

Local Development Plan 2 Monitoring Statement

**October
2019**

Appendix 3 - Green Belt Review



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INNER GREEN BELT BOUNDARY REVIEW *of the* EAST DUNBARTONSHIRE GREEN BELT



FINAL REPORT
September 2019

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1. Executive Summary

- 1.1 This *Inner Green Belt Boundary Review* report sets out the findings of the 2019 study commissioned by East Dunbartonshire Council and undertaken by the Planning and Environment Studio Ltd. and Bayou Bluenvironment Ltd. This takes forward and builds upon the Green Belt Review undertaken by the same research team in 2012. The purpose of the study is to examine and review the continued robustness of the existing green belt boundary in the light of evolution of higher tier regional policy for the green belt. Key findings are summarised in Chapter 14.
- 1.2 Methodology has been prepared specific to the requirements of the council. Substantively this entails a 2-stage assessment process and reporting. Initially, the broad functionality of the green belt in relation to contemporary strategic policy aspirations has been examined across the whole of the inner green belt boundary (i.e. around the defined settlements of the council area). Secondly, where green belt functionality was initially identified to be *potentially* low, site-specific survey was carried out to assess green belt functionality in specific urban/village fringe study areas. This report sets out the process and findings of the assessment.
- 1.3 The study has found that the existing green belt inner boundary as established within Local Development Plan (2017)(LDP) remains almost entirely robust and valid, and continues to serve to meet *at least* one, but frequently multiple, green belt functions, and in turn can assist the council in preparation of its emerging Local Development Plan review.
- 1.4 In the limited areas of green belt boundary where the current boundary delineation was found to have weak or modest functionality, in most cases positive intervention measures should be prioritised over removal of land from the green belt.
- 1.5 Green belt boundary clarity and permanence was usually well established and robust. In very few cases where the green belt boundary was indistinct, alternative, permanent and appropriate landscape features were in most instances not readily apparent to re-align the inner green belt boundary.
- 1.6 This study makes only one proposal for minor changes to the alignment of the inner green belt boundary at Milton of Campsie (MoC4) – see Chapter 11.

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2. Introduction and Purpose of the Study

- 2.1 *The Planning and Environment Studio Ltd. and Bayou Bluenvironment Ltd.* have been commissioned to prepare a strategic inner green belt boundary review study for East Dunbartonshire Council.
- 2.2 East Dunbartonshire Council has commenced its evidence preparation for the LDP review to replace the existing LDP (2017). In accordance with the East Dunbartonshire LDP 2 Development Plan Scheme 2018/2019, it is expected that the LDP2 will be adopted by 2022 and updated every 5 years thereafter. As for the current LDP the replacement plan will set out aspirations for the future use of land, establish proposals for key development sites and provide the framework to guide and determine planning applications.
- 2.3 As per Policy 3 of the 2017 LDP the revised plan is expected to address how to consider development proposals and use of land within the Greater Glasgow Green Belt, which falls across large swathes of the plan area. Moreover, in compliance with the higher tier strategic plan and national planning policy, the plan will seek to enable a fuller range of benefits to be realised through the maintenance and protection of a green belt in East Dunbartonshire. To do so it will be vital that the green belt's inner boundary is robust and consistent with the requirements of national and strategic policy, which has evolved since the preparation of the current LDP. East Dunbartonshire Council therefore commissioned the preparation of this study in order to update the previous Green Belt Review carried out in 2012, ensuring that the context & methodology reflects the evolved objectives for the green belt set out in the current Glasgow & Clyde Valley Strategic Development Plan (Clydeplan July 2017)(SDP 2017).
- 2.4 SDP 2017 sets out strategic spatial policy for the Glasgow and Clyde Valley Green Belt at Policy 14. It states:
- 'Policy 14*
Green Belt
In support of the Vision and Spatial Development Strategy, Local Authorities should:
- *Designate within Local Development Plans, the inner and outer boundaries of the Green Belt to ensure the objectives set out in paragraph 8.15 are achieved; and,*

- *Collaborate to ensure consistency across Local Development Plan areas when defining or altering Green Belt boundaries.*

2.5 Central to this policy are the objectives for the Green Belt detailed at paragraph 8.15. These are:

'8.15 In terms of the sustainability and low carbon focus of the Vision, the Green Belt is an important strategic tool which has a significant role to play in supporting the delivery of the Spatial Development Strategy and in achieving the following strategic objectives:

- *directing planned growth to the most appropriate locations;*
- *supporting regeneration;*
- *creating and safeguarding identity through place-setting and protecting the separation between communities;*
- *protecting and enhancing the quality, character, landscape setting and identity of settlements;*
- *protecting open space and sustainable access and opportunities for countryside recreation;*
- *maintaining the natural role of the environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity;*
- *supporting the farming economy of the city region; and,*
- *meeting requirements for the sustainable location of rural industries including biomass, renewable energy, mineral extraction and timber production.'*

2.6 East Dunbartonshire Council should ensure that the criteria for assessing the spatial extent, validity and functionality of the inner green belt boundary should reflect these objectives and be confident that the existing boundary is reviewed having regards to this updated strategic context. The primary objectives of the study are therefore to:

- Review the functions of areas within the East Dunbartonshire green belt, in relation to national and strategic policy objectives;
- Identify areas within the green belt whose contribution to green belt functions are lower for consideration as part of the LDP2's spatial strategy for development;

- Identify mitigation necessary to enhance and protect functions on any future development site in an area with lower green belt functions; and
- Confirm strong defensible green belt boundaries, and any opportunities to adjust the boundary to strengthen it.

2.7 This report sets out the findings of the review process undertaken in summer 2019. The report structure is set out as follows:

- Method and Parameters of the Study;
- Analysis and reporting (settlement by settlement);
- Strategic Conclusions and Recommendations.

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3. Methodology, Policy Drivers and Parameters of the Study

- 3.1 This study seeks to update the council's understanding of the extent and distribution of green belt functionality within the Glasgow and Clyde Valley Green Belt, as evidence during the preparation of the LDP review. It therefore takes forward the findings of the 2012 review of the inner green belt boundary and functionality carried out to inform the preparation of the first East Dunbartonshire LDP (2017). That study was carried by the authors of this report, and consequently this report builds on understanding of the strategic role and local characteristics of the study area from that earlier assessment. Subsequent changes to national and regional planning policy in relation to green belts dictates that an updated exercise is undertaken to inform the preparation of the replacement LDP.
- 3.2 In response to the project brief, an updated methodology has been prepared by the consultants and approved by the council which reflected the needs of the planning authority but which also remains consistent with the 2012 study.
- 3.3 Method for the study overall can be separated into three core stages: -
Stage 1: Desk Study;
Stage 2: Field Survey and Verification; and
Stage 3: Analysis and Reporting.
- 3.4 This structured approach to the study allowed for an effective and resource-efficient use of accessible up-to-date spatial datasets as part of an initial sieve-mapping exercise. This highlighted areas of strong Green Belt functionality but also areas where there are possible weaknesses, and determining where further field survey was required to assess more closely the functionality and defensibility of the current green belt boundary and land adjacent to it. The three stages are described further as follows:

Study Stage 1 - Desk Study

- 3.5 This important stage of the project consists of 4 key tasks that cover:
- Task 1a)** *Study area re-familiarisation;*
 - Task 1b)** *Policy context and analysis;*
 - Task 1c)** *Development of assessment criteria for the Green Belt boundary review; and*

Task 1d) *Sieve Mapping based upon initial assessment of the 'Designations & Land Use Indicators of Positive Green Belt Functionality' (see Table 1) to identify inner Green Belt areas whose contribution to the objectives of regional policy for the Green Belt are potentially weak.*

- 3.6 **Task 1a** of the project entailed a re-familiarisation and understanding exercise by the project team in relation to the environmental, historic, landscape and settlement characteristics of the plan area, particularly in relation to the context of land adjacent to the green belt inner boundary. This was carried out through review of Ordnance Survey sheets, aerial imagery, as well as the contextual information set out within the LDP (2017) and other related policy and guidance documents. This process built upon the understanding and area familiarity developed by the consultants in undertaking the 2012 study.
- 3.7 **Task 1b** then examined the evolving policy basis for green belts in Scotland and the Glasgow and Clyde Valley City Region. Continued evolution and expansion of higher-tier planning policy objectives for green belts, reflecting greater recognition of multi-functional benefits potentially delivered by urban fringe countryside more generally, is a significant influence on the need for this study. Hence, examination of Scottish Government's Scottish Planning Policy (2014) (SPP) and SDP (2017) – the Strategic Development Plan, was undertaken. The LDP for East Dunbartonshire must be in conformity with the strategic objectives and policies of those documents. It follows therefore that it is necessary to ensure that in relation to the review of the LDP, East Dunbartonshire's green belt inner boundary can be seen those to deliver revised and enhanced functions for the green belt set out within higher tier policy, as well as more specific local EDC policy and Supplementary and Planning Guidance.
- 3.8 The study therefore had regard to two primary higher-tier policy frameworks, specifically: paragraphs 49-52 of PP (2014) (SPP), and Policy 14 'Green Belt' SDP (2017). These strategic 'parent' policies establish contemporary purposes and functions for green belts in Scotland and provide the principal guiding framework for establishing their need and function and defining extent. As need is historically established within the Glasgow and Clyde Valley city region, the purposes and functions of green belts as set out within policy 14 of Clydeplan (2017) should serve drive local delineation of green belt boundaries.

- 3.9 Examination of those policies principally identifies 8 Strategic Objectives for green belts (as set out in Clydeplan, 2017) in the East Dunbartonshire context. This study takes these strategic objectives as a starting point to identify existing designations and policy frameworks, strategically and locally which support the realization of those higher tier green belt objectives:
- Supporting regeneration;
 - Creating and safeguarding identity through place-setting and protecting the separation between communities;
 - Protecting and enhancing the quality, character, landscape setting and identity of settlements;
 - Protecting open space and sustainable access and opportunities for countryside recreation;
 - Maintaining the natural role of the environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity;
 - Meeting requirements for the sustainable location of rural industries including biomass, renewable energy, mineral extraction and timber production;
 - Supporting the farming economy of the city region; and
 - Directing planned growth to the most appropriate locations.
- 3.10 **Task 1c** utilised this policy context for identification of transparent and systematic local assessment criteria to be developed, against which the functionality of the existing 2017 inner green belt boundary and green belt areas in its proximity can be examined. Those criteria can be seen to evolve out of the pertinent principles for green belts as set out in SPP and Clydeplan (2017) policy (above) in such a way as to be applied in a local context, and are categorised to fall under each of these strategic role headings.
- 3.11 **Table 1** sets out the framework of policy drivers and the identification of local assessment criteria. As appropriate, these have been supported with related spatial policy datasets and designations, to assist in the consideration of whether the 2017 green belt inner boundary conforms to contemporary policy at the time of the study.

Table 1: Indicators of Green Belt Functionality

SDP 2017 Green Belt Objectives Policy 14	Proposed Spatial Function Classification for East Dunbartonshire Green Belt	Pertinent Adopted LDP Policy, Supplementary Planning Guidance & Planning Guidance.	Designations & Land Use Indicators of Positive Green Belt Functionality
1. Supporting regeneration	Supporting Regeneration	<p>LDP Policy 1 Policy 2 Policy 3</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> • Design and Placemaking 	<p>Strategic Spatial Supporting Greater Glasgow urban regeneration.</p> <p>Local Community/Environmental/Heritage Functionality Areas Near / Adjacent to Lennoxton, Twechar, Auchinairn or Hillhead Place Plan (Locality) Areas Vacant and Derelict Land (within Green Belt and settlement)</p>
2. Creating and safeguarding identity through place-setting and protecting the separation between communities	Creating and Safeguarding Settlement Setting & Identity	<p>LDP Policy 1 Policy 2 Policy 3 Policy 5 Policy 8 Policy 10</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> • Design and Placemaking. • Green Infrastructure & Green Network. • Antonine Wall. <p>Planning Guidance:</p> <ul style="list-style-type: none"> • Natural Environment 	<p>Strategic Spatial Land important in maintaining the identity and separation of settlements.</p> <p>Local Community/Environmental/Heritage Functionality Important visual transport corridor receptors around settlements. Landscape Character Assessment. Local Landscape Area Trees and Woodland Tree Preservation Orders</p> <p>Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zone Conservation Areas Nationally and Locally Important Garden or Designed Landscapes</p> <p>Green Network – View/Perception from Green Network Access Link and open space Canal or watercourses Native Woodland</p>

SDP 2017 Green Belt Objectives Policy 14	Proposed Spatial Function Classification for East Dunbartonshire Green Belt	Pertinent Adopted LDP Policy, Supplementary Planning Guidance & Planning Guidance.	Designations & Land Use Indicators of Positive Green Belt Functionality
3. Protecting and enhancing the quality, character, landscape setting and identity of settlements	Protecting and Enhancing Sense of Place	<p>LDP</p> <p>Policy 1 Policy 2 Policy 3 Policy 5 Policy 8 Policy 10</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network. Antonine Wall. <p>Planning Guidance:</p> <ul style="list-style-type: none"> Natural Environment. Historic Environment. 	<p>Strategic Spatial</p> <p>Land important in protecting and enhancing the quality, character, landscape setting and individual identity of settlements</p> <p>Local Community/Environmental/Heritage Functionality</p> <p>Important visual transport corridor receptors around settlements. Landscape Character Assessment. Local Landscape Area Woodland Tree Preservation Orders.</p> <p>Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zone Conservation Areas Nationally and Locally Important Garden or Designed Landscapes</p> <p>Green Network – View/Perception from Green Network Access Link and open space Canal or watercourses Native Woodland</p>
4. Protecting open space and sustainable access and opportunities for countryside recreation	Protecting Open Space, Recreation and Sustainable Access Opportunities.	<p>LDP</p> <p>Policy 3 Policy 7 Policy 8</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network. <p>Planning Guidance:</p> <ul style="list-style-type: none"> Natural Environment. River Basin Management Planning. 	<p>Strategic Spatial</p> <p>Regionally important Green Network Node, Links/Corridor or Open Space</p> <p>Local Community/Environmental/Heritage Functionality</p> <p>Local, neighbourhood important open space / Green Network – Node Green Network –Corridors and links Core Paths & other public paths Public Open Space Green Space</p>
5. Maintaining the natural role of the	Conserving and Enhancing Habitats and Biodiversity	<p>LDP</p> <p>Policy 1 Policy 3 Policy 5</p>	<p>Strategic Spatial</p> <p>Fluvial Flood Risk and Functional Flood Plains</p>

SDP 2017 Green Belt Objectives Policy 14	Proposed Spatial Function Classification for East Dunbartonshire Green Belt	Pertinent Adopted LDP Policy, Supplementary Planning Guidance & Planning Guidance.	Designations & Land Use Indicators of Positive Green Belt Functionality
environment, whether in terms of floodplain capacity, carbon sequestration or biodiversity		<p>Policy 9</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network <p>Planning Guidance:</p> <ul style="list-style-type: none"> Natural Environment. 	<p>Local Community/Environmental/Heritage Functionality</p> <p>SSSI / LNR / LNCS</p> <p>Green Network features and habitats</p> <p>Native woodland</p>
	Protecting and Increasing Carbon Sequestration Capacity	<p>LDP</p> <p>Policy 17</p> <p>LDP Community Strategies</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network. <p>Planning Guidance:</p> <ul style="list-style-type: none"> Natural Environment. 	<p>Local Community/Environmental/Heritage Functionality</p> <p>Peatland/Carbon Rich Soils</p> <p>Prime Quality Agricultural Land</p> <p>Woodland/ Forestry / Trees</p> <p>Tree Preservation Orders</p>
	Managing Flood Risk	<p>LDP</p> <p>Policy 9</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network <p>Planning Guidance:</p> <ul style="list-style-type: none"> River Basin Management Planning. 	<p>Strategic Spatial</p> <p>SEPA Flood Risk – Pluvial (surface water)</p> <p>SEPA Flood Risk – Fluvial (River)</p>

SDP 2017 Green Belt Objectives Policy 14	Proposed Spatial Function Classification for East Dunbartonshire Green Belt	Pertinent Adopted LDP Policy, Supplementary Planning Guidance & Planning Guidance.	Designations & Land Use Indicators of Positive Green Belt Functionality
6. Meeting requirements for the sustainable location of rural industries including biomass, renewable energy, mineral extraction and timber production	Supporting Green and Rural Industry	<p>LDP Policy 1 Policy 3 Policy 8 Policy 15 Policy 17</p> <p>LDP Community Strategies: All</p>	<p>Strategic Spatial Potential or preferred area for wind farm development Land safeguarded for biomass/renewables proposals Mineral resource areas Potential or preferred area for woodland expansion Prime Quality Agricultural Land</p>
7. Supporting the farming economy of the city region	Supporting Agriculture	<p>LDP Policy 1 Policy 3 Policy 8 Policy 17</p> <p>LDP Community Strategies: All</p> <p>Supplementary Guidance:</p> <ul style="list-style-type: none"> Green Infrastructure & Green Network 	<p>Local Community/Environmental/Heritage Functionality Prime Quality Agricultural Land</p>
8. Directing planned growth to the most appropriate locations	Green Belt Spatial Functionality	LDP Policy 3	<p>Strategic Spatial In addition to assessment based on the function and indicators above - Areas where spatial Green Belt functions are important or limited.</p> <p>Local Community/Environmental/Heritage Functionality Identification of strong, identifiable boundaries or where boundaries are less clearly defined requiring more defensible visually identifiable lines and features on the ground, as defined in SPP paragraph 51</p>

3.12 The final column of **Table 1** sets out *Designations & Land Use Indicators of Positive Green Belt Functionality*. Spatial assessment of the coverage by these indicators was then undertaken based upon a two-stage process, the

first of which was integral to the desk study, with the second phase undertaken within the subsequent field survey as **Stage 2**.

3.13 **Task 1d** entailed a primary **sieve mapping** exercise of existing datasets, undertaken to identify where recognised and defined environmental, heritage and community assets abut or are found close to the existing green belt inner boundary, and which individually or collectively support the aspirations of contemporary green belt spatial policy. This used areas covered by policies of LDP 2017 or other pertinent assets, such as Green Network nodes, links and corridors used within adopted EDC Supplementary Guidance. By way of example, the contemporary strategic and local planning policy framework for green belts explicitly recognises their potential role in maintaining the ‘natural role’ of areas in relation to nature conservation and biodiversity. Hence, areas on the urban fringe which have been identified nationally, regionally or locally by the council as being important for wildlife (such as identified Sites of Special Scientific Interest, Green Network corridors, Local Nature Conservation Sites and Native Woodland) can be seen to deliver *at least* one green belt function. Consequently this study affords maintenance of the exiting green belt extent where such functions are evident by policy coverage. Other examples used within the sieve mapping include flood risk areas (delivering functional flood alleviation roles), community open spaces such as parks (offering opportunity for outdoor recreation) and heritage assets such as important Gardens and Designed Landscapes (delivering historical importance, character and sense of place to adjacent settlements). One important and locally distinctive land use identified within the sieve mapping (which generally are not recognized in planning policy) are golf courses (and other outdoor recreation assets), providing green belt functionality in terms of countryside recreation opportunity. The full list of identified environmental and community designations that can be seen to support green belt functions and have been used within the sieve mapping are set out within **Table 1** under the final column ‘*Designations & Land Use Indicators of Positive Green Belt Functionality*’.

