

# East Dunbartonshire Strategic Environmental Assessment: Environment Report

## ■ Strategic Environmental Assessment: Environment Report

Action Programme

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



sustainable thriving achieving

**East Dunbartonshire Council**

[www.eastdunbarton.gov.uk](http://www.eastdunbarton.gov.uk)

## SEA Environmental Report: PART 1

To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)

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

### Contact Details

Contact Name

Neil Samson

Job Title

SEA Technical Officer

Contact Address


Development & Regeneration  
East Dunbartonshire Council  
Southbank House  
Strathkelvin Place  
Kirkintilloch  
G66 1XQ

Contact Telephone  
Number

0141 578 8615

Contact Email

Neil.Samson@eastdunbarton.gov.uk

<b>Signature</b> (electronic signature acceptable)	is 
<b>Date</b>	14 <sup>th</sup> January 2015

STRATEGIC  
ENVIRONMENTAL  
ASSESSMENT:  
**ENVIRONMENTAL  
REPORT**

**Local Development Plan –  
Proposed Plan**



sustainable thriving achieving

**East Dunbartonshire Council**

[www.eastdunbarton.gov.uk](http://www.eastdunbarton.gov.uk)

## 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.

# Contents

## 1. Policy Context

- 1.1 Key Facts
- 1.2 Relationship with other PPS & Objectives

## 2. Environmental Context

- 2.1 Environmental Baseline Data
- 2.2 Environmental Problems
- 2.3 Evolution of the Environmental Baseline without the Local Development Plan

## 3. Assessment of Environmental Effects

- 3.1 Assessment Framework
- 3.2 Assessment Methodology
- 3.3 Alternatives
- 3.5 Principal Policies and Subject Specific Policies Assessment Findings
- 3.6 Community Group Proposal Assessment Findings
- 3.7 Cumulative Assessment

## 4. Mitigation Measures and Monitoring

- 4.1 Mitigation Measures
- 4.2 Monitoring

## 5. Statutory Consultation and SEA Timetable

- 5.1 Statutory Consultation
- 5.2 SEA Timetable

## 6. Appendices & Supplementary Documents

### Appendix A

Other Relevant Policies, Plans, Programmes, Strategies, Legislation and Environmental Protection Objectives

### Appendix B

Proposed Plan – Policy Alternative Options

### Appendix C

Proposed Plan – Policy Alternatives Assessment

### Appendix D

LDP – Individual Principal and Subject Policy Assessments

### Appendix E

LDP – Individual Proposal Assessments for Allocated Sites

## **Appendix F**

LDP – Individual Proposal Assessments for Non-Allocated Sites

## **Appendix G**

MIR-ER Consultation Authority Responses

### **Tables & Figures**

**Table 1** – Environmental Baseline Data

**Table 2** – Environmental Problems Relevant to the LDP

**Table 3** – Assessment Framework

**Table 4** – SEA Objectives

**Table 5** – Principal Policy 1 Alternatives

**Table 6** – Principal Policy 2 Alternatives

**Table 7** – Principal Policy 3 Alternatives

**Table 8** – Principal Policy 4 Alternatives

**Table 9** – Principal Policy 5 Alternatives

**Table 10** – Policy 6 Alternatives

**Table 11** – Policy 7 Alternatives

**Table 12** – Policy 8 Alternatives

**Table 13** – Policy 9 Alternatives

**Table 14** – Policy 10 Alternatives

**Table 15** – Policy 11 Alternatives

**Table 16** – Policy 12 Alternatives

**Table 17** – Policy 13 Alternatives

**Table 18** – Policy 14 Alternatives

**Table 19** – Policy 15 Alternatives

**Table 20** – Policy 16 Alternatives

**Table 21** – Policy 17 Alternatives

**Table 22** – Policy 18 Alternatives

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

**Table 24** – Community Group Assessment Summary: Bearsden and Milngavie

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

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

**Table 27** – Proposed SEA Monitoring Programme for the LDP

**Table 10** – SEA Timetable

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

**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



## Section 1: Policy Context

### 1.1. Key Facts

<b>Responsible Authority</b>	East Dunbartonshire Council
<b>Title of PPS</b>	Local Development Plan – Proposed Plan
<b>Purpose of PPS</b>	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.
<b>What prompted the PPS</b> (e.g. legislative, regulatory or administrative provision)	Legislative provision through the Planning etc (Scotland) Act 2006.
<b>Subject</b> (e.g. transport)	Development planning
<b>Period covered by PPS</b>	The East Dunbartonshire Local Development Plan is likely to be adopted in 2015 and is anticipated to cover the period 2015 - 2020.
<b>Frequency of updates</b>	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.
<b>Area covered by PPS</b> (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.
<b>Summary of nature/ Content of the PPS</b>	The East Dunbartonshire Local Development Plan is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's

	<p>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.</p>			
Are there any proposed PPS objectives?	Yes		No	
Copy of objectives attached	Yes		No	
Date	14 <sup>th</sup> 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

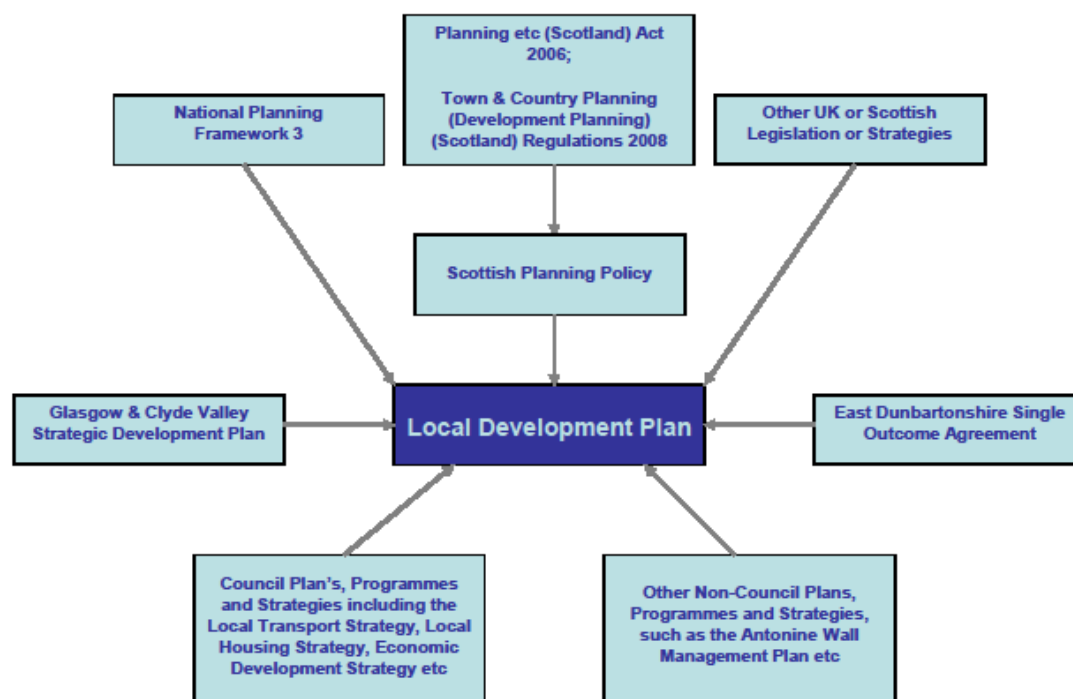
1.2.2. Cross-boundary effects with neighbouring authorities will be considered, through integration of the LDP with the regional Strategic Development Plan and neighbouring authority's LDP's. However it is not expected that the LDP will require consideration of transboundary effects with neighbouring 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 Receptor	Summary of baseline Environmental Data	Environmental Implications for the LDP	Sources of baseline Data	Proposed SEA Objectives
Population & Human Health	<p>East Dunbartonshire has a total population of 105,000 (2011); a decrease of 3% from 2001.</p> <p>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.</p> <p>East Dunbartonshire has eight datazones which fall into the top 25% most deprived in Scotland; these datazones are located in Hillhead, Lennoxton, 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</p>	<p>East Dunbartonshire has 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.</p> <p>East Dunbartonshire hosts various areas within the top 15% of deprived areas in Scotland.</p> <p>New development dependant on car access and the associated increase in private car usage and movements can potentially impact on air quality and can impact on the health of the population through respiratory diseases.</p>	<p>General Register Office for Scotland</p> <p>Census 2001 data</p> <p>Scottish Government (mid year population estimates and SIMD data)</p> <p>East Dunbartonshire Council</p> <p>Scottish Neighbourhood Statistics</p>	<p>To improve human health and community well being.</p>

Population & Human Health (continued)	<p>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 is classed as income deprived.</p> <p>Generally the health of the residents of East Dunbartonshire is good with nearly 73% of the residents being generally healthy, in comparison to 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.</p>			
--	---	--	--	--

Cultural Heritage	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> <li>➤ 1 UNESCO World Heritage Site; Antonine Wall</li> <li>➤ 43 Scheduled Ancient Monuments</li> <li>➤ 181 Listed Building</li> <li>➤ 15 Conservation Areas (4 of</li> </ul>	<p>East Dunbartonshire has a rich historic built environment with a large number of designated and protected sites, buildings and landscapes of importance.</p> <p>Developments can have an impact on the setting of designated areas, sites, buildings and archaeological</p>	<p>Historic Scotland Sites and Monuments Record (SMR)</p> <p>East Dunbartonshire Council</p> <p>United Nations Educational, Scientific and Cultural</p>	<p>To protect, conserve and where appropriate enhance the historic environment.</p>
-------------------	---	--	---	---

Cultural Heritage (continued)	<p>which are designated as outstanding)</p> <ul style="list-style-type: none"> <li>➤ 21 Townscape Protection Areas</li> <li>➤ 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.</li> </ul>	<p>resources.</p> <p>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.</p>	<p>Organisation – World Heritage Site Designation</p> <p>Scottish Natural Heritage</p>	
----------------------------------	---	---	--	--

Biodiversity, Flora & Fauna	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> <li>➤ 6 Sites of Special Scientific Interest (SSSI)</li> <li>➤ 2 Regional Scenic Areas</li> <li>➤ 66 Local Nature Conservation Sites (LNCS)</li> <li>➤ Network of Local Nature Conservation Areas – Wildlife Corridors (Important Wildlife Corridors will be reviewed as part of the Green network Strategy)</li> <li>➤ 350 Tree Preservation Orders</li> <li>➤ 3 Local Nature Reserves (LNR)</li> </ul>	<p>Development within or in proximity to any designated site, including SSSI's could implication for the interest protected within the site.</p> <p>Development could potentially lead to the loss or fragmentation of protected habitats and result in impacts to protected species.</p> <p>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</p>	<p>Dunbartonshire Biodiversity Action Plan</p> <p>Scottish Natural Heritage</p> <p>East Dunbartonshire Council</p>	<p>To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.</p>
-----------------------------	---	---	--	---



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	<p>Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil.</p> <p>Currently East Dunbartonshire has not designated any areas of land as contaminated land as defined in the Environmental Protection Act 1990. However, a list of potential contaminated sites has been created based on previous land use. On this list 626 potentially contaminated sites (to varying degrees of contamination) have been identified.</p> <p>There are currently 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</p>	<p>Prime agricultural land could be lost through development in Greenfield locations.</p> <p>The remediation and redevelopment of brownfield land, vacant and derelict sites and potential contaminated land sites could significantly relieve development pressure on existing green belt and open space locations.</p> <p>Development in close proximity to the Clachan of Campsie RIGS site could potentially impact on the landscape feature and geological resource.</p>	<p>East Dunbartonshire Council</p> <p>EDC Local Plan 2</p> <p>EDC Vacant &amp; Derelict Land Survey Update 2011</p> <p>The Macaulay Institute</p> <p>Scottish Natural Heritage</p> <p>British Geological Survey</p> <p>UKRIGS (Regionally Important Geological or Geomorphological Site)</p>	<p>To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.</p>
----------------	---	---	--	---

Soil & Geology (continued)	<p>potential for soil contamination, depending on a number of factors including their previous uses.</p> <p>East Dunbartonshire has 36 sites representing the geological diversity of the areas of which 34 are recommended as Local Geodiversity Sites (LGS).</p> <p>East Dunbartonshire also has 1 RIGS (Regionally Important Geological or Geomorphological Site).</p>			
-------------------------------	---	--	--	--

Landscape	<p>East Dunbartonshire's landscape is diverse in terms of character and land uses. The district is characterised by five main types of landscape character: Drumlin Foothills; Rolling Farmland; Broad Valley Lowland; Rugged Moorland Hills; and urban areas.</p> <p>The topography of East Dunbartonshire is generally low lying, undulating land with the exception of the two Regional Scenic Areas, the Campsie Fells and the Kilpatrick Hills to the North and West of the district respectively.</p> <p>East Dunbartonshire has a total of 1,082.46 hectares of greenspace, 54% of which is semi-natural.</p>	Development in greenfield locations can potentially impact on the landscape character and distinctiveness of the areas settlements.	<p>East Dunbartonshire Council</p> <p>EDC Local Plan 2</p> <p>Glasgow &amp; Clyde Valley Landscape Character Assessment</p>	To protect and where appropriate restore landscape character, local distinctiveness and scenic value.
-----------	--	---	---	---

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	<p>The main watercourses within East Dunbartonshire are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. East Dunbartonshire also has two reservoirs in Milngavie and a number of other small dams in various locations throughout East Dunbartonshire, which are of significant value to the surrounding area.</p> <p>In 2008, East Dunbartonshire had: -</p> <ul style="list-style-type: none"> <li>➤ 5.52 km of good quality watercourses</li> <li>➤ 33.82 km of watercourses with good ecological potential</li> <li>➤ 16.01 km of moderate quality watercourses</li> <li>➤ 19.88 km of watercourses with moderate ecological potential</li> </ul>	<p>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.</p> <p>Flood risks will be dealt with and assessed under the Climatic Factors environmental receptor.</p>	<p>SEPA – RBMP Data</p> <p>East Dunbartonshire Council</p> <p>Dunbartonshire Biodiversity Action Plan</p>	To prevent deterioration and where possible enhance the ecological status of water bodies.
---------------	--	--	---	--

Water Quality (continued)	<ul style="list-style-type: none"> <li>➤ 48.19 km of watercourses with poor ecological potential</li> <li>➤ 17.32 km of poor quality watercourses</li> <li>➤ 28.31 km of watercourses with bad ecological potential</li> </ul> <p>All groundwater resources were also assessed in 2008 and found to be of good ecological status.</p>			
------------------------------	---	--	--	--

Air Quality	<p>The main concern for air quality in East Dunbartonshire is transport which is the main contributor of air pollutants such as NO<sub>2</sub> (nitrogen dioxide) and PM<sub>10</sub> (particulates).</p> <p>The busiest routes that are of concern in relation to air quality within East Dunbartonshire are the A803 and B812 in Bishopbriggs; the A81 through Milngavie; and the A809 and A739 through Bearsden.</p> <p>There are currently two Air Quality management Areas declared within East Dunbartonshire, Bishopbriggs (2005) and Bearsden Cross (2011), both of which were declared AQMA's</p>	<p>Contributing factors that can lead to increased emissions and result in air pollution, include, transport (both private and public) and developments which generate traffic flows and general movement to and from areas.</p> <p>Poor air quality can have an adverse impact on human health and also the natural environment with respect to ecosystems.</p>	<p>East Dunbartonshire Council</p> <p>National Air Emissions Inventory</p> <p>Scottish Government</p> <p>DEFRA</p>	<p>To prevent deterioration and where possible enhance air quality.</p>
-------------	--	--	--	---

Air Quality (continued)	after several years of exceeding National NO2 and PM10 objective levels.			
----------------------------	--	--	--	--

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

Material Assets	<p>East Dunbartonshire is supplied by various levels of transport infrastructure, through well serviced rail networks, bus routes encompassing the whole district and the various road networks that link settlements within East Dunbartonshire together with providing routes out with the district.</p> <p>East Dunbartonshire has a considerable network of Core Paths and public open spaces.</p> <p>Housing needs studies have indicated that East Dunbartonshire has one of the highest net needs for affordable housing, compared to other Scottish Local Authorities.</p>	<p>Core Paths, Rights of Way and public open spaces can be adversely impacted on by developments.</p> <p>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.</p>	<p>Scottish Government</p> <p>East Dunbartonshire Council</p> <p>Transport Scotland</p> <p>SPT</p>	<p>To promote the sustainable use of natural resources and material assets.</p>
-----------------	--	--	--	---

