Take design of streets into consideration when selecting development site proposals. |

| | applications and appeals. Street design should meet the six qualities of successful places, as set out in <i>Designing Places</i>. Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach. | |
|---|---|--|
| Scottish Historic Environment Policy (SHEP) | The Scottish Historic Environment Policy sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations. The SHEP was originally developed as a series of free-standing publications (SHEP's 1 to 5, published between 2006 and 2008). Now that the series is nearing completion Ministers have decided to publish it as a single document, reducing the amount of detail and duplication between the original publications. There have been no substantive changes to previously published policy on Scheduling, Scheduled Monument Consent, Gardens & designed Landscapes and Properties in the Care of Scottish Ministers). This was revised in December 2011 and includes updates in relation to Inventory designed landscapes and battlefields. | The LDP has a key role to play in implementing the policy framework set out for the protection of Scotland's historic environment. |
| Managing Change in the Historic Environment Guidance Notes | This series of guidance notes are for use by planning authorities and other interested parties and explain how to apply the policies contained in the SHEP. | The LDP has a role to play in implementing the series of guidance notes set out for the protection of Scotland's historic environment. |
| | | |

| Nature Conservation (Scotland) Act 2004 | The Act places duties on public bodies in relation to the conservation of biodiversity, increases protection for Sites of Special Scientific Interest (SSSI), amends legislation on Nature Conservation Orders, provides for Land Management Orders for Sissy's and associated land, strengthens wildlife enforcement legislation, and requires the preparation of a Scottish Fossil Code. | The LDP needs to protect biodiversity in accordance with the Act including avoidance of adverse impacts on sites, habitats and species of value as defined within the Scottish Biodiversity Strategy and associated priority lists. |
|--|---|--|
| Scottish Forestry Strategy (2006) | Using forestry, and adapting forestry practices, to help reduce the impact of climate change and help Scotland adapt to its changing climate Getting the most from Scotland's increasing and sustainable timber resource Strengthening forestry through business development to underpin sustainable forest management and support economic growth and employment across Scotland Improving the quality of life and wellbeing of people by supporting community development of, woodlands easier for everyone – to help improve physical and mental health Protecting the environmental quality of our natural resources (water, soil, air) contributing to and improving our scenery, and helping to make the most of our unique historic environment Helping to restore, maintain and enhance Scotland's biodiversity, and increasing awareness and enjoyment of it. | The LDP has a role to play in terms of the attraction of woodland processing to the area and encouraging small scale amenity planting. In addition to this, the LDP through the integration of the National strategy objectives could ensure the protection and enhancement of the existing forestry assets with East Dunbartonshire. |
| Scottish Biodiversity Strategy (2004) | To conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation | The LDP has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy and Dunbartonshire Biodiversity Action Plan. |

| | and enhancement To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice To develop an effective management framework that ensures biodiversity is taken into account in all decision making To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners | |
|---|---|--|
| The Environmental Noise (Scotland) Regulations (2006) | Avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve: Informing the public about environmental noise maps for large urban areas (referred to as 'agglomerations' in the END and in these regulations), major roads, major railways and major airports as defined in the END and Preparing action plans based on the results of the noise where necessary, and preserve environmental noise quality where it is good. | The LDP has a duty to adhere to the requirement of the Scottish Noise regulations in terms of the prevention and reduction of noise pollution. |
| Changing Our Ways, Scotland's Climate Change Programme (2006) | Scotland's Climate Change Programme demonstrates how Scotland will deliver carbon savings from devolved policy measures and reduce its vulnerability to the changing climate. Transport objectives include: Consulting on climate change targets for the transport sector as part of the National Transport Strategy. Consulting on and deciding on the continuation of the existing traffic stabilization target as part of the development of the National Transport Strategy. | The LDP has a role in contributing to the objectives of the Programme with particular consideration to energy consumption in buildings, renewable energy and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere. |

| | Continuing to support UK development work on the implementation of a Renewable Transport Obligation (RTFO) to ensure that 5% of all UK fuels sold on UK forecourts are biofuels by 2010. Continuing to support developments at UK and international level to promote new and cleaner vehicle technologies and fuels. Awarding Regional Transport Partnerships £500,000 per year for 2006-08 for the appointment of travel plan officers for the promotion and development of sustainable travel. Continuing to promote travel behaviour change and modal shift to more sustainable travel modes. | |
|--|---|--|
| National Air Quality Strategy (Revised 2000) | To improve and protect ambient air quality in the UK in the medium-term To protect people's health and the environment without imposing unacceptable economic or social costs The Strategy sets objectives for eight main air pollutants to protect health Local authorities work towards achieving the objectives prescribed by regulation for seven of the pollutants: benzene; 1, 3-butadiene; carbon monoxide; lead; nitrogen dioxide; particles (PM10); and sulphur dioxide. | The LDP has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels. |
| Scotland's Sustainable Development Strategy (2005) | To make economic growth sustainable, breaking the link with the environmental damage To secure a better quality of life for current generations, without compromising the right of others in the world and future generations to do the same To support thriving communities | The LDP has a duty to contribute towards sustainable development. |

| | To ensure that natural resources needed for life are managed responsibly for our own and future generations To reduce the size of Scotland's resource use footprint To ensure that people have the necessary knowledge, awareness, understanding and skills to play their part in reducing climate change | |
|---------------------------|---|--|
| Zero Waste Plan (2010) | It aims to drive change and inspire households, businesses, community groups, local authorities and the wider public sector to change the way they view and deal with waste. It contains a broader approach to tackle all waste, not just waste collected by councils. The plan proposes a new way of looking at the materials Scotland produces - recognising everything designed, produced and used is a resource which has a value. It will introduce 'radical' new measures, including: Landfill bans for specific waste types, aiming to reduce greenhouse gas emissions and capturing their value Separate collections of specific waste types, including food (to avoid contaminating other materials), to increase reuse and recycling opportunities and contributing to the Scottish Government's renewable energy targets Two new targets that will apply to all waste: 70 per cent target recycled, and maximum five per cent sent to landfill, both by 2025 Restrictions on the input to all energy from waste facilities, in the past only applicable to municipal waste Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services, | The LDP should set the policy framework for the development of new waste management facilities. It should also safeguard any existing or proposed waste management infrastructure. Its policies should encourage management of construction waste on site where possible and the design of development which provides for the storage and collection of waste, including recycled waste. |

| | benefitting businesses and the public. | |
|---|--|--|
| Environmental Protection Act 1990 Part II a Contaminated Land Contaminated Land (Scotland) Regulations 2000. (SI 2000/178) | The Act provides a Regulatory regime for the identification and remediation of contaminated land and is subject to the 2000 Regulations and Statutory Guidance. | The LDP must take into account the provisions of the Act and the Regulations regarding the identification and remediation of contaminated land within East Dunbartonshire. |
| Water Environment Water Services (Scotland) Act 2003 | The Act sets out the arrangements for the protection of the water environment. The aim of the Act is to protect and improve the ecological status of the water environment whilst also protecting the social and economic interests of those who depend on the water environment. The Act aims to: Promote sustainable water use. Ensure the water environment achieves good ecological status. Promote sustainable flood management. | The LDP must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire. |
| Flood Risk Management (Scotland) Act 2009 | The Act provides a more sustainable and modern approach to flood risk management, suited to the needs of the 21 st century and to the impact of climate change. The Act will also create a more joined up and coordinated process to manage flood risk at a national and local level. Specific measures within the Flood Risk | The LDP must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans. |

| | Management (Scotland) Act 2009 include: | |
|--|---|---|
| | A framework for coordination and cooperation between all organisations involved in flood risk management; Assessment of flood risk and preparation of flood risk management plans; New responsibilities for SEPA, Scottish Water and Local Authorities in relation to flood risk management; A revised, streamlined process for flood protection schemes; New methods to enable stakeholders and the public to contribute to managing flood risk, and; A single enforcement authority for the safe operation of Scotland's reservoirs. | |
| | Regional | |
| Glasgow & Clyde Valley Strategic Development Plan (SDP) | The Scottish Ministers approved, with modifications, the Glasgow and the Clyde Valley Strategic Development Plan on 29.5.12. The SDP together with the LDP forms the Development Plan in city region areas. It is prepared under Scottish Parliamentary Law, the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Scotland) Act 1997. The key aim of the SDP is to set out a long term Spatial Vision and related spatial development strategy. This will determine the future geography of development in the city region to 2035, which will support economic competitiveness & social cohesion, set within a sustainable environmental approach. It is about creating quality of place by focusing on the continued regeneration and transformation of the city region's communities whilst securing positive action on its key asset, its natural environment. It seeks to minimise the development and carbon footprints of the city region, | The SDP provides the overall geographical framework of development within which the LDP will be formulated. Its spatial vision, Spatial Development Strategy and supporting Spatial Frameworks provide the strategic policy context for the LDP policies and proposals. |

| | meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy. | |
|--|--|--|
| Glasgow & Clyde Valley Green Networks Partnership | The aim of the Partnership is to make the Glasgow metropolitan region one of Europe's most attractive places to live, work and play. This will be done through the creation of a large functional Green Network. The GCV Green Network will connect our quality spaces from Greenock to Lanark and Cumbernauld to East Kilbride. Intended outcomes of the GCV Green Network include: increasing the attractiveness of the region as a location for business; creating opportunities for health improvement; building stronger, better connected communities; and protecting and enhancing wildlife and the environment, by providing accessible quality greenspace. | The LDP has a role to play in the protection and enhancement of Green Networks within East Dunbartonshire by integrating the objectives of the Glasgow & Clyde Valley Green Network with development and land use change through setting a policy framework and identifying requirements for Land Use Proposals. |
| Neighbouring Authority Strategic Actions | The neighbouring authorities in which this would relate include: West Dunbartonshire Council Stirling Council North Lanarkshire Council and Glasgow City Council This will include documents that could potentially impact on East Dunbartonshire, for example: | The LDP should ensure through comprehensive consultation and involvement from all partners that the information contained with the East Dunbartonshire LDP compliments existing or future neighbouring authority strategic actions and that there are no overlaps or contradictory policy areas. |

| | Local Plan (Local Development Plans) Local Housing Strategies Local Transport Strategies | |
|---|---|---|
| Antonine Wall Management Plan 2007 - 2012 | The Management Plan sets out the significance of the proposed Antonine Wall World Heritage Site, and provides a vision and a framework for an integrated and consensual approach to the management of the Site while ensuring outstanding universal values are conserved. The Plan's aims are: To review the importance of the Antonine Wall To review its state of survival To determine the requirements for its long-term protection and conservation To review the requirements of a visitor strategy To establish the importance of the Antonine Wall in modern Scotland To provide the basis for an integrated and consensual approach to all activities on the Antonine Wall. | The LDP have a role to play in the protection and conservation of the World Heritage Site within East Dunbartonshire by carrying forward the Local Plan 2 policy framework for development on the site and in its buffer zone and identifying requirements for any Land Use Proposals in that area. |
| Antonine Wall World Heritage Site and Buffer Zone Supplementary Planning | The area that is covered by the SPG includes Falkirk, North Lanarkshire, Glasgow City, West Dunbartonshire and East Dunbartonshire. The policy emphasis of the SPG is upon protection and conservation of the authenticity and integrity (and the Outstanding | The LDP have a role to play in the protection and conservation of the World Heritage Site within East Dunbartonshire by setting the policy framework for development on the site and in its buffer zone. This Supplementary Guidance will then provide further information or detail in respect of policies or proposals set out in the LDP. |

| Partnership - learn as it provides the rationale for decision making and prioritisation of the rationale for decision making and prioritisation of the rational of the rationa | Guidance (SPG) 2011 – 2016 | Universal Value underpinning its inscription) of the World Heritage Site. | |
|--|--|--|---|
| EDC Vision Working together to achieve the best with the people of East Dunbartonshire Local Outcomes East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base. East Dunbartonshire has an increasingly attractive and accessible built and natural environment for our residents and visitors. Our children and young people are safe, healthy and ready to learn Our more vulnerable citizens, their families and carers benefit from effective care and support services. Our omre vulnerable citizens, their families and carers benefit from effective care and support services. Our our communities are healthier. East Dunbartonshire is a safe environment in which to live, work and visit. Our communities are equipped to make the most of training and employment opportunities, activities and facilities that contribute to their quality of life and wellbeing. | | | |
| EDC Community Planning Partnership- Single Outcome Agreement (2001 -2014)Working together to achieve the best with the people of East DunbartonshireLocal Outcomes > East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base. > East Dunbartonshire has an increasingly attractive and accessible built and natural environment for our residents and visitors. > Our children and young people are safe, healthy and ready to learn > Our more vulnerable citizens, their families and carers benefit from effective care and support services. > Our colder population are supported to enjoy a high quality of life. > Our communities are healthier. > East Dunbartonshire is a safe environment in which to live, work and visit. > Our communities are equipped to make the most of training and employment opportunities, activities and facilities that contribute to their quality of life and wellbeing.The SOA is the key driver for the Council's planning framewa as it provides the rationale for decision making and prioritisat of resources above and beyond the Council's core statut responsibilities. | | | ncil) |
| accessible services through the added value of partnership | Planning Partnership - Single Outcome Agreement | EDC Vision Working together to achieve the best with the people of East Dunbartonshire Local Outcomes East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base. East Dunbartonshire has an increasingly attractive and accessible built and natural environment for our residents and visitors. Our children and young people are safe, healthy and ready to learn Our more vulnerable citizens, their families and carers benefit from effective care and support services. Our older population are supported to enjoy a high quality of life. Our communities are healthier. East Dunbartonshire is a safe environment in which to live, work and visit. Our communities are equipped to make the most of training and employment opportunities, activities and facilities that contribute to their quality of life and wellbeing. Our communities are provided with effective, responsive and | The SOA is the key driver for the Council's planning framework as it provides the rationale for decision making and prioritisation of resources above and beyond the Council's core statutory |
| working. working. Local Plan 2 The Local Plan 2 is primarily concerned with the use and The new LDP will carry forward the successful elements of | Local Dian 2 | | The new LDD will come forward the successful elements of the |

| | | Local Plan 2, including those policies which have been working well and which are best understood by applicants and other users. |
|---|--|--|
| East Dunbartonshire Council: Planning Guidance Notes 2011 | ning Notes which amplify Local Plan policies and proposals into a clear new LDP will have to ensure that the most impo | |
| Town Centre Review Summary Paper & Action Plan | ry management of East Dunbartonshire's 4 key town centres, and sets of the Action Plan are incorporated, so that the | |
| Dunbartonshire Biodiversity Action Plan (2010) | To conserve species and habitats in Dunbartonshire that are considered vulnerable or threatened on a local or national basis, and in turn to contribute to conservation of our global biodiversity To promote awareness of our local natural resources To promote community engagement in, and ownership of, the practical conservation of our natural resources To promote sustainable and wise use of our natural resources | The LDP should safeguard and ensure the management of priority species and habitats. |
| Greenspace Strategy (2005 – 2010) | To provide, regenerate and manage good quality urban greenspace. To provide equal access to good quality green spaces | regards to the protection and enhancement of accessible |

| | throughout the Council area. | |
|---|--|--|
| Contaminated Land Inspection Strategy (2001) | To use the Environmental Protection Act 1990: Part IIa as one of the mechanisms that will help to protect and enhance the quality of life and the environment The redevelopment of derelict, brownfield and potentially contaminated land, either through the planning system as detailed in PAN 33 or Part IIa To ensure compliance with and enforcement of Part IIA of the Environmental Protection Act 1990. | The LDP should reflect the aims of the Strategy regarding the identification and remediation of contaminated land within East Dunbartonshire. |
| Local Housing Strategy | The LHS gives an overview of the Local Housing System in the East Dunbartonshire area and highlights the strategic challenges and priorities that have been identified along with our partners and key stakeholders. It considers the housing system as a whole and includes a housing supply target covering all tenures based on the outcomes of the housing need and demand assessment. The LHS will work towards directing housing investment and developing housing services across the locality over the next five years. It sets out five key outcomes, those relevant to planning are: People successfully access suitable and affordable housing in their community and tenure of choice; More people enjoy the benefits of living in diverse communities and sustainable places | The preparation of Housing Need & Demand Assessments, Local Housing Strategies and development plans are complementary work streams which should be aligned with the goal of promoting housing delivery. The preparation of the LDP will therefore consider the information in the LHS in line with Scottish Government guidance and the requirements of the Strategic Development Plan. |
| Sustainable Development Strategy | To promote a strong local economy To ensure the social wellbeing of everyone in the community To protect the natural environment | The LDP should reflect the aims and provisions of the sustainable Development Strategy and should promote and encourage sustainable development within East Dunbartonshire. |

| Local Transport Strategy (2013 – 2017) | The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. The principal transport objectives include: Delivering a safe transport network across all modes; Improving the health and wellbeing of the community through promoting sustainable travel and attractive well designed streets and/or active travel routes throughout East Dunbartonshire; Improving the accessibility of services, facilities and businesses in East Dunbartonshire, which promote social inclusion; Delivering reliable and efficient public transport services through close working with key transport partners and providers in order to achieve modal shift; Ensuring that existing roads and footways are maintained incorporating high environmental and design standards; Developing a transport network that supports both the local and wider region through delivering sustainable economic growth and travel, while conserving and enhancing the natural and historic environment where possible; and Ensuring that the impacts from transportation on the environment and air quality are mitigated in order to work towards the targets set out in the Climate Change Act 2008. | The LDP should consider the integration of LTS objectives into land use planning. |
|---|---|--|
| Bishopbriggs Air Quality Management Area Action Plan (2009) | The principal aim of the Action Plan is to identify measures that either the Council or other organisations can implement which will reduce atmospheric concentrations of nitrogen dioxide and particulate matter within the AQMA such that air quality objectives will be met. This includes: | The LDP has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels. |
| | Measures to reduce emissions from local emission sources e.g. | |

| | road traffic Measures to reduce emissions from regional emission sources Measures to reduce receptor exposure to poor air quality Measures to prevent new emissions sources or minimise growth of emissions in the future. | |
|--|---|--|
| Economic Development Strategy (2006 – 2009) (Dunbartonshire Economic Forum) | To develop the economy To increase the business and employment base To raise the quality of the business and employment base To develop new specialisms and build on existing specialisms to provide competitive advantage To build self-employment | The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire. |
| Economic Development Framework (2007) | Support / promote locations for appropriate development, maximising inward investment and securing economic development related planning gain. Retain existing economic development; identify new development opportunities which meet the changing needs of the economy; assist with redevelopment of brownfield sites; ensure provision of a range of commercial and industrial properties; reduce demand for out-commuting. | The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire. |
| Fuel Poverty Strategy (2004 – 2009) | To eradicate fuel poverty in East Dunbartonshire by ensuring that all households can heat their homes to an acceptable standard at an affordable cost. To raise awareness of energy efficiency and fuel poverty. | The LDP has a role in contributing to these objectives with particular consideration to energy consumption and performance in buildings and the support and promotion of renewable energy. |
| Tourism Strategy & Action Plan | To maximise the tourism potential in East Dunbartonshire, particularly through capitalising on the opportunities presented by the short stay and day trip markets, and building on the relatively strong visiting family and friends market | The LDP should incorporate the objectives of the Strategy and Action Plan with regards to the support and promotion of Tourism within East Dunbartonshire. |

| Campsie Fells | To develop programmes of proactive leisure marketing To improve the range and quality of tourism product To strengthen communication between private and public sector To encourage local pride and improve the status of the industry The Strategic Review and Action Plan identify a range of project options which will contribute towards the strategic outcome of | The LDP, through the project option identified within the Strategic Review and Action Plan, should promote and |
|-----------------------------------|---|--|
| Strategic Review & Action Plan | sustainable economic, social and ecological development in the Campsie Fells Region. The contents of the documents are recommendations only. | encourage the aims of sustainable development within East Dunbartonshire. |
| Core Path Plan | The Land Reform (Scotland) Act 2003 requires the preparation of a Core Path Plan. It provides a basic framework of paths sufficient for the purpose of giving the public reasonable access throughout the area and it will link into and support a wider network of paths and all other areas of land and inland water over which access rights are applicable. Core paths may include rights of way (note that not all rights of way are core paths), other existing routes such as paths, footways, cycle routes, paths established through public path agreements and orders and waterways over which access rights are applicable. The core path network provides opportunities to link communities and to help the people of E Dunbartonshire to lead healthier lifestyles by taking regular exercise. | The LDP encourages improvements to health and wellbeing through sustainable active travel which will utilise Core Paths which link residential areas with businesses, community services and the natural environment. The health benefits of walking are encouraged by both strategic actions. |

Appendix B: Alternative Policy Options

| Policy Option | Policy Option Description | Proposed Plan Preferred Option |
|--|---|---|
| Principal Policy 1 Susta | inable Economic Growth | |
| High Growth | A high growth policy approach in the context of East Dunbartonshire would give primacy to economic growth over environmental protection. While it would encourage the use of brownfield sites for a range of uses it would also require the additional allocation of land in order to encourage growth in both population and local employment. | |
| Sustainable Economic Growth | The SOA for East Dunbartonshire identifies generating economic growth and recovery as one of the main challenges in the area. This policy approach would seek to encourage the remediation of vacant or derelict sites and encourage the town centre first principle for all developments. Developments would only be allowed on sites which can be sustainably accessed by public transport and active travel. Re-use of existing buildings would be encouraged where this is appropriate. The use of sustainable methods and materials for building would be supported. | \checkmark |
| Priority for Environmental Protection | Environmental protection would be given primacy. Developments would only be allowed on brownfield land. Economic Growth would not be an overt aim of this policy. The policy is likely to result in less economic growth and as such will not meet the aim of the SOA to reduce the reliance of the area on the surrounding economy for employment opportunities. | |

| Principal Policy 2 Design & Placemaking | | | |
|---|---|--------------|--|
| Design led approach over a certain scale only | Only take a design led approach to those developments over a certain size. This would mean that smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development. | | |
| Comprehensive design led approach to all forms of development | Take a design led approach to all forms of development. Put high quality design at the heart of the decision making process. All proposals, regardless of scale or nature, must meet a number of principles in accordance with the placemaking approach set out in national policy. | \checkmark | |
| Principal Policy 3 Suppo | orting Regeneration and Protection of the Greenbelt | | |
| Ambitious Growth | Ambitious growth within the context of East Dunbartonshire would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. Green-belt release around existing settlements to meet challenging housing targets. | | |
| Supporting Regeneration | Support and encourage the development of previously developed land as a key component of the spatial strategy. Applicants must prove to the satisfaction of the Council that there are no suitable brownfield sites before new development on greenfield land is considered. Applicants must also ensure that their proposal will result in the most effective use of land and is in accordance with good placemaking principles. | ✓ | |
| Environmental Priority | Absolute priority will be given to the protection and enhancement of the environment in deciding development opportunities. All opportunities to improve the energy efficiency and general environmental performance of the built environment will be taken. Wildlife habitats and on-site renewable energy would be required in all developments. | | |

| Principal Policy 4 Sustainable Transport | | |
|--|--|--|
| Principal Policy 4 Susta Current Programme / Business As Usual | The current programme only strategy would see the current initiatives developed to conclusion. They are: • Construction of the Kirkintilloch Link road (KLR) and Bishopbriggs Relief Road (BRR) • Continuation of School Travel Plans and Workplace Travel Plans (including the Council's own plan) • Road maintenance and road safety work • Community access work through the Transport Management Organisation (TMO) • Implementation of the current paths and access strategy • Implementation of a parking strategy Outcome – Increasing road capacity without other significant measures is likely to increase road congestion in the medium term and result in a decline or stagnation of use of other modes except rail. The current programme business as usual approach does not include measures to increase modal shift away from private car use. | |
| | A do-nothing approach would involve non-allocation of finance to development of a revised LTS or towards transport interventions or maintenance. The transport network would clearly deteriorate through this approach. | |
| | A do-minimum approach would fail to address the main transport issues identified in East Dunbartonshire such as high reliance on private car use, low rates of active travel and increased congestion on road and rail networks. | |

| Sustainable Transport | The sustainable transport option in general, encourages measures and interventions to stimulate a rise in the number of journeys undertaken by means of active travel, (walking or cycling), public transport, (rail or bus) or some combination of either. This option approach focusses on meeting objectives by means of delivery of a mix of active travel and public transport alternatives. | |
|---|--|--|
| Integrated approach based on a combination of all Transport Modes | An integrated approach based on a combination of all transport modes acknowledges that a balanced approach is required to stimulate modal shift, support sustainable economic growth, improve access to facilities and services in towns and villages and reduce the negative environmental impacts relating to transportation in East Dunbartonshire. It is recognised that there is a need to continue investment in maintaining and upgrading roads and footways in conjunction with delivering sustainable transport interventions such as improvements to public transport infrastructure, services and active travel. This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors. | |
| Full Intervention / Prioritising Private Car and Road Networks | The private car based approach to transport strategy focusses solely on enhancing the capacity of the road network through operational improvements and new roads. Parking capacity would also be increased and charges would not be introduced. Focussing the approach on delivering road based interventions would not improve service quality on other modes of transport or achieve modal shift towards modes of sustainable travel. | |

| Principal Policy 5 Green Infrastructure & Green Network | | | |
|--|--|---|--|
| Green Infrastructure & Gree | Green Infrastructure & Green Network | | |
| Identification, protection and enhancement of green infrastructure and green network | This policy approach would include the identification of the Green Network. The approach also encourages Green Infrastructure through its protection, enhancement and delivery as part of new developments. In particular applying green network opportunities which address deficiencies. It ensures that the individual green network features on a site are considered in terms of placemaking for the development and promotes the collection of Planning Obligations towards green network. | ✓ | |
| Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure (Open Space Provision & Protection of biodiversity, core paths & water environment) | Focus on provision and protection of existing open spaces to meet the needs of development. Taking account of the findings of the Council's most up to date open space audit and strategy the Plan will continue to identify and protect existing open space. Through partnership working with other stakeholders the Plan will also encourage the enhancement of existing open space. This policy will set out community specific requirements for the appropriate level of open space in or associated with new developments and the level of planning obligations to meeting any shortfall in the quantity or quality of open space in the community, based on the Council's current Open Space Audit and Strategy and detailed site assessments. Other elements of the green network will be protected and enhanced on a case by case basis as planning applications arise. Policies for protection and enhancement of nature conservation, core paths, and water environment (including flood risk management) will address these elements of the green network. | | |

| Forestry and Woodland | This alternative approach will deliver green infrastructure through a range of policies taken forward from Local Plan 2, including Design Quality, Natural Environment and Open Space. | |
|--|--|--------------|
| Guided by SDP Woodland Strategy and Encourage consideration of local issues and green network | This policy approach protects woodland from removal due to development, in conformity with the Scottish Government 'Control of Woodland Removal Policy'. It encourages woodland planting, management and restocking, guided by supplementary guidance which refines the Glasgow & Clyde Valley Woodland Strategy. It encourages siting and design to take account of the natural and historic environment and green network opportunities. | \checkmark |
| Guided by SDP Woodland | This policy approach is the same as the preferred option except that siting and design is only considered on a case by case basis for grant applications and woodland management/ design plans. | |
| Strategy and Ad hoc | | |
| Policy 6 Creating Inclus | ive and Sustainable Communities | |
| | ive and Sustainable Communities | |
| Policy 6 Creating Inclus | ive and Sustainable Communities | |

| | with existing development; and where Greenbelt defensibility would either be strengthened, or at least not adversely weakened, by development. | |
|---|---|--------------|
| Allow release of greenfield sites in 'more sustainable locations' out with established urban areas | Allow development of all suitable greenfield sites that are considered to be in sustainable locations (except large or cumulative sites) without taking other factors such as Greenbelt defensibility and/ or existing settlement patterns into account. | |
| Meeting Overall Need Dive | rsity, Density & Flexibility | |
| Encourage flexibility, high density and diverse house sizes and types | Encourage high density developments that provide a range of house sizes and styles to meet local needs and encourage the development of flexible 'lifetime homes' that are easy to adapt to suit changing needs. Additionally provide support for adaptations to existing buildings to meet changing needs such as 'granny flats.' | \checkmark |
| Continue with Local Plan 2 approach of encouraging high density near Town Centres | Continue to encourage higher density developments consisting of smaller and/ or low cost homes only where they are located near Town Centres and public transport. | |
| Specialist Housing (inc Care | Homes) | |
| Support Specialist Housing Proposals | Maintain Local Plan 2 approach of generally supporting 'community care housing' but with updated wording of 'specialist housing' to allow the policy to be more flexible and support the transformation of services for older people. Sites for specialist housing would be subject to the same selection criteria as other housing and should be integrated where possible with other such forms of housing. The policy will also set aside land for the development of a Gypsy/ Travelling Persons site. | \checkmark |
| Alternative | n/a | |

| Affordable Housing | | | |
|---|--|--------------|--|
| 25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units | Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach. | \checkmark | |
| Maximum quota target of 25% from market developments | Allow extra flexibility in the negotiation of affordable housing contributions on a site by site basis taking development costs in each case into account by setting a maximum target of 25%. This approach could result in the overall weakening of the quota policy and subsequently yield a significantly smaller number of affordable housing units during the life of the plan. | | |
| Housing for Agricultural Wo | rkers | | |
| Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development | This option would allow the development of new housing in the Greenbelt where it is for a worker employed in agriculture or other countryside enterprise where that worker is required to be on site. | \checkmark | |
| No exclusion from housing policy for Agricultural Workers | This option would apply the same approach to new housing in the Greenbelt for agricultural/ countryside workers as applies to general housing and therefore would not allow the development of this type of housing. | | |
| Policy 7 Community Fa | Policy 7 Community Facilities and Open Space | | |
| Provision in New Developments | | | |
| Co-ordinated and multi- functional provision taking cognisance of findings and | This option would support and encourage the development of new community facilities and open space in a co-ordinated and multi-functional manner in-line with the findings and requirements of the Open Space Strategy, Corporate Asset Management Plan, | \checkmark | |

| requirements of other relevant strategies | Culture, Leisure and Sport Strategy (including pitches strategy) and Green Networks Strategy. The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space. | |
|--|--|--------------|
| Council-wide standards for provision | This approach would set out broad standards for the provision of community facilities and open space that would be applied in the same manner to all applications. | |
| Facilities in the Countryside | | |
| Appropriate recreational facilities as an excepted category of development in the Greenbelt | This approach would allow the development of community and leisure facilities within the Greenbelt where there is a demonstrable need for a countryside location and where the facility would be compatible in scale and character with the landscape of the Greenbelt. | \checkmark |
| Alternative | No reasonable alternative identified for facilities provision in the countryside. | |
| Protection of Existing Facilit | ies | |
| Protection of existing facilities based on findings of relevant strategies | This approach would protect existing community facilities and open space from pressure to develop the land for other uses, except where the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) identifies that the existing facility is surplus to requirements or where a suitable replacement facility is proposed. | \checkmark |
| Ad Hoc Approach | This approach would seek to protect community facilities and open space from pressure to develop the land for other uses on a case by case basis without reference to relevant strategies. | |

| Policy 8 Protecting and Enhancing Landscape Character and Nature Conservation | | | |
|---|---|--------------|--|
| Designated Sites | Designated Sites | | |
| Protection and Enhancement of Designated Sites | This policy approach would include the protection, enhancement and conservation of national and local designations – SSSI, Local Nature Conservation Sites, Tree Preservation Orders, Local Landscape Areas and Local Nature Reserves. | \checkmark | |
| Protection of existing local designated sites. | This policy approach would include solely the protection of existing national and local designations. | | |
| Nature Conservation | Nature Conservation | | |
| Protect and enhance wildlife networks and species | This policy approach seeks to protect internationally and nationally Protected Species from any adverse impact from development. It will seek to protect and enhance habitat networks, including trees & existing semi natural woodland, and local priority species and habitats through development. Where development is likely to have a significant adverse impact on this preliminary ecological appraisal will be required. | ~ | |
| Ad Hoc Approach to Protection of Biodiversity | Protect biodiversity on a case by case basis, at planning application stage, taking account of protected species and local priority habitats and species as identified in the Local Biodiversity Action Plan. It will continue to show the existing Local Plan 2 wildlife corridors as an overview of key habitat connections. | | |

| Landscape Character | | |
|---|---|--------------|
| Protect and enhance Landscape Character in the Countryside | Protect landscape character in the countryside. Where development is likely to have a significant impact on the environment require a landscape and visual impact assessment. | ✓ |
| Continue with Local Plan2 Approach – Protect Character of Green Belt and Local Landscape Areas | Protect the landscape character of the green belt & Local Landscape Areas through the design and landscaping of development. | |
| Conservation of Soils | | |
| Conservation of Soils | This approach recognises the need to protect good quality soils from development so that they can be used for agriculture or woodland. It also highlights the value of carbon rich soils for climate change mitigation and the risk of damaging them due to release of carbon. It also seeks to protect good quality soils and reuse soils on development sites. | ✓ |
| Reliance on existing natural heritage and SUDS policies to conserve soils | The alternative approach is to leave the protection of carbon rich soils through policies for conserving the wider biodiversity and SUDS, including peatland. | |
| Non Native Species | | |
| Manage Non-Native Species on Development Sites in Nature Conservation Policy | This approach recognises the importance of managing invasive non-native species on development sites and highlights legislative requirements. It therefore encourages consideration of this early in the site planning process, which helps avoid development delays and costs later in the process. | \checkmark |

| Manage Non Native Species on Development Sites Through Policy Addressing Potential Contaminated Land. | The alternative approach is to leave this legislative requirement for control of non- native species to be highlighted during the planning application process, after consideration of policy for contaminated and potentially contaminated land. | |
|---|---|--------------|
| Policy 9 Enhancing and | Managing the Water Environment | |
| Flood Risk | | |
| Avoid and Reduce Flood Risk | This policy direction will ensure development avoids flood risk, pluvial & fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development. Ensure all development will take account of the findings and recommendations of the Glasgow & Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Council Local Flood Risk Management Plan when these are approved, particularly safeguarding any flood alleviation or other projects it identifies. | \checkmark |
| Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk | This policy direction is similar to the preferred option with additional emphasis on promoting development which contributes to natural flood alleviation on the floodplains identified in SEPA Flood risk areas and elsewhere. | |

| Water Quality and Drainage | | |
|---|--|--------------|
| Water Quality and Drainage | This policy direction ensures that developments are served by public sewer systems and sustainable drainage systems. It directs development to improve water quality related to the site through chemical, morphology and ecological improvements, including naturalising riverbanks and/or deculverting. | \checkmark |
| Alternative | n/a | |
| Policy 10 Valuing the H | listoric Environment | |
| Antonine Wall World Herita | ge Site | |
| Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall | Ensure that development protects and manages the Antonine Wall World Heritage Site and its setting in the buffer zone from any adverse impacts from development. | \checkmark |
| Alternative | n/a | |
| Listed Buildings | | |
| Continue with Local Plan 2 Approach - Conserving and Enhancing Listed Buildings | This policy approach conserves the character and appearance of listed buildings and their setting from inappropriate development and seeks to enhance this with good quality new development interventions. It protects listed buildings from demolition, unless it is not of special interest, cannot be repaired or repair is not economically viable | \checkmark |
| Protect Listed Buildings | This policy approach protects the character and appearance of listed buildings and their | |

| | setting. It protects listed buildings from demolition, unless any alternative can be justified. It refers to appraisals which describe the special character and appearance of these areas. | |
|--|---|--------------|
| Conservation Areas and Tov | vnscape Protection Areas | |
| Continue with Local Plan 2 Approach - Conserving & Enhancing Conservation & Townscape Protection Areas | This policy direction seeks to ensure development conserves and/ or enhances the character and appearance of the Conservation Areas and Townscape Protection Areas (TPA). Unlisted buildings in the Conservation Area and trees which makes a positive contribution to the area's character and appearance will be protected. It refers to appraisals which describe the special character and appearance of these areas. | \checkmark |
| Protect Conservation Areas and Townscape Protection Areas | Continue to protect the character and appearance of the Conservation Area and TPA's but do not seek to positively manage and enhance these. | |
| Archaeology and Scheduled | Monuments | |
| Continue with Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments | There is a presumption against development that would have an adverse effect on the site or setting of scheduled monuments, unless there are exceptional circumstances. Development should protect and manage archaeology. Appraisal should take place before development. It encourages preservation in situ but where the site cannot be protected in situ archaeological investigation and recording will be required. | \checkmark |
| Apply Minimum Statutory Archaeology Standards | Continue to protect the archaeological heritage of East Dunbartonshire in accordance with the minimum statutory standards, but not encourage active management and enhancement. | |
| Local Gardens and Designed | Landscapes | |

| Conserve and enhance Local Gardens and Designed Landscapes | s and This policy direction seeks to conserve and enhance local gardens and designed landscape. | | | | | | | | | |
|--|--|--------------|--|--|--|--|--|--|--|--|
| Protect existing Local Gardens and Designed Landscapes | This policy direction seeks to protect the features of existing local gardens and designed landscapes. | | | | | | | | | |
| Conversion / Rehabilitation | of existing buildings in the green belt | | | | | | | | | |
| Convert traditional buildings in the green belt to residential. | This approach allows the exception of buildings in the green belt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt. | \checkmark | | | | | | | | |
| Continue with Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading buildings which have been removed. | This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional which are of architectural merit & wind and watertight. This approach also includes the replacement of buildings on the sites of former farm steadings. | | | | | | | | | |
| Policy 11 Network of Ce | entres | | | | | | | | | |
| Continue to Follow LP2 approach | Retain existing policy for the retention of shops (presumption against loss in prime retail frontages with losses of up to 50% in non-prime frontages) within town and village centres. | | | | | | | | | |
| Support Town Centres Vitality and Viability | Remove the Class 1 retail restriction and support any development that increases footfall and contributes to the vitality and viability of each centre. This will ensure that they remain places which are safe and vibrant throughout the day and into the evening, | \checkmark | | | | | | | | |

| | in accordance with the SPP and Town Centre First principle. | | | | | | |
|---|---|--------------|--|--|--|--|--|
| Policy 12 Retail and Co | mmercial Development | | | | | | |
| Unrestricted Retailing | Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre. | | | | | | |
| Support Comparison Retail and Commercial Developments | Relax the bulky goods restriction at Strathkelvin Retail Park (SRP) to allow all appropriate forms of comparison retail and designate as a Commercial Centre. Adopt a sequential town centre first approach for all retail and commercial proposals. A hierarchical 'network of centres' will be established, illustrating where proposed developments should be prioritised. This will ensure that development takes place in the most sustainable and accessible locations. | \checkmark | | | | | |
| Continue with LP2 Approach | directed to established town centres. | | | | | | |
| Policy 13 Business and | Employment | | | | | | |
| High Growth. | This approach would seek to encourage employment growth in all circumstances. All opportunities to support businesses which generate new jobs locally would be taken without necessarily accounting for their environmental impact. This option would encourage the release of greenbelt land where this would attract businesses. No attempt to focus on green energy or building materials and processes would be prioritised. | | | | | | |
| Supportive Business and | | \checkmark | | | | | |
| Employment Development | This policy approach would encourage economic growth where it generated new jobs | • | | | | | |

| Environment | in the area, without compromising environmental objectives. More jobs locally should mean the possibility of reducing the unsustainable levels of out commuting. Focus on the government's key sectors and in particular those which have minimal environmental impact. All opportunities to improve the energy efficiency and general environmental performance of the built environment would be taken. | |
|----------------------------------|---|--------------|
| Low/No Growth agenda | This policy direction would accept that the area should not seek to generate new businesses and jobs. Employment in other areas would be encouraged and no protection offered to business and employment land. Where proposals for other uses were made for existing employment land these would be supported. | |
| Policy 14 Tourism | | |
| Ad-hoc Approach | Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking. | |
| Support Tourism Opportunities | Support the development and expansion of tourism opportunities, taking advantage of our rich heritage, proximity to Glasgow City, attractive countryside setting and recreational potential. New or enhanced tourism facilities and accommodation proposals will be supported where they can demonstrate a site specific locational need and where they will enhance or contribute positively to East Dunbartonshire's tourism assets. | \checkmark |
| Use Greenbelt Policies | Use the green belt policies to assess tourism related applications. | |

| Policy 15 Renewable a | Policy 15 Renewable and Low Carbon Energy | | | | | | | | | | |
|--|--|--------------|--|--|--|--|--|--|--|--|--|
| Energy Efficiency and Low to Zero Carbon Technologies in Developments | | | | | | | | | | | |
| Encourage Energy Efficiency, and Low to Zero Carbon Technology in Development | This policy direction supports new build developments, infrastructure or retrofit proposals which deliver energy efficiency. It will also encourage placemaking for adaptable and resource efficient places that use sustainable layouts and design and electricity and heat from renewable and low to zero carbon sources. It will refer to a specified and rising proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current and future Scottish Building Standards. | ✓ | | | | | | | | | |
| Continue with Local Plan 2 Approach - Sustainable Development & Renewable Energy with reference to Building Standards for Low to Zero carbon development | This approach encourages sustainable development, including energy efficiency, and renewable energy development, subject to environmental and social safeguards. It will refer to a specified proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current Scottish Building Standards. | | | | | | | | | | |
| Waste Heat | | | | | | | | | | | |
| Promote networks to reuse Waste Heat within Developments and combined heat and power | This policy direction promotes new build developments, infrastructure or retrofit proposals which deliver combined heat and power schemes, other heat networks and/or promotes the recovery of heat that would be wasted in the development or from existing high heat generating uses. | \checkmark | | | | | | | | | |

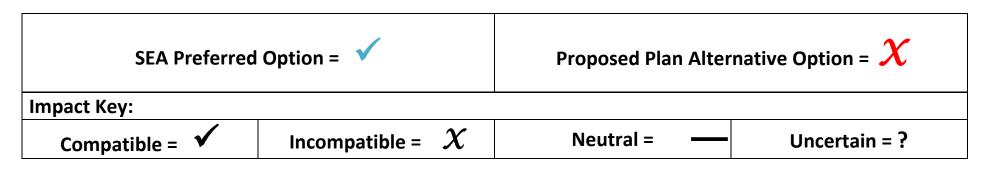
| Ad hoc provision of Sustainable Heat | This policy option encourages the reuse of waste heat from developments when the opportunity arises for large commercial, business or retail proposals. However this is ad hoc and when the opportunity arises rather than guided by the opportunity for heat networks. | |
|---|--|---|
| Energy Infrastructure | | |
| Energy infrastructure developments directed by policy criteria. Wind Farm Development also directed by Spatial Framework. | This policy direction will set out the environmental, social and infrastructure considerations for low carbon and renewable energy development and requirements for restoration and aftercare. It encompasses repowering and extension of any existing wind farm as well as completely new developments. It will also set a framework for wind farm development, identifying areas of significant protection of World Heritage Site, SSSI, peatland and 2km community separation distance from towns and villages. It will identify the rest of the area with potential for wind farm development. It will also set out other issues that development should consider: including landscape sensitivity to and capacity for wind energy, cumulative impact and other social and environmental considerations. It also provide for after use and restoration of sites. | ✓ |
| Alternative | n/a | |
| Policy 16 Managing W | aste | |
| Waste Management | | |

| Waste Management in General Development | The policy direction encourages resource efficiency in line with the waste hierarchy and minimisation of waste on development sites, particularly management of construction wastes and providing for the storage and collection of waste. | \checkmark |
|--|--|--------------|
| Alternative | n/a | |
| Waste Management Infrast | ructure & Businesses | |
| Safeguarding of existing Waste Management Sites and Encourage New Waste Management Business and Infrastructure on Business, Industry, Warehousing and Distribution sites | Existing waste management sites will be safeguarded, from development of other uses which are not compatible. The policy seeks to deliver waste management infrastructure in line with the waste hierarchy and encourage businesses which use the secondary resources in waste. It seeks to direct new waste management development to industrial/ business, warehousing and distribution areas. It also identifies a specific location for new waste management infrastructure: redevelopment of existing Mavis Valley waste transfer site also identified in communities section. It also sets criteria for the consideration of waste management proposals –general location, need, reuse of any waste heat/energy and potential impacts. | ✓ |
| Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste Management | Existing waste management sites will be safeguarded, from development of other uses which are not compatible. The policy seeks to deliver waste management infrastructure on a case by case basis. | |
| Policy 17 Mineral Reso | urces | |
| Restrict mineral working to existing sites | Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle. | |

| Limit Mineral working to SDP broad area of search | All proposals for mineral extraction must demonstrate a need and that there are no more suitable locations within the SDP broad area of search. | \checkmark | | | | | | |
|--|---|--------------|--|--|--|--|--|--|
| Presumption against future workings | Include a presumption against any further mineral workings, including at the two existing sites. | | | | | | | |
| Policy 18 Digital Comm | ounications | | | | | | | |
| Provision of Digital Communications Infrastructure, including within new developments | This policy encourages the provision of digital broadband infrastructure in new developments. It also supports the development of telecommunications installations. | \checkmark | | | | | | |
| Alternative | Alternative n/a | | | | | | | |
| Policy 19 Safeguarding | Hazardous Installations and Glasgow Airport | | | | | | | |
| Safeguarding Hazardous Installations and Glasgow Airport | This policy provides additional consultation for hazardous sites and pipelines and Glasgow Airport within identified consultation zones. | \checkmark | | | | | | |
| Alternative | | | | | | | | |

Appendix C: Policy Alternatives Assessment

Assessment Table Guide



SEA Objectives:

1 = To improve human health and community wellbeing.

2 = To protect, conserve and where appropriate enhance the historic environment.

3 = To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.

4 = To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.

5 = To protect and enhance landscape character, local distinctiveness and scenic value.

6 = To prevent deterioration and where possible enhance the ecological status of water bodies.

7 = To prevent deterioration and where possible enhance air quality.

8 = To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.

9 = To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.