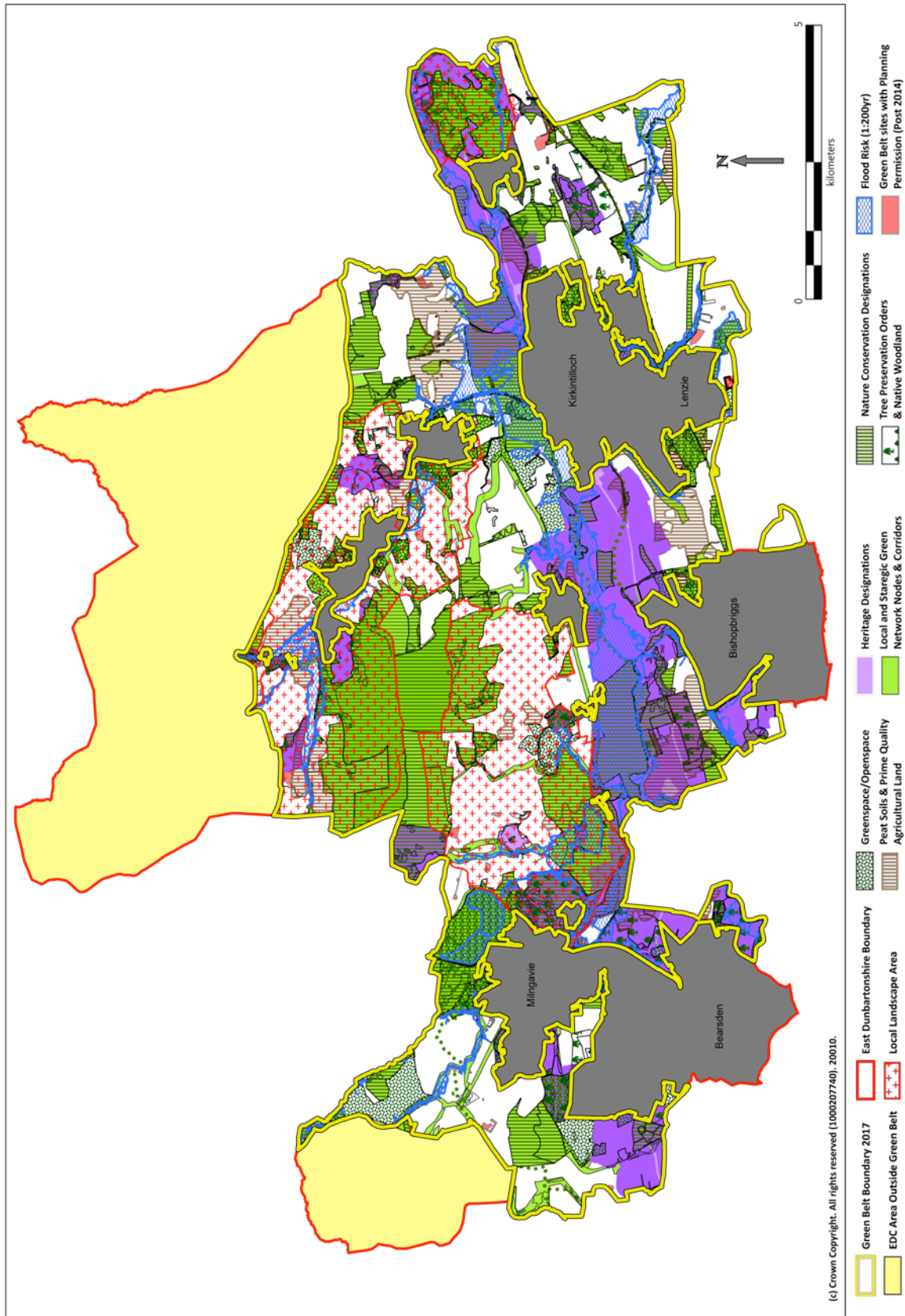
3.14 A number of these designations and land uses can be seen to offer multiple green belt functionality, such as woodlands, sometimes covered by Tree Preservation Orders, but not universally. Such areas would normally present biodiversity, landscape, historic, recreation and other natural services benefits. Such ‘multi-functional’ features can be seen to be particularly valuable in delivering those contemporary aspirational green belt functions now established in policy. However, for the purposes of this

report these multi-functional areas were not afforded any additional weighting for consideration within **Stage 3** '*analysis and reporting*'. This was decided in order to maintain a transparency and simplicity to the study and maintain consistency with the 2012 Green Belt Boundary Review. This approach also allows recognition that single function areas may provide significant green belt benefits alone, and importantly, that additional green belt functionality may then be delivered in the future, subject to improved and aspirational management or other positive interventions.

- 3.15 It is important to recognise that not all of the environmental, social and heritage designations used within the sieve mapping would always present a robust indication of green belt functions. For example, across the study area there are significant areas designated as Antonine Wall World Heritage Site (WHS) Buffer Zone. This designation restricts new development which would not maintain the heritage value of the WHS itself and its setting, but does not automatically preclude any new development. Similarly, the Bearsden Tree Preservation Order covers a very wide geographic area, but only applies to where trees are present. Therefore it does not present a constraint *per se* in areas where no tree cover exists. In such cases an element of professional judgement has been necessary to consider whether such designations present robust green belt functionality. Similar approaches would also be adopted in respect to the extent of the local landscape areas, revised since the adoption of the LDP, and presenting an important change in context, even though the landscape *per se* may have changed only marginally between green belt studies.
- 3.16 Other designations established through planning guidance may be considered as positive aspirational environmental policy measures, even though there may be limited obvious functionality on the ground. Most significant are the *Green Network* nodes and corridors, linear natural or semi-natural landscape features recognised for their importance in linking wildlife sites and habitats and improving landscape permeability to biodiversity. This study has recognised those corridors as very important providers of green belt functionality, and which have long-term value and therefore have been used within the sieve mapping without further qualification.
- 3.17 Sieve mapping therefore allowed for a first stage filtering process to be undertaken based upon transparent and objective criteria and which highlighted those areas of the inner green belt boundary remaining where key green belt functions are apparently not - or less obviously, being

delivered. These areas are shown at **strategic overview at Figure 1**. Those inner green belt fringe areas where designations or policy areas have been identified as ‘study areas’ as spatial units for more focused assessment in relation to their green belt functionality and robustness of the boundary delineation, undertaken through **Stage 2** ‘*field survey and verification*’ stage of the project (set out below). Building upon the sieve-mapping process, field survey maps were prepared to support focused and area-specific assessment by the project team. It is important to note that the outer limits to the study areas identified on maps within subsequent chapters are not intended to present proposed or suggested limits to green belt functionality, rather the general extent for the areas considered in **Stage 2** assessment as inner green belt areas.

Figure 1: Strategic Overview - Environmental, Heritage and Community Designations in the EDC Green Belt



- 3.18 The method recognises however that the sieve-mapping exercise has limitations in respect to identifying all areas or sites along the inner green belt boundary which support the full range of green belt functions. So whilst it is valuable in identifying designations and other environmental, community or heritage characteristics which support several functions, it does not robustly assist identification of some others. Significantly it only allows for a *partial* assessment of the contribution (or otherwise) to conventional *spatial strategy* green belt functions (such as settlement separation, character and identity for example). Hence, green belt roles related to settlement coalescence and historic form can be partially assessed and filtered at the sieve mapping stage, but field survey remains important in the areas identified where other ‘environmental’ functions are absent. The ‘*Protecting and Enhancing Sense of Place*’ function covering landscape setting and value of settlements must primarily be assessed through fieldwork, although supported by understanding of local and strategic development plan policy, settlement pattern, landscape character and key landmarks developed in **Task 1a**.
- 3.19 In addition to the sieve mapping of environmental, heritage and community designations, **Task 1d** also identified those areas where the green belt boundary has been amended within the LDP 2017, or through grant of planning permission subsequent to the 2012 Green Belt Review (which this study builds upon). In such areas it was necessary to examine whether the development of those sites formally within the green belt, or identified for subsequent development have led to any strengthening or weakening of the green belt boundary and the functionality of land adjacent to those areas, for example by way of closing separation gaps to a point no longer functional, or where previous designation value was lost to development.

Study Stage 2 - Field Survey and Verification

- 3.20 This element of the project method involved fieldwork assessment of those segments of the inner green belt boundary that were not ‘sieved-out’ within the **Stage 1** desk study or identified as sites of potential change because of post-2012 allocations or planning permissions. Areas where those clear community, environmental or heritage related green belt functionality indicators were not readily identifiable from existing datasets and designations required appropriate survey ‘on the ground’ in order to assess their performance in relation to other local assessment criteria, particularly in relation to coalescence, landscape fit and ‘place making’ aspirations.

- 3.21 The fieldwork stage of the project methodology therefore sought to achieve 3 main purposes:
- To assess areas **not** sieved out by stage 1 which may provide **other important green belt functions**;
 - To consider the robustness of existing green belt **boundary delineation** in relation to clear and defensible lines and features on the ground; and
 - Where necessary to confirm or otherwise the continued robustness of the 2012 study's findings, and hence adopting an efficient method avoiding unnecessary duplication of previous valid assessments.
- 3.22 This sequential and filtered approach to the overall assessment process allowed for a resource-efficient and focused consideration of those relatively limited areas adjacent to the inner green belt boundary where delivery of green belt functions could not be reasonably ascertained from desk study. Specifically, assessment remained necessary in relation to:
- Immediate settlement landscape fit and prominence;
 - Townscape importance;
 - Settlement identity and coalescence considerations;
 - Community value and use; and
 - Natural systems benefits (such as productive farmland and carbon sequestration).
- 3.23 Such beneficial characteristics and functions of the green belt could be more confidently assessed from field survey utilising informed professional judgment than from examination and interpretation of maps, aerial photography and spatial datasets, which were of principle value in **Stage 1**.
- 3.24 Field survey involved visual and (where appropriate) assessment of perceptual characteristics of the areas identified through the **Stage 1** process. Each area was visited, accessed and surveyed from appropriate vantage points. Where local landscape character and topography suggested importance of the area to settlement setting and identity, longer-range vistas into the site were assessed as appropriate.
- 3.25 Whilst **Stage 1** relied upon transparent filtering of segments of green belt boundary where explicit designations and recognised environmental characteristics clearly support green belt functions, **Stage 2** necessarily relies more upon application of experienced professional judgment, albeit undertaken systematically against the criteria set out in **Table 1**.

Photographic records were collated to support the final analysis and reporting stage.

Study Stage 3 - Analysis and Reporting.

- 3.26 Analysis and reporting of the findings of Study Stages 1 and 2 was undertaken on a settlement-by-settlement basis in order to:
- Identify where existing green belt boundary continues to support at least one green belt function;
 - Identify where (if) existing green belt boundary does not support contemporary green belt policy objectives;
 - Where (if) such areas are identified, suggest possible amendments to existing boundaries where better and defensible boundary features are appropriate;
 - Suggest provisional proposals for 'intervention measures' which may be appropriate to strengthen green belt functionality within reviewed study areas.
- 3.27 Analysis and reporting was supported using photographic and GIS generated cartographic material to present areas where change to the green belt may be appropriate.
- 3.28 Reporting and analysis is based on a settlement-by-settlement analysis to reflect the 2012 study. A structured settlement analysis has been set out to reflect a consistent and transparent approach to green belt boundary assessment and recommendations for maintenance of the boundary or change to the boundary or green belt management/use *where appropriate*. Each settlement section is set out as:
- Settlement overview of current green belt extent and clarity arising from the **Stage 1** desk study and examination of LDP (2017) boundary establishment;
 - Identification of study areas where desk study has identified potentially less contemporary green belt functionality;
 - Examination of those study areas in respect to wider green belt function and/or contributions to green belt functionality not identified at **Stage 1**;
 - Where justified recommendations for maintenance or change to green belt extent and identification of general intervention measures to enhance functionality of the green belt; and

- Summary table of settlement inner green belt boundary review process for areas where **Stage 2** assessment was made.

3.29 The summary table is presented using general descriptions of green belt functionality performance in relation to each category identified by the review of strategic policy. This is traffic light colour-coded so that dark green coding reflects strong green belt functionality, diminishing through orange to red to indicate low or poor green belt functionality for each stage 2 study area. Coding is categorised as follows:

High green belt functionality
Medium/High green belt functionality
Medium green belt functionality
Low/Medium green belt functionality
Low green belt functionality

- 3.30 The summary table performance judgments are ***indicative of professional opinion only and are used as a helpful visual summary tool***. They do not reflect any detailed *quantitative* scoring method. This particular study does not utilise such a quantitative approach because the individual merits of each site and their green belt value will vary according to local settlement contexts.
- 3.31 The final summary table entry reflects overall green belt function performance. This may reflect the combinations of functionality values across the individual green belt functions across the **Stage 2** areas, but may also be based on particularly important individual performance in a single category. Therefore, a site with poor recreational, ecological and landscape values, but where spatial functions such as limiting settlement coalescence are very important, the overall performance will reflect those core spatial green belt objectives.

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4. Analysis and Reporting

4.1 As required by the project brief, the research tested the robustness of the inner green belt boundary and functionality around the following settlements where they lie within or partly within East Dunbartonshire:

- Balmore
- Bearsden
- Bishopbriggs
- Kirkintilloch & Lenzie
- Lennoxtown
- Milngavie
- Milton of Campsie
- Torrance
- Twechar

4.2 Analysis of each settlement is set out as follows, based upon a structured examination of:

- Settlement Overview,
- Stage 1 Desk Study Findings Including Changes since the 2012 Green Belt Boundary Review;
- Stage 2 Detailed Field Analysis for each study area identified; and
- Summary of exiting green belt defensibility.

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5. Balmore

Settlement Overview

- 5.1 Balmore is a small but fragmented settlement of mainly residential properties straddling the A807, approximately 4km east of Milngavie and 1km west of Torrance. The settlement is dominated by large-scale water treatment works to its north-east edge consisting of enclosed storage reservoirs and treatment buildings. The settlement has a fragmented form, with the settlement generally branching out from the spine of Glenorchard Road which climbs the steeply rising hillside to the north of the main road which forms the northern valley slope of the Kelvin River. The river flood plain, partially defined by engineered flood defense embankments defines the southern limits to the settlement where the wide and flat valley floor runs west to east.
- 5.2 Most development dates from the mid to late 20th Century, with evidence of extensive infill developments between on older farmsteads such as at Patterson Laun south of the main road, and small housing estate development on Croft Road, possibly associated with the expansion of the water works. A small number of older properties line the northern side of the A807 to the west of the village.
- 5.3 The village lies within an agricultural landscape of small paddocks and woodlands to the north of the main road, with larger arable fields to the south within the flood plain.
- 5.4 The green belt boundary tightly surrounds the built form of the village and hence takes a convoluted form. Sporadic linear development to its west along the A807 is excluded from the inner green belt boundary which was only established within the LDP 2017 with the settlement being previously ‘washed-over’.
- 5.5 To the south of the A807 the green belt boundary tightly surrounds residential garden boundaries within and on the crescent of Old Balmore Road. South of the boundary is heavily designated area of river valley floor with Green Network, flood risk, Local Nature Conservation Site and Frontiers of the Roman Empire – Antonine Wall World Heritage Site buffer zone. In this sector a plot of previously developed land has been excluded from the green belt and allocated as housing within the LDP 2017.

- 5.6 North of the A807 the settlement form is more fragmented and either fronts the main road, particularly to the west, or climbs markedly up the slope away from the road. In this area environmental and heritage designations are generally absent apart from a short stretch of the northern boundary which is bounded by locally important garden and designed landscape policy coverage, public open space, Local Nature Conservation Site and Green Network asset.
- 5.7 The eastern and western flanks of the village are therefore largely unconstrained by other designations.

Stage 1 Desk Study Findings Including Changes since the 2012 Green Belt Boundary Review

- 5.8 The 2012 Green Belt Boundary Review differed for Balmore compared to other main settlement assessments as it considered the establishment of an inner green belt boundary around the whole settlement, whereas the village was previously washed over by the green belt. It concluded that a tightly defined inner green belt boundary – reflecting the previous village envelope, was justified.
- 5.9 The study found that the establishment of a new inner green belt boundary would support spatial green belt functions in those areas without other conservation and heritage designations. Specifically north of the A807 the east and west proposed inner green belt boundaries were considered to be important in respect to delivering green belt spatial function, as well as some localised landscape protection. The eastern fringe of Balmore is generally well screened and softened by existing vegetation and mature hedgerows. However the gently rising relief occasionally affords open pasture on the village edge to be visible from the A807 travelling westwards. Development within those open spaces would tend to increase the landscape prominence of the settlement, but also increase the risk of coalescence with the extensive water works infrastructure east of the village. In addition, eastwards extension would be likely to increase intervisibility and perceptual encroachment with nearby Torrance where this is currently it is limited.
- 5.10 The western boundary north of the main road, whilst also complex displays similar characteristics to the eastern village edge, although the slope is generally steeper and open pasture occasionally more prominent from the main road. Here risk of coalescence to larger settlements is less of a

consideration, but landscape protection and reducing the visual prominence of development is more important. Small paddocks across the hillside with rich mature hedgerows afford strong character and some ecological interest, and help deliver important green belt functions.

Stage 2 Detailed Site Survey and Analysis

- 5.11 Further to the above, although the Stage 1 sieve mapping exercise indicated that the contribution to green belt functionality for the east and west fringes green belt at Balmore again provisionally appears to be low, because of the strength of the full findings in 2012, methodology determined that it would be subject to precautionary field survey to ascertain whether green belt spatial functionality and overall defensibility remains valid. Field survey for this study was therefore undertaken and has again confirmed 2012 findings of green belt functionality east and west fringes of Balmore.

- 5.12 ***The green belt functionality and values and characteristics for Balmore therefore remain as reported in 2012.***

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6. Bearsden

Settlement Overview

- 6.1 Bearsden is a significant urban settlement which lies in the south west of the council area and can be seen to be a continuous and contiguous northern extension of the urban area of greater Glasgow. It has a green belt boundary to its western, north-western and eastern fringes, with the settlement of Milngavie being contiguous to its north-eastern edge. Generally the urban framework tightly abuts the inner green belt boundary, although the settlement benefits from several green wedges and corridors within the urban form which provide important components of the strategic and local Green Network.
- 6.2 The green belt defining Bearsden performs important spatial functions in relation to the safeguarding of open landscapes to the east and west of its urban framework, which partly define strategic separation from Bishopbriggs, Drumchapel (in Glasgow) and Faifley and Hardgate (in West Dunbartonshire) as neighbouring ‘northern arms’ of the greater Glasgow conurbation.
- 6.3 The 2012 Green Belt Boundary review found that the majority of the settlement’s urban boundary strongly supports local green belt functions as a consequence of a mixture of recreational land uses, positive environmental characteristics and important heritage designations running close to or coterminous with, the inner green belt boundary. To the northern edge of the settlement the green belt also serves to present an important strategic spatial function through prevention of further coalescence between Bearsden and Milngavie, although in some areas this separation is no longer apparent. Significant public and private amenity and recreation sites, including Bearsden, Windyhill, Douglas Park and Killermont golf clubs/courses which are valued community uses abutting Bearsden’s urban edge. Playing fields and recreation spaces (private and public) are located adjacent to the green belt boundary at Auchenhowie Road, Boclair Academy and north of Duntocher Road. In addition, much of the eastern boundary is designated as Green Network corridors and nodes, parallel to the railway, and to the south-east of Auchenhowie Road. The Antonine Wall World Heritage Site Buffer Zone abuts significant sections of the eastern and western boundaries of the town, whilst important gardens and designed landscapes are found at Mains Plantation in the north-west and within Killermont golf club in the south-east. Much of the urban boundary of Bearsden, contiguous with the inner green belt boundary is

characterised by linear tree belts and small block woodlands which enjoy Tree Preservation Order protection for their landscape and townscape value.

- 6.4 Boundaries across these areas are well defined, primarily by roads, residential gardens, railway embankment and school grounds. Outside the areas identified for Stage 2 analysis, these green belt boundaries remain defensible and support retention.

Stage 1 Desk Study Including Changes since the 2012 Green Belt Boundary Review

- 6.5 The Stage 1 sieve mapping process undertaken for the 2012 Green Belt Boundary Review identified three areas around Bearsden where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions, and therefore proposed for detailed site analysis at that time. Two larger areas were identified to the north and east of Bearsden, with a smaller area to the western urban fringe at Ledi Drive, which was found to have relatively low green belt functionality albeit to a confined area.
- 6.6 Two significant changes in the green belt extent have occurred since the 2012 Green Belt Boundary Review, both to the eastern fringe of Bearsden. Release of an area of green belt to the south of Boclair Academy and north of Killermont Golf Club (consistent with the findings of the 2012 study) was confirmed within the LDP 2017. That area has been developed for housing at Kessington Farm Way and was extensively complete at the time of this study. A triangular wedge of land south of Boclair Road and east of Birnam Crescent was also released within the 2017 LDP and has been developed for housing.

Stage 2 Detailed Site Survey and Analysis

- 6.7 Further to the above, although the Stage 1 sieve mapping exercise has found that the same three areas on the eastern, northern and western sides of Bearsden continue to not clearly indicate environmental, historic or community green belt functions, (notwithstanding the changes to the green belt boundary to the east as noted above). Notwithstanding the strength of the full findings in 2012 it was appropriate that these would be subject to precautionary field survey to ascertain whether green belt spatial functionality and overall defensibility remains valid. Field survey for this study was therefore undertaken and has confirmed 2012 findings of

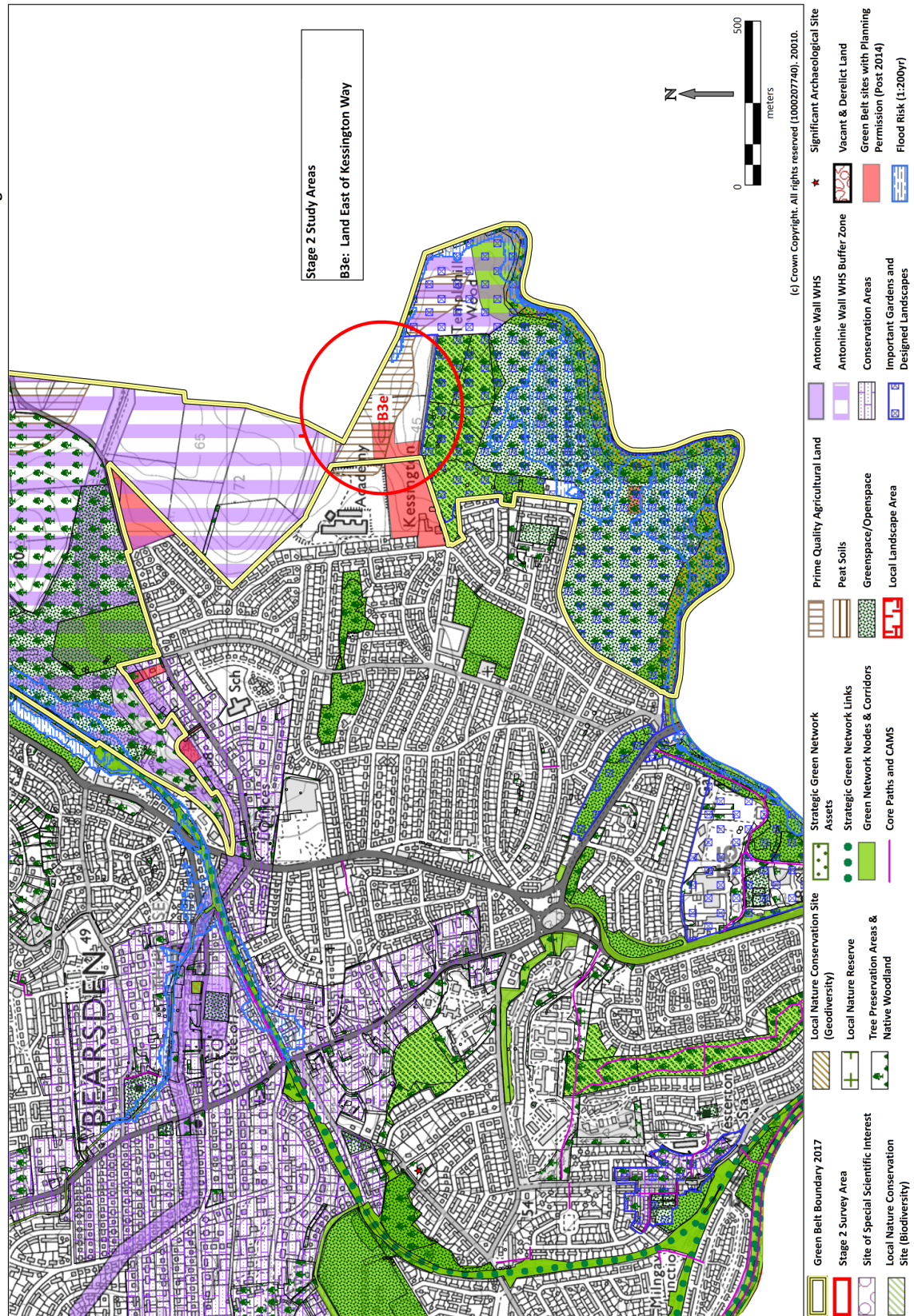
green belt functionality and therefore they have not been taken forward this time for Stage 2 detailed survey and analysis.

