

East Dunbartonshire Council

Local Development Plan 2 – Main Issues Report

Urban Capacity Study



Report for

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Doc Ref. 41798Gla001i1R

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Document revisions

No.	Details	Date
01	Draft	03/07/2019
02	Final Draft	26/07/2019
03	Final	30/07/2019

Executive summary

Purpose of this report

The purpose of this Urban Capacity Study (UCS) is to assess the potential for new development within East Dunbartonshire's urban areas. The UCS will contribute towards the background evidence for the Local Development Plan (LDP). The UCS has identified land which has the potential to be utilised for housing or to be designated for another use such as business and employment.

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1. Introduction

- 1.1.1 The Urban Capacity Study (UCS) has been prepared by Wood, on behalf of East Dunbartonshire Council (EDC) and presents an assessment of the potential of vacant and brownfield land across the area for redevelopment.
- 1.1.2 The preparation of the UCS is supported by Scottish Planning Policy (SPP) (Scottish Government, 2014, paragraph. 48) which states '*local development plans should be based on spatial strategies that are deliverable, taking into account the scale and type of development pressure and the need for growth and regeneration. An urban capacity study, which assesses the scope for development within settlement boundaries, may usefully inform the spatial strategy.*'
- 1.1.3 The objectives of the UCS are to:
- identify a set of criteria for brownfield land and underused premises, to help assess the contribution individual sites can make to the spatial strategy for development;
 - identify brownfield sites and underused premises within East Dunbartonshire's towns and villages and assess how they meet the criteria; and
 - provide site specific information on potential uses, delivery, environmental mitigation and infrastructure considerations for brownfield sites and underused premises and identify key requirements for any potential development site.
- 1.1.4 The UCS includes:
- the policy background, national, regional and local context;
 - an overview of the geographical makeup of EDC, the challenges in meeting future development needs and the methodology for identifying sites with the potential for redevelopment;
 - an assessment of the identified sites with potential; and
 - conclusions alongside any further actions that may need to be undertaken.
- 1.1.5 The following appendices have been provided;
- Appendix A – Initial Site Search;
 - Appendix B – Site Schedule;
 - Appendix C – Established Potential;
 - Appendix D – UCS Mapping:
 - ▶ Figure 1 - East Dunbartonshire Overall Plan Area;
 - ▶ Figure 2 – Kirkintilloch, Lenzie and Twechar;
 - ▶ Figure 3 – Lennoxtown and Milton of Campsie;
 - ▶ Figure 4 – Bishopbriggs and Torrance; and
 - ▶ Figure 5 – Milngavie and Bearsden.
 - Appendix E - LDP Mapping.

- 1.1.6 The UCS will be considered by EDC together with other assessments and background reports to inform the Main Issues Report (MIR), as part of the Local Development Plan (LDP) 2 preparation process.

2. Policy Context

2.1 National and Regional Policy

National Policy

- 2.1.1 Scotland's Third National Planning Framework (NPF3 – Scottish Government, 2014) provides the statutory national framework around which to orientate Scotland's long-term spatial development. NPF3, outlines how increasing the density of development as well as '*ambitious and imaginative planning*' could help to deliver effective land for housing.
- 2.1.2 Paragraph 2.21 states that '*most of Scotland's vacant and derelict land lies in and around our cities, and particularly in west central Scotland. This presents a significant challenge, yet also an opportunity for investment. Planning has an important role to play in finding new and beneficial uses for previously used land including, in the right circumstances, 'green' end uses. A planned approach will continue to deliver development in the parts of our city regions where there is a continuing need for regeneration.*'
- 2.1.3 SPP sets out the national planning policies for Scotland. Paragraph 39 of SPP advises that planning should direct the right development to the right place. Paragraph 40 continues that spatial strategies within development plans should promote a "*sustainable pattern of development appropriate to the area.*" Decisions should therefore be guided by a series of policy principles which seek to optimise the use of existing resources, use land for a mix of uses and locate development where investment or improvement would have the most benefit. The re-use or redevelopment of brownfield land should be considered before new development takes place on greenfield sites.

Regional Policy

- 2.1.4 At city region level, the vision in the approved Strategic Development Plan (SDP) (approved 15 September 2017), is for Glasgow and the Clyde Valley to be a resilient, sustainable compact region. Paragraph 6.24 of the SDP sets out that the development strategy supports the provision of high quality and affordable housing in the right location. The recycling of previously used land will help to support this and the wider compact city strategy.

2.2 Local Policy and Strategy

- 2.2.1 Local planning policy is provided in the East Dunbartonshire LDP (adopted, February 2017). Policy 1 (Sustainable Economic Growth), states that all proposals should support sustainable economic growth by ensuring "*the prioritisation of brownfield land over greenfield land*". Policy 3 (Supporting Regeneration and Protection of the Green Belt) gives priority to brownfield land as it is important for the future sustainability of East Dunbartonshire and the wider Glasgow City Region.
- 2.2.2 The EDC Local Housing Strategy (LHS, 2017) sets out priorities for dealing with challenges and issues facing the local housing system over the period 2017 - 2022. The strategy sets out that the vast majority of dwellings (98.6%) are occupied, with a small number of properties either vacant (1.1%) or used as second homes (0.3%). This compares favourably with Scotland as a whole, where some 3.1% of dwellings are vacant (and a further 1.1% are used as second homes).
- 2.2.3 The EDC Housing Land Audit (HLA, 2017) monitors "*annually the availability of land for new housing and to estimate the likely levels of development for the next five years and beyond*". The 2017 audit outlines a 5-year effective supply is being maintained.

- 2.2.4 The total housing land supply from the 2017 audit was 2,864 units (72 sites were identified as either having potential or were under construction). The HLA includes sites with a total capacity of four or more dwellings.

2.3 Brownfield Land

- 2.3.1 For the purposes of this UCS, the term brownfield land is defined in the SPP Glossary as *"Land which has previously been developed"*. The term may *"cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable"*. (SPP, pg. 71)
- 2.3.2 The Scottish Vacant and Derelict Land Survey (2018) produced by the Scottish Government identified that the total amount of derelict and vacant land in Scotland has decreased by 6% (716 hectares (ha) in the last year. Within EDC the total amount of derelict and vacant land stood at 69ha. Aside from a reduction to 7ha in 2017, there has been an increase in the total amount of urban vacant land in EDC over the period 2012 - 2018 to 26ha. This was mainly as result of re-classifying a number of sites. Derelict land has decreased by 25% from 57ha in 2012 to 43ha in 2018.
- 2.3.3 The CLYDEplan Housing Land Monitoring Report (2017) highlighted the following key findings with regards to brownfield land and housing completions:
- private sector completions have decreased significantly since the market peak in 2007; and
 - brownfield completions increased markedly in the years immediately preceding the peak and have now declined more significantly than greenfield completions.
- 2.3.4 However, the report does state that the private sector effective supply with regards to the *"brownfield element of the supply has improved. This signals a potential uplift in delivery going forwards. A number of indicators including completions and programming are beginning to look more positive, and this estimated improvement in brownfield delivery perhaps confirms this increasing optimism."* (para 5.12)
- 2.3.5 Assessing brownfield sites within HLA's has not been consistent across local authorities and there is no Scottish Guidance or best practice on how this should be undertaken. Audits monitor completion and identify possible future housing trends although land is not always easily identifiable as being brownfield. The Scottish Government's Research Project: Housing Land Audits (2019), states that:
- "The majority of current HLAs provide basic facts around a site's location, size, capacity, planning status, LDP reference, owner / developer and the historic / projected completions. There are however inconsistencies such as not specifying whether a site is brownfield (previously developed) or greenfield, not identifying the tenure of housing, not specifying types of housing proposed, uncertain treatment of small sites and the availability of mapping"* (pg.4).

3. The Study

3.1 The Study Area

- 3.1.1 The study area is shown within Appendix D on Figure 1 (East Dunbartonshire Overall Plan Area) and includes the sites with potential, identified as a result of the UCS.
- 3.1.2 The approach to preparing the UCS has been informed by the background and context considered at Stage 1 and by the guidance document Tapping the Potential. This was prepared for the Department of Transport and the Regions (DETR) in July 1999 and although now over 20 years old it remains the most useful guide to preparing urban capacity studies. The Scottish Government, whilst encouraging the use of capacity studies, have not published any specific guidance on how they should be undertaken.