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

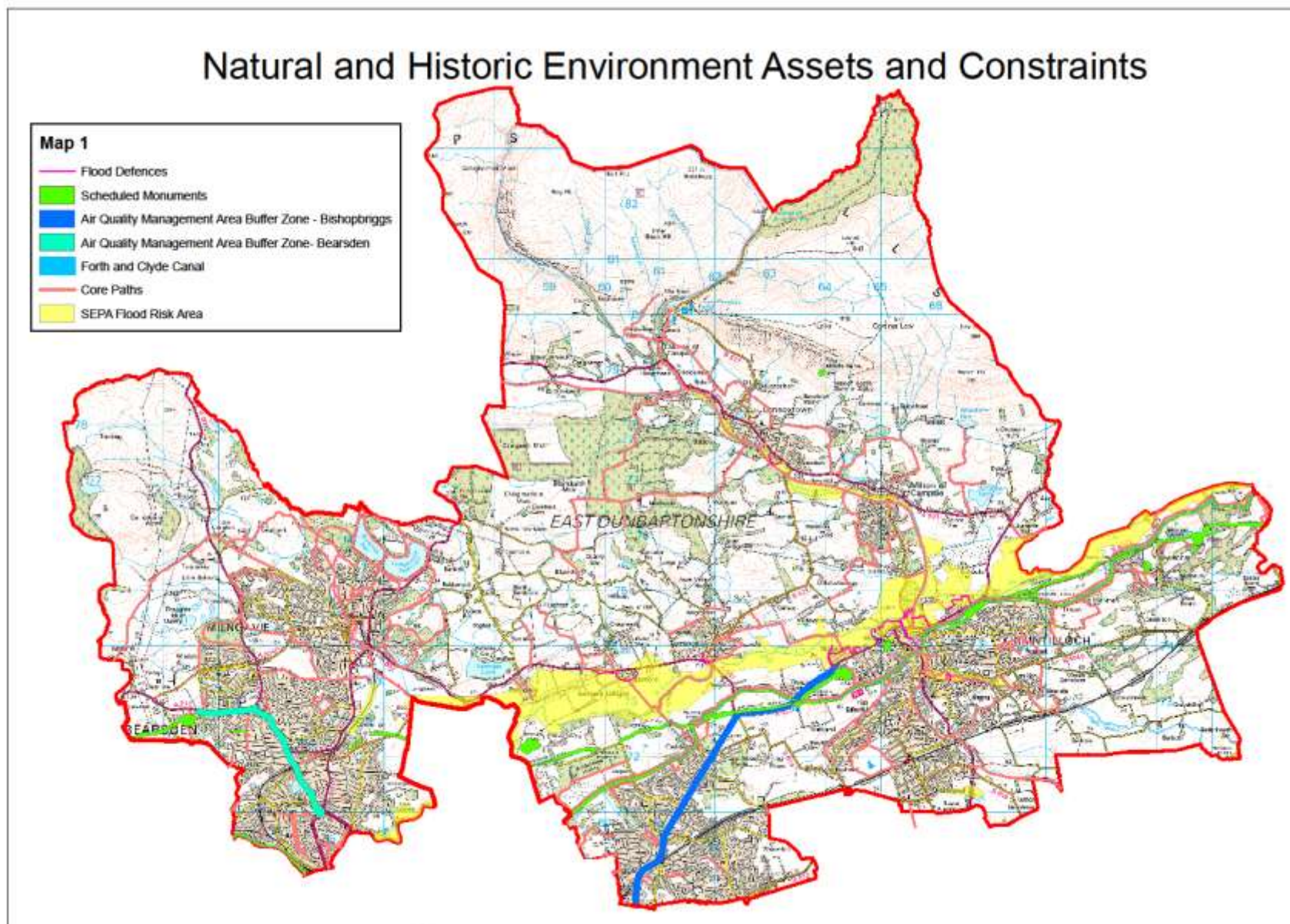




Figure 3: Map 2 of Natural and Historic Environment Assets and Constraints

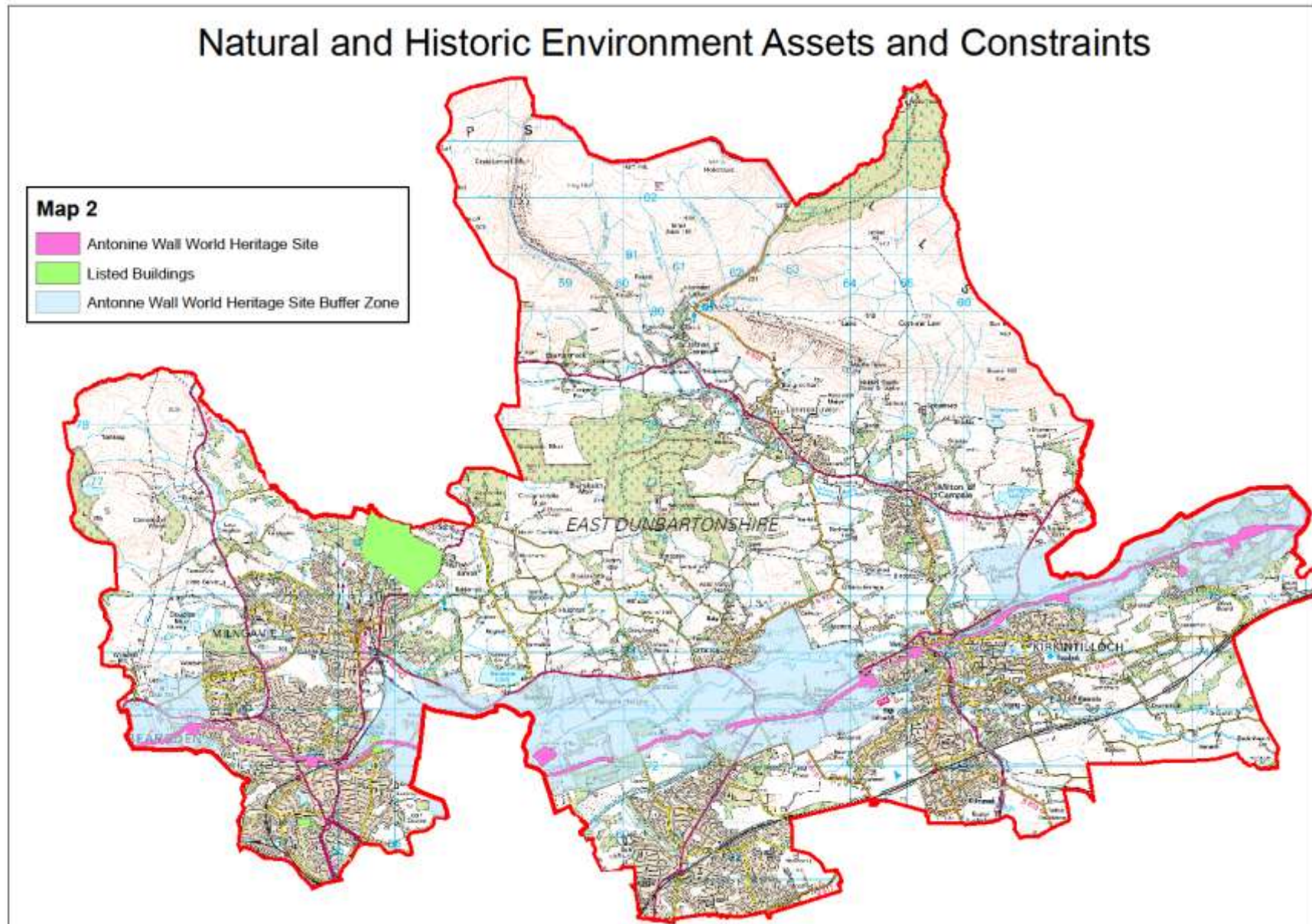




Figure 4: Map 3 of Natural and Historic Environment Assets and Constraints

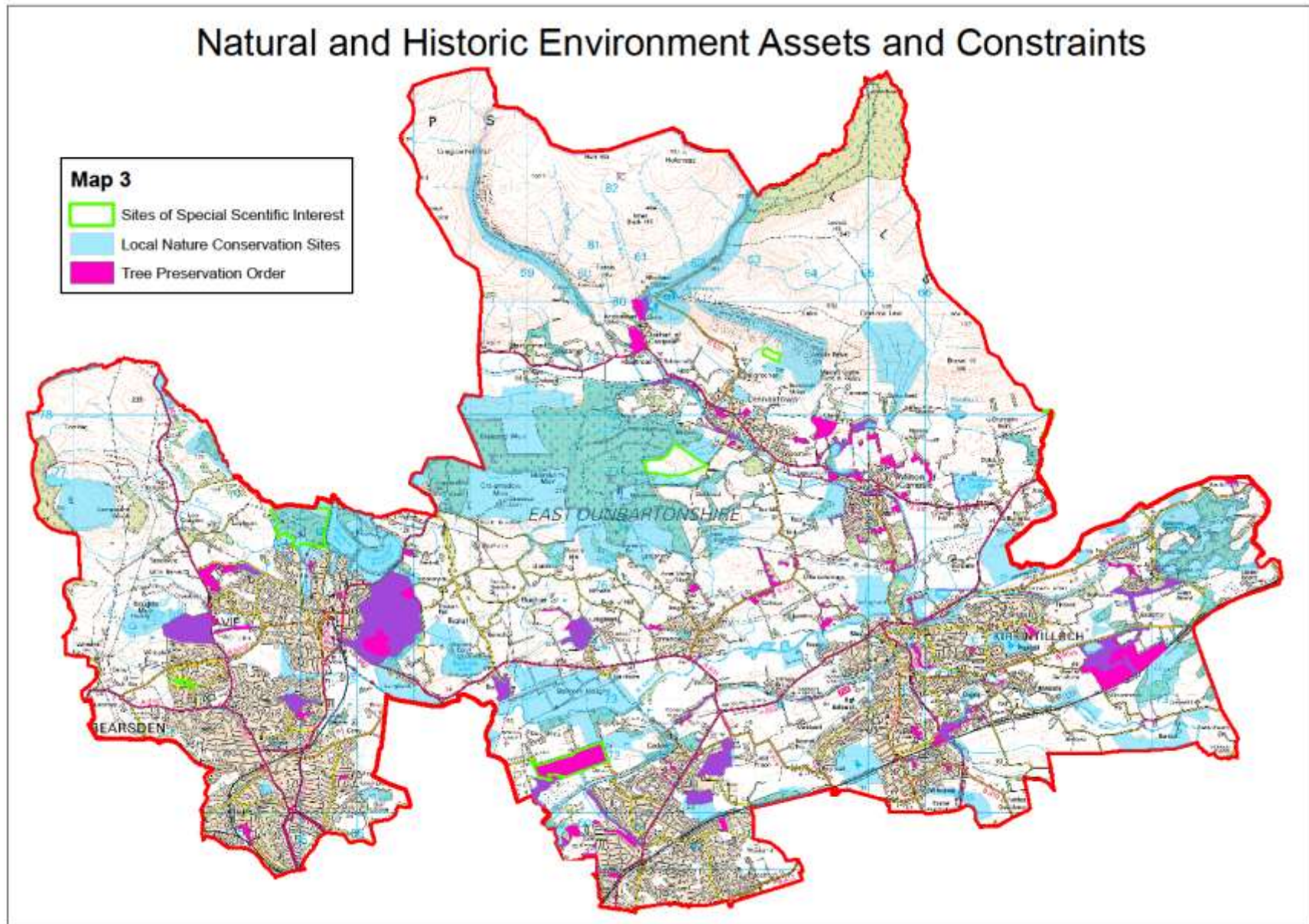




Figure 5: Map 4 of Natural and Historic Environment Assets and Constraints

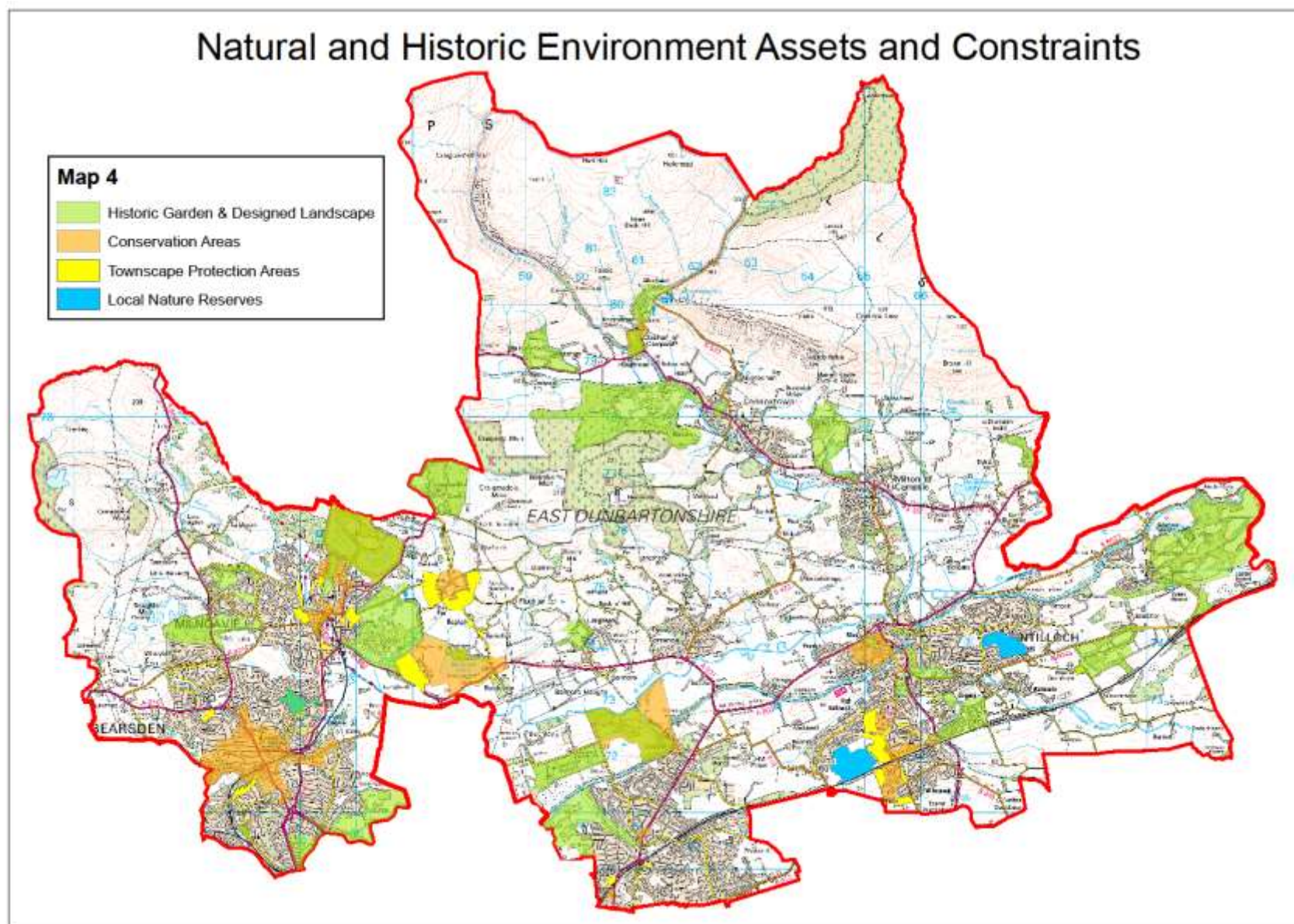
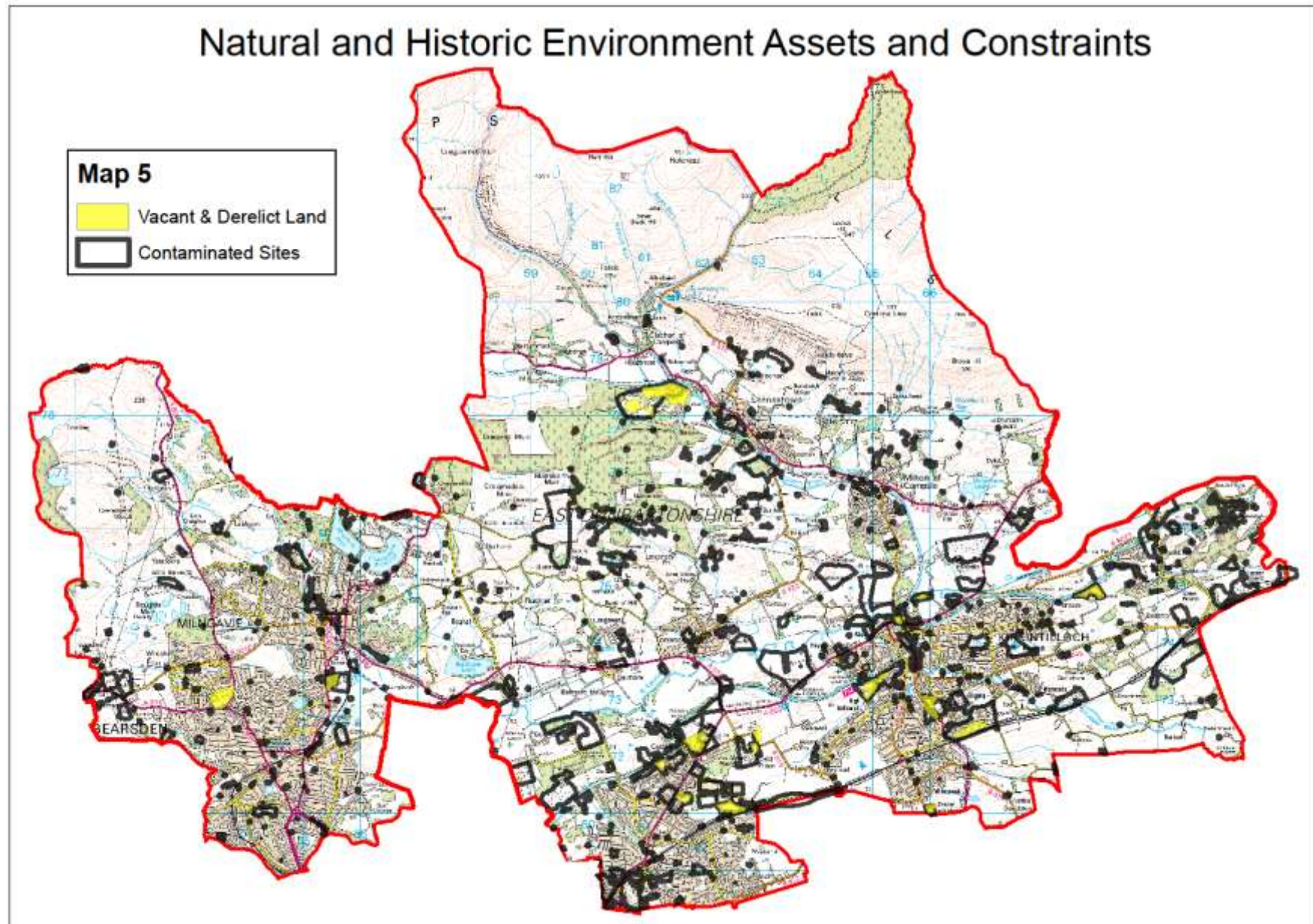




Figure 6: Map 5 of Natural and Historic Environment Assets and Constraints



## 2.2 Environmental Issues<sup>1</sup> 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, Lennoxton, 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).

<sup>1</sup> 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.
<b>Biodiversity, Flora and Fauna</b>	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.
<b>Soil &amp; geology</b>	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.

<b>Landscape</b>	<p>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.</p>
	<p>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.</p>
	<p>Multiple development projects, even of a relatively small-scale, can have a cumulative impact on East Dunbartonshire's landscape character.</p>
<b>Water Quality</b>	<p>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.</p>
<b>Air Quality</b>	<p>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.</p>
<b>Climatic Factors</b>	<p>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</p>



	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.
<b>Material Assets</b>	Many settlements within East Dunbartonshire lie on main routes and suffer from increased traffic volumes and congestion.

## 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 pre-agreed 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
<b>Vision</b>	<p>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.</p> <p>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.</p>
<b>Principal Policies and Subject Specific Policies</b>	<p>Principal Policies and Subject Specific Policies – Identification of reasonable alternatives to each policy direction (<a href="#">Appendix B</a>) and compatibility assessment (<a href="#">Appendix C</a>) against the set SEA objectives to highlight the SEA Preferred option as part of the planning decision making process.</p>
<b>Site-Specific Proposals</b>	<p>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</p>

---

<sup>2</sup> 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. ( <a href="#">Appendix D – Allocated Sites</a> & <a href="#">Appendix E – Non-Allocated Sites</a> )
<b>Cumulative Impacts</b>	The Cumulative impacts have been identified using spatial assessments in conjunction with the individual policy and proposal assessment data.
<b>Supplementary Guidance and LDP Action Programme</b>	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 Factors	To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
	To reduce overall flood risk by ensuring new development is not at 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	✓
Alternative Option	✗



## 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: Principal Policy 1 Alternatives**

Policy Option	Policy Option Description
<b>High Growth</b> 	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.
<b>Sustainable Economic Growth</b> 	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.
<b>Priority for Environmental Protection</b> 	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](#)).

**Table 6: Principal Policy 2 Alternatives**

Policy Option	Policy Option Description
<b>Design led approach over a certain scale only</b> 	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.
<b>Comprehensive design led approach to all forms of development</b> 	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.

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](#)).