6.8 ***The green belt functionality and values and characteristics for Bearsden therefore remain as reported in 2012 except where specifically addressed in the following paragraphs:***

6.9 The 2019 sieve mapping process identified one study area where the LDP (2017) green belt boundary was provisionally found *not* to be supporting environmental, historic or community green belt functions and therefore proposed for detailed site analysis. This is shown on **Figure 2** as:

- B3e – East of Kessington Farm Way, south East of Boclair Academy.

Figure 2: Bearsden south-east



Area B3e - Land east of Kessington Farm Way, south-east of Bocclair Academy

- B3e.1 The southern most parts of the area previously assessed in the 2012 study as 'B3 - South East Bearsden' was subject to partial green belt boundary alteration in the LDP (2017) to accommodate a new housing development, now mainly complete. To the east of the new boundary – which now continues the previous north-south line along the Bocclair Academy playing fields to the Templehill Wood is an area of former farmland and now public open space, playground and wetland reedbeds that abuts the amended green belt boundary but does not benefit from significant policy or conservation designation.
- B3e.2 Desk study revealed that this area of land to the east of the new Kessington Farm Way (which lies across a gently sloping fall in the land from the west) remains similar in environmental and wider green belt characteristics and functions as when previously assessed in 2012 (B3). Thus designations and land use indicators of positive green belt functionality are limited, hence presenting a small area of green belt appropriate for Stage 2 assessment identified for this study as **B3e**.
- B3e.3 The site beyond the revised green belt boundary is now partly developed as a play area and newly created wetland reed bed habitat (part of a Sustainable Urban Drainage System for the new housing). To the immediate south of the play area and reed bed and east of the housing is a pronounced, localised and steep rise in topography reaching to the south and abutting woodland and the Killermont golf course.
- B3e.4 The undeveloped area within the study zone is therefore visually prominent (locally) due to marked elevation change, which currently also helps visually contain and delineate the new housing within the landscape at this point. Notwithstanding the play area and reed beds the remaining undesignated areas east of the play area are physically, visually and perceptually separated from the urban framework of Bearsden, and would constitute a clear fragmented form of development in open countryside if developed. The newly created estate road and academy playing field embankment presents a strong and defensible green belt boundary.
- B3e.5 The area immediately adjacent to the revised inner green belt boundary relates well to the eastern boundary of the academy playing fields, and southern boundary, and now provides positive green belt functionality in relation to the community access, habitat enhancement and spatial

containment of the urban framework. The new housing site roads and path at the base of the pronounced hill south of the play area provides a new strong and clear green belt boundary feature.



New play area and wetland, and pronounced topography east of housing development at Kessington Gate, Bearsden

B3e Green Belt Function Summary of Land east of Kessington Farm Way, south-east of Boclair Academy, Bearsden.

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in the immediate vicinity, but green belt constraints should drive regeneration across the district otherwise.
Creating and Safeguarding Settlement Setting and Identity	Medium – of some importance to the identity and setting of the town in the landscape and defining the eastern extent of Bearsden. No significant influence on maintaining separation with Bishopbriggs.
Protecting and Enhancing Sense of Place	Medium – Pronounced topography to the east provides some sense of enclosure for east Bearsden.
Protecting Open Space, Recreation and Sustainable Access Opportunities	High – Recently created high recreational value of playing field and accessible wetland habitat.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	High – Newly created diverse wetland natural habitats. Positive role of farmland with Prime Quality Agricultural Land. Wetland and SUDS enhances natural flood risk attenuation of the area. Margins of area vulnerable to flood risk.
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction.
Supporting Agriculture	High - Prime Quality Agricultural Land Classification.
Green Belt Spatial Functionality	Medium–High defines eastern extent of Bearsden along defensible lines, but coalescence is not a significant threat.

Overall Green Belt Defensibility	High – Multiple green belt functionality that meet strategic green belt objectives, including its importance to settlement containment and setting defining a clear break between town and more open countryside, thus limiting sprawl eastwards. Any revised green belt boundary to the east would not follow clearly defensible features on the ground.
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7. Bishopbriggs

Settlement Overview

- 7.1 Bishopbriggs constitutes one of the main urban areas of East Dunbartonshire but geographically is a clear northerly extension of greater Glasgow. It generally consists of 20th century housing estates with related community infrastructure, particularly schools, parks and playing fields. Limited commercial and retail uses are located to the northern fringe of the town. The Frontiers of the Roman Empire-Antonine Wall World Heritage Site and the Forth and Clyde Canal present a clear and important northern boundary to much of the urban area.
- 7.2 The southern edge of the town effectively overlaps the council boundary as it adjoins the urban conurbation of Glasgow. Its western green belt boundary is characterised by a series of important historic designations, including important gardens and designed landscapes at St Mary's Kenmure and the World Heritage Site and its buffer zone which provide important green belt functionality in addition to its important spatial function in restricting further sprawl of Glasgow northwards. Some of these areas also present recreational function such as Bishopbriggs Golf Club which abuts significant areas of the western urban fringe. Here the green belt boundary is clearly defined by an obvious and 'hard' transition from urban features to open space.
- 7.3 The green belt's northern edge is primarily defined by the Forth and Clyde Canal which also offers significant historic, recreational, access and ecological value and functionality, as well as its' very clear physical delineation.
- 7.4 The eastern green belt boundary is less simply defined by land uses or natural environment features. It is characterised by the outer edge of mixed urban-edge uses including industrial, edge-of-town retail parks with a large cemetery, woodland (Low Moss plantation) and public open space uses within the green belt adjacent to the town. Some of the area here remains undeveloped up to the green belt boundary. The green belt follows the 'new' Wester Lumloch Road fringing the eastern edge of the town linking to Glasgow. This boundary feature presents a strong defensible boundary along this clear demarcation between open countryside to the east and the town of Bishopbriggs.

- 7.5 The complex interaction between the council boundary, existing green belt definition and the urban area of Bishopbriggs to the south-east edge of the town, results in a perceptually separate ‘island’ of green belt located east of the new road between Westerhill and Wester Lumloch farmsteads. In combination with early 21st Century housing up to the road line presents a distinct green belt definition in this area.

Stage 1 Desk Study Findings Including Changes since the 2012 Green Belt Boundary Review

- 7.6 The Stage 1 sieve mapping process undertaken for the 2012 Green Belt Boundary Review identified two areas around Bishopbriggs where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions and therefore proposed for detailed site analysis at that time: areas adjacent to Cadder Cemetary (Bish1) and land east of the (then) under construction Wester Lumloch Road (Bish2).
- 7.7 The 2012 review went on to find that green belt spatial functionality and overall defensibility of Bish1 was high, due principally to the area’s spatial function of containment within important environmental and heritage designations its prominence and local landscape value.
- 7.8 The 2012 Green Belt Boundary Review identified Bish2 as also delivering high green belt functionality. This was principally in relation to the strong containing function and highly robust boundary feature of the new road, and moderate environmental functionality of the farmland east of the road.
- 7.9 One alteration to the green belt boundary was confirmed by the LDP 2017. To the south-east of the town, the green belt boundary has been adjusted and tightened to better reflect the extent of land framing business and employment uses previously within the urban framework. A key influence in determining the appropriateness of a detailed Stage 2 analysis in this area is the presence within the green belt of the physically significant HM Prison Low Moss, east of Bishopbriggs, and the LDP’s identification of a safeguarded route of the Bishopbriggs Relief Road phase 5.

Stage 2 Detailed Site Survey and Analysis

- 7.10 Further to the above, although the Stage 1 sieve mapping exercise has found that Bish1 on the northern edge of Bishopbriggs and Bish2 on the south-east boundary again appear provisionally not to indicate clear green

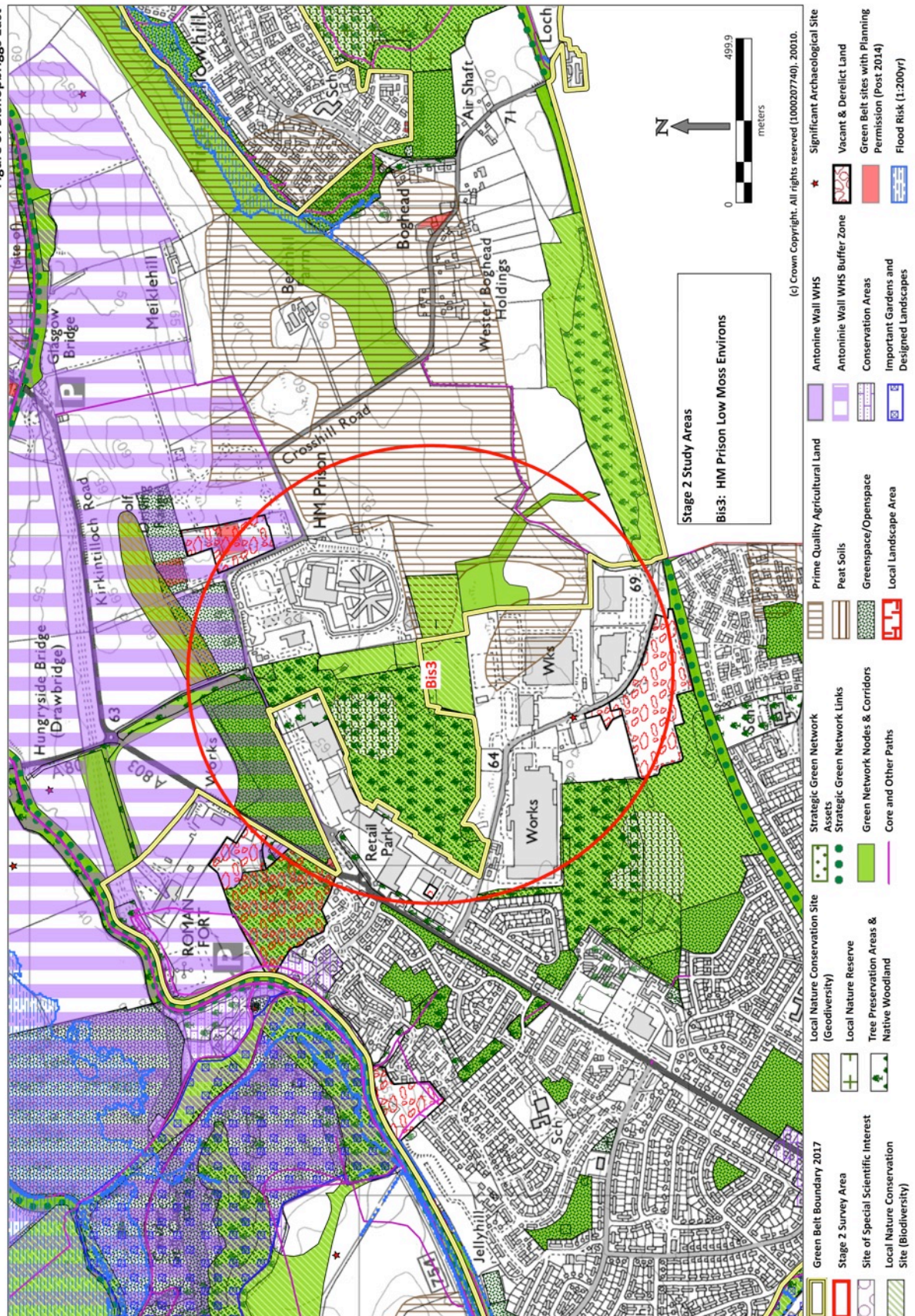
belt functionality. Notwithstanding the strength of the full findings in 2012 methodology, it was appropriate that it should be subject to precautionary field survey to ascertain whether green belt spatial functionality and overall defensibility remains valid. Field survey for this study was therefore undertaken and has again confirmed 2012 findings of green belt functionality for Bish1 and Bish2 therefore has not been taken forward this time for detailed Stage 2 detailed survey and analysis.

7.11 *The green belt functionality values and characteristics for Bishopbriggs therefore remain as reported in 2012 except where specifically addressed in the following paragraphs:*

7.12 The 2019 sieve mapping process identified one change in the *context* to green belt area east of Bishopbriggs, triggered by introduction of the safeguarded Bishopbriggs relief road phase 5 alignment between the re-developed Low Moss Prison and Strathkelvin Retail Park. This acknowledges the area to be provisionally found to be supporting multiple environmental and community green belt functions. This area is shown on **Figure 3** as:

- Bis3 - HM Prison Low Moss Environs

Figure 3: Bishopbriggs East



Area Bis3 - HM Prison Low Moss Environs

- Bis3.1 The area relates to an area to the north–east edge of the settlement in the vicinity of land to the east of the Westerhill Business Park and HM Prison Low Moss. This area was not subject to detailed survey in 2012 due to the coincidence of the boundary with Wildlife Corridors, Tree Preservation Orders and Local Nature Conservation Sites (Low Moss Plantation) lying between the inner green belt boundary and open countryside to the east.
- Bis3.2 Significant change in context and character of the inner green belt since 2012 has taken place with the completion of the re-construction and proportionate increase in scale and prominence of HMP Low Moss to the south of Crosshill Road (not complete at the time of 2012 research fieldwork) and the provisional line of an eastern relief road under Policy 4 of the LDP. The significant group of buildings and perimeter walls and stand slightly east of the inner green belt boundary, south of Crosshill Road and the relief road line. The large facility therefore stands as an ‘island’ of prominent development within the green belt but also in close proximity to the eastern fringe of the settlement, although the urban form in this area has a fragmented character defined in the main by Strathkelvin retail park and cemetery and Westerhill business park to the south-west. However the narrow strip (approximately 110m wide) that separates the prison’s western flank and the town’s north-eastern edge is overlain by a number of designations which support the wider environmental functionality of the green belt – consistent with the approach adopted across this study. These comprise Low Moss Local Nature Conservation Site and Tree Preservation Order. To the immediate south-west of the prison an area of lowland peat bog is also present within an enclosing wooded context, offering important habitat and carbon sequestration functions. The whole of the space within the arc of the urban framework is designated as Green Network and has a strong semi-natural, uncultivated character.
- Bis3.3 The principal consideration in this location is whether the extant Green Belt boundary continues to perform a valid function in the light of the prison’s re-construction and changed relationship with the urban form of Bishopbriggs. Consistent with the study methodology, the narrow strip designated as green belt between the prison and Bishopbriggs provides significant ecological and treescape value which this study recognises as important green belt functions. Consideration should also have regard to the green belt boundary to the south-west of the prison, where a large area of semi-natural green space falls within a partly-enclosing arc of development from the prison, in an anti-clockwise direction to the

northern fringe of the Westerhill Road Business Park. This area comprises a large area of low-lying, mainly level ground with a strong degree of tree cover and naturalisation of more open wet pasture, despite evidence of unmanaged and overgrown playing fields. The area is covered by Local Nature Conservation Sites designation and Tree Preservation Order. The wider area appears to be used for informal recreation purposes. To the south and east of the Westerhill Business Park the area loses these environmental designations but is largely classified at Prime Quality Agricultural Land.



View north from Harper Collins site towards Low Moss Plantation with Strathkelvin Retail Park and HM Prison Low Moss well screened by woodland.

- Bis3.4** A potential spatial solution to addressing green belt boundary and functionality issues in the prison environs would be to remove the prison site (and closely adjacent out-lying factory unit to the east) from the green belt and to 'link' this to the strip of urban framework along Crosshill Road. However, this would result in the separating area between the prison and retail park being removed from the green belt despite its strong environmental value and absence of strong or defensible alternative boundary features to which define a revised green belt, or for the Prison to be retained as an island outside the green belt.
- Bis3.5** It is significant that the area presents a raft of contemporary green belt functionality although these are less pronounced in spatial function terms. Removal of the prison and adjacent woodland strip from the green belt would undermine the relative value of the wider environmental functions of the green belt across the district, and also recognising that a poorly

redefined boundary removing land between the prison and retail park would lend itself to only limited development potential, given its small scale and high ecological value.

- Bis3.6 It is acknowledged retention of the prison in the green belt may present potential complications for future development proposals at the site (where falling within the Council's planning control), but green belt designation would be unlikely to prevent development in the public interest. It is also noted that the strip between the prison and Strathkelvin Retail Park is identified within the LDP 2017 as the line of an eastern relief road under Policy 4. Implementation of the policy may alter the balance of considerations in the future but should not be afforded weight in advance of certainty over the line of construction.

Bis 3 Green Belt Function Summary of HM Prison Low Moss Environs

Spatial Function Classification	Value
Supporting Regeneration	Medium – Some opportunity for regeneration in the immediate vicinity close to established retail and employment uses, such as the vacant and derelict former barrage balloon site to the north-east. Green belt constraints should drive regeneration across the district generally.
Creating and Safeguarding Settlement Setting and Identity	Low-Medium – moderate importance to the identity and setting of the town in the landscape and defining the eastern fringe of Bishopbriggs within a wider arable landscape. No significant influence on maintaining separation with urban areas to the east (Lenzie).
Protecting and Enhancing Sense of Place	Medium – provides a semi-enclosed green wedge partially within the urban framework of the town partially serving to soften and screen the urban framework from surrounding open arable landscape and footpaths. TPO covers the mixed wooded setting.
Protecting Open Space, Recreation and Sustainable Access Opportunities	High – Public access and recreational value on immediate the urban fringe. Green Network.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	High – Natural habitats within the semi-enclosed green wedge partially recognised as LNCS. Woodland and peat soils offer strong habitat and carbon sequestration functionality.
Supporting Green and Rural Industry	Low – Offers little opportunity for supporting rural industry.
Supporting Agriculture	Low – no cultivated, but adjacent to Prime Quality agricultural Land to the east.

Green Belt Spatial Functionality	Low-Medium - clearly defines eastern extent of Bishopbriggs along defensible lines, but the urban framework would not be extended into the open countryside through green belt release. Coalescence is not a significant threat.
Overall Green Belt Defensibility	Medium/High provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance in relation to habitats and linked environmental functions and recreation value. The natural character of the area helps soften the urban edge and currently provides a reasonably well-defined green belt boundary.

8. Kirkintilloch & Lenzie

Settlement Overview

- 8.1 The 2012 Green Belt Boundary Review describes the location and settlement form of the significant town of Kirkintilloch; historically located within the broad open valley at the confluence of the River Kelvin, the Luggie Water, the Forth and Clyde Canal, burns and other minor watercourses, Kirkintilloch has expanded eastwards and westwards within the flat river corridor and southwards on to the low, but more undulating slopes of the rolling farmlands. Located to the north of Glasgow, Kirkintilloch is served by key transportation modes, including the Edinburgh to Glasgow railway line, which all generally running in an east-west direction following the grain of the landscape. The recently completed A806 link road runs against this pattern, linking the A803/A806 in the centre of Kirkintilloch to the M80 Junction 3 to the south. Further growth of Kirkintilloch is constrained by green belt which surrounds it.
- 8.2 Stage 1 desk study analysis for the 2012 Green Belt Boundary Review found that the green belt within the broad valley lowland to the north and the rolling productive arable farmland to the west helps maintain separation of the Kirkintilloch suburbs of Harestanes, Cleddans, Hayston, Westermains and High Gallowhill from Milton of Campsie, Torrance and Bishopbriggs. Significant areas of land to the north, east and west lie within the flood plain and include wildlife and local nature conservation interests, including the Lenzie Moss and Merklands Nature Reserves.
- 8.3 The Antonine Wall WHS generally follows the south side of the valley, with Roman Forts to the east and west of the current extent of the town, alongside the canal.
- 8.4 The green belt also wraps around the town to the east and south where it continues beyond the Council area into North Lanarkshire. Here it occupies transitional land between the valley floor and the surrounding rolling farmland (landscape character type) to the south and Bar Hill / Croy Hill to the east. Urban expansion has continued onto the valley slopes to the south of Duntiblae where successful landscape fit and integration with the strong rural character is less easily achieved. More wooded than the valley floor, the rolling farmlands to the east of Kirkintilloch and south Lenzie provide natural screening and more opportunity for integration where sensitive ridgelines are avoided, although beyond the areas identified for

stage 2 analysis the current green belt boundaries remain defensible and support retention.

