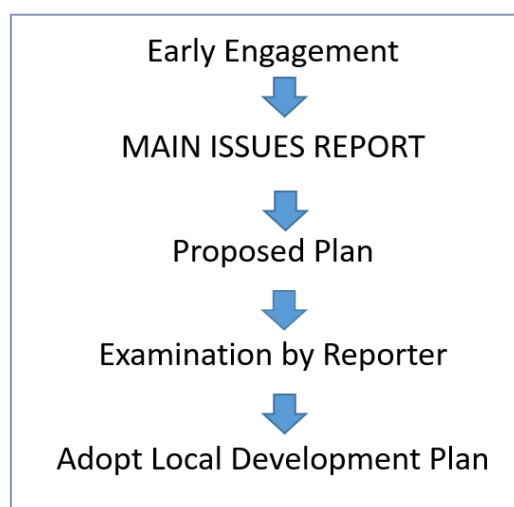


# East Dunbartonshire Local Development Plan 2

## Main Issues Report Questionnaire

East Dunbartonshire Council is consulting on the Main Issues Report for Local Development Plan 2 (LDP2). LDP2 will set out a spatial strategy for East Dunbartonshire and will guide future development by clearly illustrating where and how development should and should not take place. Once adopted, it will help the Council to assess planning applications for all categories of development.

*LDP 2 Process*



## Purpose

The purpose of the Main Issues Report (MIR) is to set out key areas of potential change from the existing Local Development Plan and to set out options showing how each identified issue could be addressed. The comments received as part of this consultation will be considered by the Council alongside the requirements of Scottish Planning Policy and the National Planning Framework in the next stages of preparing the plan.

## Next Steps

The next stage in the process is the preparation of a Proposed Plan, which will also be subject to public consultation. However, as the Proposed Plan will represent the Council's 'settled view' it is important to engage and provide comment at this stage.

## Privacy Notice

Any personal data in communications with East Dunbartonshire Council will be processed in accordance with the General Data Protection Regulations 2016/679 ("GDPR") and all other relevant national data protection laws. Further information detailing how East Dunbartonshire Council holds and uses personal information and copies of privacy notices used throughout the Council can be found on the Council's website [www.eastdunbarton.gov.uk/council/privacy-notices](http://www.eastdunbarton.gov.uk/council/privacy-notices) or by calling 0300 123 4510. For the specific notice covering the preparation of the Local Development Plan please search for Land Planning Policy (Planning) in the privacy notices a to z.

## Answering the Questionnaire

This questionnaire is a summarised version of the Main Issues Report and it is recommended that you read the Main Issues Report document and other supporting information before answering the questions.

The questionnaire focuses on the preferred options in the Main Issues Report. Alternative options for most issues are identified in the Main Issues Report document. Should you wish to make comments on the alternative options, these can be provided in the 'Please explain your answer' box in each issue.

The questionnaire contains questions for each individual community areas. There are also a series of general policy questions covering the whole of East Dunbartonshire at the end. You do not have to answer every question and only need to answer the questions that are relevant to you or interest you. However, please ensure that your name is provided in the *Tell Us Who is Responding* section.

All of the information on the Main Issues Report is available on the Council's website via the following link [www.eastdunbarton.gov.uk/mir](http://www.eastdunbarton.gov.uk/mir). Reference copies of the MIR can also be viewed at local libraries and Community Hubs.

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Completed Forms should be submitted in either of the following ways:

1. Email: [development.plan@eastdunbarton.gov.uk](mailto:development.plan@eastdunbarton.gov.uk)
2. Post: Land Planning Policy, Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1TP

In the event that you require any assistance please contact the Land Planning Policy Team via the email address above or by calling 0300 123 4510.