**Table 7: Principal Policy 3 Alternatives**

Policy Option	Policy Option Description
<b>Ambitious Growth</b> 	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.
<b>Supporting Regeneration</b> 	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.
<b>Environmental Priority</b> 	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.

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
<p><b>Current Programme / Business As Usual</b></p> <p><b>X</b></p>	<p>The current programme only strategy would see the current initiatives developed to conclusion. They are:</p> <ul style="list-style-type: none"> <li>· Construction of the Kirkintilloch Link road (KLR) and Bishopbriggs Relief Road (BRR)</li> <li>· Continuation of School Travel Plans and Workplace Travel Plans (including the Council's own plan)</li> <li>· Road maintenance and road safety work</li> <li>· Community access work through the Transport Management Organisation (TMO)</li> <li>· Implementation of the current paths and access strategy</li> <li>· Implementation of a parking strategy</li> </ul> <p>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.</p> <p>The current programme business as usual approach does not include measures to increase modal shift away from private car use.</p> <p>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.</p> <p>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.</p>
<p><b>Sustainable</b></p>	<p>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</p>

<b>Transport</b> 	<p>of either.</p> <p>This option approach focusses on meeting objectives by means of delivery of a mix of active travel and public transport alternatives.</p>
<b>Integrated approach based on a combination of all Transport Modes</b> 	<p>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.</p> <p>This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors.</p>
<b>Full Intervention / Prioritising Private Car and Road Networks</b> 	<p>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.</p>

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](#)).

**Table 9: Principal Policy 5 Alternatives**

Policy Option	Policy Option Description
<b>Identification, protection and enhancement of green infrastructure and green network</b> 	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.

<p><b>Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure (Open Space Provision &amp; Protection of biodiversity, core paths &amp; water environment)</b></p> <p></p>	<p>Focus on provision and protection of existing open spaces to meet the needs of development.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Forestry and Woodland</b>	
<p><b>Guided by SDP Woodland Strategy and Encourage consideration of local issues and green network</b></p> <p></p>	<p>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 &amp; Clyde Valley Woodland Strategy. It encourages siting and design to take account of the natural and historic environment and green network opportunities.</p>
<p><b>Guided by SDP Woodland Strategy and Ad hoc</b></p> <p></p>	<p>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.</p>

**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](#)).

**Table 10: Policy 6 Alternatives**

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

<b>Approach of Infill Urban Brownfield Sites</b> 	
<b>Urban Brownfield Sites and limited release of Greenfield sites</b> 	Allow for development of new housing on: <ul style="list-style-type: none"> <li>i) infill/ brownfield sites within urban areas (except land allocated for employment uses),</li> <li>ii) pre-selected greenfield sites that provide significant amounts of affordable housing; and</li> <li>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.</li> </ul>
<b>Allow release of greenfield sites in 'more sustainable locations' out with established urban areas</b> 	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.
<b>Meeting Overall Need Diversity, Density &amp; Flexibility</b>	
<b>Encourage flexibility, high density and diverse house sizes and types</b> 	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.'
<b>Continue with Local Plan 2 approach of encouraging high density near Town Centres</b> 	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)	
<b>Support Specialist Housing Proposals</b> 	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.
<b>Alternative</b> 	n/a
Affordable Housing	
<b>25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units</b> 	Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach.
<b>Maximum quota target of 25% from market developments</b> 	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 Workers	
<b>Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development</b> 	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.
<b>No exclusion from</b>	This option would apply the same approach to new housing in the Greenbelt for agricultural/ countryside workers as applies

<b>housing policy for Agricultural Workers</b>  	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](#)).

**Table 11: Policy 7 Alternatives**

Policy Option	Policy Option Description
<b>Provision in New Developments</b>	
<b>Co-ordinated and multi-functional provision taking cognisance of findings and requirements of other relevant strategies</b> 	<p>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.</p> <p>The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space.</p>
<b>Council-wide standards for</b>	<p>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.</p>

<b>provision</b> 	
<b>Facilities in the Countryside</b>	
<b>Appropriate recreational facilities as an excepted category of development in the Greenbelt</b> 	<p>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.</p>
<b>Alternative</b> 	<p>No reasonable alternative identified for facilities provision in the countryside.</p>
<b>Protection of Existing Facilities</b>	
<b>Protection of existing facilities based on findings of relevant strategies</b> 	<p>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.</p>
<b>Ad Hoc Approach</b> 	<p>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.</p>

**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: Policy 8 Alternatives**

Policy Option	Policy Option Description
<b>Designated Sites</b>	
<b>Protection and Enhancement of Designated Sites</b> 	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.
<b>Protection of existing local designated sites</b>	This policy approach would include solely the protection of existing national and local designations.

	
<b>Nature Conservation</b>	
<b>Protect and enhance wildlife networks and species</b> 	<p>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 &amp; 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.</p>
<b>Ad Hoc Approach to Protection of Biodiversity</b> 	<p>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.</p>
<b>Landscape Character</b>	
<b>Protect and enhance Landscape Character in the Countryside</b> 	<p>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.</p>
<b>Continue with Local Plan2 Approach – Protect Character of Green Belt and Local Landscape Areas</b> 	<p>Protect the landscape character of the green belt &amp; Local Landscape Areas through the design and landscaping of development.</p>
<b>Conservation of Soils</b>	
<b>Conservation of Soils</b> 	<p>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</p>

	risk of damaging them due to release of carbon. It also seeks to protect good quality soils and reuse soils on development sites.
<b>Reliance on existing natural heritage and SUDS policies to conserve soils</b> 	The alternative approach is to leave the protection of carbon rich soils through policies for conserving the wider biodiversity and SUDS, including peatland.
<b>Non Native Species</b>	
<b>Manage Non-Native Species on Development Sites in Nature Conservation Policy</b> 	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.
<b>Manage Non Native Species on Development Sites Through Policy Addressing Potential Contaminated Land</b> 	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 their 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 to 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
<b>Designated Sites</b>	
<b>Avoid and Reduce Flood Risk</b> 	<p>This policy direction will ensure development avoids flood risk, pluvial &amp; fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development.</p> <p>Ensure all development will take account of the findings and recommendations of the Glasgow &amp; 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.</p>
<b>Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk</b> 	<p>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.</p>
<b>Nature Conservation</b>	
<b>Water Quality and Drainage</b> 	<p>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.</p>

<p><b>Alternative</b></p> <p><b>X</b></p>	<p><b>n/a</b></p>
---	-------------------

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
<b>Antonine World Heritage Site</b>	
<b>Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall</b> 	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.
<b>Alternative</b> 	n/a
<b>Listed Buildings</b>	
<b>Continue with Local Plan 2 Approach - Conserving and Enhancing Listed Buildings</b> 	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
<b>Protect Listed Buildings</b> 	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 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**



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.

**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**

This policy direction seeks to conserve and enhance local gardens and designed landscape.

<b>Designed Landscapes</b> 	
<b>Protect existing Local Gardens and Designed Landscapes</b> 	This policy direction seeks to protect the features of existing local gardens and designed landscapes.
<b>Conversion / Rehabilitation of existing buildings in the green belt</b>	
<b>Convert traditional buildings in the green belt to residential</b> 	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.
<b>Continue with Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading buildings which have been removed</b> 	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
<b>Continue to Follow LP2 approach</b> 	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.
<b>Support Town Centres Vitality and Viability</b> 	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](#)).

**Table 16: Policy 12 Alternatives**

Policy Option	Policy Option Description
<b>Unrestricted Retailing</b> 	Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre.
<b>Support Comparison Retail and Commercial Developments</b> 	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.
<b>Continue with LP2 Approach</b> 	Maintain the bulky goods restriction at SRP, to ensure that non-bulky goods retailing is directed to established town centres.

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
<b>High Growth</b> 	<p>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.</p>
<b>Supportive Business and Employment Development Environment</b> 	<p>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.</p>
<b>Low/No Growth agenda</b> 	<p>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.</p>

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
<b>Ad-hoc Approach</b> 	Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking.
<b>Support Tourism Opportunities</b> 	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.
<b>Use Greenbelt Policies</b> 	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
<b>Energy Efficiency and Low to Zero Carbon Technologies in Developments</b>	
<b>Encourage Energy Efficiency, and Low to Zero Carbon Technology in Development</b> 	<p>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.</p>
<b>Continue with Local Plan 2 Approach - Sustainable Development &amp; Renewable Energy with reference to Building Standards for Low to Zero carbon development</b> 	<p>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.</p>



Waste Heat	
<b>Promote networks to reuse Waste Heat within Developments and combined heat and power</b> 	<p>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.</p>
<b>Ad hoc provision of Sustainable Heat</b> 	<p>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.</p>
Energy Infrastructure	
<b>Energy infrastructure developments directed by policy criteria. Wind Farm Development also directed by Spatial Framework</b> 	<p>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.</p>
<b>Alternative</b> 	<p>n/a</p>

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
<b>Waste Management</b>	
<b>Waste Management in General Development</b> 	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.
<b>Alternative</b> 	n/a
<b>Waste Management Infrastructure and Business</b>	
<b>Safeguarding of existing Waste Management Sites and Encourage New Waste Management Business and Infrastructure on Business, Industry, Warehousing and Distribution sites</b> 	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.
<b>Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste</b>	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.

<b>Management</b> 	
--	--

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
<b>Restrict mineral working to existing sites</b> 	Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle.
<b>Limit Mineral working to SDP broad area of search</b> 	All proposals for mineral extraction must demonstrate a need and that there are no more suitable locations within the SDP broad area of search.
<b>Presumption against future workings</b> 	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](#)).

**Table 22: Policy 18 Alternatives**

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

<b>new developments</b> 	
<b>Alternative</b> 	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
- Lennoxton, 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 Group: Bishopbriggs, Balmore, Torrance and Bardowie										
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	0	-	-	X	0	-	-	-	-	-
	<p>➤ Bishopbriggs</p> <ul style="list-style-type: none"> <li>• LDP 112 Hilton Depot</li> <li>• LDP 118 Bishopbriggs Memorial Hall</li> <li>• LDP 119 Jellyhill Nursery</li> <li>• LDP 120 Balmuildy Road North</li> </ul> <p>➤ Torrance</p> <ul style="list-style-type: none"> <li>• LDP 116 Kelvindale Nursery</li> </ul> <p>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:</p> <p>➤ Bishopbriggs</p> <ul style="list-style-type: none"> <li>• HMU 10 Former Thomas Muir School</li> <li>• HMU 13 Bishopbriggs Town Centre</li> <li>• HMU 14 Bishopbriggs East</li> <li>• HMU 15 &amp; 19 Former Cadder Sewage Works at Jellyhill</li> <li>• HMU 16 Thomas Muir Avenue</li> <li>• HMU 17 High Moss</li> </ul> <p>➤ Torrance</p> <ul style="list-style-type: none"> <li>• HMU 61 Main Street</li> <li>• HMU 62 Kelvin View</li> </ul>									

**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


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
Allocated Sites	-	-	-	X	-	0	0	-	-	-
	<p>➤ Bearsden</p> <ul style="list-style-type: none"> <li>• LDP 1 Bearsden Golf Club</li> <li>• LDP 3 Kessington</li> <li>• LDP 84 Bocclair House, 100 Milngavie Road</li> <li>• LDP 106 Garscadden Depot</li> </ul> <p>➤ Milngavie</p> <ul style="list-style-type: none"> <li>• LDP 17 Craigton Road</li> <li>• LDP 61 Crossveggate</li> <li>• LDP 107, 18 Strathblane Road</li> </ul> <p>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:</p> <p>➤ Bearsden</p> <ul style="list-style-type: none"> <li>• HMU 02 Former St Andrews College</li> <li>• HMU 08 Kilmardinny</li> </ul> <p>➤ Milngavie</p> <ul style="list-style-type: none"> <li>• HMU 08 Kilmardinny</li> <li>• HMU 37 Douglas Academy South</li> <li>• HMU 38 Douglas Academy East</li> <li>• HMU 39 Fire Station Field- Craigdhu Road</li> <li>• HMU 58 Keystone Road</li> </ul>									

**Commentary:**

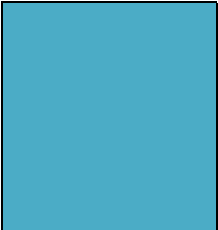
The individual proposal assessments identified a number of adverse environmental impacts which would result in a negative impact prediction for the majority of environmental factors assessed. In particular, developments within this community group could have an adverse impact including population and 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.

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

Community Group: Kirkintilloch, Lenzie, Waterside and Twechar										
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	-	-	-	X	-	-	0/-	-	-	-
	<ul style="list-style-type: none"> <li>➤ Kirkintilloch <ul style="list-style-type: none"> <li>• LDP 10 South of Waterside</li> <li>• LDP 12 Fauldhead (South of Waterside)</li> <li>• LDP 35 Kirkintilloch Town Hall</li> <li>• LDP 36 Lairdsland School, Kerr Street</li> <li>• LDP 77 Armour Drive</li> <li>• LDP 78 Alloway Terrace</li> <li>• LDP 79 Parts of Cleddans Playing Fields</li> <li>• LDP 111 Tom Johnston House</li> <li>• LDP 114 Glasgow Road</li> <li>• LDP 157 Lairdsland School Canteen</li> <li>• LDP 168 High Street / Lairdsland Road Car Park</li> </ul> </li> </ul>					<ul style="list-style-type: none"> <li>➤ Lenzie <ul style="list-style-type: none"> <li>• LDP 47 Claddens South</li> <li>• LDP 76 Blackthorn Grove</li> </ul> </li> <li>➤ Twechar <ul style="list-style-type: none"> <li>• LDP 81 Barrhill Lodge</li> </ul> </li> <li>➤ Cumbernauld (boundary) <ul style="list-style-type: none"> <li>• LDP 27 Badenheath</li> </ul> </li> </ul>				
	<p>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:</p> <ul style="list-style-type: none"> <li>➤ Kirkintilloch <ul style="list-style-type: none"> <li>• HMU 23 &amp; 24 Broomhill Hospital</li> <li>• HMU 25 Rob Roy Football Club</li> <li>• HMU 28 Woodilee Road/McGavigan's Field</li> <li>• HMU 52 Greens Avenue</li> </ul> </li> <li>➤ Lenzie <ul style="list-style-type: none"> <li>• HMU 2 Lenzie Hospital</li> </ul> </li> </ul>									



- 
- 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
Allocated Sites	-	X	-	X	-	-	--	-	-	-
	<p>➤ Milton of Campsie</p> <ul style="list-style-type: none"> <li>• LDP 18 Redmoss Farm (north)</li> </ul> <p>➤ Lennoxtown</p> <ul style="list-style-type: none"> <li>• LDP 110, 132 Main Street</li> <li>• LDP 170 Campsie Golf Club</li> </ul> <p>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:</p> <p>➤ Milton of Campsie</p> <ul style="list-style-type: none"> <li>• HMU 41 Lillyburn Works, Campsie Road</li> <li>• HMU 60 West Baldoran Farm</li> </ul> <p>➤ Lennoxtown</p> <ul style="list-style-type: none"> <li>• HMU 30 Land NE of Calico Way</li> <li>• HMU 32 Lennox Castle Hospital</li> <li>• HMU 33 Lennox Castle</li> <li>• HMU 57 Former Recreation Centre</li> </ul>									
<p><b>Commentary:</b></p> <p>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</p>										

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 existing 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.

## Section 4: Mitigation Measures and Monitoring

### 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:

**Table 27: Proposed SEA Monitoring Programme for the LDP**

SEA Category	Indicators	Data Source
Population, Human Health	Changes in the deprivation levels in 15% SIMD areas?	SCROL
	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
	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 Heritage	% of development within the area of a historic environmental asset, archaeological resource or sensitive area?	EDC / Historic Scotland
	% of planning applications on a listed building, 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?	
Biodiversity, Flora and Fauna	Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local)?	EDC / SNH
	Number of developments integrating green network opportunities, assets and links?	
	Changes in the extent of wildlife corridors?	
Soil and Geology	Proximity to vacant and derelict land - % of population within 500m?	EDC
	Number of contaminated sites remediated through development proposals?	
	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?	
Landscape	Number of applications / developments resulting in net negative or positive effects within townscape protection areas / special landscape areas?	EDC



	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?	
Water Quality	A decrease in the number of development related water pollution incidents?	EDC / SEPA
	An increase in the % of water bodies within East Dunbartonshire with good ecological status?	
Air Quality	Number of exceedences of key air quality indicators within development areas?	EDC / SEPA
	Public transport patronage within East Dunbartonshire?	
	% of new developments linking active and sustainable transport alternatives with the development area?	
	Number of AQMA and their performance regarding exceedence levels?	
Climatic Factors	% of new developments incorporating SUDS?	EDC / SEPA
	A reduction in % of new developments at risk of flooding?	
	% of woodland and carbon-rich soil areas lost through development?	
Material Assets	Number of brownfield locations utilised within development proposals?	EDC
	Number of new developments with direct access 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:

***1<sup>st</sup> April 2015 – 27<sup>th</sup> May 2015***

- 5.1.2 Responses should be submitted through our Proposed Plan LDP Representation Form available on our website [www.eastdunbarton.gov.uk/LDP](http://www.eastdunbarton.gov.uk/LDP) or alternatively sent to:

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

***Email: [ldp@eastdunbarton.gov.uk](mailto:ldp@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
<ul style="list-style-type: none"><li>➤ Preparation and publication of the Proposed Plan and Action Programme.</li></ul>	<p><b>Environmental Assessment</b></p> <ul style="list-style-type: none"><li>➤ Environmental Assessment to be published at the same time as the Proposed Plan.</li><li>➤ Assess Policies, Preferred options and reasonable alternatives to site specific proposals</li></ul>	<p><b>Apr 2014 – Mar 2015:</b> Preparation of Proposed Plan and corresponding Environmental Report</p> <p><b>Apr 2015:</b> Publication of Proposed Plan and Environmental Report</p>

	<ul style="list-style-type: none"> <li>➤ Submit Environmental report to the SEA Consultation Authorities.</li> <li>➤ Assess the likely significant environmental effects of suggested modifications.</li> </ul>	<p><b>Apr – May 2015:</b> 8-week public consultation period</p> <p><b>May – Nov 2015:</b> Assessment of responses and preparation for examination</p>
<p><b>LDP Examination</b></p> <ul style="list-style-type: none"> <li>➤ Submission of the LDP to the Scottish Ministers along with a report of conformity with the Participation Statement and a Proposed Action Programme.</li> <li>➤ Unresolved representations will be considered at a Local Development Plan Examination conducted by a person appointed by the Scottish Ministers.</li> <li>➤ Receive notice of appointment of person for examination. Publicise appointment.</li> </ul>		<p><b>Dec 2015:</b> Submission to Scottish Ministers</p> <p><b>Feb - Jul 2016:</b> Examination</p> <p><b>Sept – Nov 2016:</b> 8-week public consultation period</p>
<ul style="list-style-type: none"> <li>➤ Appointed person publishes Report of Examination, setting out conclusions and recommendations regarding each unresolved issue.</li> <li>➤ Preparation and publication of Proposed Plan as</li> </ul>	<p><b>Environmental Assessment</b></p> <ul style="list-style-type: none"> <li>➤ SEA of Proposed Plan as modified.</li> <li>➤ Preparation of Environmental Report Addendum to be published at the same time as the Proposed Plan as modified.</li> </ul>	<p><b>Aug 2016:</b> Report of Examination published</p> <p><b>Sept - Oct 2016:</b> Preparation and Environmental Assessment of Proposed Plan as modified</p> <p><b>Nov 2016:</b> Send Proposed Plan as</p>

<p>modified and Report listing modifications made and explaining modifications not made.</p> <ul style="list-style-type: none"> <li>➤ Publicise intention to adopt.</li> <li>➤ Send to the Scottish Ministers.</li> </ul>		<p>modified to the Scottish ministers and submit ER Addendum to the Consultation Authorities</p>
<p>Adoption of the Local Development Plan (minimum 4 weeks after sending to the Scottish Ministers)</p>		<p><b>Dec 2016</b></p>
<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Adopt and publish the Action Programme. Send to the Scottish Ministers.</li> <li>➤ Update and re-establish Action Programme every 2 years.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Monitor and Review.</li> </ul>	<p><b>Dec 2016 Onwards</b></p> <p><b>Mar 2017:</b> Adopt and Publish Action Programme</p>

## 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		
<b>Kyoto Protocol (1997)</b>	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.
<b>Rio Declaration (1992)</b>	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.
<b>Johannesburg Declaration (2002)</b>	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		
<b>EU Environmental Noise Directive (2002)</b>	<p>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.</p>	The LDP has a duty to adhere to the requirement of the Noise Directive.
<b>EU Water Framework Directive (2000)</b>	<p>The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015.</p> <p>Directive Objectives</p> <ul style="list-style-type: none"> <li>➤ Prevent deterioration of the status of all surface water and groundwater bodies; and</li> <li>➤ Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving good surface water and groundwater status by 2015.</li> <li>➤ 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.</li> </ul>	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.
<b>EU Floods Directive (2007)</b>	<p>The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment. Flood Risk Management Plans can then be produced to indicate to policy makers, developers, and the public the nature of the risk and the measures proposed to manage these risks.</p>	See Flood Risk Management (Scotland) Act 2009.