3.2 Stage 1 – Initial Site Selection and Discounting

- 3.2.1 In the first instance, a desk top study was undertaken to identify land and sites. All the sites included in the UCS are identified in Appendix A (Initial Site Search).
- 3.2.2 A discounting exercise was then undertaken which removed:
- local plan housing sites (LDP Policy 6);
 - sites submitted to EDC for consideration through the LDP2 'Call for Sites' process;
 - local nature reserves / sites of special scientific interest (LDP Policy 8);
 - sites with planning permission and / or under construction;
 - sites with industrial contamination; and
 - identified neighbourhood space.
- 3.2.3 Sites that had potential for further units through the subdivision of existing housing, flats over shops (particularly in the town centre) and intensification of existing residential plots were assessed. However, these were difficult to assess accurately and do not always represent desirable trends for development due to viability and the lack of available units. An assessment of available stock which is for sale or vacant was undertaken however no sites that offered potential were found. These types of opportunities were therefore discounted from the initial list.
- 3.2.4 The sites that had potential to be included within the UCS were assessed. This included the following sources:
- sites with no LDP designation (white land) (see Appendix E);
 - land identified in the most recent HLA (2017);
 - previously developed green belt sites (all other green belt land was excluded);
 - land designated for business and employment (Policy 13) (see Appendix E);
 - sites from the EDC Vacant and Derelict Land Survey 2018 (see Appendix D, Figure 1);
 - surplus public sector land including EDC owned assets (car parks, surplus open spaces, vacant buildings and highways depots);

- sites identified through the pre-application advice service, or where planning permissions had been refused or lapsed, and may therefore be sought or granted permission in the future;
- discussions with planning and policy, development management, housing and economic development sections of EDC and CLYDEplan;
- discussions with Homes for Scotland;
- vacant public sector land; and
- redevelopment of land in one use to another use.

3.3 Stage 2 – Site Characterisation

- 3.3.1 At Stage 2, the land remaining following the discounting process in Stage 1 was split into the four zones identified in the LDP (Kirkintilloch, Lenzie and Twechar, Bishopbriggs and Torrance, Lennoxton and Milton of Campsie, and Milngavie and Bearsden). All sites, no matter what size, were retained and information on the characteristics of each site were identified.

3.4 Stage 3 - Identifying Potential Sites

- 3.4.1 The initial list of sites (Stage 1), now split into the four zones (Stage 2), were subject to a detailed assessment to determine which sites may have realistic potential for redevelopment. This assessment looked at the site characterisation information, aerial photography and site visits were undertaken.
- 3.4.2 Potential opportunities were further discounted from the UCS as set out in Table 3.1 below.

Table 3.1 Sources of Urban Housing Potential

Source	Reasoning
Car Parks	This category is discounted as a potential housing source at this stage as they are all currently utilised for parking purposes.
Empty Homes	There is little that the planning system can do to bring back into use private sector empty properties.
Green Spaces	The LDP seeks to protect open space identified in the Open Space Strategy from development as they make a valuable contribution to the wider environment. A separate study on the Green Belt will be undertaken by EDC.
Business and Employment Sites (Policy 13)	The LDP seeks to ensure that there is a sufficient supply of land for business and employment. These areas should therefore be discounted from the UCS, unless it is evident that there is a significant surplus or the land is not to be used for industrial business and / or employment use for the foreseeable future. Sites identified as such have not been included. A separate study on business land will be undertaken by EDC.
Intensification	Housing development from this source will come forward as unidentified windfall sites. To identify individual sites could be time consuming, unlikely to provide any meaningful output and may result in an adverse impact on the character of some areas. As such, the category should be discounted as a potential housing source.
Non-effective Housing Supply	The sites which are non-effective are identified within the Housing Land Audit. Housing on these sites is generally accepted in principle although constrained in planning terms and may require further examination.

Source	Reasoning
Subdivision of existing housing	Tapping the Potential guidance suggests using past trends to estimate future potential and discounting over time as fewer larger dwellings remain. As such, this may not provide a significant source of housing and may produce a low yield. This category could therefore be discounted as a potential housing source.
Vacant and derelict land and buildings	The sites are identified through this survey and it is good planning practice to “recycle” vacant and derelict land and buildings back into use. This survey is a way of identifying potential sites as this is carried out on an annual basis.

- 3.4.3 Appendix B includes a site schedule for each site that was ultimately taken forward for consideration within the UCS and these are also shown on Figure 1 (Appendix D). The density calculations and recommendations for future development set out in Section 4 relate to these sites. All other sites that were initially identified in Appendix A were discounted for the reasons outlined above.

4. Sites with Potential

4.1 Introduction

- 4.1.1 Following initial site selection and discounting, the remaining sites were assessed as potential housing sites or whether they are suitable for another use. This is detailed in Sections 4.3 and 4.7 below and they are categorised to correspond with the LDP areas. The sites are identified on Figures 2 to 5 in Appendix D and the Site Schedules in Appendix B provide further details.

4.2 Potential Yield and Densities

- 4.2.1 In order to achieve a realistic estimate of the potential yield of each site included within the UCS, discounting rates were applied utilising guidance within Tapping the Potential. Each site was then assessed as to the likelihood of development within the next 5 years and the potential housing yield was adjusted accordingly. The discounting rates applied are set out in Table 4.1 below.
- 4.2.2 In order to determine the number of units that could realistically be accommodated on each site, the Indicative Density Ranges (IDR) set out in the Consultation Paper on the English Planning Policy Statement 3 Housing 2005 / 2006 was used as an initial starting point. This was considered as there is no Scottish equivalent on which to realistically assess density. Annex C of the Consultation Paper suggested an IDR of 40 - 75 units per ha however these figures would only realistically be suitable for high density housing developments. As a result, the IDR was amended to 30 - 50 units per ha. Utilising the discounting rates from Table 4.1, the overall yield of each site was suggested.

Table 4.1 Discounting Rates

	High Rate	Low Rate
Vacant and Derelict Land	85%	65%
Conversion / redevelopment of commercial land and building	85%	70%

4.3 Kirkintilloch, Lenzie and Twechar

- 4.3.1 Within Kirkintilloch and Lenzie, three sites were identified (Appendix B, Site 4, Site 26 and Site 27). No suitable sites were identified within Twechar.
- 4.3.2 Site 4 adjacent to the Former Gas Works Site has the potential to contain a small number of housing units. This relatively small site would extend the adjacent housing and due to the relatively small housing yield would not lead to over intensification. However, the lack of open space within the area and with interest in the development of the playing field to the south, its potential to be utilised would be limited and it is recommended that this remains as open space.
- 4.3.3 Site 26 lies near recent house building and offers potential for further housing units. It is currently designated as greenbelt land although has potential to be reallocated due to the small size of the site and Initiative Road would act as a boundary between any potential development and the greenbelt.

- 4.3.4 Site 27 which lies to the northern end of Langmuir Road would be suitable for housing. Redevelopment would result in the loss of informal open space (albeit, this is not allocated in LDP for open space). With the site forming an extension to the existing housing in the area. Based on the densities proposed it would not lead to over intensification of the area.

Table 4.2 Kirkintilloch, Lenzie and Twechar

	High Rate	Low Rate
Site 4 - 0.33ha	14 units	7 units
Site 26 – 0.59ha	15 units	12 units
Site 27 - 0.93ha	40 units	18 units

4.4 Bishopbriggs and Torrance

- 4.4.1 Within this area, two sites have been identified which offer potential for housing (Appendix B, Site 2b and Site 2c). Both sites lie in close proximity to each other and are easily accessible by road. Currently, both sites are vacant however Site 2b (see Site Photograph 1 below) includes a playing field but it is overgrown and not being utilised for this function. The sites lie with the greenbelt boundary to the north and west and land to the north is also a Local Conservation Site (Low Moss Plantation). The sites are separated by a car park which is utilised by the industrial estate to the south of the site. The sites therefore also offer potential to be included as part of the designated business and employment site (13.17) which may allow for land elsewhere in the authority to be reallocated as housing from business and employment.