- 8.5 Following the Stage 1 sieve mapping process, the 2012 Green Belt Boundary Review identified seven areas where the green belt boundary was provisionally found *not* to be supporting environmental, historic or community green belt functions and therefore subject to detailed site analysis. Three areas were along the eastern town boundary, one to the west, and three along the southern Lenzie boundary.

Stage 1 Desk Study Including Changes since the 2012 Green Belt Boundary Review

- 8.6 Since 2012 a significant amount of development has occurred to the east of Kirkintilloch and south of Lenzie, including within green belt land subjected to detailed stage 2 analysis in 2012. Housing is currently under construction on land referred to in the 2012 report as K&L1 (North-east Kirkintilloch; south of Solsgirth and east of Rosebank). A housing development known as Braes of Yetts, this site has been removed from the green belt.
- 8.7 The area referred to in the 2012 report as K&L2 (East Kirkintilloch; north and east of Luggie Water, including land to the north and east of Waterside) was found to have medium / high overall green belt defensibility with strong spatial and local landscape functionality. It remains undeveloped and within the green belt.
- 8.8 An extensive area between Duntiblae , Oxbang and the Edinburgh to Glasgow railway line has been developed, including land analysed within the 2012 report as area K&L3 (East Kirkintilloch; to the south and west of Luggie Water). The green belt boundary now wraps tightly around the new development (allocated for housing in the LDP 2017) along the railway and around the eastern side of the built up area of Waterside.
- 8.9 Housing is allocated to the west of the A806 link road previously analysed in the 2012 report as area K&L4 (South Kirkintilloch; immediately west of the A806 link road, east and south of Blacklands Place). The area has been removed from the green belt. This area falls to the south; the southern part lies within the flood risk zone of the Cult Burn and is recognised as an area of green network open space designated as a local nature conservation site. These natural environment indicators continue to the eastern side of the A806 forming a well-defined defensible boundary to the green belt.

Consequently no further detailed Stage 2 analysis has been undertaken on this area.

- 8.10 Land to the east of the B757, northeast of Auchinloch, was analysed in the 2012 Green Belt Boundary Review as area K&L5 (South Kirkintilloch / Lenzie; east of Auchinloch between the A806 link road and the B757 Stepps Road). This area includes the former hospital site which is now under construction as a housing site but remains within the green belt. This is discussed further below.
- 8.11 Stage 1 desk study has indicated that the northern-most part of the area previously analysed in the 2012 report as K&L6 (South-west Kirkintilloch / Lenzie; either side of the B819 Crosshill Road), north of the B819 continues to apparently contribute little to green belt functionality as discussed further below. The green belt in this area wraps tightly around the southern built up extent of the town. Stage 1 study found that land to the south of Crosshill Road within the green belt exhibits a range of green belt indicators including flood risk zone, prime quality agricultural land classification, and open green space (golf course) such that green belt functionality is high. Consequently detailed Stage 2 survey was not considered necessary on the land to the south of the B819 Crosshill Road.

Stage 2 Detailed Site Survey and Analysis

- 8.12 A Stage 1 sieve mapping exercise has been undertaken of land around the revised green belt boundary. Three areas have been identified to the east of Kirkintilloch and two to the south of Lenzie where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions and / or where there may be opportunity to strengthen the green belt boundary. Consequently the following 5 areas have been subject to detailed survey and analysis, as identified on **Figures 4 and 5**:

Figure 4: Kirkintilloch & Lenzie (South & West)

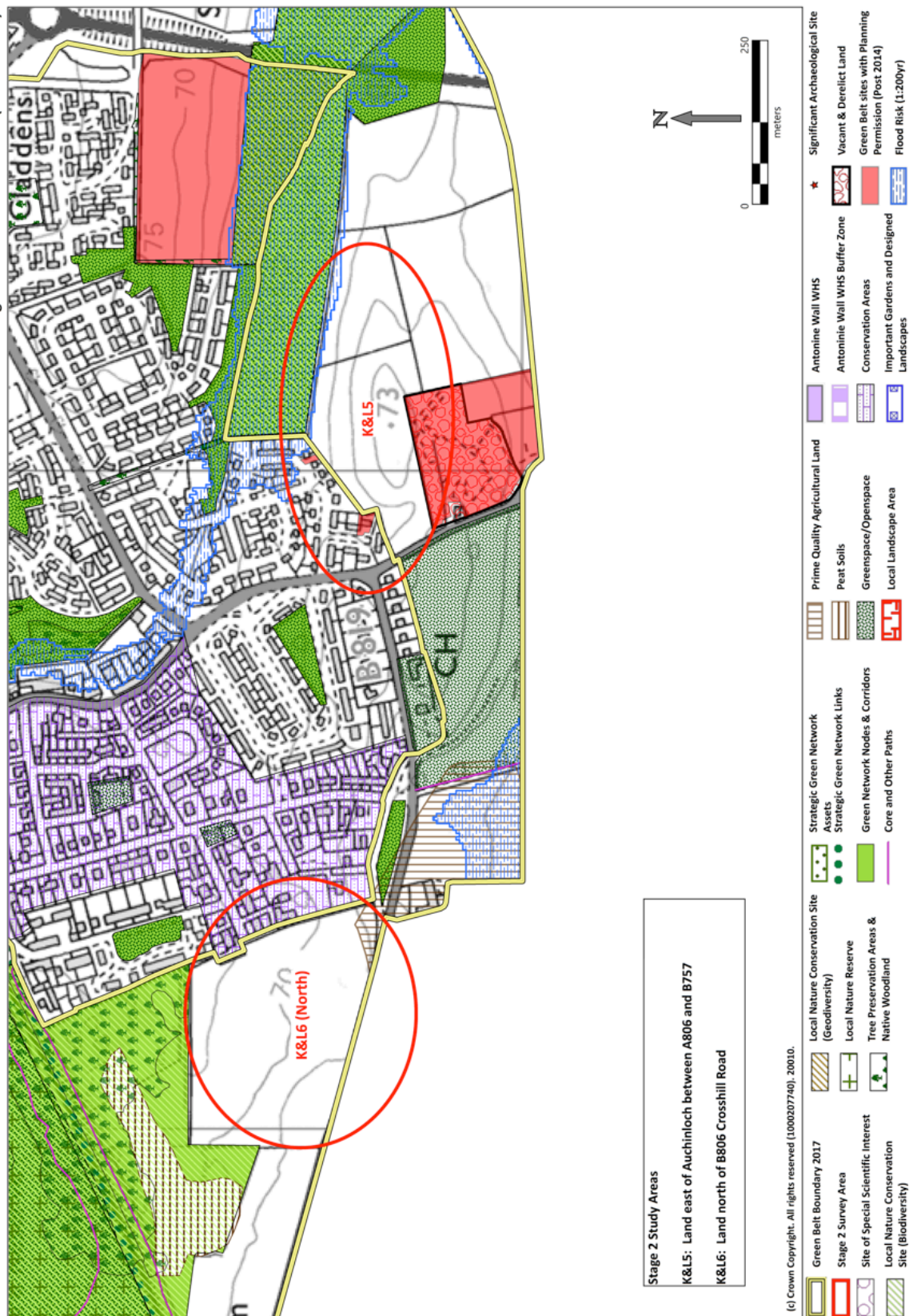
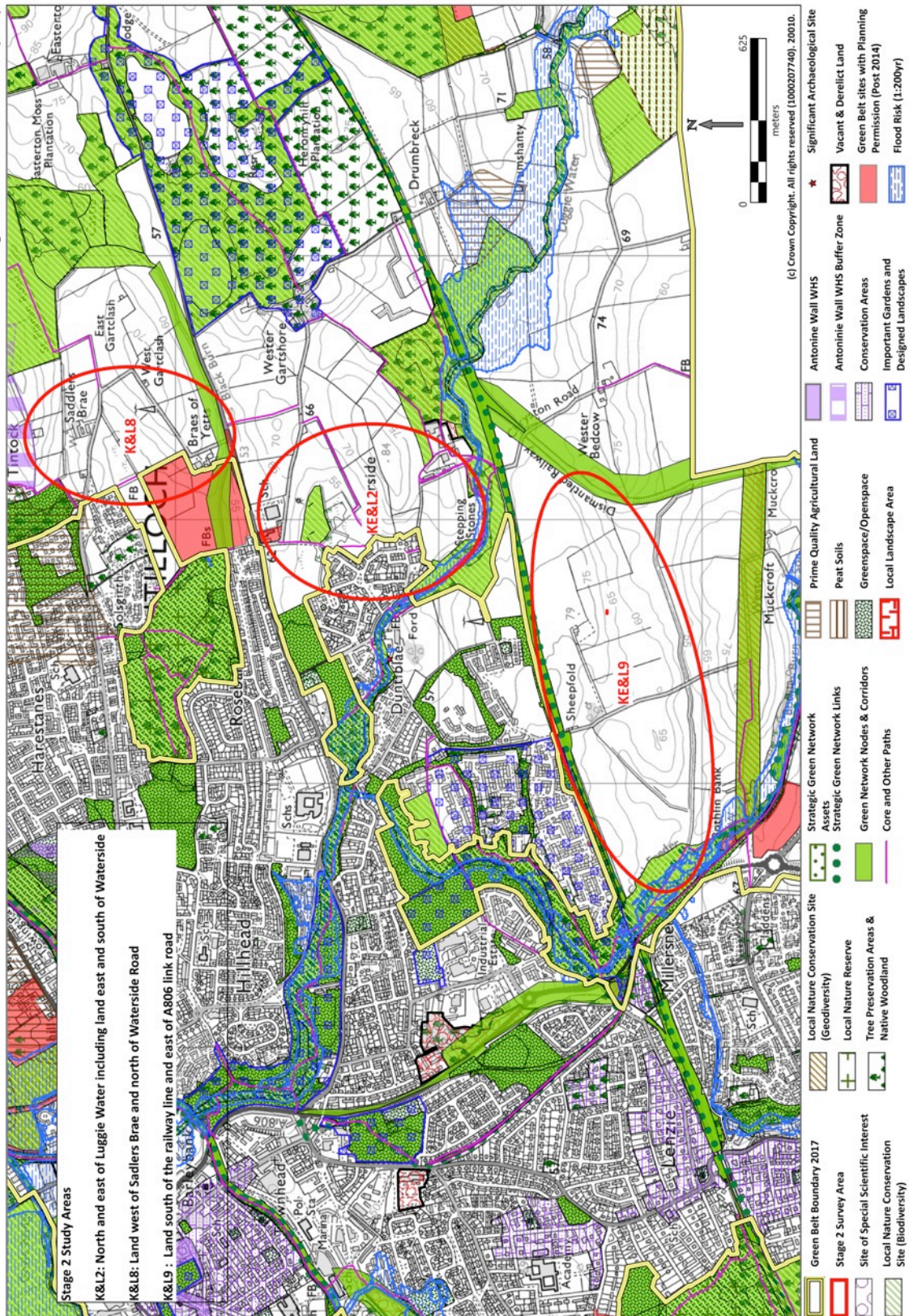


Figure 5: Kirkintilloch & Lenzie (East)



- K&L2 – East Kirkintilloch, north and east of Luggie Water, including land to the east and south of Waterside (re-assessment of K&L2 in the 2012 Green Belt Boundary Review);
- K&L5 – South Lenzie; land east of Auchinloch between the A806 link road and the B757 Auchinloch Road / Stepps Road (re-assessment of K&L5 in the 2012 Green Belt Boundary Review);
- K&L6 (north) – South-west Lenzie; land north of the B819 Crosshill Road (re-assessment of the northern part of K&L6 in the 2012 Green Belt Boundary Review);
- K&L8 – East Kirkintilloch, land to the west of Saddlers Brae and north of the B8048 Waterside Road; and
- K&L9 – East Kirkintilloch, land south of the railway line and east of the A806 link road.

Area K&L2 – East Kirkintilloch, north and east of Luggie Water, including land to the east and south of Waterside (re-assessment of K&L2 in the 2012 Green Belt Boundary Review)

- K&L2.1 This area was previously assessed in the 2012 Green Belt Boundary Review as area K&L2. Due to the presence of new housing and revised green belt boundary to the north at Braes of Yetts and south of Waterside, Stage 2 detailed survey and analysis has been undertaken to see whether this change has had any effect on green belt functionality of this area.
- K&L2.2 The former mining village of Waterside lies to the south east of Kirkintilloch, separated from it by the Luggie Water and paddocks. The village lies east of the Duntiblae and Woodilee areas. The LDP 2017 housing allocation at Fauldhead lies west of the Luggie Water. House building at Woodilee has taken development on the edges of the Luggie Water valley up to the high ground around the former water tower and telecommunication masts.
- K&L2.3 The flat, open valley corridor continues to the north of Waterside where rough grazing and mown green open space marked out for children's football are the main land uses. The low lying valley corridor provides valuable open space separating Waterside from Rosebank to the north. A small rectangular grass paddock surrounded by mature trees lies at the junction of Bankhead Road and Waterside Road.
- K&L2.4 As described in 2012, to the east the rough grazing is wetter alongside small tributary burns, potentially providing natural ecosystem benefits. Wetland habitats include tussocky grassland and a variety of wild flower

habitats. A local nature conservation site is located to the north east of Waterside with a series of tracks and core paths providing access to the countryside. Other informal access provides local community and recreational assets, especially linking Waterside to facilities on the northern side of the B8048 Waterside Road and to Gartconner Primary School. Remnant stone dykes in need of repair mark former boundaries.

- K&L2.5 The immediate corridor of the Luggie Water and the vegetated embankments of the railway line to the south are significant green network corridors and strategic green network links, with core paths and local nature conservation sites. Wet scrubland including willows and alder provides some enclosure and integration of Waterside to the landscape to the east, where the flat valley landscape gives way to a more dramatic rise in topography.
- L&L2.6 Land to the east of Waterside provides natural enclosure and integration due to topographic and vegetation variety. Land within the Luggie Water corridor is of local landscape quality and value and provides a particular sense of place to this part of the green belt. Extensive tree preservation orders lie further east, including within a designated historic garden and designed landscape.
- K&L2.7 The green belt area around Pit Road has a more unsettled, urban edge character, with buildings, signage and post and wire fencing in a poor state of repair, and evidence of fly tipping. Lamp columns extend along the length of Pit Road from Waterside south-eastwards through the rolling farmland to a group of buildings, probably formerly associated with the mine but now housing a variety of light industrial uses including welding and steel fabrication. A flat-topped ridge culminates in a steep sided, well-vegetated *bing*, a prominent legacy of previous mining activity. Positive management of the Pit Road area and former mining buildings could enhance environmental green belt functionality and enhance the agricultural character of the area to the south-east of Waterside.
- K&L2.8 The green belt wraps tightly around the built up area. There is an important and defensible spatial functionality in preventing coalescence of Waterside with Rosebank to the north. However, as discussed in the 2012 report, should additional development capacity be required the least sensitive area of green belt is the flat, open valley corridor to the north of Waterside, where the Council would have to take a view on whether the

loss of open space between Waterside and Rosebank justified release of the green belt.

K&L2.9 Alternative intervention measures to secure improved green belt functionality could focus on protecting the habitat value of the wet grassland within the area to the east of Waterside. The 2012 Green Belt Boundary Review also suggested a stronger strategic wildlife corridor link with the Black Burn to the north but this is not now feasible due to the housing development at Braes of Yetts to the north of the B8048.



K&L2 looking southwards from Gartconner Primary School across Waterside showing prominent recent development on high ground

K&L2 Green Belt Function Summary of East Kirkintilloch, north and east of Luggie Water, including land to the east and south of Waterside

Spatial Function Classification	Value
Supporting Regeneration	Low – the area around Pit Road may provide opportunity to enhance and regenerate this area within the green belt. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium – of importance to the identity and setting of the town in the landscape; the area provides a clear distinction between town and countryside; important for preventing coalescence of Waterside with Kirkintilloch (Rosebank) to the north
Protecting and Enhancing Sense of Place	Low / Medium – of some importance to the setting of the town in the landscape; the green belt helps to protect the character of the landscape and enhance its sense of place
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium / High – recreational value is provided by access links to the countryside and open green spaces via surrounding core paths, and proximity to residential areas

Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Medium / High – local natural environmental functionality in the form of LNCS, native woodland, green network features and habitats, within the Luggie Water corridor and elsewhere
Supporting Green and Rural Industry	Low – may provide opportunity to support rural industry within the green belt by regeneration of uses around Pit Road
Supporting Agriculture	Low - not Prime Quality agricultural land
Green Belt Spatial Functionality	High –provides a clear distinction between town and countryside, and important for preventing coalescence of Waterside with Rosebank to the north. Retention as green belt could help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium / High – there are several important indicators of positive green belt functionality that meet strategic green belt objectives. The built up edge currently provides a well-defined green belt boundary.

Area K&L5 - South Lenzie; land east of Auchinloch between the A806 link road and the B757 Auchinloch Road / Stepps Road

- K&L5.1 This area was previously assessed in the 2012 Green Belt Boundary Review as area K&L5 (South Kirkintilloch / Lenzie; east of Auchinloch Road) which included the well wooded former Lenzie Hospital site in the south-western corner. A residential development ('The Meadows') is under construction on the former hospital site which has entailed removal of much of the previous woodland. The housing site remains within the green belt. Stage 2 site survey has been undertaken to assess whether the presence of The Meadows reduces (or indeed increases) the sensitivity of the remaining area to development and diminishes its green belt functionality.
- K&L5.2 The area comprises open, rolling arable farmland between the southern limits to development of Lenzie and the East Dunbartonshire Council area boundary. The green belt continues southwards into North Lanarkshire. Development of 'The Meadows' has left a relatively narrow gap of open green belt land between the former Hospital site and the southern built up boundary of Lenzie. Site survey confirmed no significant change in landscape, land cover/land use, urban fringe or green belt context north of The Meadows. Medium / High spatial strategic functionality and overall green belt defensibility continues; clearly defined urban extent locally and together with the golf course to the west of the B757 the site helps

reinforce the open break between the southern edge of Lenzie and Auchinloch (within North Lanarkshire) to the south.

K&L5.3 This is particularly so in views into the area from the B757 and the A806 link road to the east where the rolling nature of the area is most evident. Views out to distant hills in the east and west are also important, helping to reinforce the distinctive urban/rural break.

K&L5.4 The current green belt boundary follows the southern extent of gardens of properties along Millersneuk Avenue, Drymen Place and Crawford Avenue. This is a strong, robust defensible green belt boundary following defensible lines on the ground as required by SPP.



K&L5 looking back towards the southern edge of Lenzie from The Meadows housing development on the former Hospital site

K&L5 Green Belt Function Summary of South Lenzie; land east of Auchinloch between the A806 link road and the B757 Auchinloch Road / Stepps Road

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium / High – of importance to the identity and setting of the town in the landscape providing a clear distinction between town and countryside; clearly defined urban extent locally and helps reinforce the open break between the southern edge of Lenzie and Auchinloch to the south
Protecting and Enhancing Sense of Place	Medium / High – of importance to the setting of the town in the landscape, the green belt helps to protect the character of the landscape and townscape and enhances its sense of place
Protecting Open Space, Recreation and Sustainable Access Opportunities	Low / Medium – limited recreational value; does not protect open space or sustainable access for countryside recreation but provides connectivity to adjacent greenspace
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – open sloping arable farmland provides little by way of natural environmental habitats or biodiversity but the area provides connectivity to adjacent wetland and LNCS
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion
Supporting Agriculture	Medium - not Prime Quality ALC agricultural land but supports the farming economy
Green Belt Spatial Functionality	Medium / High –provides important spatial functionality in terms of prevention of sprawl and coalescence and provides a clear distinction between town and countryside. Retention as green belt would help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium / High – provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to the setting of the town in the landscape and in providing a clear distinction between town and countryside. The built up edge currently provides a well-defined green belt boundary.

Area K&L6 (north) - South-west Lenzie; land north of the B819 Crosshill Road

- K&L6.1** This area was previously assessed in the 2012 Green Belt Boundary Review as the northern part of area K&L6 (South-west Kirkintilloch / Lenzie; North and South of the B819 Crosshill Road). It comprises open, gently undulating or rolling arable green belt land between the current south-western limits of Lenzie and the East Dunbartonshire Council area boundary. The green belt continues into North Lanarkshire to the south of the B819 Crosshill Road and the Lenzie Golf Club which lies to the east.
- K&L6.2** There is a generally open appearance to the area, with post and wire fencing alongside the 'B' road and large detached houses with large mature grounds set back beyond an area of open space to the north of the 'B' road. This part of Lenzie is a Conservation Area. The south-western edge of Lenzie is well defined by an impressive stone dyke and mature tree belt which follow the rolling topography along garden boundaries, providing a clear and defensible green belt boundary along the current southwestern limits to development of Lenzie. Further north a local nature conservation site, including woodland, south of the Glasgow to Edinburgh railway line continues northwards as the Lenzie Moss Nature Reserve.



K&L6 looking northwest across the area from the B819, showing the green belt boundary well-defined by a line of mature trees

- K&L6.3** The combination of gently rolling topography, dense trees and mature garden vegetation provides a well-defined, soft filtered south-western edge to Lenzie in views from the west. Thus the area's key green belt value is in its strategic function of controlling new development from encroachment into the open countryside. There is a clear delineation

between the settlement and the open rolling farmland. The area does not provide a function of maintaining any open break between settlements.