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

	National	
<p><b>Scottish Government National Outcomes (2007)</b></p>	<p>Fifteen National Outcomes describe what the Scottish Government which was updated in 2011.</p> <ul style="list-style-type: none"> <li>➤ We live in a Scotland that is the most attractive place for doing business in Europe.</li> <li>➤ We realise our full economic potential with more and better employment opportunities for our people.</li> <li>➤ We are better educated, more skilled and more successful, renowned for our <a href="#">research and innovation</a>.</li> <li>➤ Our <a href="#">young people</a> are successful learners, confident individuals, effective contributors and responsible citizens.</li> <li>➤ Our <a href="#">children</a> have the best start in life and are ready to succeed.</li> <li>➤ We live longer, <a href="#">healthier lives</a>.</li> <li>➤ We have tackled the significant <a href="#">inequalities</a> in Scottish society.</li> <li>➤ We have improved the life chances for <a href="#">children, young people and families</a> at risk.</li> <li>➤ We live our lives safe from <a href="#">crime</a>, disorder and danger.</li> <li>➤ We live in well-designed, <a href="#">sustainable places</a> where we are able to access the amenities and services we need.</li> <li>➤ We have strong, resilient and supportive <a href="#">communities</a> where people take responsibility for their own actions and how they affect others.</li> <li>➤ We value and enjoy our built and natural <a href="#">environment</a> and protect it and enhance it for future generations.</li> <li>➤ We take pride in a strong, fair and inclusive <a href="#">national identity</a>.</li> <li>➤ We reduce the local and global <a href="#">environmental impact</a> of our consumption and production</li> <li>➤ Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it</li> </ul>	<p>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.</p>



	<p>➤ Our <a href="#">public services</a> are high quality, continually improving, efficient and responsive to local people's needs</p>	
<p><b>National Planning Framework 3 (2014)</b></p>	<p>Scotland's third National Planning Framework (NPF3) sets out a long terms vision for the development of Scotland.</p> <p>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.</p> <p>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.</p>	<p>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.</p>
<p><b>Town &amp; Country Planning (Scotland) Act 1997</b></p>	<p>This is the principle piece of legislation governing the use and development of land in Scotland.</p>	<p>The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan.</p>
<p><b>Planning etc. (Scotland) Act 2006</b></p>	<p>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.</p>	<p>The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan.</p>
<p><b>Scottish Planning Policy (SPP)</b></p>	<p>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</p>	<p>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.</p>

	<p>proportionate and practical planning policies, the Scottish Government has rationalised national planning policy.</p> <p>The SPP sets out:</p> <ul style="list-style-type: none"> <li>➤ the Scottish Government's view of the purpose of planning,</li> <li>➤ the core principles for the operation of the system and the objectives for key parts of the system,</li> <li>➤ statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,</li> <li>➤ concise subject planning policies, including the implications for development planning and development management, and</li> <li>➤ the Scottish Government's expectations of the intended outcomes of the planning system.</li> </ul> <p>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.</p>	
<p><b>The Planning (Listed Buildings and Conservation Areas) (Scotland)</b></p>	<p>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.</p>	<p>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.</p>

Act 1997		
<b>Designing Places</b>	<p>Creating successful and sustainable places will depend on a shift in attitudes, expectations and practices about the design of cities, towns, villages and the countryside.</p> <p>The policy's objectives include:</p> <ul style="list-style-type: none"> <li>➤ Decision makers who understand the role of design in delivering sustainable development (page 9).</li> <li>➤ Developers, landowners, investors and public bodies who recognise the commercial and economic value of good design (page 18).</li> <li>➤ Effective collaboration between disciplines, professionals, local communities and others in the planning and urban design process (page 27).</li> <li>➤ Development plans with effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance (page 34).</li> <li>➤ Developers submitting design statements with planning applications that explain the design principles on which the development proposal is based (page 41).</li> <li>➤ 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).</li> <li>➤ Greater commitment to higher standards of design among public bodies (page 49).</li> </ul>	<p>Policy framework for how design issues will be considered in relation to development and the different ways of doing so. Take design considerations into consideration when selecting development site proposals.</p>
<b>Designing Streets</b>	<p>The policy's objectives include:</p> <ul style="list-style-type: none"> <li>➤ Street design must consider place before movement.</li> <li>➤ Street design guidance, as set out in this document, can be a material consideration in determining planning</li> </ul>	<p>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.</p>

	<p>applications and appeals.</p> <ul style="list-style-type: none"> <li>➤ Street design should meet the six qualities of successful places, as set out in <i>Designing Places</i>.</li> <li>➤ Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.</li> </ul>	
<b>Scottish Historic Environment Policy (SHEP)</b>	<p>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.</p> <p>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 &amp; designed Landscapes and Properties in the Care of Scottish Ministers).</p> <p>This was revised in December 2011 and includes updates in relation to Inventory designed landscapes and battlefields.</p>	<p>The LDP has a key role to play in implementing the policy framework set out for the protection of Scotland's historic environment.</p>
<b>Managing Change in the Historic Environment Guidance Notes</b>	<p>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.</p>	<p>The LDP has a role to play in implementing the series of guidance notes set out for the protection of Scotland's historic environment.</p>

<p><b>Nature Conservation (Scotland) Act 2004</b></p>	<p>The Act places duties on public bodies in relation to the conservation of biodiversity, increases protection for Sites of Special Scientific Interest (SSSI), amends legislation on Nature Conservation Orders, provides for Land Management Orders for Sissy's and associated land, strengthens wildlife enforcement legislation, and requires the preparation of a Scottish Fossil Code.</p>	<p>The 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.</p>
<p><b>Scottish Forestry Strategy (2006)</b></p>	<ul style="list-style-type: none"> <li>➤ Using forestry, and adapting forestry practices, to help reduce the impact of climate change and help Scotland adapt to its changing climate</li> <li>➤ Getting the most from Scotland's increasing and sustainable timber resource</li> <li>➤ Strengthening forestry through business development to underpin sustainable forest management and support economic growth and employment across Scotland</li> <li>➤ Improving the quality of life and wellbeing of people by supporting community development across Scotland</li> <li>➤ Making access to, and enjoyment of, woodlands easier for everyone – to help improve physical and mental health</li> <li>➤ 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</li> <li>➤ Helping to restore, maintain and enhance Scotland's biodiversity, and increasing awareness and enjoyment of it.</li> </ul>	<p>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.</p>
<p><b>Scottish Biodiversity Strategy (2004)</b></p>	<ul style="list-style-type: none"> <li>➤ To conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future</li> <li>➤ To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</li> <li>➤ To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation</li> </ul>	<p>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.</p>

	<p>and enhancement</p> <ul style="list-style-type: none"> <li>➤ To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice</li> <li>➤ To develop an effective management framework that ensures biodiversity is taken into account in all decision making</li> <li>➤ To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners</li> </ul>	
<p><b>The Environmental Noise (Scotland) Regulations (2006)</b></p>	<p>Avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve:</p> <ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ Preparing action plans based on the results of the noise where necessary, and preserve environmental noise quality where it is good.</li> </ul>	<p>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.</p>
<p><b>Changing Our Ways, Scotland’s Climate Change Programme (2006)</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>➤ Consulting on climate change targets for the transport sector as part of the National Transport Strategy.</li> <li>➤ Consulting on and deciding on the continuation of the existing traffic stabilization target as part of the development of the National Transport Strategy.</li> </ul>	<p>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.</p>

	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Continuing to support developments at UK and international level to promote new and cleaner vehicle technologies and fuels.</li> <li>➤ 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.</li> <li>➤ Continuing to promote travel behaviour change and modal shift to more sustainable travel modes.</li> </ul>	
<b>National Air Quality Strategy (Revised 2000)</b>	<ul style="list-style-type: none"> <li>➤ To improve and protect ambient air quality in the UK in the medium-term</li> <li>➤ To protect people's health and the environment without imposing unacceptable economic or social costs</li> <li>➤ The Strategy sets objectives for eight main air pollutants to protect health</li> <li>➤ 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.</li> </ul>	The LDP has a role to play in contributing to air quality objectives and meeting the National exceedance targets for emissions levels.
<b>Scotland's Sustainable Development Strategy (2005)</b>	<ul style="list-style-type: none"> <li>➤ To make economic growth sustainable, breaking the link with the environmental damage</li> <li>➤ 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</li> <li>➤ To support thriving communities</li> </ul>	The LDP has a duty to contribute towards sustainable development.

	<ul style="list-style-type: none"> <li>➤ To ensure that natural resources needed for life are managed responsibly for our own and future generations</li> <li>➤ To reduce the size of Scotland's resource use footprint</li> <li>➤ To ensure that people have the necessary knowledge, awareness, understanding and skills to play their part in reducing climate change</li> </ul>	
<b>Zero Waste Plan (2010)</b>	<p>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.</p> <ul style="list-style-type: none"> <li>➤ 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:</li> <li>➤ Landfill bans for specific waste types, aiming to reduce greenhouse gas emissions and capturing their value</li> <li>➤ 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</li> <li>➤ 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</li> <li>➤ Restrictions on the input to all energy from waste facilities, in the past only applicable to municipal waste</li> <li>➤ Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services,</li> </ul>	<p>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.</p>



	benefitting businesses and the public.	
<b>Environmental Protection Act 1990</b> <b>Part II a Contaminated Land</b>  <b>Contaminated Land (Scotland) Regulations 2000. (SI 2000/178)</b>	<p>➤ The Act provides a Regulatory regime for the identification and remediation of contaminated land and is subject to the 2000 Regulations and Statutory Guidance.</p>	<p>The LDP must take into account the provisions of the Act and the Regulations regarding the identification and remediation of contaminated land within East Dunbartonshire.</p>
<b>Water Environment Water Services (Scotland) Act 2003</b>	<p>The Act sets out the arrangements for the protection of the water environment. The aim of the Act is to protect and improve the ecological status of the water environment whilst also protecting the social and economic interests of those who depend on the water environment. The Act aims to:</p> <p>➤ Promote sustainable water use.  ➤ Ensure the water environment achieves good ecological status.  ➤ Promote sustainable flood management.</p>	<p>The LDP must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.</p>
<b>Flood Risk Management (Scotland) Act 2009</b>	<p>The Act provides a more sustainable and modern approach to flood risk management, suited to the needs of the 21<sup>st</sup> 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</p>	<p>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.</p>

	<p>Management (Scotland) Act 2009 include:</p> <ul style="list-style-type: none"> <li>➤ A framework for coordination and cooperation between all organisations involved in flood risk management;</li> <li>➤ Assessment of flood risk and preparation of flood risk management plans;</li> <li>➤ New responsibilities for SEPA, Scottish Water and Local Authorities in relation to flood risk management;</li> <li>➤ A revised, streamlined process for flood protection schemes;</li> <li>➤ New methods to enable stakeholders and the public to contribute to managing flood risk, and;</li> <li>➤ A single enforcement authority for the safe operation of Scotland's reservoirs.</li> </ul>	
Regional		
<b>Glasgow &amp; Clyde Valley Strategic Development Plan (SDP)</b>	<p>The Scottish Ministers approved, with modifications, the Glasgow and the Clyde Valley Strategic Development Plan on 29.5.12.</p> <p>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.</p> <p>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 &amp; 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,</p>	<p>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.</p>

	meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy.	
<b>Glasgow &amp; Clyde Valley Green Networks Partnership</b>	<p>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.</p> <p>Intended outcomes of the GCV Green Network include:</p> <ul style="list-style-type: none"> <li>➤ increasing the attractiveness of the region as a location for business;</li> <li>➤ creating opportunities for health improvement;</li> <li>➤ building stronger, better connected communities; and</li> <li>➤ protecting and enhancing wildlife and the environment, by providing accessible quality greenspace.</li> </ul>	<p>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 &amp; Clyde Valley Green Network with development and land use change through setting a policy framework and identifying requirements for Land Use Proposals.</p>
<b>Neighbouring Authority Strategic Actions</b>	<p>The neighbouring authorities in which this would relate include:</p> <ul style="list-style-type: none"> <li>➤ West Dunbartonshire Council</li> <li>➤ Stirling Council</li> <li>➤ North Lanarkshire Council and</li> <li>➤ Glasgow City Council</li> </ul> <p>This will include documents that could potentially impact on East Dunbartonshire, for example:</p>	<p>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.</p>

	<ul style="list-style-type: none"> <li>➤ Local Plan (Local Development Plans)</li> <li>➤ Local Housing Strategies</li> <li>➤ Local Transport Strategies</li> </ul>	
<b>Antonine Wall Management Plan 2007 - 2012</b>	<p>The Management Plan sets out the significance of the proposed Antonine Wall World Heritage Site, and provides a vision and a framework for an integrated and consensual approach to the management of the Site while ensuring outstanding universal values are conserved.</p> <p>The Plan's aims are:</p> <ul style="list-style-type: none"> <li>➤ To review the importance of the Antonine Wall</li> <li>➤ To review its state of survival</li> <li>➤ To determine the requirements for its long-term protection and conservation</li> <li>➤ To establish its management requirements and set out policies to fulfil them</li> <li>➤ To review the requirements of a visitor strategy</li> <li>➤ To establish the importance of the Antonine Wall in modern Scotland</li> <li>➤ To provide the basis for an integrated and consensual approach to all activities on the Antonine Wall.</li> </ul>	<p>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.</p>
<b>Antonine Wall World Heritage Site and Buffer Zone Supplementary Planning</b>	<p>The area that is covered by the SPG includes Falkirk, North Lanarkshire, Glasgow City, West Dunbartonshire and East Dunbartonshire.</p> <p>The policy emphasis of the SPG is upon protection and conservation of the authenticity and integrity (and the Outstanding</p>	<p>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.</p>

<b>Guidance (SPG) 2011 – 2016</b>	Universal Value underpinning its inscription) of the World Heritage Site.	
<b>Local (East Dunbartonshire Council)</b>		
<b>EDC Community Planning Partnership - Single Outcome Agreement (2001 -2014)</b>	<p>EDC Vision</p> <ul style="list-style-type: none"> <li>➤ Working together to achieve the best with the people of East Dunbartonshire</li> </ul> <p>Local Outcomes</p> <ul style="list-style-type: none"> <li>➤ East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base.</li> <li>➤ East Dunbartonshire has an increasingly attractive and accessible built and natural environment for our residents and visitors.</li> <li>➤ Our children and young people are safe, healthy and ready to learn</li> <li>➤ Our more vulnerable citizens, their families and carers benefit from effective care and support services.</li> <li>➤ Our older population are supported to enjoy a high quality of life.</li> <li>➤ Our communities are healthier.</li> <li>➤ East Dunbartonshire is a safe environment in which to live, work and visit.</li> <li>➤ 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.</li> <li>➤ Our communities are provided with effective, responsive and accessible services through the added value of partnership working.</li> </ul>	<p>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 responsibilities.</p>
<b>Local Plan 2</b>	The Local Plan 2 is primarily concerned with the use and	The new LDP will carry forward the successful elements of the

<b>2011-2016</b>	development of land in East Dunbartonshire. The Plan contributes towards sustainable development by providing clear guidance on what developments will be acceptable and where they will be permitted.	Local Plan 2, including those policies which have been working well and which are best understood by applicants and other users.
<b>East Dunbartonshire Council: Planning Guidance Notes 2011</b>	The Planning Guidance Notes set out a series of detailed Technical Notes which amplify Local Plan policies and proposals into a clear and concise format.	The Guidance Notes provide essential supporting information to various planning policies, incorporating national guidance. The new LDP will have to ensure that the most important pieces of supporting information are carried forward in accordance with national requirements.
<b>Town Centre Review Summary Paper &amp; Action Plan</b>	The paper summarises the assessment of the performance and management of East Dunbartonshire's 4 key town centres, and sets out recommendations for the strategic approach to town centre improvements.	The LDP will have to ensure that the most relevant key elements of the Action Plan are incorporated, so that the sustainable redevelopment and improvement of each town centre can be taken forward.
<b>Dunbartonshire Biodiversity Action Plan (2010)</b>	<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ To promote awareness of our local natural resources</li> <li>➤ To promote community engagement in, and ownership of, the practical conservation of our natural resources</li> <li>➤ To promote sustainable and wise use of our natural resources</li> </ul>	The LDP should safeguard and ensure the management of priority species and habitats.
<b>Greenspace Strategy (2005 – 2010)</b>	<ul style="list-style-type: none"> <li>➤ To provide, regenerate and manage good quality urban greenspace.</li> <li>➤ To provide equal access to good quality green spaces</li> </ul>	The LDP should integrate the objectives of the Strategy with regards to the protection and enhancement of accessible greenspace within East Dunbartonshire.

	throughout the Council area.	
<b>Contaminated Land Inspection Strategy (2001)</b>	<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ The redevelopment of derelict, brownfield and potentially contaminated land, either through the planning system as detailed in PAN 33 or Part IIa</li> <li>➤ To ensure compliance with and enforcement of Part IIA of the Environmental Protection Act 1990.</li> </ul>	The LDP should reflect the aims of the Strategy regarding the identification and remediation of contaminated land within East Dunbartonshire.
<b>Local Housing Strategy</b>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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</li> </ul>	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.
<b>Sustainable Development Strategy</b>	<ul style="list-style-type: none"> <li>➤ To promote a strong local economy</li> <li>➤ To ensure the social wellbeing of everyone in the community</li> <li>➤ To protect the natural environment</li> </ul>	The LDP should reflect the aims and provisions of the sustainable Development Strategy and should promote and encourage sustainable development within East Dunbartonshire.