Site Photo 1 Land to South of Low Moss Plantation (Site 2b)



Table 4.3 Bishopbriggs and Torrance

	High Rate	Low Rate
Site 2b - 5.42ha	230 units	105 units
Site 2c- 0.98ha	42 units	19 units

4.5 Lennoxton and Milton of Campsie

- 4.5.1 Two sites were identified in the Lennoxton and Milton of Campsie area (Appendix B, Site 6 and Site 14). Site 6 has no formal development allocation although it is located within an area at risk of flooding. It has been included as it could have limited potential should flood defence measures be put in place. This would most likely need to be through the design of any development on the site rather than separate barriers / SUDs type features, due to the limited size of the site. If flood mitigation needs to be built in, then housing may be the only viable option.
- 4.5.2 Site 14 (Lennox Castle) has been allocated within the LDP as a housing site. However, due to lack of deliverability and lack of interest in developing the site in recent years, it may only have potential to be developed as a community facility, such as an outdoor learning centre.

4.6 Milngavie and Bearsden

- 4.6.1 Only one site was identified as having potential in Milngavie and Bearsden (Appendix B, Site 3). This site is a gap site within a residential area. Housing would be the most suitable land use although it should be noted that the site was subject to a planning application (TP/ED/19/0023) for 9 flats. This was ultimately rejected as it was determined the application would have a negative visual impact and did not reflect the density and layout of the adjacent residential housing. Based on the IDR this site would have the potential to yield 18 units at high rate and 8 units at low rate. This is likely to be unrealistic for this site due the previous decision regarding the scale of the proposed development. It is considered the site has potential to offer small scale development (2 - 3 detached units) providing it is in accordance with the LDP.

Table 4.4 Milngavie and Bearsden

	High Rate	Low Rate
Site 3 – 0.42ha	18 units	8 units

- 4.6.2 The total potential yield for all the sites included within the UCS at both the high and low density rates set out in Tables 4.2 – 4.4 above were then, discounted based on the discount rates referred to within Table 4.1 above.

Table 4.5 Discounting

	Total	85%	65%
High Rate	359	305 units	233 units
Low Rate	169	144 units	110 units

4.7 Capacity

- 4.7.1 Using the higher density figure of 50 units per ha and an 85% discounting rate, 305 units could be achievable on the sites identified. What is clear from the UCS is that there is a lack of sites that have the potential to offer large scale development either for housing or for employment opportunities.
- 4.7.2 All suitable sites identified, with the exception of Site 2b, are less than one hectare in size which would limit the potential for future development. In addition, some sites may have constraints regarding infrastructure and viability.

5. Conclusion

- 5.1.1 A large number of sites were discounted during the course of the UCS as they had already been accounted for within the LDP or identified in the Vacant and Derelict Land Survey 2018. The UCS as set out in Table 5.1 below identified six sites across the EDC area which have the potential for further development.
- 5.1.2 The small number of sites identified with potential highlights the limited number of sites which are available for future development across EDC. In particular, there is a lack of available sites over one hectare in size.

Table 5.1 Sites with Potential for Further Development

Site with Potential for Further Development	High Rate	Low Rate
Kirkintilloch, Lenzie and Twechar		
Site 4 – Triangle of land -Initiative Road, Parkview Avenue, Kirkintilloch, 0.33ha	14 units	7 units
Site 26 – Lindsaybeg Road, Merkland, Lenzie, 0.59ha	15 units	12 units
Site 27 – Langmuir Road, Langmuir, Auchinreoch, 0.93ha	40 units	18 units
Bishopbriggs and Torrance		
Site 2b – Land east of Westerhill Road, Bishopbriggs, 5.42ha	230 units	105 units
Site 2c – Land south / west of Westerhill Road, Bishopbriggs, 0.985ha	42 units	19 units
Lennoxtown and Milton of Campsie		
No sites identified		
Milngavie and Bearsden		
Site 3 – Drumclog Avenue, Milngavie, 0.42ha	18 units	8 units
TOTAL	359 units	169 units
Discounting – 85%	305 units	144 units
Discounting 65%	233 units	110 units

- 5.1.3 The six sites as detailed in Table 5.1 could potentially yield between 169 and 359 units. When discounting at a rate of 85% is applied the potential yield is between 144 and 305 housing units. At a 65% discount rate the potential yield is between 110 and 233 units.
- 5.1.4 Site 2b which is a former industrial site, located to the east of Westerhill Road in Bishopbriggs has the greatest potential for housing, with an estimated yield of up to 230 units.

6. Glossary

Brownfield site	Brownfield land is "land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification if use is considered acceptable" (glossary – SPP 2014)
Constrained	Sites which are not immediately available for redevelopment, for example due to legal, ownership, marketability, access or infrastructure factors.
Derelict Land	Land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation
Effective Site	Sites which do not have identified constraints and are therefore expected to be available for housing
Greenfield Site	A site which has never previously been developed or used for an urban use and which is often located outwith a built-up area or town.
Non-effective site	See constrained
Regeneration Area	Areas designated as in need of intervention to improve wellbeing, through programmes of demolitions and rebuilding of housing.
Vacant Land	Vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development
Effective Housing Land Supply	Land which is free, or expected to be free, of development constraints in the period of the plan and will therefore be available for housing
Urban Capacity Study	An audit and assessment of available land within towns and urban areas that could be suitable for housing development
Windfall Sites	Windfall sites are "sites which become available for development unexpectedly during the life of the development plan so are not identified individually in the plan" (glossary – SPP 2014)
5 - Year Effective Land Supply	The total number of units which expected to come forward within 5 years and includes an estimate of the likely contribution of small sites of five units or less.

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Appendix A

Initial Site Search

Site No.	EDC Code	Easting	Northing	Address/Location	Description	Notes	Reason for Discounting
1a	New Identified Site	260541	669990	Duncryne Place / Bishopbriggs	Gap Site		Community open space
1b	8520206	261270	670358	Land south of S Crosshill Road, Bishopbriggs	Former Quarry Site	Part of the site to the east has planning permission - Barrage Balloon Site (not on most recent V&D survey).	Owned by EDC and the Housing Service have put forward this site through the call-for-sites exercise, for 20 affordable units.
2a	I8520247	262183	671615	Land North of Westerhill Road, Bishopbriggs	Former Industrial Site	Former Shell/BP Site - Park close to east, no obvious use from desktop research - Site visit needed.	Designated as Business and Employment Site
2b	I8520247	262620	671553	Land East of Westerhill Road, Bishopbriggs	Former Industrial Site	Former Shell/BP Site - Park close to east, no obvious use from desktop research - Site visit needed.	Included within study.
2c	New Identified Site	262407	671097	Land South / West of Westerhill Road, Bishopbriggs	Former Industrial Site	Former Shell/BP Site - Park close to east, no obvious use from desktop research - Site visit needed (Previous P.P for site and land to west (Conservation site) (TP/ED/12/0912).	Included within study.
3	New identified Site	255432	675616	Drumclog Avenue, Milngavie, G628NA	Vacant House Site	Potential Site from desk study.	Included within study.

Site No.	EDC Code	Easting	Northing	Address/Location	Description	Notes	Reason for Discounting
4	New Identified Site	265918	672907	Triangle of land -Initiative Road, Parkview Avenue, Kirkintilloch, East Dunbartonshire, Scotland, G66 3DE,		North east of playing field. Small site beside busy road.	Included within study
5	New Identified Site	262413	674537	Ferrymill House, Campsie Road, Cadder, Torrance, East Dunbartonshire, Scotland,		Land to east has been allocated as housing (6.29).	Site has been put forward through Call for Sites Process.
6	New Identified Site	262826	677697	Land Near Campsie Parish Church, 130, Main Street, Knowehead, Lennoxton, East		Site identified within VLS and extends to the south.	Located within Flood risk Area and therefore not included.
7	New Identified Site	260479	669401	Colston Gardens, Colston, G64 2BJ,	Part of housing / green land	Small site - potential for small number of houses.	Neighbourhood open space.
8	New Identified Site	265434	674137	EASTSIDE (BESIDE MCLAY'S GARAGE), EAST HIGH STREET, Kirkintilloch	Vacant Site	Small site - potential for small number of houses (2017 Derelict land survey (LDP13.21).	Site under construction (P/ED/16/0466, TP/ED/17/0930 and TP/ED/17/0443)
9	I8520896	271157	674906	FORMER CEMEX SITE, TWECHAR	Quarry Site	Large Site (open space on LDP).	Site too remote and not recommend for housing.
10	I8520253	265440	674449	Gap Sites at Milton Road, Kirkintilloch	Gap Sites	Gap Sites - B and E Site (13.24).	Business and Employment Site.
11	I8520265	265540	674420	Gap Sites at Milton Road, Kirkintilloch	Gap Sites	Gap Sites - B and E Site (13.25).	Business and Employment Site.
12	I8520029	266000	672900	Kirkintilloch Business Gateway - adjacent to site 4	Business Gateway Site	Adjacent to site 4.	Business and Employment Site.