10 = To promote sustainable use of natural resources and material assets.

| Policy Assessme | Policy Assessment Table 1 | | | | | | | | | | | |
|-----------------------------------|---------------------------|---|---|---|---|---|---|---|---|----|--|--|
| Principal Policy 1 Sustainable | | | | | | | | | | | | |
| Economic Growth | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment | |
| High Growth | | | x | | x | | | x | x | | Looks to promote economic growth without taking cognisance of the direct or indirect environmental impact. Potential to remediate contaminated land. Anticipated loss of some agricultural land and pressure on environmental resources. Has potential to require allocation of sites within the greenbelt. Increased pressure on existing resources e.g. sewage treatment works, but high level of growth may justify improvements in existing infrastructure. Potential loss of areas of recreational and amenity value. Adverse impact on landscape character, settlement distinctiveness and community identity. | |
| Sustainable Economic Growth | ✓ | ✓ | | ✓ | ✓ | | | ✓ | ✓ | ✓ | Development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. There is scope for this policy option to provide a greater emphasis on achieving environmental sustainability, through the reuse of buildings and of brownfield land and the deployment of sustainable construction methods and | |

| | | | | | | | | | | materials used in building projects. |
|---|---|---|---|---|---|---|---|---|---|--|
| Priority for Local Environmental protection | x | ✓ | ✓ | ✓ | ✓ | • | • | • | x | This policy approach would prioritise environmental protection in all circumstances. Potential displacement may lead to transfer of environmental impacts to another area, rather than avoidance of impacts altogether. Population decline likely as a result of restrictive development policy. Decline in population could result in decline in services, availability of local jobs and facilities provided locally, potentially leading to increase in need to travel and associated environmental impacts on air quality, noise and dust. May be missed opportunities for environmental enhancement associated with new developments. Would allow growth of biodiversity network, and offer high level of protection to environment at a local level. |

| Policy Assessme | nt Tak | ole 2 | | | | | | | | | | | |
|---|--------|-------|---|---|---|---|---|---|---|----|--|--|--|
| Principal Policy 2 SEA Objectives Design and | | | | | | | | | | | Environmental Assessment | | |
| Placemaking | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | |
| Design led approach to developments over a certain scale only | | x | _ | ~ | x | | ✓ | ~ | _ | x | Smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development. However, the cumulative impact of this type of | | |

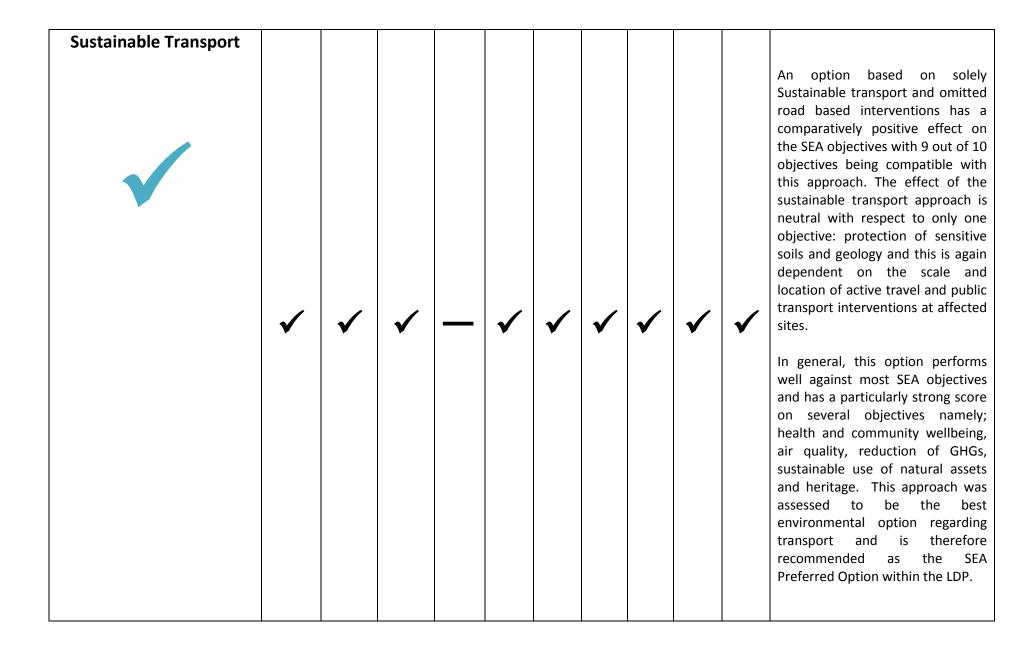
| X | | | | | | | | development could potentially have negative impacts on the historic environment, local distinctiveness and material assets. This approach may also lead to the use of unsustainable materials and insufficient green infrastructure. |
|---|---|---|---|---|---|---|---|--|
| Comprehensive design led approach to all forms of development | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Direct positive benefit on population and community wellbeing in terms of improving a sense of place and access to important social, cultural, environmental and civic facilities. Although there is unlikely to be any significant impact on biodiversity, geology, the wider landscape or water quality, there may be a positive impact on air quality as more people will be encouraged to walk or cycle if the urban environment is well-designed, safe and accessible. |

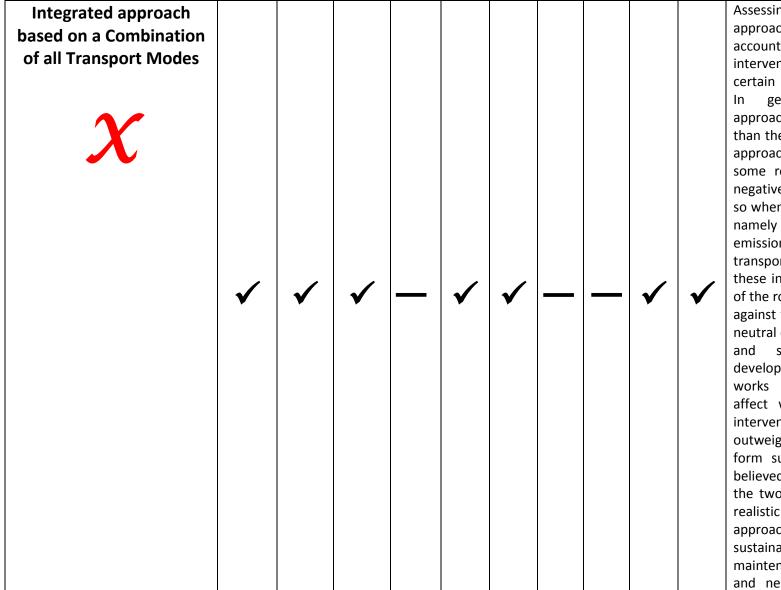
| Policy Assessme | Policy Assessment Table 3 | | | | | | | | | | | | | |
|--|---------------------------|---|---|---|---|---|---|---|---|----|---|--|--|--|
| Principal Policy 3 Supporting | | | | | | | | | | | | | | |
| Regeneration and Protection of the Greenbelt | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment | | | |
| Environmental Priority | x | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ | x | This option would provide the strongest protection for the natural environment, but would fail to provide sufficient opportunities for the controlled growth of built up areas. This may impact upon community wellbeing, as fewer housing | | | |

| Ambitious Growth | | ? | x | x | x | ? | x | ? | ✓ | opportunities may force people to move outwith the area. It would also reduce the potential for the enhancement of material assets through mitigation and planning gain. Ambitious growth would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. However, it would also require the release of green- belt land around existing settlements which is likely to have negative impacts on a range of environmental receptors. |
|----------------------------|---|---|---|---|---|---|-------|---|---|---|
| Supporting Regeneration | ✓ | ✓ | | ✓ | ✓ | | ✓ | ✓ | ✓ | Reduces development pressure on greenfield land. This will ultimately help to protect the natural environment, particularly the landscape, soil & geology, biodiversity, flora & fauna. Impact on air quality is more uncertain, and an increase in development density within the existing urban area may lead to greater localised carbon emissions. However, the overall impact on reduction of greenhouse gases by more compact city region that is more easily served by public transport and walking would clearly be positive. The policy is likely to have a positive impact on the historic environment as it directs resources to the regeneration of brownfield land which can include elements of the historic environment. Benefits would also be expected in relation to human health as green belts provide |

| | | | | | | greater access to and opportunities for |
|--|--|--|--|--|--|---|
| | | | | | | countryside recreation. |

| Policy Assessment Tabl | e 4 | | | | | | | | | | |
|--|-----|---|---|-----|--------|--------|---|---|---|----|---|
| Principal Policy 4 | | | | SEA | A Obje | ctives | | | | | Environmental |
| Sustainable Transport | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Assessment |
| Current Programme / Business As Usual | x | ? | x | | x | x | x | x | x | x | Overall, the BAU option fails to satisfy a clear majority of SEA objectives. There are only two objectives which are not conclusively negative. The effect of BAU approach on soils and geology is likely to be mainly neutral although this is dependent on the location and scale of interventions and of soil quality in the affected areas. Effects on cultural heritage are uncertain but possibly of a minor negative nature, given a lack of ongoing network improvements may reduce access to heritage assets. It is recommended that in light of the BAU's failure to satisfy a majority of SEA objectives the BAU should be rejected. |





Assessing the full integrated approach option which also accounts for some road based interventions has a slightly less certain result in the assessment. general, the integrated approach performs more strongly than the BAU or solely road based approaches but the presence of some road based policies has a negative effects. This is particularly so when assessing criteria 7 and 8, namely air quality and GHG emissions. Whilst sustainable transport has a positive effect on these indicators, the development of the road network could mitigate against these and cause an overall neutral effect. However the nature scale of road based developments, improvement works or maintenance would affect whether the road based interventions' negative effects outweighed the positive effects form sustainable transport. It is believed that the combination of the two approaches constitutes a realistic and pragmatic overall approach which favours sustainable transport, reasonable maintenance of the road network and new road infrastructure to

| | | | | | | | | | | | connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders. It is recommended that this approach be rejected as a principal policy approach due to its incompatibility with air quality and reduction in GHG emissions through the inclusion of unsustainable transport improvements. |
|--|---|---|---|---|---|---|---|---|---|---|--|
| Full Intervention / Prioritising Private Car and Road Networks | x | ? | x | ? | x | x | x | x | x | x | The prioritisation of private cars approach generally performs poorly when assessed against the SEA objectives. The approach will have an uncertain effect on only two objectives; cultural heritage and sensitive soils and geology. All other eight SEA objectives have been assessed as incompatible with the prioritisation of private vehicles approach and it is thus recommended that this option be rejected and not adopted as principal policy. |

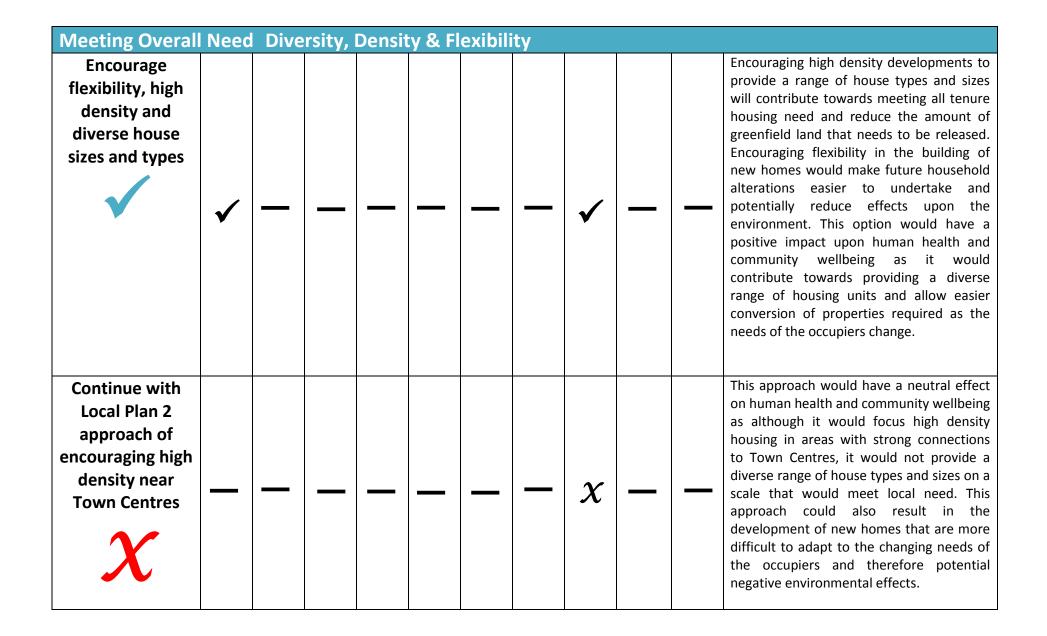
| Policy Assessme | Policy Assessment Table 5 | | | | | | | | | | | | | |
|--|---------------------------|---|---|---|--------|---|---|---|---|----|---|--|--|--|
| Principal Policy 5 Green | | | | S | EA Obj | | | | | | | | | |
| Infrastructure & Green Network | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment | | | |
| Identification, protection and enhancement of green infrastructure and green network | • | ✓ | ✓ | • | • | • | ✓ | • | ✓ | • | The policy identifies the value of these elements individually and collectively as networks. Significant beneficial effects of protecting and enhancing multifunctional green spaces and linkages: opportunities for healthy outdoor activity, biodiversity networks, landscape character and climate change mitigation through woodland planting and peatland management. Also secondary benefits to potential natural flood risk alleviation, local gardens and designed landscapes, material asset of agricultural land. It also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the development. | | | |
| Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure | ✓ | | ✓ | | | | ✓ | | | ✓ | This option focuses on the provision of green infrastructure elements as part of developments but does not consider opportunities for multifunctional use and siting of green infrastructure to protect and enhance biodiversity networks, active travel, landscape character and climate change mitigation. The effects of this | | | |

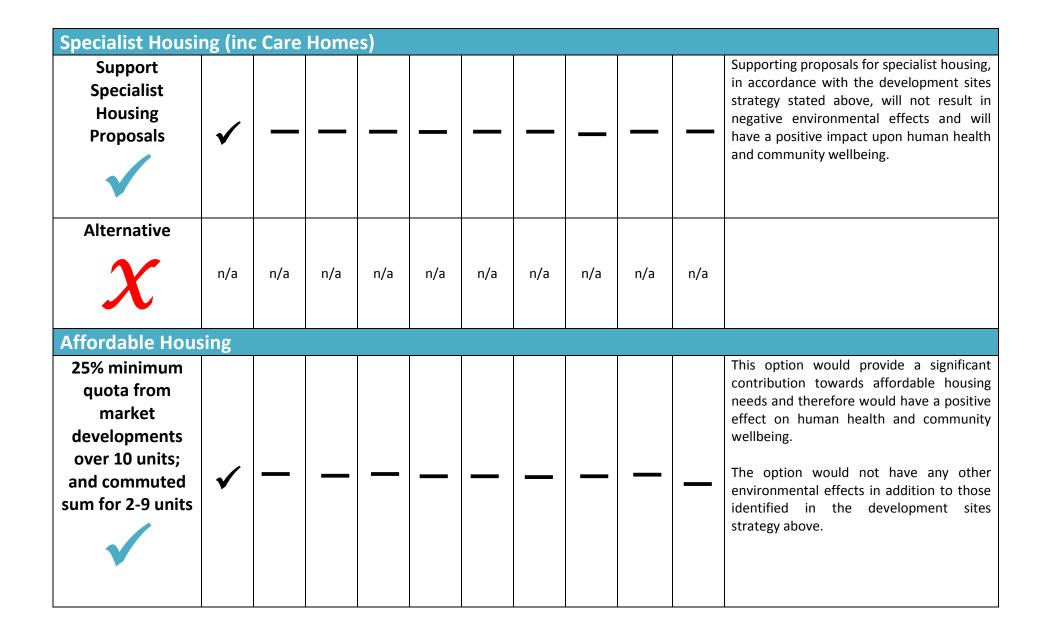
| (Open Space Provision & Protection of biodiversity, core paths & water environment) Forestry and Woo | dland | | | | | | | | approach are beneficial in terms of green infrastructure and contributing to human health and community wellbeing. Through this approach green infrastructure may not be sited and designed to support secondary objectives such as flood risk alleviation. This policy approach does not encompass or promote the green network as strongly as the Proposed Plan Preferred option. |
|---|--------------|---|---|------|--------------|------------------|--------------|--------------|---|
| Guided by SDP Woodland Strategy and Encourage Consideration of Local Issues and Green Network | | ✓ | ✓ | ✓ | ✓ | • | • | ✓ | This provides multiple benefits, by taking a strategic approach to woodland restocking and creation, in particular the material asset of timber/ biomass fuel, climate change mitigation by capturing carbon, resilience to flood risk, protection of local (as well as national) biodiversity and historic environment interest. It also delivers green network opportunities for recreation which benefits human health and encourages consideration of the natural and historic environment in siting and design, including locally important assets. |
| Guided by SDP | \checkmark | | | | \checkmark | \checkmark | \checkmark | \checkmark | This policy option has a positive effect on issues addressed at a strategic level |

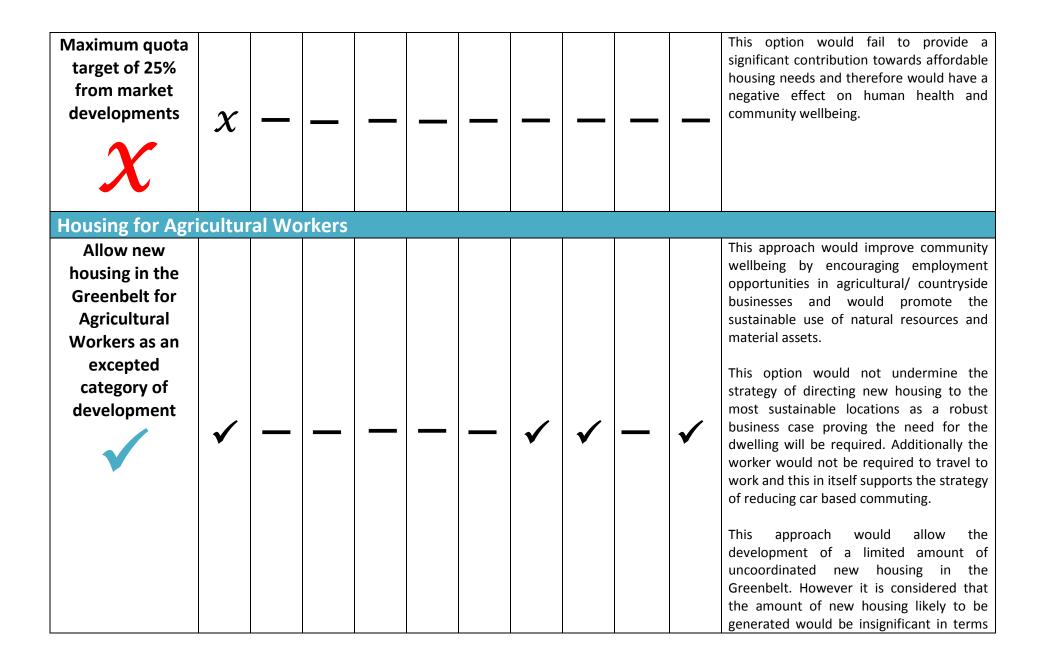
| Woodland | | | | | such as carbon sequestration from |
|-----------------|--|--|--|--|---|
| Strategy and Ad | | | | | trees, flood risk, water quality and |
| | | | | | recreational access. It will however |
| hoc | | | | | have a neutral effect on the following |
| | | | | | topics which are more local in nature: |
| | | | | | biodiversity/ landscape character and |
| | | | | | cultural heritage. These local issues |
| | | | | | will be protected on an ad hoc case by |
| | | | | | case basis when detailed design is |
| | | | | | considered. Local designations and |
| | | | | | issues will not be taken into account at |
| | | | | | a strategic level. These designations |
| | | | | | include Local Nature Conservation |
| | | | | | Sites, biodiversity habitats networks |
| | | | | | and local priority species, local gardens |
| | | | | | and designed landscapes and local |
| | | | | | archaeological sites. |

| Policy Assessme | Policy Assessment Table 6 | | | | | | | | | | | | | |
|--|---------------------------|-----|-------|--------|---------|---------|---|---|---|----|--|--|--|--|
| Policy 6 Creating Inclusive and | | | | | SEA Ob | jective | S | | | | | | | |
| Sustainable Communities | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment | | | |
| Meeting Overall | Need | Dev | elopm | ent Si | tes Sti | rategy | | | | | | | | |
| Continue with Local Plan 2 Approach of Infill Urban Brownfield Sites | x | | | | ✓ | | | ✓ | | | This approach would continue to focus development on brownfield and infill land within the established urban area only. This would provide the greatest level of protection for existing greenbelt land but would fail significantly in meeting local | | | |

| X | | | | | | | | | affordable housing need and thus impacting negatively upon human health and community wellbeing. |
|--|---|---|---|---|------|---|---|---|---|
| Urban Brownfield Sites and limited release of Greenfield sites | ✓ | | ✓ | ✓ | | ✓ | ✓ | | This approach would address local affordable and market housing need on greenfield sites in sustainable locations and sites that would have little environmental impacts, or where potential negative environmental impacts can be mitigated utilising other policies within the plan. This would provide additional affordable housing without negative environmental impacts and thus have a positive effect upon human health and community wellbeing. |
| Allow release of greenfield sites in 'more sustainable locations' out with established urban areas | | x | X | X | | • | x | x | Allowing the release of all greenfield sites that are considered to be in sustainable locations without taking other factors into account could have a negative impact upon greenbelt defensibility, settlement patterns and the development potential of brownfield land within and out with East Dunbartonshire. This approach would provide a more significant amount of affordable housing but this would be at the expense of several environmental factors and thus negating any potential benefits to human health and community wellbeing. This would be the least environmentally favourable option. |







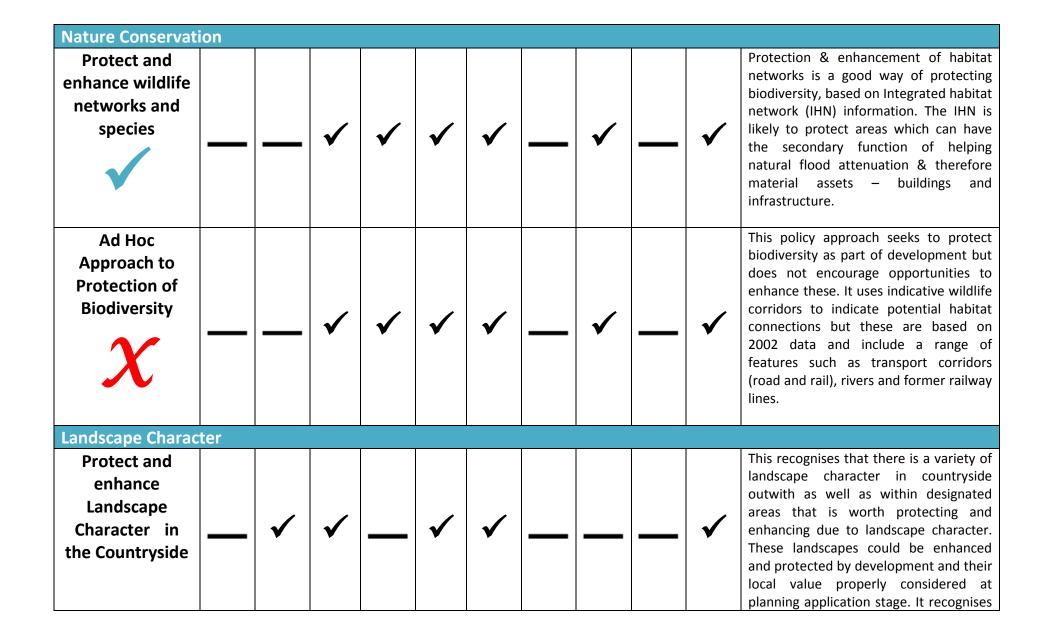
| No exclusion | | | | | | | of adversely effecting landscape character. Moreover, all new housing would be designed with regards to landscape character. This option would provide maximum |
|---|---|--|---|--|--|---|--|
| from housing policy for Agricultural Workers | x | | ✓ | | | x | protection of landscape character of the Greenbelt. However, it is considered that the number of new dwellings required for agricultural/ countryside workers would be fairly insignificant, and that the design of new dwellings would be required to take landscape character into account. This approach would not support local employment opportunities generated by agriculture and other countryside businesses and therefore would not contribute towards community wellbeing and the sustainable use of natural resources and material assets. |

| Policy Assessme | nt Tal | ble 7 | | | | | | | | | |
|--|--------|-------|------|---|--------|---------|----|---|---|----|---|
| Policy 7 Community | | | | | SEA Ob | jective | es | | | | |
| Facilities and Open Space | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Provision in Nev | v Deve | elopm | ents | | | | | | | | |
| Co-ordinated and multi- functional provision taking cognisance of findings and requirements of other relevant strategies | ✓ | ? | • | | ✓ | • | | ? | ✓ | ✓ | This option presents the most environmentally holistic approach to the development of new community facilities and open space through partnership working and integrated provision. This approach will require environmental factors at individual sites to be taken into account as well as opportunities for linkages to wider green infrastructure. |
| Council-wide Standards | ~ | | ~ | | | | | ? | | | This option would encourage the provision of new community facilities and new/ enhanced open spaces based on standards within relevant separate strategies, where appropriate. However this would not allow a site specific approach that would encourage the integration of other |

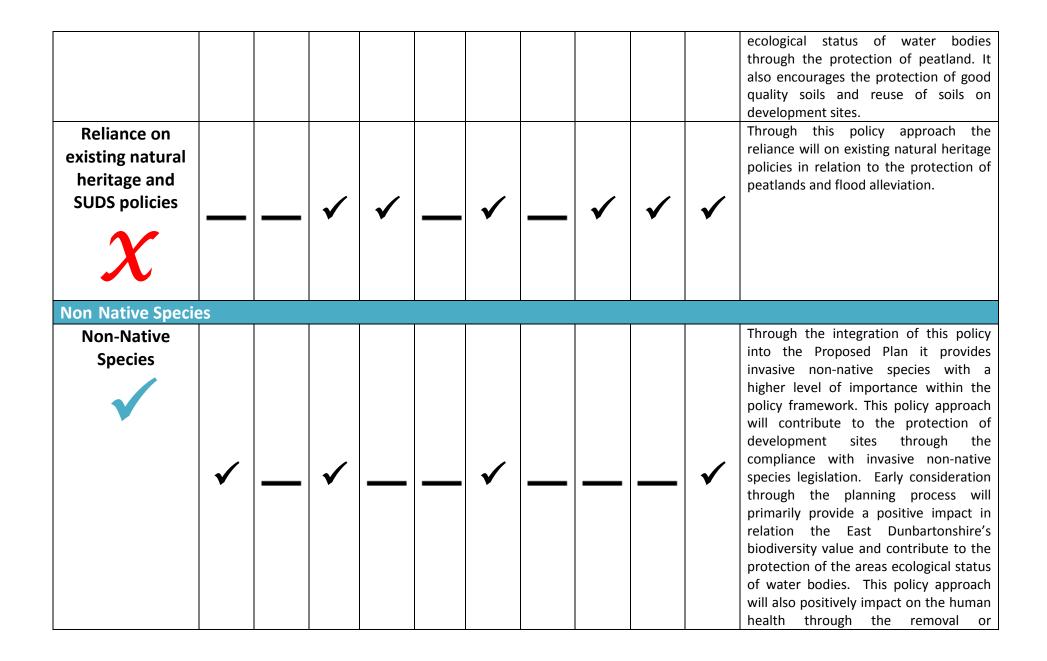
| | | | | | | | | | | | facilities, factors and features such as biodiversity and settlement character and local distinctiveness. This would present a less environmentally sound option. |
|---|--------|---------|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Facilities in the | Count | ryside | | 1 | | 1 | | 1 | 1 | | |
| Appropriate recreational facilities as an excepted category of development in the Greenbelt | ✓ | | | | ✓ | | | | | ✓ | This approach will contribute positively to human health and community wellbeing by encouraging the development of appropriate leisure and community facilities intrinsically linked to the enjoyment of the outdoors and thus providing a physical and mental health benefit. The policy has the potential to enhance landscape character and distinctiveness through enhancements associated with development and the potential re-use of brownfield land within the Greenbelt. |
| Alternative | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| Protection of Ex | isting | Facilit | ies | 1 | T | T | T | 1 | T | T | |
| Protection of existing facilities based on findings of | ✓ | | ✓ | | ✓ | ✓ | | | ✓ | | This option would be the most environmentally favourable as it provides the strongest protection for existing community facilities and open space utilising the findings of relevant |

| relevant strategies | | | | | | | other strategies to encourage a joined up approach through partnership working. |
|------------------------|---|-------|-------|---|--|---|--|
| Ad Hoc Approach | ✓ | ? | ? | ? | | ? | Minimal co-ordination between different programmes and agendas could result in conflicting approaches to the protection of community facilities and open space. This could weaken the protection of these compared to a more holistic approach and could prevent opportunities for enhancements and integrated provision. |

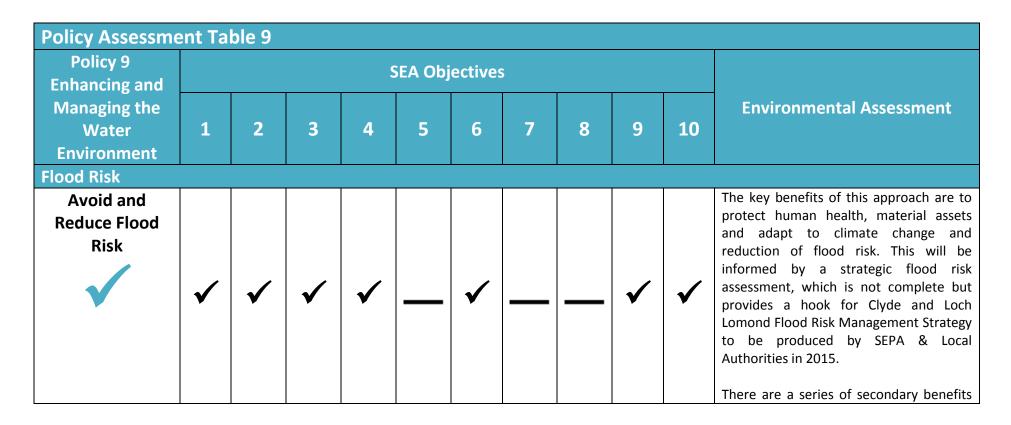
| Policy Assessme | ent Tal | ble 8 | | | | | | | | | |
|--|---------|-------|---|---|--------|----------|---|---|---|----|---|
| Policy 8 Protecting and Enhancing | | | | | SEA Ob | ojective | S | | | | |
| Landscape Character & Nature Conservation | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Designated Sites | | | | | | | | | | | |
| Protection and Enhancement of Designated Sites, with a review to justify these. | ✓ | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | This protects and enhances a wide range of sites with local biodiversity and landscape value. In addition it encompasses six SSSI. The beneficial effect on local population are the outdoor recreation opportunities promoted in Local Landscape Areas and offered more informally at local nature conservation sites. |
| Protection of existing local designated sites. | ✓ | | ~ | ~ | ~ | ✓ | | ✓ | | | Through this policy approach the existing local nature conservation sites and local landscape areas will be protected. There is no policy of encouraging development to further enhance these areas, such as by including landscaping which links to the existing areas. |



| | | | | | | | | | | that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes. |
|--|------|---|---|---|---|---|---|---|---|--|
| Continue with Local Plan 2 Approach – Protect Character of Green Belt and Local Landscape Areas | | | ✓ | | ✓ | | | | ✓ | This protects the landscape function of green belt and local landscape areas. However the landscape function of green belt is just the setting of settlements so this policy could result in other important landscapes not being valued in the same way. Lowland landscape features that are not important to the setting of settlements would not be as well protected. This includes some water environment features - wetlands, riparian corridors and raised bogs and some local gardens and designed landscapes, with fewer benefits for water and/or historic environment. |
| Conservation of Se | oils | 1 | | • | | | 1 | | | |
| Conservation of Soils | | | ✓ | ~ | | ✓ | ✓ | ✓ | ✓ | Through this approach will primarily protect good quality soils for their sustainable uses in line with the land use strategy. In addition to this, it will contribute towards the reduction of greenhouse gas emissions through the protection of carbon rich soils. Soils act as natural SUDS which will contribute to flood alleviation. This approach will also contribute to the enhancement of |



| | | | | | | | extraction of invasive non-native species from development areas that could potentially cause harm. |
|-------------|------|---|-------|------|--|---|---|
| Alternative | | ~ | ~ | | | ~ | This approach is for invasive non-native species to be addressed as one of the considerations for potentially contaminated land on development sites. |

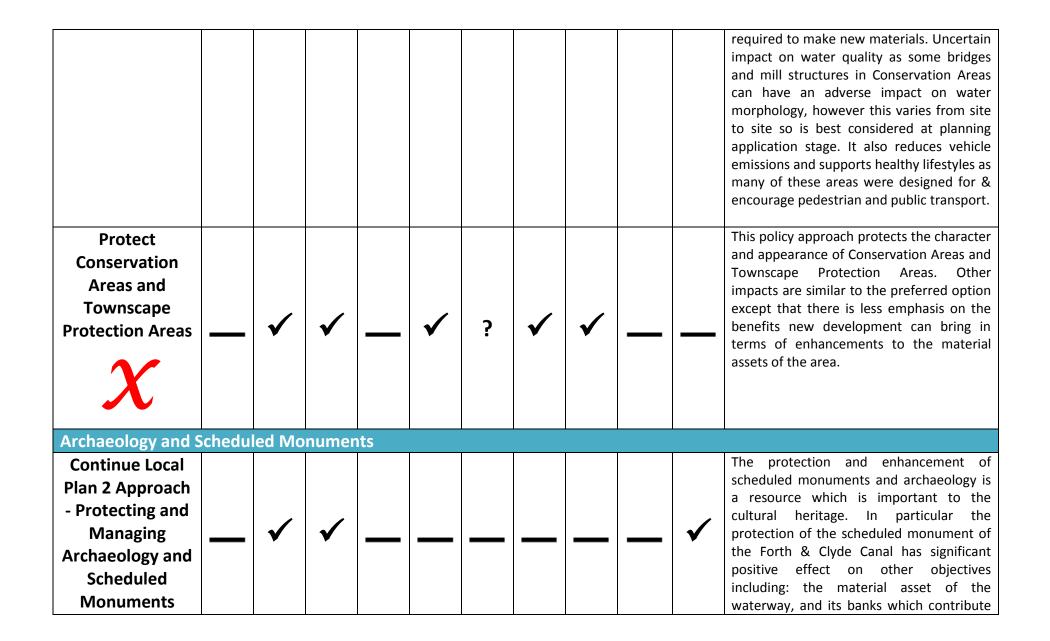


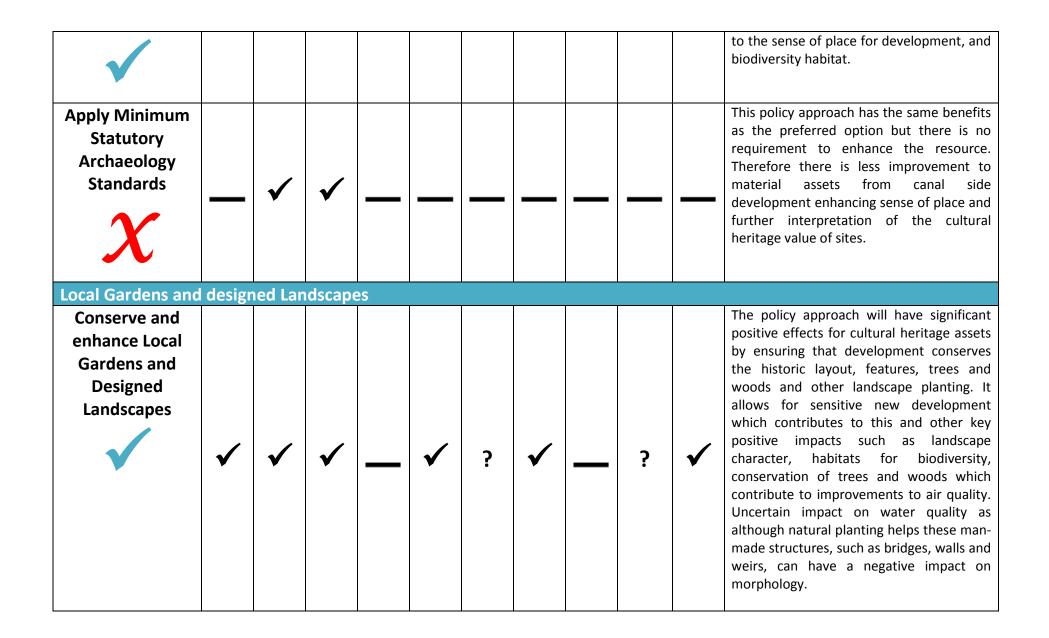
| | | | | | | | | | | such as protection of soils from damage from excess run off, water quality and historic features from flood damage. |
|--|---|---|---|---|---|---|--|---|---|---|
| Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk | • | ? | ? | x | ✓ | x | | ✓ | ? | This policy approach has similar benefits to the preferred option of general flood risk reduction and alleviation. However it has uncertain impacts on the natural, built and historic environment as it would allow more widespread natural flooding, which could in turn have an adverse impact on biodiversity and habitat connectivity, soil quality, historic buildings and archaeology in the flood plain. There is also a high risk that this option could result in deterioration of the ecological status of water bodies. It may also have a positive benefit on landscape character as it could result in restoration of the features of wetlands, ponds and naturalisation of watercourses. However this is not the preferred option because promoting natural flood alleviation is a large scale issue that will be guided by the Flood Management Strategy and Plan, when published and any project from Metropolitan Glasgow Strategic Drainage Partnership. In the meantime small to medium scale development sites are more likely to contribute to reduction of flood risk through SuDS than by providing land for |

| | | | | | | | | | | | natural flood alleviation. |
|-------------------------------|---------|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Water Quality and | d Drain | age | | | | | | | | | |
| Water Quality and Drainage | ✓ | | ✓ | ✓ | ~ | > | | | ✓ | ✓ | The key benefits are protection and enhancement of water quality by development including run off of debris into water from construction sites, polluted surface water and sewer outflows. It also includes changes to the morphology of watercourses, such as riverbanks, on development sites. The conservation of morphology has the major benefit of contributing to natural flood alleviation. This in turn protects health and enhances the biodiversity and landscape features of water environment. Good quality water is a resource in itself. SuDS also help with drainage and therefore soil quality. |
| Alternative | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | There is no reasonable alternative as this is required by SPP. |

| Policy Assessme | nt Tak | ole 10 | | | | | | | | | |
|---|----------|----------|-----|-----|--------|---------|-----|-----|-----|-----|---|
| Policy 10 Valuing the | | | | Ś | SEA Ob | jective | S | | | | |
| Historic Environment | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Antonine Wall Wo | orld Her | ritage s | ite | | | | | | | | |
| Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall | | ✓ | | | ✓ | | | | | ✓ | Significant benefit is to protect the Antonine Wall World Heritage Site from development and it's setting in the buffer zone from adverse impact to its landscape character. It is agreed jointly by five local authorities and Historic Scotland to provide consistent guidance along the length of the site, and the recently published Antonine Wall World Heritage Site Management Plan has reaffirmed it. |
| Alternative X | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | This policy meets statutory requirements and the recently published Antonine Wall World Heritage Site Management Plan so there is no need to change it. |
| Listed Buildings Continue Local Plan 2 Approach - Conserving and Enhancing Listed | | ✓ | | | ✓ | ? | | | | ✓ | This policy approach conserves listed building and their setting, which can make a great contribution to landscape character. It is positive for material assets as it allows for sensitive new development |

| Buildings | | | | | | | | | interventions to keep buildings fit for purpose and sensitive enabling development to support their continued retention. Uncertain impact on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage. |
|--|--------|---|--------|---------|---|---|---|------|---|
| Protect Listed Buildings | | ✓ | | ~ | ? | | | | This policy approach protects listed building and their setting, which can make a great contribution to landscape character. However it is not as flexible as it does not allow for new development which enhances it or enables its retention. |
| Conservation Area Continue Local Plan 2 Approach - Conserving & Enhancing Conservation & Townscape Protection Areas | is and | | ape Pr | on Area | ? | ✓ | ✓ | ✓ | This policy approach protects conservation areas and townscape protection areas. Countryside conservation areas make a great contribution to landscape character. It is positive for material assets as it allows for sensitive new development interventions to keep buildings fit for purpose and development which is sensitive to the character and appearance of the area. The policy helps biodiversity and local air quality as it protects trees, as these add to the character of the area. It protects the material assets of existing buildings therefore reducing the energy |





| Protect Local Gardens and Designed Landscapes | ✓ | ✓ | ✓ | | ✓ | ? | ✓ | | ? | ✓ | This policy approach protects gardens and designed landscapes, which can make a great contribution to landscape character. However it is not as flexible as it does not allow for new development which enhances it or enables its retention. |
|--|----------|----------|----------|--------|----------|---------|---------|---|---|---|---|
| Conversion / Reha | bilitati | ion of e | existing | buildi | ngs in t | he gree | en belt | 1 | | [| |
| Convert traditional buildings in the green belt to residential. | | ✓ | | | ✓ | | | | | ✓ | This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt and wider countryside of the area. |
| Continue Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading | | ✓ | | | x | | | x | | ✓ | This approach has the same benefits as the preferred option. However it includes the replacement of farm steadings which have since been removed. This does not benefit landscape character and increases transport emissions as it is new isolated residential development rather than farm / agriculture related. |

| buildings which have been removed. | | | | | | |
|--|--|--|--|--|--|--|
| X | | | | | | |

| Policy Assessme | nt Tak | ole 11 | | | | | | | | | |
|---------------------------------------|--------|--------|---|---|--------|---------|---|---|---|----|--|
| Policy 11 Network of | | | | Ś | SEA Ob | jective | S | | | | Environmental Assessment |
| Centres | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Continue to follow LP2 approach | | | | | ✓ | | ✓ | | | | The existing approach is intended to ensures that a retail service is accessible to the local community preventing the need for travelling to alternative retailing locations. However, this would fail to reflect current trends relating to the changing role and function of town centres and also fails to implement the town centre first principle sufficiently. |
| Support Town Centres Vitality | | | | | | | | | | | This approach ensures that both retail and |

| and Viability | ✓ | | | | ✓ | | ✓ | | | | other essential community facilities are easily accessible to the local community preventing the need for unsustainable travel to alternative retailing locations. |
|---------------|---|--|--|--|---|--|---|--|--|--|---|
|---------------|---|--|--|--|---|--|---|--|--|--|---|

| Policy Assessme | nt Tal | ble 12 | | | | | | | | | |
|---------------------------------|--------|--------|--------------------------|---|---|---|---|---|---|----|--|
| Policy 12 Retail and Commercial | | | Environmental Assessment | | | | | | | | |
| Development | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Unrestricted Retailing | x | | | | x | | x | x | | x | Convenience/food retailing is currently guided to existing town centres under the sequential approach. Both Bishopbriggs and Kirkintilloch Town Centres have opportunities (in or adjacent to) for either expansion or reconfiguration to accommodate additional retailing including food shopping. Introducing unrestricted retailing at the Retail Park could affect the prospects of attracting investment to both of these town centre locations. The result of this option therefore could result in significant adverse impact on the town centres and would be further contrary to the national policy and the Strategic Development Plan. |

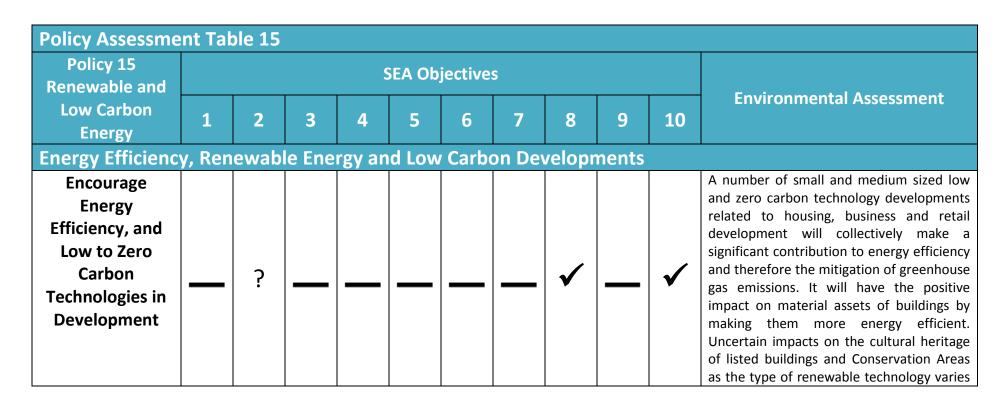
| Support Comparison Retail and Commercial Development | ✓ | | ✓ | ✓ | ✓ | | This option would offer a good balance between ensuring that retail destinations are located in the most accessible and appropriate centres, while also providing sufficient protection against out of centre development through the sequential approach. |
|--|---|------|-------|-------|---|------|---|
| Continue with LP2 approach | x | | | x | x | | This option would allow a certain degree of economic protection for the surrounding town centres and current retailing activities within these centres. However, the limits on goods retailing may force non retail developments to out of centre locations, which would be less accessible and contrary to national policy. |

| Policy Assessme | ent Tal | ole 13 | | | | | | | | | |
|---|---------|--------|---|---|---|---|---|---|---|----|---|
| Policy 13 Creating a | | | | S | | | | | | | |
| Supportive Business and Employment Environment | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Ambitious growth | | ? | x | | x | ? | ? | x | ? | x | Development would be supported on sites which are not presently allocated for business, industrial and office uses. This would result in greenbelt release. Businesses may be encouraged regardless of their environmental impact, provided they were generating increased numbers of jobs. Unrestricted development of business may result in East Dunbartonshire compromising some of the assets which make it an attractive place to live and visit. |
| Low/No growth | ? | ✓ | ✓ | ✓ | ✓ | ✓ | x | x | ? | | Absolute priority will be given to protecting local environment, but this may result in impacts being transferred to other areas rather than avoided completely. Reducing levels of local jobs are likely to be developed with the consequence of increasing levels of commuting, which, if patterns cannot be changed, will result in poorer air quality and increased greenhouse gas emissions. Opportunities may be lost of using development to deliver environmental improvements/remediation |

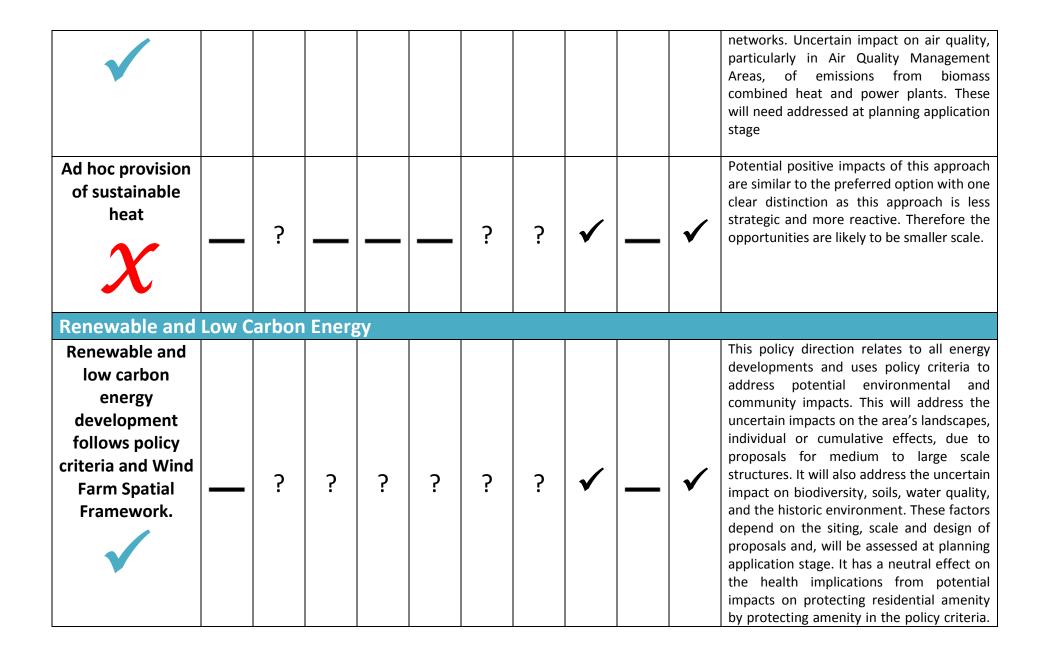
| | | | | | | | | of land through planning gain. |
|---|-------|---|---|---|-------|---|---|--|
| Supportive Business and Employment Development | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Due weight will be given to economic benefit, within a process which balances this against any environmental impacts. Maintaining a supply of suitable business sites across the area should result in priority being given to redevelopment of brownfield land over greenbelt release. Increasing the number of high quality jobs locally should reduce the need for the current unsustainable levels of commuting in the area. |

| Policy 14 | | | | : | | | | | | | |
|----------------------------------|--------------|--------------|---|---|---|---|--------------|--------------|--------------|--------------|--|
| Tourism | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Ad-hoc approach | | X | | ? | x | ? | | | | | Development pressure in countryside area is likely to increase which may have negative implications on the wide environment. Possible negative impacts of urban environment if development i dispersed. |
| Support Tourism Opportunities | \checkmark | \checkmark | ✓ | ? | ✓ | | \checkmark | \checkmark | \checkmark | \checkmark | Maximises the potential of environmenta assets and in some cases will lead to adde scenic value and overall improvemer |