K&L6 (north) Green Belt Function Summary of South-west Lenzie; land north of the B819 Crosshill Road

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium / High – of importance to the identity and setting of the town in the landscape providing a clear distinction between town and countryside; clearly defined urban extent locally and helps reinforce the open break between the south western edge of Lenzie and open countryside
Protecting and Enhancing Sense of Place	Medium / High – of importance to the setting of the town in the landscape, the green belt helps to protect the character of the landscape and townscape and enhances its sense of place
Protecting Open Space, Recreation and Sustainable Access Opportunities	Low / Medium – limited recreational value; does not protect open space or sustainable access for countryside recreation but provides connectivity to adjacent greenspace
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – open sloping arable farmland provides little by way of natural environmental habitats or biodiversity
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion
Supporting Agriculture	Medium - not Prime Quality agricultural land but supports the farming economy
Green Belt Spatial Functionality	Medium / High – provides important spatial functionality in terms of prevention of sprawl and provides a clear distinction between town and countryside. Retention as green belt would help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium / High – provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to the setting of the town in the landscape and in providing a clear distinction between town and countryside. The built up edge currently provides a well-defined green belt boundary.

Area K&L8 - East Kirkintilloch, land to the west of Saddlers Brae and north of the B8048 Waterside Road

- K&L8.1 This area was not previously assessed in the 2012 Green Belt Boundary Review as it lies beyond site K&L1 in the 2012 report which is currently under construction as a housing site to the west of Braes of Yetts. The housing site has been removed from the green belt. Stage 2 site survey has been undertaken to assess whether the presence of the new housing will reduce (or indeed increase) the sensitivity of the area immediately to the east to development and diminishes its green belt functionality.
- K&L8.2 This is an area of undulating agricultural farmland with arable land on the gentle ridges and slopes and small pockets of rough grassland. Langmuir Road follows a ridgeline between Braes of Yetts and West Gartclash. The area provides a clear distinction between town and countryside.
- K&L8.3 Significant heritage assets are located to the north, including the Antonine Wall WHS and buffer zone, and Roman Fort. Also to the north the Forth & Clyde Canal provides a significant recreational facility as a green network link with core paths along the canal corridor and to the east.
- K&L8.4 Local nature conservation sites provide areas of locally designated green space, with native woodland and tree preservation orders to the east and west, and other green network corridors to the south.
- K&L8.5 The entire area comes under LDP Policy 17 which safeguards mineral resources (surface coal) from development to prevent unnecessary sterilisation.
- K&L8.6 The area makes a significant contribution to the setting of the town along its eastern flanks, primarily due to topographic variations and vegetation cover, which combine to generally screen or significantly soften views of the existing built edge which provides a strong defensible green belt boundary. There are distant views to the Campsie Fells to the north which provides a dramatic backcloth to the town.



K&L8 looking north-westwards across the Braes of Yetts housing construction site, showing the well-defined green belt boundary wrapping around the built up edge of the town

K&L8 Green Belt Function Summary of East Kirkintilloch, land to the west of Saddlers Brae and north of the B8048 Waterside Road

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium / High – of importance to the identity and setting of the town in the landscape; not important for protecting community separation but the area provides a clear distinction between town and countryside
Protecting and Enhancing Sense of Place	Medium / High – of some importance to the setting of the town in the landscape, the green belt helps to protect the character of the landscape and enhance its sense of place
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – some recreational value by default access, links to open green space via surrounding core paths, and proximity to residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Medium – local natural environmental functionality in the form of LNCS, native woodland, deep peat / carbon rich soils, green network features and habitats
Supporting Green and Rural Industry	Medium – little opportunity for supporting rural industry, renewable energy or

	woodland expansion, but an important mineral resource area
Supporting Agriculture	Low - Not Prime Quality agricultural land
Green Belt Spatial Functionality	Medium / High – Limited spatial functionality in terms of sprawl, prominence or coalescence but provides a clear distinction between town and countryside. Retention as green belt would help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium / High – there are some important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to the setting of the town in the landscape and in providing a clear distinction between town and countryside. The built up edge currently provides a well-defined green belt boundary.

Area K&L9 - East Kirkintilloch, land south of the railway line and east of the A806 link road

- K&L9.1 This area was not previously assessed in the 2012 Green Belt Boundary Review as the area immediately to the north of the railway line, on the former quarry site and land west of the water tower, was at that time undeveloped. As referred to above, an extensive area between Duntiblae, Oxgang and the Edinburgh to Glasgow railway line has since been developed and removed from the green belt. The green belt boundary now follows the railway line.
- K&L9.2 Stage 2 detailed survey and analysis of this area south of the railway has been undertaken because Stage 1 sieve mapping has indicated that green belt functionality is low. However, there appears to be little need to strengthen the green belt boundary which is well defined by the railway line, an important strategic green network corridor and link and green space feature of significance.
- K&L9.3 As well as the important functionality of the railway corridor to the north of this area, it is also bounded by other green network corridors: to the east along a dismantled railway; west along the Bothlin Burn and Canal Feeder where core paths run through surrounding vegetation designated as a local nature conservation site; and to the south where a local nature conservation site (geodiversity) follows a ridge of high ground running east – west between East Muckcroft, Wester Muckcroft and Bothlin Bank.
- K&L9.4 A high point on Muckcroft Road provides panoramic extensive views across the area, as does the Blacklands Place road bridge over the A806 to the west.

- K&L9.5 The area comprises gently undulating, in places rolling, arable farmland to the south of the railway line. Tree-lined sinuous burns break up the open fields where a solitary farmstead on high ground is also a feature. Apart from providing a strong and identifiable break between the built up areas of the town and the countryside, green belt functionality is otherwise low.



K&L9 looking south westwards across the area showing the green network corridors along the railway (right) and the Bothlin Burn / Canal Feeder corridor (centre)

K&L9 Green Belt Function Summary of East Kirkintilloch, land south of the railway line and east of the A806 link road

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium – of some importance to the identity and setting of the town in the landscape, providing a clear distinction between town and countryside, but not important in maintaining separation of settlements
Protecting and Enhancing Sense of Place	Medium – of some importance to the setting of the town in the landscape. The green belt helps to protect landscape character and setting
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – limited recreational value is provided by access links to the countryside via surrounding core paths and proximity to residential areas, but agricultural land limits open space
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – local natural environmental functionality in the form of surrounding LNCS, native woodland, green network features and habitats, with deep peat / carbon rich soils across some of the area
Supporting Green and Rural Industry	Low - little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion
Supporting Agriculture	Medium - not Prime Quality agricultural land

	but supports the farming economy
Green Belt Spatial Functionality	Medium / High –provides a clear distinction between town and countryside with strong green belt boundaries defined by the railway and road / burn corridors. Retention as green belt could help to direct growth to a more appropriate location
Overall Green Belt Defensibility	Medium / High – the area provides limited contribution to spatial green belt functionality apart from providing a clear distinction between town and countryside. However, the railway and A806/ Bothlin Burn/Canal Feeder corridors provide robust defensible green belt boundary features

9. Lennoxtown

Settlement Overview

- 9.1 The 2012 Green Belt Boundary Review describes the setting of the large settlement of Lennoxtown at the foot of the Campsie Fells on the north side of the Glazert Water burn. Historically a linear settlement located either side of the A891, settlement expansion over the years has primarily been at the eastern and western ends of Lennoxtown away from the main road, somewhat diluting this ribbon nature.
- 9.2 Open green belt land is important in maintaining separation from Haughhead and Clachan of Campsie to the west, and Milton of Campsie to the east. The gap between Lennoxtown and Milton of Campsie in particular has been somewhat eroded through eastwards extension, including a recently allocated housing site south of the main A891 Milton Road at the junction with the B822 Campsie Road (this area was assessed in the 2012 Green Belt Boundary Review, ref L1, as discussed below). However, the separation remains visually significant because of intervening topography and vegetation.
- 9.3 To the north of the village its separation from the Campsie Fells is an important landscape role delivered by green belt designation. Much of the southern fringe of the area is functional flood plain.
- 9.4 The green belt boundary tightly encloses Lennoxtown, generally following the line of the Glazert Water to the south and by the boundaries of domestic gardens along northern outer edges of the housing estates which now characterise much of the village north of the main A891 road. Short lengths of green belt boundary are defined by the road itself to the western and eastern ends of the village. There is generally a clear distinction between the built-up area and green belt.
- 9.5 The 2012 Green Belt Boundary Review recognised that wider green belt functionality is mixed across land abutting the village boundary edge. The southern boundary, defined by the burn, is recognised as an important wildlife corridor, strategic green network link and also a functional flood plain. This is reinforced by extensive protected treescapes and a core path following the river's course and then diverting along the John Muir Way (Strathkelvin Railway Path). However, environmental, historic and community designations are generally limited.

Stage 1 Desk Study Including Changes since the 2012 Green Belt Boundary Review

- 9.6 The Stage 1 sieve mapping process undertaken for the 2012 Green Belt Boundary Review identified four areas around Lennoxton where the existing green belt boundary was provisionally found *not* to be supporting environmental, historic or community green belt functions and therefore proposed for detailed site analysis at that time. Three of these were relatively large areas on the eastern, northern and western settlement boundaries referred to in that report as L2 (Land north of the A891 Rowantree Place), L3 (Land east and north of Bencloich Road) and L4 (Land west of Kincaid Drive) respectively. For each of these areas the 2012 review found that green belt spatial functionality and overall defensibility was high, due mostly to their prominence and local and wider landscape value. The undeveloped open countryside around Lennoxton to the east, north and west is important to its setting at the foothills to the Campsie Fells which provides a dramatic backcloth in vistas from many viewpoints within and around the settlement.
- 9.7 The Stage 1 sieve mapping process undertaken for the 2012 Green Belt Boundary Review also identified a much smaller area at the eastern end of the settlement, south of the main A891. Referenced in that report as L1 (referred to as 'Land to the east of Rowantree Terrace'), detailed site survey and analysis at that time found that green belt spatial functionality was medium / high due to its function of providing clear delineation between the village and open countryside to the east, limiting spread towards Milton of Campsie. Overall green belt defensibility of area L1 at that time was found to be medium because, despite its spatial function, it is of limited green belt functionality otherwise. The 2012 Green Belt Boundary Review concluded that some release within area L1 would be unlikely to undermine wider green belt aspirations and function.
- 9.8 Since then this area has been allocated as a housing site in the LDP, 2017, and removed from the green belt.

Stage 2 Detailed Site Survey and Analysis

- 9.9 Further to the above, although the Stage 1 sieve mapping exercise has found that the contribution to green belt functionality of the same three large areas on the eastern, northern and western sides of Lennoxton continues to appear low, because of the strength of the findings in 2012 it was decided that they would be subject to field survey to ascertain whether green belt spatial functionality and overall defensibility remains

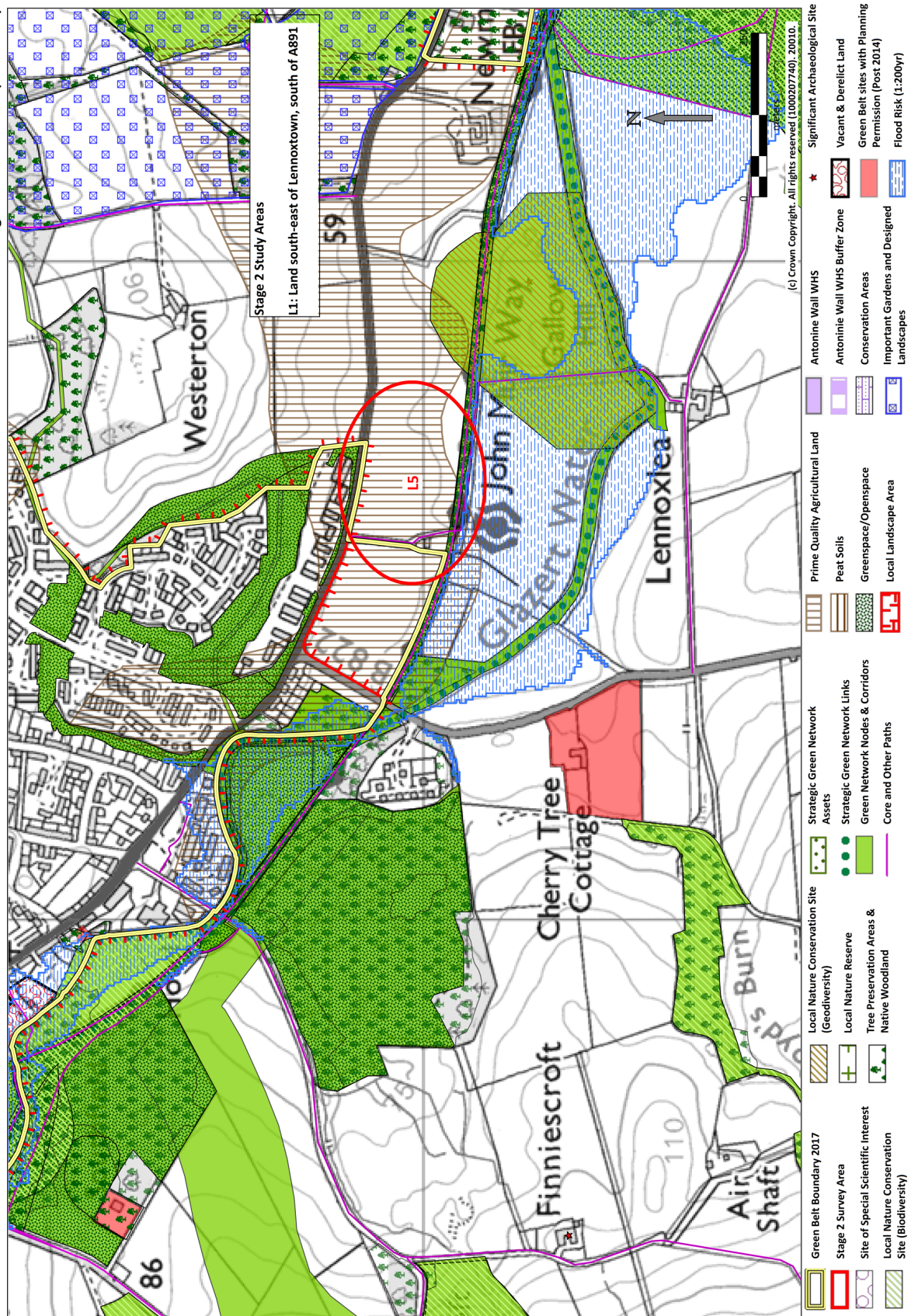
high. Field survey has confirmed this and therefore they have not been taken forward this time for Stage 2 detailed survey and analysis.

- 9.10 Only one area around Lennoxton has been subject to detailed survey and analysis; namely the area immediately to the east of the new housing allocation site south of the main A891 Milton Road at the junction with the B822 Campsie Road. This area lies immediately to the east of the area that was assessed in the 2012 Green Belt Boundary Review, ref L1, as discussed above. Stage 2 assessment has now been undertaken to ascertain whether the new housing when built will reduce (or indeed increase) the sensitivity of the area immediately to the east to development and diminish its green belt functionality. This area is identified on **Figure 6**:

9.11 ***The green belt functionality values and characteristics for Lennoxton therefore remain as reported in 2012 except where specifically addressed in the following paragraphs***

- L5 – Land southeast of Lennoxton, south of the A891

Figure 6: Lennoxton (South East)



Area L5 - Land southeast of Lennoxtown, south of the A891

- L5.1 Desk study has revealed that land to the east of the new housing allocation, east of Lennoxlea Cottage (which lies on a slight rise in topography at the end of a tree-lined drive) appears similar in environmental and wider green belt characteristics and functions as the new housing allocation on land previously assessed in 2012. Thus designations and land use indicators of positive green belt functionality are limited.
- L5.2 In terms of open space, recreation and sustainable access, there is limited direct access but proximity to residential areas, core path along the drive to Lennoxlea Cottage and along the southern boundary where the Strathkelvin Railway Path is a strategic green network link are important functions.



Area L5 from its north-west corner on the Campsie Road

- L5.3 In terms of landscape character and settlement setting, although intrinsic landscape value of the relatively flat, open agricultural field lying within the floodplain of the Glazert Water is limited, the area lies within the Glazert Valley Local Landscape Area. It is also prominent from public viewpoints and constitutes an important gateway into Lennoxtown.
- L5.4 In terms of the natural environment, Prime Quality Agricultural Land underlies the area (as it does to the east and west including the land recently allocated as housing site in the LDP, 2017). Land at Gallow Hill to the east is a Local Nature Conservation Site (geodiversity).

- L5.5 To some extent further expansion of Lennoxtown eastwards would represent a continuation of settlement form; adjacent housing off Morrison Drive forms a ribbon of development extending further eastwards along the main A891 than the area recently allocated as a housing site in the LDP, 2017.
- L5.6 However, the tree-lined drive to Lennoxlea Cottage currently forms a relatively well-defined boundary to the green belt. Removing land immediately to the east from the green belt would require a new robust defensible GB boundary within open farmland. In accordance with SPP, 2014 (Paragraph 51) hedges and field enclosures will rarely provide a sufficiently robust green belt boundary. A new tree belt would take time to mature.

L1 Green Belt Function Summary of Land southeast of Lennoxtown, south of the A891

Spatial Function Classification	Value
Supporting Regeneration	Low / Medium – Lennoxtown is a local regeneration area which has Community Planning Partnership Place Plan, due to an area identified as being of multiple deprivation, in a Scottish wide survey. Therefore development of housing could support local regeneration of the village
Creating and Safeguarding Settlement Setting and Identity	Medium – of some importance to the identity and setting of the village in the landscape and in protecting community separation with Milton of Campsie
Protecting and Enhancing Sense of Place	Low / Medium – of some importance to the setting of the village in the landscape designated as LLA, although intrinsic landscape value is limited. Area is prominent in public views and constitutes an important gateway to Lennoxtown
Protecting Open Space, Recreation and Sustainable Access Opportunities	Low / Medium – some recreational value by default access to nearby core paths and proximity to residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low – limited natural environmental role of the farmland, but could provide opportunity for improved links to important strategic green network to the south
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion.
Supporting Agriculture	High - Prime Quality ALC

Green Belt Spatial Functionality	Medium / High – clearly distinguishes the delineation between the settlement and open countryside to the east, limiting spread towards Milton of Campsie. Retention as green belt would help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium – there are some important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to settlement setting as a strong defining break between village and surrounding open countryside, and in limiting spread eastwards. A revised GB boundary to the east would not follow defensible features on the ground thus contrary to SPP.

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10. Milngavie

Settlement Overview

- 10.1 Milngavie is a significant urban settlement that lies to the west of the council area and constitutes the northern-most elements of the greater Glasgow conurbation within East Dunbartonshire, being contiguous with Bearsden's northern edge. It has a tight green belt boundary to the whole of its urban east, north and west fringes. Generally the urban framework tightly abuts the inner green belt boundary, although the settlement benefits from several green wedges and corridors within the urban form which provide important components of the strategic and local Green Network.
- 10.2 Milngavie and Bearsden physically adjoin to the south-east of the town. However, a pronounced farmland wedge within the green belt still provides a clear degree of separation between the two towns to the south-west of Milngavie, either side of the Craighdu road.
- 10.3 An outlying area of 20th century housing to the east of Milngavie at Dougalston is non-contiguous with the main urban framework of the town but is defined by an inner green belt boundary encompassing the area, effectively creating a small island of the town falling within the green belt.
- 10.4 The 2012 Green Belt Boundary Review found the majority of the Milngavie's urban boundary has been found to strongly support contemporary green belt functions as a consequence of a mixture of land uses, environmental characteristics and heritage designations running close to or coterminous with the green belt boundary. To the southern edge of the settlement the green belt north and south of Craighdu Road, including the Old Mains estate parkland and woodland also presents an important strategic spatial function through prevention of continued coalescence and erosion of settlement identity between Milngavie and Bearsden. To the east the inner green belt area provides important separation functionality between the large urban area of Milngavie and Bearsden and the smaller rural settlements of Bardowie, Barnellan and Baldernock.
- 10.5 Significant public and private amenity and recreation sites, including Clober and Dougalston golf courses abut the settlement boundary. Mugdock wood and Milngavie Reservoirs (designated by Historic Environment Scotland in 2018 as nationally important Garden and Designed Landscape)

are important landscape and amenity areas within the green belt close to the settlement's urban limits, and recognised with SDP as a Strategic Green Network asset. These areas provide public amenity of city region importance.

- 10.6 Most of the settlement's northern and eastern green belt inner boundary is coterminous with Local Nature Conservation Sites and/or Green Network corridors, including SSSI designation across parts of Mugdock Wood. Tree Preservation Orders cover large areas of the inner green belt boundary, reflecting the mature woodland setting and important treescapes around much of Milngavie and Bearsden.
- 10.7 Between Auchenhowie Road and Milngavie reservoirs, the eastern fringe of the green belt is identified as part of the (post-2017 LDP) revised Local Landscape Area, (Bardowie, Baldernock & Torrance). This area also has a high density of Core Paths and public rights of way (CAMS) and together the green belt around the northern and eastern fringe of Milngavie offers multiple environmental and community amenity functions. Sports facilities to the south of Auchenhowie Road, including Rangers F.C. training facilities, bound Milngavie to the south-east of the settlement and are recognised by this study as being of recreation and amenity importance, albeit not generally open to the general public.
- 10.8 Sections of the locally important garden and designed landscape designation for the Old Mains Estate are also located to the south-west of Milngavie urban edge north of Craighdu Road and also to the north at Craighton Wood.
- 10.9 Boundaries across these areas are mostly well defined, primarily by roads, residential gardens, railway embankment, school grounds, employment sites and playing fields/sports facilities. In some very limited areas the green belt boundary is less obviously defined by man-made structures. This is apparent at the northern edge of Douglas Academy and to the western limits of Dougalston golf course which does not abut the limits to built development but follows road boundaries. However, the multi-functionality of green belt land in those areas strongly suggest that alteration to the inner boundary is not justified, with green belt boundaries remaining defensible along their current line.