Site No.	EDC Code	Easting	Northing	Address/Location	Description	Notes	Reason for Discounting
13	H8520243	262850	677650	Rear of properties on main street - Lennoxtown		0.79ha	Included within EDC Vacant and Derelict Land Survey 2018
14	H8520255	260560	678300	Lennox Castle	Lennox Castle	0.41ha	Included within study.
15	H8520123	261340	671850	FORMER SAND QUARRY, Meadowburn, Bishopbriggs	Former Quarry Site	2.55ha	Contaminated Site
16	EDSK02	261924	671782	LOW MOSS INDUSTRIAL ESTATE, LANCASTER ROAD, Bishopbriggs	Empty Building	0.1ha	Business and Employment Site.
17	ED830215	269999	675932	CANAL SIDE SITE, MAIN STREET, TWECHAR	Canal Side	1.56ha	Utility Infrastructure Capacity issues and site is therefore not viable.
18	ED83014	265481	265481	Former Tom Johnson House site, Civic Way	ED83014	Former Tom Johnston House (site 13.31) (1.44ha)	Business and Employment Site.
19	ED0099A	261016	671645	JELLYHILL NURSERY AND FORMER SEWAGE WORKS, Meadowburn Bishopbriggs		Planning Permission was refused but granted on appeal- (TP/ED/17/0051).	Appeal granted so assumption that site will be developed and therefore not included.
20	ED0019	251854	672831	GARSCADDEN DEPOT, Bearsden		Marked on LDP as B and E Site (13.4) 1.99ha.	Business and Employment Site.
21	B8520138	264950	673140	WORKS AREA, Southbank Road, Kirkintilloch		LDP as waste site (ref 16.9) and Community Sports Centre (ref 7.10) (2.52ha).	Waste Site

Site No.	EDC Code	Easting	Northing	Address/Location	Description	Notes	Reason for Discounting
22	8520217	262080	674140	FORMER GARAGE AND FILLING STATION, MAIN STREET, Torrance	Former Garage	Allocated A Housing Site (13.16) (0.29ha).	Housing Site.
23	8520062	261860	672310	CROFTHED QUARRY, KIRKINTILLOCH ROAD, Bishopbriggs	Quarry Site	(0.29ha) South of site 4.	Part of site allocated for housing, remainder of site is allocated as Open Space/Local Nature Conservation Site.
24	8520025	268800	674900	ST FLANNANS, Hillhead, Kirkintilloch		(5.65ha) Allocated as Open Space and Conservation.	Local Nature Conservation Site
25	8350060	255674	673150	LOWER KILMARDINNY, MILNGAVIE ROAD, Bearsden		Vacant Building surrounded by new housing (TP/ED/17/0933)	Site granted planning permission for housing.
26	New Identified Site	266634	671741	From Desk Study Lindsaybeg Road, Merkland, Lenzie, East Dunbartonshire, Scotland, G66 5BF,	Large verge at road side	Potential Site from desk study. Vacant land beside roundabout.	Included within study.
27	New Identified Site	267877	674323	Langmuir Road, Langmuir, Auchinreoch Holdings, East Dunbartonshire, Scotland, G66 2TB, United Kingdom		Potential Site from desk study.	Included within study.
28	New Identified Site	266140	673430	Waterside Road, gravel football pitch, G66 3HB	Check being utilised	Potential Site from desk study.	Community open space.
29	New Identified Site	260872	669956	St Mungo Street, Bishopbriggs, East Dunbartonshire, Scotland, G64 1QT,	Check being utilised - Industrial from desk study	Potential Site from desk study.	Site under construction.


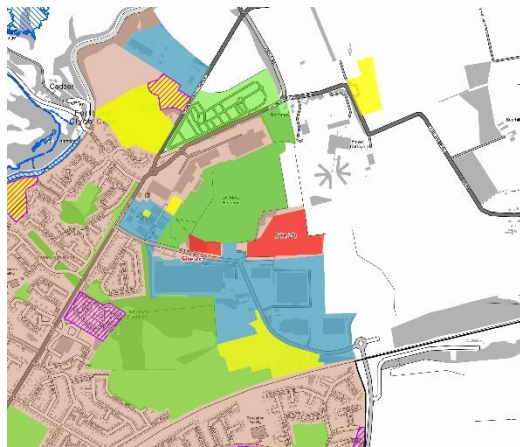
Site No.	EDC Code	Easting	Northing	Address/Location	Description	Notes	Reason for Discounting
30	New identified Site	260288	673397	Balmore Coach House, Old Balmore Road, Cadder, Balmore, East Dunbartonshire,		Potential Site from desk study.	Land is working farm.
31	8520062	261742	672460	Land to east Industrial Estate	Settlement Site	Vacant although Roman Fort marked on map. EIA screening request for Croftfarm has been submitted for the site. Part of site is allocated as housing (6.20) Crofthead Quarry to south of site.	Site allocated for housing.
32	New identified Site			Dining Centre Regent Street Kirkintilloch East Dunbartonshire G66 1JF		Application was withdrawn/Housing site (6.43).	Site is an effective housing land audit site and programmed for development in 2020-21


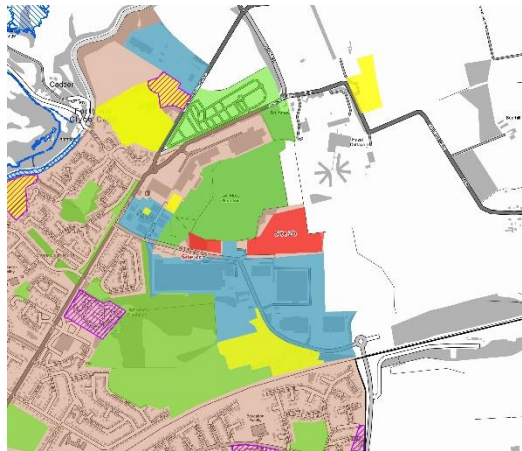




Appendix B



Schedule of Sites


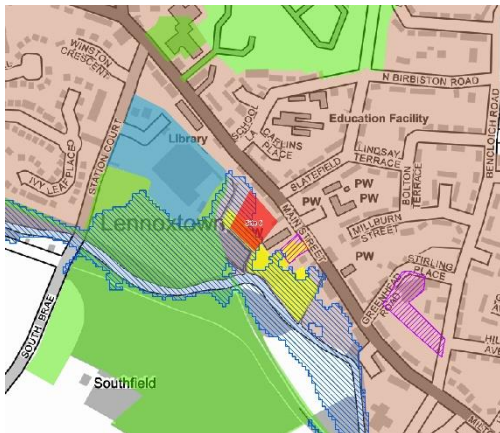
Note – See Key on Figure 1 for land designations.


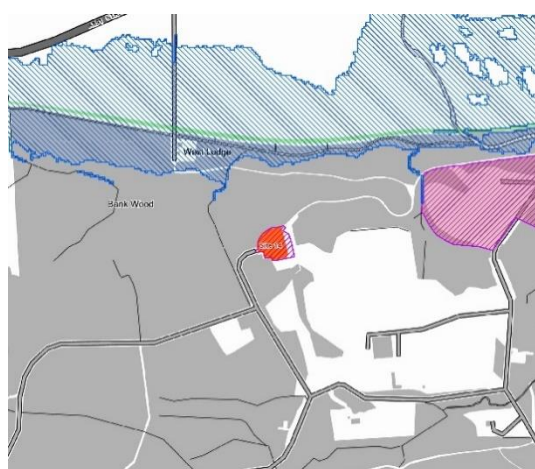
Site ID	Site 2b	Location	Land East of Westerhill Road, Bishopbriggs
X 262260 Y 671553			
			
Area	5.42ha	Ownership	Unknown
Surrounding Environment	Business and Employment site to the south with LNC site to the north.- it is outwith the formal 'Westerhill' Business and Employment designation and is also just outwith the Local Nature Conservation Designation.		
Connectivity	Well connected to surrounding industrial uses.		
Main Benefits of the Site	Site out with any formal designations but lies close to area of Business and Employment (Policy 13).		
Main Detractors of the Site	Located within industrial area		
Opportunities	Opportunity for housing and also offers the opportunity to de redeveloped into a community facility. With being in close proximity to current industrial area may have the potential to be reallocated as a Business and Employment site.		
Constraints	Industrial land, ownership unclear.		
Indicative Capacity	High Rate	Low Rate	
Total	230 units	105 units	
Recommendations / Observations / Strategy	Include as site suitable for housing or reallocate for business and employment.		