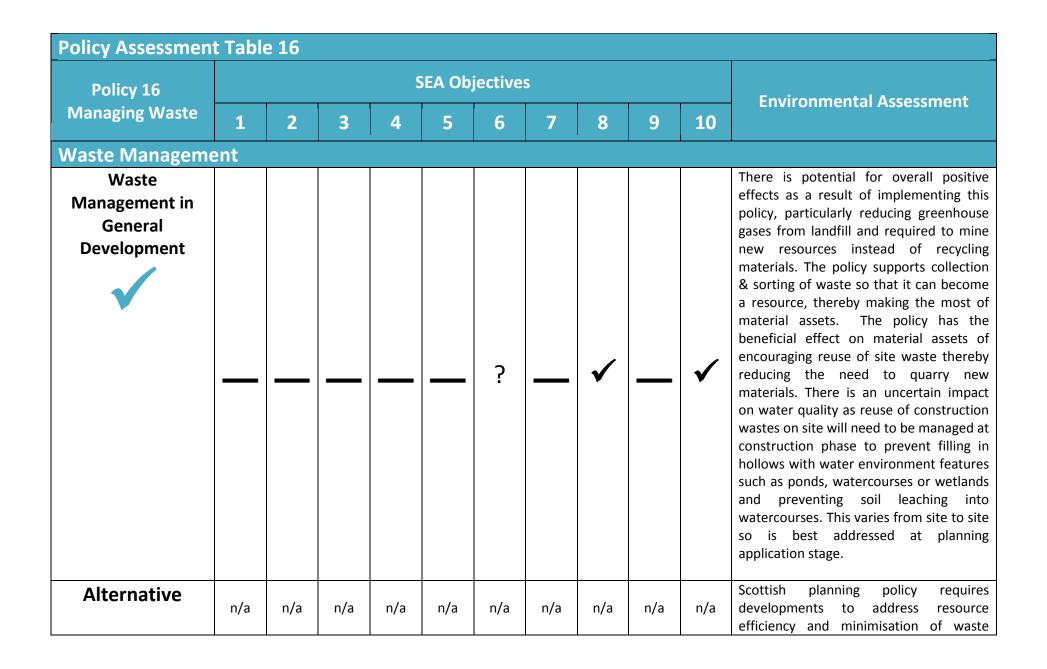
| | | | | | | | | | | through mitigation and/or planning gain. May lead to an increase in pressure on the urban environment. |
|---------------------------|---|---|---|---|---|-------|---|---|---|--|
| Use Greenbelt Policies | | | | | | | | | | This approach would offer positive protection for the green belt and natural |
| X | ✓ | ✓ | ✓ | ? | ✓ | ✓ | ✓ | ✓ | ✓ | environment as a whole. May lead to an increase in pressure on the urban environment. |

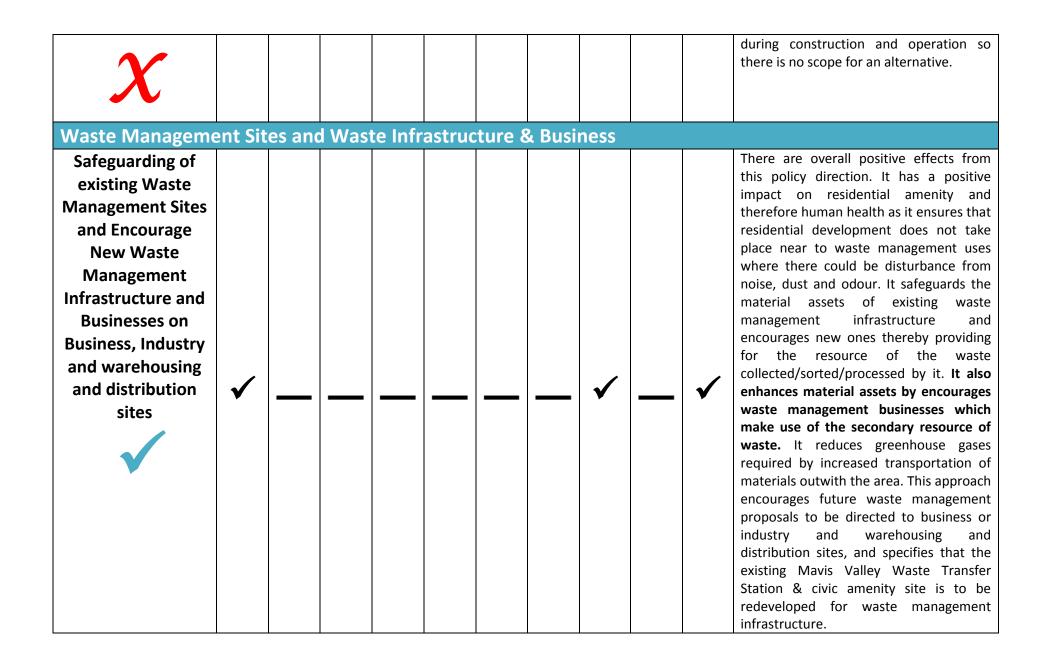


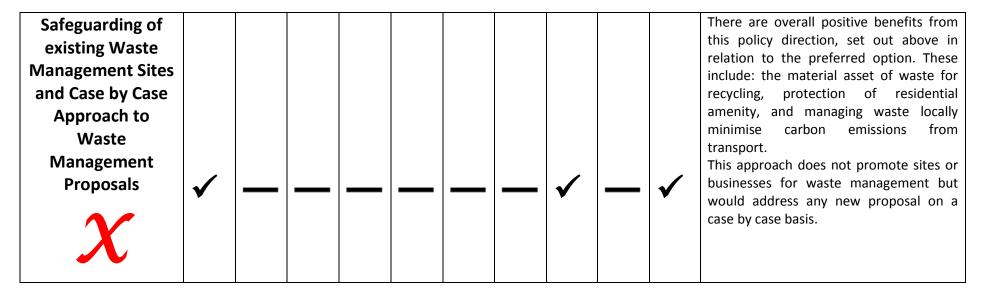
| Continue Local Plan 2 Approach - Sustainable Development & Renewable Energy &refer to Building Standards for Low to Zero carbon development | ? | | | | • | ✓ | and may require further mitigation at the design stage. It provides for a future increase in the standard levels required through building standards. This option does the same as the preferred option but pins the level of low carbon or renewable energy to current building standards, this may change during the lifetime of the plan – so standards may be artificially restricted. |
|---|-------|--|---|---|---|-------|---|
| Waste Heat Promote Networks to Reuse Waste Heat within Developments and combined | ? | | ? | ? | ✓ | ✓ | Positive impacts on reduction of energy use, collectively from a collective approach to a number of developments sharing reuse of heat and energy production. It will help reduce greenhouse gas from conventional electricity generation. Uncertain impacts on the cultural heritage of archaeology & |



| | | | | | | | | | | | The Wind Farm Framework protects against significant impacts on biodiversity, landscape and greenhouse gases by protecting peat land and including a community separation distance. This policy direction incorporates repowering and extension of any future wind farm as well as new developments. The policy has overall positive effects on reducing greenhouse gas emissions from power stations by providing renewable energy and will be positive material assets in themselves and for the after use of the restored site. |
|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Alternative | n/a | Scottish Planning policy sets out the criteria for renewable energy development and requires that wind energy developments are guided by a policy framework therefore there is no scope not to produce this |







| Policy Assessme | Policy Assessment Table 17 | | | | | | | | | | | | | | |
|---|----------------------------|---|--------------|---|--------|---------|---|--------------|---|--------------|---|--|--|--|--|
| Policy 17 Mineral | | | | 9 | SEA Ob | jective | S | | | | Environmental Assessment | | | | |
| Resources | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | | | |
| Restrict mineral workings to existing sites | x | | x | ~ | ~ | | | x | | x | The local supply of minerals would eventually run out meaning that materials would have to be imported from outwith the area. This would be an inefficient use of natural resources and material assets, and would reduce the potential for improvements to community wellbeing or the restoration of biodiversity through planning gain. | | | | |
| Limit Mineral | | | \checkmark | X | ? | — | | \checkmark | | \checkmark | Enables long-term mineral extraction opportunities whilst also offering optimal | | | | |

| working to SDP broad area of search | | | | | | | | environmental protection through appropriate areas of search. Maintaining a local supply of minerals to meet demand also reduces the need to import materials from outwith the Glasgow city region and therefore contributes towards carbon reduction. Sensitive restoration schemes could help to improve local biodiversity by improving linkages between habitats and the green network. Potential to create better 'corridors' for movement of species and encourage habitat connectivity. |
|---|---|---|---|---|--|---|---|---|
| Presumption against future workings | x | x | ✓ | ✓ | | x | x | Would mean no impact or implications on soil, geodiversity assets, landscape character or scenic value. However, the local supply of minerals would eventually run out meaning that materials would have to be imported from outwith the area. This would be an inefficient use of natural resources and material assets, and would reduce the potential for improvements to community wellbeing or the restoration of biodiversity through planning gain. |

| Policy Assessment Table 18 | | | | | | | | | | | | | | | | |
|---|-----|-----|-----|-----|--------------------------|-----|-----|-----|-----|-----|---|--|--|--|--|--|
| Policy 18 Digital | | | | 9 | Environmental Assessment | | | | | | | | | | | |
| Communication | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Linn onmental Assessment | | | | | |
| Provision of Digital Communications Infrastructure, including within New developments | ✓ | ? | ✓ | | ? | | | ✓ | | ~ | This policy approach has a positive impact on greenhouse gas emissions as it reduces the need to travel, as people can access services and employment at home or remotely. It has a positive impact or human health as it reduces the amount of time spent commuting to work and therefore improves lifestyle. It has uncertain impacts on landscape character and historic environment as telecommunications masts can be large structures; however this varies from case to case and is best addressed at planning application sage. | | | | | |
| Alternative | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | There is no reasonable alternative to this as it is an important aspect of a connected place in Scottish Planning Policy & development plans are required to consider infrastructure for broadband and criteria for communications equipment. | | | | | |

| Policy Assessme | nt Tak | ole 19 | | | | | | | | | |
|--------------------------------|---------|----------|----------|----------|----------|-----------|---------|------------|----------|----------|--------------------------|
| Policy 19 Safeguarding | | | | 9 | SEA Ob | jective | S | | | | |
| Hazardous Installations and | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Environmental Assessment |
| Glasgow Airport | | | | | | | | | | | |
| Safeguarding Hazardous | | | | | | | | | | | |
| Installations and | | | | | | | | | | | |
| Glasgow Airport | This Po | licy doe | s not re | quire an | SEA as i | t is conc | erned w | vith legis | lative a | nd proce | edural compliance. |
| \checkmark | | | | | | | | | | | |

Appendix D: LDP– Individual Principal and Subject Policy Assessments

| Asse | essment Table Key |
|------|-----------------------|
| ++ | Major Positive |
| + | Minor Positive |
| 0 | Neutral |
| Х | No Significant Effect |
| - | Minor Negative |
| | Major Negative |
| ? | Uncertain |
| | |

SEA Objectives:

1 = To improve human health and community wellbeing.

2 = To protect, conserve and where appropriate enhance the historic environment.

3 = To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.

4 = To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.

5 = To protect and enhance landscape character, local distinctiveness and scenic value.

6 = To prevent deterioration and where possible enhance the ecological status of water bodies.

7 = To prevent deterioration and where possible enhance air quality.

8 = To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.

9 = To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.

10 = To promote sustainable use of natural resources and material assets.

Policy Assessment Table 1

1. Sustainable Economic Growth

The Council wishes to encourage sustainable economic growth within the area, maintaining a good quality of life and directing appropriate development to the most sustainable locations and allowing people to make sustainable choices. Sustainable economic growth in East Dunbartonshire should facilitate an expanding economy, permanent employment opportunities and balanced communities with a high quality environment within which people can live, work, and access services without compromising the environment for future generations. The policies elsewhere in this plan and their associated land allocations ensure that sustainable economic growth can be delivered.

All proposals should support sustainable economic growth by ensuring:

- A. the utilisation of brownfield over greenfield land;
- B. locating mixed use developments, wherever possible, adjacent to existing settlements;
- C. the town centre first principle for developments, particularly where these have a high footfall;
- D. the remediation of vacant or derelict land;
- E. provision of affordable housing to contribute towards community need;
- F. development only on those sites which can be accessed sustainably and can contribute to the development of an active travel network;
- G. provision of permanent employment opportunities through development of business and employment sites;
- H. the development of key sectors such as finance and business services, tourism and green energy;
- I. the re-use of existing buildings for new purposes where appropriate;
- J. the use of sustainable methods and materials in construction to support a low-carbon economy.

| | | | | | SEA Ob | jectives | | | | |
|----------------------------------|----|---|---|----|--------|----------|---|---|---|----|
| Policy 1 Sustainable Economic | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Growth | ++ | + | 0 | ++ | + | 0 | + | + | + | ++ |

Assessment Commentary

Development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. This policy provides major positive effects on a number of SEA criteria, including population and human and health, soil and geology and material assets, particularly through the preference of sustainably located developments, development of brownfield land over greenfield release and the encouragement to remediate contaminated land where possible through developments. The policy also encourages environmental sustainability through the reuse of existing buildings and promoting the use of sustainable construction methods and materials in order to contribute to a low-carbon economy.

Proposed Alteration and Re-assessment (if applicable):

In order to improve East Dunbartonshire's contribution to a reduction in greenhouse gas emissions this Principal Policy should make reference to emissions reduction and the protection of the high quality environment within the district. Proposed inclusion (highlighted below):

Revised Policy

The Council wishes to encourage sustainable economic growth within the area, maintaining a good quality of life and directing appropriate development to the most sustainable locations and allowing people to make sustainable choices. Sustainable economic growth in East Dunbartonshire should facilitate an expanding economy, permanent employment opportunities and balanced communities with a high quality environment within which people can live, work, and access services without compromising the environment for future generations. Sustainable growth will deliver reduced inequality while at the same time reducing emissions and respecting the high quality environment of the area. The policies elsewhere in this plan and their associated land allocations ensure that sustainable economic growth can be delivered.

All proposals should support sustainable economic growth by ensuring:

- A. the utilisation of brownfield over greenfield land;
- B. locating mixed use developments, wherever possible, adjacent to existing settlements;
- C. the town centre first principle for developments, particularly where these have a high footfall;
- D. the remediation of vacant or derelict land;
- E. provision of affordable housing to contribute towards community need;
- F. development only on those sites which can be accessed sustainably and can contribute to the development of an active travel network;
- G. provision of permanent employment opportunities through development of business and employment sites;
- H. the development of key sectors such as finance and business services, tourism and green energy;
- I. the re-use of existing buildings for new purposes where appropriate;
- J. the use of sustainable methods and materials in construction to support a low-carbon economy.

| Revised Assessment Policy 1 Sustainable Economic | ++ | + | + | ++ | + | 0 | + | ++ | + | ++ |
|--|--------------------------|--|------------|-------------|--------------|------------|-------------|-------------|--------------|--------------|
| Growth | Assessmen As above, v | t Commentation with an increase of the second secon | eased emph | asis on the | reduction of | greenhouse | gas emissic | ns and enha | inced protec | ction of the |

Policy Assessment Table 2

2. Design & 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 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.

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

- Be designed to ensure a positive impact on the character, function and amenity of the surrounding area;
- Provide appropriate linkages to transport and green infrastructure connections;
- Be of a high quality, taking into account any relevant guidance or character assessments;
- Incorporate sustainable materials, energy, design and construction methods. In particular provide energy and heat efficient buildings which make the best use of passive solar gain, shelter and sustainable drainage systems and digital infrastructure.
- Help to reduce use of the car by prioritising pedestrians and cyclists;
- Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area;
- Contribute to a welcoming and safe environment;
- Promote healthy, active and inclusive lifestyles.

Proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design

Framework, Development Brief, Master Plan, Design Guide or Design Statement. This should be established as part of the pre-application phase.

Supplementary Guidance 1: *Design and Placemaking* expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Supplementary Guidance 3: *The Forestry and Woodland Strategy* sets out how restocking or planting of woodlands can enhance the landscape setting of development.

| | SEA Objectives | | | | | | | | | | |
|-------------------------|--|--|---|--|---|---|---|---|---|--|--|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Policy 2 | ++ | + | + | + | + | 0 | + | ++ | + | + | |
| Design & Placemaking | particularly the promot than a relia energy and | tive environ through im tion of healt nce on priva heat efficie a contribut | mental impa proving the hy, active lif ate car use a ent building o | sense of placestyles, con nd placemak design, this | tribution tov tribution tov ing principle policy could | lity and ame vards a mod s regarding s have signific | enity of devel al shift towa sustainable c cant positive | h the implen lopments and ords active tra- construction i environmen and improve | d settlement avel alterna materials, m tal impacts | ts. Through tives rather nethods and particularly | |

Proposed Alteration and Re-assessment (if applicable):

Developments of all scales should also take into consideration the storage and collection of waste which could have a positive impact on waste generation, recycling provision etc. In addition to this, the guidance references should be expanded to include planning guidance on Green Network and Green Infrastructure which will ensure that these principles and requirements are reflected within all development throughout East Dunbartonshire. Proposed inclusions(highlighted below):

Revised Policy

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 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.

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

- A. Be designed to ensure a positive impact on the character, function and amenity of the surrounding area
- B. Provide appropriate linkages to transport and green infrastructure connections
- C. Be of a high quality, taking into account any relevant guidance or character assessments
- D. Incorporate sustainable materials, energy, design and construction methods. In particular provide energy and heat efficient buildings which make the best use of passive solar gain, shelter and sustainable drainage systems and digital infrastructure
- E. Help to reduce use of the car by prioritising pedestrians and cyclists
- F. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area
- G. Contribute to a welcoming and safe environment
- H. Promote healthy, active and inclusive lifestyles
- I. Include details on the provision for storage and collection of waste

Proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, Master Plan, Design Guide or 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.

Supplementary Guidance: *Design and Placemaking* expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Applicants should also ensure that proposals reflect the requirements set out in Supplementary Guidance on the *Green Infrastructure and Green Network*.

| Revised Assessment | | | | | | | | | | | | | |
|--------------------|-------------|--|-------------|--------------|--------------|--------------|---------------|---------------|---------------|--------------|--|--|--|
| Policy 2 | ++ | + | ++ | + | + | 0 | + | ++ | + | + | | | |
| Design & | | | | | | | | | | | | | |
| 0 | Assessmen | t Comment | ary | | | | | | | | | | |
| Placemaking | As above, | is above, with the inclusion of increased importance for developments of all scales to take into consideration the | | | | | | | | | | | |
| | storage and | d collection | of waste w | hich will ha | ve a positiv | e impact on | n waste gene | eration, recy | cling provisi | on etc. In | | | |
| | addition to | this, the in | creased emp | hasis of the | green netwo | ork and gree | n infrastruct | ure will ensu | re that thes | e principles | | | |

are incorporated into all development throughout East Dunbartonshire and result in a major positive impact on Biodiversity, Flora and Fauna for this Principal Policy with particular importance on habitat connectivity and networks.

Policy Assessment Table 3

3. Supporting Regeneration and Protection of the Greenbelt

Prioritising the use of brownfield land before greenfield release is of importance not just for the sustainability of East Dunbartonshire but for the wider Glasgow City Region. The SDP includes a vision of maintaining a compact city-region and SPP requires local authorities to bring brownfield land back into productive use to support regeneration, and the creation of more attractive mixed use environments. The Council's focus is therefore on the regeneration of previously developed sites, with a specific concentration on the key development sites shown below. All developments should also complement and support the implementation of the emerging Council 'place initiatives'.

Regeneration

The Council will support and encourage the development of previously developed land as a key component of the spatial strategy. Applicants must prove to the satisfaction of the Council that there are no suitable brownfield sites of a similar size that are available within the locality, before new development on greenfield land is considered. The 'Community Strategies' section of the Proposed Plan includes a list of brownfield sites within each community area, together with potential future options in terms of regeneration. It is expected that these sites are developed as a priority during the life of the LDP. Where brownfield or regeneration sites outwith the ownership of the local authority, partners or willing developers are preventing development from progressing, the Council will consider the use of compulsory purchase powers.

Protection of the Green Belt

The green belt will be used to support regeneration by directing development to the most appropriate locations. It supports regeneration in line with the development strategy for East Dunbartonshire and the wider Glasgow and Clyde Valley Strategic Development Plan by:

- A. protecting and enhancing the character, landscape setting and identity of towns and villages in East Dunbartonshire;
- B. Protecting and providing access to open space within and around built up areas; and
- C. Ensuring that proposals within existing green belt development sites are compatible with established uses and respect the local landscape character.

There will be a presumption against development within the green belt as defined on the Proposals Map.

Further guidance on the types of development which are considered exceptions and therefore acceptable in the green belt are set out in the relevant policy

for these uses. These are:

- 6. Creating Sustainable and Inclusive Communities
- 7. Community Facilities and Open Space
- 10. Valuing the Historic Environment
- 13. Supportive Business and Employment Environment
- 14. Tourism
- 18. Digital Communications

Contaminated 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.

| | SEA Objectives | | | | | | | | | | | | |
|---|----------------|---|----|---|---|-------|---|---|----|--|--|--|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | | |
| + | + | ÷ | ++ | ÷ | 0 | ? / - | + | + | + | | | | |

Policy 3 Supporting Regeneration and Protection of the Greenbelt

Assessment Commentary

Through this policy the reduction of development pressure on greenfield land will lead to the protection of East Dunbartonshire's natural environment with a particular emphasis on landscape and biodiversity value through the retention of settlement patterns and local distinctiveness and reducing the loss of valuable greenfield land. This will also have a positive impact on human health and community wellbeing as retention of greenfield land will provide greater access and opportunities for countryside recreation. Positive impacts are also anticipated regarding cultural heritage as the policy actively directs resources and development towards brownfield locations which can include elements of the historic environment.

This policy will also result in a major positive impact in relation to soil and geology through the reference and encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire.

The potential impact on air quality is uncertain through this policy as directing development towards brownfield land within the urban area may lead to an increase in localised carbon emissions, which could be detrimental to the areas air quality particularly if the site is in the vicinity to the two air quality management areas in Bishopbriggs and Bearsden. This could be mitigated by ensuring that the density of all development within the urban area is appropriate for the local area, transport infrastructure provision and environmental sensitivity. The overall impact on reduction of greenhouse gases by contributing to a more compact city region that is more easily served by public transport and walking would clearly be positive.

Proposed Alteration and Re-assessment (if applicable): Not applicable.

Policy Assessment Table 4

4. Sustainable 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 facilitates economic growth and fulfils the area's development needs. New housing and commercial developments require to be well served by excellent public transport services and walking and cycling infrastructure to ensure that a range of sustainable, practical and healthy travel choices 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 public transport services and active travel routes and that the effect on air quality is minimised. Development proposals for significant travel generating uses will not be supported in locations where:

- There are no immediate links to walking or cycle networks or where links cannot be easily delivered
- There is no access to public transport within 400m walk via established routes
- There would be clear reliance on access by private car.

Development should not have a detrimental effect on strategic road or rail networks, public transport or active travel infrastructure.

Provision of Transport Infrastructure

Development proposals should include all infrastructure that is essential to the development of the site and to mitigate against impacts on the wider transport network. This should include provision for:

• Public transport including connections to existing services

- Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the core path network and Green Network.
- Road and rail infrastructure. Council parking standards should be met.

This infrastructure should be of high quality and design and 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 develop the site and mitigate impacts on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a planning obligation. This applies to development which either individually or cumulatively requires new or improved infrastructure. In the case of proposed locations located 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 development sites set out in the Communities Section, including consideration of a contribution towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Communities Section, 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 Cross, Bearsden Cross and any future designated Air Quality Management Areas, should be mitigated by providing for active travel and public transport as an alternative to vehicular traffic.

Supplementary Guidance 1: *Design and Placemaking* sets out design standards required when delivering transport infrastructure. Supplementary Guidance 8: *Sustainable Transport* identifies when the relevant assessments, statements or travel plans should be submitted with development proposals and sets out parking standards.

Proposals should consider any requirements identified in Supplementary Guidance 7: *Planning Obligations* which outlines planning obligations required towards infrastructure provision, including transport. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| | SEA Objectives | | | | | | | | | | | |
|-----------------------------------|--|--|---|--|--|---|---|--|--|---|--|--|
| | 1 2 3 4 5 6 7 8 9 | | | | | | | | | | | |
| | + | + | 0 | X | + | 0 | 0 | 0 | + | + | | |
| Policy 4 Sustainable Transport | Through th preferred c favours sus new public a majority o | option with a stainable tra transport in of stakehold | f policy optic a combinatio nsport, reaso frastructure ers. | n of the two onable main to create a | essment of al approaches itenance of t fully integrat nber of posi | constitutes a he road netw ted and cohe | a realistic an work and ne rent transpo | d pragmatic w road infra ort network t | overall appr structure to hat meets tl | oach which connect to he needs of | | |
| | towards ca impacts an nature of r | This integrated approach would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments. Air quality and the contribution towards carbon emissions reduction are potentially considering sustainable transport aspects of the policy have positive impacts and the development of the road based network could offset these and cause an overall neutral. The scale and nature of road based developments, improvement or maintenance works would determine the likely significance of the policies effects on these criteria. | | | | | | | | | | |

Proposed Alteration and Re-assessment (if applicable):

In order to improve East Dunbartonshire's contribution to the modal shift from private car use to active travel alternatives and the contribution to a reduction in greenhouse gas emissions this Principal Policy should make the following alterations(highlighted below):

Revised Policy

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 well served by frequent and accessible public transport services and walking and cycling infrastructure 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 public

transport services and active travel routes and the effect on air quality is minimised. Development proposals for significant travel generating uses will not be supported in locations where:

- A. There are no immediate links to walking or cycle networks or where links cannot be easily delivered, or;
- 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, or;
- C. There would be clear reliance on access by private car.

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

Provision of Transport Infrastructure

Development proposals should include all infrastructure that is essential to the development of the site and to mitigate against impacts on the wider transport network. This may include requirements for:

- D. Public transport, including connections to existing services.
- E. Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the Core and established path networks.
- F. Road, rail and associated infrastructure. Council car and cycle guidelines should be met.

Infrastructure should be of high quality and 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 planning obligation. This applies to development which either individually or cumulatively requires new or improved infrastructure. 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 Communities Section, including consideration of contributions towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Communities Section, 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 Cross, Bearsden Cross 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 vehicular traffic.

Supplementary Guidance: *Design and Placemaking* sets out design standards required when delivering transport infrastructure. Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations* which outlines planning obligations required towards infrastructure provision, including transport. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| Revised Assessment Policy 4 Sustainable Transport | ++ | + | 0 | X | + | 0 | + | + | + | + | | |
|---|-------------|---|--------------|-------------|---------------|----------------|---------------|-------------|---------------|-------------|--|--|
| | | ssessment Commentary | | | | | | | | | | |
| | - | s above, improved provision and access to active travel routes and provision which through well designed and safe | | | | | | | | | | |
| | developme | evelopments will provide an enhanced positive impact on community wellbeing and human health together with | | | | | | | | | | |
| | potential o | verall positi | ve impacts | on the area | s localised a | air quality w | ith an increa | ased emphas | sis on the re | eduction of | | |
| | greenhouse | e gas emissio | ons and enha | nced protec | tion of the h | nigh quality e | environment. | | | | | |

Policy Assessment Table 5

5. Green Infrastructure and Green Network

The green network in East Dunbartonshire forms an integrated and multi-functional network, made up of connected areas and stepping stones of green infrastructure. It includes the key water environment features the Allander Water, Milngavie Reservoirs, Bardowie Loch, River Kelvin, Glazert Water, Forth & Clyde Canal, and lowland raised bogs. It also incorporates core paths, open spaces, community growing spaces and allotments, high quality soils, areas designated for their national or local natural heritage value, a range of habitat networks of biodiversity interest and areas to be protected for managing flood risk and surface water run-off.

Development will protect, enhance and manage the existing green network as an integral part of placemaking, both existing assets and new opportunities. This will be integral to the design and layout of the development, be influenced by its local context, particularly the natural environment and/or strengthen the wider green network. Advance landscaping or temporary greening of development sites will be encouraged as part of the green network. Development will also deliver any green network opportunity related to the site individually or cumulatively, particularly any identified as a key requirement for an allocated land use proposal, in Supplementary Guidance 11, a planning brief and/or a masterplan. New allotments and other community growing spaces will be provided as part of the green network. Development will provide opportunities for woodland planting and management, in line with Supplementary Guidance x the Forestry and Woodland Strategy. There is a presumption against development which removes woodland, unless there are significant and clearly defined public benefits.

Supplementary Guidance 5: *Green Network* will define the existing green network, including cores/ hubs, corridors and links, stepping stones and disconnected green space. It will identify the role of planning in delivering green networks, principles for planning green networks and opportunity areas for improvement. It will set out the benefits of the green network including enterprise development, such as attractive locations for business; health improvement, such as locations in which to exercise or relax; stronger communities, such as temporary uses for vacant and derelict land; biodiversity and the environment, such as providing habitat networks and restoring fragmented habitats; and climate change, such as capture of carbon dioxide gas, resilience and dealing with surface water and flooding. Further Supplementary Guidance of particular relevance to guiding development in the green network includes XX planning obligations, XX potential tourism related development; XX enhancing and managing the water environment and XX landscape character or nature conservation.

| | SEA Objectives | | | | | | | | | | |
|----|----------------|----|---|----|---|---|----|----|----|--|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | |
| ++ | + | ++ | + | ++ | + | + | ++ | ++ | + | | |

Policy 5 Green Infrastructure and Green Network

Assessment Commentary

The policy clearly identifies the value and nature of the green network elements as a whole. Significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding community wellbeing and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on human health, biodiversity network and landscape character and local distinctiveness of the areas settlements. Through woodland planting and peatland management positive impacts are also anticipated regarding climate change mitigation which are further enhanced by the potential natural flood alleviation. Protection of local gardens and designed landscapes and the material assets of agriculture also further enhance the positive nature of this policy. The policy also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the

| development. |
|--|
| |
| This policy also provides multiple benefits in relation to woodland provision, habitat and management, in particular the |
| material asset of timber/ biomass fuel, climate change mitigation by capturing carbon, protection of local (as well as |
| national) biodiversity and historic environment interest. It also provides opportunities for recreation which benefits |
| human health and can reflect the strategic approach to water quality and flood risk management. |

Proposed Alteration and Re-assessment (if applicable):

Clarification is required through the policy in order to indicate the functions and differentiate between the green infrastructure and green network. The policy requires sub-division in order to illustrate the various elements of the policy and clearly highlight what the policy is trying to achieve and the future needs and requirements. The Policy was rewritten to reflect these comments along with responses from the Consultation Authorities and Local Members.

Revised Policy

Green Infrastructure includes the green and blue (water environment) features of the natural and built environments that can provide benefits without being connected. In East Dunbartonshire it includes open spaces, woodlands, trees, allotments/ community growing spaces, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features in the area include rivers, lochs, wetlands, the Forth & Clyde Canal, other water courses, ponds, porous paving and sustainable urban drainage systems. Development in East Dunbartonshire will include green infrastructure to improve sustainability, contribute to good placemaking and encourage healthy outdoor recreation.

The green network in East Dunbartonshire is made up of connected areas of green infrastructure and open space that together forms an integrated and multi-functional network. Development will protect and enhance its hubs, corridors/ links and stepping stones. Key hubs include the hills, woodlands, grasslands, reservoirs, lochs, wetlands and lowland raised bogs. Key corridors or links include core paths, a range of wildlife habitat networks, rivers and burns, Forth & Clyde Canal, floodplains and areas required to manage flood risk and surface water run-off. Stepping Stones include areas designated for their national or local nature conservation interest and other green infrastructure.

Opportunities for Protection and Enhancement

Development will protect, enhance and manage the existing green infrastructure and network as an integral part of placemaking, both existing assets and new opportunities. This will be integral to the design and layout of the development, be influenced by its local context, particularly the natural environment and/or strengthen the wider green network. Advance landscaping or temporary greening of development sites will be encouraged as part of green infrastructure. Where a key requirement of a development site, as set out in the Communities Section, is a green network opportunity it will be delivered on site or by a planning obligation. Detailed opportunities, either required individually by the site or due to its part in a cumulative impact, will be set out in Supplementary Guidance on the *Green Infrastructure and Green Network*.

Woodland

The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. 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. It sets out criteria for determining the acceptability of woodland removal.

Proposals for woodland planting, restocking and management will be encouraged to provide multiple benefits and be informed by the Glasgow & Clyde Valley Forestry and Woodland Strategy. The siting and design of woodland should consider the natural and historic environment and green network opportunities.

Supplementary Guidance

Supplementary Guidance: Design and Placemaking sets out the six qualities of successful places, which green infrastructure and the green network contribute to. Proposals should also consider any requirements identified in Supplementary Guidance: Planning Obligations for green network opportunities, including those identified in the communities sections and/or green network strategy.

Supplementary Guidance on *Green Infrastructure and Green Network* will identify further information on the functions of green infrastructure; set out considerations and standards for delivery at site level; provide guidance on how to incorporate green infrastructure into new development; define and map the existing and aspirational green network in East Dunbartonshire, including cores/ hubs, corridors, links and stepping stones; identify the role of planning in delivering and principles for planning green networks; identify green network opportunities and an action plan for delivery of these; set out how to do a site appraisal of existing and potential green infrastructure and green network, as part of a development proposal. Important Wildlife Corridors will be reviewed and replaced as part of the production of the Green Network Strategy. Those corridors considered of high ecological value will be surveyed and designated as Local Nature Conservation Sites where appropriate.

| Revised Assessment Policy 5 Green Infrastructure | ++ | + | ++ | + | ++ | + | + | ++ | ++ | + | |
|--|--|---|----|---|----|---|---|----|----|---|--|
| and Green Network | Assessment Commentary The assessment of the revised policy reflects the original policy wording, however, the policy now has more clarity and highlights the benefits of green infrastructure and the wider green network. | | | | | | | | | | |

Policy Assessment Table 6

6. Creating Inclusive and Sustainable Communities

East Dunbartonshire is an attractive place in which to live with housing being 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 all residents of the area have access to high quality housing that is suitable for their needs, promotes social inclusion and improves health.

Meeting Overall Need

The Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities and that meet recognised local housing need; particularly the development of sites included in this plan, see Communities Sections for individual sites proposed. In addition, proposals for housing on infill sites that have not been included within this list but are located sustainably within the established urban area will generally be supported by the Council.

Diverse Communities

In order to promote diverse and inclusive communities, and to meet the housing needs of the wider community, the Council will expect all developments to provide a range of housing types and sizes (regardless of tenure); the mix of which should be demonstrated and justified clearly within application submissions. Applications will also be expected to demonstrate how the concept of 'lifetime homes' and future adaptability have influenced the design of proposed new homes.

Density

All new housing developments are expected to be of a suitably high density, except where this would be at significant odds with the predominant character of the surrounding area. Applicants should refer to Supplementary Guidance 1: *Design & Placemaking* for details of the design standards expected by the Council.

Specialist Housing

To support the independent living and care of older persons and those with a disability the Council will support proposals for sheltered housing, care homes and other forms of assisted living. The Council will particularly support such developments where they are proposed to integrate with other forms of new housing, and/ or where they will integrate well with existing communities.

Affordable Housing

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):

- On sites of 10 units or more at least 25% of the total number of units will be provided as affordable housing on-site
- On housing sites totalling 2 to 9 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 planning obligation. 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 families proposals for ancillary residential accommodation, such as granny flats and annexes, will be supported where these do not have an adverse impact upon the residential amenity of the surroundings; and where they are intended only for use alongside the main dwelling house.

Supplementary Planning Guidance on Planning Obligations and individual Development Briefs provide further clarification and detail on this policy.

| | SEA Objectives | | | | | | | | | | |
|------------------------------------|---|--|--|--|--|---|--|---|---|--|--|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Policy 6 Creating Inclusive and | +/- | 0 | 0 | + | 0/- | 0 | + | + | 0 | + | |
| Sustainable Communities | This policy inclusive co effects on addition of be minimis community local comm | mmunities. the SEA cri limited gree ed in order wellbeing unities whi | ne provision Through th teria. The enfield relea to meet the through the le also posit | is policy then development se within sus housing new creation an ively impact | re are a num t strategy clo tainable loca ed for the ar d access to ing on soil q | ber of sectic early prioriti ations and w rea. This ap additional re uality by dir | conshire thro ons which hav ises brownfic here the pote proach could esidential ac recting devel- tentially con | ve anticipate eld land for ential enviro d result in po commodatic opment on l | ed positive an developmen nmental impositive effect on which wo brownfield la | nd negative nt with the bacts would is regarding buld benefit and, vacant | |

| the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness. |
|--|
| The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which reduces the level of potential greenhouse gas outputs from private transport. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels. |
| Proposed policy alterations: |
| - The policy should state that the balance must be achieved meeting the housing needs of the area while protecting the areas environmental quality. |
| - The Diverse Communities and Density section be combined and direct applicants towards SG 1 regarding design and |
| placemaking in order to ensure that development proposals are in line with sustainable located and appropriately |
| designed to avoid, reduce or mitigate any identified environmental impacts at an early stage in the development process. |
| |

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect these SEA assessment recommendations (highlighted below) along with responses from the Consultation Authorities.

Revised Policy

East Dunbartonshire is an attractive place in which to live with housing being 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 all 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 to meeting housing need in the area must be realistic, balance meeting need with protecting environmental quality, avoid unsustainable growth and consider the impact of the strategy upon the development of the wider city region in line with Policy 3. Supporting Regeneration and Protection of the Greenbelt.

Meeting Overall Need

Table X below sets out the Indicative Housing Requirement set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012. This is a very significant requirement and Evidence Report 1: Housing considers this in detail and the variations included in the SDP and therefore justifies a variation from this Indicative Requirement. Table X therefore sets out the Council's Final Housing Supply Target as a revised Requirement for housing land in East Dunbartonshire. In summary, this variation is justified by:

- The range of actions being carried out through the Local Housing Strategy to meet housing need without building new houses.
- The approach to backlog need in the Housing Need and Demand Assessment (HNDA), as updated by the emerging HNDA2.
- Availability of public subsidy to fund affordable housing.

Table X also sets out the Total Land Allocated in this Plan in the Communities Sections which comprises the established Housing Land Supply and New Allocations in the Proposed Plan. These figures and therefore the generosity provided by this Plan, reflect the following implications of meeting the Final Housing Supply Target in full:

- The SDP requirement to maintain a compact city region, the Scottish Planning Policy requirement to regenerate brownfield land and the need to prevent drawing development away from brownfield sites both within the area and in neighbouring authorities.
- Developing sites that are 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.

Full detail is provided in Evidence Report 1: Housing. The Evidence Report also sets out in detail the justification for the provision of 6.8% generosity private housing. In summary:

- The strong East Dunbartonshire housing market and detailed site assessment work suggests that all allocated sites are capable of coming forward within a 5 year period,
- The wider factors impacting on the development industry.
- Likely windfall development.
- Emerging evidence from HNDA2.

| | SDP 2012 Indicative Housing Requirements for East Dunbartonshire based on HNDA | Final Housing Supply Target (A) | Completions (B) | Established Housing Land Supply (C) | New Housing Allocations required in Proposed Plan (A – (B+C)) | Total New Allocations in Proposed Plan | Percentage Generosity | Total Land allocated in the Proposed Plan |
|------------|---|---------------------------------------|--------------------|--|---|--|--------------------------|--|
| Private | 3,100 | 3,100 | 819 | 1,971 | 310 | 520 | +6.8% | 2,491 |
| Affordable | 7,600 | 1,774 | 534 | 406 | 834 | 342 | -28% | 748 |
| All-Tenure | 10,700 | 4,874 | 1,353 | 2,377 | 1,144 | 862 | -14% | 3,239 |

Development Opportunities

In order to deliver the number of homes in the table above, the Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities and that meet recognised local housing need, particularly the development of sites included in this plan; see Communities

Sections for a list of the individual sites proposed. Proposals for housing on infill sites that have not been included within the plan but are located sustainably within the established urban area will generally be supported by the Council.

Diverse Communities

In order to promote diverse and inclusive communities, and to meet the housing needs of the wider community, the Council will expect all developments to provide a range of housing types and sizes, which in many cases will result in high density development, the mix of which should be demonstrated and justified clearly within application submissions. Applications will also be expected to demonstrate how the concept of 'lifetime homes' and future adaptability have influenced the design of proposed new homes. Applicants should refer to Supplementary Guidance: *Design & Placemaking* for details of the design standards expected by the Council.

Specialist Housing

To support the independent living and care of older persons and those with a disability the Council will support proposals for sheltered housing, care homes and other forms of assisted living. The Council will particularly support such developments where they are proposed to integrate with other forms of new housing, and / or where they will integrate well with existing communities.

Sites for Gypsies/Travellers

Land will be safeguarded at Redhills Travelling Persons Site, Primrose Way Lennoxtown subject to the outcome of a review on demand.

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):

- A. On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site.
- B. On housing sites totalling 2 to 9 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 planning obligation. Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council. Affordable housing is defined as 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.

Ancillary Accommodation

To support the changing needs of families' 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. Where this is demonstrably not possible detached annexes will only be supported where they are designed to function interdependently with the main dwellinghouse and as such the annex would be incapable of being sold separately from the parent property.

Housing for Agricultural Workers

The construction of new residential dwellings within the greenbelt will only be permitted as an excepted category of development (see policy 3) where this is for a full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on the site, provided that there is no building nearby which could be converted; and that a robust business case is presented to support the application.

Proposals should also consider any requirements identified in **Supplementary Guidance**: *Planning Obligations*. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| Revised Assessment Policy 6 Creating Inclusive and | +/- | 0 | 0 | + | 0 | 0 | + | + | 0 | + | |
|--|---|---|--|--|--|--|--|--|---|--|--|
| Sustainable | Assessmen The revise | | • | original asso | essment wit | th the follo | wing enhan | cements th | nrough SFA | | |
| Communities | | The revised assessment would reflect the original assessment with the following enhancements through SEA ecommendations and key agency responses. | | | | | | | | | |
| | protection Diverse and developme mitigation character. - Provision wellbeing b require a re environme | of environr d Density of nts which a of any iden for housin by providing obust busing ntal implicat | nental qualit Communitie re appropria tified enviro g for agricu g employme ess case for t tions are like | ty and referes section within the sommental effection altural worked ant opportune the Council to a to be mini | ence to SG Il further en ne local con ects through ers element ities within to approve r mal in terms | between he 1 regarding hance the in text. This w h proposed of the revi the agricultu esidential de s of the scale | design and nportance of vill contribut developmen sed policy v ural sector. evelopments of developm | placemaking f sustainably te to the avo its particular would furthe This addition within green nent and the | g within the designing a oidance, rec ly regarding er improve on to the po nfield locatio ir impact on | e combined and locating duction and g landscape community olicy would ons and the the natural | |
| | | | • | • • | | Further po ite working a | • | | • | | |

Policy Assessment Table 7

7. Community Facilities and Open Space

Community, leisure and sport 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, indoor/ outdoor sports facilities, cultural assets, religious buildings and open spaces. The Community Strategies sections 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 community facilities and services.

Provision in New Developments

All new development 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 Communities sections.

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

- A. As a first preference be provided on site in a prominent location.
- B. Be multi-functional, fit for purpose and support healthy outdoor recreation.
- C. 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.
- D. 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 Supplementary Guidance, see below.

Integrated Provision

All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, the green network, protecting and enhancing nature conservation and the water environment. Additionally, new development 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.

Facilities in the Countryside

Development in the Greenbelt that is for outdoor recreation, and where the proposal would be compatible in scale and character with the landscape of the Greenbelt, will be supported as an excepted category of development. Where there are existing institutional uses within the Greenbelt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the Greenbelt.

Protection of Existing Facilities

Proposals that would result in the loss or reduction of existing community facilities and/or useable open space, directly or indirectly, will be resisted except

in the following circumstances, where:

- E. suitable replacement and/ or enhanced facilities are provided, or
- F. there is significant demonstrable community gain as part of the development being proposed (not applicable to sports facilities), or
- G. the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area.

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

Supplementary Guidance

Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations*. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions. Supplementary Guidance will also set out the circumstances where a planning obligation will be required to secure the delivery of open space and/ or community facilities within new developments.

| Supplementary Guidance on Green Infrastructure and Green Network provides information on how open spaces can cont | tribute to surface water |
|---|--------------------------|
| management | |

| | | SEA Objectives | | | | | | | | | |
|----------------------------------|----|----------------|----|---|----|---|---|---|---|----|--|
| Policy 7 Community Facilities | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| and Open Space | ++ | 0 | ++ | 0 | ++ | 0 | + | + | + | + | |

| | Assessment Commentary |
|---------------------------------|---|
| | The implementation of this policy will provide a significant benefit to community health and wellbeing through the |
| | provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The policy includes a commitment for all community facilities and open spaces to contribute to placemaking principles and protect |
| | and enhance the nature conservation and the water environment. This will have a significant positive impact on |
| | biodiversity value and provide a significant contribution to the link with the wider green network which will enhance the |
| | connectivity of the areas open spaces from a species and habit network perspective. |
| | The policy also has the potential to enhance landscape character and local distinctiveness through enhancements being |
| | proposed within new developments and the potential re-use of brownfield sites within greenfield locations. In addition |
| | to this, the policy ensures that new community facility developments will protect, enhance and manage integrated path |
| | networks, which will contribute towards active travel opportunities reducing the need to travel using unsustainable |
| | methods and also provide sustainable and easy access to the wider countryside. |
| Proposed Alteration and Re-asse | ssment (if applicable): |

Proposed Alteration and Re-assessment (if applicable Not applicable.

Policy Assessment Table 8

8. Protecting and Enhancing Landscape Character and Nature Conservation

Designated Sites

Development will not have a significant adverse effect on the objectives of designation and overall integrity of SSSI, Local Nature Reserves, Local Nature Conservation Sites and/or Local Landscape Areas, particularly the Campsie Fells and Kilpatrick Hills, and will conserve and enhance these.

Protected Species

Development will not have a significant adverse impact on protected species and their habitats.

Landscape Character and Nature Conservation

Habitat networks are important because of their integral biodiversity function and because they provide for the distribution of flora and movement of fauna. They include a wide range of habitats including grassland, watercourses, wetland, peatland, hedgerows and/or woodlands. They also contribute to the landscape character of the countryside. Development will contribute positively to biodiversity conservation through siting and design and minimise any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of developments locally. It will integrate biodiversity and landscaping associated with it. Development will protect, enhance and manage:

a) landscape character and where there is likely to be an adverse impact on this a landscape and visual assessment will be required;

- b) significant trees and ancient semi natural woodlands, including those covered by Tree Preservation Orders.;
- c) local priority species and habitats;
- d) existing habitat networks, avoiding habitat fragmentation and creating new habitat links in or adjacent to the development site; and
- e) Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required, to identify potential impacts and any ways of minimising or if this is not possible mitigating these.

Supplementary Guidance X will provide further detail on the existing natural environment in the area and how development can protect and enhance it. It will identify other related documents, strategies and action plans which provide further information on the natural environment, including the Dunbartonshire Local Biodiversity Action Plan and Green Network. It will set out the objectives of designation and overall importance and qualities of each of the natural heritage designated sites &information on local priority and/or protected species and habitats. It will provide information on habitat networks, including Integrated Habitat Network data. It will set out the procedure for an ecological appraisal and/ or landscape and visual assessment. Environmental impact assessment is a statutory requirement and the guidance will provide information on when it will be required. It will also provide information to ensure that significant trees on construction sites are protected to British Standard. Supplementary Guidance x Woodland will provide information on how the management of woodlands can protect or enhance landscape character and nature conservation. Supplementary Guidance x: provides guidance for development on the enhancement of water quality, which includes enhancement and management of related habitats.

| | SEA Objectives | | | | | | | | | | | |
|---|----------------|----|---|----|---|---|---|---|----|--|--|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | |
| + | 0 | ++ | 0 | ++ | + | 0 | 0 | + | + | | | |

Policy 8 Protecting and Enhancing Landscape Character & Nature Conservation

Assessment Commentary

The policy is generally positive in nature across the scope of SEA criteria with major positives identified regarding the protection, enhancement, creation and restoration of biodiversity and habitat connectivity. Supplementary guidance can follow to support this policy by defining this based on integrated habitat network information. Integrated habitat networks are anticipated to protect areas which can have a secondary function of contributing to natural flood attenuation and therefore material assets through existing building and infrastructure.

The policy is also anticipated to have a major positive impact regarding landscape. The policy recognises that there is a variety of landscape characters of value throughout East Dunbartonshire and encourages there protection, enhancement and management. The policy also indicates that where adverse effects on landscape are anticipated as a result of development then a landscape and visual assessment will be required to remove, reduce or mitigate any

| | impacts identified. |
|-----------------------------------|---|
| | Positive impacts are anticipated in relation to human health and community wellbeing through the outdoor recreation access and opportunities promoted through Local Landscape Areas and Local Nature Conservation Sites which are all provided protection through this policy area. |
| | Propose further division and sub-headings for the policy. In order to include multiple subjects within the one policy, more clarity will be required for practitioners in relation to the policies usability and the correct weight and focus given to each of the subjects being incorporated. |
| | In order to be fully inclusive from a natural environment perspective, the policy should make reference to the importance, functions and protection of soils within East Dunbartonshire. In addition to this, a note regarding invasive non-native species would be an important addition within this policy as it is not referenced within any other policy area. Important landscape character within existing designated should be incorporated for their protection and |
| Duran and Alternation and Dataset | enhancement. |

Proposed Alteration and Re-assessment (if applicable):

Clarification is required through the policy in order to indicate the functions and differentiate between various topic areas. The policy requires sub-division in order to illustrate the various elements of the policy and clearly highlight what the policy is trying to achieve and level of protection for the various natural environment elements.