Stage 1 Desk Study Findings Including Changes Since the 2012 Green Belt Boundary Review

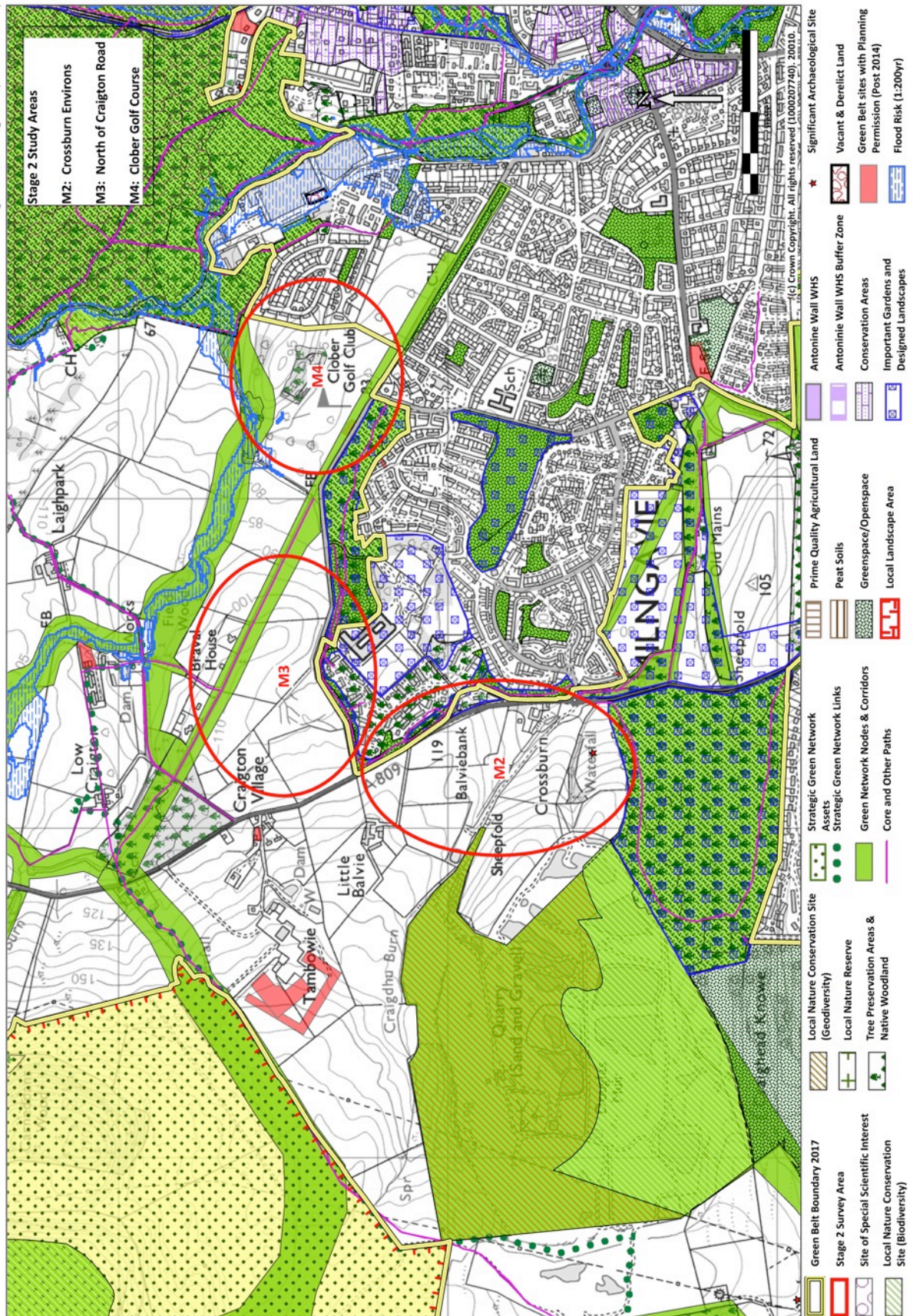
- 10.10 The Stage 1 sieve mapping process undertaken for the 2012 Green Belt Boundary Review identified one area around Milngavie where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions and therefore proposed for detailed site analysis at that time. This was land north of Craighdu Road identified as M1 in that study, which is coterminous with the open land south of the road considered in relation to Bearsden.
- 10.11 The 2012 review went on to find that green belt spatial functionality and overall defensibility of M1 was high, due principally to the area's spatial function of separation, (with Bearsden), its prominence and local landscape value. This functionality remains the case in 2019 and is further supported by post-2012 study identification of Green Network corridors to the urban fringe part cross the northern extent.
- 10.12 One alteration to the green belt boundary was confirmed by the 2017 LDP. This constitutes a removal of the eastern element of the Clober Golf course which is tightly enclosed on three sides by the urban framework of north Milngavie, north of Craigton Road. The green belt boundary now continues the boundary to the rear of houses on Blackwood Road southwards across the course to rejoin the longer standing boundary along Craighdu Road.

Stage 2 Detailed Site Survey and Analysis

- 10.13 Further to the above, the Stage 1 sieve mapping exercise has found that the contribution to green belt functionality for M1 on the southern side of Milngavie continues not to clearly indicate environmental, historic or community green belt functions. However, notwithstanding the strength of the full findings in 2012, methodology determined that it should be subject to precautionary field survey to ascertain whether green belt spatial functionality and overall defensibility remains valid. Field survey for this study was therefore undertaken and has again confirmed 2012 findings of green belt functionality for M1 and therefore has not been taken forward this time for Stage 2 detailed survey and analysis.
- 10.14 ***The green belt functionality values and characteristics for Milngavie remain as reported in 2012 except where specifically addressed in the following paragraphs.***

- 10.15 The 2019 sieve mapping process identified three new study areas where the LDP (2017) green belt boundary was provisionally found *not* to be supporting environmental, historic or community green belt functions and therefore proposed for detailed site analysis. This is shown on **Figure 7** as:

Figure 7: Milngavie (North-west)



- M2– Crossburn Environs;
- M3 – North of Craigton Road; and
- M4 – Clober Golf Course

Area M2 – Crossburn Environs

- M2.1 Desk study indicates that designations and land use indicators of positive green belt functionality this area of land to the west of the A809 Stockiemuir Road are limited, hence presenting an area of green belt appropriate for Stage 2 assessment.



Pasture land west of the A809, Stockiemuir Road

- M2.2 The western-most boundary of Milngavie runs along the A809 where a narrow but prominent woodland belt separates the 20th century residential estate around Douglas Academy from open pasture and rolling topography. Whilst this belt is recognised on the study's stage 1 sieve mapping, it presents only a narrow fringe of recognised environmental designations. The woodland belt is identified as public open space and forms part of the Green Network. The woodland is a remnant area of Old Mains locally important garden and designed landscape, and enjoys tree preservation order protection. A Core Path and other public paths thread through the woodland.

- M2.3 This narrow but locally important woodland frame to the settlement provides a clear landscape and screening feature, along with the road itself, to separate and define the urban framework of Milngavie with the open landscape to the west and north of the town. To the west of the road the landscape of open and generally rising pastureland which is prominent from the road, generally free from built structures and contrasts strongly to the woodland belt. The perception of the proximity to the settlement limits is generally very low.

M2 Green Belt Function Summary of Land west of Crossburn Environs

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in the immediate vicinity, but green belt constraints should drive regeneration across the district otherwise..
Creating and Safeguarding Settlement Setting and Identity	High – Important to the identity and setting of the town in the landscape and defining the western extent of Milngavie. No significant influence on maintaining separation with urban areas to the west in West Dunbartonshire.
Protecting and Enhancing Sense of Place	High – provides a strong green edge to the town and screens the urban framework from large-scale open pastoral landscape context.
Protecting Open Space, Recreation and Sustainable Access Opportunities	High – Public access and recreational opportunity within the urban fringe woodland is locally important.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	High – Natural habitats within the woodland and a component of the Green Network. Positive role of farmland.
Supporting Green and Rural Industry	Medium – little opportunity for supporting rural industry generally. Mineral extraction is active at Douglas Muir Quarry to the west.
Supporting Agriculture	Medium – An actively farmed landscape.
Green Belt Spatial Functionality	Medium–High clearly defines western extent of Milngavie along defensible lines, but coalescence is not a significant threat.
Overall Green Belt Defensibility	High provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance in relation to

setting and screening of Milngavie. The built up edge currently provides a well-defined green belt boundary and linked access and habitat value.

Area M3 – North of Craigton Road

- M3.1 The area north of Craigton Road between the A809 and Douglas Academy access road presents very similar characteristics to those of the Crossburn Environs study area along the northern boundary of Milngavie.



Rolling pastures and wooded edge to Douglas Academy area, limiting urban influence.

- M3.2 A narrow but prominent woodland belt separates the 20th century residential estate around Douglas Academy from open pasture and rolling topography. Whilst this belt is recognised on the study's stage 1 sieve mapping, it presents only a narrow fringe of recognised environmental designations. The woodland belt is identified as public open space and forms part of the Green Network. The woodland is a remnant area of Old Mains locally important garden and designed landscape, and enjoys tree preservation order protection. A Core Path and other public paths thread the woodland.
- M3.3 This narrow but locally important woodland frame to the settlement provides a clear landscape and screening feature, along with Craigton Road itself, to separate and define the urban framework of Milngavie with the

attractive transitional and open landscape to the north of the town. To the north of the road the landscape of open and markedly rolling pasture which is prominent from the road, free from built structures and contrasts strongly to the woodland belt. This open area of open undulating pastoral farmland offers significant landscape value and medium depth sweeping vistas – although is not designated as LLA. The perception of the proximity to the settlement limits is generally very low from this area. The landscape and woodland belt provides a very strong visual and perceptual screen of the town when travelling southwards on the A809 descending from the higher land to the north.

M3 Green Belt Function Summary of Land North of Craigton Road

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in the immediate vicinity, but green belt constraints should drive regeneration across the district otherwise..
Creating and Safeguarding Settlement Setting and Identity	High – Important to the identity and setting of the town in the landscape and defining the northern extent of Milngavie. No significant influence on maintaining separation with urban areas to the north.
Protecting and Enhancing Sense of Place	High – provides a strong green edge to the town and screens the urban framework from large-scale open pastoral landscape context.
Protecting Open Space, Recreation and Sustainable Access Opportunities	High – Public access and recreational opportunity within the urban fringe woodland is locally important.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	High – Natural habitats within the woodland and a component of the Green Network. Positive role of farmland.
Supporting Green and Rural Industry	Low-Medium – little opportunity for supporting rural industry generally.
Supporting Agriculture	Medium – An actively farmed landscape.
Green Belt Spatial Functionality	Medium-High clearly defines northern extent of Milngavie along defensible lines, but coalescence is not a significant threat.
Overall Green Belt Defensibility	High provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance in relation to setting and screening of Milngavie. The built up edge currently provides a well-defined green belt boundary and linked access and habitat value.

Area M4 Clober Golf Course

- M4.1 New inner green belt boundary has been created by removal of parts of Clober Golf Course within the LDP (2017). The new green belt boundary now bisects the golf course in a north south alignment which is highly visible from the road and from the neighbouring housing.
- M4.2 The area removed from the green belt within the LDP (2017) is allocated for housing development, and it is anticipated the new section of boundary will afford a clear delineation of the urban framework abutting the remaining areas of golf course, as does the short section of existing boundary along Craigton Road housing. Beyond the new boundary, continued use of the golf course would be expected to provide on-going positive green belt functionality consistent with the study's methodology.

M4 Green Belt Function Summary of Clober Golf Course

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in the immediate vicinity, but green belt constraints should drive regeneration across the district otherwise..
Creating and Safeguarding Settlement Setting and Identity	High – Important to the identity and setting of the town in the landscape and defining the north-western fringe of Milngavie. No significant influence on maintaining separation with urban areas to the north.
Protecting and Enhancing Sense of Place	Medium-High – provides a clear green edge to the town but does not serve to screen the urban framework from surrounding open pastoral landscape and golf course context. TPO covers and island woodland to the centre and northern edge of the golf course.
Protecting Open Space, Recreation and Sustainable Access Opportunities	High – Public access (to the golf course) and recreational value thereof on immediate the urban fringe.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Medium-High – Natural habitats within the golf course are limited although important components of the Green Network run along Craigton Road and to the north, across the course. Flood risk area across the north of the area in open countryside offer flood alleviation capacity.
Supporting Green and Rural Industry	Low-Medium – little opportunity for supporting rural industry generally.
Supporting Agriculture	Low – although an actively farmed landscape west of the golf course.

Green Belt Spatial Functionality	Medium–High clearly defines northern extent of Milngavie along defensible lines, but coalescence is not a significant threat.
Overall Green Belt Defensibility	Medium/High provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance in relation to setting of Milngavie and recreational value. The new green belt boundary consequent to housing development is likely to present a well-defined green belt boundary.

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11. Milton of Campsie

Settlement Overview

- 11.1 The 2012 Green Belt Boundary Review describes the dramatic setting of Milton of Campsie at the foot of the Campsie Fells and straddling the Glazert Water burn. Settlement expansion over the years has primarily been to the south and west of the settlement; open green belt land is important in maintaining separation from Kirkintilloch and Lennoxton in these directions respectively.
- 11.2 The green belt boundary tightly encloses Milton of Campsie on all sides, generally following the boundaries of domestic gardens around the housing estates which make up a significant majority of the village. The only exception to this is the green belt boundary which hugs the northern side of the A891 Campsie Road along the northern edge of the village where woodland and Mount Dam fringe the village.

Stage 1 Desk Study Including Changes since the 2012 Green Belt Boundary Review

- 11.3 New housing is currently being constructed off the B757 Birdston Road at the southern entrance into Milton of Campsie. The then open arable site was considered as a Stage 2 study area in the 2012 Green Belt Boundary Review (reference MoC1) and was removed from the Green Belt in the adopted LDP, 2017. Stage 1 desk study analysis of land adjacent to this area shows strong spatial strategic function with a number of designations and land use indicators of positive green belt functionality. The southern green belt boundary around Milton of Campsie is considered robust and has therefore not been subject to detailed Stage 2 analysis.
- 11.4 A small number of development applications have been granted permission along the settlement's northern and north-eastern boundaries within the green belt as shown in the LDP, 2017. One of these, on the northern boundary between The A891 Campsie Road and Wester Baldoran Farm, is a recently completed residential area (Fells View). This area formed the southern extent of area MoC2 in the 2012 Green Belt Boundary Review (Ref. Land north of Campsie Road around the Village Hall and Lochalsh Crescent); that study identified medium / high spatial functionality of the wider area where the green belt partially limits northwards sprawl towards the Campsie Fells into undeveloped countryside, but recognised that the southern parts were of limited strategic green belt importance due largely to its relatively flat topography

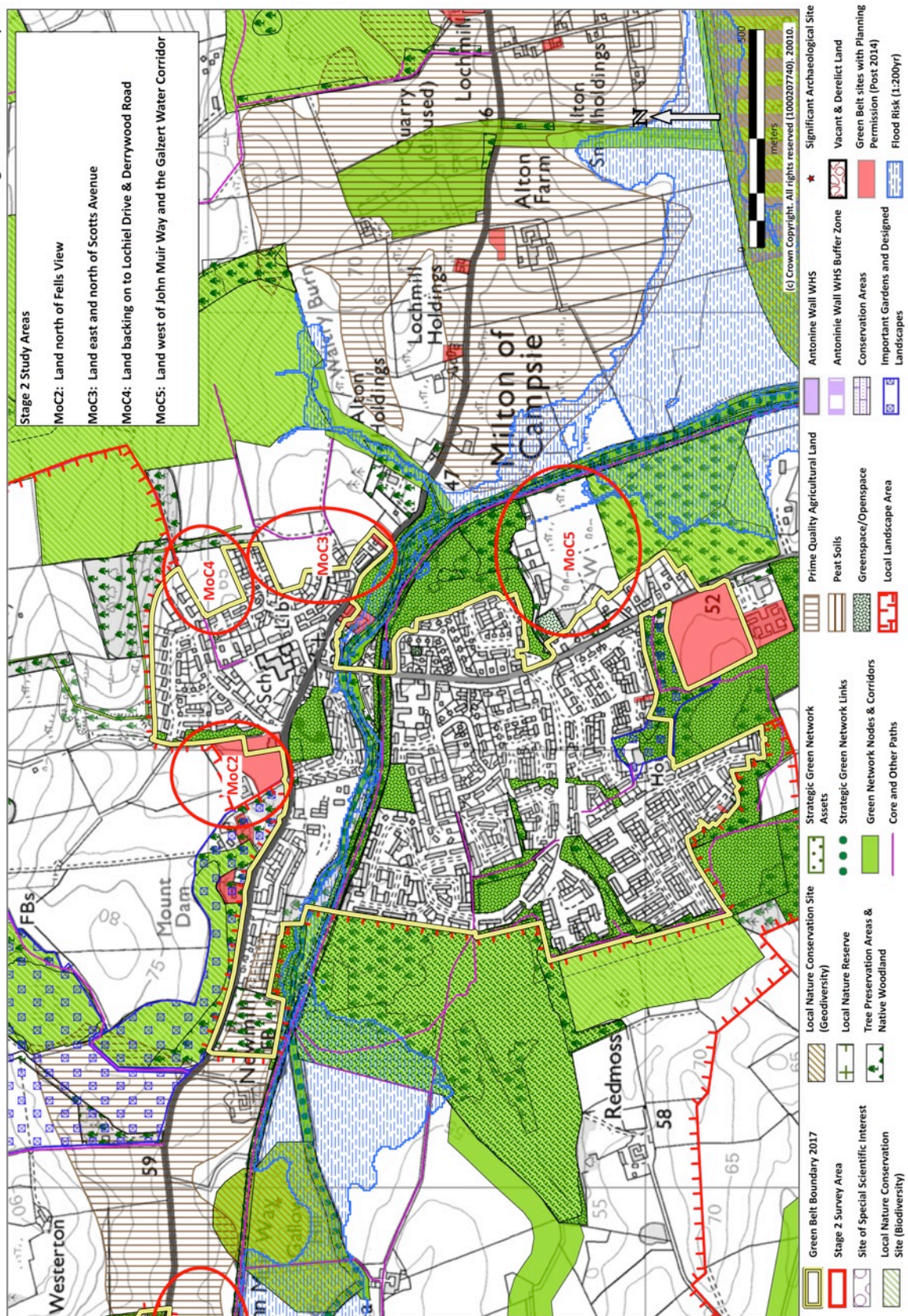
in contrast to the marked change in relief further north. Stage 2 detailed survey has been undertaken primarily to identify a potential new defensible boundary to the green belt to the north of Fells View (see below as MoC2).

- 11.5 Also along the northern boundary of Milton of Campsie, north of the A891 Campsie Road, a small development of five large detached houses within “The Walled Garden” is currently under construction. This area lies within the green belt but also within a locally important Garden and Designed Landscape and Tree Preservation Order at Mount Dam, and within the revised Glazert Valley Local Landscape Area (LLA). Due to the presence of these indicators of positive green belt functionality, this area has therefore not been subject to detailed Stage 2 analysis, being sieved out during Stage 1.
- 11.6 Land within the green belt along the eastern side of Milton of Campsie no longer lies within the Glazert Valley Local Landscape Area (shown in the LDP, 2017) following a recent review of its landscape characteristics and boundaries (as identified in the East Dunbartonshire Supplementary Guidance on Green Infrastructure and Green Network 2018 and Natural Environment Planning Guidance 2018). The LLA now wraps tightly around Milton of Campsie’s western and northern boundaries (thus removing the settlement from within the designation).
- 11.7 This, together with a reduction in the flood risk zone around the Glazert Water to the east and public open space along the north eastern boundary, identified during the Stage A desk study, has resulted in a further 3 areas where detailed analysis has been undertaken, as discussed below.

Stage 2 Detailed Site Survey and Analysis

- 11.8 Four areas were identified during the Stage 1 sieve mapping exercise where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions and / or where there may be opportunity to strengthen the green belt boundary. Consequently the following 4 areas have been subject to detailed survey and analysis, as identified on **Figure 8**:

Figure 8: Milton of Campsie



- MoC2 – Land north of Fells View and Wester Baldoran Farm (re-assessment of the middle part of MoC2 in the 2012 Green Belt Boundary Review);
- MoC3 - Land east and north of Scott Avenue, around East Baldorran Farm (re-assessment of MoC3 in the 2012 Green Belt Boundary Review);
- MoC4 – Land on the north eastern boundary, backing on to Lochiel Drive and Derrywood Road;
- MoC5 – Land on the eastern boundary, west of John Muir Way (Strathkelvin Railway Path) and the Glazert Water corridor.

Area MoC2 - Land north of Fells View and Wester Baldoran Farm

- MoC2.1 Housing within Fells View has recently been built within the green belt. The current green belt boundary follows the Brash Burn to the west of Lochalsh Crescent and wraps around the western edge of the Milton of Campsie Parish Church and Church Centre (on land formerly occupied by the Village Hall). It then continues westwards along the A891 Campsie Road.
- MoC2.2 As mentioned above, this area formed the southern extent of area MoC2 in the 2012 Green Belt Boundary Review considered to be of limited strategic green belt importance due largely to its relatively flat topography in contrast to the marked change in relief further north.
- MoC2.3 The revised boundary to the Glazert Valley LLA wraps tightly around the north and west of the Fells View housing area and Wester Baldoran Farm. The western side also marks the boundary of the locally important Garden and Designed Landscape and Tree Preservation Order at Mount Dam.
- MoC2.4 Detailed site survey has been undertaken to determine the most appropriate boundary to the green belt to the north of the Fells View housing area and Wester Baldoran Farm. It is suggested that this should follow the northern boundary of Fells View where existing dense vegetation and mature trees would form a robust defensible green belt boundary. In this case Wester Baldoran Farm would remain within the green belt.
- MoC2.5 As recognised within the 2012 Green Belt Boundary Review, spatially the green belt's primary role on the northern edge of the village, including land north of Fells View, is to limit encroachment towards the Campsie Fells and protect its important landscape context and fit. Views from the

settlement up the rising land to the Campsie Fells are important, although to some extent views have been obstructed by the recent housing.