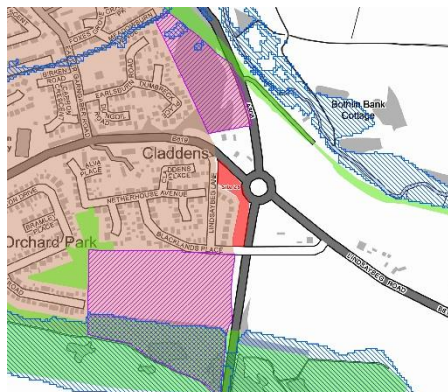
Site ID	Site 2c	Location	Land North of Westerhill Road, Bishopbriggs
X 262183 Y 671615			
			
Area	0.98ha	Ownership	Unknown
Surrounding Environment	Business and Employment site to the south with greenbelt designation to the east. - It is outwith the formal 'Westerhill' Business and Employment designation and is also just outwith the Local Nature Conservation Designation.		
Connectivity	Well connected to surrounding industrial uses.		
Main Benefits of the Site	Site out with any formal designations but lies close to area of Business and Employment (Policy 13).		
Main Detractors of the Site	Located within industrial area		
Opportunities	Opportunity for housing and also offers the opportunity to be redeveloped into a community facility. With it being in close proximity to current industrial area may have the potential to be reallocated as a Business and Employment site.		
Constraints	Industrial land, ownership unclear		
Indicative Capacity	High Rate	Low Rate	
Total	42 units	19 units	
Recommendations / Observations / Strategy	Include as site suitable for housing or reallocated as Business and Employment Site		


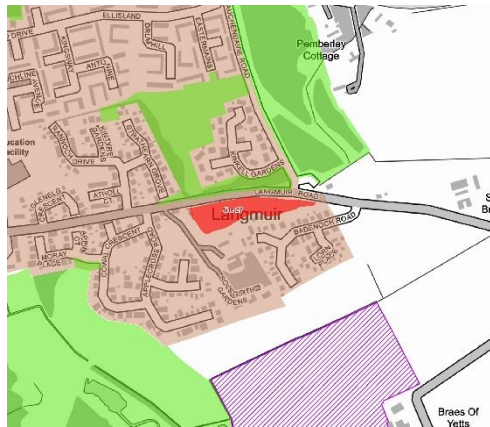
Site ID	Site 3	Location	Drumclog Avenue, Milngavie
X 255432 Y 675616			
			
Area	0.31ha	Ownership	Unknown
Surrounding Environment	Detached housing. Site is within a residential area on a one-way, private road.		
Connectivity	Private road connects to Mugdock Road which leads to the Milngavie Town Centre and to the wider area.		
Main Benefits of the Site	The site is within a quiet housing area and an established residential area.		
Main Detractors of the Site	The site has been the subject to a planning application, but this was rejected on the grounds of scale and setting.		
Opportunities	Opportunity for houses of similar type/scale as those found within the locale		
Constraints	May only provide for 2 units if kept to similar scale as surrounding residential area. Private access road leading to site.		
Indicative Capacity	High Rate	Low Rate	
Total	18 units	8 units	
Recommendations / Observations / Strategy	The site has the potential to yield up to 18 units. However this is likely to be unrealistic given a previous application for 9 units was refused due to scale, density and layout. Small scale development (2 – 3 units) may be acceptable providing the development is otherwise in accordance with the LDP.		

Site ID	Site 4	Location	Site between Initiative Road and Parkview Avenue, Kirkintilloch
X 262260 Y 671553			
			
Area	0.33ha	Ownership	Unknown
Surrounding Environment	Open space with area adjacent identified as vacant and derelict land		
Connectivity	Well connected to surrounding industrial uses and also in close proximity to recent residential development.		
Main Benefits of the Site	Site out with any formal designations but lies close to area of Business and Employment (Policy 13).		
Main Detractors of the Site	Small parcel of land, limited potential for large scale use. Also close to main road and busy traffic.		
Opportunities	Close to area of recent residential development.		
Constraints	Ownership unclear. Also, small site less than one hectare meaning that potential for any development would be relatively low.		
Indicative Capacity	High Rate	Low Rate	
Total	14 units	7 units	
Recommendations / Observations / Strategy	Include as site suitable for housing units or designate as community open space.		

Site ID	Site 6	Location	Land Near Campsie Parish Church
X 262413 Y 677697			
			
Area	0.34ha	Ownership	Unknown
Surrounding Environment	Greenbelt with housing in close proximity.		
Connectivity	Limited with regards to public transport		
Main Benefits of the Site	Currently underutilised. Mainly parking/derelict.		
Main Detractors of the Site	At rear of properties on Main Street, Knowehead. Limited accessibility and unclear with regards to right of access.		
Opportunities	Close to area of recreation (playing field) potential further utilise as community open space.		
Constraints	Small site less than one hectare meaning that potential for any development would be relatively low. Also, may be utilised as community space.		
Indicative Capacity	High Rate	Low Rate	
Total	-	-	
Recommendations / Observations / Strategy	Site within a flood risk area and could have limited potential should flood defence measures be put in place. No indicative capacities have been included for this reason.		

Site ID	Site 14	Location	Lennox Castle
X 260560 Y 678300			
			
Area	0.47ha	Ownership	NHS
Surrounding Environment	Greenbelt / Listed Building.		
Connectivity	Poor / Limited with regards to public transport.		
Main Benefits of the Site	Currently vacant, listed building.		
Main Detractors of the Site	Listed building is in much need of repair. Site has been allocated as housing site but has received little interest.		
Opportunities	Potentially developed as Outdoor/Nature Centre		
Constraints	Small site less than one hectare meaning that potential for any development would be relatively low.		
Indicative Capacity	High Rate	Low Rate	
Total	-	-	
Recommendations / Observations / Strategy	Potentially develop as Outdoor / Nature Centre.		

Site ID	Site 26	Location	Lindsaybeg Road, Millersneuk, Lenzie
X 266634 Y 671741		 	
Area	0.59ha	Ownership	Unknown
Surrounding Environment	Greenbelt with housing in close proximity.		
Connectivity	Well connected to surrounding industrial uses and also in close proximity to recent residential development.		
Main Benefits of the Site	Close to transport links and also adjacent to area of new housing.		
Main Detractors of the Site	Small parcel of land, limited potential for large scale use. Also close to main road and busy traffic.		
Opportunities	Close to area of recent house building.		
Constraints	Ownership unclear. Also, small site less than one hectare meaning that potential for any development would be relatively low.		
Indicative Capacity	High Rate	Low Rate	
Total	15 units	12 units	
Recommendations / Observations / Strategy	Include as site suitable for housing units or designate / keep as Green Belt.		

Site ID	Site 27	Location		Langmuir Road, Kirkintilloch, Auchinreoch Holdings
X 266634 Y 671741		<div></div> <div></div>		
Area	0.93ha	Ownership	Unknown	
Surrounding Environment	Greenbelt with housing in close proximity.			
Connectivity	Limited with regards to public transport			
Main Benefits of the Site	Close to recent residential development and established residential area.			
Main Detractors of the Site	Small parcel of land, limited potential for large scale housing.			
Opportunities	Close to area of recent house building. Re-designate as greenbelt			
Constraints	Small site less than one hectare meaning that potential for any development would be relatively low. Also, may be utilised as community space.			
Indicative Capacity	High Rate		Low Rate	
Total	40 units		18 units	
Recommendations / Observations / Strategy	Include as site suitable for housing units or designate as keep as Green Belt.			