The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.

Revised Policy

Development in East Dunbartonshire will conserve the landscape character of its hills, valleys and farmlands. In particular it will protect the special qualities of its Local Landscape Areas. These include the Campsie Fells and Kilpatrick Hills, distinctive and accessible upland areas which are part of larger ranges that extend into adjacent local authority areas. It also incorporates the Glazert Water valley Local Landscape Area, which also forms part of the wider setting of the Campsie Fells, and Bardowie/ Baldernock and Badenheath Local Landscape Areas which are intimate farmland landscapes interspersed with lochs, rivers and/or burns.

The sites of national nature conservation importance in East Dunbartonshire will be protected. These are designated for their woodland, geodiversity, heath, wetland, grassland and species features. The wide range of other natural habitats and species in the area will be conserved and enhanced including watercourses and lochs, lowland raised bogs, wetland, grassland, hedgerows, ancient semi natural woodland and geodiversity sites. Habitat networks will be conserved and enhanced because of the value of their own nature conservation value and contribution to the distribution of flora and

movement of fauna and the resilience of habitats and species to climate change.

Therefore development will consider potential impacts on the range of natural heritage interest including landscape character, Protected Species, Sites of Special Scientific Interest, local nature conservation designations, wider biodiversity, specified soils and non-native species. The policy for each of these is set out below.

Protection and Enhancement of Landscape Character

Development in East Dunbartonshire will conserve, enhance and manage the landscape character of East Dunbartonshire including the landscape character types of: rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. Where there is likely to be an adverse impact on landscape character a landscape and visual assessment will be required.

Protected Species

Development proposals 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.

Sites of Special Scientific Interest

Development will not have a significant adverse effect on the objectives of designation and overall integrity of SSSI. 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.

Local Nature Reserves and Local Nature Conservation Sites

Development will conserve and enhance Local Nature Reserves and Local Nature Conservation Sites, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities.

General Nature Conservation

Development will contribute positively to biodiversity conservation through siting and design and minimise any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of developments locally. It will integrate biodiversity and landscaping associated with it. Development will protect from adverse impacts, enhance and manage:

- A. Local priority species and habitats;
- B. Existing habitat networks, restoring degraded habitats, avoiding further fragmentation or isolation of habitats and creating new habitat links in or adjacent to the development site;

- C. Ancient semi natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders;
- D. Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. This will identify potential impacts and any ways of minimising or if this is not possible mitigating these.

Protection of Soils

Development will protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Peat and other carbon rich soils should not be drained or disturbed by development. Soil quality will be conserved on development sites and soil will be reused on site and protected or stored during construction.

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 should take account of legislative provisions relating to non-native species.

Supplementary Guidance: *Design and Placemaking* will recognise the importance of the natural environment to the qualities of place and Supplementary Guidance on Green Infrastructure/ Green Network will recognise which elements of the natural environment form part of the green network. Important Wildlife Corridor will be reviewed and replaced as part of the production of the Green network Strategy. Those corridors considered of high ecological value will be surveyed and designated as Local Nature Conservation Sites where appropriate. Proposals should also consider any requirements identified in Supplementary Guidance: *Planning Obligations* towards the conservation and management of nature conservation, green infrastructure and/or green network.

| Revised Assessment Policy 8 Protecting and | ++ | 0 | ++ | + | ++ | + | 0 | + | + | + |
|---|--|---|----|---|----|---|---|--------------------------|---|---|
| Enhancing Landscape Character & Nature Conservation | Assessment Commentary Policy revised taking cognisance of SEA assessment commentary and consultation authority responses. Through the alterations and additions to the policy wording and division of topics it has a similar assessment to the original with a number of enhancements, including: | | | | | | | | | |
| | - The inclusion of the soils protection element of the policy will have an additional positive impact through t protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. The addition to the policy will also contribute towards the reduction in greenhouse gas emissions through the protection carbon rich soils. This approach will also contribute to flood alleviation as soils act as natural SUDS and this element | | | | | | | ategy. This rotection of | | |

| through the protection of peatland could also potentially contribute to the enhancement of ecological status of water bodies. - The alterations to the policy ensure that a variety of recognised landscape characters in the countryside outwith as well as within designated areas are worth protecting and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes. - By integrating a policy element which provides invasive non-native species with a higher level of importance within the policy framework, it will contribute to the protection of development sites through the compliance with invasive non- native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation the East Dunbartonshire's biodiversity value and contribute to the protection of the areas ecological status of water bodies. This will also positively impact on human health through the removal or extraction of invasive non-native species from development areas that could potentially cause harm. |
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| |

Policy Assessment Table 9

9. Enhancing and Managing the Water Environment

Water Quality and Drainage

Development will improve the quality and ecological status of the water environment, including in river and river bank works. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems. Proposals will be encouraged where they involve river morphology improvements such as deculverting, maintaining natural, open watercourses and reinstatement of riverine habitats.

Flood Risk

Developers will assess flood risk from all sources on the proposed development site in line with the flood risk framework. 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. A useful starting point in identifying potential flood risk is SEPA's indicative flood maps, for watercourses with catchments of greater than three kilometres. Development will take account of the findings of the Clyde and Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Local Flood Risk Management Plan, when these are approved.

Development will:

a) take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted effects of climate change.

b) avoid flood risk by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and Medium to High risk areas. 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, and effect on the flood water storage capacity. Safe egress and ingress is required from the development during times of flood;

c) 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; and

d) avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

Development, where a risk of flooding is known or suspected, will be assessed against the flood risk framework, see figure 1. This sets out guidance for three categories of flood risk and surface water flooding.

Figure 1 Flood Risk Framework

a)Little or No Risk

This is when the annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)

• No constraints due to coastal or watercourse flooding.

b)Low to Medium Risk

When the annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 – 1:200)

• Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.

• Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

c)Medium to High Risk

When the annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years) May be suitable for:

- residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan;
- essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow;

- some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and
- job-related accommodation, e.g. for caretakers or operational staff.

Generally not suitable for:

- civil infrastructure and the most vulnerable uses;
- additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
- new caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

d)Surface Water

Development will ensure:

- Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).
- Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.

Supplementary Guidance x will identify sources of information on flood risk including: the flood risk maps produced by SEPA which identify areas of high, medium and low risk for flooding, other technical studies and local knowledge. It will refer to any existing or proposed strategies, plans and information that should be taken into account when identifying and assessing flood risk, including the flood maps produced by SEPA. It will set out the objectives of the Scotland River Basin Management Plan, current ecological status of different parts of the water environment and how development can improve this. It will identify the process & requirements for early pre-application discussion for significant developments, flood risk appraisal/ assessment and information that developers will be expected to produce. Future Supplementary Guidance will set out how Development will take account of the findings of the Clyde and Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Local Flood Risk Management Plan, when these are approved.

| | | SEA Objectives | | | | | | | | | | | |
|--|--|---|-------------|-------------|------------|---|------------|-------------|------------|------------|--|--|--|
| | 1 | 1 2 3 4 5 6 7 8 9 10 | | | | | | | | | | | |
| | + | + | + | + | + | ++ | 0 | 0 | ++ | + | | | |
| Policy 9 Enhancing and Managing the Water Environment | The positiv protection climate cha anticipated To prevent developme | assessment Commentary the positive effects of this policy are wide ranging and span across 8 of the 10 SEA criteria with particular relevance the otection of human health, material assets in the form of existing buildings and infrastructure and the adaptation to mate change and an overall reduction in flood risk for East Dunbartonshire. Additional minor positive effects are atticipated through the protection of cultural heritage assets from flood damage and soils from run-off. | | | | | | | | | | | |
| | environme A strategic | The water itself is a resource and asset to be protected through this policy together with the enhancement of the water environment landscape features. A strategic flood risk assessment will be required to inform and provide additional evidence for this policy and is due to be completed in 2015 by SEPA and Local Authority partners. | | | | | | | | | | | |
| Proposed Alteration and Re-asses | provide a reduction i | significant on potential f | ontribution | to both the | protection | velopment si and enhanc shire. This e | ement of w | ater bodies | and the av | oidance or | | | |

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.

Revised Policy

The Council is responsible, under the Water Framework Directive and Scotland River Basin Management Plan, to contribute towards the improvement of all water bodies to good ecological status or potential. It also has a responsibility to ensure that there is no deterioration in quality, in particular through the development process. The Directive seeks to improve water quality in terms of chemical, morphological and ecological quality. East Dunbartonshire's water environment includes watercourses, water bodies and groundwater, especially the central part of the River Kelvin catchment and its tributaries.

The sustainable location and design of development will help avoid and reduce flood risk. 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. Development will take account of the findings of the Clyde and Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Local Flood Risk Management Plan, when these are approved. The Council has a duty to contribute to the reduction of flood risk overall.

Water Quality and Drainage

Development will improve the quality and ecological status of the water environment, including in river and river bank works. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems (SuDS). Proposals will be encouraged where they involve river morphology improvements such as de-culverting, maintaining natural, open watercourses and the reinstatement of riverine habitats.

Flood Risk

A development proposal will be assessed to ensure that it is in line with the flood risk framework (figure 1), 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.

Development will:

- A. 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), or canal breach or failure; taking account of the predicted effects of climate change;
- B. 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, and effect on the flood water storage capacity. Safe egress and ingress is required from the development during times of flood;
- C. 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; and
- D. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

Supplementary Guidance *Planning Obligations* - Proposals should also consider any requirements identified in for the management of flood risk, on and off site, provision and management of SuDS and provision of water and sewerage infrastructure.

Flood Risk Framework

A - Little or No Risk

This is when the annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)

• No constraints due to coastal or watercourse flooding.

B - Low to Medium Risk

When the annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 – 1:200)

- Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.
- Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

C - Medium to High Risk

When the annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)

May be suitable for:

- Residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan;
- Essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow;
- Some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and
- Job-related accommodation, e.g. for caretakers or operational staff.

Generally not suitable for:

- Civil infrastructure and the most vulnerable uses;
- Additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
- New caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

D - Surface Water

Development will ensure:

- Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).
- Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.

| Revised Assessment Policy 9 Enhancing and | + | + | + | + | + | ++ | 0 | 0 | ++ | + |
|---|------------|--|---------------|--------------|---------------|----------------------------------|--------------|--------------|---------------|--------------|
| Managing the Water | | nt Comment sed taking co | | SEA assessm | ent commer | ntary and cor | sultation au | thority resp | onses. | |
| Environment | Through th | hrough the alterations and additions to the policy wording it has a similar assessment to the original with a number of | | | | | | | | |
| | | key additional benefits for the protection and enhancement of water quality by developments including run off of debris nto water bodies from construction sites, polluted surface water and sewage outflows. This also includes changes to | | | | | | | | |
| | the morph | ology of wat | ercourses, si | uch as works | on riverban | ks, as part of al flood allev | developme | nts. Natural | flood allevia | ition can be |
| | effect and | enhance bio | odiversity ar | id landscape | e features of | the water e o drainage a | environment | . The inclus | sion of SuDS | • • |

Policy Assessment Table 10

10. Valuing the Historic Environment

The Council will strongly support development that conserves and enhances the character and appearance of East Dunbartonshire's historic environment and its setting, as it makes a significant contribution to the sense of place in the area.

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site

There will be a presumption against development:

- a. which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.
- b. within the World Heritage Site buffer zones which would have an adverse impact on the site & setting unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact.

Listed Buildings and Setting

Development affecting a Listed Building and/ or its setting shall be appropriate to its character and appearance. There is a presumption against demolition or other works that adversely affect the special interest of a Listed Building or its setting. Listed buildings should only be demolished if the building is incapable of repair, repair is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. An energy efficiency, low carbon and/or renewable energy proposal in a listed building will be supported where it is sensitively designed to be compatible with the character and appearance of the building.

Conservation Areas and Townscape Protection Areas

These areas range from the centre of Kirkintilloch to the Victorian and Edwardian suburban areas at Bearsden, Milngavie, Bishopbriggs and Lenzie, small countryside settlements at Clachan of Campsie, Baldernock and Cadder, and the extensive and distinctive Milngavie Reservoirs.

Development within a Conservation Area or Townscape Protection Area or affecting its setting shall preserve or enhance its character. Proposals to demolish an unlisted building in the Conservation Area will be refused 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 shall be preserved. A low carbon and/or renewable energy proposal in these areas will be supported where it is sensitively designed to be compatible with its character and appearance.

Archaeology and Scheduled Monuments

In particular the Forth & Clyde Canal Scheduled Monument is a distinctive large scale asset to be conserved.

Development should preserve Scheduled Monuments and archaeological resources in situ. Where this is not possible archaeological investigation should take place in advance of development. This investigation can include excavation, recording, analysis and archiving.

Historic Gardens and Designed Landscapes

East Dunbartonshire contains several Gardens and Designed Landscapes of local interest, in particular Milngavie Reservoirs and sites which contribute to the wider green network such as Killermont House, Bearsden; Cadder House, Bishopbriggs; Peel Park, Kirkintilloch; Glorat House, Milton of Campsie; Campsie Glen, Bardowie Castle and Bar Hill, Twechar. Development shall protect, preserve and enhance any Historic Gardens and Designed Landscapes. It should not impact adversely on its character, important views to from and within it or its setting.

Existing Building of Architectural Merit in the Green Belt

Rehabilitation and conversion of an existing building in the green belt for residential use will be permitted if it is of architectural merit, makes a positive visual contribution, is sound, wind and watertight.

Supplementary Guidance x for development in the historic environment will set out detailed design guidance for new development which affects it. It will cover the design, materials, scale and siting of development, the character, qualities and appearance of specific areas, references to further information and procedures for development affecting the historic environment. It will provide information on the design of an energy efficiency, low carbon and/or renewable energy proposal in a listed building or Conservation/ Townscape Protection Area, sensitively designed to be compatible with its character and appearance. Supplementary Guidance on Design and Placemaking recognised the importance of the historic environment to the qualities of place, in particular local distinctiveness, easy to move around and adaptable.

| | SEA Objectives | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|---|---|----|--|--|--|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | |
| Policy 10 Valuing the Historic | + ++ + 0 ++ ? 0 0 0 0 + | | | | | | | | | | | | |
| Environment | Assessment Commentary Significant positive effects are expected through this policy on cultural heritage and landscape character through the continued protection and conservation of the Antonine Wall World Heritage Site (WHS) and the designated buffer zone from development. The WHS spans five local authority areas and is provided with additional protection through consistent guidance through the Antonine Wall World Heritage Site Management Plan and Supplementary Planning Guidance. Proposed policy alteration: | | | | | | | | | | | | |

Supplementary Guidance x Planning Obligations will provide guidance on how to ensure that any enabling development conserves the historic environment.

- Antonine Wall - Retention of the original point referring to a potential conflict with other Local Development Plan policies will ensure any impacts are taken into consideration and this can be reviewed by the Local Authorities to adopt any alteration at a later date.

The continued protection of listed buildings, conservation areas, townscape protection areas and their setting could result in a significant positive effect through the protection of landscape character and historic environmental assets. This will provide an opportunity for sensitive new development interventions to keep buildings fit for purpose, enable development to support their continued retention which is sensitive to the character and appearance of the area. Uncertain impact on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage and further. The policy contributes to the protection of biodiversity value within conservation areas and townscape protection areas through the protection of trees and landscaping as these assets are an important element to retain the character of the areas. Positive effects are also anticipated regarding material assets in the form of the protection of existing buildings which in turn will reduce construction waste through demolition and reduce the energy required to make new construction materials.

Further significant positive effects through this policy for cultural heritage include the continued protection and enhancement of scheduled monuments and archaeology.

Proposed policy alteration:

- Conservation Areas – Further protection of all Conservation Areas will be provided through the addition of a reference to developments outwith the designated area which could still impact on the visual amenity and character of the designated area. In addition to this, the design of any proposed development should be fully considered and approved in order to ensure any adverse impacts on the character of the Conservation Area are avoided prior to any planning permission in principle is granted.

- Archaeology and Scheduled Monuments should be divided within the policy to further emphasise their importance as different assets of value within the historic environment.

The protection and enhancement of locally important gardens and designed landscapes through this policy will have a significant positive effect for cultural heritage through the conservation of the historic layout, features, trees, and other landscape planting within proposed developments. Key benefits of this policy area will be the contribution to landscape character through sensitive design of new development, positive impacts on biodiversity, habitats and their connectivity and the conservation of trees and woodland habitats. Proposed policy alteration:

| - Gardens and Designed Landscapes – These assets should be described within the policy and their importance as green infrastructure contributing to the wider green network noted. |
|--|
| The inclusion of rehabilitation and conversion of an existing building with architectural merit in the green belt will positively contribute to the conservation of the character of the green belt and wider countryside of the area. |
| Additional proposed policy alteration: - The policy should highlight positive enhancement and the importance of cultural heritage assets while also indicating that alterations to the historic environment should be managed sensitively to avoid or minimise adverse effects on asset or it's setting to ensure their future protection and conservation. |

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA recommendations (highlighted below) along with responses from the Consultation Authorities particularly Historic Scotland.

Revised Policy

East Dunbartonshire has a wide range of historic environment assets including a World Heritage Site, listed buildings, conservation areas, townscape protection areas, Scheduled Monuments, other archaeological resources, Garden and Designed Landscapes. These are set out in the Communities Section 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 ensure 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.

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zones

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

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

- A. mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and
- B. 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 designing and mitigating impacts.

Listed Buildings

Development affecting a listed building should preserve and enhance the building, its setting and any features of special architectural or historic interest. 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 the building: is not of special interest, is incapable of repair, or repair 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.

Conservation Areas and Townscape Protection Areas

The conservation areas include town centres, Victorian and pre-World War 1 suburban areas, small countryside settlements and Victorian reservoirs. Development within a Conservation Area or Townscape Protection Area or outwith it which will impact its appearance, character or setting will preserve or enhance the character and appearance of the Conservation Area, consistent with any relevant Conservation Area Appraisal and management plan. Proposals to demolish an unlisted building in the Conservation Area will be refused 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.

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 permitted.

Other Archaeological Sites

Other 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.

Gardens and Designed Landscapes

East Dunbartonshire contains several Gardens and Designed Landscapes of local interest which include former mansion houses and their grounds, reservoirs, former institutional grounds, a garden suburb, parks, a cemetery and historic woodland. These provide green infrastructure and the majority

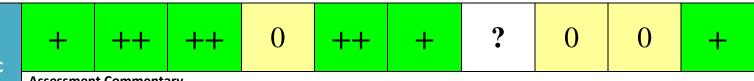
contribute to the wider green network. Development affecting a local Garden and Designed Landscape should protect and enhance it. It should not impact adversely on the garden or designed landscape's character, important views to from and within it or its setting.

Existing Building of Architectural Merit in the Green Belt

Rehabilitation and conversion of an existing building in the green belt for residential use will be permitted if it is of architectural merit, makes a positive visual contribution, is sound, wind and watertight. In addition, where it can be demonstrated to the satisfaction of the planning authority that formerly wind and watertight barn buildings of the original farm steading have been removed or otherwise substantially altered, for example with reference to historic maps and / or similar documentary evidence, then these removed or altered buildings can also be deemed to have re-development potential where this would allow the re-creation of the original countryside layout.

Supplementary Guidance: *Design and Placemaking* will recognise the importance of the historic environment to the qualities of place and Supplementary Guidance on *Green Infrastructure and Green Network* will recognise which elements of the historic environment form part of the green network. Proposals should also consider any requirements identified in Supplementary Guidance: *Planning Obligations* towards the conservation of management of the historic environment, in particular those related to the World Heritage Site, public realm, civic space or green infrastructure/ green network.

Revised Assessment Policy 10 Valuing the Historic Environment



Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses, particularly Historic Scotland.

Through the alterations and additions to the policy wording and division of some topic areas it has resulted in a similar assessment to the original with a number of enhancements. The significant enhancement of the historic environment assets has been further increased through the proposed introduction in relation to any alterations to such assets should be managed sensitively to avoid or minimise adverse effects and ensure future protection and enhancement. The protection of the setting of such assets has also been improved through the highlighted importance of proposed development design and layout to be fully considered to avoid or reduce any adverse impacts on the historic environment.

The positive effects of this policy regarding biodiversity and habitat connectivity has been further enhanced through the additions to the gardens and designed landscaped sub-section which describes the features and highlights the

importance of such green infrastructure features and their contribution to the wider green network.

Policy Assessment Table 11

11. Network of Centres

East Dunbartonshire comprises a network of diverse centres, ranging from strategic and town centres to small neighbourhood centres. Together, these provide people with places to live, work and shop. They also help to create sustainable, mixed communities by providing important focal points for socialising, learning and relaxing.

Town Centres

East Dunbartonshire's four town centres are at the heart of the network and will be the focus for new retail, commercial, cultural, community and employment uses. This is known as the town centre first principle. The Council will support any development that contributes to the vitality and viability of each centre, ensuring that they remain places which are safe and vibrant throughout the day and into the evening.

Commercial Centres

Strathkelvin Retail Park in Bishopbriggs is East Dunbartonshire's only commercial centre and has a specific focus on comparison retailing. Its catchment stretches beyond the local area to areas outwith East Dunbartonshire and as such is an important component of the local economy. Although the retail park is primarily a comparison goods centre, it is supported by a small number of food and drink outlets to reflect its evolving status. The Council will continue to safeguard the retail park for comparison goods retailing, with a presumption against convenience retail development.

Village and Local Centres

The network of centres includes smaller-scale village and local centres which provide a range of essential goods and local services to local communities. The Council recognises that many less mobile and older people depend on these smaller centres for convenience shopping and other essential services and so the LDP will strongly protect their respective role and function.

In the villages of Lennoxtown, Milton of Campsie, Torrance and Twechar, and the local centres such as Lenzie and Auchinairn, the Council will take a similar approach to that of town centres. Any development proposals likely to have a high footfall should be directed to these settlements before out-of-centre locations are considered.

All proposals within this network of centres will be expected to contribute towards a strong sense of place and accord with the placemaking principles set

out in Policy 2 and **Supplementary Guidance**: *Design and Placemaking*. There will be a presumption against proposals outwith the network which are likely to have an adverse impact on the health of any centre within the network. The specific development priorities associated with each centre are set out in the Communities section.

Proposals should also consider any requirements identified in Supplementary Guidance: *Planning Obligations* where there are likely to be any negative effects on town centres. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should contribute towards implementation of the relevant town centre strategy. Requirements should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| | | | | | SEA Ob | jectives | | | | |
|---|--|------------|---|---|--------|----------|---|---|---|-------------------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Policy 11 Network of Centres | + | X | X | X | + | X | + | + | X | 0 |
| | Assessment Commentary The focus of this policy is regarding the accessibility and provision of essential and desired community facilities for a local communities throughout East Dunbartonshire. The policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at local level. These positive effects are mainly due to the community facilities being easily accessible to the local community preventing the need for unsustainable travel to alternative retailing or town, city centre services. | | | | | | | | | e effects in icularly at a |
| Proposed Alteration and Re-asses Not applicable. | ssment (if ap | plicable): | | | | | | | | |

Policy Assessment Table 12

12. Retail and Commercial Development

Retail and commercial developments offer significant employment opportunities and the retail sector in general is a key contributor towards economic recovery and growth. There have been considerable changes within the retail sector in recent years, both nationally and locally, with many retailers significantly adjusting their operational land use requirements. It is important that there is an appropriate policy framework in place to encourage retail development where there is identified capacity and where this would support the network of centres.

The Council will adopt the sequential approach, as shown below, as part of the assessment of retail and commercial proposed developments. Where such proposals are located outwith the network of centres, applicants will be required to demonstrate that each of the following criteria has been met:

- A. All town centre, edge of centre and other commercial centre options have been assessed and discounted as unsuitable or unavailable in accordance with the sequential test approach;
- B. The scale and design of development proposed is appropriate, and it has been shown that the proposal cannot be reasonably altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- C. Promotes sustainable development and accessibility by walking, cycling and public transport;
- D. Has no adverse impact on the natural or built environment;
- E. The proposal will help to meet qualitative or quantitative deficiencies as set out in the Retail Capacity Assessment (2014); and
- F. There will be no significant adverse effect on the vitality and viability of the network of centres.

Sequential Approach

The Council will adopt a sequential town centre first approach when assessing proposals for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities. Proposed locations will be considered in the following order of preference:

- Town centres
- Edge of town centres
- Other commercial centres
- Out-of-centre locations

Strathkelvin Retail Park

Strathkelvin Retail Park is East Dunbartonshire's only commercial centre and an important part of the network of centres. The Council will only consider comparison retail development proposals at this location and applicants must demonstrate that there will be no adverse impact on either Bishopbriggs town centre or Kirkintilloch town centre.

Retail Impact Assessments

Where a retail or commercial 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. The planning authority will advise whether a retail impact analysis is necessary for smaller retail and commercial proposals which may have a significant impact on vitality and viability.

Proposals should also consider any requirements identified in **Supplementary Guidance**: *Planning Obligations*. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should contribute towards implementation of the most relevant town centre strategy. Any contribution should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| | SEA Objectives | | | | | | | | | |
|---|----------------|---|---|---|---|---|---|---|----|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| + | X | X | X | + | X | + | + | X | 0 | |

Policy 12 Retail and Commercial Developments

Assessment Commentary

The focus of this policy is regarding retail and commercial developments and the Councils approach to selecting the most appropriate types of development for its communities together with identifying the most appropriate locations for such developments. The policy has the potential to provide significant economic benefit to the area through the creation of employment opportunities. Through the policy preferred option of a sequential town centre first approach the Council will consider developments for various uses, including:

- retail and commercial leisure
- offices
- community and cultural facilities

public buildings such as libraries, education and healthcare facilities

Through this approach, the policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use.

The criteria included for each proposed development to meet if it is outwith the network of centres is positively enhanced through the fact that the applicant will have to demonstrate that the proposal will have no adverse impacts on the natural or built environment.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 13

13. Creating a Supportive Business and Employment Environment

East Dunbartonshire Council aims to create a supportive business environment in order to generate and support job growth within the area, including supporting and encouraging the increase in homeworking. The Council will proactively support development that contributes to sustainable economic growth and high quality sustainable places for business and employment. Development proposals within the green technology, finance and business services, and tourism and leisure sectors will be particularly supported. To facilitate this, the Council will give due weight to proposals that would generate permanent employment as part of the decision making process. The Council will direct development proposals to flagship locations where these are most suitable for the proposed development

The Council will safeguard both existing and potential business areas to ensure that there is an adequate supply of high quality land to accommodate new business and employment development proposals. A list of both existing and available sites for business uses is set out in the Communities Strategies section. This indicates both sites which have been fully developed and those which have remaining space to accommodate new build.

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 Communities Strategies section.
- B. Business and industry uses on other sites, where these uses are compatible with the character of the area and are not in conflict with other LDP Policies.

- C. Proposals for class 4 business uses in town centres.
- D. Proposals within the greenbelt 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.
- E. Development of the digital infrastructure which can support more on-line business.
- F. The development or redevelopment of vacant or derelict sites for business uses.
- G. The re-use of existing buildings for business uses where appropriate.
- H. Proposals to operate a business from a private home will be supported where the business does not impact unacceptably on their neighbours in terms of amenity, noise, on-street parking or high levels of traffic.

Proposals for alternative uses on identified employment sites will not be supported unless:

- I. The existing use harms the character of the area.
- J. The property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success, or
- K. It can be demonstrated that these alternatives 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;
- L. Permanent employment would be created by the new use, or
- M. Alternative business land or premises will be created nearby, which may need to be provided through a planning obligation. Further information is set out in **Supplementary Guidance** on *Planning Obligations*.

| | | SEA Objectives | | | | | | | | | | | |
|--|----------------------|---|---|---|---|---|---|---|---|---|--|--|--|
| | 1 | 1 2 3 4 5 6 7 8 9 | | | | | | | | | | | |
| Policy 13 Treating a Supportive Business and | + | X | X | + | + | X | + | + | X | + | | | |
| Employment Environment | The main | Assessment Commentary he main environmental effects identified through the implementation of this policy are positive in nature. These ffects are in relation to a number of policy criteria, including: | | | | | | | | | | | |
| | inclusion ogreenbelt | Priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The nclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of greenbelt / open space locations providing access to outdoor recreation opportunities for the local community, andscape character in terms of the conservation of settlement patterns and landscape character, soil and material | | | | | | | | | | | |

| | assets through the use of vacant and derelict land sites for business opportunities and potential remediation of |
|---------------------------------|---|
| | contaminated land sites. In addition to this, a positive effect on material assets is also anticipated through reuse of |
| | existing buildings which could potentially minimise construction waste through demolition and reduce energy for |
| | construction materials for developments. |
| | - Encouraging employment opportunities and availability locally could potentially reduce the need for current |
| | unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through |
| | the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas |
| | emissions levels for the area. |
| Proposed Alteration and Re-asse | ssment (if applicable): |
| Not applicable. | |

Policy Assessment Table 14

14. Tourism

Tourism is recognised as one of Scotland's most important industries in terms of supporting sustainable economic growth in the visitor economy. The tourism industry is a significant employer locally, comprising a number of key sectors such as transport, recreation, retail, food and drink and accommodation. It is important that the planning system enables the growth of tourism related developments whilst ensuring that the distinctiveness of rural places, small towns and the natural and cultural heritage is protected.

The Council will support the development and expansion of tourism opportunities throughout East Dunbartonshire, taking advantage of its rich heritage, proximity to a range of tourist attractions, attractive countryside setting and recreational potential. Tourism proposals which require a change of use within town centres will be supported where it is demonstrated that a town centre location is essential.

New or enhanced tourism facilities and accommodation proposals will be supported where they can demonstrate a site specific locational need and where they will enhance or contribute positively to East Dunbartonshire's tourism assets. Proposals will be expected to be of a high quality and applicants should refer to **Supplementary Guidance** on *Design and Placemaking* for details of the standards required by the Council. With accommodation proposals, 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 residential accommodation.

| SEA Objectives | | | | | | | | | | |
|----------------|---|---|---|---|---|---|---|---|----|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| + | + | + | 0 | + | 0 | + | + | 0 | + | |

Assessment Commentary

The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of policy criteria, including:

- Population and human health through the enhanced community wellbeing by promoting and enhancing the use outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector for the local population.

- Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. This policy could result in increased levels of travel throughout the areas by visitors due to the heritage and visitor attractions throughout East Dunbartonshire. This could have an overall positive impact through the link with Policy 3 and SG 1 regarding Design and Placemaking which will encourage good quality, sensitive, appropriate design of all developments. In addition to this, the design guidance will prioritise pedestrians and cyclists over vehicular travel.

- This policy is intended to increase the tourism facilities and attractions while also promote the use of existing assets providing a positive impact through the promotion and access to areas of high biodiversity and cultural heritage value. Through the direct link for all developments with Policy 3 and SG 1 the landscape character and local distinctiveness of the area will be safeguarded and enhanced where possible while also protecting and conserving the tourist attractions in question for their natural and historic environmental value.

- In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.

- Through this policy the Council will maximise the potential of natural and historic environmental assets which could lead to enhancement opportunities through development mitigation and/or planning gain.

Policy 14 Tourism

Proposed Alteration and Re-assessment (if applicable): Not applicable.

Policy Assessment Table 15

15. Renewable Energy and Low Carbon Technology

Low Carbon Buildings

Development shall reduce emissions and energy use by contributing to energy efficiency, heat recovery, efficient energy supply and storage and electricity, heat from renewable sources and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced. Development should include low and zero carbon generating technologies to reduce the predicted emissions arising from the use of buildings, by at least 15% below 2007 Building Standards. This percentage requirement will be increased as specified in Supplementary Guidance. The developments exempt from the above standards are: buildings exempt from building regulations, alterations and extensions to buildings, changes of use or conversion of buildings.

Development should fully explore the potential for and viability of decentralised energy centres and heat networks, in particular combined heat and power and/or micro-generation of heat and heat recovery technologies. It should consider safeguarding land for heat network pipe runs.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

Supplementary Guidance 10: *Renewable and Low Carbon Development* sets out information on how to achieve decentralised energy and heat networks, including combined heat and power. It will contain heat map information on existing energy centres, sources of and key users of heat in the area and any heat networks/ storage. It will also provide further information on low and zero carbon generating technologies and the process for and content of a of a low carbon development statement.

Renewable & Low Carbon Energy

Development of renewable and low carbon energy will be supported, where its location, siting and design has no individual or cumulative significant adverse impact on:

- a) amenity of existing or allocated uses in the surrounding area, in particular in relation to visual impact and noise;
- b) local environment, landscape character, built, natural or cultural heritage, peat and other carbon rich soils;
- c) The safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system, telecommunications and broadcasting installations;

Applicants should refer to Supplementary Guidance 1: Design & Placemaking for further detail on the design standards and requirements expected by the Council in relation to energy development.

Wind Energy

Development of a wind turbine of more than 15 metres will be guided by the spatial framework for wind energy development which identifies areas of significant protection and areas with potential for wind farm development, see figure x. The potential impacts from development include both wind turbines and ancillary development, both of which will be taken into consideration.

- a) Significant protection is given to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, SSSI, carbon rich soils, deep peat and priority peatland habitat and community separation for consideration of visual impact. Recognising the need for significant protection in these areas wind turbines may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas from development can be substantially overcome by siting, design or other mitigation.
- b) In areas with potential for wind farm development wind turbines are likely to be acceptable, subject to detailed consideration including landscape and visual impacts and cumulative impacts. Development proposals should take account of the constraints and opportunities for wind energy development in the Clydeplan Landscape Capacity Study for wind turbines.

Restoration & Aftercare

Commercial proposals should set out a sustainable fully costed, phased restoration and aftercare scheme which restores the site. It should identify a beneficial after-use for the site which also enhances the green network. This will be secured through appropriate financial guarantees.

Supplementary Guidance 11: Development Briefs or masterplans for development allocations will provide further information on the provision of renewable and low carbon energy and heat.

| Policy 15 | SEA Objectives | | | | | | | | | | |
|---------------------------|----------------|---|---|---|---|---|---|----|---|----|--|
| Renewable Energy | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| and Low Carbon Economy | ? | ? | ? | ? | ? | ? | ? | ++ | 0 | ++ | |

| Assessment | Commentary |
|------------|------------|
|------------|------------|

The implementation of this policy could have significant positive and neutral effects, while there will remain a number of uncertain effects on the SEA criteria. Low carbon and renewable schemes (small and medium sized) in relation to development proposals could collectively make a significant contribution towards energy efficiency and also contribute towards the reduction of greenhouse gas outputs in line with Scottish government targets. This contribution towards the energy efficiency of buildings could significantly positively impact on material assets. In terms of this area of the policy there may be uncertain effects in relation to cultural heritage as various types of renewable technology may require further mitigation at the design stage of proposed developments particularly with regards to listed buildings and conservation areas.

The inclusion of heat recovery technologies which have uncertain impacts on archaeology and water quality through the required excavation at the construction stage. In addition to this, the creation of biomass combined heat and power plants have uncertain impacts with regards to air quality particularly within the vicinity of existing Air Quality Management Areas. Further assessment on the air quality impacts would be required at the application stage and through appropriate siting, design and scale of these technologies as proposed within the policy any identified effects could be avoided, reduced or mitigated.

In terms of the wind energy section of the policy, there is potential to impact on the areas landscape character, human health, biodiversity, soil, water quality and cultural heritage, both individually or cumulatively, in relation to medium to large scale structures and proposals. These effects are uncertain and should be further investigated and assessed at the application stage, however, through appropriate siting, scale and design of proposals, the potential impacts on these criteria could be avoided, reduced or mitigated.

Proposed policy alteration:

- The inclusion of a community separation distance from any wind energy proposal would ensure a neutral impact on human health through such proposals described through this policy area.

- The wind energy spatial framework should be revised and further consultation sought by the Scottish Government in order to ensure that the threshold level for the framework to apply is appropriate for the area while still encouraging wind energy opportunities, subject to detailed consideration.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA recommendations along with responses from the Consultation Authorities.

Revised Policy

Development will support the change to a low carbon economy by:

- A. Reducing emissions and energy use in new buildings.
- B. Developing heat networks.
- C. The location of any proposal for a wind farm is guided by the spatial framework for onshore wind energy development,
- D. Generating electricity from renewable and low carbon energy technologies, after considering the detained criteria for location, siting and design.

The policy for these different aspects of development is set out below:

Reducing Emissions and Energy Use in New Buildings

Development proposals will reduce emissions and energy use by contributing to: energy efficiency, heat recovery, efficient energy supply and storage and electricity, heat from renewable sources; and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

Proposals for all new buildings will be required to demonstrate that at least 10% of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to 15% from the beginning of 2016 and will be reviewed in 2018.

The developments exempt from the above standards are: buildings exempt from building regulations, alterations and extensions to buildings, changes of use or conversion of buildings.

A low to zero carbon development statement will be required to demonstrate compliance with this emissions reduction standard. **Supplementary Guidance**: *Design and Placemaking* will include guidance on the standards and what to include in this statement.

Developing Heat Networks

Proposals should fully explore the potential for and viability of decentralised energy centres and heat networks, in particular combined heat and power and/or microgeneration of heat and heat recovery technologies. It should consider safeguarding land for heat network pipe runs.

Spatial Framework for Wind Energy Development

The Spatial Framework is applicable to any proposal for a wind energy development of medium scale or larger. Medium scale developments are 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. The spatial framework identifies areas of significant protection and areas with potential for wind farm development, see Map X.

A. Significant protection is given to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, SSSI, carbon rich soils, deep peat and priority peatland habitat and community separation not exceeding 2km for consideration of visual impact. Recognising the need for significant

protection in these areas wind turbines may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas from development can be substantially overcome by siting, design or other mitigation.

B. In areas with potential for wind farm development wind farms are likely to be acceptable, subject to detailed consideration against policy criteria for renewable energy and low carbon technologies set out below. A proposal to repower 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.

Energy Infrastructure

Development of renewable and low carbon energy technologies will be supported, where its location, siting and design has no individual or cumulative unacceptable impact on the following criteria:

- C. Amenity of existing or allocated uses in the surrounding area, in particular in relation to visual impact and noise;
- D. Landscape and visual impacts. In particular consideration should be given to the cumulative impacts of wind turbines, landscape sensitivity to and capacity for wind turbine development;
- E. Local environment including: air quality; built, natural or cultural heritage including wetlands protected under the Water Framework Directive; peat and other carbon rich soils;
- F. The safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system, telecommunications and broadcasting installations.

A proposal for energy infrastructure should consider a sustainable fully costed, phased restoration and aftercare scheme. It should identify a beneficial after-use for the site and enhance green infrastructure. This will be secured through appropriate financial guarantees.

Supplementary Guidance

Accompanying Supplementary Guidance on *Green Infrastructure and Green Network* provides further information on green infrastructure. Supplementary Guidance: *Design and Placemaking* provides further detail on good quality design.

Spatial Framework for Wind Energy Development Map to be inserted.

Restoration & Aftercare

Commercial proposals should set out a sustainable fully costed, phased restoration and aftercare scheme which restores the site. It should identify a beneficial after-use for the site which also enhances green infrastructure and the green network. This will be secured through appropriate financial guarantees.

Revised Assessment Policy 15 Renewable Energy and Low Carbon Economy

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|--------------------------------------|----|

Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses.

The policy has an overall significant positive impact in relation to reducing greenhouse gas emissions through the promotion and encouragement of renewable energy alternatives together with additional positive benefits in relation to material assets themselves and for the after use of the restored sites.

The revision of the policy now encompasses all energy developments and incorporates specific policy criteria to avoid, reduce or mitigate any potential identified environmental or community impacts. The policy itself addresses the uncertain effects in relation to biodiversity, soils, water quality and the historic environment, through the inclusion of detailed policy criteria which directly relate to the siting, scale and design of all proposals which will be further reviewed and assessed at the planning application stage.

The revised policy has a neutral effect on human health implications with the inclusion of a community separation distance from any wind energy proposal which will further protect residential amenity.

The Wind Farm Framework ensures significant protection for areas identified as having wind farm development potential. This framework will provide significant protection for natural and historic environmental assets with a particular emphasis on the Antonine Wall WHS, designated sites for biodiversity value, landscape character and visual impact, and soil through the protection of carbon rich soils, deep peat and priority peat habitats.

Policy Assessment Table 16

16. Managing Waste

Waste is a resource and an opportunity. Scotland has a Zero Waste Policy, which means minimising waste and recognising that all waste material, either natural or manufactured, is a resource which has value for our economy. Development of technologies and industry that secure economic value from secondary resources from waste will be supported; including reuse, refurbishment, remanufacturing and reprocessing. Development should deliver infrastructure at appropriate locations, prioritising development in line with the waste hierarchy: waste prevention, reuse, recycling, energy recovery and waste disposal.

Provision for Waste Management in Development Sites

Development should be resource efficient and minimise waste during construction and operation, particularly through site waste management. The layout and design of development should provide for the collection and storage of waste for recycling and the vehicular collection of waste. **Supplementary Guidance**: *Design and Placemaking* will provide further information on how the design and layout of development will facilitate this.

Waste Management Infrastructure, Technologies and Industry

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 be resisted. The existing civic amenity and waste transfer site at Mavis Valley will be redeveloped for waste management.

The development of waste management infrastructure, technologies and/or industry 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 will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines, where applicable;
- 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;
- 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 demonstrates 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; and
- G. Sets out restoration, aftercare and after-use proposals which are compatible with and enhance adjacent land uses and the local environment. Where appropriate these should be agreed in advance of operations. In some cases restoration bonds will be required.

| | SEA Objectives | | | | | | | | | |
|--|--|---|---|---|---|---|---|--|--|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | + | 0 | 0 | 0 | 0 | ? | 0 | ++ | 0 | ++ |
| Policy 16 Managing Waste | this policy the reuse of construction waste is encouraged together with treating waste as a resource which could h | | | | | | | | targets by ls. Through ould have a onstruction site at the ent features | |
| This policy encourages the use and siting of waste management infrastructure on business and waste sites which have positive effect in terms of community wellbeing, residential amenity and consequently human health. The ensure that residential areas aren't subjected to any disturbance from noise, dust or odours from waste manage processes. The safeguarding of existing waste management infrastructure will result in reducing transport emissions resulting in the transfer of materials outwith East Dunbartonshire with a further positive effect anticipate a reduction of greenhouse gas outputs. | | | | | | | | h. This will anagement nsportation | | |
| Proposed Alteration and Re-assessment (if applicable): Not applicable. | | | | | | | | | | |

Policy Assessment Table 17

17. Mineral Resources

Mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment. The planning system has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development. It is equally important to ensure that local communities are protected from significant cumulative impacts. The Council will therefore take the following into consideration for any mineral related proposal:

Any proposal for sand and gravel extraction, surface coal mining or hard rock quarrying must be located within the identified broad area of search and should demonstrate that there is a need for the site in the Clydeplan area. It must also show that there is no more sustainable alternative sites located in its Spatial Development Strategy broad areas of search. It should set out estimates of annual production, levels of employment, timescale for extraction and the total resource on the site including other minerals present.

There will be a general presumption against other development proposals that would result in the sterilisation of workable mineral resources of economic value.

- i. Proposals for new or extended mineral workings, including shale gas or coal bed methane extraction, will only be supported where the applicant demonstrates that there would be no significant adverse impact on the amenity of neighbouring uses, particularly residential uses, in terms of noise, blasting, vibration, odour, dust, fumes and other nuisances;
- ii. the natural and water environment, including habitat networks;
- iii. the green network and other leisure, culture and sport assets;
- iv. the historic environment;
- v. visual impact and the character of the surrounding landscape
- vi. transportation, including the local network.

Proposals for the development of mineral resources should be accompanied by the following information:

- a) 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;
- b) 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.

Supplementary Guidance note 5 provides information on the green network and opportunities to enhance it. Supplementary Guidance notes 2 & 4 provide further information on the protection, enhancement and management of the water environment, landscape and nature conservation.

Proposals should also consider any requirements identified in Supplementary Guidance 7: *Planning Obligations*. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

| | | SEA Objectives | | | | | | | | |
|--------------------------------|---|----------------|---|---|---|---|---|-----|---|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | 0 | 0 | 0 | | ? | 0 | 0 | +/- | 0 | + |
| Policy 17 Mineral Resources | Assessment Commentary The policy is intended to enable long-term mineral extraction opportunities whilst also providing the maximum level of protection to all natural and historic environmental assets through appropriate areas of search and set policy criteria which applicants must demonstrate. Through the policy, maintaining a local supply of minerals which meets the needs of the area will reduce the importation of materials and aggregates from outwith the Glasgow City region which will contribute towards carbon emissions reduction both in terms of transportation of materials and promote the sustainable use of material assets and natural resources. Potential negative impacts are also anticipated regarding carbon reduction and soil quality through the potential loss high carbon soils such as peatland. Proposed policy alteration: - The inclusion of peatland references is essential regarding the retention and conservation of high value carbon rich soils which will minimise the negative impact of the policy regarding soil quality and further contribute towards a | | | | | | | | | |

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA assessment recommendations along with responses from the Consultation Authorities and Local Members.

Revised Policy

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

Aggregates

There are sufficient hard rock operational reserves to meet demand in the SDP area 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 SDP, but not within East Dunbartonshire. However, there may be some instances where the mineral extraction within East Dunbartonshire would be beneficial and acceptable.

Shale Gas and Coal Bed Methane Extraction

There is a Petroleum Exploration and Development Licence (PEDL) area covering part of East Dunbartonshire, see map X. There is a current moratorium on granting consents for unconventional oil and gas developments in Scotland; however should this be lifted the Council would only support proposals subject to the assessment criteria below.

Assessment Criteria for Mineral Workings, including Shale Gas or Coal Bed Methane Extraction

Any proposal for new or extended mineral workings, including shale gas or coal bed methane extraction, will only be supported where it accords with Strategy Support Measure 9 of the Strategic Development Plan and the applicant demonstrates that there would be no significant adverse impact on, either individually or cumulatively from other mineral workings, on:

- A. the amenity of neighbouring uses, particularly residential uses, in terms of noise, blasting, vibration, odour, dust, fumes and other nuisances;
- 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;
- J. In relation to proposals related to the Petroleum Exploration and Development Licence area, operators should be clear about the minimum and maximum extent of operations at the exploration phase, and information should be relevant and proportionate to the appropriate exploration, appraisal and production phases of operations.

There will be a general presumption against other development proposals that would result in the sterilisation of workable mineral resources of economic value.

Peat

Commercial extraction of peat should only take place in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.

Supplementary Guidance

Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations* particularly in relation to the mitigation of impacts during excavation and any restoration works. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions. In particular, a financial bond or legal agreement may be required to ensure appropriate decommissioning and site restoration arrangements are secured.

In addition, Supplementary Guidance on *Green Infrastructure and Green Network* provides information on the green network and opportunities to enhance it.

| Revised Assessment Policy 17 Mineral Resources | 0 | 0 | 0/+ | - | ? | 0 | 0 | + | 0 | + | |
|--|--|---|-----|---|---|---|---|---|---|--|--|
| | Assessment Commentary Policy revised taking cognisance of SEA assessment commentary and consultation authority responses. | | | | | | | | | | |
| | The assessment of the revised policy is similar to the original with the following enhancements: 'Commercial extraction of peat should only take place in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible' This element will ensure that only low value areas of peatland are disturbed and continued conservation of high value carbon soils are protected. This addition will minimise the negative impact of the policy in relation to soil quality and ensure that the policy has a positive contribution towards carbon reduction targets by minimising the impact on carbon rich soils. Supplementary Guidance produced regarding the natural environment and flooding will contain additional measures for the protection and conservation of soils and their importance as carbon stores, improving resilience to climate change, as natural SuDS and the sustainable use of soils through all forms of development and the operation of | | | | | | | | | | |
| | | | | | | | | | | quality and t on carbon additional esilience to | |
| | sites. | | | | | | | · | | <i>improving</i> | |

linkages between habitats and the green network. There is also potential to create better 'corridors' for movement of species and encourage habitat connectivity.