**Closing date for responses: Tuesday 10 December 2019 (5pm)**

## Tell Us Who is Responding

**What is your name?**

**If you would like to sign up to our newsletter and receives updates on the work of the Land Planning Policy Team please enter your email address below.**

**Are you responding as an individual or on behalf of an organisation?**

Individual ☐

Organisation ☐

**If responding on behalf of an organisation what is the name of your organisation?**

**Please select which category fits your organisation best:**

☐ Local Community Group

☐ Key Agency/ National Interest Group

☐ Local Business

☐ Other

☐ Developer/ Consultancy/ Landowner

## Equal Opportunities Monitoring – Individual Respondents Only

*Don not fill in this section if you are responding on the behalf of an organisation*

To ensure that we are engaging as widely as possible the following questions will help us understand who is participating in the survey. Answering the questions will help us undertake equal opportunities monitoring however you can skip this section or any of the individual questions if you wish. Individual responses will be kept strictly confidential but we may publish information on key trends.

Q a. Are you aged

- |                                      |                                                   |
|--------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> 15 or under | <input type="checkbox"/> 65-74                    |
| <input type="checkbox"/> 16-24       | <input type="checkbox"/> 75 or older              |
| <input type="checkbox"/> 25-44       | <input type="checkbox"/> Other/ Prefer not to say |
| <input type="checkbox"/> 45-64       |                                                   |

Q b. Are you a

- ☐ Man/boy (including Trans-men)
- ☐ Woman/girl (including Trans-women)
- ☐ Other/ Prefer not to say

Q c. Are you

- ☐ Bisexual
- ☐ Gay or Lesbian
- ☐ Heterosexual/Straight
- ☐ Other
- ☐ Prefer not to say

Q d. Do you have a disability or condition (learning or development disability or a mental or physical condition lasting or expecting to last 12 months or more)?

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

Q e. Are you

Asian / Asian British / Asian Scottish

- **Bangladeshi**

☐ Asian / Asian British / Asian Scottish

- **Chinese**

☐ Asian / Asian British / Asian Scottish

- **Indian**

☐ Asian / Asian British / Asian Scottish

- **Pakistani**

☐ Asian / Asian British / Asian Scottish

- **Other**

☐ Black / African / Caribbean - **African**

☐ Black / African / Caribbean - **Caribbean**

☐ Black / African / Caribbean - **Other**

☐ Mixed / Multiple - **White and Black African**

☐ Mixed / Multiple - **White and Black Caribbean**

☐ Mixed / Multiple - **White and Asian**

☐ Mixed / Multiple - **Other**

☐ White - **British**

☐ White - **English**

☐ White - **Gypsy / Roma**

☐ White - **Northern Irish**

☐ White - **Polish**

☐ White - **Scottish**

☐ White - **Traveller**

☐ White - **Welsh**

☐ White - **Other**

☐ Prefer not to say

Q f. Are you

☐ Buddhist

☐ Church of Scotland

☐ Hindu

☐ Jewish

☐ Muslim

☐ Other Christian

☐ Roman Catholic

☐ Sikh

☐ Other religion / belief

☐ No religion / belief

☐ Prefer not to say

## Community Questions

### Bearsden

**Issue 2: Bearsden Town Centre Strategy (MIR Page 20)** – The Bearsden Town Centre Strategy was adopted in August 2018 and currently sits as separate planning guidance. What is the most appropriate way of integrating the contents of the Bearsden Town Centre Strategy into Local Development Plan 2?

*MIR Preferred Option* - Incorporate all actions identified in the Bearsden Town Centre Strategy within LDP 2 as planning policy.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 3: New Housing (MIR Page 21-22)** – Where should new housing in Bearsden be located?