<b>Local Transport Strategy (2013 – 2017)</b>	<p>The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. The principal transport objectives include:</p> <ul style="list-style-type: none"> <li>➤ Delivering a safe transport network across all modes;</li> <li>➤ 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;</li> <li>➤ Improving the accessibility of services, facilities and businesses in East Dunbartonshire, which promote social inclusion;</li> <li>➤ Delivering reliable and efficient public transport services through close working with key transport partners and providers in order to achieve modal shift;</li> <li>➤ Ensuring that existing roads and footways are maintained incorporating high environmental and design standards;</li> <li>➤ 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</li> <li>➤ 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.</li> </ul>	<p>The LDP should consider the integration of LTS objectives into land use planning.</p>
<b>Bishopbriggs Air Quality Management Area Action Plan (2009)</b>	<p>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:</p> <ul style="list-style-type: none"> <li>➤ Measures to reduce emissions from local emission sources e.g.</li> </ul>	<p>The LDP has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels.</p>



	<p>road traffic</p> <ul style="list-style-type: none"> <li>➤ Measures to reduce emissions from regional emission sources</li> <li>➤ Measures to reduce receptor exposure to poor air quality</li> <li>➤ Measures to prevent new emissions sources or minimise growth of emissions in the future.</li> </ul>	
<p><b>Economic Development Strategy (2006 – 2009) (Dunbartonshire Economic Forum)</b></p>	<ul style="list-style-type: none"> <li>➤ To develop the economy</li> <li>➤ To increase the business and employment base</li> <li>➤ To raise the quality of the business and employment base</li> <li>➤ To develop new specialisms and build on existing specialisms to provide competitive advantage</li> <li>➤ To build self-employment</li> </ul>	<p>The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire.</p>
<p><b>Economic Development Framework (2007)</b></p>	<ul style="list-style-type: none"> <li>➤ Support / promote locations for appropriate development, maximising inward investment and securing economic development related planning gain.</li> <li>➤ 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.</li> </ul>	<p>The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire.</p>
<p><b>Fuel Poverty Strategy (2004 – 2009)</b></p>	<ul style="list-style-type: none"> <li>➤ To eradicate fuel poverty in East Dunbartonshire by ensuring that all households can heat their homes to an acceptable standard at an affordable cost.</li> <li>➤ To raise awareness of energy efficiency and fuel poverty.</li> </ul>	<p>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.</p>
<p><b>Tourism Strategy &amp; Action Plan</b></p>	<ul style="list-style-type: none"> <li>➤ 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</li> </ul>	<p>The LDP should incorporate the objectives of the Strategy and Action Plan with regards to the support and promotion of Tourism within East Dunbartonshire.</p>

	<ul style="list-style-type: none"> <li>➤ To develop programmes of proactive leisure marketing</li> <li>➤ To improve the range and quality of tourism product</li> <li>➤ To strengthen communication between private and public sector</li> <li>➤ To encourage local pride and improve the status of the industry</li> </ul>	
<b>Campsie Fells Strategic Review &amp; Action Plan</b>	The Strategic Review and Action Plan identify a range of project options which will contribute towards the strategic outcome of sustainable economic, social and ecological development in the Campsie Fells Region. The contents of the documents are recommendations only.	The LDP, through the project option identified within the Strategic Review and Action Plan, should promote and encourage the aims of sustainable development within East Dunbartonshire.
<b>Core Path Plan</b>	<p>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.</p> <p>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.</p> <p>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.</p>	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
<b>Principal Policy 1 Sustainable Economic Growth</b>		
<b>High Growth</b>	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.	
<b>Sustainable Economic Growth</b>	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.	✓
<b>Priority for Environmental Protection</b>	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.	

<b>Principal Policy 2 Design &amp; Placemaking</b>		
<b>Design led approach over a certain scale only</b>	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.	
<b>Comprehensive design led approach to all forms of development</b>	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.	✓
<b>Principal Policy 3 Supporting Regeneration and Protection of the Greenbelt</b>		
<b>Ambitious Growth</b>	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.	
<b>Supporting Regeneration</b>	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.	✓
<b>Environmental Priority</b>	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

### 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.

<p><b>Sustainable Transport</b></p>	<p>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.</p> <p>This option approach focusses on meeting objectives by means of delivery of a mix of active travel and public transport alternatives.</p>	
<p><b>Integrated approach based on a combination of all Transport Modes</b></p>	<p>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.</p> <p>This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors.</p>	
<p><b>Full Intervention / Prioritising Private Car and Road Networks</b></p>	<p>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.</p>	

## **Principal Policy 5 Green Infrastructure & Green Network**

### **Green Infrastructure & Green Network**

<b>Identification, protection and enhancement of green infrastructure and green network</b>	<p>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.</p>	
<b>Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure (Open Space Provision &amp; Protection of biodiversity, core paths &amp; water environment)</b>	<p>Focus on provision and protection of existing open spaces to meet the needs of development.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

	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.	
<b>Forestry and Woodland</b>		
<b>Guided by SDP Woodland Strategy and Encourage consideration of local issues and green network</b>	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.	✓
<b>Guided by SDP Woodland Strategy and Ad hoc</b>	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.	
<b>Policy 6 Creating Inclusive and Sustainable Communities</b>		
<b>Meeting Overall Need Development Sites Strategy</b>		
<b>Continue with Local Plan 2 Approach of Infill Urban Brownfield Sites</b>	Maintain approach of focussing on the development of brownfield infill sites only.	
<b>Urban Brownfield Sites and limited release of Greenfield sites</b>	<p>Allow for development of new housing on:</p> <ul style="list-style-type: none"> <li>i) infill/ brownfield sites within urban areas (except land allocated for employment uses),</li> <li>ii) pre-selected greenfield sites that provide significant amounts of affordable housing; and</li> <li>iii) pre-selected medium sized greenfield sites in the most sustainable locations where they; present a logical extension to the settlement; integrate well</li> </ul>	✓




	with existing development; and where Greenbelt defensibility would either be strengthened, or at least not adversely weakened, by development.	
<b>Allow release of greenfield sites in 'more sustainable locations' out with established urban areas</b>	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.	
<b>Meeting Overall Need Diversity, Density &amp; Flexibility</b>		
<b>Encourage flexibility, high density and diverse house sizes and types</b>	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.'	✓
<b>Continue with Local Plan 2 approach of encouraging high density near Town Centres</b>	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.	
<b>Specialist Housing (inc Care Homes)</b>		
<b>Support Specialist Housing Proposals</b>	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.	✓
<b>Alternative</b>	n/a	

Affordable Housing		
<b>25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units</b>	Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach.	✓
<b>Maximum quota target of 25% from market developments</b>	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 Workers		
<b>Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development</b>	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.	✓
<b>No exclusion from housing policy for Agricultural Workers</b>	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.	
<i>Policy 7 Community Facilities and Open Space</i>		
Provision in New Developments		
<b>Co-ordinated and multi-functional provision taking cognisance of findings and</b>	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,	✓


<b>requirements of other relevant strategies</b>	<p>Culture, Leisure and Sport Strategy (including pitches strategy) and Green Networks Strategy.</p> <p>The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space.</p>	
<b>Council-wide standards for provision</b>	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.	
<b>Facilities in the Countryside</b>		
<b>Appropriate recreational facilities as an excepted category of development in the Greenbelt</b>	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.	✓
<b>Alternative</b>	No reasonable alternative identified for facilities provision in the countryside.	
<b>Protection of Existing Facilities</b>		
<b>Protection of existing facilities based on findings of relevant strategies</b>	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.	✓
<b>Ad Hoc Approach</b>	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**

<b>Protection and Enhancement of Designated Sites</b>	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.	
<b>Protection of existing local designated sites.</b>	This policy approach would include solely the protection of existing national and local designations.	

### **Nature Conservation**

<b>Protect and enhance wildlife networks and species</b>	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.	
<b>Ad Hoc Approach to Protection of Biodiversity</b>	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		
<b>Protect and enhance Landscape Character in the Countryside</b>	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.	✓
<b>Continue with Local Plan2 Approach – Protect Character of Green Belt and Local Landscape Areas</b>	Protect the landscape character of the green belt & Local Landscape Areas through the design and landscaping of development.	
Conservation of Soils		
<b>Conservation of Soils</b>	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.	✓
<b>Reliance on existing natural heritage and SUDS policies to conserve soils</b>	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		
<b>Manage Non-Native Species on Development Sites in Nature Conservation Policy</b>	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.	✓

<b>Manage Non Native Species on Development Sites Through Policy Addressing Potential Contaminated Land.</b>	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.	
<b>Policy 9 Enhancing and Managing the Water Environment</b>		
<b>Flood Risk</b>		
<b>Avoid and Reduce Flood Risk</b>	<p>This policy direction will ensure development avoids flood risk, pluvial &amp; fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development.</p> <p>Ensure all development will take account of the findings and recommendations of the Glasgow &amp; 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.</p>	✓
<b>Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk</b>	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		
<b>Water Quality and Drainage</b>	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.	✓
<b>Alternative</b>	<b>n/a</b>	
<i>Policy 10 Valuing the Historic Environment</i>		
Antonine Wall World Heritage Site		
<b>Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall</b>	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.	✓
<b>Alternative</b>	<b>n/a</b>	
Listed Buildings		
<b>Continue with Local Plan 2 Approach - Conserving and Enhancing Listed Buildings</b>	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	✓
<b>Protect Listed Buildings</b>	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.	
<b>Conservation Areas and Townscape Protection Areas</b>		
<b>Continue with Local Plan 2 Approach - Conserving &amp; Enhancing Conservation &amp; Townscape Protection Areas</b>	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.	✓
<b>Protect Conservation Areas and Townscape Protection Areas</b>	Continue to protect the character and appearance of the Conservation Area and TPA's but do not seek to positively manage and enhance these.	
<b>Archaeology and Scheduled Monuments</b>		
<b>Continue with Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments</b>	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.	✓
<b>Apply Minimum Statutory Archaeology Standards</b>	Continue to protect the archaeological heritage of East Dunbartonshire in accordance with the minimum statutory standards, but not encourage active management and enhancement.	
<b>Local Gardens and Designed Landscapes</b>		





<b>Conserve and enhance Local Gardens and Designed Landscapes</b>	This policy direction seeks to conserve and enhance local gardens and designed landscape.	✓
<b>Protect existing Local Gardens and Designed Landscapes</b>	This policy direction seeks to protect the features of existing local gardens and designed landscapes.	
<b>Conversion / Rehabilitation of existing buildings in the green belt</b>		
<b>Convert traditional buildings in the green belt to residential.</b>	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.	✓
<b>Continue with Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading buildings which have been removed.</b>	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.	
<b>Policy 11 Network of Centres</b>		
<b>Continue to Follow LP2 approach</b>	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.	
<b>Support Town Centres Vitality and Viability</b>	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.	
<b>Policy 12 Retail and Commercial Development</b>		
<b>Unrestricted Retailing</b>	Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre.	
<b>Support Comparison Retail and Commercial Developments</b>	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.	✓
<b>Continue with LP2 Approach</b>	Maintain the bulky goods restriction at SRP, to ensure that non-bulky goods retailing is directed to established town centres.	
<b>Policy 13 Business and Employment</b>		
<b>High Growth.</b>	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.	
<b>Supportive Business and Employment Development</b>	This policy approach would encourage economic growth where it generated new jobs	✓

<b>Environment</b>	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.	
<b>Low/No Growth agenda</b>	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.	
<b>Policy 14 Tourism</b>		
<b>Ad-hoc Approach</b>	Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking.	
<b>Support Tourism Opportunities</b>	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.	✓
<b>Use Greenbelt Policies</b>	Use the green belt policies to assess tourism related applications.	

## **Policy 15 Renewable and Low Carbon Energy**

### **Energy Efficiency and Low to Zero Carbon Technologies in Developments**






<b>Encourage Energy Efficiency, and Low to Zero Carbon Technology in Development</b>	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.	
<b>Continue with Local Plan 2 Approach - Sustainable Development &amp; Renewable Energy with reference to Building Standards for Low to Zero carbon development</b>	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.	
<b>Waste Heat</b>		
<b>Promote networks to reuse Waste Heat within Developments and combined heat and power</b>	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.	

<b>Ad hoc provision of Sustainable Heat</b>	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.	
<b>Energy Infrastructure</b>		
<b>Energy infrastructure developments directed by policy criteria. Wind Farm Development also directed by Spatial Framework.</b>	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.	✓
<b>Alternative</b>	<b>n/a</b>	
<b>Policy 16 Managing Waste</b>		
<b>Waste Management</b>		

<b>Waste Management in General Development</b>	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.	✓
<b>Alternative</b>	<b>n/a</b>	
<b>Waste Management Infrastructure &amp; Businesses</b>		
<b>Safeguarding of existing Waste Management Sites and Encourage New Waste Management Business and Infrastructure on Business, Industry, Warehousing and Distribution sites</b>	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.	✓
<b>Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste Management</b>	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.	
<b>Policy 17 Mineral Resources</b>		
<b>Restrict mineral working to existing sites</b>	Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle.	

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



**Appendix C: Policy Alternatives Assessment**  
**Assessment Table Guide**


SEA Preferred Option = 		Proposed Plan Alternative Option = 	
Impact Key:			
Compatible = 	Incompatible = 	Neutral = 	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											
Principal Policy 1 Sustainable Economic Growth	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>High Growth</b>  	—	—	x	—	x	—	—	x	x	—	<p>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.</p>
<b>Sustainable Economic Growth</b>  	✓	✓	—	✓	✓	—	—	✓	✓	✓	<p>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</p>

											materials used in building projects.
<b>Priority for Local Environmental protection</b>  	x	✓	✓	✓	✓	✓	—	✓	✓	x	<p>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.</p>


Policy Assessment Table 2											
Principal Policy 2 Design and Placemaking	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Design led approach to developments over a certain scale only	—	x	—	✓	x	—	✓	✓	—	x	<p>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</p>


											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.
<b>Comprehensive design led approach to all forms of development</b>  	✓	✓	—	✓	✓	—	✓	✓	—	✓	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 Assessment Table 3											
Principal Policy 3 Supporting Regeneration and Protection of the Greenbelt	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Environmental Priority</b>	<i>x</i>	✓	✓	✓	✓	✓	✓	✓	✓	<i>x</i>	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

											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.
<b>Ambitious Growth</b> 	—	?	x	x	x	?	—	x	?	✓	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.
<b>Supporting Regeneration</b> 	✓	✓	—	✓	✓	—	—	✓	✓	✓	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 Table 4											
Principal Policy 4 Sustainable Transport	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Current Programme / Business As Usual</b>  	x	?	x	—	x	x	x	x	x	x	<p>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.</p>



<div><div>Sustainable Transport</div><div></div></div>											<p>An option based on solely Sustainable transport and omitted road based interventions has a comparatively positive effect on the SEA objectives with 9 out of 10 objectives being compatible with this approach. The effect of the sustainable transport approach is neutral with respect to only one objective: protection of sensitive soils and geology and this is again dependent on the scale and location of active travel and public transport interventions at affected sites.</p> <p>In general, this option performs well against most SEA objectives and has a particularly strong score on several objectives namely; health and community wellbeing, air quality, reduction of GHGs, sustainable use of natural assets and heritage. This approach was assessed to be the best environmental option regarding transport and is therefore recommended as the SEA Preferred Option within the LDP.</p>
---	--	--	--	--	--	--	--	--	--	--	--


<p><b>Integrated approach based on a Combination of all Transport Modes</b></p> <p></p>	✓	✓	✓	—	✓	✓	—	—	✓	✓	<p>Assessing the full integrated approach option which also accounts for some road based interventions has a slightly less certain result in the assessment. In 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 and scale of road based developments, improvement works or maintenance would affect whether the road based interventions' negative effects outweighed the positive effects from 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</p>
--	---	---	---	---	---	---	---	---	---	---	--

											<p>connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders.</p> <p>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.</p>
<p><b>Full Intervention / Prioritising Private Car and Road Networks</b></p> <p><i>X</i></p>	<i>x</i>	<i>?</i>	<i>x</i>	<i>?</i>	<i>x</i>	<i>x</i>	<i>x</i>	<i>x</i>	<i>x</i>	<i>x</i>	<p>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.</p>








Policy Assessment Table 5											
Principal Policy 5 Green Infrastructure & Green Network	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Identification, protection and enhancement of green infrastructure and green network</b>  	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>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.</p>
<b>Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure</b>	✓	—	✓	—	—	—	✓	—	—	✓	<p>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</p>




<b>(Open Space Provision &amp; Protection of biodiversity, core paths &amp; water environment)</b>  											<p>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.</p> <p>This policy approach does not encompass or promote the green network as strongly as the Proposed Plan Preferred option.</p>
<b>Forestry and Woodland</b>											
<b>Guided by SDP Woodland Strategy and Encourage Consideration of Local Issues and Green Network</b>  	✓	✓	✓	—	✓	✓	—	✓	✓	✓	<p>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.</p>
<b>Guided by SDP</b>	✓	—	—	—	—	✓	—	✓	✓	✓	<p>This policy option has a positive effect on issues addressed at a strategic level</p>



<b>Woodland Strategy and Ad hoc</b>  											such as carbon sequestration from trees, flood risk, water quality and recreational access. It will however 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 Assessment Table 6											
Policy 6 Creating Inclusive and Sustainable Communities	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Meeting Overall Need Development Sites Strategy											
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

											affordable housing need and thus impacting negatively upon human health and community wellbeing.
<b>Urban Brownfield Sites and limited release of Greenfield sites</b> 	✓	—	—	✓	✓	—	—	✓	✓	—	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.
<b>Allow release of greenfield sites in 'more sustainable locations' out with established urban areas</b> 	—	—	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.