Policy Assessment Table 18

18. Digital Communications

Both the national and the local economy depend on a high quality digital and telecommunications infrastructure. Digital communications provide essential infrastructure to both homes and businesses and ensuring comprehensive coverage is a priority in East Dunbartonshire. The planning system has an important role in strengthening digital communications and telecommunications capacity and coverage, to help facilitate investment and growth.

Digital Communications

Development should provide digital communications infrastructure, including broadband, as an integral requirement for new homes and business premises. Appropriate, universal and future-proofed infrastructure should be installed and utilised. The Communities Section sets out housing, business, employment and community facility sites across East Dunbartonshire where digital communications infrastructure should be provided as part of the development. If the provision of digital communications infrastructure requires planning obligations, including for off site works, further information on when this will be sought will be set out in **Supplementary Guidance** on Planning Obligations.

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 satisfy operational requirements. It should set out the alternatives that have been considered, and the reasons for the chosen solution. The site selected should have a lesser impact on the community and the environment than any other available sites that are technically suitable for transmissions, including existing sites already in operation or holding permissions. 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

For both digital communications and telecommunications developments a proposal should include details of the design, including height, materials, landscaping and all components. Operators will be required to minimise the visual impact of proposed installations and its cumulative effects. This can be achieved through the installation of small scale equipment, concealing or disguising equipment, mast sharing, site sharing or installing on existing buildings or other structures where appropriate. The siting of equipment should not have an adverse impact on the natural or historic environment. It should include

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. The proposal should accord with detailed siting, design and locational criteria set out in **Supplementary Guidance**: *Design and Placemaking*.

| | SEA Objectives | | | | | | | | | | |
|--|--|---|---|---|---|---|---|---|---|----|--|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Policy 18 Digital | 0 | ? | 0 | 0 | ? | 0 | + | + | 0 | 0 | |
| Communications | Assessment Commentary The policy has an overall neutral impact on the environment with only minor positive impacts being identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised air quality improvements and a reduction in greenhouse gas emissions. In terms of the infrastructure improvements themselves, telecommunications masts can be on a large scale which could have an impact on the visual amenity and local landscape, however the scale can vary and the impacts of this can be dealt with on a case by case basis and the proposal addressed at the planning application stage. | | | | | | | | | | |
| Proposed Alteration and Re-assessment (if applicable): | | | | | | | | | | | |

Not applicable.

Policy Assessment Table 19

19. Safeguarding Airport and Hazardous Installations

Hazardous Installations Safeguarding

a) 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.

Airport Safeguarding

b) Within the Airport Safeguarding Zone around Glasgow Airport, development which adversely affects the operation, integrity or safety of the airport will

not be permitted. Within the airport safeguarding area, the following types of development will require prior consultation with the appropriate civil and military aviation authorities:

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

Residential development within selected indicative noise contours from Glasgow Airport should include noise insulation measures.

| | | | | | SEA Ob | jectives | | | 9 10 | | | | | | | | |
|-----------------------------------|---|---|---|---|--------|----------|---|---|------|----|--|--|--|--|--|--|--|
| Policy 19 Safeguarding Airport | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | | | | | | | |
| and Hazardous | - | - | I | - | I | - | - | - | - | - | | | | | | | |
| Installations | Assessment Commentary This Policy does not require an SEA as it is concerned with legislative and procedural compliance. | | | | | | | | | | | | | | | | |

Appendix E: Individual Proposal Assessments for Allocated Sites

| Environmental Factor (Annex 1) | _ | SEA Objective | SEA Criteria Will the proposal: | | | | | | |
|--------------------------------------|---------------------|--|--|--|--|--|--|--|--|
| | | | Encourage employment opportunities within town centres or to areas in need of physical and social regeneration? | | | | | | |
| Population, Human Health | 1. | To improve human health and community wellbeing. | Through new development impact on noise or light pollution in existing settlements? | | | | | | |
| | | | Encroach upon areas of public open space or recreational provision? | | | | | | |
| Cultural | 2. | To protect, conserve, and where appropriate enhance | Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites? | | | | | | |
| Heritage | 2. | the historic environment | Have an effect on non-designated areas of local built heritage interest, including Townscape Protection Areas? | | | | | | |
| | | | Incorporate high standards of appropriate design when located within or adjacent to the historic environment or conservation areas? | | | | | | |
| Biodiversity | 3. | To protect, enhance, create and where necessary restore | Directly or indirectly impact on designated sites of importance? | | | | | | |
| Flora and Fauna | | biodiversity and encourage habitat connectivity. | Affect the connectivity of habitats? | | | | | | |
| | | | Be located on sensitive soils, including good quality agricultural land or carbon-rich soils? | | | | | | |
| Soil & Coology | 4. | To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets. | Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work? | | | | | | |
| Geology | | | Affect rocks or deposits that form the interest of Local Geodiversity Sites? | | | | | | |
| | | | Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area? | | | | | | |
| Landscape | 5. | To protect and enhance the landscape character, local distinctiveness and scenic value. | Impact on greenfield locations and contribute to community identity? Be located within or around existing green belt land? | | | | | | |
| | | | Affect areas designated for their landscape character, i.e. Regional Scenic Areas and Special Landscape Areas? | | | | | | |
| | | | Be located close to water bodies or other water environments that development could potentially lead to their degradation? | | | | | | |
| Water Quality | 6. | To prevent deterioration and where possible enhance the environmental status of water bodies. | Have an impact on water quality? | | | | | | |
| | | | Affect the groundwater or existing water table status? | | | | | | |
| | | | Significantly increase the need to travel? (Access to facilities.) | | | | | | |
| Air Quality | 7. | To prevent deterioration and where possible enhance air quality. | Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel? | | | | | | |
| | | quanty. | Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas? | | | | | | |
| | 8. | To contribute towards the reduction of Scottish | Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel? | | | | | | |
| | | greenhouse gas outputs in line with government targets. | Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.) | | | | | | |
| Climatic Factors | Climatic Factors | | Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement? | | | | | | |
| | 9. | To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures. | Located in an area of flood risk and/or incorporate SUDS to help reduce flood risk within the area and protect water quality? | | | | | | |
| | | | Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks? | | | | | | |
| Material Assets | 10. | To promote the sustainable use of natural resources and material assets. | Affect existing areas of vacant and derelict land? Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment? | | | | | | |
| | material assets. | | Rease existing outdangs and/or around the factor of outdang definition and significant waste ansing informate ecopitent / rease velopitent / rease | | | | | | |

| Assessment Table Key | | | | | | | | | |
|--|--|---|--|---|--|---|---|--|--|
| ++ Major Positive | | | | | | | | | |
| + Minor Positive | | | | | | | | | |
| 0 Neutral | | | | | | | | | |
| X No Significant Effect | | | | | | | | | |
| - Minor Negative | | | | | | | | | |
| Major Negative | | | | | | | | | |
| ? Uncertain | | | | | | | | | |
| SEA Environmental Factors (Annex 1) Proposal Number & Name | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets |
| LDP 1 Bearsden Golf Club, Bearsden | _ | | 0 | Х | | 0 | 0 | - | 0 |
| Potential Mitigation: | developed would course and reloc Mitigation will n to incorporate ap to the west of the Should the prop maximum possit Garscadden Woo green wedge, the Cultural Herita the line of Anto | I result in the loss ating the clubhous eed to be put in pl poropriate landscap proposal site. osal be allocated ble retention of an od Local nature R bugh only if a path ge – The reconfig nine Wall World I | Biodiversity, Flora an of open / recreational spa- se. There are woodland ace regarding the protect ping to reduce the impac- and golf course expansi- d enhancement of woodl eserve in Glasgow. Rete were provided across the uration of the golf course Heritage Site and the bu | ace. Mitigation w habitats on and a ion of the woodla t on the setting of ion and relocation and on the steep l ention of this asse e new golf course e, stipulated as a ffer zone. The in | ithin the proposal wil round the proposal si nd assets in terms of a the settlement while n of the clubhouse a ower slopes. This w et could partly offset area from the Castleh requirement by Sport direct impact of the | l be the relocation ite which are prote a sensitive design providing a poter pproved mitigatio oodland forms a n the effective loss ill neighbourhood s Scotland, if the development of th | of open space by ected through the and reduced densi- ntially strong and on measures should attral continuation of informal cour- l. proposal site is den proposal site of | expanding and red Bearsden Tree Pro- ity. The proposal s defensible new gre d be incorporated in to the key green itryside recreation eveloped will be or puld potentially res | lesigning the golf eservation Order. site will also need een belt boundary , in terms of the network asset of in this important h land situated on sult in significant |
| | considered and i | mplemented in ter | on the cultural heritage a rms of redesigning the go Planning Guidance and co | olf course in a sen | sitive and appropriate | e way to protect an | | | |
| LDP 3 Kessington, Bearsden | Х | X | - | Х | - | 0 | X | X | + |

| Potential Mitigation: | Biodiversity, Flora and Fauna and Landscape – The proposal site is within a greenfield location south of Bearsden Academy grounds with the countryside forming the | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | eastern boundary. Mitigation would need to be incorporated into the proposed development area regarding a sufficient and defensible green belt boundary to the east together with appropriate design and capacity for the proposal site considering the green belt location and proximity to the playing fields of the secondary school. In addition to this, a protection buffer zone has been proposed for the development area in order to protect and conserve the Templehill Woods which are directly adjacent to the south of the site. The entire site is also encompassed by the Bearsden Tree Preservation Order. Therefore, additional environmental assessments will be required to be undertaken to assess the tree resources on the site and ensure there protection and conservation. | | | | | | | | | | |
| | In terms of specific mitigation, the new green belt edge should be formed by the marshy valley floor rather than the site's east edge. In addition to this, any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. | | | | | | | | | | |
| | faterial Assets – Proposal to incorporate wetland SUDS within the development area as a natural habitat and encourage the adjacent school (Boclair Academy) to use it s an educational resource. | | | | | | | | | | |
| LDP 10 South of Waterside Road, Kirkintilloch | - X X - ? X ? + | | | | | | | | | | |
| Potential Mitigation: | | | | | | | | | | | |
| | Population and Human Health; Landscape and Material Assets – The proposal site is within a greenfield location and would result in the loss of open space. The proposal is to retain tree belts along the east and south boundaries in a landscape area and provide a contribution to enhance the adjacent playing fields from the proposal site. The proposal provides mitigation in the form of retention of tree boundaries to maintain the setting of the settlement, landscape character and defensible green belt boundary. | | | | | | | | | | |
| | Biodiversity, Flora and Fauna - Environmental survey indicated a high and medium environmental importance for otter and badgers respectively on the proposal site. Additional survey and assessment work required regarding the conservation and protection of indicated protected species. The proposal site currently has areas of tree cover protected by a Tree Preservation Order. Mitigation would be required to retain tree resources within the site boundary through appropriate siting and design of the development proposal. | | | | | | | | | | |
| | Water Quality and Climatic Factors – Additional information is required regarding the extent of the site developable area regarding the potential effects on the watercourse in close proximity to the site. Locally known flooding issues in close proximity to the south of the site despite being out with the Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site. | | | | | | | | | | |
| LDP 12 Fauldhead (South of Waterside), Kirkintilloch | X - ? 0 0/ | | | | | | | | | | |
| Potential Mitigation: | Population and Human Health; Landscape and Material Assets – The proposal site is entirely a greenfield location to the south of Kirkintilloch. Development of the proposal site would have a significant effect of the landscape character and settlement pattern and result in the loss of a significant area of open space. The southern part of the site merits retention for providing a key rural view, framing the Campsie Fells, from the Chryston road westbound. The large site is notable for its position, locally steep slopes, and key features of the copse and lochan. These provide a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site (site preparation underway). The need to retain the integrity of the green belt function is incompatible with such a large capacity housing proposal with the potential risk of coalescence with Waterside requiring more than just the incised valley to remain undeveloped and conserved. Biodiversity, Flora and Fauna – The development site lies adjacent to the Luggie Water Important Wildlife Corridor to the south east, with another Important Wildlife | | | | | | | | | | |
| | Corridor running along the railway line to the immediate south. This opens up a network by which wildlife may travel easily across the wider landscape, increasing the | | | | | | | | | | |

| Ikelihood of important wildlife to be within the vicinity of the Study Area. The Luggie Water Important Wildlife corridor which is of high ecological valley for its incised valley which has allowed it to remain partly wooded. The Luggie Wildlife Corridor has been recommended by SNH for protection from development and the Wildlife Corridor should be enhanced as the sile could potentially be enhanced into Local Nature Conservation Site status. This is partly due to the site being an important breeding site for amphibians recognised through the Dunbatronshire Biodiversity Action Plan. Care should be taken to preserve the integrity of this feature and to prevent fragmentation form occurring across the landscage as a whole. This may be achieved by allowing an appropriate buffer to be retained, and where possible enhanced, along the banks of the Luggie Water and along the railway line in order to prevent these habitats becoming disturbed to the point where they will no longer afford any value for frature. There is a large pond edged by broad-leaved trees within the site and these habitat types usually offer more value to local wildlife. Although, this pond is likely to be of low ecological value further survey work will be required in order to rule out suitability for great crested newt. It is recommended that the mature oak and sycamore plantation situated within the site should be retained owing to the increased ecological value associated with trees of this type. Species surveys prior to development are required for reptile, otter, water vole, badger, bat, nesting bird and great crested newt. Appropriate mitigation plans should be produced as required following the outcome of these surveys. It is recommended that the mature oak and sycamore plantation situated within this improved grassland should be retained owing to doraging habitat for species such as badgers. It is recommended that the mature oak and sycamore plantation situated within this improved grassland should be retained owing to the increased ecologica |
|--|
| through the proposed area. Additional information is required in terms of the intended developable area and protection for water resources. Additional studies and |

| LDP 17 Craigton Road, Milngavie | | X | - | X | | X | + | +/- | - | | |
|---|--|---|--|--|---|--|---|--|--|--|--|
| Potential Mitigation: | Population and Human Health – The proposed development would result in the loss of a section of Clober Golf Course and valuable open / recreational space. In or to mitigate the effects of this for the local residents, the design and layout of the proposed development should incorporate areas of open space and include approp landscaping and links into the wider countryside. An area of open space should be retained along Craigton Road which would ensure the conservation of the g network connectivity between central Milngavie and the countryside. Biodiversity, Flora and Fauna and Climatic Factors – The boundary of the proposal site along Craigton Road is encompassed by an Important Wildlife Corridor. site hosts mature parkland and trees. Through appropriate siting and design of the proposal site and by evaluating the trees for potential conservation of protected spea and providing appropriate landscaping within the developable area for habitats and species connectivity the effects on biodiversity may be avoided or mitigated. Landscape – The proposal site is entirely within a greenfield location and would result in altering the existing settlement pattern and landscape distinctiveness. Through appropriate incorporating sensitive and appropriate design techniques the impact on landscape may be mitigated. The Golf of has a strong green belt boundary with mature tree belts and property boundary garden fencing. Mitigation would need to be included regarding the potential fortrogenese. The expansive site to the west of the development area (Golf course redesign, driving range, parking and new clubhouse.) forms a significant swathe of farmland whic important to Milngavie's landscape setting and would impact a much larger area than Craigton Road as it would be visually appreciable from some distance, for e. views from the south of Mugdock Country Park. If the site is to be allocated for development a number of mitigation measures should be recommended for the course expa | | | | | | | | | | |
| LDP 18 Redmoss Farm (north), Milton of Campsie | | | on of existing historic fie of the Clober Burn corrid | | | by tree planting. | - | _ | + | | |
| Potential Mitigation | Redmoss North signs of intense d An Important Wi site, the trees with by which wildlife If the proposal sit - A hig would | site falls within isturbance occur ldlife Corridor, i nin this area sho may travel easi e is allocated fo n quality green l require not only | ; Biodiversity, Flora and the bounds of Redmoss (rring at some stage in the the Glazert Water, encon uld be retained in order t ly across the wider lands r development a number belt edge to be developed y appropriate planting bu design and construction of | Grasslands LNCS; e past and is, as a re- npasses the norther o form a buffer be scape, increasing th of mitigation mea d (as proposed) to tt also integration v | however, the part of t esult, currently an area in area of the development ween the development is likelihood of impor- sures will be required, reduce impacts on the with the layout design | a of low ecologica nent site. Should at and this importa tant wildlife to be including: c Glazert Valley S of housing, which | al value. any development b ant area for wildlife within the vicinity pecial landscape A n could face outwar | e proposed for the 2. This corridor oper of the Red Moss r of the Red valley rd. | Redmoss North ens up a network north site. | | |

| | outcome of the s Habitats found to include habitats such as badgers. SNH will first be More specifically species; care sho environment or a Air Quality; Cli be an emphasis of Area. Additiona | pecies surveys. o provide shelter which form impo Furthermore, sho required in order y, presence of otto uld be taken to ex ffected by barrier matic Factors an on private car bass 1 studies and asse | nent will be required for or other important featu or ant commuting corride build destruction of any p to proceed. This must b er may result in a need f nsure that habitats of the s such as roads, which h nd Material Assets – At ed travel due to the local essments should be carri itional enhanced recreati | res for protected s ors for species, suc- place of rest of a p e accompanied by a or areas surroundin ese species are not ave potential for ca dditional public tra- tion of developmen ed out regarding th | pecies should be reta h as hedgerows used rotected species be r a full mitigation plan ng running water to b fragmented by devel using death or injury nsport facilities and at. The north and no he flood risk and mat | ained, where possi I by bats and bird equired in order to in which the spec per retained and implopment. Species, to these animals we links would be required nagement required | ible, alongside any s, or areas offerin o facilitate any pro- ies will be fully co- proved in order th such as badger, sh while they are com quired to facilitate of the site boundar nents for the site. | y proposed develop g good foraging h oposed developme impensated for the at no disturbance i nould not be cut-of imuting across thei such a developme y is within a desig Overall positive e | pment. This may abitat for species nt, licences from loss of shelters. s caused to these ff from the wider r wider range. nt as there would nated Flood Risk ffect on material |
|-----------------------------------|---|---|---|---|--|--|---|---|--|
| LDP 27 Badenheath, Cumbernauld | + | - | | - | | - | - | - | - |
| Potential Mitigation: | Roman Fort. De avoid this area to Biodiversity, Fl result in the loss the Luggie Wate proximity of the It is recommended important conser low ecological va Further species s Further afield, the integrity of whice fragmentation of disturbed to a lev retained between Any habitats fou | welopment of thi protect and const ora and Fauna; of riparian wetlan r and western bou water body and w ed that a buffer sh vation habitats in alue and the remo urveys are require the Mosswater Low sh should be const wildlife at a lan wel where animals any proposed de- | , adjacent to the propose s proposal site could ad erve the setting and site of Water Quality; Climat dd habitat (Waterside Flo undary of the proposal s yould be within the desig nould be retained and if p the wider area. Howeve val of this should pose n ed for otter, water vole, b cal Nature Reserve is co sidered during the design idscape level and prever s will no longer use ther velopment and this featu lter or other important fe ridors for species, such | versely impact on of historical import ic Factors and M od Pool and Barbe ite. Development nated Flood Risk A possible, enhanced r, the part of the W o great affect upon adger, bat and nest onnected to the de n phase of any pro- nt disturbance to p n. In order to prese re to keep disturbar atures for protected | the setting of the cu ance. faterial Assets – D th Pool LNCS) and a of the proposal site area (Approximately around The Luggie V faterside Flood Pool the nature conservat ing bird and approprivelopment, assing wildlife. This erve the integrity of the and destruction for a species should be re- | ltural heritage asse evelopment of the dversely impact o could impact on the 50% of the propos Water Important V and Barbeth Pool ion of the surround iate mitigation pla un Important Wild Habitats surround s includes both ha this important ecco evels to a minimur etained, where pos | et. Therefore, the proposal site as i n the Important W we water quality o sal site is within th Vildlife Corridor, i LNCS which over ding area. ns produced as rec life Corridor. This ding this area sho ibitat destruction of logical feature it i n. | site boundary sho t currently stands ildlife Corridor wh f the Luggie water e designated Flood n order to prevent laps with the devel quired. s is a statutory de uld be retained in or by allowing the s important that a | could potentially ich encompasses due to the close Risk Area). fragmentation of lopment site is of signated site, the order to prevent e area to become suitable buffer is pment. This may |

| | | | any place of rest of a p | | | | | | SNH will first be | | | | |
|---|---|--|---|--|--|---------------------------------------|--|----------------------|---------------------|--|--|--|--|
| | 1 | 1 | nust be accompanied by | 0 1 | 1 | • | 1 | | | | | | |
| | caused to these | species; care should | and/or water vole may d be taken to ensure that cted by barriers such as | at habitats of these | species are not frag | mented by develo | pment. Species, si | ich as badger, shou | ild not be cut-off | | | | |
| | In addition to thi | addition to this, studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site. | | | | | | | | | | | |
| | structures and la landscape. Furth | Landscape - The site is within the existing green belt area and is situated within the rolling farmlands of Badenheath and Bedcow Special Landscape Area. Existing structures and land uses to the east of the proposal site (Irn Bru Factory) have compromised the rural setting and diminished the scale and attractive openness of the local landscape. Further development in this area would exacerbate these impacts and visual amenity of Special Landscape Area. Any development considered within this area should be in line with green belt policy and appropriately designed in terms of low density and low impact on the landscape area. | | | | | | | | | | | |
| | | Soil & Geology – It is likely that the section of the proposed site within the Luggie Water floodplain has peaty soils. The proposed mitigation for Biodiversity and other opics (above) would mitigate impacts on such soils, by avoiding development on them. | | | | | | | | | | | |
| LDP 35 Kirkintilloch Town Hall, Kirkintilloch | 0 | | | | | | | | | | | | |
| Potential Mitigation: | Cultural Heritage – The proposal site is on the boundary of the line of the Antonine Wall World Heritage Site and within the protected Buffer Zone for the historical asset. The proposal is also within a designated Conservation Area and is a category 'B' listed building. Development / Redevelopment of this building / proposal site have the potential to significantly impact on the cultural heritage assets and designations mentioned above. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site. The proposal should also be designed in order to be in line with listed building consent and enhance the Conservation Area. Biodiversity, Flora and Fauna – Additional assessments and environmental surveys should be carried out regarding the potential for protected species in and around the proposal site in order to ensure their protection and conservation. | | | | | | | | | | | | |
| LDP 36 Lairdsland School, Kerr Street, Kirkintilloch | 0 | - | 0 | X | X | X | + | + | +/- | | | | |
| Potential Mitigation: | | ge – The proposal he setting of the Co | site is within a designa | ted Conservation A | Area. Any developn | nent should be in l | ine with the Coun | cil's policy and the | e proposal design | | | | |
| | | ora and Fauna – ection and conserva | Additional assessment ation. | should be carried | out regarding the po | tential for protect | ed species in and | around the proposa | al site in order to | | | | |
| | potential infrastr result in signific | ucture improvement ant waste arisings t | s for the redevelopmen the required for the prop hrough the demolition duced from the site and | posed development of the existing sch | t in terms of drainag ool building on the | e, paths and road a site. A waste man | network connection agement plan sho | ns. Redevelopme | nt of the site will | | | | |

| LDP 47 Claddens South, Lenzie | 0 | X | | - | | | - | | - |
|---------------------------------------|---|--|--|---|---|---|--|---|--|
| · · · · · · · · · · · · · · · · · · · | Population and settlement patted development ard defensible green development material biodiversity, F Biodiversity, F high ecological Therefore it is a minimise disturf The Cult Burn approximately 4 development top The large area c widespread with nature conserva Habitats found include habitats habitat for spec any proposed de fully compensate burrows within population or, n Soil and Geologi topics would mit Air Quality ard transport due to Material Asset | Human Health arm and landscape rea particularly on n belt boundary and ay potentially lessed lora and Fauna; value on a local recommended that bance and further n runs parallel to the 40% of the site a gether with environ consisting of arable hin the local area, tion of the surroun to provide shelter such as linear feat ies such as the we evelopment, licence ted for the loss of a this area. The local noreover, the ecolo gy – It is likely that itigate the impacts and Climatic Facto the distance from s – The proposal | and Landscape – The p character of the area. ' the eastern and south- id buffer zone between en the visual impact on t Water Quality and CI scale, particularly with this area is left undevo- negative impacts. This in e southern boundary of rea. Additional studie mental surveys for prot e land in the north half of and being subject to read ding areas. or other important featu- ures which form import thand areas used by otte es from SNH will first the shelters. Owing to the in tion of any proposed de gical integrity of the whit on such soils, by avoidi ors - Development of the other bus and train servic provides no enhanceme or the proposed develop | These impacts cou ern boundaries, wi the proposed development of the wetland respect to water veloped and that an includes retention and the proposal site a s should be carrie ected species to en of the Study Area is gular cutting. The r ures for protected is ant commuting cor rs. Furthermore, sl be required in order mportance of the Nevelopment should toole area. | Id be mitigated throu ith structured landsci- elopment and Initiati ch a development. The marshy grasslame roles, and as a purpo appropriate buffer is nd enhancement of the nd is completely ence ed out regarding the sure their protection a s of low ecological in removal of such habi species should be rett rridors for species, su hould destruction of a r to proceed. This mu fillersneuk Wetland t avoid encroaching on Nature Conservation them. would increase the n nities. | ugh the creation of aping in the form ve Road bypass. d habitat within t se-built compens s considered betw he existing tree lin ompassed by the flood risk / mar and conservation. nportance owing that in order to all ained, where post ch as hedgerows any place of rest of stores and the part of the secompanie o water voles, sum n water vole burror Site has peaty soi eed to travel witt on and will require | of open / recreation n of tree belts wh These mitigation he Study Area, the ation for the creat yeen this area and he along the norther designated Flood nagement and drai to its poor diversity ow a new develop sible, alongside an used by bats and b of a protected spec d by a full mitigat rveys should pay p ow areas in order t ils. The proposed n h a particular emp | anal spaces within hich could provide measures along w e Millersneuk Wett ion of the Kirkinti any future develop medge of this area Risk Area which e inage requirements y of species, which ment should have any proposed develo irds, or areas offer- cies be required in ion plan in which t articular attention o avoid negative eff mitigation for Biod | the design of the e a sufficient and ith a low density and LNCS, has a illoch Link Road. pment in order to extends north into s of the potential a are common and no great effect on opment. This may ing good foraging order to facilitate he species will be to the distribution ffects on the local liversity and other nable methods of |

| LDP 61 Crossveggate, Milngavie | X | X | X | X | X | X | X | - | - | | | |
|---------------------------------------|--|---|--|--|---|--|-------------------|------------------|-------------------|--|--|--|
| Potential Mitigation: | Climatic Factors – The proposal site is on the edge of the designated Flood Risk Area for the Allander Water. Additional studies and assessments regarding the flood risk management and drainage requirements for the proposal site. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assess determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste material also be produced in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the surrounding area (i.e. due to the site and its potential effects on the site and its potential effects on the site and its potential effects on the site and its pot | | | | | | | | | | | |
| LDP 76 Blackthorn Grove, Lenzie | X | X | - | X | X | X | X | - | _ | | | |
| Potential Mitigation: | Biodiversity, Flora and Fauna - The proposal site is in close proximity to the Lenzie Moss Local Nature Reserve which along with the playing fields adja a strong defensible green belt boundary for the site and settlement as a whole. Due to the potential flooding issues for the site as a result of Lenzie Moss the high for the site and its potential development to impact on the hydrology of the Local Nature Reserve and its biodiversity value. Sustainable construction methods and materials should all be used to ensure no adverse environmental impacts on the nature reserve occur as a result of the proposed development. Climatic Factors - The site is out with the designated Flood Risk Area however, is locally known for point source flooding from Lenzie Moss, Local Nature Reserve and drainage requirements for site. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste manageme also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise). | | | | | | | | | | | |
| LDP 77 Armour Drive, Kirkintilloch | X | X | X | X | X | X | X | X | - | | | |
| Potential Mitigation: | determine the in also be produced | frastructure provis 1 in order to mana | opment of the site wou ion required for the pro ge the construction was rry school adjacent to th | posed development te produced from th | in terms of drainage in site and its potenti | e, paths and road no al effects on the su | etwork connection | s. A waste manag | ement plan should | | | |

| LDP 78 Alloway Terrace, Kirkintilloch | X | - | X | X | X | X | X | X | - | | | |
|--|--|--|---|--|---|--|---|---|--|--|--|--|
| Potential Mitigation: | Cultural Heritage – The proposal site is on the boundary of the Antonine Wall World Heritage Site Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise). | | | | | | | | | | | |
| LDP 79 Parts of Cleddans Playing Fields, Kirkitilloch | | | Х | X | X | - | X | _ | X | | | |
| Potential Mitigation: | Population and Human Health – The proposal site encroaches on public open space in the form of playing fields which provide valuable open space provision for the local residents. Proposed mitigation could take the form of enhanced open space provision being provided within the proposal site design together with a low density development. Cultural Heritage - The proposal site is south of the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Water Quality and Climatic Factors – The proposal site is close proximity to the Forth and Clyde Canal to the north of the site area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site and the potential effects of development on the water body. | | | | | | | | | | | |
| LDP 81 Barrhill Lodge, Twechar | + | | _ | X | _ | _ | | - | _ | | | |
| Potential Mitigation: | proposal is also any proposed de in line with the adjacent Schedu Biodiversity , Fl also has trees pr landscaping and | in close proximity evelopment could h existing Suppleme led Monument. lora and Fauna – rotected by a Tree native planting to | al site is on the line of to the Forth and Clyde lave a significant detrim entary Planning Guidan The site is encompasse Preservation Order with reduce any impacts on their protection and cons | Canal Scheduled M ental effect on this ce and design in r d by an Important in its boundaries. habitat loss or frag | Monument. The prop historic asset and its elation to a low den Wildlife Corridor w Any proposed devel gmentation and under | osal design should setting. Any prop sity proposal to n hich follows the p opment should en take additional stu | d exclude the area of posed development nitigate these effect wath of the Forth an hance the wildlife | on the line of the A should take this in ts on the World H and Clyde Canal. To corridor by integr | Antonine Wall as nto consideration Heritage Site and The proposal site ating appropriate | | | |

| | impact on the se ensure that the of strong and defen Air Quality and due to the distan Water Quality assessments sho regarding water Material Assets determine the im | thement pattern and lesign of the develo sible green belt bou Climatic Factors ce from other settle and Climatic Fact ald be carried out r pollution through co – Potential develo frastructure provisio | Development of the ments, services, emploided on the proposal site regarding the flood risting the flood ristication of the flood ris | of the settlement. M for the area throug proposal site would syment centres and l the is in close proxin sk management require ld require the demo posed development | itigation measures sh h a low density design increase the need to bus and rail connection hity to the Forth and uirements for the pro- lition of existing stru- in terms of drainage, | nould be implemen gn and incorporati travel with a partion. Clyde Canal to th posal site and the ctures. This prop- paths and road ne | ted in order to rec ng enhanced land cular emphasis on e north-west of th potential effects osal will require a twork connections | uce the impact of lscaping and tree l unsustainable met the site area. Addit of development o dditional assessme s. A waste manage | development and belts to provide a thods of transport tional studies and on the water body ent and studies to ement plan should |
|---|--|--|--|--|---|--|---|---|---|
| LDP 84 Boclair House, 100 Milngavie Road, Bearsden | X | +/? | | X | X | X | X | X | 0 |
| Potential Mitigation: | existing building repair and renov development sho character of the s Biodiversity, FI protected by the planting to reduc and ensure their Material Assets determine the in connections. A | is a category 'B' l ation of the listed ould enhance the C cite through approp ora and Fauna – A Bearsden Tree Pre te any impacts on h conservation within a – The proposed of frastructure provis | site is in close proxin isted structure. The pr building (in line with onservation Area statur riate landscaping and r Approximately 50% or servation Order. Any habitat loss or fragmen the developments des levelopment will inclu- sion required for the plan should also be pr dust and noise). | roposed developmer Historic Scotland is in line with Coun- etention of the tree f the proposal site (proposed developm tation and undertak sign. ide the reuse of an proposed developm | t is to incorporate th guidance) will have icil guidance in terms belts particularly alor western boundary) is nent should enhance e additional studies t existing listed struc nent to the rear of | e listed building by a positive impact s of supporting a l ng the boundaries of s encompassed by the wildlife corrid to evaluate the pro- ture. This propos the existing build | y redeveloping it i on the historical ow density develo of the proposal sit an Important Wil- lor by integrating tected species affo- sal will require ac- ting in terms of | into a boutique hoi asset. The design opment while reta e. dlife Corridor and appropriate landso ected by the propo- lditional assessme drainage, paths a | tel. The sensitive n of the proposed ining the existing I the whole site is caping and native osed development ent and studies to and road network |

| LDP 106 Garscadden Depot, Bearsden | 0 | - | 0 | X | 0 | - | _ | - | | | | |
|---|--|--|---|--|--|--------------------|---------------------|------------------|---------------------|--|--|--|
| Potential Mitigation: | significant detrin | nental effect on t | I site is within the desi his historic assets settin elation to a low density p | ig. Any proposed | development should | take this into co | onsideration in lin | | | | | |
| | proposal area. A | Biodiversity, Flora and Fauna – The site is partly within an Important Wildlife Corridor which follows the path of the Garscadden Burn on the eastern boundary of proposal area. Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to avoid or reduce any important loss or fragmentation. | | | | | | | | | | |
| | Landscape – The site is in a greenfield location however, due to its isolated nature the proposal site will not impact on Bearsden's settlement pattern distinctiveness. The impact of the proposed development on the wider countryside landscape could be mitigated further by retaining and enhancing the landscape tree belts encompassing the development area. | | | | | | | | | | | |
| | area. Mitigation existing water co | Water Quality and Climatic Factors – The proposal site is in close proximity to Garscadden Burn water course which runs parallel to the eastern boundary of the si area. Mitigation should include potentially altering the eastern boundary of the proposal site in terms of developable area in order to avoid or reduce any impacts on the existing water course. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site are the potential effects of development on the water body particularly during the construction stage due to such close proximity to the water course. | | | | | | | | | | |
| | Air Quality and Climatic Factors – Redevelopment of the proposal site would increase the need to travel with a particular emphasis on unsustainable meth transport due to the distance from other settlements, services, and bus and rail connection. This could be mitigated if the businesses involved in the potentially created business park on the site were to provide a bus service to and from the Bearsden train station in order for employees to access the site using a susta alternative. | | | | | | | | | | | |
| | Material Assets - Potential development of the site would require the demolition of existing structures and redevelopment of the existing site into an alternative use. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of utilities, drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction and demolition waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise). | | | | | | | | | | | |
| LDP 107 18 Strathblane Road, Milngavie | X | -/+ | X | X | X | X | X | X | - | | | |
| Potential Mitigation: | Cultural Heritage – The proposal site is adjacent to St Paul's Church which is a category 'C' listed building which is on the southern boundary of the site area. Any development of the site has the potential to adversely impact on the setting of this listed structure. The existing structures on the site detract from the setting of the listed building at present. Mitigation in the form of an appropriate low density, well-designed and landscaped development should be produced in order to take this historica assets setting into consideration and enhance it where possible. | | | | | | | | | | | |
| | uses. This prop drainage, paths a | osal will require a nd road network | opment of the site would dditional assessment and connections. A waste m ts on the surrounding are | d studies to determ anagement plan sh | ine the infrastructure ould also be produce | e provision requir | ed for the propose | d development in | terms of utilities, | | | |

| LDP 110, 132 Main Street, Lennoxtown | X | X | - | Х | 0 | - | _ | - | - | | | |
|--|--|--|---|---|---|-------------------|-------------------|--------------------|----------------------|--|--|--|
| Potential Mitigation: | site to the south- impacts on habit | Biodiversity, Flora and Fauna – The entire proposal site is encompassed by an Important Wildlife Corridor which follows the path of the Glazert Water adjacent to the site to the south-west. Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to avoid or reduce any impacts on habitat loss or fragmentation. The preservation of the existing woodland habitat on the south west of the site would provide an adequate natural habitat buffer zone between the developable area and the wildlife corridor. | | | | | | | | | | |
| | | Landscape – The site is within a Special Landscape Area and any development should take this into consideration. Enhancement of the streetscape through appropriate landscaping should be incorporated into designs for the proposed development which would positively impact on the settlement and landscape character. | | | | | | | | | | |
| | proposal site is a of the water cour | Water Quality, Climatic Factors and Material Assets – The site is in close proximity to the Glazert Water and the potential for pollution through development of the proposal site is a potential risk. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. The majority of the site area is also within the designated Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk management and infrastructure requirements for the proposal site including drainage and utilities. | | | | | | | | | | |
| | | ase the need to tra- | rs – Despite the access to vel with a particular emp | | | | | | | | | |
| LDP 111 Tom Johnston House, Kirkintilloch | X | X | X | X | X | 0 | Х | - | | | | |
| Potential Mitigation: | | | actors – The majority o ts should be carried out | | | | | | | | | |
| | proposal will rec paths and road n | quire additional as etwork connection | opment of the site would ssessment and studies to ns. A waste managemen ets on the surrounding are | determine the inf t plan should also | rastructure provision be produced in order | required for the | proposed developi | nent in terms of a | utilities, drainage, | | | |
| LDP 112 Hilton Depot, Bishopbriggs | X | _ | X | X | X | - | 0 | X | - | | | |
| Potential Mitigation: | Cultural Heritage – The northern boundary of the proposal site is on the edge of the designated Buffer Zone for the Antonine Wall World Heritage Site. Any proposed development could have a significant detrimental effect on this historic assets setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance. In addition to this, the proposal site is also adjacent to a locally important Garden and Designed Landscape (Wilderness Plantation). This site should also be considered when designing the layout of the proposal site in terms of producing a low density development which would reduce any adverse impact on the setting of either historic environmental asset including tree belts on the boundaries which shield the development from the Forth and Clyde Canal (Scheduled Monument) which is close proximity to the south of the site. | | | | | | | | | | | |
| | Landscape – Th | ne redevelopment | of this proposal site co | uld enhance the vi | isual amenity of the | area by providing | appropriate lands | scaping in the for | m of tree belts to | | | |

| | | | Il also retain a strong de ansion within the green | | | e further into the c | countryside preven | ting any potential | coalescence with | | |
|---|---|---|---|---|--|---|---|-------------------------------------|---|--|--|
| | Air Quality - Redevelopment of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to and frequency of other services, and bus and rail connection. This could be mitigated if the businesses involved in the potentially newly created business part were to provide a bus service to and from the Bishopbriggs train station in order for employees to access the site using a sustainable alternative. Material Assets – Potential development of the site may require the demolition of existing structures and redevelopment of the existing site for alternative purposes. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development utilities, drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction and demorproduced from the site and its potential effects on the surrounding area (i.e. dust and noise). | | | | | | | | | | |
| LDP 114 Glasgow Road, Kirkintilloch | + | 0 | 0 | X | X | 0 | X | 0 | 0 | | |
| Potential Mitigation: | The proposal des Biodiversity, Flo mitigate the loss This will enhance Water Quality, to the north of the | Cultural Heritage - The proposal site is on the edge of the Kirkintilloch Conservation Area, with the southern boundary of the site partly within the designated area. The proposal design should integrate appropriate and enhanced streetscape and landscaping to mitigate any adverse impacts of developing the proposal site. Biodiversity, Flora and Fauna – A large proportion of the site hosts a woodland habitat. The proposal would require the removal of the trees from the site. In order to mitigate the loss of the tree resources the area should be surveyed and all trees of value should be retained and integrated within the design of the development proposal. This will enhance the biodiversity value and habitat connectivity of the proposal site. Water Quality, Climatic Factors and Material Assets – The proposal site is partly covered by the designated Flood Risk Area due to the proximity of the River Kelvin to the north of the site area. There are existing flood defences in the form of flood banks (River Kelvin Flood Protection Scheme) running along the northern boundary of the proposal site. | | | | | | | | | |
| LDP 116 Kelvindale Nursery, Torrance | X | Х | X | X | 0 | X | 0 | 0 | 0 / - | | |
| Potential Mitigation: | areas scenic valu landscaping to en Material Assets of drainage, path plan may also be | and landscape hance the streetsc – This proposal v s and utilities. Do | within a Special Landsc character. This shoul ape of the proposed dev vill require additional as ue to the fact that existin to manage the potentia l area. | d be considered w velopment and enhances seessment and stud ng structures will b | when regarding this ance the setting of th ies to determine the be required to be der | proposal site and e adjacent recreation infrastructure prov molished to develo | I mitigated by inc onal gardens. vision required for p this site for hou | the proposed devising purposes, a w | propriate level of elopment in terms vaste management | | |

| LDP 118 Bishopbriggs Memorial Hall, Bishopbriggs | 0 | 0 / - | X | X | X | X | ++ | + | - | | | |
|---|--|--|--|--|--|---------------------|--|---|--|--|--|--|
| Potential Mitigation: | demolition of the mitigate the loss Cultural Herita of the proposal an Material Assets of drainage, path plan may also be | Population and Human Health – The community facilities provided by the existing use of the structure on the proposal site (Memorial Hall) will be lost with the demolition of the existing structure and redevelopment of the site. The community facilities should be provided elsewhere within the vicinity of the proposal site to mitigate the loss and impact on community wellbeing. Cultural Heritage – The proposal site is within a designated Conservation Area. Any development should be in line with Council guidance and enhance the streetscape of the proposal area in order to avoid any adverse impacts on the designated area. Material Assets – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and utilities. Due to the fact that an existing structure will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the proximity to residential areas. | | | | | | | | | | |
| LDP 119 Jellyhill Nursery, Bishopbriggs | X | X X - X X 0/ 0/ | | | | | | | | | | |
| Potential Mitigation: | northern boundar using native plan Water Quality a and the potential and development management for Air Quality and transport due to t Material Assets of drainage, path plan may also be | y of the site could ting and trees to er and Climatic Fact for pollution throu- practices to avoi- the proposal site. I Climatic Factor he distance and fro- – This proposal w s and utilities. Du | The area north of the product of the the existing edgensure the connectivity of tors - The proposal site ugh development of the id any potential pollution rs – Development of the equency of bus and train will require additional as the to the fact that an exist r to manage the construel areas. | e of the Wildlife C f the species and ha is in close proximi proposal site is a p on of the water co his proposal site w services and local sessment and studi ting structure will | orridor. Through m abitats are conserved ty to the Forth and C ootential risk. Appro- purse. Additional su yould increase the n amenities. | itigation these eff | ects could be mini- situated just out v ould need to be in ments should be out n a particular emp vision required for op this site for hou | imised by appropri with the designated mplemented in tern carried out regardi phasis on unsustain the proposed deve using purposes, a w | ately landscaping I Flood Risk Area ns of construction ng the flood risk nable methods of elopment in terms vaste management | | | |

| LDP 120 Balmuildy Road, North, Bishopbriggs | | | | X | | | | | | | | |
|--|--|---|---|---|---|--|---|--|-------------------------------------|--|--|--|
| | | | | 1 | | | | | | | | |
| Potential Mitigation: | and red ash foot loss of such land | ball pitch. The pr d could be mitigate | - The proposal site is cu oposed development of ed by incorporating are ther mitigated through s | f this site would res as of open space w | ult in the direct loss ithin the proposal si | of public open sp te design for the l | bace for housing proceed of the second | urposes. This adv tilise. The loss of | erse impact of t recreational op | | | |
| | Cultural Heritage and Biodiversity Flora and Fauna – The proposal area is adjacent to the Forth and Clyde Canal Scheduled Monument and is encompassed by a Important Wildlife Corridor associated with the canal This Important Wildlife Corridor is also the means by which the Study Area is linked to an important Statutor Designated site, Possil Marsh. Development of the proposal site could therefore adversely impact the setting of the Scheduled Monument and habitat connectivity as result of over development. Trees within this northern part of the site should be retained and, where possible, enhanced as a buffer between the town and the wildlife corridor, in order to prevent fragmentation of important conservation habitats in the wider area. A minimum buffer should allow for a suitable distance which will no damage roots of the trees being retained, in order that they remain viable in order to provide cover and limit disturbance to any wildlife using this important corridor. | | | | | | | | | | | |
| | Mitigation should be implemented in terms of the design of the proposed development to take this historical asset, its setting and species and habitat connectivity in consideration through a well-designed low density development and enhancing tree belts along the northern border to reduce the impact of any development where the importance of the site for species and habitat connectivity. | | | | | | | | | | | |
| | Further survey work is required in respect of protected species, namely, otter, water vole, badger, bat and nesting bird and appropriate mitigation plans produced required. | | | | | | | | | | | |
| | Species such as badgers may also add an additional element of consideration due to the context of the site. Good badger habitat is found east of the site and north canal. Connectivity between these two areas is through the Study Area and across the Balmuildy Road bridge, at the western edge of the site. As badgers prefer not swim, they may use the road bridge and any development which increases traffic and activity across this bridge may need to account for its use by wildlife. The presen of otter and/or water vole may result in a need for areas surrounding running water to be retained and improved in order that no disturbance is caused to these species are not fragmented by development. | | | | | | | | | | | |
| | Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year a the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on findings of the detailed protected species surveys. | | | | | | | | | | | |
| | Landscape – Th attractive green | ne proposal area is entrance into the | s within the built up are settlement from the no g on the north and west | orth on Balmuildy | Road. By excludin | ig an area to the | west of the site fr | rom development | and incorporat | | | |
| | Water Quality, Climatic Factors and Material Assets – The proposal site is directly adjacent to the Forth and Clyde Canal and a large proportion of the proposal area is within the designated Flood Risk Area and as a result the potential for pollution through development of the proposal site is a risk. Appropriate measures we need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. Additional studies and assess a should be carried out regarding the flood risk management, drainage and path and road connectivity requirements for the proposal site. | | | | | | | | | | | |
| | | | ors – Development of the frequency of bus and the frequency of bus an | | | need to travel wit | h a particular emp | phasis on unsustai | inable methods | | | |