*MIR Preferred Option* - Allocate the sites from the preferred housing package (see Issue 34) located within Bearsden (these are in addition to the sites within the current Local Development Plan and/or with planning consent). The preferred sites in Bearsden are:

- S311 **190-196 Milngavie Rd** (Housing for older people). Indicative capacity = 20 – 30 homes.
- S360 **Nithsdale Crescent** (100% Affordable Housing). Indicative capacity = 27 homes.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 4: Transport in Bearsden (MIR Pages 23-24) – What can LDP 2 do to address problems along the A81 transport corridor?**

*MIR Preferred Option* - Implement the Local Transport Strategy and Active Travel Strategy actions through the Local Development Plan. The actions and projects include:

1. Enhancement of the path and cycle network in Bearsden.
2. A quality bus corridor on the A81.
3. Investigating increasing parking capacity at rail stations on the A81 corridor.
4. Undertake a STAG study to assess options for improving performance of the Milngavie railway line.
5. Safeguard land for a potential rail station and associated parking at Allander.
6. Deliver junction improvements on the A81.
7. Improve Canniesburn Toll for all road users.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 5: Visitor Economy (MIR Pages 25-26) – How can LDP 2 support and promote the local visitor economy in Bearsden?**

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'. For Bearsden the Tourism Asset Areas could include:

- The Antonine Wall (incorporating important sites such as New Kilpatrick Cemetery, Roman bathhouse and fort, Roman Park and Castlehill)

- Bearsden Town Centre.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 6: New Cemetery (MIR Page 27)** – Where should new cemetery provision in Bearsden be located?

*MIR Preferred Option* - Allocate a new cemetery site S354 south of existing cemetery north of Baljaffray Road to ensure that there is sufficient long-term provision in the area.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer



## Bishopbriggs

**Issue 7: Auchinairn Place Plan (MIR Page 32)** – The Auchinairn Place Plan is currently under development. It is expected that the Place Plan will be published prior to the Proposed Plan and therefore the parts of the Place Plan that are relevant to development and land use change can be reflected in Local Development Plan 2. What is the most appropriate way to ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Place Plan? Please tick one option and explain your answer in the comments box below.

*MIR Preferred Option* - Embed the Place Plan priorities relevant to development and land use change within LDP2.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 8: Town Centre Strategy (MIR Page 33)** – The Bishopbriggs Town Centre Strategy was adopted in August 2018 and currently sits as separate planning guidance. What is the most appropriate way of integrating the contents of the Bishopbriggs Town Centre Strategy into Local Development Plan 2?

*MIR Preferred Option* - Incorporate all actions identified in the Bishopbriggs Town Centre Strategy within LDP 2 as planning policy.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 9: Strathkelvin Retail Park (MIR Page 33)** – The current policy in the Local Development Plan seeks to generally safeguard the retail park for comparison goods retailing, with a presumption against convenience retail development. Comparison retailing is the sale of goods which are not bought on a day-to-day basis such as books, clothes and bulky goods. Convenience retailing is the sale of everyday and low-cost goods such as food, newspapers and domestic cleaning products. Is the current policy relating to Strathkelvin Retail Park still appropriate?

*MIR Preferred Option* - Update wording in LDP 2 to reflect the evolving role of Strathkelvin Retail Park as a **retail and leisure destination** with food & drink units.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 10: Westerhill (MIR Pages 34-37)** – How should the Westerhill area be regenerated?

*MIR Preferred Option* - Extend the current Westerhill area for potential mixed-use development through a master planned approach.

Uses forming part of the masterplan will include:

1. **Business development** – existing and proposed to include land for large floorspaces and microbusiness / start up units.
2. **Residential** – potential for a limited element of housing, including affordable housing, to enable business development, subject to City Deal and Masterplan processes (S303, 312, 318, S362 and S363 – see also issue 11 below).

3. **Strathkelvin Retail Park** – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported (S304).
4. **Low Moss and High Moss Nature Conservation Sites** – protected and enhanced with active travel / recreation links to surrounding area. The potential for the creation of a Local Nature Reserve covering these areas will be investigated.
5. **Cemetery** – Expansion of existing cemetery (Site S356, see also issue 13).
6. Any **education** and **health care** or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site.