Looking westwards across MoC2 from the public right of way along the eastern boundary, towards Wester BaldorLn Farm

MoC2 Green Belt Function Summary of Land North of Fells View

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Medium – of some importance to the identity and setting of the village in the landscape at the foot of the Campsie Fells, LLA; not important for protecting community separation
Protecting and Enhancing Sense of Place	Medium – of some importance to the setting of the village in the landscape at the foot of the Campsie Fells, LLA; vista's up rising land to the Fells are locally important
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – some recreational value by default access and proximity to residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – limited natural environmental role but some inherent ecological / biodiversity value of grazing land becoming rougher and scrubbier further north
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion.
Supporting Agriculture	Low - Not Prime Quality agricultural land
Green Belt Spatial Functionality	Medium – Limited spatial functionality in terms of sprawl, prominence or coalescence but retention as green belt would help to

	direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium – there are some important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its local landscape value and importance to settlement setting. A revised GB boundary along the northern edge of Fells View would follow defensible features on the ground in accordance with SPP.

Area MoC3 - Land east and north of Scott Avenue, around East Baldorran Farm

- MoC3.1 This area along the north-east fringe of the village was assessed in the 2012 Green Belt Boundary Review (ref MoC3). The area lay within the Glazert Valley LLA as identified in the LDP, 2017, but following the recent boundary review it is not now located within the designated Local Landscape Area which now wraps around the western and northern sides of the village.
- MoC3.2 Detailed Stage 2 survey has confirmed no significant change and moderate to strong spatial strategic functionality limiting the north-eastern sprawl of the settlement into undulating open countryside. The previous assessment in 2012 indicating Medium green belt functionality in respect of potential coalescence and sensitive visual prominence appears to be justifiable as maintained.
- MoC3.3 The area comprises undulating and rough pasture abutting an area of inter-war housing around Scot Avenue, rising eastwards to the foothills of the Campsie Fells. It fringes this part of the village between TPO woodland to the north (Baldorran Wood) and TPO woodland abutting the A891 Antermomy Road at its south-eastern corner. The village edge is slightly fragmented in this area with East Baldorran Farmstead with a number of scattered small agricultural buildings and sheds to the east of Scott Avenue blurring the distinction between village and green belt.
- MoC3.4 The land is characterised by its marked undulations and open pasture use whilst field boundaries appear to have been lost over time. Land is gently sloping towards the Antermomy Road level but then rises more sharply to the north of the farmstead. The change in elevation across the site is around 10 meters from the short frontage to Antermomy Road to the upper part of the site to the north. In places this leads to the area becoming prominent from public vantage points, such as from Scott Avenue, although housing to the main road limits vistas into the area from

the south. Such vistas are towards the Campsie Fells that provide a dramatic backcloth to the village to the north.

- MoC3.5 Green belt functionality is essentially a strategic spatial role of limiting development into the open countryside and providing a rolling setting to the eastern edge of the village overshadowed by the Fells. There is no threat of coalescence in this area with land to the north and east being open and undeveloped for several miles.
- MoC3.6 The area does provide opportunity for countryside recreation for nearby residents via core paths and other tracks through the area and from the Watery Burn, leading eastwards up towards the Cowies Glen.
- MoC3.7 The green belt boundary wraps tightly around the rear of properties on Derrywood Road and Scott Avenue and is mostly well defined. Sporadic development around the farmstead dilutes the openness of the green belt slightly towards the centre of the area, although the undulating topography helps in the boundary definition.



MoC3 looking south-west from the core path across the area towards housing on Scott Avenue

MoC3 Green Belt Function Summary of Land east and north of Scott Avenue, around East Baldorran Farm

Spatial Function Classification	Value
Supporting Regeneration	Low – redevelopment of the East Baldorran farmstead could provide some regeneration if appropriate and compatible with green belt policy. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt

Creating and Safeguarding Settlement Setting and Identity	Medium – of some importance to the identity and setting of the village in the landscape at the foot of the Campsie Fells. Not important for protecting community separation
Protecting and Enhancing Sense of Place	Medium – of some importance to the setting of the village in the landscape at the foot of the Campsie Fells. Vista's up rising land to the Fells are locally important
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – some recreational value with core paths and other tracks providing access to the countryside for nearby residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – limited natural environmental role but some inherent ecological / biodiversity value of grazing land becoming rougher and scrubbier further east
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry (unless associated with the East Baldorran steading), renewable energy, mineral extraction or woodland expansion.
Supporting Agriculture	Low - Not Prime Quality agricultural land
Green Belt Spatial Functionality	Medium – Limited spatial functionality in terms of sprawl, prominence or coalescence but retention as green belt would help to direct growth to a more appropriate location.
Overall Green Belt Defensibility	Medium – there are some important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to settlement setting and access to open countryside. The current GB boundary follows defensible features on the ground in accordance with SPP.

Area MoC4 - Land on the north eastern boundary, backing on to Lochiel Drive and Derrywood Road

- MoC4.1 This relatively small rectangular area of land within the green belt was not considered as part of the Stage 2 detailed survey and analysis in 2012; at that time it had the status of public open space and was located within the Glazert Valley LLA – positive green belt functions that are no longer applicable.
- MoC4.2 Site survey has revealed that the area remains open but appears as unused scrubland with long grass, clumps of self-sett shrubbery and small trees. Housing backs on the area to the north, south and west and a public right

of way (core path) runs along a track on the northern edge leading up to Cowes Glen to the east.

MoC4.3 The eastern boundary comprises woodland (part of Baldorran Wood) that delineates the green belt boundary around the northern edge of the settlement (South Derry Wood) and immediately to the south.

MoC4.4 The area does not provide any strong green belt function or indicators. Furthermore, woodland immediately to the east would form a strong new defensible green belt boundary in accordance with SPP should the area be removed from the green belt.



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MoC4 looking westwards across the area from the public right of way

MoC4.5 As referred to above, land within the green belt along the eastern side of Milton of Campsie no longer lies within the Glazert Valley Local Landscape Area (shown in the LDP, 2017). Land immediately to the north of MoC4 still lies within the LLA, the boundary now running along the public right of way on the northern edge leading up to Cowes Glen.

MoC4 Green Belt Function Summary of Land on the north eastern boundary, backing on to Lochiel Drive and Derrywood Road

Spatial Function Classification	Value
Supporting Regeneration	Medium – provides opportunity for regeneration

Creating and Safeguarding Settlement Setting and Identity	Low – of little importance to the setting and identity of the settlement. Development would be a continuation of settlement form and pattern, with housing on three sides
Protecting and Enhancing Sense of Place	Medium – provides the opportunity to enhance the character and identity of this part of the settlement
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – some recreational value by default access and proximity to residential areas. Public right of way along the northern edge leads up to Cowes Glen and extensive LNCSS to the east as green network access link
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – limited natural environmental role but some inherent ecological / biodiversity value of the scrubland which would be lost to development.
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion.
Supporting Agriculture	Low - Not Prime Quality agricultural land
Green Belt Spatial Functionality	Low – Limited spatial functionality in terms of strategic green belt objectives. Removal from the green belt would help to direct growth here which may be considered an appropriate location.
Overall Green Belt Defensibility	Low – overall spatial green belt functions are low. A revised GB boundary following woodland along the area's eastern edge (part of Baldorran Wood) would follow this strong defensible feature on the ground in accordance with SPP.

Area MoC5 - Land on the eastern boundary, west of John Muir Way (Strathkelvin Railway Path) and the Glazert Water corridor

MoC5.1 The 2012 Green Belt Boundary Review found that the eastern side of the settlement, between the eastern village edge and the John Muir Way (Strathkelvin Railway Path) comprised a number of designations and land use indicators of positive green belt multi-functionality including parks and public open space, wildlife corridor, tree preservation orders (TPO) and flood risk zone. Whilst many of these are still relevant across most of the eastern side of the village, Stage 1 desk study has identified an area to the south of Kincaid Field, a track that leads to half a dozen or so properties, where green belt functionality appears weak thus triggering Stage B detailed survey and analysis.

- MoC5.2 Site survey confirmed the significant recreational value of the area to the north of Kincaid Field, including public open space parkland with mown grass and mature trees and native woodland covered by TPO, children's play area and a network of footpaths including the strategic green network link along the Strathkelvin Railway Path / John Muir Way / Thomas Muir Trail and the Glazert Water.
- MoC5.3 Similarly a relatively large area to the south, between the rear of properties on Birdston Road and the Strathkelvin Railway Path / Glazert Water corridor, has strong green belt functionality in terms of its green network value and its native woodland protected by TPO and recognised as a local nature conservation site.
- MoC5.4 The majority of this area to the south lies within the Glazert Water flood risk zone, of which only a very small part encroaches into the south-eastern corner of MoC5. It also extends insignificantly along a disused Mill Lade (Mill Race) running parallel with the Glazert Water.
- MoC5.5 As referred to above, land within the green belt along the eastern side of Milton of Campsie no longer lies within the Glazert Valley Local Landscape Area (shown in the LDP, 2017) following a recent review of its landscape characteristics and boundaries.
- MoC5.6 MoC5 comprises open scrubland with self-set trees and shrubs and a network of informal paths linking the Strathkelvin Railway Path / Glazert Water corridor to housing off Birdston Road. In this way it provides an area of informal open space. The Bowls Club provides a small area of formal green space within the north-western corner, but apart from this the character and quality of landscape and townscape in this area is generally reduced as a result of its apparent disuse and neglect.
- MoC5.7 The area is particularly well enclosed, with views in and out significantly limited by the surrounding dense mature tree belts. There are views out from within the area northwards to the Campsie Fells which provides a dramatic backcloth.
- MoC5.8 A dense tree screen at the rear of properties along Birdston Road currently provides a strong defensible green belt boundary. Should there be the need for increased urban capacity at Milton of Campsie in the future, this function would be provided by the well vegetated Strathkelvin Railway Path / Glazert Water corridor.



MoC5 looking north westwards across the area from near to the Strathkelvin Railway Path, showing properties on Kincaid Field

MoC5 Green Belt Function Summary of Land on the eastern boundary, west of John Muir Way (Strathkelvin Railway Path) and the Glazert Water corridor

Spatial Function Classification	Value
Supporting Regeneration	Low – little opportunity or need for regeneration in this area. Restriction here could indirectly increase the possibility of urban regeneration out with the green belt
Creating and Safeguarding Settlement Setting and Identity	Low – of little importance to the identity or setting of the village in the landscape due largely to enclosure by surrounding trees. Not important for protecting community separation
Protecting and Enhancing Sense of Place	Low – of little importance to the setting of the village in the landscape. Its apparent disuse and neglect reduces landscape and townscape quality and sense of place
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – some recreational value as informal open space with default access through the area linking the strategic green network along the Strathkelvin Railway Path / Glazert Water corridor to nearby residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – limited natural environmental role but some inherent ecological / biodiversity value of disused scrub land
Supporting Green and Rural Industry	Low – little opportunity for supporting rural industry, renewable energy, mineral extraction or woodland expansion.
Supporting Agriculture	Low - not Prime Quality agricultural land
Green Belt Spatial Functionality	Low –limited spatial functionality in terms of

	<p>sprawl, prominence or coalescence but retention as green belt would help to direct growth to a more appropriate location.</p>
Overall Green Belt Defensibility	<p>Low / Medium – there are few indicators of positive green belt functionality generally limited to its recreational value as informal open space with default access. The current GB boundary follows defensible features on the ground in accordance with SPP, namely the dense tree screen to the rear of properties on Birdston Road – this function would also be provided by the Strathkelvin Railway Path / Glazert Water corridor to the east.</p>

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12. Torrance

Settlement Overview

- 12.1 The settlement stands centrally within East Dunbartonshire in attractive landscape setting to the north of Bishopbriggs and lying centrally between the major urban areas of Bearsden to the west and Kirkintilloch to the east. The green belt separates Torrance from the smaller settlement of Bardowie to the west, which have some limited intervisibility.
- 12.2 Torrance is a large freestanding village in the green belt within the transitional landscape between the broad valley lowland of the River Kelvin and the rolling Campsie foothills to the north (its name derived from the Gaelic '*An Toran*' meaning '*under the hills*'). Historically housing workers in the weaving and extraction industries, the settlement now characterised by a predominance of late 20th century development, reflecting a dormitory commuter settlement function to some extent.
- 12.3 Generally the green belt inner boundary tightly aligns to the built framework of the settlement, falling across markedly rising ground from the river valley in the south northwards to the Balgrochan area of the village. The southern and eastern green belt inner boundary is coterminous with the Frontiers of the Roman Empire – Antonine Wall World Heritage Site buffer zone, and is covered to a significant degree by Prime Quality Agricultural Land. Central to the southern urban edge is an area of flood risk adjacent to the River Kelvin which also constitutes a Strategic Green Network corridor.
- 12.4 To the north-west quadrant of the settlement the inner green belt boundary falls within the revised Local Landscape Area - Bardowie, Baldernock and Torrance area. The remaining northern and eastern boundary is intermittently overlain with Green Network, Local Nature Conservation Sites designation and Tree Preservation Orders, but these are not continuous, with some areas to the east and west relatively lacking in environmental or recreational designations. To the central-western, eastern and south-eastern fringes of the settlement are areas of Prime Quality Agricultural Land.
- 12.5 Although a nuclear village in form, Torrance has a fragmented boundary particularly to the west and north with green wedges created by pasture and playing fields between outlying development, such as along west

Balgrochan Road. Boundaries to the green belt across these areas are mostly well defined, primarily by roads, residential gardens, former railway track-bed, school grounds, employment sites and playing fields/sports facilities.

Stage 1 Desk Study Findings Including Changes Since the 2012 Green Belt Boundary Review

- 12.6 Stage 1 sieve mapping undertaken for the 2012 Green Belt Boundary Review identified four areas around Torrance where existing green belt boundary was found not to be supporting environmental, historic or community functions, and therefore subject to detailed site analysis. Those sites were identified as 'T1' at north-east Torrance, lying between the B822 to the east and West Balgrochan Road/Acre Valley Road to the west, with School Road bisecting the area; 'T2' at north-west Torrance, lying between Barraston Road, West Balgrochan Road and Wardend Road; 'T3' west of Torrance, lying between Craigmaddie Gardens/Smeaton Avenue/Charlotte Avenue to the south, Atholl Avenue to the north and Tower Road to the west; and 'T4' at south-east Torrance, lying between Kelvin View/Rosehill Road and the River Kelvin. All four of those areas were found to deliver high value green belt functionality, primarily in relation to spatial functions, protecting extension of the built form into open countryside, and protecting the landscape setting and distinctive character of parts of the village along the river corridor and across higher and prominent agricultural land extending into the village environs.
- 12.7 The 2017 LDP confirmed amendments to the inner green belt boundary at Torrance. These reflected the sites of previously used land (horticultural nursery) south-west of Acre Valley Road, and around the former West Carlton Garden Centre and adjacent enclosed field, north of the Campsie Road on the eastern edge of the settlement which has been developed for housing and is now a prominent built entry point to the village.

Stage 2 Detailed Site Survey and Analysis

- 12.8 Further to the above, although the Stage 1 sieve mapping exercise indicated that the contribution to green belt functionality for T1, T2 and T3 of the 2012 study again provisionally appears to be low, because of the strength of the full findings in 2012, methodology determined that it would be subject to precautionary field survey to ascertain whether green belt spatial functionality and overall defensibility remains valid. Field survey for this study was therefore undertaken and has again confirmed 2012 findings of green belt functionality for T1, T2 and T3 (despite changes in context to

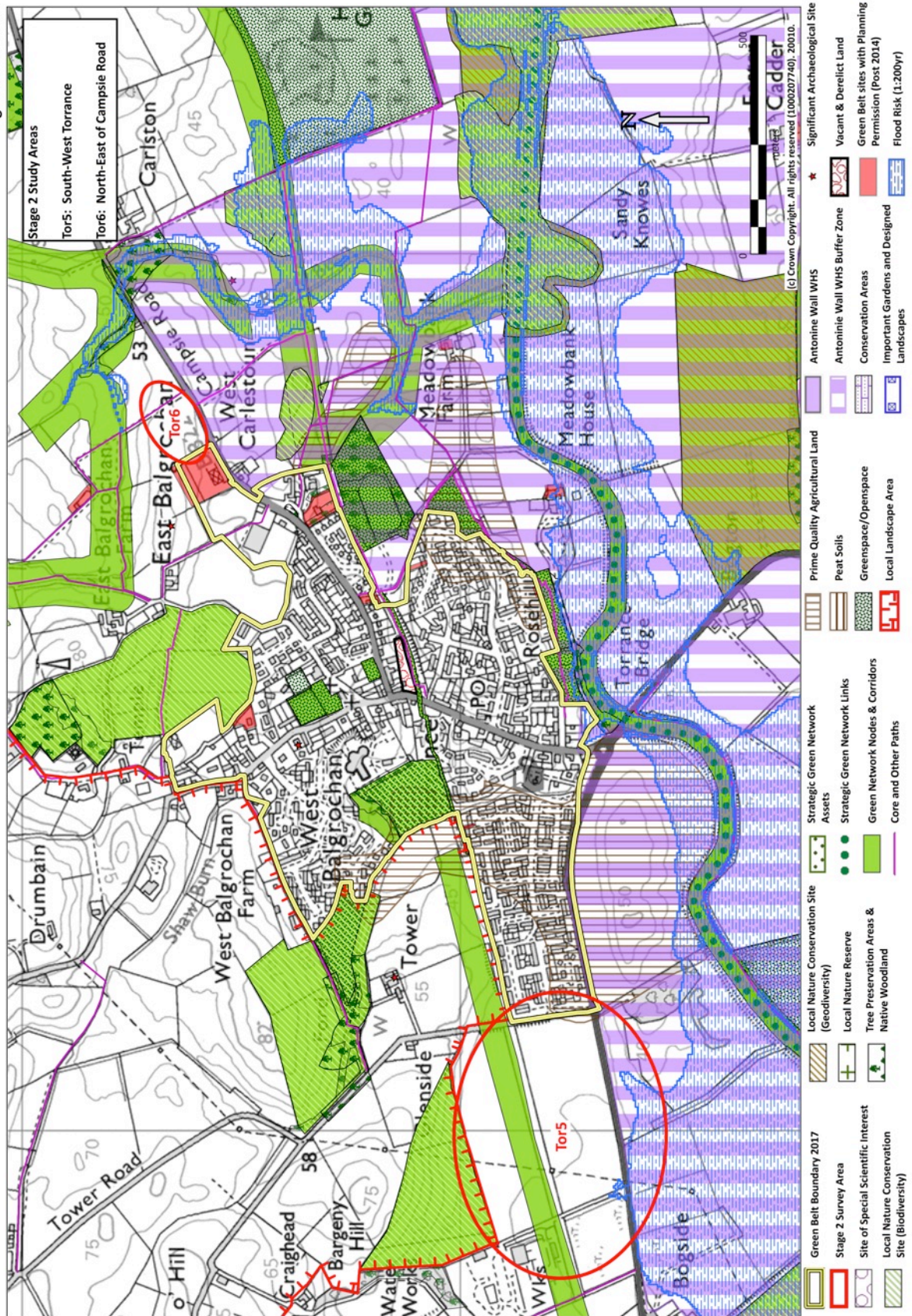
T1 as noted) and therefore have not been taken forward this time for Stage 2 detailed survey and analysis. T4 was not sieved-out within this study due to the updating of designation data indicating Prime Quality Agricultural Land in addition to World Heritage site buffer zone and spatial functionality.

12.9 *The green belt functionality and values and characteristics for Torrance therefore remain as reported in 2012 except where specifically addressed in the following paragraphs.*

12.10 The 2019 sieve mapping process identified three new study area's where the LDP (2017) green belt boundary was provisionally found *not* to be supporting environmental, historic or community green belt functions and therefore proposed for detailed site analysis. This is shown on **Figure 9** as:

- Tor 5 – South-west Torrance
- Tor 6 – North-east of Campsie Road

Figure 9: Torrance



Area Tor 5 – South West Torrance

- Tor5.1 The sieve mapping process highlighted the area west of Tower Road and immediately north of Balmore Road as green belt area displaying limited environmental, recreational, landscape or heritage importance. This area was not considered for closer examination in 2012 due to the peripheral relationship to the main body of the town and the strong boundary line of Tower Road.
- Tor5.2 The site is characterised by open, low-lying and mostly very flat arable fields, rising slightly to the north and bisected by an established but fragmented hedgerow / tree line which appears to follow the route of a former railway track bed (west-east direction). There are clear and extended views into the site from the main A807 and from Tower Road.