Appendix C

Established Potential

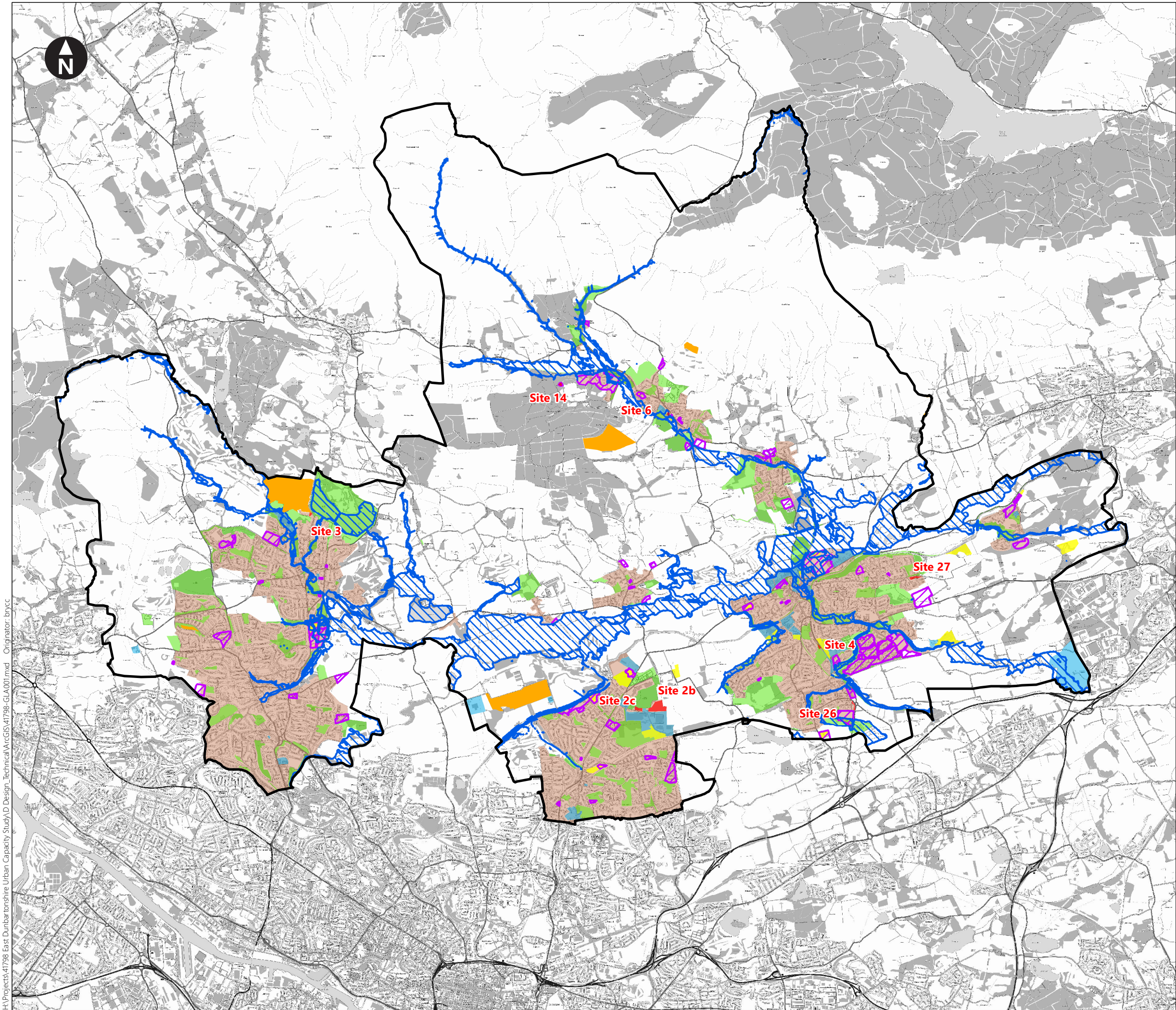
EDC Planning Reference	Location	Description	No. Housing Units	Status
TP/ED/19/0067	Bearsden Golf Club Thorn Road Bearsden East Dunbartonshire G61 4BP	Residential development, landscaping, access and associated works; 65 houses; x16 3-bedroom affordable housing units; x6 4 bedroom, x31 5 bedroom and x12 6 bedroom dwellings	65	Awaiting Decision
TP/ED/19/0050	Land at Whitegates Lenzie Road Kirkintilloch East Dunbartonshire	Residential development of 84 dwellings with access off Marina Way and Civic Way with SuDS basin, residential units comprised of 36no. x3 bedroom, 8no. x2 bedroom houses, 10no. x4 bedroom houses and 30no. x2 bedroom flats in three blocks (2no. four storey and 1no. three storey blocks of flats) with new vehicle access to existing commercial units.	84	Awaiting Decision
TP/ED/19/0306	Castlehill Farm Duntocher Road Bearsden East Dunbartonshire G61 4QE	Redevelopment of redundant Castlehill farm steading to form 16no dwellings (2no by refurbishment / sub-division of existing dwellings, 9no by conversion / sub-division of existing redundant out buildings, 3no by reinstatement of existing / former structures, and, 2no by new build construction in existing infill site), formation of a new access road and on-site parking, formation of new landscaping (12No. x 3 bedrooms and 4No. x 2 bedroom)	16	Awaiting Decision
TP/ED/18/0910	Site Adjacent to Whitehill Court Whitehill Avenue Kirkintilloch East Dunbartonshire	60 no. affordable housing units arranged in 10 2 storey blocks with; x12 1 bedroom & x14 2-bedroom flats, and x13 2 bedroom, x16 3 bedroom & x5 4 bedroom houses; and 37no. retirement flats in a 2 storey block with; x22 1 bedroom flats and x15 2 bedroom flats with associated communal space, all with associated car parking and landscape works.	60	Awaiting Decision
TP/ED/18/0872	Site Adjacent to Crofthead Cottage Kirkintilloch Road Bishopbriggs East Dunbartonshire	Residential development comprising of 53 dwellings (4no. x1 bedrooms, 14no. x 2 bedrooms, 27no. 3 bedrooms, 8no. x4 bedroom) in mixture of house types and 3 storey block of flats with associated car parking, access, landscape and drainage	53	Awaiting Decision
TP/ED/18/0033	87 To 97 Townhead Kirkintilloch East Dunbartonshire	Erection of 100% Affordable Residential Block to form 11 flats with associated car parking (6no. x 2 bedroom and 5no. x 1bedroom).	12	Grant subject to conditions
TP/ED/18/0512	Unit 1 Tribune Court 2 Roman Road Bearsden East Dunbartonshire G61 2SW	Conversion of office building into 7no. flats (6no. x 2bedroom and 1no. x1bedroom flatted units).	7	Awaiting Decision
TP/ED/17/0857	Broomhill Hospital Kilsyth Road Kirkintilloch East Dunbartonshire G66 1RP	Residential development of 163 homes with associated access, engineering, infrastructure, tree works and landscaping	163	Grant subject to conditions
TP/ED/17/0717	6 St Mungo Street Bishopbriggs East Dunbartonshire G64 1QT	Demolition of existing industrial and commercial premises and erection of 64 no. apartments in four separate 3-4	64	Grant subject to conditions

		storey blocks with accommodation in the roof space and associated parking, roads and landscaping.		
TP/ED/17/0517	Site South of Blacklands Place Lenzie East Dunbartonshire	Residential development of 74 dwellings (comprising of 48 dwellings and 26 flats) with associated access, infrastructure and engineering works	74	Grant subject to conditions
TP/ED/17/0486	Site at Birdston Road Milton Of Campsie East Dunbartonshire	Erection of 57 units (25% affordable) with associated roads and landscaping	57	Grant subject to conditions
TP/ED/16/0823	Land to The West of Fire Station Craigdhu Road Milngavie East Dunbartonshire	Single block of three storey building and split-level block of three and four storey building to provide sheltered retirement housing with associated landscaping and parking		Grant subject to conditions
TP/ED/16/0330	Site Adjacent to Lodge House Auchinloch Road Lenzie East	Residential development of 44 houses and 24 Sheltered/Affordable Flats, landscaping, access and drainage infrastructure.	68	Grant subject to conditions



Appendix D

Urban Capacity Study Mapping



- Key
- East Dunbartonshire Council Boundary
 - Identified Sites
 - River Flooding Extents
 - Housing Sites
 - Vacant and Derelict Land (October 2018)
 - Business Employment
 - Open Space
 - Built Up Areas
 - Sites of Special Scientific Interest