The masterplan will also include the following transport infrastructure:

1. Bishopbriggs **Relief Road Phase 5**.
2. Comprehensive **active travel routes** including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible.
3. Investigation of the feasibility of and potentially deliver a **Bus Park and Ride** facility.
4. A803 Quality **Bus Corridor**.
5. Safeguarding of land for a **potential rail station**, working with North Lanarkshire Council.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 11: New Housing (MIR Pages 38-40)** – Where should new housing in Bishopbriggs be located?

*MIR Preferred Option* - Allocate the sites from the preferred housing package (see Issue 34) located within Bishopbriggs (these are in addition to the sites within the current Local Development Plan and/or with planning consent). The preferred sites in Bishopbriggs are:

- S333 **Former Auchinairn Primary School, Beech Road**, (100% affordable housing). Indicative capacity = 40 homes.

- S330 **Duncryne Place/ Brackenbrae Rd** (100% affordable housing). Indicative capacity = 20 homes
- S306 **Former Bishopbriggs High School** (Additional capacity to existing allocation LDP 6.17) Indicative capacity = 74 homes (total capacity including current LDP allocation of 46 is 120 homes).
- S303, S312, S318, S362 & S363 **Westerhill** (including Birkhill Ave and Stanley Drive) – See also Issue 10 above. Site subject to further assessment to determine extent of area suitable for housing, possibility and extent of contamination, compatibility of surrounding uses and impact upon biodiversity.

This option would also deallocate the following sites in the existing LDP that are deemed no longer suitable for housing development:

- 6.20 **Crofthead**. Reason – Site unable to provide adequate residential amenity due to light pollution from nearby use.
- 6.27 **Thomas Muir Ave**. Reason – Site unviable without further loss of open space.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 12: Visitor Economy (MIR Pages 42-43)** – How can LDP 2 support and promote the local visitor economy in Bishopbriggs?

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'. For Bishopbriggs the Tourism Asset Areas could include:

- Forth and Clyde Canal
- Antonine Wall WHS (for example, Roman fort at Cadder)
- Bishopbriggs Town Centre

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 13 New Cemetery (MIR Page 41)** – Where should new cemetery provision in Bishopbriggs be located?\*

*MIR Preferred Option* - Allocate land to the east of Cole Road and south of Kirkintilloch Road (S356), excluding the Loretto Playing Fields for a new cemetery to ensure that there is sufficient long-term provision in the area.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Kirkintilloch, Lenzie and Waterside

**Issue 14: Hillhead and Harestanes Place Plan (MIR Page 48)** – The Hillhead and Harestanes Place Plan 2018 – 2023 sets out key priorities for the area. What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?

*MIR Preferred Option* - Embed the Place Plan priorities relevant to development and land use change within Local Development Plan 2.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 15: Town Centre Strategy (MIR Page 49)** – How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long-term strategy for the Town Centre?

*MIR Preferred Option* - Produce a Town Centre Strategy that builds upon the existing Kirkintilloch Town Centre Masterplan, embeds the aspirations and actions of local community groups (including 'Your Kirky') and aligns with the Local Development Plan and the strategies that were produced for the other Town Centres.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 16: Vacant and Derelict Business Land (MIR Pages 50-52)** – Should Local Development Plan 2 revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?

*MIR Preferred Option* - Revaluate current employment/ business designations and allow some alternative uses where these alternative uses will help facilitate new business development. The sites which would be revaluated are:

1. S111, S226 - Tom Johnstone House / Whitegates Industrial Estate (LDP 13.31, Business Land Audit Site 22).
2. Milton Road (LDP 13.25, Business Land Audit Site 23).
3. Southbank Works (LDP 13.29, Business Land Audit Site 26)
4. S24, S100, S346, S347 - Woodilee Industrial Estate / Kirkintilloch Gateway (LDP 13.23, Business Land Audit Site 27)

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 17: New Housing (MIR Pages 53-55) – Where should new housing in Kirkintilloch, Lenzie and Waterside be located?**