Meeting Overall Need Diversity, Density & Flexibility											
<div>Encourage flexibility, high density and diverse house sizes and types</div> <div></div>	✓	—	—	—	—	—	—	✓	—	—	Encouraging high density developments to provide a range of house types and sizes will contribute towards meeting all tenure housing need and reduce the amount of greenfield land that needs to be released. Encouraging flexibility in the building of new homes would make future household alterations easier to undertake and potentially reduce effects upon the environment. This option would have a positive impact upon human health and community wellbeing as it would contribute towards providing a diverse range of housing units and allow easier conversion of properties required as the needs of the occupiers change.
<div>Continue with Local Plan 2 approach of encouraging high density near Town Centres</div> <div></div>	—	—	—	—	—	—	—	x	—	—	This approach would have a neutral effect on human health and community wellbeing as although it would focus high density housing in areas with strong connections to Town Centres, it would not provide a diverse range of house types and sizes on a scale that would meet local need. This approach could also result in the development of new homes that are more difficult to adapt to the changing needs of the occupiers and therefore potential negative environmental effects.



Specialist Housing (inc Care Homes)											
<b>Support Specialist Housing Proposals</b> 	✓	—	—	—	—	—	—	—	—	—	Supporting proposals for specialist housing, in accordance with the development sites strategy stated above, will not result in negative environmental effects and will have a positive impact upon human health and community wellbeing.
<b>Alternative</b> 	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing											
<b>25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units</b> 	✓	—	—	—	—	—	—	—	—	—	<p>This option would provide a significant contribution towards affordable housing needs and therefore would have a positive effect on human health and community wellbeing.</p> <p>The option would not have any other environmental effects in addition to those identified in the development sites strategy above.</p>



<b>Maximum quota target of 25% from market developments</b>  	x	—	—	—	—	—	—	—	—	—	<p>This option would fail to provide a significant contribution towards affordable housing needs and therefore would have a negative effect on human health and community wellbeing.</p>
<b>Housing for Agricultural Workers</b>											
<b>Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development</b>  	✓	—	—	—	—	—	✓	✓	—	✓	<p>This approach would improve community wellbeing by encouraging employment opportunities in agricultural/ countryside businesses and would promote the sustainable use of natural resources and material assets.</p> <p>This option would not undermine the strategy of directing new housing to the most sustainable locations as a robust business case proving the need for the dwelling will be required. Additionally the worker would not be required to travel to work and this in itself supports the strategy of reducing car based commuting.</p> <p>This approach would allow the development of a limited amount of uncoordinated new housing in the Greenbelt. However it is considered that the amount of new housing likely to be generated would be insignificant in terms</p>



											of adversely effecting landscape character. Moreover, all new housing would be designed with regards to landscape character.
<b>No exclusion from housing policy for Agricultural Workers</b>  	<i>x</i>	—	—	—	✓	—	—	—	—	<i>x</i>	<p>This option would provide maximum 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.</p> <p>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.</p>






Policy Assessment Table 7											
Policy 7 Community Facilities and Open Space	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Provision in New Developments											
<b>Co-ordinated and multi-functional provision taking cognisance of findings and requirements of other relevant strategies</b> 	✓	?	✓	—	✓	✓	—	?	✓	✓	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.
<b>Council-wide Standards</b> 	✓	—	✓	—	—	—	—	?	—	—	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.
<b>Facilities in the Countryside</b>											
<b>Appropriate recreational facilities as an excepted category of development in the Greenbelt</b> 	✓	—	—	—	✓	—	—	—	—	✓	<p>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.</p>
<b>Alternative</b> 	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>Protection of Existing Facilities</b>											
<b>Protection of existing facilities based on findings of</b>	✓	—	✓	—	✓	✓	—	—	✓	—	<p>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</p>


<b>relevant strategies</b> 											other strategies to encourage a joined up approach through partnership working.
<b>Ad Hoc Approach</b> 	✓	—	?	—	?	?	—	—	?	—	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 Assessment Table 8											
Policy 8 Protecting and Enhancing Landscape Character & Nature Conservation	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Designated Sites											
<b>Protection and Enhancement of Designated Sites, with a review to justify these.</b> 	✓	—	✓	✓	✓	✓	—	✓	—	—	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.
<b>Protection of existing local designated sites.</b> 	✓	—	✓	✓	✓	✓	—	✓	—	—	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.

Nature Conservation											
<div>Protect and enhance wildlife networks and species</div> <div>✓</div>	—	—	✓	✓	✓	✓	—	✓	—	✓	Protection & enhancement of habitat networks is a good way of protecting biodiversity, based on Integrated habitat network (IHN) information. The IHN is likely to protect areas which can have the secondary function of helping natural flood attenuation & therefore material assets – buildings and infrastructure.
<div>Ad Hoc Approach to Protection of Biodiversity</div> <div>X</div>	—	—	✓	✓	✓	✓	—	✓	—	✓	This policy approach seeks to protect biodiversity as part of development but does not encourage opportunities to enhance these. It uses indicative wildlife corridors to indicate potential habitat connections but these are based on 2002 data and include a range of features such as transport corridors (road and rail), rivers and former railway lines.
Landscape Character											
<div>Protect and enhance Landscape Character in the Countryside</div>	—	✓	✓	—	✓	✓	—	—	—	✓	This recognises that there is a variety of landscape character in countryside outwith as well as within designated areas that is worth protecting and enhancing due to landscape character. 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.
<p><b>Continue with Local Plan 2 Approach – Protect Character of Green Belt and Local Landscape Areas</b></p> 	—	—	✓	—	✓	—	—	—	—	✓	<p>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.</p>
<b>Conservation of Soils</b>											
<p><b>Conservation of Soils</b></p> 	—	—	✓	✓	—	✓	—	✓	✓	✓	<p>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</p>



											ecological status of water bodies through the protection of peatland. It also encourages the protection of good quality soils and reuse of soils on development sites.
<b>Reliance on existing natural heritage and SUDS policies</b>  	—	—	✓	✓	—	✓	—	✓	✓	✓	Through this policy approach the reliance will on existing natural heritage policies in relation to the protection of peatlands and flood alleviation.
<b>Non Native Species</b>											
<b>Non-Native Species</b>  	✓	—	✓	—	—	✓	—	—	—	✓	Through the integration of this policy into the Proposed Plan it provides invasive non-native species with a higher level of importance within the policy framework. This policy approach 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 policy approach will also positively impact on the human health through the removal or



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




Policy Assessment Table 9											
Policy 9 Enhancing and Managing the Water Environment	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Flood Risk											
<b>Avoid and Reduce Flood Risk</b> 	✓	✓	✓	✓	—	✓	—	—	✓	✓	<p>The key benefits of this approach are to protect human health, material assets and adapt to climate change and reduction of flood risk. This will be informed by a strategic flood risk assessment, which is not complete but provides a hook for Clyde and Loch Lomond Flood Risk Management Strategy to be produced by SEPA &amp; Local Authorities in 2015.</p> <p>There are a series of secondary benefits</p>







											such as protection of soils from damage from excess run off, water quality and historic features from flood damage.
<b>Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk</b> 	✓	?	?	x	✓	x	—	—	✓	?	<p>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.</p> <p>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</p>



											natural flood alleviation.
<b>Water Quality and Drainage</b>											
<b>Water Quality and Drainage</b> 	✓	—	✓	✓	✓	✓	—	—	✓	✓	<p>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.</p>
<b>Alternative</b> 	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>There is no reasonable alternative as this is required by SPP.</p>


Policy Assessment Table 10											
Policy 10 Valuing the Historic Environment	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Antonine Wall World Heritage site											
<b>Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall</b> 	—	✓	—	—	✓	—	—	—	—	✓	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.
<b>Alternative</b> 	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											
<b>Continue Local Plan 2 Approach - Conserving and Enhancing Listed</b>	—	✓	—	—	✓	?	—	—	—	✓	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


<b>Buildings</b> 											<p>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.</p>
<b>Protect Listed Buildings</b> 	—	✓	—	—	✓	?	—	—	—	—	<p>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.</p>
<b>Conservation Areas and Townscape Protection Areas</b>											
<b>Continue Local Plan 2 Approach - Conserving &amp; Enhancing Conservation &amp; Townscape Protection Areas</b> 	—	✓	✓	—	✓	?	✓	✓	—	✓	<p>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</p>

											required to make new materials. Uncertain impact on water quality as some bridges and mill structures in Conservation Areas can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage. It also reduces vehicle emissions and supports healthy lifestyles as many of these areas were designed for & encourage pedestrian and public transport.
<b>Protect Conservation Areas and Townscape Protection Areas</b>  	—	✓	✓	—	✓	?	✓	✓	—	—	This policy approach protects the character and appearance of Conservation Areas and Townscape Protection Areas. Other impacts are similar to the preferred option except that there is less emphasis on the benefits new development can bring in terms of enhancements to the material assets of the area.
<b>Archaeology and Scheduled Monuments</b>											
<b>Continue Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments</b>	—	✓	✓	—	—	—	—	—	—	✓	The protection and enhancement of scheduled monuments and archaeology is a resource which is important to the cultural heritage. In particular the protection of the scheduled monument of the Forth & Clyde Canal has significant positive effect on other objectives including: the material asset of the waterway, and its banks which contribute


											to the sense of place for development, and biodiversity habitat.
<b>Apply Minimum Statutory Archaeology Standards</b>  	—	✓	✓	—	—	—	—	—	—	—	<p>This policy approach has the same benefits as the preferred option but there is no requirement to enhance the resource. Therefore there is less improvement to material assets from canal side development enhancing sense of place and further interpretation of the cultural heritage value of sites.</p>
<b>Local Gardens and designed Landscapes</b>											
<b>Conserve and enhance Local Gardens and Designed Landscapes</b>  	✓	✓	✓	—	✓	?	✓	—	?	✓	<p>The policy approach will have significant positive effects for cultural heritage assets by ensuring that development conserves the historic layout, features, trees and woods and other landscape planting. It allows for sensitive new development which contributes to this and other key positive impacts such as landscape character, habitats for biodiversity, conservation of trees and woods which contribute to improvements to air quality. Uncertain impact on water quality as although natural planting helps these man-made structures, such as bridges, walls and weirs, can have a negative impact on morphology.</p>


<b>Protect Local Gardens and Designed Landscapes</b>  	✓	✓	✓	—	✓	?	✓	—	?	✓	<p>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.</p>
<b>Conversion / Rehabilitation of existing buildings in the green belt</b>											
<b>Convert traditional buildings in the green belt to residential.</b>  	—	✓	—	—	✓	—	—	—	—	✓	<p>This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional buildings which are of architectural merit &amp; wind and watertight. This helps conserve the character of the green belt and wider countryside of the area.</p>
<b>Continue Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading</b>	—	✓	—	—	x	—	—	x	—	✓	<p>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.</p>



buildings which have been removed.  											
---	--	--	--	--	--	--	--	--	--	--	--



Policy Assessment Table 11											
Policy 11 Network of Centres	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Continue to follow LP2 approach  	—	—	—	—	✓	—	✓	—	—	—	<p>The existing approach is intended to ensure 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.</p>
Support Town Centres Vitality											<p>This approach ensures that both retail and</p>





<b>and Viability</b>  	✓	—	—	—	✓	—	✓	—	—	—	other essential community facilities are easily accessible to the local community preventing the need for unsustainable travel to alternative retailing locations.
---	---	---	---	---	---	---	---	---	---	---	--



Policy Assessment Table 12											
Policy 12 Retail and Commercial Development	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Unrestricted Retailing</b>  	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.

<b>Support Comparison Retail and Commercial Development</b>  	✓	—	—	—	✓	—	✓	✓	—	—	<p>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.</p>
<b>Continue with LP2 approach</b>  	x	—	—	—	—	—	x	x	—	—	<p>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.</p>



Policy Assessment Table 13											
Policy 13 Creating a Supportive Business and Employment Environment	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Ambitious growth</b>  	—	?	x	—	x	?	?	x	?	x	<p>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.</p>
<b>Low/No growth</b>  	?	✓	✓	✓	✓	✓	x	x	?	—	<p>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</p>




											of land through planning gain.
<b>Supportive Business and Employment Development</b>  	—	✓	✓	✓	✓	—	✓	✓	—	✓	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 Assessment Table 14											
Policy 14 Tourism	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Ad-hoc approach</b>  	—	✗	—	?	✗	?	—	—	—	—	Development pressure in countryside areas is likely to increase which may have negative implications on the wider environment. Possible negative impacts on urban environment if development is dispersed.
<b>Support Tourism Opportunities</b>	✓	✓	✓	?	✓	—	✓	✓	✓	✓	Maximises the potential of environmental assets and in some cases will lead to added scenic value and overall improvement

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


Policy Assessment Table 15											
Policy 15 Renewable and Low Carbon Energy	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Energy Efficiency, Renewable Energy and Low Carbon Developments											
Encourage Energy Efficiency, and Low to Zero Carbon Technologies in Development	—	?	—	—	—	—	—	✓	—	✓	A number of small and medium sized low and zero carbon technology developments related to housing, business and retail development will collectively make a significant contribution to energy efficiency and therefore the mitigation of greenhouse gas emissions. It will have the positive impact on material assets of buildings by making them more energy efficient. Uncertain impacts on the cultural heritage of listed buildings and Conservation Areas as the type of renewable technology varies



											and may require further mitigation at the design stage. It provides for a future increase in the standard levels required through building standards.
<p><b>Continue Local Plan 2 Approach - Sustainable Development &amp; Renewable Energy &amp; refer to Building Standards for Low to Zero carbon development</b></p> 	—	?	—	—	—	—	—	✓	—	✓	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.
<b>Waste Heat</b>											
<b>Promote Networks to Reuse Waste Heat within Developments and combined heat and power</b>	—	?	—	—	—	?	?	✓	—	✓	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 & water quality at construction stage, through excavation for underground heat


											networks. Uncertain impact on air quality, particularly in Air Quality Management Areas, of emissions from biomass combined heat and power plants. These will need addressed at planning application stage
<b>Ad hoc provision of sustainable heat</b>  	—	?	—	—	—	?	?	✓	—	✓	Potential positive impacts of this approach are similar to the preferred option with one clear distinction as this approach is less strategic and more reactive. Therefore the opportunities are likely to be smaller scale.
<b>Renewable and Low Carbon Energy</b>											
<b>Renewable and low carbon energy development follows policy criteria and Wind Farm Spatial Framework.</b>  	—	?	?	?	?	?	?	✓	—	✓	This policy direction relates to all energy developments and uses policy criteria to address potential environmental and community impacts. This will address the uncertain impacts on the area's landscapes, individual or cumulative effects, due to proposals for medium to large scale structures. It will also address the uncertain impact on biodiversity, soils, water quality, and the historic environment. These factors depend on the siting, scale and design of proposals and, will be assessed at planning application stage. It has a neutral effect on the health implications from potential impacts on protecting residential amenity by protecting amenity in the policy criteria.


											<p>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.</p>
<p><b>Alternative</b></p> <p><b>X</b></p>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>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</p>







Policy Assessment Table 16											
Policy 16 Managing Waste	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
Waste Management											
<div>Waste Management in General Development</div> <div></div>	—	—	—	—	—	?	—	✓	—	✓	There is potential for overall positive effects as a result of implementing this policy, particularly reducing greenhouse gases from landfill and required to mine new resources instead of recycling materials. The policy supports collection & sorting of waste so that it can become a resource, thereby making the most of material assets. The policy has the beneficial effect on material assets of encouraging reuse of site waste thereby reducing the need to quarry new materials. There is an uncertain impact on water quality as reuse of construction wastes on site will need to be managed at construction phase to prevent filling in hollows with water environment features such as ponds, watercourses or wetlands and preventing soil leaching into watercourses. This varies from site to site so is best addressed at planning application stage.
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Scottish planning policy requires developments to address resource efficiency and minimisation of waste


											during construction and operation so there is no scope for an alternative.
Waste Management Sites and Waste Infrastructure & Business											
<b>Safeguarding of existing Waste Management Sites and Encourage New Waste Management Infrastructure and Businesses on Business, Industry and warehousing and distribution sites</b> 	✓	—	—	—	—	—	—	✓	—	✓	<p>There are overall positive effects from this policy direction. It has a positive impact on residential amenity and therefore human health as it ensures that residential development does not take place near to waste management uses where there could be disturbance from noise, dust and odour. It safeguards the material assets of existing waste management infrastructure and encourages new ones thereby providing for the resource of the waste collected/sorted/processed by it. <b>It also enhances material assets by encourages waste management businesses which make use of the secondary resource of waste.</b> It reduces greenhouse gases required by increased transportation of materials outwith the area. This approach encourages future waste management proposals to be directed to business or industry and warehousing and distribution sites, and specifies that the existing Mavis Valley Waste Transfer Station &amp; civic amenity site is to be redeveloped for waste management infrastructure.</p>

<b>Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste Management Proposals</b>  	✓	—	—	—	—	—	—	✓	—	✓	<p>There are overall positive benefits from this policy direction, set out above in relation to the preferred option. These include: the material asset of waste for recycling, protection of residential amenity, and managing waste locally minimise carbon emissions from transport.</p> <p>This approach does not promote sites or businesses for waste management but would address any new proposal on a case by case basis.</p>
---	---	---	---	---	---	---	---	---	---	---	--

Policy Assessment Table 17											
Policy 17 Mineral Resources	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Restrict mineral workings to existing sites</b>  	x	—	x	✓	✓	—	—	x	—	x	<p>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.</p>
<b>Limit Mineral</b>	—	—	✓	x	?	—	—	✓	—	✓	<p>Enables long-term mineral extraction opportunities whilst also offering optimal</p>

<p><b>working to SDP broad area of search</b></p> 											<p>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.</p>
<p><b>Presumption against future workings</b></p> 	x	—	x	✓	✓	—	—	x	—	x	<p>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.</p>

Policy Assessment Table 18											
Policy 18 Digital Communication	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Provision of Digital Communications Infrastructure, including within New developments</b> 	✓	?	✓	—	?	—	—	✓	—	✓	<p>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 on 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 stage.</p>
<b>Alternative</b> 	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>There is no reasonable alternative to this as it is an important aspect of a connected place in Scottish Planning Policy &amp; development plans are required to consider infrastructure for broadband and criteria for communications equipment.</p>

Policy Assessment Table 19											
Policy 19 Safeguarding Hazardous Installations and Glasgow Airport	SEA Objectives										Environmental Assessment
	1	2	3	4	5	6	7	8	9	10	
<b>Safeguarding Hazardous Installations and Glasgow Airport</b> 	This Policy does not require an SEA as it is concerned with legislative and procedural compliance.										

## Appendix D: LDP– Individual Principal and Subject Policy Assessments

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	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.

Policy 1 Sustainable Economic Growth	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	++	+	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.

<b>Revised Assessment</b> <b>Policy 1</b> <b>Sustainable Economic</b> <b>Growth</b>	++	+	+	++	+	0	+	++	+	++
	<b>Assessment Commentary</b> As above, with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment.									