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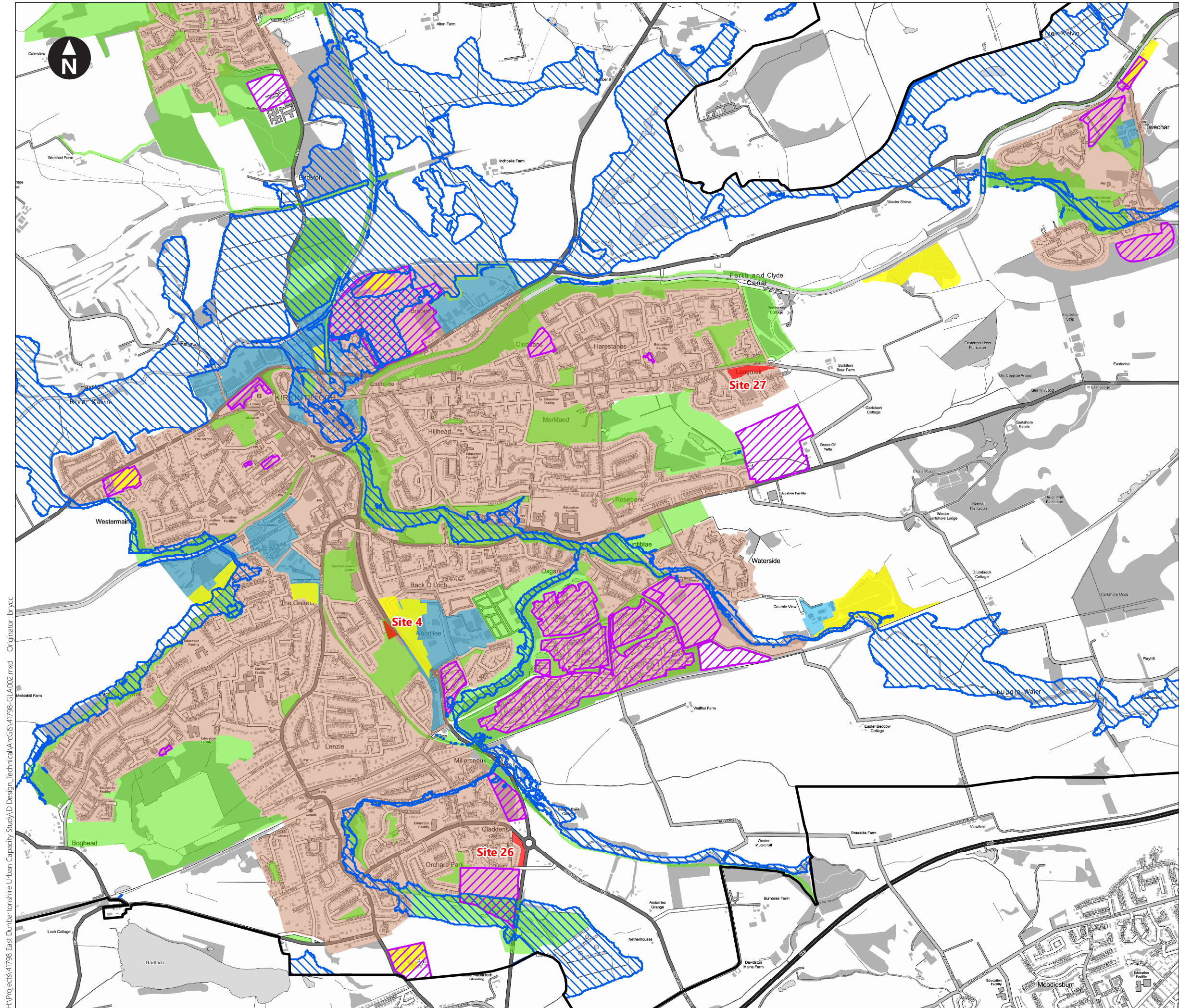
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East Dunbartonshire Urban Capacity Study

Figure 1
East Dunbartonshire Overall Plan Area

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- Key
- East Dunbartonshire Council Boundary
 - Identified Sites
 - River Flooding Extents
 - Housing Sites
 - Vacant and Derelict Land (October 2018)
 - Business Employment
 - Open Space
 - Built Up Areas

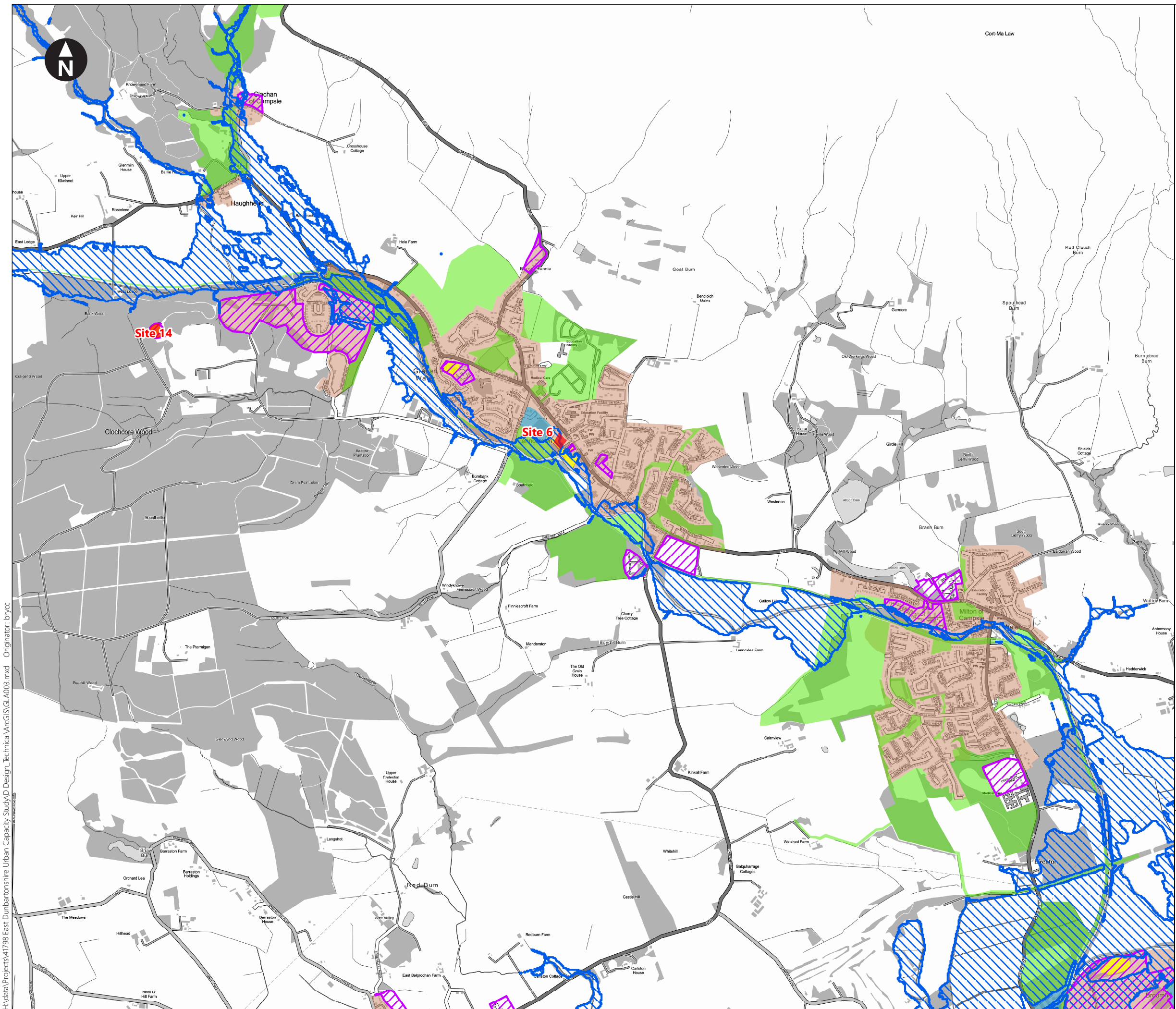
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East Dunbartonshire Urban Capacity Study

Figure 2
Kirkintilloch, Lenzie and Twechar



Key

- East Dunbartonshire Council Boundary
- Identified Sites
- River Flooding Extents
- Housing Sites
- Vacant and Derelict Land (October 2018)
- Business Employment
- Open Space
- Built Up Areas