*MIR Preferred Option* - Allocate the sites from the preferred housing package (see Issue 34) located within Kirkintilloch, Lenzie and Waterside (these are in addition to the sites within the current LDP and/or with planning consent). The preferred sites in this area are:

- S24, S100, S346 & S347 **Kirkintilloch Gateway** (S24 100% affordable housing) – See issue 16 above. Site subject to further assessment to determine extent of land suitable for housing development, potential contamination, residential amenity and potential job creation.
- S111 **Former Tom Johnstone House** (100% affordable housing) & S226 **Whitegates Business Park** (housing and business), **Kirkintilloch** – see issue 16 above. Site subject to further assessment to determine extent of land suitable for housing.
- S326 **Merkland School, Kirkintilloch** (100% affordable housing). Indicative capacity = 40 homes.
- S353 **Moss Rd, Waterside** (100% affordable housing). Site subject to further assessment to determine extent of possible surface water flood risk. Indicative capacity = 12 homes.
- S365 **Langmuir Road, Kirkintilloch** (potentially 100% affordable housing). Site subject to further assessment regarding development viability. Indicative capacity = 18 homes.
- S366 **Campsie View School, Lenzie**. Indicative capacity = 28 homes.
- S367 **Former Lenzie Primary School, Lenzie** (For noting only – site has planning consent TP/ED/18/0378 but unable to be included within draft 2019 Housing Land Audit). Consent granted for 20 homes.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer



**Issue 18: Rail Halt Safeguarding at Woodilee (MIR Page 56) – Should Local Development Plan 2 continue to safeguard land at Woodilee for a potential new rail halt?**

*MIR Preferred Option* - Remove land safeguarding for new rail halt at Woodilee and focus on alternative public transport improvements. This option focusses on the actions in the Local Transport Strategy and recognises the significant infrastructure constraints to providing a new station in this location.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 19: Visitor Economy (MIR Page 57 & 58) – How can Local Development Plan 2 support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?**

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'. For Kirkintilloch, Lenzie and Waterside the Tourism Asset Areas could include:

- Forth and Clyde Canal
- Antonine Wall WHS (and key sites such as Peel Park, Easter Cadder and
- Glasgow Bridge)
- Kirkintilloch Town Centre, including Auld Kirk Museum

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

**Issue 20: Lennoxtown Place Plan (MIR Page 63)** – The Lennoxtown Place Plan 2018 – 2023 sets out key priorities for the area. What is the most appropriate way to ensure proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan?

*MIR Preferred Option* - Embed the Place Plan priorities relevant to development and land use change within Local Development Plan 2.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 21: New Housing (MIR Page 64-65)** – Where should new housing in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead be located?

*MIR Preferred Option* - Allocate the sites from the preferred housing package (see Issue 34) located within Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie (these are in addition to the sites within the current LDP and/or with planning consent) The preferred sites in this area are:

- **S321 St Machan's Way, Lennoxtown** (100% affordable housing). Site subject to further assessment to determine extent of possible surface water flood risk. Indicative capacity = 2 homes.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

Note that the alternative housing package, which is based upon the limited release of greenbelt land in the most sustainable locations, in addition to the sites in the preferred option, would allocate the following site for housing development:

- S322 **Derrywood Road, Milton of Campsie** (100% affordable housing). Indicative capacity = 40 homes.

The alternative option would also reassess the suitability of the following:

- 6.20 Remaining phases at **Lennox Castle Hospital**. Reason – Site has possible flooding issues but contributes to the longer-term regeneration of the area and it is considered that the flood issues can be mitigated.

Do you have any comments on the alternative housing option for Lennoxtown, Milton of Campsie, Haughead and Clachan of Campsie?