Policy Assessment Table 2
<p><b>2. Design &amp; Placemaking</b></p> <p>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.</p> <p>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.</p> <p>Developments of all scales must accord with the following design and placemaking principles:</p> <ul style="list-style-type: none"> <li>• Be designed to ensure a positive impact on the character, function and amenity of the surrounding area;</li> <li>• Provide appropriate linkages to transport and green infrastructure connections;</li> <li>• Be of a high quality, taking into account any relevant guidance or character assessments;</li> <li>• 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.</li> <li>• Help to reduce use of the car by prioritising pedestrians and cyclists;</li> <li>• Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area;</li> <li>• Contribute to a welcoming and safe environment;</li> <li>• Promote healthy, active and inclusive lifestyles.</li> </ul> <p>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</p>

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.

Policy 2 Design & Placemaking	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	++	+	+	+	+	0	+	++	+	+
<b>Assessment Commentary</b> Direct positive environmental impacts are anticipated on most SEA criteria through the implementation of this 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 towards 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 could have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions and improved human health and community wellbeing.										

**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*.

<b>Revised Assessment</b> <b>Policy 2</b> <b>Design &amp; Placemaking</b>	+++	+	+++	+	+	0	+	+++	+	+
	<b>Assessment Commentary</b> As above, with 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.
--	--

## 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.

- |  |
|--|
| 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.

Policy 3 Supporting Regeneration and Protection of the Greenbelt	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	+	+	++	+	0	? / -	+	+	+
<p><b>Assessment Commentary</b></p> <p>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.</p> <p>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.</p>										

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 area's 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.





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	+	+	+	+
	<b>Assessment Commentary</b> As above, 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.									

## 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.

Policy 5 Green Infrastructure and Green Network	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	++	+	++	+	++	+	+	++	++	+
<b>Assessment Commentary</b> 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										

	<p>development.</p> <p>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.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>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.</p> <p><b>Revised Policy</b></p> <p>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 &amp; 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.</p> <p>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 &amp; 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.</p> <p><b>Opportunities for Protection and Enhancement</b></p> <p>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 <i>Green Infrastructure and Green Network</i>.</p>	

### 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.

Policy 6 Creating Inclusive and Sustainable Communities	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	-	0	0	+	0/-	0	+	+	0
	<b>Assessment Commentary</b> This policy relates to the provision of housing throughout East Dunbartonshire through the creation of sustainable and inclusive communities. Through this policy 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 approach could 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,									



	<p>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.</p> <p>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.</p> <p>Proposed policy alterations:</p> <ul style="list-style-type: none"> <li>- The policy should state that the balance must be achieved meeting the housing needs of the area while protecting the areas environmental quality.</li> <li>- 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.</li> </ul>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b>  The Policy was rewritten to reflect these SEA assessment recommendations (highlighted below) along with responses from the Consultation Authorities.</p> <p><b>Revised Policy</b>  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.</p> <p>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. <b>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.</b></p> <p><b>Meeting Overall Need</b>  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:</p>	

- 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.

Table x

	<b>SDP 2012 Indicative Housing Requirements for East Dunbartonshire based on HNDA</b>	<b>Final Housing Supply Target (A)</b>	<b>Completions (B)</b>	<b>Established Housing Land Supply (C)</b>	<b>New Housing Allocations required in Proposed Plan (A – (B+C))</b>	<b>Total New Allocations in Proposed Plan</b>	<b>Percentage Generosity</b>	<b>Total Land allocated in the Proposed Plan</b>
<b>Private</b>	3,100	3,100	819	1,971	310	520	+6.8%	2,491
<b>Affordable</b>	7,600	1,774	534	406	834	342	-28%	748
<b>All-Tenure</b>	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 Lennoxton 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.

<b>Revised Assessment Policy 6</b> <b>Creating Inclusive and Sustainable Communities</b>	<b>+/ -</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>+</b>
	<b>Assessment Commentary</b> <p>The revised assessment would reflect the original assessment with the following enhancements through SEA recommendations and key agency responses.</p> <ul style="list-style-type: none"> <li>- The inclusion of the statement relating to the balance between housing development needs while ensuring the protection of environmental quality and reference to SG 1 regarding design and placemaking within the combined Diverse and Density of Communities section 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.</li> <li>- Provision for housing for agricultural workers element of the revised 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.</li> </ul>									

## 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 contribute to surface water management

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

	<p><b>Assessment Commentary</b></p> <p>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.</p> <p>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.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

Policy Assessment Table 8	
<p><b>8. Protecting and Enhancing Landscape Character and Nature Conservation</b></p> <p><b>Designated Sites</b> 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.</p> <p><b>Protected Species</b> Development will not have a significant adverse impact on protected species and their habitats.</p> <p><b>Landscape Character and Nature Conservation</b> 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:</p> <p>a) landscape character and where there is likely to be an adverse impact on this a landscape and visual assessment will be required;</p>	

- |  |
|--|
| <ul style="list-style-type: none"> <li>b) significant trees and ancient semi natural woodlands, including those covered by Tree Preservation Orders.;</li> <li>c) local priority species and habitats;</li> <li>d) existing habitat networks, avoiding habitat fragmentation and creating new habitat links in or adjacent to the development site; and</li> <li>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.</li> </ul> |
|--|

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.

Policy 8 Protecting and Enhancing Landscape Character & Nature Conservation	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	0	++	0	++	+	0	0	+	+
<b>Assessment Commentary</b> <p>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.</p> <p>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 their 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</p>										



	<p>impacts identified.</p> <p>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.</p> <p>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.</p> <p>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 enhancement.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>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.</p> <p>The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.</p> <p><b>Revised Policy</b></p> <p>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.</p> <p>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, peatland, 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</p>	

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.

<b>Revised Assessment</b> <b>Policy 8</b> <b>Protecting and</b> <b>Enhancing Landscape</b> <b>Character &amp; Nature</b> <b>Conservation</b>	++	0	++	+	++	+	0	+	+	+
	<b>Assessment Commentary</b> 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 the protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. This addition to the policy will also contribute towards the reduction in greenhouse gas emissions through the protection of carbon rich soils. This approach will also contribute to flood alleviation as soils act as natural SUDS and this element									

	<p>through the protection of peatland could also potentially contribute to the enhancement of ecological status of water bodies.</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul>
--	---

Policy Assessment Table 9	
<p><b>9. Enhancing and Managing the Water Environment</b></p> <p><b>Water Quality and Drainage</b></p> <p>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.</p> <p><b>Flood Risk</b></p> <p>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.</p> <p>Development will:</p>	

- 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.



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 Managing the Water Environment

+

+

+

+

+

++

0

0

++

+

### Assessment Commentary

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

Through 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 into water bodies from construction sites, polluted surface water and sewage outflows. This also includes changes to the morphology of watercourses, such as works on riverbanks, as part of developments. Natural flood alleviation can be provided through the protection and conservation of natural flood alleviation. Significant benefits of this can positively effect and enhance biodiversity and landscape features of the water environment. The inclusion of SuDS within the design process for developments can positively contribute to drainage and as a result the soil quality.

## 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.

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

Policy 10 Valuing the Historic Environment	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	++	+	0	++	?	0	0	0	+
<b>Assessment Commentary</b> 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:										

- 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:

	<p>- 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.</p> <p>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.</p> <p>Additional proposed policy alteration:</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>The Policy was rewritten to reflect the SEA recommendations (highlighted below) along with responses from the Consultation Authorities particularly Historic Scotland.</p> <p><b>Revised Policy</b></p> <p>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.</p> <p>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.</p> <p><b>Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zones</b></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>A. mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and</li> <li>B. there is no conflict with other Local Development Plan policies.</li> </ul> <p><b>Supplementary Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</b> includes the Statement of Outstanding Universal</p>	

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.

<b>Revised Assessment</b> <b>Policy 10</b> <b>Valuing the Historic Environment</b>	+	++	++	0	++	+	?	0	0	+
	<b>Assessment Commentary</b> 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 Lennoxton, 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.

Policy 11 Network of Centres	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	X	X	X	+	X	+	+	X	0
<b>Assessment Commentary</b> 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.										
<b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.										

## 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 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.

Where a retail or commercial development with a gross floorspace of over 2,500m<sup>2</sup> 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.

Policy 12 Retail and Commercial Developments	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	X	X	X	+	X	+	+	X	0
	<b>Assessment Commentary</b> 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: <ul style="list-style-type: none"> <li>- retail and commercial leisure</li> <li>- offices</li> <li>- community and cultural facilities</li> </ul>									

	<ul style="list-style-type: none"> <li>- public buildings such as libraries, education and healthcare facilities</li> </ul> <p>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.</p> <p>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.</p>
<b>Proposed Alteration and Re-assessment (if applicable):</b> 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.

- |   |
|---|
| <p>C. Proposals for class 4 business uses in town centres.</p> <p>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.</p> <p>E. Development of the digital infrastructure which can support more on-line business.</p> <p>F. The development or redevelopment of vacant or derelict sites for business uses.</p> <p>G. The re-use of existing buildings for business uses where appropriate.</p> <p>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.</p> |
|---|

Policy 13 Creating a Supportive Business and Employment Environment	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	X	X	+	+	X	+	+	X	+
<b>Assessment Commentary</b> 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: <ul style="list-style-type: none"> <li>- 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</li> </ul>										

	<p>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.</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

Policy Assessment Table 14
<p><b>14. Tourism</b></p> <p>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.</p> <p>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.</p> <p>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 <b>Supplementary Guidance on Design and Placemaking</b> 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.</p>





**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 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.

[illegible]

	<p><b>Assessment Commentary</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Proposed policy alteration:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul>
	<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>The Policy was rewritten to reflect the SEA recommendations along with responses from the Consultation Authorities.</p> <p><b>Revised Policy</b></p> <p>Development will support the change to a low carbon economy by:</p>

- 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.

<b>Revised Assessment Policy 15 Renewable Energy and Low Carbon Economy</b>	0	?	?	?	?	?	?	++	0	++
	<b>Assessment Commentary</b> 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 demonstrate satisfactory mitigation measures for any unacceptable impacts arising from the development, including visual impact, air and water quality, traffic, noise, local amenity and the natural or historic environment. Cumulative impacts will also be considered;

- F. Fully explores the potential for reuse of waste heat and/or electricity generation where it is demonstrated to be viable; 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.

Policy 16 Managing Waste	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	0	0	0	0	?	0	++	0	++
<p><b>Assessment Commentary</b></p> <p>Through the implementation of this policy 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.</p> <p>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.</p>										
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>Not applicable.</p>										



## 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.



**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 sites.

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.
--	---

## 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**.

Policy 18 Digital Communications	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	0	?	0	0	?	0	+	+	0	0
<b>Assessment Commentary</b> 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.										
<b>Proposed Alteration and Re-assessment (if applicable):</b> 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.

<b>Policy 19</b> <b>Safeguarding Airport</b> <b>and Hazardous</b> <b>Installations</b>	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	-	-	-	-	-	-	-	-	-	-
	<b>Assessment Commentary</b> 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:
Population, Human Health	1. To improve human health and community wellbeing.	Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?
		Through new development impact on noise or light pollution in existing settlements?
		Encroach upon areas of public open space or recreational provision?
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites?
		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 Fauna	3. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.	Directly or indirectly impact on designated sites of importance?
		Affect the connectivity of habitats?
Soil & Geology	4. To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.	Be located on sensitive soils, including good quality agricultural land or carbon-rich soils?
		Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?
		Affect rocks or deposits that form the interest of Local Geodiversity Sites?
Landscape	5. To protect and enhance the landscape character, local distinctiveness and scenic value.	Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area?
		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?
Water Quality	6. To prevent deterioration and where possible enhance the environmental status of water bodies.	Be located close to water bodies or other water environments that development could potentially lead to their degradation?
		Have an impact on water quality?
		Affect the groundwater or existing water table status?
Air Quality	7. To prevent deterioration and where possible enhance air quality.	Significantly increase the need to travel? (Access to facilities.)
		Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?
		Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?
		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.)
		Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?
Material Assets	10. To promote the sustainable use of natural resources and material assets.	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?
		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?
		Provide access to public open space, enhance recreational provision or affect the core path network?



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
<b>LDP 1 Bearsden Golf Club, Bearsden</b>	-	--	0	X	--	0	0	-	0
<b>Potential Mitigation:</b>	<p><b>Population and Human Health; Biodiversity, Flora and Fauna; Landscape and Climatic Factors</b> – The proposal site is situated in a greenfield location and if developed would result in the loss of open / recreational space. Mitigation within the proposal will be the relocation of open space by expanding and redesigning the golf course and relocating the clubhouse. There are woodland habitats on and around the proposal site which are protected through the Bearsden Tree Preservation Order. 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 while providing a potentially strong and defensible new green belt boundary to the west of the proposal site.</p> <p>Should the proposal be allocated and golf course expansion and relocation of the clubhouse approved mitigation measures should be incorporated, in terms of the maximum possible retention of and enhancement of woodland on the steep lower slopes. This woodland forms a natural continuation to the key green network asset of Garscadden Wood Local nature Reserve in Glasgow. Retention of this asset could partly offset the effective loss of informal countryside recreation in this important green wedge, though only if a path were provided across the new golf course area from the Castlehill neighbourhood.</p> <p><b>Cultural Heritage</b> – The reconfiguration of the golf course, stipulated as a requirement by Sports Scotland, if the proposal site is developed will be on land situated on the line of Antonine Wall World Heritage Site and the buffer zone. The indirect impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting where the newly configured golf course would be developed. Mitigation will need to be considered and implemented in terms of redesigning the golf course in a sensitive and appropriate way to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and consultation with UNESCO and Historic Scotland.</p>								
<b>LDP 3 Kessington, Bearsden</b>	X	X	-	X	-	0	X	X	+



	<p>likelihood 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 site 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 Dunbartonshire Biodiversity Action Plan. Care should be taken to preserve the integrity of this feature and to prevent fragmentation form occurring across the landscape 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 nature.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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. It is recommended that the mature oak and sycamore plantation situated within this improved grassland should be retained owing to the increased ecological value associated with trees of this type.</p> <p>The presence 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; care should be taken to 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 barriers such as roads, which have potential for causing death or injury to these animals while they are commuting across their wider range.</p> <p>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.</p> <p>Prior to any development, Japanese Knotweed located within the Study Area should be subject to suitable control measures. It may be necessary to remove the stands and rhizomes of this species to permit development and prevent spread. At a minimum, suitable buffer distances may apply, limiting development in that location. When dealing with invasive non-native species, specialist advice should be sought before designs are finalised.</p> <p><b>Water Quality &amp; Climatic Factors</b> – The Luggie Water runs through the proposal site area and the designated Flood Risk Area encompasses this water body running through the proposed area. Additional information is required in terms of the intended developable area and protection for water resources. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.</p> <p><b>Material Assets</b> – 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.</p>
--	---



















<b>LDP 110, 132 Main Street, Lennoxton</b>	X	X	-	X	0	-	-	-	-
<b>Potential Mitigation:</b>	<p><b>Biodiversity, Flora and Fauna</b> – 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.</p> <p><b>Landscape</b> – 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.</p> <p><b>Water Quality, Climatic Factors and Material Assets</b> – 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.</p> <p><b>Air Quality and Climatic Factors</b> – Despite the access to a local bus service on the A891 and accessibility to the core path network the 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 settlements, services, employment centres and rail connection.</p>								
<b>LDP 111 Tom Johnston House, Kirkintilloch</b>	X	X	X	X	X	0	X	-	--
<b>Potential Mitigation:</b>	<p><b>Water Quality and Climatic Factors</b> – The majority of the site area is encompassed by the designated Flood Risk Area due to the proximity to the Park Burn. Additional studies and assessments should be carried out regarding the flood risk management and infrastructure requirements for the proposal site including drainage and utilities.</p> <p><b>Material Assets</b> – Potential development of the site would require the demolition of existing structures and redevelopment of the existing site for retail purposes. 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 significant construction and demolition waste produced from the site and its potential effects on the surrounding area and population (i.e. dust and noise).</p>								
<b>LDP 112 Hilton Depot, Bishopbriggs</b>	X	-	X	X	X	-	0	X	-
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> – 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.</p> <p><b>Landscape</b> – The redevelopment of this proposal site could enhance the visual amenity of the area by providing appropriate landscaping in the form of tree belts to</p>								







<b>LDP 157 Lairdsland School Canteen, Kirkintilloch</b>	X	-	X	X	X	X	X	X	-
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> - The proposal site is within a designated Conservation Area. Any development should be in line with the Council's policy and the proposal should enhance the setting of the Conservation Area through appropriate landscaping and design.</p> <p><b>Material Assets</b> – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing development in terms of drainage, paths and utilities. Due to the fact that an existing structure will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the adjacent residential areas.</p>								
<b>LDP 168 High Street / Lairdsland Road Car Park</b>	0	--	X	X	X	X	X	0	0
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> - The proposal site is on land situated on the line of Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and 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 and in consultation with UNESCO and Historic Scotland.</p> <p><b>Climatic Factors and Material Assets</b> – The River Kelvin is east of the proposal site and is completely encompassed by a Flood Risk Area. The proposal site is outside with the boundary of the risk area, although additional studies and assessments should be carried out regarding the flood risk management, drainage requirements, and other infrastructure provision including path networks and road connectivity for the proposal site.</p>								
<b>LDP 170 Campsie Golf Club, Lennoxton</b>	-	X	0	X	--	-	--	-	-
<b>Potential Mitigation:</b>	<p><b>Population and Human Health and Landscape</b> – The proposal site is situated in a greenfield location and if developed would result in the loss of valuable open / recreation space. The site is situated within a Special Landscape Area and as such the proposal should incorporate appropriate landscaping and retain the existing mature tree boundaries to screen the proposed development and to reduce the impact on the setting of the settlement and the Campsie Fells to the north, while providing a defensible green belt boundary. In addition to this, further mitigation through 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).</p> <p><b>Water Quality and Climatic Factors</b> – The proposal site has a burn to the east of the proposal area and a drain to the west. The proximity of these watercourses to the proposal site may result in potential risk of pollution during development. 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 and drainage requirements for the proposal site.</p> <p><b>Air Quality and Climatic Factors</b> - Despite the access to a bus service and accessibility to the core path network the 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 settlements, services, employment centres and rail connection.</p> <p><b>Material Assets</b> – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing development</p>								



	<p>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).</p>
--	---

## Appendix F: LDP Proposed Plan - ER Individual Proposal Assessments – Non-Allocated Sites

Environmental Factor (Annex 1)	SEA Objective	SEA Criteria Will the proposal:
Population, Human Health	1. To improve human health and community wellbeing.	Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?
		Through new development impact on noise or light pollution in existing settlements?
		Encroach upon areas of public open space or recreational provision?
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites?
		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 Fauna	3. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.	Directly or indirectly impact on designated sites of importance?
		Affect the connectivity of habitats?
Soil & Geology	4. To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.	Be located on sensitive soils, including good quality agricultural land or carbon-rich soils?
		Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?
		Affect rocks or deposits that form the interest of Local Geodiversity Sites?
Landscape	5. To protect and enhance the landscape character, local distinctiveness and scenic value.	Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area?
		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?
Water Quality	6. To prevent deterioration and where possible enhance the environmental status of water bodies.	Be located close to water bodies or other water environments that development could potentially lead to their degradation?
		Have an impact on water quality?
		Affect the groundwater or existing water table status?
Air Quality	7. To prevent deterioration and where possible enhance air quality.	Significantly increase the need to travel? (Access to facilities.)
		Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?
		Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?
		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.)
		Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?
Material Assets	10. To promote the sustainable use of natural resources and material assets.	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?
		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?
		Provide access to public open space, enhance recreational provision or affect the core path network?