| X | - | X | X | X | X | X | X | - |
|---|--|---|--|--|--|--|---|---|
| enhance the settin Material Assets in terms of drain management plan | ng of the Conserva – This proposal w age, paths and util n may also be requ | tion Area through app ill require additional ities. Due to the fac ired in order to mana | propriate landscaping assessment and stud t that an existing sti | g and design. lies to determine the ructure will be requi | infrastructure prov red to be demolish | vision required for the develop this | the proposed hou site for housing | sing development purposes, a waste |
| 0 | | X | X | X | X | X | 0 | 0 |
| could potentially implemented in t Councils Suppler Climatic Factor with the boundar | v result in signific terms of designing mentary Planning C s and Material As y of the risk area, | ant detrimental envi a sensitive and appre- duidance and in consu ssets – The River Ke although additional s | ronmental effects o opriate low density p ultation with UNESC elvin is east of the p studies and assessme | n the cultural herit proposal in order to CO and Historic Scor roposal site and is c ents should be carrie | age asset and its protect and conser tland. ompletely encomp ed out regarding th | setting. Mitigation ve the Antonine V assed by a Flood I | n will need to b Vall and it's settir Risk Area. The p | e considered and ag in line with the roposal site is out |
| - | Х | 0 | X | | - | | - | - |
| recreation space. tree boundaries to defensible green the most elevated Water Quality a proposal site ma development pra management and Air Quality and | The site is situate to screen the propo- belt boundary. In a northern corner of and Climatic Factor by result in potenti cicices to avoid an drainage requirem Climatic Factors el with a particular | d within a Special La osed development an addition to this, furth f the site (above the 9 ors – The proposal si ial risk of pollution my potential pollution ents for the proposal - Despite the access emphasis on unsusta | ndscape Area and as d to reduce the imp er mitigation throug Om contour). It has a burn to the a during developme n of the water cou site. to a bus service and | s such the proposal s bact on the setting of h planting to strength east of the proposal nt. Appropriate m rse. Additional stu d accessibility to the | hould incorporate a of the settlement and hen and extend the area and a drain to easures would nee idies and assessmi- core path network | appropriate landsc and the Campsie Fo treed western edge the west. The pro- ed to be impleme ents should be ca | aping and retain the ells to the north, e, and avoidance of particular of these with the din terms of rried out regardi of this proposal si | he existing mature while providing a of development on vatercourses to the construction and ng the flood risk ite would increase |
| | Cultural Herita enhance the settin Material Assets in terms of drain management plan noise) as a result O Cultural Herita could potentially implemented in t Councils Suppler Climatic Factor with the boundar other infrastructu O Population and recreation space. tree boundaries to defensible green the most elevated Water Quality and development pra management and Air Quality and the need to trave connection. | Cultural Heritage - The proposal senhance the setting of the Conservat Material Assets – This proposal wi in terms of drainage, paths and util management plan may also be requinoise) as a result of the adjacent resi O Cultural Heritage - The proposal could potentially result in signific implemented in terms of designing Councils Supplementary Planning O Climatic Factors and Material As with the boundary of the risk area, other infrastructure provision includ Climatic sectors and Human Health and recreation space. The site is situated tree boundaries to screen the propo- defensible green belt boundary. In a the most elevated northern corner of Water Quality and Climatic Factors the need to travel with a particular connection. | Cultural Heritage - The proposal site is within a design enhance the setting of the Conservation Area through apper Material Assets – This proposal will require additional in terms of drainage, paths and utilities. Due to the face management plan may also be required in order to mana noise) as a result of the adjacent residential areas. 0 X Cultural Heritage - The proposal site is on land situat could potentially result in significant detrimental envi implemented in terms of designing a sensitive and approCouncils Supplementary Planning Guidance and in construction in frastructure provision including path networks and other infrastructure provision including path networks and effensible green belt boundary. In addition to this, furth the most elevated northern corner of the site (above the 9 Water Quality and Climatic Factors – The proposal sign proposal site may result in potential risk of pollution development practices to avoid any potential pollution management and drainage requirements for the proposal site may result in potential risk of pollution development practices to avoid any potential pollution management and drainage requirements for the proposal site may result in particular emphasis on unsust | Cultural Heritage - The proposal site is within a designated Conservation Area through appropriate landscapin, Material Assets - This proposal will require additional assessment and studin terms of drainage, paths and utilities. Due to the fact that an existing stimanagement plan may also be required in order to manage the construction noise) as a result of the adjacent residential areas. O X X Cultural Heritage - The proposal site is on land situated on the line of Arrould potentially result in significant detrimental environmental effects or implemented in terms of designing a sensitive and appropriate low density Councils Supplementary Planning Guidance and in consultation with UNESC Climatic Factors and Material Assets - The River Kelvin is east of the p with the boundary of the risk area, although additional studies and assessment other infrastructure provision including path networks and road connectivity - X Q X Population and Human Health and Landscape - The proposal site is si recreation space. The site is situated within a Special Landscape Area and as tree boundaries to screen the proposed development and to reduce the imp defensible green belt boundary. In addition to this, further mitigation throug the most elevated northern corner of the site (above the 90m contour). Water Quality and Climatic Factors - The proposal site has a burn to the proposal site may result in potential risk of pollution during development end drainage requirements for the proposal site. Air Quality and Climatic Factors - Despite the access to a bus service and the need to travel with a particular emphasis on unsustainable methods of <td>Cultural Heritage - The proposal site is within a designated Conservation Area. Any developmenhance the setting of the Conservation Area through appropriate landscaping and design. Material Assets - This proposal will require additional assessment and studies to determine the in terms of drainage, paths and utilities. Due to the fact that an existing structure will be requiranagement plan may also be required in order to manage the construction waste produced fronoise) as a result of the adjacent residential areas. 0 X X X Cultural Heritage - The proposal site is on land situated on the line of Antonine Wall World could potentially result in significant detrimental environmental effects on the cultural herit implemented in terms of designing a sensitive and appropriate low density proposal in order to Councils Supplementary Planning Guidance and in consultation with UNESCO and Historic Sco Climatic Factors and Material Assets – The River Kelvin is east of the proposal site and is carrie other infrastructure provision including path networks and road connectivity for the proposal site. - X 0 X Population and Human Health and Landscape – The proposal site is situated in a greenfiel recreation space. The site is situated within a Special Landscape Area and as such the proposal site boundary. 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| in terms of drainage, paths, utilities and road network connectivity. Due to the fact that existing structures will be required to be demolished to develop this site for |
|---|
| housing purposes, a waste management plan may also be required in order to manage the construction waste produced from the site and its potential effects on the |
| surrounding area (i.e. dust and noise). |
| |

| Appendix F: LDF | Proposed Plan | - ER Individual | Proposal Assessments - | - Non-Allocated Sites |
|-----------------|---------------|-----------------|------------------------|-----------------------|
| | | | | |

| Environmental Factor (Annex 1) | SEA Objective | SEA Criteria Will the proposal: |
|--------------------------------------|--|---|
| | | Encourage employment opportunities within town centres or to areas in need of physical and social regeneration? |
| Population, Human Health | 1. To improve human health and community wellbein | g. Through new development impact on noise or light pollution in existing settlements? |
| Human Hearth | | Encroach upon areas of public open space or recreational provision? |
| Cultural | | Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites? |
| Heritage | To protect, conserve, and where appropriate enhan the historic environment | Have an effect on non-designated areas of local built heritage interest, including Townscape Protection Areas? |
| | | Incorporate high standards of appropriate design when located within or adjacent to the historic environment or conservation areas? |
| Biodiversity Flora and | To protect, enhance, create and where necessary restore biodiversity and encourage habitat | Directly or indirectly impact on designated sites of importance? |
| Flora and Fauna | connectivity. | Affect the connectivity of habitats? |
| | | Be located on sensitive soils, including good quality agricultural land or carbon-rich soils? |
| Soil & Geology | To protect and where appropriate use high quality sensitive soils in a sustainable manner and conserv | |
| Geology | recognised geodiversity assets. | Affect rocks or deposits that form the interest of Local Geodiversity Sites? |
| | | Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area? |
| Landscape | To protect and enhance the landscape character, lo distinctiveness and scenic value. | al Impact on greenfield locations and contribute to community identity? Be located within or around existing green belt land? |
| | | Affect areas designated for their landscape character, i.e. Regional Scenic Areas and Special Landscape Areas? |
| | | Be located close to water bodies or other water environments that development could potentially lead to their degradation? |
| Water Quality | To prevent deterioration and where possible enhan the environmental status of water bodies. | e Have an impact on water quality? |
| | | Affect the groundwater or existing water table status? |
| | | Significantly increase the need to travel? (Access to facilities.) |
| Air Quality | To prevent deterioration and where possible enhan air quality. | Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel? |
| | an quanty. | Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas? |
| | To contribute towards the reduction of Scottish greenhouse gas outputs in line with government | Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel? |
| (limetia | targets. | Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.) |
| Climatic Factors | | Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement? |
| | To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add the risk elsewhere. For areas already at flood risk secure management measures. | Located in an area of flood risk and/or incorporate SUDS to help reduce flood risk within the area and protect water quality? |
| Matarial | Ŭ | Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks? |
| Material | To promote the sustainable use of natural resource and material assets. | Affect existing areas of vacant and derelict land? Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment? |
| Assets | and material assets. | Provide access to public open space, enhance recreational provision or affect the core path network? |

| Asses | sment Table Key |
|-------|-----------------------|
| ++ | Major Positive |
| + | Minor Positive |
| 0 | Neutral |
| X | No Significant Effect |
| ł | Minor Negative |
| | Major Negative |
| ? | Uncertain |
| | |

| SEA Environmental Factors (Annex 1) Proposal Number & Name | Population & Human Health | Cultural Heritage | Biodiversity, Flora & Fauna | Soil & Geology | Landscape | Water Quality | Air Quality | Climatic Factors | Material Assets | | |
|---|--|---|--|---|---|---|--|---|--|--|--|
| LDP 2 Langfaulds, Bearsden | 0 | | - | -/+ | | 0/+ | - | - | -/0 | | |
| Potential Mitigation: | development will the east. Newly contributes to the store in the important the important the store is an Important the store is a Important the sto | result in the reloca reated open space tetting of this prop pact on the curren tant Wildlife Corr | nd Biodiversity, Flora a tion of an existing area o e should be created to th yosal site. In order to mit t settlement pattern and p idor as part of the site ar e is existing woodland wi | of public open space e same or a higher tigate these issues rovide a robust, de nd the north-east | ce farther to the west, er standard to the exis large tree belts should fensible green belt boo corner of the Manse I | which will make sting open space. be retained parti- undary. Burn that runs the | it less accessible The site is entire cularly on the bour rough the propose | to existing resider ely a greenfield lo indaries of the prop ed site which has b | ts of Bearsden to cation and which posal site in order been identified as | | |
| | terms of the devel enhance the conne consideration and | aving high biodiversity value. There is existing woodland within the site with additional wildlife value. Areas with high biodiversity value will either have to be avoided in erms of the developable area or mitigated through appropriate design and capacity control while integrating native planting through the development area to retain and nhance the connectivity of habitats and species within and surrounding the proposal area. Any development should take the Important Wildlife Corridor designation into onsideration and carry out further assessments to determine the biodiversity value and identify potential protected species. | | | | | | | | | |
| | impact of the dev Mitigation will new Wall and it's settin as an Important An The site, with a hi between Bearsden the north eastern p the north and west Developments sho | | | | | | | | | | |
| | the site as lime kill Air Quality and (| ns. Further assessm Climatic Factors - | opment on this site has th nents will be required to d - The site is within 15 mi | letermine whether inutes' walk of pri | the site is contaminate mary school and bus s | ed and appropriate | e remedial measur le bus service is ir | es should be imple | mented akes access to the | | |
| | increase reliance of negative impact or | n car-based trave the Bearsden Air | amenities and rail connec I. This will have an adve Quality Management Are rs – Although the site is o | erse effect on gree ea (AQMA) which | enhouse gas emissions is located on an 'A' re | into the local co oad which will be | ommunity and im used by vehicles | pact air quality. It to access the site. | may also have a | | |
| | site. A Flood Risk opportunity to imp | Assessment will lement waster resi | be required to ascertain t lient measures to aid drain | the developable ex nage and improve | stent of the area in rel water quality through | lation to the func the integration of | tion flood plain of SUDS. | f the Manse Burn | . There is also an | | |
| | road networks. Th | e local area is cur | nts will also be required t rently served by a Scottis vision, the site has the opp | sh Water sewerage | e system although a ch | neck regarding ca | pacity should be | carried out. Throug | gh the creation of | | |

| LDP 4 Birnam Crescent, Bearsden | 0 | - /+ | - | X | - | X | - | - | - | |
|--|---|---|--|---|--|--|---|--|--|--|
| Potential Mitigation: | Population and Human Health, Biodiversity, Flora and Fauna and Landscape – The site is entirely within a greenbelt location and provides a high level of functionality and greenbelt defensibility. The proposal intends to retain an area of woodland and create landscaping in the east of the site which will contribut defensibility of the site. Land in the north-east of the site has been designated as a Bearsden Tree Preservation Order which development should avoid. The majorit site has medium biodiversity value but priority should be given to ensure that potential loss of mature trees on the lower, marshy part of the site is reduced. Develop the site should enhance and protect existing habitats where possible and provide an opportunity to connect the site with the wider green network. Additional surveys we be required to determine the biodiversity value and potential Protected Species in the site. Such assessments should ideally be carried out in late spring/summer. Cultural Heritage – The Antonine Wall and its buffer zone is to the east of the site. A direct impact of the development of the proposal site could potentially reginificant detrimental environmental effects on the cultural heritage asset and its setting. However, the proposal intends to include landscaping in the east of the site against such effects by providing a screen from the Antonine Wall and it's setting. However, the proposal interws of designing a sensi appropriate low density proposal in order to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance consultation with UNESCO and Historic Scotland. Scheduled Monuments have also been identified as part of this site. Development should avoid these in order to World Heritage Site status. Air Quality and Climatic Factors – Although the site is within walking distance to a bus stop for public transport access, the bus service is infrequent and the site with local facilities and amenities, the town centre and rail connections. This has th | | | | | | | | | |
| LDP 5 Wester Lumloch and Westerhill Farms, Bishopbriggs Potential Mitigation: | Biodiversity, Flor particularly given nearby drumlins ar Wildlife value at si | a and Fauna, La development of F ad would dramatic te is limited exclu | Development of this site for ndscape, Soil and Geolo Robroyston. Significant la ally alter the rural charact ding occasional use by ge- vas: high for birds, mediu | ogy and Material andscaping is sug ter of the B812. eese. Remnant pear | Assets – The site repr gested to mitigate vis | resents a sensitiv ual impact. Dev re of site and ev | ve green belt wedg velopment would b | e between settlen be visually promi | nents and Glasgow nent, spilling over | |
| | | | orth and south of site. How imatic factors – The site | | · · | | | | | |

| | of the site is clear of flood risk. Existing ponding occurs to south east of the site. Potential risk from stream to east boundary and road culvert. Drainage ditch to east and west of site. Flood Risk Assessment prepared by developer. The site has good links to public transport, there is good access to frequent bus services within 5 minutes walking distance but a train station is more than 30 minutes walking distance. School is within 15 minutes walking distance but local centres is more than 30 minutes. Despite these links, it is likely that development would still bring about a significant increase in vehicular traffic with a corresponding negative affect on local air quality and increase greenhouse emissions levels. Mitigation measures - Prevent urban coalescence. Landscape framework, new on site open space and new green belt boundary required. Layout and design to use solar gain from south aspect and avoid flood risk areas. Evaluate and conserve protected species and peat bog. Green network opportunity for: woodland and wetland creation and | | | | | | | | | | |
|--|---|--|---|--|---|---|---|---|---|--|--|
| LDP 6 Bishopbriggs North and Crofthead, Bishopbriggs | access to open spa | | | -/ + | - | 0 | | | | | |
| Potential Mitigation: | the canal Schedul considerable const canal their setting sympathetic design Biodiversity, Flor Conservation Site green network asse Soil and Geology brownfield land an Landscape –High Cole Road which impact on rural ch framework which i Water Quality – eastern part of the information will be also be required. Air Quality and minutes from Tow significant number | ed Monument and raint on capacity d and also the archa a. a and Fauna- It l and the canal wildle tts. The site contains d there is some root Greenbelt defensib are lower quality f aracter of the Kelv ncorporates existin The site is not withisite and the residu e required to ascert Climatic Factors - m Centre and near of cars onto the All | parts of this site are on o form part of its setting ue to greenfield nature of eological site in north v has been identified that ife corridor with signified a Local Geodiversity Si m for this to be improve ility with mostly low lan or landscape features ar /in Valley and landscap gg tree belts and field bo an designated SEPA Floo al risk posed by the For ain the developable exter - The site is within 5 m rest railway station. The 803 which is an Air Qua asion to Cadder Cemeter | g. Scheduled Monur of site. Developmen vest field. Historic of the site has a high cant potential impact ite, Meltwater Chan ed through developm ndscape capacity for nd east of Cole Roa we setting of the can undaries as multifur od Risk Area but loc th and Clyde Canal. ent of the site relative hinute walk of bus se erefore likely to co dity Management A: | nent areas must be t has potential to have environment could b wildlife value whice ts upon both. If deve nel, east of Cole Ro nent. r development. Exc d which has low vis al, Bishopbriggs and tectional open space. cally known flooding Canal currently has ye to the minor water stop and within 15 r ntribute towards car rea through Bishopb | excluded to prot- ve a significant de e conserved throu- h should be retai eloped the field be ad which could b eptions to general ual prominence. I d Torrance. Any s issues are related good ecological recourse through th ninute walk of th based commutir riggs. | ect WHS, while i etrimental impact ugh significant mi ned. Part of site i boundaries, trees ar be affected by the l greenbelt function Development on v development wil d to the minor wate status. Additional he south east of th ug. Large number | impacts upon setti on the setting of the difigation such as n located within Car and canalside should development. Site ons for this site are valley fringe woul l be required to con- ercourse that runs. Flood Risk Assess is site. Water resili- kelvin Retail Park of units (500) ha | ing will be a very he Antonine Wall, ative planting and dder Local Nature d be maintained as e partially contains e east of A803 and d have an adverse ontain a landscape through the south- issment / additional tent measures may but more than 30 as potential to put | | |

| LDP 7 Langmuir, Kirkintilloch | X | X | | | - | 0 | - | - | - | |
|---|---|--|---|---|--|--|--|--|---|--|
| Potential Mitigation: | Biodiversity, Flora and Fauna – The site has a high overall wildlife value, including important links to the Merkland Local Nature Reserve. Any development at this location could potentially 'land lock' the Local Nature Reserve, thus impacting negatively upon associated wildlife corridors and access routes. It would be essential to evaluate and conserve any protected species as part of any future development. Soil and Geology – The site has been identified as having an area of deep peat. Development on land where peat is present should be avoided. However, failing this, a soil and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area. Landscape – The proposal site is within a greenfield location, immediately south of an established residential area. The land is mainly grassland and of limited amenity or agricultural value. However, the site forms part of the setting of this part of Kirkintilloch, from the eastern approach road. Water Quality, Air Quality and Climatic Factors – There are no known flooding issues and the site is not located within a SEPA Flood Risk Area. However, a strategic water mains runs through the site and so would require upgrading to accommodate any future increase in the number of houses. A Flood Risk Area. However, a would also be required to ascertain the developable extent of the site relative to the minor watercourse that runs along the southern edge of the site. The site does not lie adjacent to a main public transport corridor and so it is likely that access would be largely car based. This would not support sustainable transport and is likely to lead to an increase in the need to travel by car within the local area. Any development would therefore have to ensure that appropriate active travel arrangements are included. Material Assets – Given the existence of a core path network adjoining this site, it is important that any development ensures that the | | | | | | | | | |
| LDP 8 Braes of Yetts Farm, Kirkintilloch | X | X | | | - | 0 | - | _ | - | |
| Potential Mitigation: | Burn. Due to the la development. Land Soil and Geology failing this, a soil a Landscape – A lan the northern part co due to its visual pro- would mitigate pot Water Quality, A suggests a minimu the minor watercou drainage requirement | arge scale of the si I north of Black Bu – Land north of t nd geology assess: rgely open and fea omprising relativel ominence and topo ential prominence ir Quality and C m 5 metre landscap rrse that runs alon ents for the propos | a additional ecological su ite, some areas are of mo irn however, has high bio he Black Burn has been ment will be required to o tureless site, with low he ly flat wet grassland on tl graphy. Overall, the site in the landscape and wo limatic Factors – There pe buffer on either side. I g the northern edge of th sal site. Development of public transport network | pre limited value the odiversity value, particular diversity value, particular diversion of the bound of the particular diversity of the parti | an others, notably the articularly as a wetland rea of deep peat. Devo at and nature of peat. ' laries and limited tree f the Kelvin Valley. T ell to the surrounding vith the settlement for boding issues, howeve a would be required to studies and assessment to would increase the set | e area of land sou d and any develop velopment on land This will also ider coverage. It lies the southern part settlement. Limiti m. r it is noted that I o establish the extents should also be need to travel wit | th of Black Burn oment should avoi I where peat is putify the extent of within the rolling of the site is parti- ing development for Black Burn passes ant of the develop- carried out regard h a particular em | which may have s d this area. resent should be a the developable ar farmlands landsca cularly sensitive in to the flatter northo s through the site able area, relative t ding the flood risk | some potential for voided. However, ea. pe character area, a landscape terms, ern part of the site and the developer to Black Burn and management and | |

| | Material Assets – Given the existence of a core path network running through the centre of this site, it is important that any development ensures that the core path network is maintained and still accessible. Additional public transport facilities and links would be required to facilitate a development of this scale as there would be an emphasi on private car based travel due to the location of development. There may also be implications relating to sewer connections, drainage and local road access, given the larg numbers of units proposed. | | | | | | | | | | |
|---|--|--|--|--|--|--|---|--|-----------------|--|--|
| LDP 9 Saddler's Brae, Kirkintilloch | X | X | | | | 0 | - | - | - | | |
| Potential Mitigation: | Biodiversity, Flora and Fauna – The site has a high overall wildlife value, including important links to the Merkland Local Nature Reserve. Any development at the location could potentially impact negatively upon associated wildlife corridors and access routes. It would be essential to evaluate and conserve any protected species as partial of any future development. Soil and Geology – The site has been identified as having an area of deep peat. Development on land where peat is present should be avoided. However, failing this, a so and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area. Landscape – This is a sensitive greenfield location due to its prominent landform, lying directly east of site LDP 8. The land is mainly grassland and of limited amenity of agricultural value. However, the site forms part of the stitting of this part of Kirkhilloch, from the Langmuir Road. It lies at the transition from the broad valley low(and landscape character area to the north and the rolling farmlands to the south. The higher northern half of the site comprises tall grassland and unmaintained scrubland, whice slopes down to the southern half of the site which is mainly rough grassland and more open. Overall, the landform provides a distinctive edge to the settlement and perform valuable greenbelt functions which should be retained. This limits potential landscape capacity for development. Water Quality, Air Quality and Climatic Factors – There are no known flooding issues and the site is not located within a SEPA flood risk area. However, a mine watercourse. The site does not lie adjacent to a main public transport corridor and so it is likely that access would be largely car based. This would not support sustainab transport and is likely to lead to an increase in the need to travel by car within the local area. Any development would therefore have to ensure that appropriate active tra | | | | | | | | | | |
| LDP 11 Waterside Road/Gartshore Road | - | Х | - | X | | - | - | | Х | | |
| Potential Mitigation: | grassland, wild fl views from all din The proposal is to provide mitigatio spatial green belt | owers and taller sc ections, including o o retain approximat n in terms of main function in preven | nd Landscape – The rrub, lying between re core paths and informa- ely half the site as we taining the setting of ting coalescence of W me under increased de | sidential developmen al access around and t et grassland and reinfo the settlement, landso Vaterside with Roseba | t at Rosebank to the hrough the site. wree the tree belt alor cape character and do nk to the north. Dev | e north, and the Wa ng the boundaries t efensible green bel relopment within th | aterside developme o screen it from ad lt boundary. Howe ne site would leave | ent to the south. The ljoining residential ever, the site perfor | areas. This may | | |

| | Biodiversity, Flora and Fauna – An additional Ecological survey indicated limited biodiversity value. The ecological surveys noted low importance for bats, water vole and birds, whereas there was medium importance for badger and otter. Additional survey and assessment work would be required regarding the conservation and protectio of any protected species. Mitigation would be required to retain tree resources within the site boundary through appropriate siting and design of the development proposal. Air Quality and Climatic Factors – Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transpord due to limited access to the public transport network and the distance from services and amenities, including the town centre. Water Quality and Climatic Factors – The site is not within a SEPA flood risk area, however there are potential flooding issues arising from the watercourse at the southern boundary of the site, which discharges to a culvert at the south western boundary. This area should not be developed. Additional information is required regarding the developable area in relation to the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried or regarding the flood risk management and drainage requirements for the proposal site. | | | | | | | | | |
|-------------------------------------|---|--|--|---|---|---|---|--|--|--|
| LDP 13 Lenzie Rugby Club, Lenzie | - | X | | | +/- | | 0 | - | 0 | |
| Potential Mitigation: | and directly adjace areas of open spac sports pitches and f Biodiversity, Flora likely to harm the l area of mixed habi protecting the area Landscape – The s enclosed on the no from the local road landscape terms th landscape prominent the western site ed indigenous planting treatment to reflect Water Quality and proposed playing f upon the re-generat bog. | nt to Lenzie Mos e and include app acilities of better a and Fauna and hydrology of the l tat will have a ne from the negative site lies on the we rth, east and soutd a network and the tere is insufficien nce and features a lge, defined by la g appropriate to t the urban heritag d Climatic Facto ield. Development ting peat bog. A f | The proposal site is with s Local Nature Reserve propriate landscaping ar or equal quality than the Soil and Geology – Th bog, and this is unlikely gative impact on the ad effects of development. stern fringe of Lenzie w h sides by low-density I e visual prominence of tt reason to consider si re not significant. Shoul indscaping and outer do the immediate ecologic: e to the east and south ar rs –Whilst the site is no it of this site is likely to full hydrological survey | . In order to mitigate ad links into the Loc e existing facilities. e site has a high biod to be compensated b joining Lenzie Moss It also acts as a reser- ithin the rolling farm ousing, some of wh the site within the w gnificant sub-divisio d the site be seen as omestic curtilages. T al profile of the site and better distinguish t located within a SE o impact negatively to would be required for | e the effects of this, al Nature Reserve. liversity interest and by alternative hydro Local Nature Reservoir and additional alands landscape cha ich benefits from a vider landscape is the on of the site apart appropriate for deve he western boundar . The western boundar . The western boundar be break between s . PA flood risk area, apon the hydrology or both the new pitc | the design and la There would also logy solutions. Ec rve, as the propos habitat for many s aracter area, but is significant urban herefore very low from allowing fc elopment new grea ry of the site, abundary defined by ettlement and the development wou of Lenzie Moss. thes and the propos | yout of the propose be a requirement is of European imprological surveys i ed site is consider species of flora and atypical of the wi treescape. Views i apart from imme or appropriate soft en belt boundary de tting Lenzie Moss outer curtilage lin Moss. Id have to consider In particular, the of sed housing, as th | sed development s for the compensa- portance. Any deve ndicate concerns t ed a buffer zone f d fauna. der landscape setti- into the site are no diately neighbouri- clandscaping to b elineation would be s should be screet nits would benefi- r the existing drain creation of new pi- ese areas intercon | should incorporate atory provision of elopment is highly that the loss of the for the LNR itself, ing. It is generally ot readily possible ing properties. In boundary areas as be necessary along ned by significant it from stone wall n on the site of the itches may impact innect with the peat | |

| LDP 14 Hunter Road, Milngavie | | Х | | X | | X | +/- | +/- | - | | |
|--|---|--|--|--|--|--|--|--|--|--|--|
| Potential Mitigation: | Population and Human Health; Landscape and Material Assets – The proposed development will result in the loss of an area of public open space, currently a worh habitat. The site is entirely a greenfield location and forms part of the setting of the settlement. In order to mitigate these issues large tree belts should be reparticularly on the boundaries of the proposal site in order to retain the setting of the settlement and provide a robust, defensible green belt boundary. Biodiversity, Flora and Fauna and Climatic Factors – The development of this proposal site will result in the loss of woodland habitat. These habitats and vegetation of high ecological importance, and the removal of wet woodland habitat could potentially have negative effects on the ecology of the surrounding areas. It is recomment that as much of the woodland habitat as possible is retained, but especially the localised wet woodland area in the northeast, and any associated hydrological fees Significant effects are envisaged through the loss of such a habitat in terms of disruption to existing species and potential fragmentation of habitats. Further assessme evaluation is required to ensure the conservation of protected species and retention of important habitats. Should the destruction of any place of rest of a protected species be required in order to facilitate any proposed development, licences from SNH will first be required to proceed. This must be accompanied by a full mitigation plan in which the species will be fully compensated for the loss of shelters. More specifically, prese otter and may result in a need for areas surrounding running water to be retained and improved in order that no disturbance is caused to these species; care should be ta ensure that habitats of these species are not fragmented by development. Species, such as badger, should not be cut-off from the wider environment or affected by b such as roads, which have potential for causing death or injury to these animals while they are commuting acro | | | | | | | | | | |
| LDP 15 Dougalston Estate, Milngavie | - | - | - | - | - | 0/- | 0/- | | 0/- | | |
| Potential Mitigation: | including providin conserve and enhai of the current oper site should be prot functions of the go networks including A Tree Preservatio high biodiversity a important that furt identify the preser enhanced where po Soil and Geology | g separation betw nee the site for rec space will be los ected. There is a g lf course are retain wetland and woo n Order protects t nd wildlife interes her assessments ar ice of species. A sssible. – There is an area | Altural Heritage, Biodive veen two residential com reational use, retain wood t due to development. W golf course adjacent to th ned. In order to reduce in dland enhancement and c he trees on the site which st. Development should a re carried out in order to a high level of biodiversit of potentially contamina ial measures should be im | munities, contribu dland in the north oodland will be re us site. Although th apact to the landscor- creation. h should be taken is avoid the LNCS we determine the biood ty value has also ted land along the | tting to the setting of and west of the site an quired to be protected the proposed developm ape character and com- into consideration. In here possible as this liversity value of the si been identified aroun | settlements in t d ensure that the l in line with fore ent will not dire nectivity of habit addition, a Local has the potential ite and identify a d the Burn that | the area and a cor hilltop in the soutl estry policy and wi ctly effect this lan- ats, developers sho Nature Conservat to adversely impa any protected spec runs through the | re path. Although h-east of the site r ildlife corridors th d, developers shou ould evaluate oppo- ion Site is within ct on the value of ies. Trees should site which should | the proposal will emains open, 50% at exist within the ald ensure that the rrtunities for green the site which has biodiversity. It is also be checked to be protected and | | |

| | Assessments will b site will cause pote Air Quality and C to rail connections. Material Assets – well as have an ad development and b The development w Further assessment | e required in order ntial flood risks on Limatic Factors – This has the poten Development of th verse effect for the mit potential conta vould also present a s will also be requi | rs – The site is within to determine the extent the proposed housing s Whilst the site is within tial to increase reliance e site for housing and c settlements near to the mination through constr un opportunity to enhance red to determine the ini- tish Water sewerage sy | of the developable ite. It is also import on close proximity of on car-based trave club house has the site. As a result, a ruction runoff polle ce recreational pro- frastructure provis | e area and establish wh rtant to assess the impa- of a primary school an l which will adversely potential to create dus Waste Management l ation of the nearby Bu vision for the local are ion required for the pr | hether the Burn the act of development id bus stop, the si- impact on air qua- st and pollution the Plan should be im- rn. ea and potentially oposed developm | at runs through an at on the watercount te is out-with othe ality in the local ar at will impact on the applemented in order connect to a Core | d along the western rses through the site r facilities and ame ea. the nearby waterco er to manage any w Path Network. | n boundary of the e and the Loch. enities and access urses and loch as vaste arising from | | | | | | |
|-------------------------------------|---|---|---|--|--|--|---|--|--|--|--|--|--|--|--|
| LDP 16 Craigton Woods, Milngavie | - | 0 | | | | | | | | | | | | | |
| Potential Mitigation: | ancient woodland character. The sin community identit design and integrat and give considera losses of carbon sin The site has an are development to pre The site has been protected species. Cultural Heritage development. Soil and Geology, will be required to although the bus s car-based travel. H There is potential flood risk and prov | and is an area of la e is also a LNCS y particularly for the tion of additional la tion to the designal hks and adverse effer a of recreation to the event loss of a value identified as having e – The site is a Ga Air Quality, Wate determine whether ervice is infrequent owever, the propose flooding from a smitige mitigation whe | the south of the site which a menity to the comm a high biodiversity alt arden and Designed Lar are Quality and Climat the site is contaminate the site is contaminate the site is contaminate the site is contaminate the site is contaminate al will include enhancinate all burn north-west of the | he greenbelt has r re Corridor. Devel ent to the site. To ive planting within dition to this, the a ch is likely to be r unity. though further sur- ndscape. This shot ic Factors – Form ed and remedial m ities and services ng access to the pri the site. A Flood I | nany functions includ opment of the propose o mitigate the impacts the development area ancient woodland show emoved due to develo veys will be required the ald be evaluated and a easures should be imp are out-with the area mary school via a pather Risk Assessment will | ing shielding dev sal site would ha on the landscape a to reduce any n ald be retained in pment. An area o to determine the f any impacts to thi equarry means the lemented. The si which will poten a through the site be required to det | velopment with we ve an impact on e character the pro- egative impact on line with forestry f open space for re- full extent of biod is asset should be e site is potentially te is relatively clo tially increase uns which will reduce termine the extent | oodland, and adds the existing settler posal would requi community identity policy to mitigate ecreation should be iversity on the site mitigated through y contaminated. Fur se to a primary sch ustainable travel m the impact on trave of the developable | to the landscape ment pattern and re an appropriate y, visual amenity against potential e created with the and identify any the design of the rther assessments nool and bus stop nethods including el. e area in terms of | | | | | | |

| | determine the infrastructure provision required for the proposed development in terms of drainage and road networks. The local area is currently served by a Scottish Water sewerage system; connection to this system will be required. | | | | | | | | | | |
|---|---|--|---|--|---|---|---|--|--|--|--|
| LDP 18 Redmoss Farm (south), Milton of Campsie | - | X | | X | - | 0 | | - | + | | |
| Potential Mitigation: | Habitats here inclue residential area. Sp this site should be n However, this habit An Important Wild connected to the wi prevent disturbance should be undertake Species surveys pr outcome of the spec Habitats found to p habitats which forn badgers. Furthermod be required in order More specifically, species; care shoul environment or affe An Important Wild connected to the wi prevent disturbance - Enhance wider co The entire site is al proposal site is allo of Campsie could p plans and monitorin | de a wild flower n pecies diversity on retained in its curr tat, despite being a life Corridor runs ider corridor netwo e to wildlife and m en, to avoid weakd ior to developmen cies surveys. provide shelter or com mimportant comport ore, should destruct r to proceed. This presence of otter ld be taken to ens ected by barriers s life Corridor runs ider corridor netwo e to wildlife and m ement to the open potentially be made ng indicators will i atic Factors and | iodiversity, Flora and meadow, which is likely the whole across this series state, in particular, i an exemplar wild flower along the eastern bound ork or indeed any other inimise the fragmentati ening the connection be nt will be required for other important features muting corridors for sp ction of any place of res must be accompanied b may result in a need for sure that habitats of the such as roads, which hav along the eastern bound ork or indeed any other inimise the fragmentation aspace provision for the sting green belt which is ment the proposed creat de stronger and more do need to be in place to fator Material Assets – Add yel due to the location o | to be uncommon w ite is greater than w the area to the south r meadow and rare w lary of the Redmoss green belt land. The on already occurring tween the Munro Dr otter, badger, bat ar for protected specie vecies, such as hedge t of a protected specie vecies, such as hedge t of a protected specie vecies are not f ve potential for causi lary of the Redmoss green belt land. The on already occurring e eastern woodland la s already a strong, at tion of an enhanced effensible to future of cilitate the environn litional public transp | ithin the wider lands that was found in the of the development vithin the local area, South site. This corri refore, any developm g at this location. End ive Wildlife Corrido d nesting bird. App s should be retained, erows used by bats ies be required in or lan in which the spec running water to be ragmented by develop ing death or injury to South site. This corri refore, any developing at this location. belt, to avoid weaker tractive and defensite Local Nature Reser- expansion of the sette in the setter in the setter of the setter in the setter of the setter in the set of the setter in the set of the setter in the set of the setter in the set of the set o | cape, given the in e northern Red M boundary, where is not legally prot ridor appears to co- nent should be set nancement to the or r and the wider co- ropriate mitigatio where possible, a and birds, or are der to facilitate and cies will be fully co- e retained and im- opment. Species, these animals whe ridor appears to co- nent should be set hing the connection ble woodland (pro- ve surrounding th- tlement to the we and long-term massively approximately approximately and long-term massively approximat | tensity of agricult loss site. Therefore evidence of the hi- ected. omprise an area of back appropriatel open space provisi- ountryside. In plans should be alongside any prop- eas offering good hy proposed devele compensated for th such as badger, s ille they are common omprise an area of back appropriatel on between the Mu- bet the western st. Appropriate m anagement of the s | ure and the presend e it is recommende ghest diversity in p woodland, though y from this area wh on for the eastern w produced as requi- toosed development. foraging habitat for opment, licences fr e loss of shelters. nat no disturbance hould not be cut-outing across their w woodland, though y from this area wh unro Drive Wildlife preservation Order) boundary of the gr anagement, legal a ite. | ce of the adjoin d that, if possil blants was evide it is not here possible to woodland belt ired following . This may inclu- or species such rom SNH will f is caused to th off from the wi wider range. it is not here possible to e Corridor and o green belt. If een belt of Mil agreements, act | | |

| LDP 19 Glenmill Works, Campsie Glen, Lennoxtown | - | X | - | + | - | ? | - | | - |
|--|--|--|---|--|---|--|--|--|---|
| Potential Mitigation: | countryside. Its loc will maintain green also part of an Im should take this de a high biodiversity biodiversity is mai Soil and Geology - of potentially cont remedial measures Water Quality, C transport or alternaa on the local air qua The SEPA Flood M on the northern ed, the risk of flooding | ation within a gree belt defensibility portant Wildlife C signation into con interest around I ntained. Proposed develop aminated land giv should be implem limatic Factors, tive methods of un lity and increase t dap identifies a hig ge of the site. Furt such as SUDS. | andscape and Biodivers en belt location is not viss of and the creation of oper Corridor and contributes a sideration through further Finglen Burn. Appropriat oment on this site will en ven the previous use of t ented. Material Assets and Ai hesustainable travel. Its pro- he need for road-based tra gh risk of flooding from I her flood risk assessment The existing building on | tible from the Clac a space amenity in to the connectivity r assessments to de e landscaping and sure the redevelop the site. Further a ar Quality- The lo pair Quality- The lo pair Quality- D (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) | than of Campsie as loc the NW corner of the y of habitat networks etermine the biodivers planting, with native ment of a brownfield ssessments will be rec ocation of the site is n ttlements, local service Glazert River. Consequence to determine the potento be demolished and | al landform and site should be ca which should be ity value and ider species where p site and has the p quired to determine not accessible ald es, employment c tently, the proposi- ntial developable as such, a Waste | landscaping shield arried out to bene maintained as m ntify potential pro oossible, along the potential to provid ine whether the s ong walking route centres and rail co sal site is within a area and appropr Management Plan | ds its view. Appro fit the local comm uch as possible. tected species. In e Burn will ensure le an opportunity t ite is contaminate es and its main ac nnections has the p potential flood ris iate measures imp n should be impler | priate landscaping nunity. The site is Any development particular, there is that the value of to enhance an area and appropriate excess is via public potential to impact k area particularly blemented to offset |
| LDP 20 South Lodge, Lennox Castle Hospital Site, Lennoxtown Potential Mitigation: | belts. Further lands be implemented as that the site is sur determine the biod is also part of a con Landscape and C impact specifically design and integra amenity. It would a Water Quality, A Assessments will t existing watercour | scaping should be part of the develo rounded by trees a iversity value and e path network pro- ultural Heritage - on the local resic tion of additional also be appropriate ir Quality and be required to ascesses local to the situ | d Biodiversity, Flora ar implemented along the v pment. Near to the site at and is part of an Importa any potentially protected oviding residents with acc The proposed site is also lents adjacent to the site landscaping through nat to conserve the cultural l Climatic Factors- Althor rtain the developable extu- e should not be affected b X891 and accessibility to | vest and south to e Lennox Castle the ant Wildlife Corris species including cess to open space within a location and alter the exist ive planting within heritage features o bugh the site is n ent of the site relation of development. T | enhance the green belt ere is a Tree Preservati dor, important habitati bats should be carried and recreation ameniti designated as a Histor ing settlement pattern in the development ar f the gardens and desig ot identified as a Flo tive to the small water he site is within walki | boundary and gi on Order which s is are likely to be out and mitigation es. To mitigate the ea to reduce any gned landscapes a od Risk Area, le courses that run a ng distance of loo | ves the potential should be conside impacted by devon measures imple esigned Landscap se impacts the pro- negative impact: as part of any pote ocalised flooding along much of the cal amenities and | for additional gree red prior to any de velopment so furth emented where app e. Any developme oposal would requ s on community i ential development is known in the boundary of this the core path netw | en infrastructure to evelopment. Given her assessments to propriate. The site ent on this site will hire an appropriate dentity and visual area. Flood Risk site. However, the work. Despite the |

| | Material Assets- O still accessible. Al | Given the existence though there is ac | of transport due to the dist e of a core path network ccess to the site via a priv the site so an extension of | as part of this site ate access to the N | e, it is important that a North of the site, it we | any development ould be beneficial | ensures that the c to improve the e | ore path network | |
|--|--|---|---|--|--|--|--|--|--|
| LDP 21 Lennoxlea, Lennoxtown | 0 | X | - | X | - | _ | _ | _ | - |
| Potential Mitigation: | the proposed development Landscape – The Area. Through app of the area could po Water Quality, Cl Water. The potenti pollution. In additi the developable are could be highlighte Air Quality and C | proposal site is er proposal site is er propriate low dens otentially be mitig limatic Factors a ial for water pollu on to this, a signifi- ea of the proposal d. Limatic Factors | significant proportion of t of this on the existing ha attirely within a greenfield ity design and integration ated. nd Material Assets – De tion through development icant area of to the south- site and by carrying out a Despite the access to bu ticular emphasis on unsus | bitats and species a location and wou of native planting velopment on this could be mitigate west of the propos additional studies s services on the A | and their connectivity Id alter the existing s g within the landscapi proposal site could p d through an appropri- sal area is within the d and assessments the f | could be avoided ettlement pattern ng of the propose potentially result i iately managed si lesignated Flood I lood risk manage | or mitigated. The area is also development the n pollution due to the and constructio Risk Area. This a ment and drainage network the development | designated as a Sate effects on the la the close proximation of the close proximation of the close proximation of the close proximation of the close provide avoid the close of the close close close of the close of | Special Landscape ndscape character hity to the Glazert ding any potential ed with regards to r the proposal site |
| LDP 22 Balglass Farm (Site 2), Lennoxtown | 0 | X | - | X | | - | - | - | - |
| Potential Mitigation: | in terms of the dev enhance the connect Landscape - The landscape character associated with the Castle Woods. In on northern part of the would need to prov planting to encoura Water Quality; Cl of the proposal sitt | elopable area or n etivity of habitats a proposal site is w r and settlement pr former hospital si order to avoid adv e site area. Howe ride a strong defer ge the developme limatic Factors a e is a potential ris | te northern and western be nitigated through appropri and species within and sur- vithin a greenfield locati attern of Lennoxtown. De te. The existing green be erse visual impacts (e.g. of erse visual impacts (e.g. of ver this presents built de isible boundary and appro- nt to settle into the enviro nd Material Assets - The sk. Appropriate measure area of the site is also wi | riate design and ca rounding the prop on and the Glaze evelopment of this lt boundary to the on valued views fr velopment issues opriate mitigation f nment and prevent e northern edge of s would need to b | pacity control while osal area. rt valley Special Lan area would also mear south of the settlemer om Crow Road) deve as this area is within for the effects on land t further encroachmen the site is bounded by be implemented in ter | dscape Area (Br a loss of the clea t is defensible as lopment would ne the designated Fl scape character th t into the green be the Glazert Wate cms of construction | planting through oad Valley Lowler r separation betw it is bordered by eed to be of low d ood Risk Area. urough appropriate elt southwards. er and the potentia on and developm | ands) and will ad een the village are the Glazert Water ensity and limited Any development e design and use or al for pollution thre ent practices to av | area to retain and versely affect the a and the housing River and Lennox to the lower level south of the river f native woodland ough development roid any potential |

| | Air Quality – Des | pite the access to b | requirements for the prop pus services within 400m asis on unsustainable met | on the A891 and a | | | | | |
|--|---|---|--|---|--|---|--|--|--|
| LDP 23 Balmore Road, Paterson's Laun, Balmore | - | 0 | ? | X | - | - | - | - | - |
| Potential Mitigation: | within the surrour assessments will be Non-Native Specie will provide valuat Climatic Factors minor watercourse should be implement contamination to the Cultural Heritage environment. Climatic Factors, | ding countryside e required to deter is (INNS) and miti- ble habitats and pro- and Water Quali to the southern b- bented to offset any te watercourse. - A small stone f Air Quality and by car-based trans | odiversity, Flora and Fa and should link with the mine biodiversity value a igation should be implement otection to the site. Lands ty- The proposed site is soundary. Flood Risk As of flood risks and potentian building has been identi Material Assets- There is sport or bus, but this mod the local area. | the wider green ne and potential protec- lented where appro- caping will also be within a flood risk sessments will be al alterations to the fied in the East of is limited access fr | twork. Developmen cted species. Further opriate. It is suggeste beneficial along the c area as identified i required to determine water quality. As f the site which will om the site to local a | t on the site has assessments will ad that new landsca green belt bounda in the Local Plan 2 ne the full extent of part of any develo l require further a amenities, services | the potential to the also be required to uping along the re- ury to enhance the and local flooding of flooding within opment, a Waste assessments to de , employment cer | reduce open space to determine the pr bads North and Son e green network. ng issues are know n the site and appi Management Plan etermine its impac | e amenity. Further resence of Invasive uth-East of the site wn to result from a ropriate mitigation n will help prevent et on the historical ections. The site is |
| LDP 24 Kirkintilloch Gateway, Kirkintilloch | 0 | X | -/0 | 0 | 0 | -/? | - | - | 0 |
| Potential Mitigation: | employment and h Corridor associated development shoul proposed site also enhancement. Air Quality and C this site, by provid greenhouse gas em | ousing as a result I with the Kirkinti d take this design has the opportuni Climatic Factors ding business and issions. | odiversity, Flora and Fa . However, the developm lloch Link Road at the we lation into consideration ity for wetland and wood - Whilst the site is withing retail opportunity, will | hent would enlarge estern edge of the through further as dland creation, and h 15 minutes' walk increase traffic le | the size of the sett site. The connectivity sessments to determ d open space enhance ting distance to a bu- wels to the site while | lement and alter the ty of habitat netwo ine the biodiversi- cement which sho as stop and is access ich has the potent | ne settlement patt rks should be ma ty value and ider uld be considere ssible to local ser ial to adversely | tern. There is an l intained as much a tify potential proto d as part of poten vices and amenitie impact air quality | Important Wildlife as possible and any ected species. The tial green network es, development of and contribute to |
| | | | rs – The site is out-with the site to take into consider | | | | | od risk assessment | will be required to |

| | potentially contam been completed. Find the second | inated land given i inther assessments - Development of age the additional | pment on this site will en the previous use of the si will be required to deter the site has the potent footfall associated with to connect to the core p | ite. However, the la mine whether the si ial to impact on ex- the site. It is also | nd is potentially con ite is contaminated an xisting infrastructure important that devel | taminated from fo and appropriate rem including draina | rmer gasworks de ledial measures sh ge, paths and roa | spite Phase 1 of ren ould be implemente ad networks which | nediation having ed. will need to be |
|--|--|--|--|--|--|---|--|--|--|
| LDP 25 North of Old Mains Farm, Milngavie | - | - | - | Х | - | - | - | - | Х |
| Potential Mitigation: | Tree Preservation development along Additional assessm protection and con Cultural Heritage landscapes. The si Special Landscape within this propose density and approp edge provides a str consideration the g | Order. Mitigation g with appropriate ents and environm servation. and Landscape - te is within a green Area. Consideral al site. The views riate landscaping ong defensible boo reen belt defensible Climatic Factors | odiversity, Flora and F and for any adverse effects landscaping on the bornental surveys should be The proposal site is adjustical location and is implied location and is implied location and is implied should be given to tare an important aspect is should be considered in undary in the form of the ility and protection. Development of this pramenities. | acent to Kincaid H portant for the settle the impact on the settle order to protect the woodland habitat | m of the creation of or mitigate any impa- ng the potential for p ouse which is a categorement pattern and cha etting of Kincaid Ho rounds and should b integrity of the hist protected by a Tree p | f open / recreation acts on the woodl protected species i gory 'A' listed bui aracter by providin use and views fro e protected. In or orical resource and preservation Order | a space provision and surrounding n and around the p dding and it's loca g an open, green m the lodges and der to mitigate th d landscape value . Any proposed d | within the designs the site as a result proposal site in order lly designated garder entrance to the settle grounds as a result ese impacts the des of the area. The cr evelopment would n | of the proposed of construction. er to ensure their ens and designed ement within the of development ign, positioning, urrent green belt need to take into |
| LDP 46 Boghead Road/Crosshill Road, Lenzie | | Х | | | | | 0 | - | 0 |
| Potential Mitigation: | and open space. It proposed develop requirement for the Biodiversity, Flor (Local Nature Reso on the Lenzie Mos | is partly within an nent should incor compensatory pro a and Fauna and erve) and is of Eur s Local Nature Res | he proposal site is within LNCS and directly adja porate areas of open sp povision of sports pitches Soil and Geology – Th opean importance as a ha serve, as the proposed sit al habitat for many spec: | cent to Lenzie Mos pace and include a and facilities of bet e south eastern par abitat. Ecological su te is considered a bu | s Local Nature Rese ppropriate landscapi ter or equal quality th t of the site includes urveys indicate conce uffer zone for the LN | rve. In order to m ng and links into an the existing far an active peat bog rns that the loss of R itself, protecting | itigate the effects the Local Natur cilities. g which forms par the area of mixed g the area from the | of this, the design a re Reserve. There w t of Local Nature C d habitat will have a e negative effects of | and layout of the would also be a conservation Site negative impact development. It |