**Issue 22: Lennox Castle (MIR Page 66)** – Should Lennox Castle (Conversion) continue to be designated for housing?

*MIR Preferred Option* - Remove Lennox Castle as a housing allocation due to ruinous condition of building and poor vehicular access.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 23: Visitor Economy (MIR Page 67-68)** – How can LDP 2 support and promote the local visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'. For Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie the Tourism Asset Areas could include:

- Campsie Glen and Lennox Forest (including the John Muir Way)
- Lennoxtown and Milton of Campsie Village centres

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Milngavie

**Issue 24: Town Centre Strategy (MIR Page 73)** – The Milngavie Town Centre Strategy was adopted in August 2018 and currently sits as separate planning guidance. What is the most appropriate way of integrating the contents of the Milngavie Town Centre Strategy into Local Development Plan 2? Please tick one option and explain your answer in the comments box below.

*MIR Preferred Option (1)* - Incorporate all actions identified in the Milngavie Town Centre Strategy within LDP 2 as planning policy.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 25: New Housing (MIR Pages 74-75)** – Where should new housing in Milngavie be located?

☐ *MIR Preferred Option (1)* - Allocate the sites from the preferred housing package (see Issue 34) within Milngavie (these are in addition to the sites within the current LDP and/or with planning consent. The preferred sites in Milngavie are:

- S361 **Drumclog Avenue**. Indicative capacity = 2 homes.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

Note that the alternative housing package would allocate the following site for housing development:

- S227 ‘**Halley’s Garage’ site (Arnold Clark)** (possibly for age exclusive/ retirement housing). Indicative capacity = 50 homes.

Do you have any comments on the alternative housing option for Milngavie?

**Issue 26: Transport in Milngavie (MIR Pages 76-77) –** What can LDP 2 do to address problems on the A81 transport corridor?

*MIR Preferred Option* - Implement the Local Transport Strategy and Active Travel Strategy actions through the Local Development Plan. The actions and projects include:

1. Enhancement of the path and cycle network in Milngavie.
2. A quality bus corridor on the A81.
3. Investigating increasing parking capacity at rail stations on the A81 corridor.
4. Undertake a STAG study to assess options for improving performance of the Milngavie railway line.
5. Safeguard land for a potential rail station and associated parking at Allander.
6. Deliver junction improvements on the A81.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don’t Know

Please explain your answer

**Issue 27: Visitor Economy (MIR Page 78-79) –** How can Local Development Plan 2 support and promote the local visitor economy in Milngavie?

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’. For Milngavie the Tourism Asset Areas could include:

- West Highland Way & Mugdock Country Park (including Lillie Art Gallery & Milngavie Reservoirs)
- Milngavie Town Centre

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Torrance and Baldernock

**Issue 28: New Housing (MIR Page 84-85)** – Where should new housing in Torrance and Baldernock be located?

*MIR Preferred Option* - Allocate the sites from the preferred housing package (see Issue 34) within Torrance and Baldernock (these are in addition to the sites within the current LDP and/or with planning consent). The preferred sites in this area are:

- **S204 East of Ferrymill Motors**, Torrance. Site subject to further assessment to determine compatibility with existing adjacent business use. Indicative capacity = 33 homes.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

Note that the alternative housing approach would reassess the suitability of the following site:

- **6.16 Balmore Garden Nursery**. Reason – Site has possible flooding issues but it is considered that these issues can be mitigated and overcome.

Do you have any comments on the alternative housing option for Torrance and Baldernock?

Please note that there is only one issue in the Main Issues Report for Torrance and Baldernock.



## Twechar

**Issue 29: Twechar Place (MIR Page 90)** – The Twechar Place Plan is currently under development. It is expected that the Place Plan will be published prior to the Proposed Plan and therefore the parts of the Place Plan that are relevant to development and land use change can be reflected in Local Development Plan 2. What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?

*MIR Preferred Option* - Embed the Place Plan priorities relevant to development and land use change within Local Development Plan 2.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 30: Housing and Regeneration (MIR Page 91)** – Should Local Development Plan 2 continue to support the regeneration and repopulation of the village through the allocation of sites at MacDonald Crescent, Glen Shirva Road and the Canalside?