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

SEA Environmental Factors (Annex 1)	SEA Environmental Factors (Annex 1)								
	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
Proposal Number & Name									
LDP 2 Langfaulds, Bearsden	0	--	-	-/+	--	0/+	-	-	-/0
Potential Mitigation:	<p><b>Population and Human Health and Biodiversity, Flora and Fauna</b> – The site is within a greenbelt location and is currently classed as greenfield. The proposed development will result in the relocation of an existing area of public open space farther to the west, which will make it less accessible to existing residents of Bearsden to the east. Newly created open space should be created to the same or a higher standard to the existing open space. The site is entirely a greenfield location and which contributes to the setting of this proposal site. In order to mitigate these issues large tree belts should be retained particularly on the boundaries of the proposal site in order to minimise the impact on the current settlement pattern and provide a robust, defensible green belt boundary.</p> <p>There is an Important Wildlife Corridor as part of the site and the north-east corner of the Manse Burn that runs through the proposed site which has been identified as having 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 terms of the developable area or mitigated through appropriate design and capacity control while integrating native planting through the development area to retain and enhance the connectivity of habitats and species within and surrounding the proposal area. Any development should take the Important Wildlife Corridor designation into consideration and carry out further assessments to determine the biodiversity value and identify potential protected species.</p> <p><b>Cultural Heritage and Landscape</b> – The proposal site is on land situated entirely within the designated Buffer Zone of the Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and its setting in line with the Councils Supplementary Planning Guidance and in consultation with UNESCO and Historic Scotland. The site has also been identified as an Important Archaeological Site from the Roman period in the south-west which should be protected and enhanced where possible. The site, with a high level of greenbelt defensibility across the majority of the site, provides significant spatial functionality in respect to sprawl, prevention of coalescence between Bearsden and Faifley. There is low landscape capacity for development on the majority of this greenfield site and medium landscape capacity for development on the north eastern part of the proposal site where land is elevated. Therefore any development on the north eastern part of the site should integrate appropriate landscaping to the north and west of the site and reinforce new green belt boundary along the hedgerow to west. The site is also well-seen from Castle Hill due to its wide and open setting. Developments should be of low density and sensitively designed to prevent obstructions to this view and avoid elevated land. The proposal also intends to dedicate part of this site for sports facilities. This should be designed to protect field pattern, rolling slopes and the skyline.</p> <p><b>Soil and Geology</b> – Proposed development on this site has the potential to provide an opportunity to enhance an area of potentially contaminated land given former uses of the site as lime kilns. Further assessments will be required to determine whether the site is contaminated and appropriate remedial measures should be implemented</p> <p><b>Air Quality and Climatic Factors</b> – The site is within 15 minutes' walk of primary school and bus stop. However, the bus service is infrequent which makes access to the town centre for additional facilities, amenities and rail connections more difficult. Development of this site has the potential to increase unsustainable methods of travel and increase reliance on car-based travel. This will have an adverse effect on greenhouse gas emissions into the local community and impact air quality. It may also have a negative impact on the Bearsden Air Quality Management Area (AQMA) which is located on an 'A' road which will be used by vehicles to access the site.</p> <p><b>Water Quality and Climatic Factors</b> – Although the site is out-with the Flood Risk Area there is the risk of potential flooding from the Manse Burn in the north-east of the site. A Flood Risk Assessment will be required to ascertain the developable extent of the area in relation to the function flood plain of the Manse Burn. There is also an opportunity to implement waster resilient measures to aid drainage and improve water quality through the integration of SUDS.</p> <p><b>Material Assets</b> – Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, path and road networks. The local area is currently served by a Scottish Water sewerage system although a check regarding capacity should be carried out. Through the creation of new open space and recreational provision, the site has the opportunity to enhance access to open space through the potential connection of the site to a core path network.</p>								

















	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.								
<b>LDP 18 Redmoss Farm (south), Milton of Campsie</b>	-	X	--	X	-	0	--	-	+
<b>Potential Mitigation:</b>	<p><b>Population and Human Health, Biodiversity, Flora and Fauna and Landscape</b> - Habitats and vegetation within the Redmoss South Site are of high ecological value. Habitats here include a wild flower meadow, which is likely to be uncommon within the wider landscape, given the intensity of agriculture and the presence of the adjoining residential area. Species diversity on the whole across this site is greater than what was found in the northern Red Moss site. Therefore it is recommended that, if possible, this site should be retained in its current state, in particular, the area to the south of the development boundary, where evidence of the highest diversity in plants was evident. However, this habitat, despite being an exemplar wild flower meadow and rare within the local area, is not legally protected.</p> <p>An Important Wildlife Corridor runs along the eastern boundary of the Redmoss South site. This corridor appears to comprise an area of woodland, though it is not connected to the wider corridor network or indeed any other green belt land. Therefore, any development should be set back appropriately from this area where possible to prevent disturbance to wildlife and minimise the fragmentation already occurring at this location. Enhancement to the open space provision for the eastern woodland belt should be undertaken, to avoid weakening the connection between the Munro Drive Wildlife Corridor and the wider countryside.</p> <p>Species surveys prior to development will be required for otter, badger, bat and nesting bird. Appropriate mitigation plans should be produced as required following the outcome of the species surveys.</p> <p>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. 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 required 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.</p> <p>More specifically, presence of otter 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 taken to 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 barriers such as roads, which have potential for causing death or injury to these animals while they are commuting across their wider range.</p> <p>An Important Wildlife Corridor runs along the eastern boundary of the Redmoss South site. This corridor appears to comprise an area of woodland, though it is not connected to the wider corridor network or indeed any other green belt land. Therefore, any development should be set back appropriately from this area where possible to prevent disturbance to wildlife and minimise the fragmentation already occurring at this location.</p> <ul style="list-style-type: none"> <li>- Enhancement to the open space provision for the eastern woodland belt, to avoid weakening the connection between the Munro Drive Wildlife Corridor and the wider countryside.</li> </ul> <p>The entire site is also within the existing green belt which is already a strong, attractive and defensible woodland (protected by a Tree preservation Order) green belt. If the proposal site is allocated for development the proposed creation of an enhanced Local Nature Reserve surrounding the site the western boundary of the green belt of Milton of Campsie could potentially be made stronger and more defensible to future expansion of the settlement to the west. Appropriate management, legal agreements, action plans and monitoring indicators will need to be in place to facilitate the environmental enhancements and long-term management of the site.</p> <p><b>Air Quality, Climatic Factors and Material Assets</b> – Additional public transport facilities and links would be required to facilitate such a development as there would be an emphasis on private car based travel due to the location of development.</p>								



















[illegible]





LDP 169 Langmuir Road, Kirkintilloch	X	X	X	X	--	-	--	-	-
Potential Mitigation:	<p><b>Landscape</b> – 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.</p> <p><b>Water Quality, Climatic Factors and Material Assets</b> – 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.</p> <p><b>Air Quality and Climatic Factors</b> – 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.</p>								
LDP 172 Balmore Garden Nursery, Balmore	X	--	0	X	-	0	--	--	-
Potential Mitigation:	<p><b>Cultural Heritage</b> - The proposal site is on land situated entirely within the designated Buffer Zone of the Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and its setting in line with the Councils Supplementary Planning Guidance and in consultation with UNESCO and Historic Scotland.</p> <p><b>Biodiversity, Flora and Fauna</b> – The proposal site is adjacent to Balmore Haughs Local Nature Conservation Site. Any proposed development on this site should incorporate appropriate mature landscaping as a buffer between the proposal site and the Local Nature Conservation Site to the south to avoid any adverse impact on the designated area.</p> <p><b>Landscape</b> - The proposal site area is in a greenfield location as it is out with the designated village envelope of Balmore. However, the site is adjacent to the village (separated by a local road) and is a brownfield site. The existing green belt boundary to the north of the proposal site has a high defensibility due to the area south (including the proposal site) of the village hosting a number of different natural and historic environment constraints (Antonine Wall World Heritage Site Buffer Zone, Local Nature Conservation Site and the village is also encompassed by the designated Flood Risk Area).</p> <p><b>Air Quality and Climatic Factors</b> – Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the relatively remote location, the distance from other settlements, public transport services, employment centres and amenities.</p> <p><b>Climatic Factors and Material Assets</b> - The proposal area is within the designated Flood Risk Area due to the proximity of the proposal site to the River Kelvin. Additional studies and assessments should be carried out regarding the flood risk management, drainage, and utilities infrastructure and path and road connectivity requirements for the proposal site.</p>								

































	<p><b>Biodiversity, Flora and Fauna, Landscape, Soil and Geology and Material Assets</b> – 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>Cultural Heritage</b> – 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.</p> <p><b>Water Quality, Air Quality and Climate Change</b> – 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.</p> <p>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<sub>2</sub> 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<sub>2</sub> 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.</p> <p>The overall effect on CO<sub>2</sub> 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<sub>2</sub> 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.</p>
--	---







	demolished and as such, a Waste Management Plan should be implemented in order to manage any waste arising from the redevelopment of the site and limit potential pollution to the local community.								
<b>LDP 207 Bocclair Farm, Bearsden</b>	<b>0/-</b>	<b>--</b>	<b>--</b>	<b>X</b>	<b>--</b>	<b>0</b>	<b>-</b>	<b>--</b>	<b>-</b>
<b>Potential Mitigation:</b>	<p><b>Population and Human Health and Landscape</b> – The site is within a green belt location that is detached from the edge of Bearsden. It is an open hill east of Bearsden which contributes to its setting and visual amenity as it is viewed from the ‘B’ road to the east of the site. Development of the site will have a potential adverse impact on the settlement pattern on the local area as it will not provide a coherent extension to Bearsden. Any development should make efforts to conserve and enhance the hedges and trees that contribute to the setting and form part of the greenbelt boundary. Through appropriate low density design and the introduction of appropriate native planting and landscaping which will be required to enclose the proposal site boundary the impacts on landscape character and local distinctiveness could also be mitigated. A TPO exists within the site which development should avoid.</p> <p>The proposed site is also within the Glasgow Airport Safeguarding Zone and next to golf course to the north of the site. It will be required that development does not have a negative impact on the operation and safety of Glasgow Airport and efforts should be made so as to not conflict with the use of the golf course for recreation.</p> <p><b>Cultural Heritage</b> - The proposal site is within the protected Buffer Zone for 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 of this proposal site.</p> <p><b>Biodiversity, Flora and Fauna</b> – A number of species including Brown Hare and Wintering Geese have been identified on or near the site. Development has the potential to remove habitats for these important species. To mitigate any negative impact on the biodiversity and wildlife, the trees and hedges should be conserved and existing habitats maintained.</p> <p><b>Water Quality and Climatic Factors</b> –The site is within a designated Flood Risk Area and there is an additional risk of flooding in the north-east corner of the site. As a result, a further Flood Risk Assessment will be required in order to ascertain the full extent of the developable area and mitigate adverse effects where appropriate.</p> <p><b>Air Quality and Climatic Factors</b> – The site is out-with local facilities and amenities and the infrequency of the nearby bus services has the potential to increase the need for unsustainable methods of travel including an increased reliance on car-based travel. This will potentially result in adverse effects to the local air quality through additional vehicular greenhouse gas emissions.</p> <p><b>Material Assets</b> - Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, path and road networks. The local area is currently not served by a Scottish Water sewerage system so an investigation will be needed to determine the deliverability of connection to a local system as well as a capacity check.</p>								



LDP 222 Balgrass Farm, Lennoxton	-	0	--	0	--	-	--	-	-
Potential Mitigation:	<p><b>Population and Human Health</b> – The south of two sites on this farm, it lies between a road to a farm and woods. These sloping, prominent fields are important part of the southern setting for the town.</p> <p><b>Biodiversity, Flora and Fauna, Landscape and Material Assets</b> – The site has a moderate/ high wildlife interest, any development should avoid the Important Wildlife Corridor with boundaries enhanced through native planting. LNCS to south west should be enhanced where possible and protected from any proposed development.</p> <p>Across defensible green belt boundary of river, sloping fields merge into higher woodlands and form part of southern setting for settlement, particularly when viewed from Strathkelvin Walkway and Crow Road. The site is bounded to the South and West by woods.</p> <p><b>Climatic Factors, Air Quality</b> – The site is served by a bus stop within 5-15 minutes’ walk of site. The site is 5- 15 minutes’ walk to the school, 5-15 minutes walking distance to the local centre and more than 30 minutes to the railway station. Despite reasonable public transport links, it is likely that there will be a considerable rise in private car usage with a corresponding rise in CO<sub>2</sub> emissions and equally adverse effect on local air quality.</p> <p><b>Water Quality</b> - The large proposed unit numbers as part of the development would require further water and sewerage investigation. Development would be required to ensure connection to Scottish Water sewer as this is within a Scottish Water sewerage system area. A FRA / additional information will be required to ascertain the developable extent of the site relative to the minor watercourses that run through and adjacent to the site.</p>								

## Appendix G: MIR-ER Consultation Authority Responses

[illegible]

<p>development had avoided flood risk and also whether the flood risk to existing developments= had been reduced.</p> <p>Similarly with the water quality indicators you might want to consider changing the indicators top</p> <ul style="list-style-type: none"> <li>i) A decrease in the number of development related water pollution incidents?</li> <li>ii) An increase in the % of water bodies within East Dunbartonshire with good ecological status?</li> </ul> <p>This would better reflect the aim of the SEA water quality objective.</p>	<p>Flooding and Water Quality indicators altered to reflect SEPA comments and suggested changes.</p>
--	--

## Historic Scotland

MIR ER Response 18<sup>th</sup> November 2013

Comment in relation to the MIR ER	Action taken by EDC
<p>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.</p>	<p>Noted.</p>
<p><b>1. SEA Objective for Cultural Heritage</b></p> <p>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 appropriate enhance the historic environment and their setting <b>through responsible design and appropriate siting of all development</b>'. We suggest that the mitigation part</p>	<p>Cultural Heritage objective amended and new objective integrated into Proposed Plan ER.</p>

(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.	
<b>2. Appendix A - Other Relevant PPS, Legislation and Environmental Protection Objectives</b> 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: <a href="http://www.historic-scotland.gov.uk/index/heritage/policy/shep.htm">www.historic-scotland.gov.uk/index/heritage/policy/shep.htm</a> .	Noted.
<b>3. Appendix B: MIR – ER Options and Reasonable Alternatives Assessment</b> 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.
<b>4. Appendix C: MIR - ER Individual Proposal Assessments</b> 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 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 of the proposal assessments.
<b>5. Monitoring</b> 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.	Noted.

Scottish Natural Heritage (SNH) MIR ER Response 1 <sup>st</sup> 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 assessment in the ER of the Proposed Plan will be able to consider potential 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.



<p>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 <b>Annex</b> 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.</p>	
<p><b>SEA Objectives</b> 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</p>	<p>Noted and objective alteration made within the highlighted table and carried forward into the proposed Plan ER.</p>
<p><b>Bishopbriggs: Travel</b> 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 &amp; 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.</p>	<p>Comments accepted and alterations made to reflect SNH response.</p>
<p><b>Bishopbriggs: Employment and Environment</b> We note the intention that master-planning of Westerhill will be subject to separate SEA.</p>	<p>Noted.</p>
<p><b>Kirkintilloch: Employment</b> 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.</p>	<p>The noted sites were incorporated into the cumulative assessment for each of the four community groups.  MIR Alternative Option altered to reflect SNH comments.</p>

<p>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.</p> <p>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.</p>	<p>Broomhill Hospital Site – Proposed exclusion of the wetland LNCS from development has been integrated.</p>
<p><b>Individual proposal assessments - Appendix C</b>  <b>LDP 119 – Jellyhill Nursery, Bishopbriggs</b>  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 measures. Therefore the assessment for Biodiversity should be Minor Negative rather than Neutral.</p>	<p>Adjustment made to the assessment to reflect SNH comment.</p>
<p><b>LDP 120 – Open Space at Balmuirdy Rd North, Bishopbriggs</b>  The loss of recreational open space to development could be further mitigated through sensitive off-site recreational enhancement of the Canal Wildlife Corridor, although we are not certain whether this could reduce the Major Negative effects to Minor.</p>	<p>Additional mitigation incorporated to reflect SNH comment.</p>
<p><b>LDP 3 – Kessington, Bearsden</b>  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.</p>	<p>Additional mitigation incorporated to reflect SNH comment.</p>
<p><b>LDP 25 – North of Old Mains Farm, Milngavie</b>  We consider the assessment for Population &amp; Human Health should be Negative rather than Positive, because development here at any realistic scale would diminish 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-</p>	<p>Adjustment made to the assessment to reflect SNH comment.</p>

quality open space along both Wildlife Corridors within the site.	
<p><b>LDP 27 – Badenheath, Cumbernauld</b></p> <p>It is likely that the part of this site within the Luggie Water floodplain has peaty soils. Therefore we consider the assessment for Soil &amp; Geology should be Negative rather than No Significant Effect. The proposed mitigation for Biodiversity and other topics 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.</p>	Adjustment made to the assessment to reflect SNH comment.
<p><b>LDP 47 – Claddens South, Lenzie</b></p> <p>It is likely that the part of this site within the wetland LNCS has peaty soils. Therefore we consider the assessment for Soil &amp; Geology should be Negative rather than No Significant Effect. The proposed mitigation for Biodiversity and other topics would mitigate impacts on such soils, by avoiding development on them.</p>	Adjustment made to the assessment to reflect SNH comment.
<p><b>LDP 18 – Redmoss Farm, Milton of Campsie</b></p> <p>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 &amp; Human Health. However this would not be sufficient to avoid a net Negative effect, 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.</p>	The site has been divided into two parts with only one being carried forward into the Proposed Plan.
<p><b>LDP 112 – Hilton Depot, Bishopbriggs</b></p> <p>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.</p> <p>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.</p>	Adjustment made to the assessment to reflect SNH comment.

<p><b>LDP 113 – Broomhill Depot, Kirkintilloch</b></p> <p>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.</p>	<p>Adjustment made to the assessment to reflect SNH comment.</p>
<p><b>LDP 130 – Antermomy Rd (Open Space), Milton of Campsie</b></p> <p>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.</p>	<p>All community growing space proposals will be re-assessed and integrated into a Community Growing Strategy.</p>
<p><b>LDP 170 – Campsie Golf Club, Lennoxton</b></p> <p>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).</p>	<p>Additional mitigation incorporated to reflect SNH comment.</p>
<p><b>Table 9 – Monitoring Indicators</b></p> <p>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:</p> <p>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:</p>	<p>All adjustments made to the monitoring framework to reflect SNH comments.</p>

- 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.