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Scale at A3: 1:20,000

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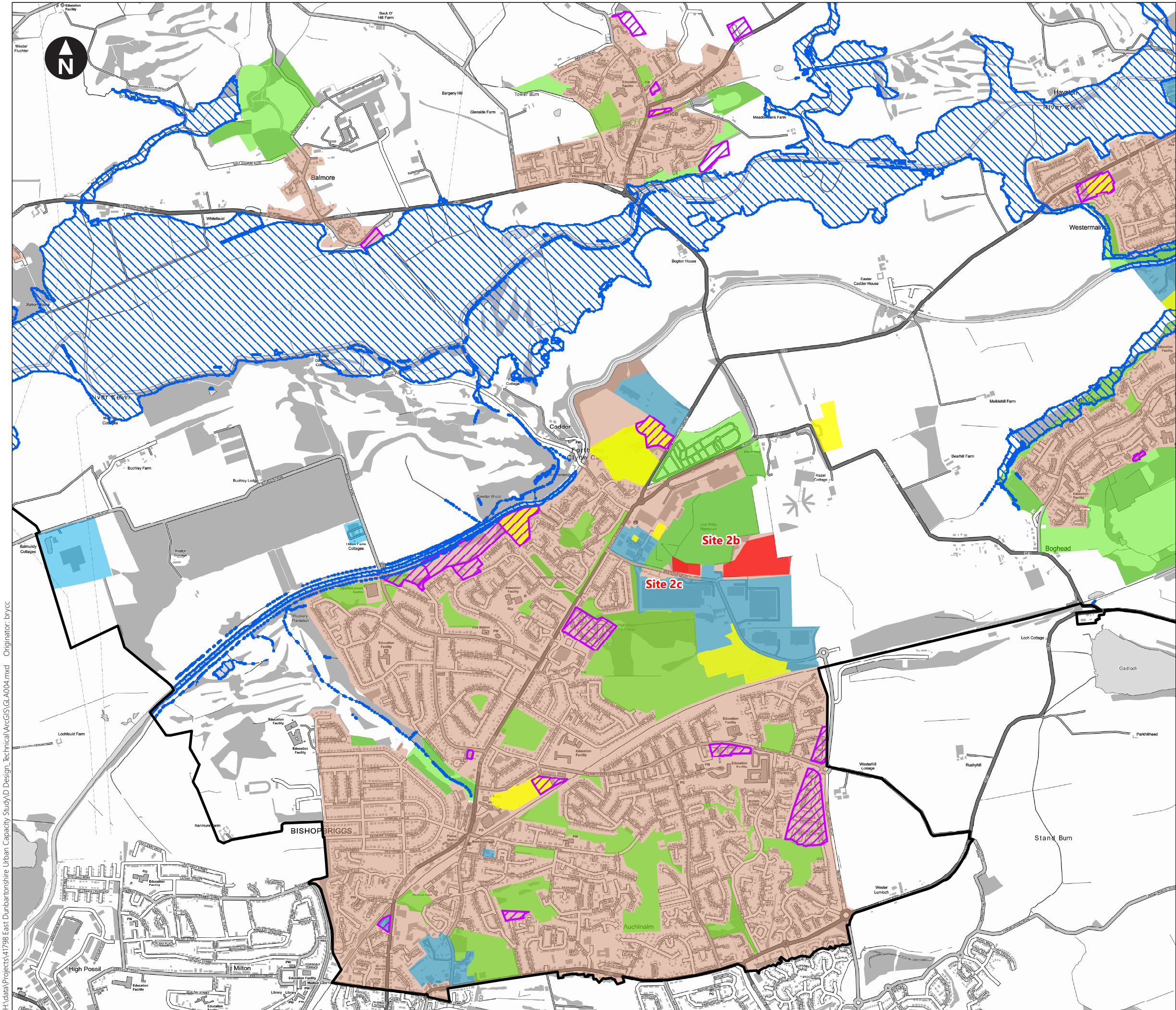
East Dunbartonshire Council

East Dunbartonshire Urban Capacity Study

Figure 3
Lennoxtown and Milton of Campsie

July 2019

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Key

- East Dunbartonshire Council Boundary
- Identified Sites
- River Flooding Extents
- Housing Sites
- Vacant and Derelict Land (October 2018)
- Business Employment
- Open Space
- Built Up Areas

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Scale at A3: 1:20,000

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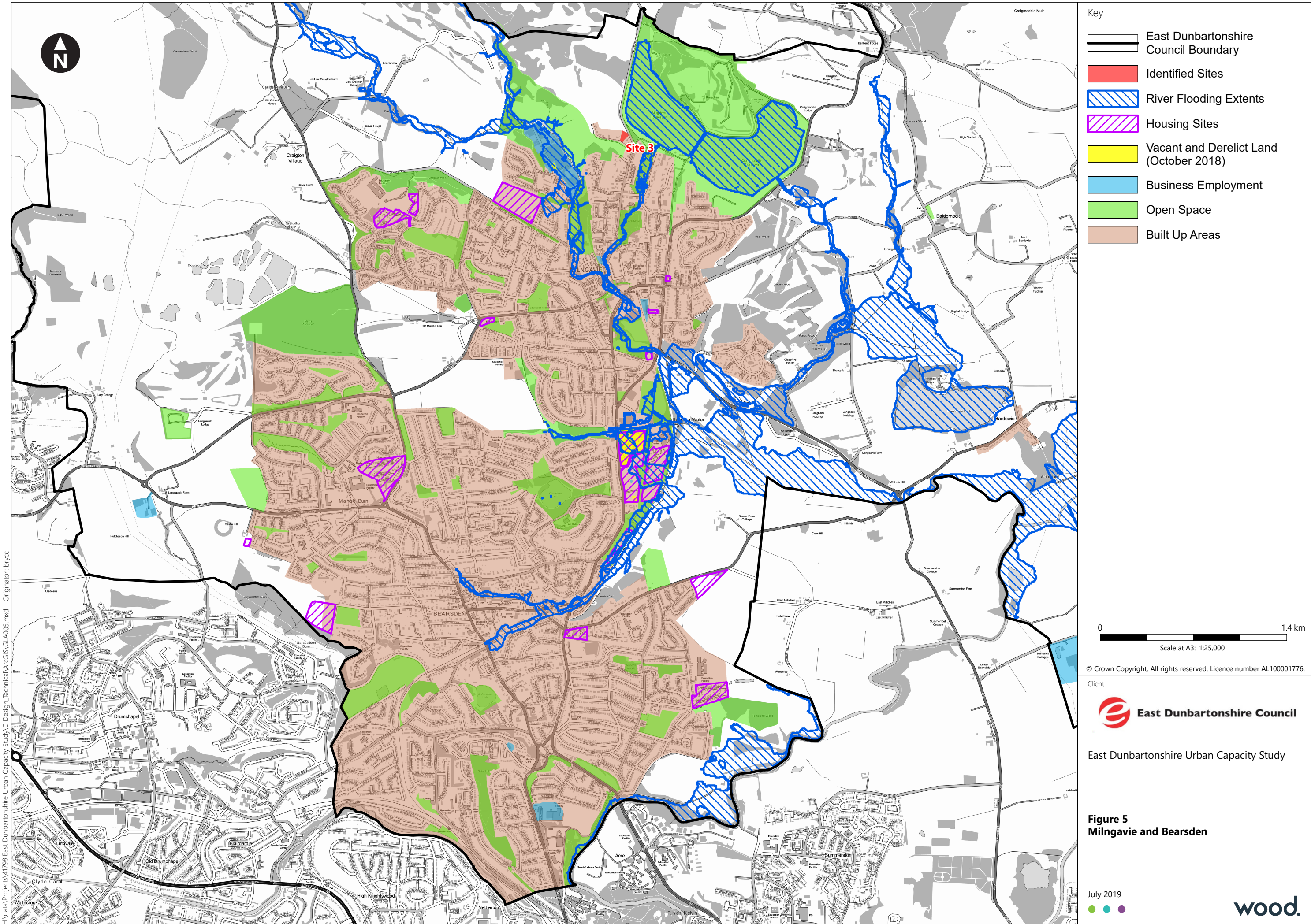
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East Dunbartonshire Urban Capacity Study

Figure 4
Bishopbriggs and Torrance

July 2019





Appendix E

LDP Mapping

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