*MIR Preferred Option* - Continue with existing LDP allocated sites at **MacDonald Crescent, Glen Shirva Rd** and the **Canalside** and identify how current site constraints be overcome.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

Note that the alternative option would reevaluate the deliverability of each site currently allocated in the LDP. If any sites are deallocated as a result of this process then new sites would be required to ensure the longer-term regeneration of the village is still realised.

Do you have any comments on the alternative housing option for Twechar?

**Issue 31: Visitor Economy (MIR Pages 93-94)** – How can Local Development Plan 2 support and promote the local visitor economy in Twechar?

*MIR Preferred Option* - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’. For Twechar the Tourism Asset Areas could include:

- Forth and Clyde Canal
- Antonine Wall WHS (and key locations such as Bar Hill Fort)
- Village amenities including the Healthy Living Centre

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Issue 32: Badenheath Employment Site (MIR Page 32) – Should Badenheath business and employment site be retained in Local Development Plan 2?**

*MIR Preferred Option* - Deallocate Badenheath (S27, LDP 13.19) from the LDP subject to discussion with the land owner regarding any work done to bring forward the site for business uses.

Do you agree with the preferred option?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Local Development Plan Policy Questions

### **(Issue 1 - MIR Page 10) Do you agree with the preferred option for the overall objectives of Local Development Plan 2?**

Preferred Option - Create a new set of objectives for the LDP that reflect the outcomes of the early engagement and more effectively support national, regional and local outcomes. It is recommended that these objectives are:

1. Promote sustainable development, as part of a low carbon economy, which is resource efficient and adaptable to climate change.
2. Improve health and wellbeing through a good quality natural and built environment in our towns and villages, with opportunities for social interaction and recreation.
3. Create places that are safe, easy to move around and are well connected by walking, cycling and public transport.
4. Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types.
5. Support the growth and diversification of businesses and attract employers to the local area.
6. Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or those compatible with green belt uses.
7. Create successful town and village centres that have high social value and are lively and accessible.

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Do you agree with the preferred options for addressing housing need in the right locations?

**Issue 33: Housing Types (MIR Page 101).** Preferred Option - Replace existing Diverse Communities section with detailed policy setting out how new development should contribute to meeting all housing needs through diversity, resource efficiency, adaptability and flexibility in the types of new housing provided.

**Issue 34: Housing Land Requirement (MIR Pages 102-104).** Preferred Option – Maintain a Housing Supply Target based on Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017, plus utilisation of appropriate brownfield land (requires no release of greenfield/ greenbelt land).

**Issue 35: Ageing Population (MIR Page 105).** Preferred Option – Make enhancements to the current specialist housing policy including the allocation of sites in accessible locations specifically for older people and introduce a requirement for larger sites to provide a proportion of the units for older people. This option would encourage the development of smaller sized houses and development with on-site facilities and opportunities for social interaction. *Note that the Council and Health and Social Care Partnership have commissioned a research study on older peoples and specialist housing which is ongoing.*

**Issues 36 & 37: Developer Contributions (MIR Pages 106-107).** Preferred Options - Provide greater detail within the Local Development Plan on when developer contributions will be required, review the current methods for calculating contributions and make contributions for housing proposals more proportionate by using a number of bedrooms approach instead of a flat cost for each unit proposed regardless of size.

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Do you agree with the preferred options for creating vibrant and successful town centres?

**Issue 38: Town Centre Uses (MIR Pages 111&112).** Preferred Option - Create a new policy that includes a presumption against particular town centre uses, particularly those that can lead to poor health and negative social outcomes (such as fast-food takeaways, bookmakers and payday loan shops).