Approach to Torrance from the west along the A807

- Tor5.3 The key consideration in relation to the site as green belt is its spatial relationship with Balmore to the west and the mixed industrial/water utility sites which lie between the two settlements. Whilst separation between the inner green belt boundaries is around 1km, those extensive utility/industrial sites to the immediate east of Balmore are less than 500m from the existing inner boundary and prominent from a number of public viewpoints along the road network and paths.
- Tor5.4 The existing green belt boundary of Tower Road remains extremely robust and the openness of the site is a significant characteristic which helps maintain clear settlement identity and separation. Development to the west of Tower Road would inevitably reduce that separation and blur

settlement identity, particularly in combination with the industrial sites which fragment to open character of the hinterland. In addition to those positive green belt functions, there would not be any natural alternative inner green belt boundary feature in this vicinity (western edge of Torrance) apart from the access road to the works, which is at a distance where overall spatial separation would be significantly affected. Furthermore, development in this area would distort the urban form of Torrance and be relatively peripheral to its services.

Tor 5 Green Belt Function Summary of South-West Torrance

Spatial Function Classification	Value
Supporting Regeneration	Medium – Limited opportunity for regeneration in the immediate vicinity. Green belt constraints should drive regeneration across the district generally.
Creating and Safeguarding Settlement Setting and Identity	High – Important area to the identity and setting of the town within the landscape and defining the western fringe of Torrance east of Tower Road. Open arable landscape and hedgerow currently contain the visible edge of the village. A significant influence on maintaining separation with Balmore to the west.
Protecting and Enhancing Sense of Place	Medium – Weak settlement character defined by 20 th century housing. Open space of <i>Tor i</i> serves to limit further erosion of rural setting and maintain nuclear form to the settlement.
Protecting Open Space, Recreation and Sustainable Access Opportunities	Low – No public access or recreational value.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Medium – Linear natural habitats within the Green Network of the former railway trackbed.
Supporting Green and Rural Industry	Low – Offers little opportunity for supporting rural industry.
Supporting Agriculture	Medium-High – large arable and level fields with lower river valley likely to benefit soils.
Green Belt Spatial Functionality	High – Tower Road clearly defines western extent of Torrance along defensible lines, restricting urban extension into the highly visible open countryside through green belt release. Coalescence, or reducing perception of separation and identity for Balmore is a significant threat.
Overall Green Belt Defensibility	High provides important indicators of positive

	green belt functionality that meet strategic green belt objectives, in particular its importance in relation to separation from Balmore and clear landscape prominence. The existing built up edge to Torrance currently provides a well-defined green belt boundary
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Area Tor6 – North-east of Campsie Road

Tor6.1 To the eastern edge of Torrance, the release of green belt land through the changes to its eastern inner green belt boundary at the former West Carlton Garden Centre (and adjacent enclosed field), as resulted in a changed context between settlement and rural setting. The former garden centre formerly extended the perceptual limits of the village beyond the previous green belt boundary which then bounded the eastern edge of the Ferryhill Motors yard and sheds. This change was confirmed by the LDP 2017.

Tor6.2 The former garden centre site north of the Campsie Road has been developed for housing since the 2012 Green Belt Boundary Review and the new residential estate is prominent from the road in but only its immediate vicinity. This now defines the eastern gateway to Torrance. The site is less prominent in the wider landscape, despite it being located on rising ground, due to the well-established treescape and hedgerows of its immediate boundaries. Consequently the development has effectively created a new built inner boundary to its eastern fringe, significantly enhanced and softened by the trees and hedgerow along its boundary.



North-east approaches to Tor6 from Campsie Road

Tor6.3 Land to the east of this new boundary to the green belt is open arable fields rising from the road northwards and prominent on the north-eastern

approach to Torrance, partly due to an absence of roadside hedgerow but primarily as a consequence of topography. It does not benefit from environmental designations. A public path follows the farm track to the east of the field bounding the inner green belt boundary. The landscape to the immediate south of Campsie Road is of similar character with wide vistas across the Kelvin Valley. Here, beyond the well-treed eastern fringe of the village south-east of Tor6, the countryside benefits from World Heritage Site buffer zone coverage.

Tor6.4 The existing green belt boundary created by the new housing development and tree belt serves as a robust boundary feature and the openness of the area beyond is a significant characteristic which helps maintain clear settlement setting and rural context. Development to the east of the former garden centre site would be highly prominent and dilute the nuclear form of the village. In addition to this positive green belt functionality, there would not be any alternative and robust inner green belt boundary feature in this vicinity apart from the farm road which is visually weak.

Tor6 Green Belt Function Summary of north-east of Campsie Road

Spatial Function Classification	Value
Supporting Regeneration	Medium – Limited opportunity for regeneration in the immediate vicinity west of the former garden centre site. Green belt constraints should drive regeneration across the district generally.
Creating and Safeguarding Settlement Setting and Identity	High – Important area to the identity and setting of the town within the landscape and defining the eastern fringe of Torrance. Topography, strong tree line and hedgerow currently contain the western edge of the village effectively.
Protecting and Enhancing Sense of Place	Medium – Pleasant but relatively indistinct settlement character to east of the village. Open space of <i>Tor6</i> serves to limit further erosion of rural setting and maintain nuclear form to the settlement.
Protecting Open Space, Recreation and Sustainable Access Opportunities	Medium – Core path to east of Tor6. Access unlikely to be affected but recreational value likely to be eroded by new development close to it.
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low – open arable field with some removed hedgerow margins.

Supporting Green and Rural Industry	Low – Offers little opportunity for supporting rural industry.
Supporting Agriculture	Medium-High – large arable fields.
Green Belt Spatial Functionality	Medium-High – New housing and treescape clearly defines the eastern extent of Torrance along defensible lines, restricting urban extension into the highly visible open countryside through green belt release. Coalescence or reducing perception of separation and identity for Kirkintilloch is unlikely.
Overall Green Belt Defensibility	High provides important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance in relation to setting and screening of Torrance. The recently defined urban edge currently provides a well-defined green belt boundary with an absence of effective alternatives. Strong spatial role protecting extension into prominent countryside.

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13. Twechar

Settlement Overview

- 13.1 The 2012 Green Belt Boundary Review describes the setting and form of the small settlement of Twechar; lying close to Kirkintilloch in the north-eastern edge of the EDC area, it has a fragmented settlement form with three main areas of development reflecting the village's growth in relation to mining in the area and the provision of miners' families' homes in early and mid-20th century housing estates. Large areas of public open space and local nature conservation interest characterise the village between the areas of housing and the remnant earlier development along parts of Main Street.
- 13.2 The village has a close physical and historical connection with the Forth and Clyde Canal to its northern edge which was used to transport coal from local collieries. The village occupies a partial 'bowl' in the landscape to the west of Bar Hill and north of a wooded embankment to its southern fringe.
- 13.3 The village also occupies an area of very significant historic importance in relation to the Antonine Wall WHS. The line of the wall runs through parts of the northern fringe of the village and is coterminous with the green belt boundary in places. This and other Roman archaeological sites around the village, including a Roman Fort site, mean that the eastern half of Twechar lying within the WHS buffer zone is particularly sensitive. Most of the eastern and southern village edge abuts areas designated as historic Gardens and Designed Landscapes. The eastern edge of the village also abuts the Bar Hill Local Landscape Area.
- 13.4 As well as significant areas of local nature conservation interest between the housing, in particular alongside the Broad Burn running east-west through the village, there are extensive areas of green network surrounding the village on all sides, including local nature conservation sites, open space, native woodland and tree preservation orders. The B8023 and Forth & Clyde Canal corridor along the northern edge of the village is an important strategic green network link including core paths.
- 13.5 As a consequence of the significant density and overlap of local policy designations which reflect environmental, social and historic importance of land in and surrounding Twechar, sieve mapping as Stage 1 of the 2012 Green Belt Boundary Review did not present any areas of the immediate

green belt around the village which suggested additional detailed stage 2 analysis was necessary. The 2012 review concluded that, in combination with green belt spatial function affording important constraint mechanisms to reduce the spread of the village westwards towards Kirkintilloch, and open space within the village available for future development, the functionality of all land in the green belt around Twechar is exceedingly high, and highly defensible. Consequently no further examination of the boundary was regarded as necessary or further positive intervention measures suggested.

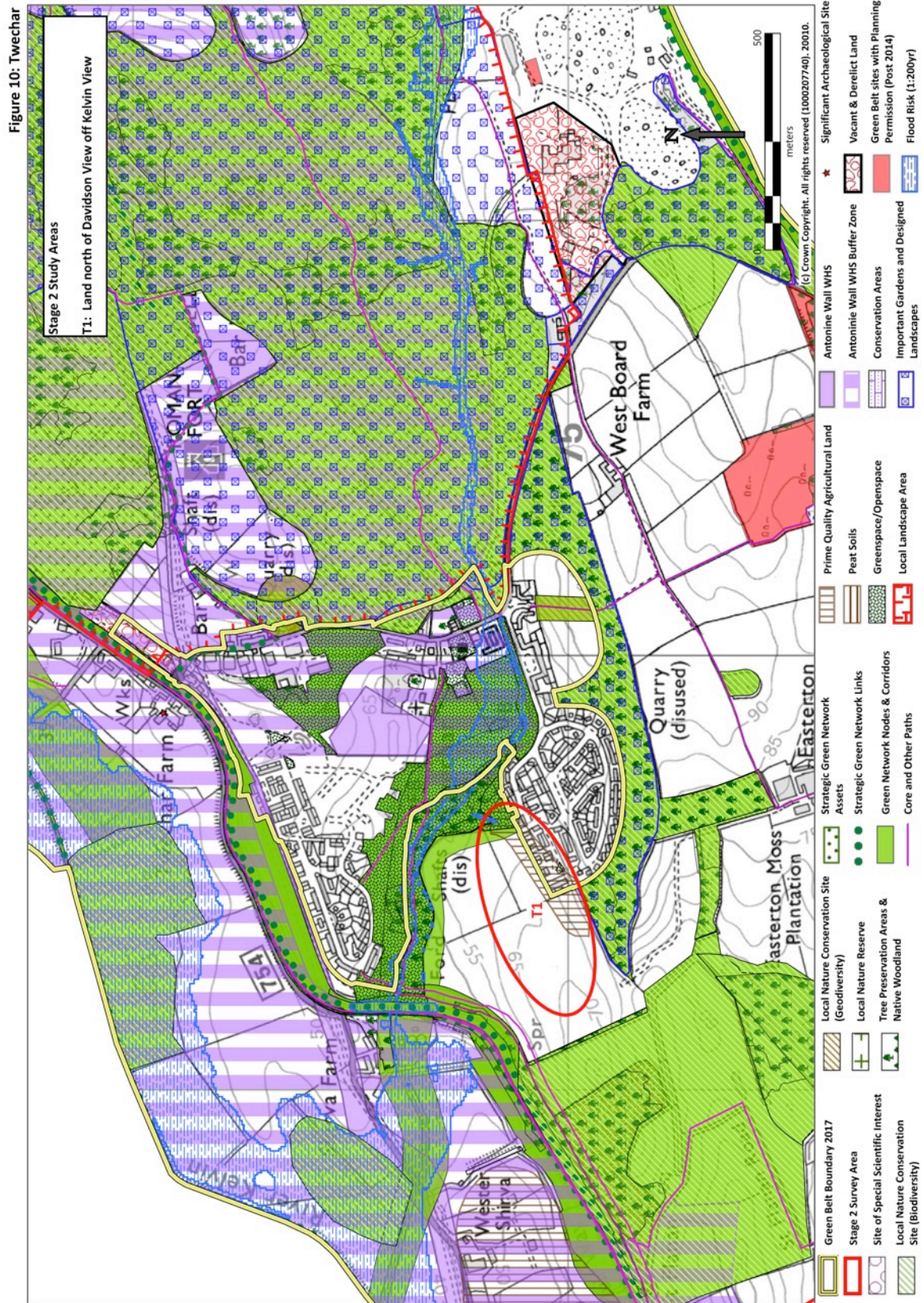
Stage 1 Desk Study Including Changes since the 2012 Green Belt Boundary Review

- 13.6 The adopted LDP, 2017, shows a number of outlying land uses and sporadic development proposals to the north east of Twechar beyond the village boundary, to the east of the bridge over the canal where Main Street meets the B8023. These lay beyond the green belt boundary reviewed in 2012.
- 13.7 To the north of the road and canal corridor is the Biffa Kilsyth Waste Treatment Centre (LDP Policy 16), disused works and degraded land between the Biffa site and Twechar Farm (south of the Garvell / Queenzieburn road). Land immediately to the north east of the Biffa site is included within the designated Bar Hill Local Landscape Area despite its appearance of probably being previously tipped and restored (rough grassland with a man-made, domed appearance which is somewhat incongruous within the flood plain). Planning permission was granted on this site in 2015 (Ref. TP/ED/15/0195) for change of use from a former mill site to an outdoor education base and small campsite with a number of timber huts. The Council considered this to be an appropriate land use in a countryside location and compatible with green belt policy in the LDP. It will bring vacant land back into use enhancing the area's character and appearance, without compromising residential amenity.
- 13.8 On the south side of the B8023 and canal corridor, land at Canal Side, Main Street, is allocated in the LDP for potential future mixed use under Policy 3 Supporting Regeneration and Protection of the Green Belt. This area has been removed from the green belt. Land immediately to the north east of the Canal Side site, within the green belt, is shown as a Community Recreational Facility associated with Twechar canal side (LDP Policy 7.14).

- 13.9 Stage 1 desk study has examined the green belt boundary along the north eastern edge of Twechar, taking into consideration planning decisions and relevant policies within the LDP. Field survey has confirmed that the functionality of all land in this part of the green belt around Twechar remains exceedingly high, and highly defensible. Redevelopment of the area and its retention within the green belt would be in accordance with green belt spatial functionality of supporting regeneration. This would be preferable to removing the area from the green belt since its development would not be in keeping with settlement form and identity of Twechar and may set a precedent for further development beyond the clearly defined settlement limits to the north. The current green belt boundary tightly follows the northern limits to development including new LDP allocations south of the canal. The canal and B8023 provide strong strategic green network links between the floodplain of the River Kelvin to the north and rising land with green belt multi-functionality to the south. Consequently no further examination of the north eastern green belt boundary was regarded as necessary or further positive intervention measures suggested.

Stage 2 Detailed Site Survey and Analysis

- 13.10 One area has been identified during the Stage 1 sieve mapping exercise where the existing green belt boundary was provisionally found not to clearly indicate environmental, historic or community green belt functions and / or where there may be opportunity to strengthen the green belt boundary. Consequently the area has been subject to detailed survey and analysis, as identified on **Figure 10**:



- T1 – Land south west of Twechar, north of Davidson Crescent off Kelvin View

Area T1 - Land south west of Twechar, north of Davidson Crescent off Kelvin View

- T1.1 Since completion of the 2012 Green Belt Boundary Review new housing has been built that seemingly ‘rounds off’ the housing estate that includes Kelvin View and Davidson Crescent, built partly on a relatively narrow band of Prime Quality Agricultural Land Classification (ALC) that extends northwards and westwards into this area. The LDP also shows a band of surface coal running alongside the western edge of the village which under Policy 17 is a mineral resource that should be protected from development to prevent unnecessary sterilisation.
- T1.2 The recent housing now cuts into and extends beyond the previously continuous environmental, recreational and heritage designations around the western green belt boundary area of Twechar, triggering this stage 2 analysis.
- T1.3 Site survey has revealed that the current green belt boundary in this area is relatively weak; a hedgerow runs along the northern edge of the housing whilst the western edge is open. The site comprises gently sloping arable farmland and a rectangular field immediately to the north of the recent housing with the appearance of species-rich and potentially ecologically diverse meadow grassland (subject to detailed ecological survey). There are some views into the area from an informal footpath through woodland along the eastern and northern site boundaries; otherwise the area is remarkably well screened from views from the B8023 Kirkintilloch / Kilsyth road and canal (and core paths including the towpath) by dense vegetation to the north and west, and woodland to the south. Topography also helps screen the area from the north and west due to a minor ridge of high ground running east-west parallel with the canal.



T1 showing the northern edge of the housing estate, meadow and hedgerow along the green belt boundary

- T1.4 Whilst the area provides a natural environmental role and an open aspect to the western side of Twechar, it does not exhibit a strong sense of place or key landscape characteristics important to the character, setting and identity of the settlement. Consequently the areas contribution to green belt functions is considered relatively low. There may thus be some justification in limited green belt release close to existing housing in this area where green belt functions are lower, so long as development avoids the ridge of higher ground and does not become apparent in views from where settlement built form is currently screened. A new more robust defensible GB boundary would be required within open farmland to the north and west; in accordance with SPP, 2014 (Paragraph 51) hedges and field enclosures will rarely provide a sufficiently robust green belt boundary. A new tree belt would take time to mature.



T1 showing the western edge of Twechar comprising open gently sloping arable farmland

T1 Green Belt Function Summary of Land south west of Twechar, north of Davidson crescent off Kelvin View

Spatial Function Classification	Value
Supporting Regeneration	Low / Medium - Twechar is a local regeneration area for which a Regeneration Masterplan was prepared and a Community Planning Partnership Place Plan is being prepared, as it is an area identified as being of multiple deprivation, in a Scottish wide survey - development of housing could thus support local regeneration of the village.
Creating and Safeguarding Settlement Setting and Identity	Low / Medium – of little importance to the identity and setting of the village in the landscape; protecting community separation with Kirkintilloch is a consideration
Protecting and Enhancing Sense of Place	Low – of little intrinsic landscape value and of little importance to the landscape character and setting and identity of the village
Protecting Open Space, Recreation and Sustainable Access Opportunities	Low – limited recreational value by default access through woodland to the east and proximity to residential areas
Conserving and Enhancing Habitats and Biodiversity, Protecting and Increasing Carbon Sequestration Capacity, & Managing Flood Risk	Low / Medium – limited natural environmental role but some potential inherent ecological / biodiversity value of land to the north of existing housing
Supporting Green and Rural Industry	Low / Medium – little opportunity for supporting rural industry, renewable energy or woodland expansion. A band of surface coal runs to the west that should be safeguarded from development
Supporting Agriculture	Medium / High – a band of Prime Quality ALC runs across the area
Green Belt Spatial Functionality	Low / Medium – limited spatial functionality in terms of sprawl or coalescence but ridge of higher ground to the north is sensitive. Retention as green belt may help direct growth to a more appropriate location.
Overall Green Belt Defensibility	Low / Medium – there are few important indicators of positive green belt functionality that meet strategic green belt objectives, restricted to some biodiversity value, prime quality agricultural land and mineral resource. Any new GB boundary to the east would not follow defensible features on the ground thus contrary to SPP.

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14. Summary and Recommendations

- 14.1 This study has identified that in the vast majority of assessed areas the green belt delivers effective green belt functionality and has reasonably robust boundary delineation.
- 14.2 This finding reflects the situation concluded within the 2012 Inner Green Belt Boundary Review which identified only one small element of the inner green belt boundary for East Dunbartonshire where contemporary green belt policy functionality was judged to be significantly limited and assigned a low/medium assessment value. This was an area at Bearsden referred to as Area B1 in the 2012 report.
- 14.3 This 2019 green belt review has identified only one small part of the current inner green belt boundary for East Dunbartonshire where contemporary green belt policy functionality is judged to be significantly limited and assigned a **low** assessment value. This is area **MoC4** along the north-eastern edge of Milton of Campsie, backing on to Lochiel Drive and Derrywood Road. This relatively small rectangular area of land within the green belt was not considered as part of the Stage 2 detailed survey and analysis in 2012; at that time it had the status of *public open space* and was located within the Glazert Valley LLA – positive green belt functions that are no longer applicable. The area remains open but appears as unused scrubland with overgrown grass, clumps of self-set shrubbery and small trees. Housing backs on the area to the north, south and west, whilst part of Baldorran Wood provides a strong eastern boundary that would create a strong new defensible green belt boundary reflecting SPP, should the area be removed from the green belt through the LDP review process.
- 14.4 This study has identified a further two areas abutting the current inner green belt boundary for East Dunbartonshire where contemporary green belt policy functionality is judged to be limited and assigned a **low - medium** assessment value. These are areas MoC5 (Milton of Campsie) and T1 (Twechar).
- 14.5 Area MoC5 lies between the eastern built up edge of Milton of Campsie (the current green belt boundary) and the John Muir Way (Strathkelvin Railway Path) / Glazert Water corridor. Currently open scrubland with self-set trees and shrubs and a network of informal paths linking the Strathkelvin Railway Path / Glazert Water corridor to housing off Birdston Road, it is well enclosed. A dense tree screen at the rear of properties along Birdston Road

currently provides a strong defensible green belt boundary. Should there be the need for increased urban capacity at Milton of Campsie in the future, this function would be provided by the well vegetated Strathkelvin Railway Path / Glazert Water corridor.

- 14.6 Area T1 lies along the south western side of Twechar with few important indicators of positive green belt functionality that meet strategic green belt objectives, restricted to some biodiversity value, prime quality agricultural land and mineral resource. Any new green belt boundary to the north and east would not follow defensible features on the ground and thus contrary to SPP policy for green belts.
- 14.7 Although these two areas have been assigned an overall low/medium value, this does not invalidate the value of the green belt in these locations, and intervention measures are feasible to enhance the areas either for recreational value or ecological improvement, or both. In all cases the green belt boundary remains clear and permanent and easily understood. Moreover, at area T1 alternative and permanent landscape features are not readily apparent in the vicinity, and this would only realistically be established through new building line should land be released for other forward planning purposes.
- 14.8 The great majority of sites examined under stage 2 survey were found to present at least one important green belt function. However, in many of the study areas, multiple environmental, community, heritage or biodiversity related benefits could be seen to accrue for the existing green belt delineation and land uses across the inner green belt areas. Notwithstanding this, most sites would also benefit from additional intervention measures designed to positively enhance the delivery these - or a greater range of green belt benefits, as set out within each site assessment profile.