| | Scabious; amphibi development will r Landscape – Any There are significa linked to the Local Water Quality an LNR. This is unli consider the nearb restoration. A FRA | Biodiversity Action Plan red list species affected include: Skylark; Meadow Pipit; Reed Bunting; Kestrel; Dragonfly spp; Common Shrew; Round leafed sundew; Devil's-bi Scabious; amphibian spp; and water vole. The nationally rare Bog Rosemary is present in one colony to the south west of the peat bog. There are concerns that this development will negatively impact upon this species as the proposed development extends close to where this species is located. Landscape – Any development would extend the settlement of Lenzie south and west and reduce the separation of the settlement from the small holdings and Bishopbriggs. There are significant views from the Moss onto the site, with housing to the north and west. It is visible from the B road and provides a countryside setting for the settlement linked to the Local Nature Reserve to the east. In landscape terms there may be capacity for limited development close to Crosshill Road, if screened from Moss. Water Quality and Climatic Factors – Development would have an adverse impact on hydrology of the peat bog, which is crucial to the habitat areas associated with the LNR. This is unlikely to be compensated by alternative hydrology solutions. Whilst the site is not located within a SEPA flood risk area, development would have to consider the nearby Stand Burn and Park Burn to the west. A culverted minor watercourse runs under part of this site at considerable depth so there is no opportunity for restoration. A FRA/ additional information will be required to ascertain the developable extent of the site relative to any minor watercourses to the immediate east of the site. Material Assets - The site incorporates a connection to the Core Path network and the enhancement of this path would be an essential requirement should development take | | | | | | | | | | | | |
|------------------------------------|---|---|---|---|---|--|---|---|---|--|--|--|--|--|
| LDP 49 Tambowie Farm, Milngavie | - | - X - X 0 /- | | | | | | | | | | | | |
| Potential Mitigation: | of tree belts. The pattern and alter t character and arch area to reduce any Woodland Creatio routes. There is moderate | site contributes to he Drumlin Footl aeological site the negative impact n Scheme. Any do biodiversity value ments will be requ | odiversity, Flora and Fa the landscape setting of nill landscape. The site proposal would require on community identity a evelopment of this site sh in the north-east of the aired to determine the bio | f Milngavie and a prevents coalescer an appropriate des and visual amenity could consider potentiate site and there is a | s such, development w nee between the count ign and integration of . The development sho ential opportunities for n Important Wildlife C | yould have a sign tryside and built additional landsc ould also retain t wetland, woodla corridor that runs | nificant adverse in -up area. To mit aping through nati he tree belts whic and and grassland along the Craigto | npact on visual amo igate the impacts o ive planting within the should be provide creation and enhance n Burn in the north | enity, settlement n the landscape the development ed for under the ement of access and through the | | | | | |
| | Water Quality, A east of the site an consideration the v to be implemented the Craigton Burn | ir Quality and C d a small burn in vatercourses on si in terms of const is realigned with | limatic Factors – The si the south of the site. A te. The site's proximity to uction and development Craigton Road to prevent led to reduce any impact. | A further Flood R o the Craigton Bu practices to avoid t it crossing under | isk Assessment would rn could result in poter any potential pollution | be required to tal pollution thr of the water cou | determine the pot ough development urse. To limit the r | ential developable t. Appropriate meas risks of flooding, it i | area taking into ures would need is suggested that | | | | | |
| | amenities in the to vehicles. Material Assets - | wn centre and ra Further assessme | tes' walk to the primary il connections. As a resunct this will also be required velopment is connected to | lt, the site will be to determine the i | predominantly access | ed by car and re required for the | sult in an increase | e of carbon dioxide | emissions from | | | | | |

| LDP 52 Birdston Road, Milton of Campsie | 0 | | - | X | | X | - | - | 0 |
|---|---|--|---|--|--|--|--|---|---|
| Potential Mitigation: | | | iodiversity, Flora and F | | | | | | |
| | development alon | g with appropriate nents and environ | n for any adverse effects e landscaping on the bou mental surveys should be | indaries to avoid | or mitigate any impa | cts on the wood | lland surrounding | the site as a result | of construction. |
| | landscapes. The si Special Landscape within this propos density and approp edge provides a stu consideration the g | ite is within a gree e Area. Considera al site. The views priate landscaping rong defensible bo green belt defensib Climatic Factors | The proposal site is adj infield location and is imp tion should be given to t s are an important aspect should be considered in undary in the form of the ility and protection. Development of this pr d amenities. | bortant for the settl he impact on the soft its listing and order to protect th woodland habitat | ement pattern and cha setting of Kincaid Hou grounds and should be e integrity of the histo protected by a Tree p | racter by provid use and views fr protected. In o orical resource a reservation Orde | ing an open, green om the lodges and order to mitigate th nd landscape value or. Any proposed of | entrance to the settle I grounds as a result lese impacts the des e of the area. The cu development would the | ement within the of development ign, positioning, urrent green belt need to take into |
| LDP 54 Antermony Road, Milton of Campsie | 0 | X | - | X | | X | - | - | 0 |
| Potential Mitigation: | incorporating the t Landscape – The terms of the green Campsie Fells to development. By while retaining the | rees into any desig proposal is within belt value and / c the north of the s incorporating suff e landscape charact Climatic Factors | The proposal site has a t gns for the proposed deve the current green belt an or defensibility The pro- site. Mitigation measure ficient landscaping and n ter and vistas to the Camp - Development of this pr l amenities. | d is situated within posal site is of in s could take the nature tree belts co sie Fells through | its protection. a Special Landscape portance for its landscorr form of appropriate do ontaining the proposal a well-designed low de | Area. Developn cape visual ameresign, low densisite the newly of ensity development | nent of this propos nity value in relati ity development a created green belt ent on the site area | sal site would not pro on to vistas which it nd landscaping with boundary would be available. | provide benefits in t provides of the in the proposed more defensible |

| LDP 56 Tower Farm, Torrance | - | -/? | - | X | | 0/? | | - | - | | |
|--|--|---|---|---|---|--|--|--|---|--|--|
| Potential Mitigation: | which is a site of a gardens and fencin settlement coalesci impact on the exis and archaeological reduce any negativ if necessary as a re Landscape – The Area. Through av the effects on the l to ensure greenbeld Biodiversity, Flor required to determ grassland on lowe proposal site is ou watercourse that n through construction | rchaeological imp g to the south and ence and provides ing settlement pat site the proposal e impact on comm sult of any develop proposal site is er oidance of higher andscape character defensibility. a and Fauna, Wa ine the biodiversi r ground. Green it-with the designa uns through the way on could provide a Climatic Factors d significantly inc | ntirely within a greenfield parts of the site, appropri- r of the area could potenti it ter Quality and Climati ity value to ensure the c network opportunities e: ated flood risk area. A F est of the site. It is noted n appropriate level of mit - Despite the access to crease the need to travel | ite area has a high on Site and Tree P eation space in an tity particularly fo riate design and in amenity. In additi al location and wou iate low density de ally be mitigated. c Factors – The me conservation of po xist for the wetlar Flood Risk Assess I that a well is also igation for the wat bus services on th | existing green belt de reservation Order to t d around the site for r the local residents a itegration of addition. on to this, potential in ald alter the existing s esign and integration of Furthermore, appropri- torth and eastern border tential Protected Spe id, grassland and rec- ment will be required to located on site. The er environment. | efensibility in the he east. The great the local resident djacent to the sit al landscaping the mpacts on Torrand settlement pattern of native planting tate landscaping ers are proposed I cies and bird inter reational access, al to ascertain the e introduction of excessibility to the | e form of the wood en belt spatial functs. Development e. To mitigate the rough native plan ce Tower should b h. The area is also g within the lands would be required cocal Nature Cons- terest throughout particularly in lo e developable exter water quality im- | dland habitat on the ctionality is signifi- of the proposal s impacts on the la- ting within the de- e evaluated and m o designated as a S- caping of the prop- l to the west of the ervation Sites. Fu- the site, particular wer areas along T- ent of the site rela- provements oppor | ne north, boundary icant as it prevents ite would have an andscape character veelopment area to itigation proposed Special Landscape oosed development e proposal site area arther evaluation is rly on the marshy Fower Burn. The ative to the minor tunities and SuDS nt of this scale of | | |
| LDP 57 Gartshore, East of Kirkintilloch | 0 | 0 | | + | - | 0 | | | 0 | | |
| Potential Mitigation: | Population and Human Health – Development of the site could provide new employment opportunities by facilitating new business development. This would sup regeneration of nearby Twechar. Biodiversity, Flora and Fauna, Landscape and Material Assets – The site is an area of high landscape quality and sensitivity as it is a Garden and Designed Landsc situated on a ridge visible from the main train line. The site is also a Local Nature Conservation Site, it is of recreational value as has a core path running through it. likely that the area provides important habitats for wildlife. There is good potential for screening development through extensive landscaping and using existing woodlan form a tree belt around the perimeter. Mitigation against negative effects could be delivered through: conserving and enhancing the wildlife corridor, adjacent Garden and Designed Landscape. protect the woodland in line with Forestry policy. | | | | | | | | | | |

| | - carry out a Flood Risk Assessment which would establish potential water contamination mitigating measures. - ensure provision for the sport and recreational needs of the development and good walking and cycling links are made. - identify green network opportunities for wetland, grassland and woodland creation. Soil and Geology – Development may provide an opportunity to cap previously contaminated land. The site previously provided a location for an industrial plant, which may have left significant residual contamination. Air Quality – The development would be likely to increase vehicular traffic in the vicinity of the site location, generating an overall negative effect on air quality. This could be partly mitigated by provision of viable active travel infrastructure and improved connections to public transport. However there is still some distance to major public transport links and significant barriers against active travel would remain for a significant period. Climatic Factors – Access via sustainable transport is currently poor and development is likely to significantly increase private car usage in the area, generating an increase in CO₂ emissions. Any loss of woodland on the site would have negative effects on carbon capture potential and reduce mitigating effects. | | | | | | | | |
|---|---|---|---|--|--|--|--------------------|--|------------------|
| LDP 80 Carlston Walled Gardens, Torrance | X | | X | X | | X | - | - | 0 |
| Potential Mitigation: | Cultural Heritage – The proposal site is in close proximity the boundary of the Antonine Wall World Heritage Site Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Biodiversity, Flora and Fauna and Landscape – The proposal site is entirely within a greenfield location and within a designated Special Landscape Area. Any proposal should be sensitively designed to take these factors into consideration in terms of low density and low profile development to reduce any impacts on the designated landscape character and scenic value of the area. Air Quality and Climatic Factors – Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and bus and rail connection. Material Assets - Additional studies and assessments should be carried out regarding the drainage requirements for the proposal site and the path and road network connectivity and additional infrastructure required. | | | | | | | | |
| LDP 100 Woodilee Road, Kirkintilloch | - | Х | - | + | Х | 0 | | - | - / 0 |
| Potential Mitigation: | development. The a site of similar qu Biodiversity, Flo possible and any d | proposed developr ality would need to a and Fauna – The evelopment should | Although development of nent has the potential to o be offered to replace it. here is an Important Wil I take this designation in the opportunity for wetlan | result in a loss of e dlife Corridor asso to consideration the | mployment opportuni ociated with the site. 7 rough further assessm | ties. In order to r The connectivity ents to determine | of habitat network | potential employn as should be maint alue and identify p | ained as much as |

| | business and indust Air Quality and C travel and an increas to lead to an increas Water Quality and the site to take into restoration through Material Assets – the site following d the existing pathwa | of potentially contaminated land given the previous use of the site. Further assessments will be required to determine whether the site is contaminated due to its former business and industrial uses and appropriate remedial measures should be implemented. Air Quality and Climatic Factors – The site is within a 5 minutes walking distance to a bus stop but there would be an increased emphasis on unsustainable methods of travel and an increased reliance on car-based travel to access the town centre for additional facilities and amenities. Locating a supermarket outside the town centre is likely to lead to an increased use of car-based travel in particular. It could be mitigated by ensuring that the site was accessible to users through active travel. Water Quality and Climatic Factors – The site is out-with the Flood Risk Area; however a Flood Risk Assessment will be required to ascertain the developable extent of the site to take into consideration the minor watercourses that run adjacent to the site that have a history of flooding. The site has the potential to encourage water quality restoration through the integration of SuDS. Material Assets – As the site is within an area with an existing sewerage system, any developer must ensure that proposal is connected to the system. Additional access to the site following development has the potential to degrade the existing road network and specific transport access to the site could be required. Improvements to access via the existing pathway will also be needed. However, development of this site has the potential to upgrade current vacant/ derelict land and provide an opportunity to connect to the core path network nearby. | | | | | | | | | | |
|--|---|---|--|---|--|--|--|--|---|--|--|--|
| LDP 102 West Baldoran Farm, Milton of Campsie | | X + X 0 X - 0 X | | | | | | | | | | |
| Potential Mitigation: | result in affordable Biodiversity, Flora immediately west o Landscape- This s environmental impa visible boundary. Air quality and Cl would be an increa | housing need not a and Fauna- Si f the site. Opportu- site was assessed act as a consequen imatic Factors- S sed emphasis on | he site is currently design being met and therefore h te has limited biodiversi unity to improve biodivers by a Scottish Governme ce of developing this site Site lies close to bus stop unsustainable methods o he north of the site will p | aving a negative is ty value although ity value through ent Reporter as p . A belt of mixed but this is not part f travel and an in | mpact upon communi the semi wooded gr development. art of the Examination broadleaf and conifer of a major public tra creased reliance on co | ity wellbeing three rounds of Baldo on of LP2. It we trees along the s ansport corridor, car-based travel | ough the provision o ran House, which a as concluded that t site's northern edge, however site is very | of affordable accorr are protected by a here would be lin in time, will help accessible to villa | nmodation. a TPO which lie ttle landscape or to define a more age centre. There | | | |

| LDP 104 Chestnut Lane North, Milngavie | 0 | - | - | Х | - | - | | - | 0 | | | | |
|---|--|---|--|--|--|---|---|--|---|--|--|--|--|
| Potential Mitigation: | functionality for the Craigdhu Burn run development. App The proposal site is taking into conside Biodiversity, Flor settlement pattern, proposal site boun- also has a further on need to take these | Biodiversity, Flora and Fauna, Cultural Heritage, Water Quality and Climatic Factors - The proposal site is entirely within a greenfield location which has moderate functionality for the setting of the settlement and is also on the eastern approach to the Mains Gardens and Designed Landscape which straddles the Craigdhu Burn. Craigdhu Burn runs directly through the centre of the proposal area from west to east. The site's proximity to the Craigdhu Burn could result in potential pollution through development. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. The proposal site is out-with the designated Flood Risk Area. However, a further Flood Risk Assessment would be required to determine the potential developable area taking into consideration the watercourse. Biodiversity, Flora and Fauna and Landscape – The greenfield location of the proposal site and its position on the urban edge would alter the western edge of the settlement pattern. Through appropriate low density design and the introduction of appropriate native planting and landscaping which will be required to enclose the proposal site boundary and create a potential defensible green belt boundary the impacts on landscape character and local distinctiveness could be mitigated. The proposal also has a further designation present on the site in the form of an Important Wildlife Corridor which encompasses the Craigdhu Burn. Any proposed development would need to take these environmental assets into consideration and potentially carry out further assessments to ensure the protection and conservation of the sites biodiversity | | | | | | | | | | | |
| | | Climatic Factors- with a particular | Despite the site being wi | | | | | | | | | | |
| LDP 105 Chestnut Lane South, Milngavie | - | Х | - | Х | - | - | | - | 0 | | | | |
| Potential Mitigation: | altered by develop currently has a hig of appropriate nation on the western edg the form of an Imp development would sites biodiversity v Water Quality and the potential developmential potential pollution Air Quality and C | ment along the we h green belt defen ve planting and lar e) the impacts on portant Wildlife C d need to take thes alue and potential d Climatic Facto poble area taking pollution through of the water cours Climatic Factors - | odiversity, Flora and Fa estern edge of the settlem sibility preventing coales dscaping which will be r landscape character and l corridor which encompass se environmental assets in Protected Species. Trees rs - The proposal site is of into consideration the wa development. Appropria e. Despite the site being wir r emphasis on unsustain. | ent pattern and in accnce which wou equired to enclose ocal distinctivenes ses the Craigdhu nto consideration a within the site sho out-with the desig atercourse, the Cra te measures would ithin a close proxi | apact both, its setting ld be altered by develo the proposal site bour ss could be mitigated. Burn. There is biodiv and potentially carry o suld also be assessed to nated Flood Risk Area igdhu Burn, on the no d need to be implement mity to a bus stop the | and visual ameni opment. Throug idary and create a The proposal si ersity interest, sp ut further assess o evaluate the pre- a. However, a Fl rthern edge of the inted in terms of frequency of the | ty especially from h appropriate low potential defensi ite also has a furth pecifically to the nents to ensure th sence of bats. ood Risk Assessn e site. The site's pr construction and bus (1 per hour, a | in the 'A' road near density design and ble green belt boun ner designation pre- north-east of the si- e protection and co- nent would be required nent would be required advelopment pract all day) would sign | the site. The site d the introduction idary (particularly sent on the site in te. Any proposed onservation of the hired to determine igdhu Burn could ices to avoid any | | | | |
| | employment centre Material Assets- (| s and rail connect | | adjacent to the sit | e, it is important that | any development | ensures that the o | core path network i | is maintained and | | | | |

| | arrangements should be sought to connect to a Scottish Water sewerage system. | | | | | | | | | | |
|---|--|--|--|---|---|---|---|--|--|--|--|
| LDP 109 Well Lane, Lennoxtown | - | Х | | 0/? | - | - | - | | - | | |
| Potential Mitigation: | impacts on habitat and design the dev Important Wildlife Species (INNS) sh Development on th and open space arr Soil and Geology contamination of the particular, the effect Landscape- The s development will ne the location. Air Quality and C Local flooding issues to prevent flooding support sustainable Material Assets- accessible to and the | Population and Human Health and Biodiversity, Flora and Fauna- The site is situated within an Important Wildlife Corridor. In order to mitigate any potential negativi impacts on habitats and species and their connectivity the proposal will be required to assess and evaluate the biodiversity value of the area, avoid areas of particular valu and design the development in such a way that reduces any impact. Low density development and native planting and landscaping should be implemented to protect thi Important Wildlife Corridor. Japanese Knotweed has also been identified on the site so further assessments to determine the location and extent of this Invasive Non-Nativ Species (INNS) should be carried out and development should be avoided. Alternatively, works can be carried out to remove or mitigate Japanese Knotweed from thesis to open space amenity. Soil and Geology and Water Quality- The proposal is a brownfield urban development site where the majority of remediation has been carried out to offset any contamination of the land. However, further assessments will be required to determine the extent of contamination on the site and remedial measures should be introduced. I particular, the effects of past contamination on the Glazert Water and Burn should be evaluated and remedial measures implemented where appropriate. Landscape- The site is designated as a Special Landscape and Designed Area. Appropriate low density design and native planting within the landscaping specification of the development will mitigate any negative effects on the landscape character. In addition, redevelopment of this site should reinforce the streetscape to maintain the character of the location. Air Quality and Climatic Factors- Adjacent to the Glazert Water, the site has been designated as a SEPA Flood Risk Area especially affecting the southern part of the site Local flooding illsues have also been noted. Flood Risk Assessments will be required to determine the extent of the deve | | | | | | | | | |
| LDP 113 Broomhill Depot, Kirkintilloch | 0 | X | X | X | Х | -/? | | | -/? | | |
| Potential Mitigation: | the site area. Ther Additional studies Air Quality and Q due to the distance Material Assets – studies to determin may also be require | e are existing floor and assessments sl Climatic Factors - from employment - More information the infrastructure red in order to man | rs – The entire proposa d defences in the form of hould be carried out reg – Development of this j centres, bus and train s h is required regarding e provision required for hage the potential cons tion work required. | of flood banks (River arding the flood risk proposal site would i services and local am- the potential develop the proposed develo | Kelvin Flood Prote management and du ncrease the need to enities. poment regarding the pment in terms of d | ection Scheme) run rainage requirement travel with a particle uses of the site. Irainage, paths and | ning along the no ats for the proposa cular emphasis on This proposal will road network con | thern boundary of l site. unsustainable me l require additiona nections. A waste | thods of transport al assessment and management plan | | |

| LDP 169 Langmuir Road, Kirkintilloch | X | X | X | X | | - | | - | - | | |
|--|---|--|---|---|--|---|--|---|---|--|--|
| Potential Mitigation: | Landscape – The proposal site is in an exposed greenfield location to the east of Kirkintilloch and is detached from the main settlement area. Development of the proposal area will not enhance the green belt defensibility or be relevant for a green belt function or recreation. In order to mitigate the impact of the proposed development, the proposal should be of a low density and incorporate significant landscaping and tree belts to contain the site and reduce the impact on the landscape character and setting of the settlement. Water Quality, Climatic Factors and Material Assets – The proposal area has a water course on the northern boundary. As a result the potential for pollution through development of the proposal site is a risk. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. Additional studies and assessments should be carried out regarding the flood risk management, drainage and path and road connectivity requirements for the proposal site. Air Quality and Climatic Factors – Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from and frequency of bus and train services and local amenities. | | | | | | | | | | |
| LDP 172 Balmore Garden Nursery, Balmore | X | | 0 | X | - | 0 | | | - | | |
| Potential Mitigation: | development of the be considered and line with the Cound Biodiversity, Flor incorporate approp designated area. Landscape - The (separated by a loc the proposal site) of Conservation Site a Air Quality and C due to the relativel Climatic Factors | e proposal site coul implemented in ter cils Supplementary ra and Fauna – Toriate mature lands proposal site area al road) and is a br of the village hosti and the village is al Climatic Factors – y remote location, r and Material As and assessments | te is on land situated ei d potentially result in si mis of designing a sensit Planning Guidance and The proposal site is adj caping as a buffer betw is in a greenfield locati ownfield site. The exist ng a number of differen iso encompassed by the Development of the pr the distance from other si sets - The proposal are should be carried out | gnificant detriment tive and appropriate in consultation with acent to Balmore een the proposal si on as it is out with ing green belt bour t natural and histor designated Flood R oposal site would is settlements, public ea is within the de | al environmental effect e low density proposa h UNESCO and Histo Haughs Local Nature te and the Local Nature in the designated villa idary to the north of the ric environment const isk Area). Increase the need to the transport services, em signated Flood Risk | cts on the cultura l in order to protoric Scotland. e Conservation S ure Conservation age envelope of E he proposal site h traints (Antonine ravel with a parti ployment centres Area due to the | l heritage asset an ect and conserve ite. Any propos Site to the south Balmore. Howeve as a high defensit Wall World Heri cular emphasis or and amenities. proximity of the | ad its setting. Mitig the Antonine Wall ed development or to avoid any adve er, the site is adjac bility due to the area tage Site Buffer Zo n unsustainable met e proposal site to t | ation will need to and it's setting in n this site should rse impact on the eent to the village a south (including one, Local Nature thods of transport the River Kelvin. | | |

| LDP 173 Cemex, Gartshore Works, Twechar | - | 0 | | + | - | 0 | - | | 0 | | | |
|---|---|--|---|--|--|------------------|--|--------------------|--------------------|--|--|--|
| Potential Mitigation: | regeneration of near Biodiversity, Flor landscape situated through it. It is li woodland to form a Mitigation could ag - conserving and er - protect the woodl - carry out a Flood - ensure provision - identify green net Soil and Geology | Population and Human Health – Development of the site could provide new employment opportunities by facilitating new business development. This would support regeneration of nearby Twechar. Biodiversity, Flora and Fauna, Landscape and Material Assets – The site is an area of high landscape guality and sensitivity as it is a local garden and designed landscape situated on a ridge visible from the main train line. The site is also a Local nature Conservation Site and is of recreational value as it has a core path running through it. It is likely that the area provides habitat for wildlife. There is good potential for screening development through extensive landscaping and using existing woodland to form a tree belt around the perimeter. Mitigation could against negative effects could be delivered through: conserving and enhancing the wildlife corridor, adjacent garden and designed landscape. protect the woodland in line with Forestry policy. earry out a Flood Risk Assessment which would establish potential water contamination mitigating measures. ensure provision for the sport and recreational needs of the development and good walking and cycling links are made. identify green network opportunities for wetland, grassland and woodland creation. Soil and Geology – Development may provide an opportunity to cap previously contaminated land. The site previously provided a location for a Cemex industrial plant, which may have left significant contaminated land. | | | | | | | | | | |
| | mitigated by provis and significant bar Climatic Factors - | sion of viable activ riers against active - Access via susta | Id be likely to increase we ve travel infrastructure an e travel would remain for inable transport is current and on the site would hav | id improved connect a significant period the poor and develo | ctions to public transp d. pment is likely to sign | ort. However the | re is still some dist e private car usage | ance to major publ | ic transport links | | | |
| LDP 174 North Langmuir Av/Whitehill Av, Kirkintilloch | | | | X | 0 | | | | - | | | |
| Potential Mitigation: | Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna, and Material Assets- The site is within an area with some woodland cover Development would involve the removal of this woodland cover which has the potential to lead to issues with drainage and carbon capture. To mitigate this impact the proposal should consider the enhancement of a green network through the creation of woodland and open space as well as connecting the green network with walking and cycling routes along the Forth and Clyde Canal. Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, for example the inclusion of SuDS. Removal of a woodland habitat also has the potential to alter or remove vital habitats for a range of species that migh be present on the site. Additional surveys will be required to determine the biodiversity value and presence of Protected Species. The proposal site is within the boundary of the line of the Antonine Wall World Heritage Site and within the protected Buffer Zone for the historical asset. Any development has the potential to significantly impact on the cultural heritage asset. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site. | | | | | | | | | | | |

| | However, there is Risk Assessment v Scottish Canals rep the Forth and Clyd development pract Guidance and desi Air Quality and | a potential risk of would be required garding appropriat le Canal and result tices to avoid any gn in relation to a Climatic Factors | and Climatic Factors- residual flooding from t to determine the potenti- e management of the car in adverse impacts to th potential pollution of t low density proposal to n – Development of the pr the distance from other s | he Forth and Clyd al developable are hal banks adjoinin is designated histo he water course. hitigate these effect oposal site would | le Canal adjacent to t a taking into conside g the site will also be rical asset. Appropria Any proposed deve ets on the adjacent Scl increase the need to | the site which is de ration the waterco e required. Develop ate measures would dopment should a heduled Monumen travel with a parti | esignated as a Sc urse. Water resili pment on the site d need to be imple lso be in line wi t. cular emphasis or | heduled Monumen ient measures and o could result in pot emented in terms o th existing Supple | t. A further Flood collaboration with ential pollution to f construction and mentary Planning |
|---------------------------------|--|--|---|--|---|---|--|--|--|
| LDP 175 Broomfaulds, Balmore | X | X | - | - | - | - / ? | | | - |
| Potential Mitigation: | envelope so will h integrate the site v site which might considerations sho of value. Soil and Geology presence of contant Air Quality, Clim will be required to further infrastructu The site is inaccess need for car-based The adjacent wate | ave little impact of vithin a green network be disrupted by uld be taken into a - Given the site's nination and remed the factors and determine the ext re development by sible to local americ travel and will no er treatment works | iodiversity, Flora and F on existing settlements in vork. Although the site it development at Broom account and further asses location next to a wate dial measures should be in Material Assets- It has ent of flooding and mitig y ensuring that the site is hities and services by wal t promote sustainable me s is a Control of Major the Works changes. | a Balmore. Woodl self is not an Imp faulds. To reduce sments should be r treatment works mplemented if nee been identified that ation measures she connected to a Scc king as the closest ans of travel. | and creation is sugge ortant Wildlife Corric e any negative impa- carried out to ensure there is the potentia ded. at pluvial and sewer f ould be implemented ottish Water sewerage facilities are located | ested to improve it dor, a number of d act to habitats, bi the protection and al for contamination flooding affects the where appropriate system. in Bishopbriggs o | ts defensibility, n ifferent Importan odiversity and s conservation of a on. An assessmen e site and its adja b. In addition, any r Milngavie. As a | naintain the green l t Wildlife Corridor pecies nearby, the any Protected Speci nt will be required cent sites. A Flood development on th result, the proposa | belt character and s exist near to the se environmental ies or biodiversity to determine the Risk Assessment te site will require l will increase the |

| LDP 180 Dougalston Golf Course, Milngavie | | - | | X | | 0 | -/0 | | - | |
|--|---|--|---|--|---|--|--|---|--|--|
| Potential Mitigation: | formal and informa loss of open space wetland habitats. If that, as part of the into the entire netw sites. Although the of sports facility ar The site is also a h need to consider th The site has high development has th development shoul Water Quality an medium risks in th golf course and cl Craigmaddie Rese Assessments will th Development of th The proposal will a the creation of woo Air Quality and C connections, it is unsustainable meth | al access with high for It represents lowever, developr development, woo vork of the site. Cl proposal will enh d the provisions o igh quality Garder ese designations in biodiversity valu e potential to sign d avoid fragmenta d Climatic Facto e west of the site ubhouse. Aside fr rvoir. Developme e required to estal is site presents opp esult in removal o dland habitats else Climatic Factors – situated at the top ods of travel inclu – Further assess: | Itural Heritage, Biodive a landscape sensitivity am an area of high recreation nent for housing has the dland is replaced and enhibing so the landscape seance the current golf cou- utlined in relevant Scottist and Designed Landscap mind and avoid any suc- e, although further assee ifficantly impact on the lation of the green network rs – The site is within a where there is a pond an om risks of flooding fro nt should implement m blish the extent of the de boortunities for water envir f woodland which has the ewhere on the site. - Although the site is witt p of a steep hill. This s ding car-based travel. Th ments will also be requir the site will also give pote | d clear greenbelt b onal value with co potential to result anced where possi setting can be miti- rse and health clubs sh Planning Policy e, TPO and is the h development tha ssments regarding ocal natural heritag and appropriate la SEPA designated d marshy grass an m the Craigmadd easures to ensure velopable area and conment restoration e potential to resul hin a 15 minutes w steep hill might di is will have an imp- | oundaries, particularly re paths and access to in the removal of the ble and, through site of gated through the plan of acilities, sportscotla should be adhered to. setting for a 'B' listed t will be detrimental to the biodiversity val ge in terms of green nu undscaping and plantir Flood Risk Area and d high river flood risk ie Burn that runs adji that infrastructure c t consulting with floo n and improvements to t in drainage issues. S valking distance to the iscourage access to b pact on air quality and the infrastructure provi | y on higher grour o Dougalston Go see habitats. Thes design, the existin nting of native sp nd should be con l Dovecote and L o these. ue and presence etwork and biodi- ng will ensure tha there are also ar cs on the eastern acent to the site, an withstand ad d prevention offi- o water quality th UDS or other app e town centre witt both housing and increase greenho | d. Development of of Course. The si- se impacts could p ag woodland and y- ecies and landsca sulted as a statutor ocal Nature Conso of protected spe- versity. In order to t the value of biod eas of locally kno edge where there there is potential ditional water in cer will provide a rough careful SuD propriate drainage h access to local a l the golf course use gas emissions the proposed dev | of this site will po te encompasses co potentially be miti- vetland habitats sl ping as well as lo ry consultee regar- ervation Site. Any eccies will be requ- mitigate potentia- iversity is maintai wn flooding. In p the proposal inter residual risk of the reservoir. Fu- means to mitigate S design. schemes will be re- menities and servi- by walking and | tentially involve a ore woodland and igated by ensuring hould be expanded w density housing ding potential loss of development will aired. In addition, adderse impacts, ined. Dearticular there are holds to enhance the flooding from the urther Flood Risk e against flooding. required as well as ices as well as rail therefore increase | |
| LDP 181 Blacklands Place, Lenzie | 0 | Х | | - | | - | | | - | |
| Potential Mitigation: | Population and Human Health and Landscape – The proposal site is within a greenfield location on the eastern side of the Kirkintilloch Link Road (KLR) and development of this site could have a detrimental impact on the settlement pattern and landscape character of the area. The site is elevated, prominent and highly visible on the hillside open to views from a wide area. These impacts could be partially mitigated through the creation of open / recreational spaces within the design of the development area, but it is unlikely that compensatory measures would avoid adverse landscape and visual impacts around Lenzie and an erosion of the character of the | | | | | | | | | |

| | green belt. Housing on the site would not relate well to the existing built up area in terms of visual relationships or physical (non-vehicular) links. | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | Biodiversity, Flora and Fauna; Water Quality and Climatic Factors – The marshy grassland habitat within the Millersneuk Wetland LNCS, adjoining the site to the south, has a high ecological value on a local scale, particularly with respect to water voles, and as a purpose-built compensation for the creation of the KLR. Development is likely to have a negative impact on wintering geese including a loss of habitat. It could also cause disturbance to geese, waders, duck and skylark. Therefore, it is recommended that an appropriate buffer is considered between this area and any future development in order to minimise disturbance and further negative impacts. Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats such as linear features which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as the wetland areas used by otters. | | | | | | | | | | | |
| | Furthermore, should destruction of any place of rest of a protected species be required in order to facilitate any proposed development, licences from SNH will first be equired in order to proceed. This must be accompanied by a full mitigation plan in which the species will be fully compensated for the loss of shelters. Owing to the mportance of the Millersneuk Wetland to water voles, surveys should pay particular attention to the distribution burrows within this area. The location of any proposed levelopment should avoid encroaching on water vole burrow areas in order to avoid negative effects on the local population or, moreover, the ecological integrity of the whole area. | | | | | | | | | | | |
| | In terms of the water environment, Cult Burn runs close to the southern edge of the site and so additional studies should be carried out regarding any flood risk / management and drainage requirements of the potential development together with environmental surveys for protected species to ensure their protection and conservation. | | | | | | | | | | | |
| | Soil and Geology – It is possible that the southern part of the site adjoining the wetland Local Nature Conservation Site has peaty soils. The proposed mitigation for Biodiversity and other topics would mitigate the impacts on such soils, by avoiding development on them. | | | | | | | | | | | |
| | Air Quality and Climatic Factors - Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other bus and train services and local amenities including the town centre. | | | | | | | | | | | |
| | Material Assets – The proposal provides no enhancements to open / recreational space provision and will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. | | | | | | | | | | | |
| LDP 184 Balviebank, Milngavie | 0 - ? | | | | | | | | | | | |
| Potential Mitigation: | Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape- The proposal site is in a greenbelt location but would involve the redevelopment of brownfield land on a small part of the site. Development of the site would not relate well to the settlements of Craigton and Milngavie. Mature trees have been identified that form part of the Garden and Designed Landscape that exists along the A809 that lines the site. An Important Wildlife Corridor is within the site and a Tree Preservation Order (TPO) is present. Development would involve the removal of woodland cover and has the potential to result in the loss of trees with TPO status and influence drainage issues. Mitigation will need to be put in place regarding the protection of the woodland assets in terms of a sensitive design and reduced density. The proposal site will also need to incorporate appropriate landscaping to reduce the impact on the setting of the settlement and protect the part of the site. Additional surveys will be required to determine the biodiversity value and potential Protected Species. Air Quality and Climatic Factors- Although the site is within walking distance to a bus stop for public transport access, the site is out-with local facilities and amenities, the town centre and rail connections which has the potential to put emphasis on unsustainable modes of transport and increase reliance on car-based travel. Loss of woodland habitats through development could decrease the site's ability for carbon capture contributing to additional greenhouse gases. Replacement woodland could mitigate this impact. | | | | | | | | | | | |
| | Water Quality and Climatic Factors- Although out-with the Flood Risk Area, a Flood Risk Assessment will be required to ascertain the developable extent of the site. The introduction of water quality improvements opportunities and SUDS through construction could provide an appropriate level of mitigation for the water environment and | | | | | | | | | | | |

| | drainage issues. | | | | | | | | | | |
|--|--|---|---|---|--|---|--|---|--|--|--|
| | Material Assets- Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, road networks. The local area is currently served by a Scottish Water sewerage system although it will be required that connection issues due to the site's diselevation to the sewerage network and capacity should be checked before the design stage of development. | | | | | | | | | | |
| LDP 185 Duntiblae Road, Kirkintilloch | - | Х | - | ? | | ? | - | - | ?/- | | |
| Potential Mitigation: | | | | _ | | | | · | | | |
| | site would have au settlement. The si preparation underw with Waterside req Biodiversity, Flor hawthorn hedge bo should be retained hedgerows used by wild animals are fo plans, outlining site Water Quality an the south east of th Additional studies Air Quality - Devo other bus and train Material Assets – and additional asset | n adverse effect of te provides a dist vay). The need to uiring more than j a and Fauna – unding the site sh, where possible, bats and birds, c und. This can inc e-specific and targ d Climatic Facto e site. Additiona and assessments s elopment of this p services and loca The proximity of ssment should be | andscape and Material and the landscape charact incrive, valuable landscape or train the integrity of the just the incised valley to react th | er and settlemen be setting for Wa e green belt func- emain undevelop indicate moderate f any development. T aging habitat for s, timing of works s, should be desig d in a flood risk a regarding the dev- regarding the floor se the need to tra town centre Gartshore Collier d. The site may b | t pattern and contribu- terside and Duntiblae, stion is incompatible w ed and conserved. biodiversity importan nt. Similarly, habitats f Chis may include habi species such as badge s through the year and gned based on the findi area, however there may elopable area regarding od risk management an wel with a particular en y and the possibility of se served by the local \$ | te to coalescence and will do so ith development ce, although the ound to provide tats which form rs. Best practice the day, direction ngs of the detail y be localised su g the potential ef d drainage requi mphasis on unsu f mine shafts shi Scottish Water s | e with Waterside for the new housin t on this site and v ere will be a loss shelter or other im n important comm mitgation technic nal lighting, and p ed protected specie rface water flood r ffects on this water rements for the pro- stainable methods ould be taken into ewer network, alth | village which is s ng immediately we with the potential ri of a toad feeding portant features for uting corridors for uting corridors for uues should always ollution control. He es surveys. isk associated with rcourse in close pro oposal site. of transport due to consideration. Fu | the distance from rther investigation | | |

| LDP 186 Glassford House, Milngavie | - | - | | X | - | - | | | - | |
|---------------------------------------|--|--|--|---|---|--|---|--|---|--|
| Potential Mitigation: | Population and Human Health, Biodiversity, Flora and Fauna and Landscape - The site is situated within a greenbelt location with a high level of greenbelt defensibility and a distinct greenbelt edge due to treescape to the west of the site. The site has a distinctive character setting by preventing coalescence between an area of residential homes and Findlay Rise to the east. Development of this site has the potential to alter the landscape setting and settlement pattern and result in the loss of valuec open space. It is important to retain the greenbelt defensibility which should be achieved through appropriate landscaping and ensure that connection is made to the core path to the north-west of the site. There is also concern over development and infrastructure having potential adversities to the ecological corridor present in the site and impact or the ecological functions along Dougalston Burn, although the majority of the site is of low ecological value. Additional surveys will be required to fully establish the biodiversity value of the site and identify any protected species. Appropriate design including landscaping will reduce any potential loss of habitats and species. As a LNCS development should avoid the LNCS where possible as this has the potential to adversely impact on the value of biodiversity Cultural Heritage – The site is a Garden and Designed Landscape and an 'A' listed building is on its premise. It is encouraged by Historic Scotland that developers consider the setting of the house and the impact a housing development prior to allocation. Appropriate design and integration of additional landscaping through native planting within the development area will reduce any negative impact of such as access road. A Flood Risk Assessment will be required to ascertain the extent of the developable area. It is likely that the proposal will require a new bridge over the Burn which has the poly and water quality. Appropriate measures should be implemented to reduce the risk of p | | | | | | | | | |
| LDP 187 Glen Road, Lennoxtown | - | - | | | | ?/- | - | - | - | |
| Potential Mitigation: | has important spati of the green belt to this into account an Developers will no existing habitats. T Glen Road is with through its access Amphibians are fo | al functions of rest the west of the sit ad efforts should b eed to consider por ree/orchard plantir n a Special Lands o open space. Dev und on the site so surveys will be re | diversity, Flora and Fa tricting sprawl from Lenr e, extending into broad v e made to ensure that the ssible measures to enhar g should also be conside cape Area so any develo elopment will result in th measures should be imp quired to determine the b | noxtown to Clachar alley lowland land e core path network nee the wetland an red to enhance the pment will adverse le loss of vital oper lemented to protect | n of Campsie. Develo scape. There is a core c is enhanced and cor d grassland in line w green network and ha ely affect the landscap space and recreation et and conserve them | pment on this situ path network wi nected in the No ith Glasgow Cly as additional bene be character. It al for the local com as much as possi | e would alter the s thin close access t rth of the site. The de Valley Green 2 fits to mitigate ag- lso represents env munity. ible. Relocating th | etting and result in o the site. Develop e site also presents Network which is ainst greenhouse g ironmental and co heir habitat would | n the infringement pment should take s a green network. turn will support gases. mmunity benefits be an appropriate | |

| | Cultural Heritage- There are drystane dykes and ancient hedgerows within the site which should be retained in order to protect the historic environment. | | | | | | | | | | | |
|----------------------|---|---|--|--|--|---|---|---|--|--|--|--|
| | Cultural Heritage | - There are drysta | ne dykes and ancient hed | lgerows within the | site which should be r | retained in order to | protect the histo | ric environment. | | | | |
| | | | n identified as having an ired to determine the exte | | | | | | failing this, a soil | | | |
| | Water Quality and Climatic Factors- The site is a SEPA Designated Flood Risk Area and there is a high flood risk from surface water in the South-Western corner of the site. A Flood Risk Assessment will be required to determine the potential developable area and appropriate measures implemented to offset the risk of flooding. To offset any adverse effects to the water quality and additional flooding, Appropriate SuDS design are suggested as an improvement as well as a review of a surface water map to identify any localised flooding issues. | | | | | | | | | | | |
| | Air Quality and Climatic Factors- The proximity of the site by walking to a bus stop promotes sustainable travel in order to access local facilities. This reduces the need for car-based travel locally and will limit any impacts to the local air quality. However, accessing other facilities out-with Lennoxtown is reliant on car-based travel and public transport. | | | | | | | | | | | |
| LDP 188 | | | | | | | | | | | | |
| Hayhill/Robinsfield, | - | | - | X | - | | - | | _ | | | |
| Bardowie | | | | | | | | | | | | |
| | planting within the landscaping of the proposed development the effects on the landscape character of the area could potentially be mitigated. Furthermore, appropriate landscaping would be required to ensure greenbelt defensibility and development should be limited on the southern aspect of the site which has a high landscape capacity. Development on this site would also have a significant impact as an important setting of Bardowie Castle and Robinsfield House and development on part of the site has the potential to limit existing buildings from expanding into western Bardowie. It is suggested that development within this part of the site should be avoided to limit this risk. The LNCS of Bardowie Loch serves as a valued wet woodland habitat which could be adversely impacted by disruption or removal of the habitat. In addition to ancient hawthorn hedges that exist within the site, further surveys will be required to determine the biodiversity value and potential Protected Species. The site provides valued open space in this countryside location which could be lost due to development. As a result, open space should be retained as much as possible and relocated if necessary. Cultural Heritage- The proposal site is within the boundary of the line of the Antonine Wall World Heritage Site and within the protected Buffer Zone for the historical asset. Any development has the potential to significantly impact on the cultural heritage asset. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site. | | | | | | | | | | | |
| | Water Quality and Bardowie Loch. Fu there is little throu, habitat and recreati be implemented in | d Climatic Factor orther Flood Risk gh-flow and the l onal facility for sa terms of construct | re and rail connections. T rs- The site is within a SI Assessments will be req och has been known to liling by polluting the Lo ion and development pra | EPA Designated F uired to ascertain hold discharge fro ich. Further assessing actices to avoid any | lood Risk Area and the the developable exten m the local communi ments will be required y potential pollution of | ere is a high risk of t of the site. Give ties. Any develop to determine the t the water course | of local flooding of on the Loch's unc oment has the pot water quality and | on the northern edg classified nature as ential to alter the appropriate measu | e of the site along a man-made loch water quality as a ures would need to | | | |
| | Material Assets- F | urther assessmen | ts will be required to det | termine the infrast | ructure provision requ | ired for the propo | osed development | in terms of draina | ge, path and road | | | |

| | | | tems, the slope of the site em being implemented. | e will need to be r | eviewed as it has the | potential to imp | act on the ability | to connect to a loc | al Scottish Water | |
|---|--|---|--|---|---|---|---|---|---|--|
| LDP 189 Castlehill Farm, Bearsden | 0 | | - | Х | - | 0 | - | - | 0/- | |
| Potential Mitigation: | Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape – The site is within the green belt and is part of Castle Hill which is an important landscape feature for the setting of Bearsden. The site is divided into two halves; the eastern part of the site is low lying and is separated from the western part of the site is part of the buffer zone of the World Heritage Site of the Antonine Wall. Any development has the potential to significantly impact on the cultural heritage asset. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development on the eastern part of the site, however, should be avoided. A Tree Preservation Order exists on the site which should be conserved in order to protect biodiversity and screen any development in the east. Further assessments will be required to determine the full biodiversity value and identify potential protected species. Water Quality, Air Quality and Climatic Factors – Wells and springs exist in and around the adjacent former farm buildings on the site. As a result, a Flood Risk Assessment will be required and mitigation measures should be implemented where appropriate. Appropriately designed SuDS could be implemented as a means to mitigate against potential flood risks and drainage issues. The site is relatively out-with access to local facilities and amenities due to an infrequent bus stop and its proximity to the nearest town centre and rail connections. This is likely to increase car-based travel and encourage other forms of unsustainable travel. Its positioning up a steep hill is also likely to discourage active travel. Material Assets - Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of draina | | | | | | | | | |
| LDP 190 Chryston Road, Kirkintilloch | | Х | - | ? | | 0 | - | - | - / ? | |
| Potential Mitigation: | proposal site would a key rural view, t setting for Watersi development and t Biodiversity, Flor Corridor running a likelihood of impo occurring across t | I have a significar framing the Camp de and Duntiblae, he need to retain the a and Fauna – flong the railway rtant wildlife to be he landscape as a | andscape and Material and effect of the landscape see Fells from the Chrys and will do so for the new he integrity of the green b The development site lid line to the immediate so e within the vicinity of the a whole. This may be a proder to prevent these hab | character and settle ton Road and raily w housing immedia belt function on this es close to the Lug outh. This opens up the Study Area. Car- chieved by allowi | ement pattern and resu way line immediately ately west of the site (s prominent ridge is in ggie Water Important o a network by which e should be taken to p ng an appropriate bu | ult in the loss of a v south of the site site preparation u ncompatible with t Wildlife Corrid n wildlife may tra- preserve the integ uffer to be retain | significant area o e. The site provid nderway). Overal such a housing pre- or to the north ea avel easily across rity of this corrido ed, and where pre- | f open space. The s les a distinctive, va l, it has a low lands oposal. st, with another In the wider landscap or and to prevent fra ossible enhanced th | site contributes to aluable landscape scape capacity for mportant Wildlife be, increasing the agmentation from | |

| | Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys. Water Quality and Climatic Factors – The site is not located in a flood risk area, however there may be localised surface water flood risk associated with the Luggie Water to the north east of the site. Additional information is required regarding the developable area regarding the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site. Due to the sites elevated position, there may be potential for the incorporation of renewable energy technology, and this should be a key requirement of any future development. Material Assets – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard. | | | | | | | | | | | |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| LDP 191 Wardend Road, Torrance | - 0 - 0 0/- | | | | | | | | | | | |
| Potential Mitigation: | Population and Human Health, Landscape – Whilst the development proposed is relatively small, there could be an adverse effect on scenic value of the site, viewed from the nearby core path. Development on the paddocks would affect the setting of the path and village and would set a precedent for development north of Torrance. Landscape planting along north could mitigate against this. Biodiversity, Flora and Fauna, Landscape and Material Assets – There is no Local Nature Conservation Site or Important Wildlife Corridor nearby, although it is likely that development could have a potential negative effect on mature trees and on bat habitats. Further surveys will be required to determine biodiversity value and identify protected species. Mitigation against negative effects could be delivered through: - conserving and enhancing the wildlife corridor, - connect to and enhance core path to the south and conserve and enhance Special Landscape Area, - conserve trees and hedge in wildlife corridor, - landscape planting along north edge to contain development, Climatic Factors – Access to the site via sustainable transport is currently poor although a core path is nearby and development is likely to increase private car usage in the area, generating an increase in CO ₂ emissions. There is some potential for solar capture for energy generation from south facing sections of proposed site. An FRA would be required to establish viability of connecting to sewer to ensure capacity is not an issue. | | | | | | | | | | | |