**Issue 39: Convenience Retail (i.e. Supermarkets).** Preferred Option - State within the policy that there will be a presumption against significant new convenience retail floorspace (for example supermarkets) to help protect existing retail in town centres (rather than the existing town centre first sequential approach).

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

## Do you agree with the preferred options in the MIR on preparing for the impacts of climate change?

**Issue 40: Climate Change Risk (MIR Page 117).** Preferred Option - require evidence that proposals for new development have been designed to fully mitigate against risks arising from climate change.

**Issue 41: Biodiversity (MIR Page 118).** Preferred Option - Ensure there is no net loss of biodiversity. This option introduces a mitigation hierarchy where everything possible must be done first onsite to avoid and then minimise impacts on biodiversity. Only as a last resort can losses be offset offsite.

**Issue 42: Sustainable Transport (MIR Page 119).** Preferred Option - Strengthen the current sustainable transport policy to ensure that all new developments will provide high quality active travel infrastructure.

**Issue 43: Electric Vehicles (MIR Page 120).** Preferred Option - Require electric vehicle charging points in **all** new development.

See also Issues 44: Carbon Footprint, 45: Heat Networks, 46: Food Growing and 47: Deep Peat (MIR Pages 121 – 124).

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Do you agree with the preferred options for ensuring that land is available for potential new business development whilst ensuring productive use of brownfield land?**

**Issue 48: Acceptable Uses (MIR Page 129).** Preferred Option – Relax current policy and broaden the classes of use that will be permitted on business and employment sites from Classes 4 (business), 5 (general industrial) and 6 (storage and distribution) to allow the development of any businesses which creates permanent employment **and** is unsuitable for a town centre location.

**Issue 49: Alternative Uses (MIR Page 130).** Preferred Option - Maintain the majority of current business and employment site designations in the LDP but allow limited alternative uses on selected sites (see also Issue 10 Westerhill and Issue 16 Vacant and Derelict Business Land in Kirkintilloch).

**Issue 50: Condition of Sites (MIR Page 131).** Preferred Option - Identify in Local Development Plan 2 the current business and industry sites that are in poor condition and/ or have extra capacity and create a programme of regeneration to increase their commercial attractiveness?

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Do you agree with the preferred option for developing our visitor economy through the policies of Local Development Plan 2?**

**Issue 51: Encouraging New Tourism Development (MIR Page 136-137).** Preferred Option - Provide criteria in LDP 2 to encourage appropriate new visitor economy/ tourism development by focussing specifically on Tourism Asset Areas. Possible Asset Areas are:

- Antonine Wall World Heritage Site (including Roman Baths, Barrhill Fort & Castlehill Fort)
- Campsie Glen & Lennox Forest (including John Muir Way)
- Forth & Clyde Canal (including Westerton)
- West Highland Way & Mugdock Country Park (including Lillie Art Gallery & Milngavie Reservoirs)
- Town Centres

**Issue 52: Short-term Lets (MIR Page 138)** Preferred Option - Include additional wording in the current LDP policy to aid the assessment of planning applications for visitor accommodation and short-term holiday lets.

☐ Yes

☐ No

☐ Don't Know

Please explain your answer



**Do you agree with the preferred options for reviewing historic environment designations?**

**Issue 53: Conservation and Townscape Protection Areas (MIR Pages 142-143).** Preferred Option - Review all Conservation Areas and Townscape Protection Areas which may include recommendations for lower quality areas to be de-designated and/ or make boundary changes (note that the review would include further consultation with stakeholders).

**Issue 54: Locally Important Historic Gardens and Designed Landscapes (MIR Pages 144-145).** Preferred Option - Review all Locally Important Historic Gardens and Designed Landscapes to identify any quality issues and ensure that they are still fit for purpose (note the review would include further consultation with stakeholders).

☐ Yes

☐ No

☐ Don't Know

Please explain your answer

**Do you have any general or further comments on Local Development Plan 2?**

**This may include comments on the minor changes set out in pages 146 & 147 of the Main Issues Report.**