| LDP 193 Former Acre Valley Nursery, Torrance | 0 | 0 | 0 | 0 | - | _ | _ | - | 0 |
|--|---|--|--|---|---|--|---|---|---|
| Potential Mitigation: | planting to maintai Water Quality, C north of site. Deve measures. Climatic Factors more than 30 minu emissions and som | n boundary setting limatic Factors a lopment would ne - The area is serve ttes' walking distant e adverse effect or | nd Material Assets – The ed to connect to sewer pe ed by a low frequency of nee to local centre and rai | he site is within a conding investigation bus services to ex ilway station. It is | designated SEPA Floo n of capacity with Sc isting bus stop within therefore likely that th | od Risk Area du ottish Water. FRA 5 minutes' walk here will be a rise | e to high risk of s A would be require of site. The site is | urface water flood f red to establish nece s 15minutes' walk to | from the burn to essary mitigation o the school and |
| LDP 194 Old Balmore Road/ Balmore Farm, Balmore Potential Mitigation: | designed to mitigat with existing devel Biodiversity, Flor issues. There is a l FRA outcome requ | te any adverse imp opment in Balmor a and Fauna, Wa low risk of floodin ires it. | - The proposal site is w bact on the setting of the e. ter Quality and Climation of from river but protection ccluding mature trees but | WHS. However H c Factors – The s on already exists i | istoric Scotland has n site is within a SEPA | o objection to a s Designated Flood ces. A Flood Risl | ensitively design Risk Area and th k Assessment is r | ed development whi ere are acknowledge equired and associa | ch would merge ed local flooding ted mitigation if |
| | Nature Conservation development. The area is served | on Site on south w by a low frequence entre and railway s | y of bus services to exist station. It is therefore like | long with the mat | ure trees in situ, shown 5 minutes' walk of s | ald be conserved site. The site is 1 | and enhanced to | mitigate against ac | lverse effects of beyond walking |

| LDP 195 Meadowbank Farm, Kelvin View, | | | | 0 | | | | | | | | | | |
|---|---|---|---|---------------------|-----------------------|---------------------|----------------------|---------------------|----------------------|--|--|--|--|--|
| Torrance | | | | U | | - | - | | | | | | | |
| Potential Mitigation: | | Population and Human Health – There would be significant loss of green space in the area due to development and developments of the scale are likely to adversely affect noise and light pollution in the area. | | | | | | | | | | | | |
| | | Biodiversity, Flora and Fauna, Cultural Heritage, Landscape and Material Assets – This site has moderate biodiversity value and EDC Greenspace there would be some impact on an Important Wildlife Corridor. | | | | | | | | | | | | |
| | The eastern half of the site has significant spatial functionality as it provides a buffer between the river and the development. Development could set a p development in the fields of the east. SNH commented on the scale of the proposal as a significant expansion of the existing settlement that will a character and features including mature trees and hedgerows. The area provides locally important 'edge' to south west Torrance and development is likely Network and green belt functions in the wider area. | | | | | | | | | | | | | |
| | | | in the World Heritage Si and has no objection to a | | | | | | | | | | | |
| | minutes' walk to t | he school and more | Water Quality - The ar e than 30 minutes' walki ssions and some adverse | ng distance to loca | I centre and railway | | | | | | | | | |
| | provision of viab | The development would be likely to increase vehicular traffic around the site location, generating an overall negative effect on air quality. This could be partly provision of viable active travel infrastructure and improved connections to public transport. However there is still some distance to major public trans significant barriers against active travel would remain for a significant period. A link could be made to a core path to the north of the site to improve sustainable active travel would remain for a significant period. | | | | | | | | | | | | |
| | The site is within | a SEPA Designated | ure for energy generation d Flood Risk Area and t | here are some loca | lly known flooding is | ssues, in particula | r the area is class | ed as a medium s | urface water flood | | | | | |
| | risk to the north of | site. There is poter | ntial for water environme | ent restoration and | connection to the pub | lic sewer. | | | | | | | | |
| LDP 196 Auchinairn Road/Crowhill Road, Bishopbriggs | - | X | 0/? | +/- | X | X/- | - | - | - | | | | | |
| Potential Mitigation: | | | he site is currently used f s the site is currently desi | | | | ment of the site for | r housing has the p | potential to lead to | | | | | |
| | a loss of employment opportunities as the site is currently designated for employment and economic development. Biodiversity, Flora and Fauna – Through development of the site, there is a potential opportunity to connect to and enhance the Glasgow and Clyde Valley which has additional benefits for local biodiversity. Through the development proposal, it is suggested that a woodland habitat is created in order to conne woodlands that border the site to avoid fragmentation. The connectivity of habitat networks should be maintained as much as possible and any development into consideration through further assessments to determine the biodiversity value and identify potential protected species. | | | | | | | | | | | | | |
| | Soil and Geology | - Proposed develo | opment on this site will e | nsure the redevelo | pment of brownfield | land and has the p | potential to provid | e an opportunity t | o enhance an area | | | | | |

| | Quarry which has i uses and appropriat Air Quality and C travel methods suc would have an adve public transport and Material Assets – existing infrastruct to manage any was | known issues of i te remedial measu Climatic Factors - h as public transp erse impact on air d promote active t Additional infras ure will be require te arising from th | en the previous use of th nstability. Further assess res should be implement The site is within close bort and active travel. He quality. As Bishopbrigg- ravel. tructure including path a d. The existing building e redevelopment of the s connect to a nearby syste | sments will be request. proximity to a bus owever, developm s town centre is des and road networks s on the site will no ite and limit poten | stop, primary school, ent of housing has the signated as an AQMA, have the potential to b eed to be demolished a tial pollution and dust | ether the site is o town centre and e potential to res , measures should be impacted by o and as such, a Wa | contaminated due rail connections an ult in an increased d be implemented levelopment of thi aste Management I | to its former busine ad so promotes the t d reliance on car-ba to put further emph is site. As a result, Plan should be impl | ess and industrial use of sustainable ased travel which hasis on the use of improvements to lemented in order | | | |
|--|---|--|--|---|--|---|--|---|---|--|--|--|
| LDP 197 Balcorrach Steading, Lennoxtown | X | X X - +/ X | | | | | | | | | | |
| Potential Mitigation: | Although it is sugg be required to dete habitats should be a Balcorrach Steadin site, appropriate loo could potentially be to protect the green Soil and Geology - of the site and will Climatic Factors a from the Kirk Burr Improvements to m Due to the location a 5 minute walking active travel and ha | ested that there is ermine the extent assessed prior to d g is situated in a w density design a e mitigated. The belt boundary. The site is partial give an indication and Air Quality- h. Further Flood F hitigate adverse flo of local amenities distance. The loc is the potential to | Landscape- The propos limited biodiversity value. T evelopment. visually sensitive Specia and integration of native proposed site is also enti- ly contained in an area of to the extent of the pote SEPA has identified this kisk Assessments will be ooding to the site should s, services, employment i adversely impact on the li- required to undertake as | the on the site, with There are also Grey al Landscape Area planting within the rely within a greer of contaminated lan ntially developable estite as a Flood Ris- te required to ascert be implemented within a 1 local air quality. | the exception of matu ylag geese nearby wh which is prominent fr e landscaping of the p h belt area of high defe d. Assessments will be e area. sk Area and local floor cain the developable es here appropriate. nections there is an inc 5-30 minute walking of | the trees which slich might be ad om the A891 roa roposed develop ensibility. Approp e required to dete d issues have bee stent of the site r creased need for distance. The site | hould be conserver versely affected b ad corridor. Throument the effects or priate landscaping ermine the location en identified includ relative to the Kirk car-based travel al e does not encourag | d and enhanced, fu y development. Th ugh avoidance of h n the landscape cha should be maintair n, nature and scope ling medium to hig c Burn that runs ad though the nearest ge the use of sustair | rther surveys will heir presence and higher parts of the aracter of the area ned and enhanced of contamination h fluvial flooding jacent to the site. bus stop is within nable modes of or | | | |

| LDP 198 St Mary's Road, Bishopbriggs | X | - | - | - / + | | - | - | | 0/- |
|---|---|---|---|--|--|--|---|--|--|
| Potential Mitigation: | planting and desig Biodiversity, Flor part of site has lit should consolidate Soil and Geology negative effect on Landscape – The been identified tha and enhance the ar housing, landscape Water Quality – need to connect to Air Quality and of within 30 minutes rise in private car to Material Assets- the access for this | a and Fauna- The the biodiversity inter- habitats and expan- - The southern presoil and geology. site has medium to the site has varied to realise imports setting of Kenmu The site is within sewer pending inv Climatic Factors of walk to Town Cent usage with a correst The site is indicated site currently serv | ed within Garden and De e site are part of an Imp terest and is capable of nd associated networks. A art of site contains brow to high Greenbelt defens d biodiversity interest. S rtant Green Network fur re Secure Unit and semi a designated SEPA Floo vestigation of capacity wi – The site is within 5 m entre and Train Station. A sponding rise in CO ₂ emi ed adjacent to an existing res the adjacent pitch/spo impeded by any future d | ortant Wildlife Cor some development Site is also adjacent nfield land which c ibility with medium SNH consider that t actions. The smaller natural habitat and od Risk Area due to th Scottish Water. I inutes' walk of a bi Although the develo ssions and some ad pitch and outdoor rt facility also, spo | ridor. EDC Green spa without impact. Site to core wetland and r could be improved the n landscape capacity he northern site would southern site would southern site would southern site may ha existing green networ o medium/high risk o TRA would be require us stop but with low l opment of the site cou- verse effect on air qua- sport facility. Any de | ace notes potentia encompasses co- neutral grassland i rough developme for development. d not relate well t ave potential for l k would be require f surface water al d to establish nec- bus service frequ- ld encourage son ality. | l impact on mature acid grassland habitats and could nt; however develop ousing however of red. ong northern edg ressary mitigation ency, within 15 m active travel it to be designed to | re and old hawthor and woodland hab be used to expand lopment of norther dary is a defensib oment or landscape careful design to re e of north site. De measures. hinutes' walk to Pr is still likely that th ensure no conflict | rn trees. Southern pitats. Site design those networks. rn site could have le road and it has e setting. Preserve elate it to existing evelopment would imary school and here will be some between uses. As |
| LDP 200 West Gartshore Farm, Kirkintilloch | - | 0 | | +/- | | - | | | - |
| Potential Mitigation: | the rural setting of Biodiversity, Flor hawthorn trees. The site is on oper for further develop nested within a br | adjacent Gartconn a and Fauna, Lan a countryside form ment to the east o oad valley. Housi | Development of the site of her Primary School. Indscape and Material A hing the eastern setting for f the town. SNH commen ing on this site would cl include retaining eastern | ssets – The site has or Kirkintilloch and inted that the site is early alter the settl | development would elevated and highly vement pattern and the | value but there watch but there watch but there was breach a defensib visible from a wice | ould be some pote le green belt bour le area and does r | ential impact on mandary and could also elements of the elemen | ature trees and old so set a precedent kisting settlement, |

| | It is possible that the | e site, given the si | ize of the proposed develo | opment would requ | uire road infrastructu | re improvements. | | | | | |
|-----------------------------------|-------------------------|---|---|----------------------|-------------------------|----------------------|---------------------|----------------------|----------------------------|--|--|
| | Soil and Geology | - The site is partia | lly located in an area of p | otentially contami | nated land. Develop | ment would requir | e potential land co | ontamination mitiga | tion measures. | | |
| | negative effect on | Quality, Water Quality, and Climatic Factors – The proposed development would be likely to increase vehicular traffic around the site location, generating an overal ative effect on air quality. This could be partly mitigated by provision of viable active travel infrastructure and improved connections to public transport. However ther ill some distance to major public transport links and significant barriers against active travel would remain for a significant period. | | | | | | | | | |
| | Access via sustaina | ble transport is cu | rrently poor and develop | nent is likely to si | gnificantly increase p | private car usage in | the area, generat | ing an increase in C | CO ₂ emissions. | | |
| | the north east from | site is within SEPA Designated Flood Risk Area. Locally known flooding issues manifest at this location, including an area of medium flood risk from surface water or north east from the Black Burn. An FRA is required for this site and investigation into possibility of connecting to public sewer. Check with Scottish Water on sewer north would be required. | | | | | | | | | |
| LDP 202 Campsie Road, Torrance | 0 | 0 | - | 0 | - | - | - | - | 0 | | |
| Potential Mitigation: | | ation and Human Health, Biodiversity, Flora and Fauna, Landscape and Material Assets – There is likely to be some impact on biodiversity at the vacant field to est of the site. There is limited wildlife value except at marshy area at western edge of the site. | | | | | | | | | |
| | | site is contained by sloping hill, road and field hedge. SNH advise that development is likely to visually extend the settlement edge eastward eroding green belt function. housing extension in this area should follow the settlement pattern, in order to reduce effects on the landscape character, be low density and be associated with the main. | | | | | | | | | |
| | Some mitigation co | uld be achieved b | y conserving marshy area | and landscape pla | anting along the bour | ndary to create a no | ew settlement edg | e. | | | |
| | | | imatic Factors – There is opment on brownfield lar | | or solar capture for en | nergy generation f | rom south facing | sections of propose | ed site. The site is | | |
| | | istance to local ce | acy of bus services to exist ntre and railway station. | | | | | | | | |
| | | erence for connection to sewer in this area, potential connection nearby but capacity check with Scottish Water is required. e may be localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. | | | | | | | | | |
| LDP 203 Former Westerhill | | 0.1 | | | | | | | | | |
| Railway Sidings, Bishopbriggs | + | 0/- | | + | | | | | | | |
| Potential Mitigation: | | | There is potential for en aproving general transport | | | | | | | | |

| Biodiversity, Flora and Fauna, Landscape, Soil and Geology and Material Assets – The site is suggested for business development associated with a rail station and Park and Ride facility. This would however require removal of scrub woodland, which is a Local Nature Conservation Site of high biodiversity value. The development presents an intrusion into a sensitive wildlife corridor and a Local Nature Conservation Site. SNH has advised against release of the site and recommend that the biodiversity and landscape value is carefully considered in the decision making process. If this site is taken to capacity study stage then SNH advised that the study should take full account of potential biodiversity loss on site and potential effects on wider ecological networks. Mitigation will be required to avoid, mitigate or offset the adverse effects mentioned including the need to conserve and enhance the Local Nature Conservation Site. |
|--|
| SNH also advised that if this site is taken to capacity study stage consider existing landform, landscape pattern, open views into the site and the potential screening effects of existing regenerative birch woodland. The site encompasses core acid grassland, heathland, woodland and wetland habitats, thus if site were to be developed, design should consolidate existing habitats and expand associated networks. Of those habitats, the acid grassland and heathland are least common in East Dunbartonshire and would therefore be deemed a priority for mitigation. |
| EDC Greenspace has objected to development of site due to risks of a loss of a complete woodland in a wildlife corridor and Local Nature Conservation Site. Development would be on deep peat and constitute loss of areas of unimproved grassland, acid peatland plant species and a disturbance/loss to a Raised Peat Bog. There would also be a significant adverse impact on breeding birds. |
| There is potentially Contaminated Land on the site. Development could potentially present an opportunity for enhancement of existing areas either through capping or remedial work. |
| Cultural Heritage – There is a 'C' listed milestone post at Cadder Yard to the south of the site alongside the railway line, although cultural loss from development of site would be minimal. No other listed buildings, conservation areas or archaeological sites are in vicinity of the site. |
| Water Quality, Air Quality and Climate Change – The site lies within a SEPA Designated Flood Risk Area and there are locally known flooding issues. There are areas of medium and low flood risk from surface water on the northern edge and east of the site. There are some natural drains in the area so consideration of drainage arrangements should include appropriate SuDS design. There should be a preference for connection to Scottish Water sewer although this may be some distance from the site. |
| Despite having good access to frequent bus services within 15 minutes walking distance, development would represent a significant loss of woodland and therefore potential for carbon capture. Possibility of a new rail station and park and ride at the site could increase modal shift to sustainable transport and generate an overall reduction in CO_2 emissions, however this would involve increased car journeys to the site, with a clear adverse effect on local air quality. The overall effect on CO_2 emissions from land use as a rail station is uncertain. It is suggested that plants and trees are replace on and off site for carbon capture without compromises to the development potential. |
| The overall effect on CO_2 emissions resulting from development on the site is dependent on other factors such as viability and deliverability of the site as a rail station and Park and Ride. If development were to take place and subsequently a rail station was deemed undeliverable, there would be a risk of development serving other industrial purposes, increasing the likelihood of increased private vehicle traffic which would have a corresponding rise in CO_2 emissions and a negative effect on air quality. This prospect is exacerbated by the fact that the western part of site is within a 5 minute walk of a six buses per hour all day bus stop, however the eastern part of site is a 15 - 30 minute walk from existing public transport infrastructure. Mitigation is required to address access to the site so it is suggested that proposals consider the potential connection to core path over railway to the West and potentially to Lenzie in the East. |
| |
| |
| 1 |

| LDP 204 East of Ferryhill Motors, Torrance | + | 0 | - | 0 | 0 | - | - | - | 0 | | | | |
|--|--|---|--|---|---|---------------------------------------|-------------------|-----------------------|-------------------|--|--|--|--|
| Potential Mitigation: | Population and H | uman Health – T | here is potential for empl | oyment creation at | this site as a result of | proposed develo | pment. | | | | | | |
| | biodiversity on the | biodiversity, Flora and Fauna, Landscape, Water Quality and Climatic Factors – The site has relatively low greenbelt defensibility. There is likely to be some iodiversity on the vacant site emphasised by the mature hedges enclosing the site the site also has a sloping hill. There is a Right of Way running through the site blocked ff by Ferrymill Motors. The site has a well-established large ancient hawthorn hedges which should be retained and managed. | | | | | | | | | | | |
| | also potential for co | the site is not located within a SEPA Designated Flood Risk Area; however there is a small area of medium surface water flood risk to the north west of the site. There is potential for connection to public sewer nearby, but a capacity check with Scottish Water would be required. Review of the surface water 1 in 200 year flood map show at there may be localised flooding issues on the site. This should be investigated further in consultation with the Flood Prevention Officer to ascertain flood risks to the site. | | | | | | | | | | | |
| | | | r bus service from the exi station. It is therefore like | | | | | | | | | | |
| LDP 205 East of Alder Road, Milton of Campsie | X | X X + | | | | | | | | | | | |
| Potential Mitigation: | | | | | | | | | | | | | |
| | | | Listed Kincaid House an etting of the Category A l | | | | | They are partially so | creened from the | | | | |
| | good mosaic habita | at of scrub, young | ere is moderate/ high bio g, mature trees and grassla ent across the site. SNH a | and. Site is commu | inity woodland. SNH | note that this sit | e possesses impo | rtant Green Networl | k qualities which | | | | |
| | | | nbelt defensibility, mediu mework to reduce impact | | nd environmental qua | lity, and low cap | acity for develop | ment. Conserve the | trees and hedges | | | | |
| | | e site to provide a landscape framework to reduce impact upon landscape. er Quality- The site is within a SEPA Designated Flood Risk Area and review of the surface water 1 in 200 year flood map shows that there may be localised flooding s on the site although no locally known flooding issues. Areas of medium flood risk from surface water on the burn to the north of the site. Further information in the of a FRA required. | | | | | | | | | | | |
| | centre and the near increase in the nee | est railway statio d to travel by car | The site lies close to bus n. Therefore it is likely th within the local area. An will protect their existing | nat access would b by development wo | e largely car based. To buld therefore have to | This would not su ensure that appr | pport sustainable | transport and is lik | ely to lead to an | | | | |

| | Climatic Factors- There is acknowledged local flooding issues on the site. There is a low risk of flooding from river but protection already exists in embankment defences. A Flood Risk Assessment is required and associated mitigation if FRA outcome requires it. | | | | | | | | | | | |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | Material Assets- Opportunity to connect to and enhance core paths through the site. | | | | | | | | | | | |
| LDP 206 Westerhill, Bishopbriggs | X/+ | | | | | | | | | | | |
| Potential Mitigation: | Population and Human Health and Landscape – Development of this site would result in a refocus of business/industrial land for housing. This has the potential to result in a significant loss of economic development land and reduce employment opportunities. Redevelopment of this site would also impact negatively on current tenants who should be appropriately relocated or compensated for a loss in premises. There is also an area of open space to the north of the site for the local communities which will be reduced or lost due to development. To mitigate this effect, the proposal should include an opportunity for open space creation. The open space within the site also contains at least 1 grass pitch. Sportscotland should be consulted to determine whether the grass pitch is over 0.2ha in size and if so development of this should be avoided in order to avoid opposition from sportscotland. The eastern edge of the site is within a greenbelt which is safeguarded against development through the Local Plan 2. This part of the site should be avoided to prevent the loss of valued greenbelt land. | | | | | | | | | | | |
| | Biodiversity, Flora and Fauna and Soil and Geology– There are Tree Preservation Orders and Important Wildlife Corridor within the site. Any development should aim prevent disturbance to wildlife and avoid these areas to give protection to trees and other habitats. A LNCS also exists in the west corner of the site as wet woodland with high biodiversity value. A number of protected species including badger, water vole and barn owl would be adversely affected by development through the disturbance loss of their habitat. Mature trees, shrubs and a mosaic of other habitats are present within the site which has the potential to result in loss through development. In preferable that such habitats are maintained and enhanced where possible. Further surveys will be required to ascertain the complete biodiversity value and identify other protected species within the site. | | | | | | | | | | | |
| | The land adjacent to the site is an actively management peat bog (Low Moss) which represents significant benefits for biodiversity. Enhancement and preservation of this peat bog for its biodiversity value will be required. | | | | | | | | | | | |
| | Water Quality and Climatic Factors – The site is within a SEPA designated Flood Risk Area and there is a risk of flooding from surface water, particularly in the north- east of the site. Flood Risk Assessments will be required to determine the extent of the developable area and, where appropriate, improvements to prevent flooding will provide an appropriate level of mitigation to enhance the water environment through the integration of SUDS. With regards to local flooding issues, a flood prevention officer will be required to be consulted with to establish the extent of local flooding. | | | | | | | | | | | |
| | Soil and Geology, Air Quality and Climatic Factors – As the peat bog of Low Moss provides benefits to mitigate against the effects of climate change, proposals would need to demonstrate that the development can proceed without impacting on this role. | | | | | | | | | | | |
| | The site is within close proximity to a bus stop with frequent bus services. However, it is out-with local services and amenities which has the potential to put a greater emphasis on unsustainable most of transport and reliance on car-based travel to the town centre and for access to rail connections. The site is just out-with the Bishopbriggs AQMA so the need for car-based travel has the potential to adversely impact on local air quality. Appropriate measures should be implemented to put further emphasis or the use of public transport and promote active travel. | | | | | | | | | | | |
| | Proposed development on this site will ensure the redevelopment of brownfield land and has the potential to provide an opportunity to enhance an area of potentially contaminated land given the previous use of the site. However, there is potentially contaminated land on this site in 2 different areas and an area of previously remediated land. Further assessments will be required to determine whether the site is contaminated due to its former business and industrial uses and appropriate remedial measures should be implemented. | | | | | | | | | | | |
| | Material Assets – Development of this site for housing will require additional and upgraded infrastructure including drainage, path and road networks. It is also vital that the site is connected to a local Scottish Water sewerage system. However, capacity for this will be required to be checked. Existing buildings on the site will need to be | | | | | | | | | | | |

| | demolished and as pollution to the loc | | anagement Plan should | be implemented in | order to manage an | y waste arising fi | rom the redevelop | oment of the site a | and limit potential |
|-----------------------------------|--|---|--|--|--|--|---|--|---|
| LDP 207 Boclair Farm, Bearsden | 0/- | | | X | | 0 | - | | - |
| Potential Mitigation: | which contributes settlement pattern trees that contributes landscaping which within the site whi The proposed site negative impact or Cultural Heritage heritage asset. The and Historic Scotla Biodiversity, Flor remove habitats for maintained. Water Quality and the for unsustainable additional vehicula Material Assets - | to its setting and vi on the local area a te to the setting an will be required to ch development sh is also within the C a the operation and e - The proposal site proposed develop and in order to avoir a and Fauna – A is r these important s ad Climatic Factors – methods of travel ar greenhouse gas e Further assessmen e local area is curre | Glasgow Airport Safegua safety of Glasgow Airport e is within the protected ment area should be sub d or mitigate any advers number of species includ pecies. To mitigate any rs –The site is within a nt will be required in or The site is out-with loo including an increased missions. ts will also be required ently not served by a Sco | wed from the 'B' rc oherent extension t ibelt boundary. The te boundary the im- arding Zone and ne ort and efforts shou I Buffer Zone for th oject to additional s is impacts on the hi ding Brown Hare an negative impact on designated Flood F der to ascertain the cal facilities and an reliance on car-ba | bad to the east of the s o Bearsden. Any devo ough appropriate low pacts on landscape ch at to golf course to th ld be made so as to no ne Antonine Wall. At urveys and assessmen storic environment th ad Wintering Geese has the biodiversity and tisk Area and there is full extent of the devo nenities and the infrect ased travel. This will frastructure provision | site. Development elopment should density design a aracter and local e north of the site ot conflict with the ny development h the with regard to rough developme ave been identifie wildlife, the trees an additional risi elopable area and puency of the nea l potentially resu | of the site will have a site will have a site will be required a site of the golf control of the | ave a potential adv ponserve and enhan n of appropriate n uld also be mitigat ed that developme ourse for recreatio o significantly imp tance in conjuncti- site. Development h d be conserved an ne north-east corne effects where appro- tas the potential to texts to the local a | erse impact on the ice the hedges and ative planting and ted. A TPO exists int does not have a n. act on the cultural on with UNESCO has the potential to d existing habitats er of the site. As a opriate. increase the need ir quality through |

| LDP 209 North East Westerhill, Bishopbriggs | - | X | | | _ | - | | | |
|--|--|--|---|--|--|--|---|---|---|
| Potential Mitigation: | on the site. This current tenants whithe local communial alongside the busin pitch is over 0.2ha which is safeguard of valued greenbelt Biodiversity, Flor development of the give protection to the value and identify. The land adjacent peat bog for its bio Water Quality an will be required to enhance the water establish the extent Soil and Geology, need to demonstrat The site is within emphasis on unsus facilities is depend travel has the pote promote active trav Proposed developr contaminated land industrial uses and Material Assets – existing infrastruct required to be chect | has the potential to o should be approp- ties which will be ness development. in size and if so of ed against develop thand and impact of a and Fauna and e north-east of the trees and other half se species and other half diversity value will d Climatic Facto determine the extrement throw of local flooding. Air Quality and e that the developed close proximity to tainable most of tr lent on the site very el. ment on this site very given the previou appropriate remed Although the site ure and require it teked. Although the | I Landscape – The proof or result in economic distributed or lost due to or reduced or lost due to or The open space within the open space within the velopment of this shouteness through the Local on its landscape characteres. I Soil and Geology – The site should not directly pitats. A number of protopacts to the connectivity for the structure within the site. A number of protopacts to the connectivity for the site is within the site. A number of protopacts to the connectivity for the developable and the integration of S Climatic Factors – Assend the integration of S Climatic Factors – Assend the integration of the developable and the integration of the developable and the integration of S Climatic Factors – Assend the integration of the developable and the integration of the developable and the integration of S Climatic Factors – Assend the integration of the developable and the integration of S Climatic Factors – Assend the integration of the developable and the integratic | evelopment land an appensated for a loss development. To mit the site also contain uld be avoided in our land 2. This part or er. There are Tree Prese impact on this. Howe ected species include y of their habitats since the bog (Low Moss) where apprention a SEPA designated land rea and, where apprention the peat bog of Lower the peat bog of Lower th | d improve employm or change to current itigate this effect, the ns at least 1 grass p rder to avoid opposi f the site should be re- ervation Orders and vever the development ling badger, water vochould be prevented. which represents sign Flood Risk Area and opriate, improvement to local flooding iss w Moss provides ber role. owever, it is out-with he town centre and for development. The s aeasures should be ir and and has the be required to deter current businesses on is connected to a low ite, it is likely that the | ent opportunities. business. There is proposal to ensu- itch. Sportscotland tion from sportsco- estrict the size of of Important Wildliff at should aim to p ble and barn owl h Further surveys w nificant benefits for there is a risk of i there is a risk of i there is a risk of of there is a risk of of there is a risk of of there is a risk of of the prevent flood ues, a flood preve hefits to mitigate a h local services an or access to rail co ite is just out-with potential to provi- rmine whether the site, redevelopmed cal Scottish Water e existing building | However, there is a loo an area of op re that the open sp d should be consu- utland. The site als development and b re Corridor within revent disturbance ave been identifie vill be required to or biodiversity. Er flooding from surf- ding will provide a ention officer will against the effects and amenities whice onnections. However the Bishopbrigg t further emphasis ide an opportunity e site is contaminate ent of this site has r sewerage system gs on will need to | s potential to imp pen space to the no- pace is retained as lted to determine so borders an area be of low density to the vicinity of W to wildlife and av d within the LNC ascertain the com- shancement and pu- face water. Flood 1 an appropriate lev- be required to be of climate change the has the potentiate er, the need to trave s AQMA so the m of on the use of pu- y to enhance an a atted due to its for the potential to pu- be demolished and | act negatively on orth of the site for much as possible whether the grass of greenbelt land to prevent the loss Vesterhill although void these areas to S near to this site. uplete biodiversity reservation of this Risk Assessments el of mitigation to consulted with to consulted with to consulted with to read to put a greater vel to access other need for car-based blic transport and at pressure on this ity for this will be d as such, a Waste |

| LDP 222 Balgrass Farm, Lennoxtown | - | 0 | | 0 | | - | | - | - |
|--------------------------------------|--|--|---|--|---|---|--|---|--|
| Potential Mitigation: | southern setting for Biodiversity, Flora Corridor with boun Across defensible g Strathkelvin Walkw Climatic Factors, distance to the loca private car usage w Water Quality - T ensure connection | the town. a and Fauna, Land daries enhanced the green belt boundary vay and Crow Roa Air Quality – The al centre and more rith a corresponding The large proposed to Scottish Water | he south of two sites on ndscape and Material A rrough native planting. L ry of river, sloping fields id. The site is bounded to he site is served by a bus e than 30 minutes to the ig rise in CO_2 emissions a l unit numbers as part of r sewer as this is within to the minor watercours | Assets – The site h NCS to south west merge into higher the South and We south and We south and South and We south and South and We south and We sou | as a moderate/ high should be enhanced woodlands and form est by woods. minutes' walk of situ espite reasonable pui e effect on local air qu would require further sewerage system ar | wildlife interest, a where possible an a part of southern e. The site is 5- 1 blic transport link iality. water and sewera ea. A FRA / ado | any development d protected from setting for settle 5 minutes' walk (s, it is likely that age investigation | should avoid the l any proposed deve ment, particularly v to the school, 5-1: tt there will be a co . Development wo | Important Wildlife elopment. when viewed from 5 minutes walking onsiderable rise in puld be required to |

Appendix G: MIR-ER Consultation Authority Responses

| Scottish Environment Protection Agency (SEPA) MIR ER Response 4 th November 2013 | |
|---|---|
| Comment in relation to the MIR ER | Action taken by EDC |
| In general we are satisfied that a detailed assessment of the Main Issues Report has been carried out. We also welcome the commentary which clearly outlines the findings of the assessment including cumulative impact. | |
| Flood Risk It should be noted that the cornerstone of sustainable flood management is the avoidance of flood risk in the first instance. The Council might want to consider making a slight change in wording of the SEA flood risk objective to better reflect the avoidance principle. A suggested change of wording is; "To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures". | Climatic Factors – Flooding objective altered to reflect SEPA comments. |
| Site Assessments In our pre-MIR site assessment response we indicated that a number of sites would require an additional assessment of flood risk. It is noted that the submission of additional flood risk information has been put forward as a mitigation measure for these sites. | Noted. |
| We also objected in principle to LDP21 Lennoxlea, Lennoxtown and LDP47, Lenzie, Claddens Smith as a significant proportion of these sites is within the 1 in 200 year flood outline on SEPA's Indicative River and Coastal Flood Map. The SEA assessment suggests that the area at risk of flooding could be avoided. It may be that further flood risk assessments would show that only a small area of the site would be developable. | |
| Monitoring Programme The monitoring indicator for flood risk is the "% of developments at risk of flooding", an indicator that would better reflect avoidance of flood risk might be a "reduction in % of new developments at risk of flooding". This would be a better indicator of whether new | |

| development had avoided flood risk and also whether the flood risk to existing developments= had been reduced. | Flooding and Water Quality indicators altered to reflect SEPA comments and suggested changes. |
|--|---|
| Similarly with the water quality indicators you might want to consider changing the indicators top | |
| i) A decrease in the number of development related water pollution incidents? | |
| ii) An increase in the % of water bodies within East Dunbartonshire with good ecological status? | |
| This would better reflect the aim of the SEA water quality objective. | |
| | |

Historic Scotland

MIR ER Response 18th November 2013

| Comment in relation to the MIR ER | Action taken by EDC |
|---|---|
| I am pleased that the comments we returned at scoping stage on 12 July 2012 have been largely taken into account during the preparation of this ER. We commend the approach to involvement in drafting the MIR and wish to continue this engagement as the plan progresses. The ER provides a clear explanation of how environmental assessment of the MIR was undertaken and the methodology used has been consistently applied. We note the thorough assessment of proposed areas of change and the alternative options, which should contribute towards making sure that any significant impacts are identified as early as possible and that any mitigation measures can be carefully considered. | Noted. |
| 1. SEA Objective for Cultural Heritage | |
| We note that the SEA objective relating to cultural heritage have been altered since we | |
| reviewed it in July last year. It appears that an element of mitigation has been | |
| incorporated into this objective as it now reads: 'to protect, conserve and where | Cultural Heritage objective amended and new objective |
| appropriate enhance the historic environment and their setting through responsible | integrated into Proposed Plan ER. |
| design and appropriate siting of all development'. We suggest that the mitigation part | |

| (highlighted in bold) is deleted from this objective and only the first half is retained 'to protect, conserve and where appropriate enhance the historic environment'. This would make it more clear that any assessment of impacts against this objective is carried out prior to mitigation measures being taken into account. We recommend that the suggested change is applied throughout the entire ER, including its appendices. | |
|---|--------|
| 2. Appendix A - Other Relevant PPS, Legislation and Environmental Protection Objectives We welcome the inclusion of the Scottish Historic Environment Policy (SHEP). For information, this was revised in December 2011 and includes updates in relation to Inventory designed landscapes and battlefields: www.historic-scotland.gov.uk/index/heritage/policy/shep.htm. | Noted. |
| 3. Appendix B: MIR – ER Options and Reasonable Alternatives Assessment We are content with a detailed assessment of preferred options and reasonable alternatives, including cumulative impact. We welcome the commentary box which clearly outlines the findings of the assessment and the reasoning behind the conclusions reached. | Noted. |
| 4. Appendix C: MIR - ER Individual Proposal Assessments Regardless of our comments made in point 1, we note that the findings in the ER do not seem to be affected by incorporation of mitigation measure within the cultural heritage SEA objective and we largely agree with the conclusions reached for sites within our remit. | Noted. |
| Whilst we recognise that there is a potential for development in a number of allocations to impact on nationally important heritage assets, careful consideration of site layout and masterplanning are likely to be adequate to mitigate any significant impacts. | Noted. |
| We note that scheduled monuments and the Antonine Wall (AW) World Heritage Site are likely to be the most sensitive to impacts from development. It is reflected in our comments returned to MIR consultation and your own SEA findings. You may be aware that the Frontiers of the Roman Empire World Heritage Site: Antonine Wall | Noted. |

| Management Plan (AWMP) 2014-2018 was put in front of your Council for adoption last month. You may wish to consider the use of the Sustainability Checklist (Appendix C- page 42) included within the Management Plan when developing policies or projects along the line of the wall. | |
|---|--|
| We note that a number of proposed new Local Nature Conservation Sites (LNCS) do not appear to have been captured in the individual proposal assessments. This comment relates to: <i>Wilderness Woods-West LNCS</i> and <i>Wilderness Woods-East LNCS</i> ; <i>Castle Hill</i> <i>Grasslands LNCS</i> ; <i>New Kilpatrick LNCS</i> and <i>Easterton Woods LNCS</i> . All of these sites are located either along the line of the Antonine Wall or within its buffer zone. We would require further information regarding what is proposed within these sites to be able to determine what implications these might have for the AW. | All LNCS sites noted have been used as additional data as part |
| 5. Monitoring Table 9: Proposed SEA Monitoring Programme for the LDP-We welcome that our comments relating to the monitoring indicators of the likely significant effects of implementing the plan on Cultural Heritage have been taken into account. | Notod |

Scottish Natural Heritage (SNH) MIR ER Response 1st November 2013

| Comment in relation to the MIR ER | Action taken by EDC |
|--|---------------------|
| We commented at the scoping stage in our letter of 10 July 2012. We are pleased that much of our advice has been incorporated into the ER, including refinement of the assessment scoring categories. We consider that, in general, the ER copes well with the structure of the MIR. It is understandable that cumulative effects have only been considered within each Issue for each settlement (Housing, Employment, etc). We trust that the cumulative effects <i>across</i> all types of planning allocation. | Noted. |
| In the Assessment section, the commentaries are mostly clear, including on the one instance where the SEA Preferred Option has not translated into the MIR Preferred | Noted. |

| Option. The generally detailed approach to realistic mitigation is very welcome. We believe it is important that the Indicators for monitoring are made more consistent and more closely aligned with the criteria used for assessment. Our detailed suggestions, plus various other detailed comments, are in the Annex to this letter. We are content with the SEA timetable set out in section 5. In the interest of helping the SEA process to genuinely inform preparation of the LDP, we may be able to provide input to a draft of the next Environmental Report before the Proposed Plan is finalised. | |
|---|--|
| SEA Objectives We support the inclusion of the word "enhance in the Objective for the Landscape topic. This appears in Appendix C but it is omitted in Table 1 | Noted and objective alteration made within the highlighted table and carried forward into the proposed Plan ER. |
| Bishopbriggs: Travel We do not agree with the Appendix B Commentary that impacts of the BRR Phase 5 on Landscape are "likely to be minimal". The route passes through Green Belt, not along the urban edge, and "limited public access" is not an overriding factor in landscape sensitivity. We suggest that as additional mitigation, the degree of urban intrusion could be minimised through sensitive design of its curtilage and boundary treatments. It is surprising that the Commentary mentions potential loss of or damage to peat under Climatic factors, but not under Soil & Geology. Indeed such effects might justify changing the assessment for Soil and Geology for the whole Option from Neutral to Minor Negative. The adjacent Low Moss offers the ideal opportunity for off-site mitigation in terms of raised bog enhancement. | Comments accepted and alterations made to reflect SNH response. |
| Bishopbriggs: Employment and Environment We note the intention that master-planning of Westerhill will be subject to separate SEA. | Noted. |
| Kirkintilloch: Employment For all 4 settlements, the MIR Preferred Option 'removes' various LP2 sites from the employment allocation. In our opinion this does have genuine Positive effects, and we trust these have influenced the cumulative assessment of the Preferred Options. | The noted sites were incorporated into the cumulative assessment for each of the four community groups. MIR Alternative Option altered to reflect SNH comments. |

| However, the proposal in the MIR Alternative Option to retain the Badenheath site as Green Belt is different. It avoids some of the Negative effects of the Preferred Option, but by definition it does not change the allocation of the site. Therefore we advise that, contrary to statements in the Commentary (para 1), this proposal does not contribute any Positive environmental effects. The overall cumulative effect of the MIR Alternative Option may therefore be less Positive, or even Neutral. | Broomhill Hospital Site – Proposed exclusion of the wetland LNCS from development has been integrated. |
|---|--|
| For the Broomhill Hospital site, the proposed mitigation for impacts on Biodiversity and | |
| other topics is vague, relying partly on further investigation. In our MIR response we | |
| recommend specifically that the wetland LNCS should be excluded from development. | |
| Individual proposal assessments - Appendix C | |
| LDP 119 – Jellyhill Nursery, Bishopbriggs We consider that new housing on this site could harm the existing edge of the Wildlife | |
| Corridor, and could only have positive effects on Biodiversity through mitigation | Adjustment made to the assessment to reflect SNH comment. |
| measures. Therefore the assessment for Biodiversity should be Minor Negative rather | |
| than Neutral. | |
| LDP 120 – Open Space at Balmuildy Rd North, Bishopbriggs | |
| The loss of recreational open space to development could be further mitigated through | Additional mitigation incorporated to reflect SNH comment. |
| sensitive off-site recreational enhancement of the Canal Wildlife Corridor, although we | Additional mitigation mediporated to reneet swir comment. |
| are not certain whether this could reduce the Major Negative effects to Minor. | |
| LDP 3 – Kessington, Bearsden | |
| The proposed mitigation for impacts on Biodiversity and Landscape is vague. In our MIR response we recommend specifically that the new Green Belt edge should be formed by the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. | Additional mitigation incorporated to reflect SNH comment. |
| LDP 25 – North of Old Mains Farm, Milngavie | |
| We consider the assessment for Population & Human Health should be Negative rather | |
| than Positive, because development here at any realistic scale would diminish | Adjustment made to the assessment to reflect SNH comment. |
| recreational potential in the Green Belt. However, this impact could be partly mitigated | |
| through the mitigation proposed for Biodiversity and Landscape, i.e. provision of high- | |

| quality open space along both Wildlife Corridors within the site. | |
|---|--|
| LDP 27 – Badenheath, Cumbernauld | |
| It is likely that the part of this site within the Luggie Water floodplain has peaty soils. | |
| Therefore we consider the assessment for Soil & Geology should be Negative rather | |
| than No Significant Effect. The proposed mitigation for Biodiversity and other topics | Adjustment made to the assessment to reflect SNH comment. |
| would mitigate impacts on such soils, by avoiding development on them. Please note | |
| that should the floodplain habitats be of LNCS quality, as previously suggested by the | |
| Council, the assessment for Biodiversity should change from Minor to Major Negative. | |
| LDP 47 – Claddens South, Lenzie | |
| It is likely that the part of this site within the wetland LNCS has peaty soils. Therefore | |
| we consider the assessment for Soil & Geology should be Negative rather than No | Adjustment made to the assessment to reflect SNH comment. |
| Significant Effect. The proposed mitigation for Biodiversity and other topics would | |
| mitigate impacts on such soils, by avoiding development on them. | |
| LDP 18 – Redmoss Farm, Milton of Campsie | |
| We agree that enhancement of the overlapping LNCS as a Local Nature Reserve (which | |
| is part of the proposal rather than mitigation) could help offset impacts on Population & | The site has been divided into two parts with only one being |
| Human Health. However this would not be sufficient to avoid a net Negative effect, | carried forward into the Proposed Plan. |
| because the entire LNCS already provides local people with multiple greenspace | |
| benefits. We agree with the proposed mitigation of legal agreements, action planning | |
| and monitoring to secure the Local Nature Reserve proposal. | |
| LDP 112 – Hilton Depot, Bishopbriggs | |
| We do not agree that redevelopment on this site is likely to affect the notified | |
| woodland interest of the adjoining Cadder Wilderness SSSI. Therefore we believe the | |
| assessment for Biodiversity should be No Significant Effect. The proposed landscaping | |
| on the northern boundary could partly benefit the SSSI, but it is not required mitigation. | |
| | Adjustment made to the assessment to reflect SNH comment. |
| This site is assessed as Neutral / Minor Positive for Landscape, presumably due to the | |
| potential for landscaping and density control as proposed. However, unless these | |
| proposals are a formal part of the business/employment allocation, we suggest the | |
| assessment should be amended to No Significant Effect. | |

| LDP 113 – Broomhill Depot, Kirkintilloch The part of this site that overlaps with the LNCS appears to have negligible biodiversity value, and is divorced from the LNCS wetland by the flood prevention bund. Therefore suggest the assessment for Biodiversity should be changed from Minor Negative to No Significant Effect. The proposed landscaping could indeed partly benefit habitat networks, but it is not required mitigation. | Adjustment made to the assessment to reflect SNH comment. |
|--|---|
| LDP 130 – Antermony Rd (Open Space), Milton of Campsie We note that the community growing proposal includes protection of woodland and trees, and might introduce different wildlife. However it appears that recreational disturbance of wildlife would increase, and semi-natural grassland would be lost (in contrast to proposed growing space at LDP 142 Woodhill Park Bishopbriggs, which is largely amenity grassland). Therefore we suggest the assessment for Biodiversity should be amended from Minor Positive to Neutral, or even Negative. | All community growing space proposals will be re-assessed and integrated into a Community Growing Strategy. |
| LDP 170 – Campsie Golf Club, Lennoxtown With regard to the predicted negative effects on Landscape, we agree with the proposed mitigation but believe the following would also be necessary: planting to strengthen and extend the treed western edge, and avoidance of development on the most elevated northern corner of the site (above the 90m contour). | Additional mitigation incorporated to reflect SNH comment. |
| Table 9 – Monitoring Indicators We recommend that most of the Indicator questions proposed for monitoring should be amended to more closely match the criteria questions already used for assessment (Appendix C). The different role of the Indicator questions merely requires, in most cases, prefacing with "Number of developments" or similar wording. This point notwithstanding, we have the following general and specific comments: Many of the Indicator questions are neutral, as we advocated in our scoping response. Some however are more clearly couched in terms of either positive or negative effects, but not both. We suggest the SEA monitoring will be more effective if these are revised where possible to take a more complete approach. Specifically we recommend the following with regard to natural heritage-related Indicators: | All adjustments made to the monitoring framework to reflect SNH comments. |

a) *Reported damage to protected sites* – this Indicator could refer instead to "net negative or positive effects...". This is because impacts on a nature conservation site can often be compensated (including off-site, for local/regional sites).

b) Number of developments incorporating access to the area's Green Network – this Indicator appears to address recreational access. Therefore we suggest it belongs not under Biodiversity but Population & Human Health, where it could be merged with the Indicator *Proximity of new developments integrating active and sustainable transport*. The fourth question under Population could be amended to refer to "formal recreation facilities", to avoid overlap.

c) Reported damage/loss in relation to protected species – we anticipate that planning decisions will always be in accordance with wildlife law. In that case impacts on protected species will only be permitted that do not amount to an offence and do not adversely affect a species' conservation status. This means this Indicator is not particularly useful. In fact one of the biggest potential impacts on protected species in East Dunbartonshire is addressed by the following Indicator, *Changes in the extent of wildlife corridors*.

d) Number of developments resulting in loss of... carbon-rich soils – as in (a) above, we suggest this Indicator should refer to net effects. Damage to peatland, for example, can sometimes be offset by enhancement to peatland elsewhere.

e) *Number of [developments] within... Special Landscape Areas* – again, we suggest that to be meaningful this Indicator should refer to net effects. Certain

developments within such areas could bring about net enhancements, e.g. by addressing degraded landscape quality.

f) Number of applications approved or refused within Green Belt due to significant effects – the wording is unclear; approval cannot be 'due to' significant effects, and refusal may be for a variety of reasons. Also, because refusals do not in themselves

bring about change in the environment, the reference to them appears unhelpful in monitoring terms. It also brings inconsistency to the monitoring (it features only in one other question, under Cultural Heritage). We do acknowledge that a reference instead to net positive and negative effects could be difficult to measure, but this might be overcome through referring to the relevant policy once it is prepared.

g) % of development resulting in loss [of] or impact on Local Geological Sites – we recommend this issue is addressed in revised wording under two separate topics (please see our scoping advice regarding this distinction):

i. under Soil and Geology: "Developments having net negative or positive effects on geological Local Nature Conservation Sites".

ii. under Landscape: "Developments having net negative or positive effects on the landscape expression of geological Local Nature Conservation Sites".

h) % of development projects accompanied by outline landscape design – in our experience the submission of landscape design documents certainly does not guarantee that design will enhance landscape character and sense of place, nor does it guarantee effective implementation. Therefore we doubt that this Indicator would be useful.