



Local Development Plan 2 Main Issues Report

**October
2019**



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

Foreword



Welcome to the Main Issues Report for the East Dunbartonshire Local Development Plan 2 (LDP2). LDP2 will set out a series of policies for community areas and planning topics to provide a strategy for development and regeneration in East Dunbartonshire.

The development and regeneration of our town and village centres, community facilities, housing, business sites, transport infrastructure and green network is crucial for East Dunbartonshire - ensuring it continues to be a great place to live and work for all our residents - and to visit. The production of LDP2 allows us to work together to create a plan which will guide this development for the next five to 10 years.



Our current Local Development Plan was adopted in 2017 and, whilst this provides an up-to-date framework, we are legally required to refresh the LDP by 2022 and the Council wishes to ensure we continue to have an up-to-date framework for planning application decisions beyond 2022.

Following extensive early public engagement between December 2018 and February 2019, the Council has analysed the views submitted and identified a series of 'main issues' of change from the current Local Development Plan for our communities and planning policies. We now want to hear your views on these 'main issues'.

I therefore encourage you to review this Main Issues Report and respond to the consultation. In doing so, you will be helping to shape the development and regeneration of both your own local community and East Dunbartonshire as a whole.

Councillor **Andrew Polson**,
Joint Leader - East Dunbartonshire Council
Councillor **Vaughan Moody**,
Joint Leader - East Dunbartonshire Council

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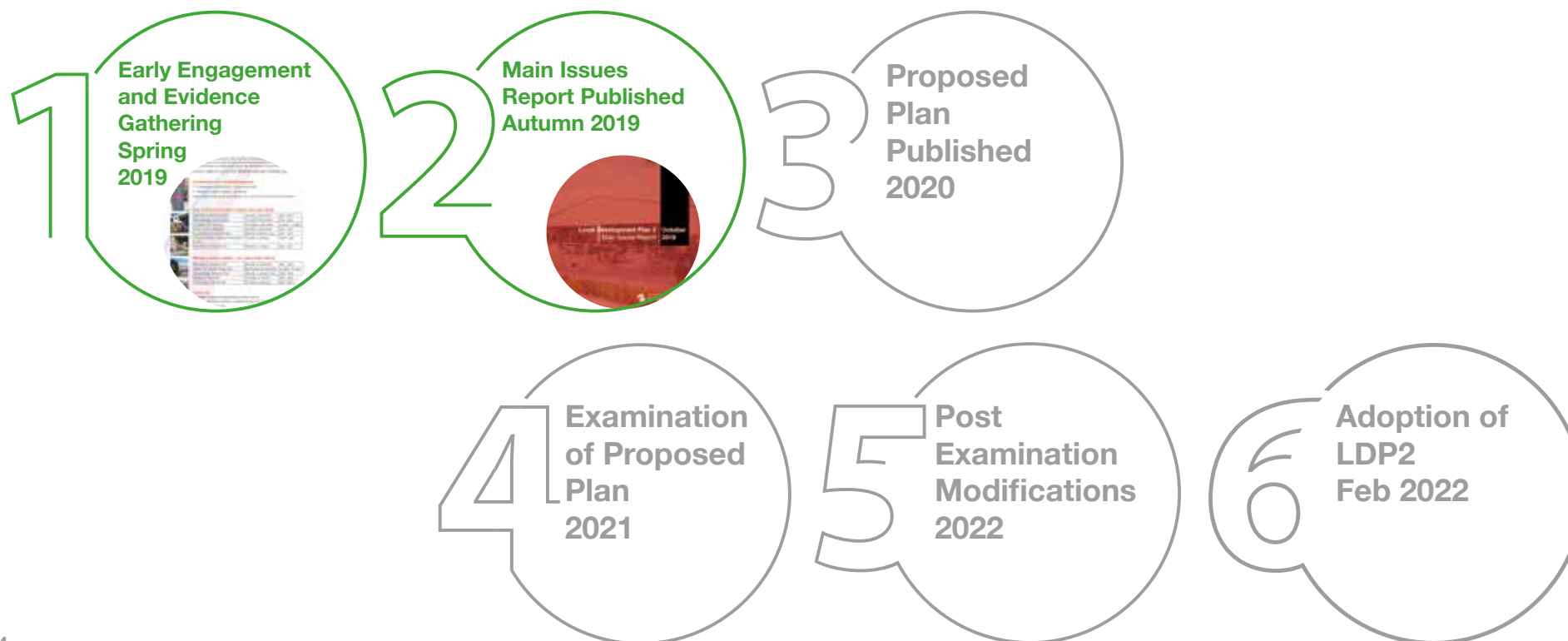
Introduction

This Main Issues Report (MIR) is the first stage in preparing a new Local Development Plan (LDP2), to update and replace the current East Dunbartonshire Local Development Plan, which was adopted in February 2017. The main purpose of the MIR is to establish whether there is a need to alter the development strategy set out in the current Local Development Plan, and to identify what the key planning issues are for LDP2. The MIR therefore sets out a proposed strategy for the future use of land, including options on where new housing, businesses, infrastructure and other land uses should be built. The MIR is a consultation document and seeks your view on this proposed strategy.

Importantly, the MIR is not a Proposed Plan, and does not have any status in terms of the assessment of planning applications. It is intended to stimulate discussion about the future of East Dunbartonshire and the sort of place we want it to become. Once the MIR stage is complete, we will then be able to progress with preparation of the Proposed LDP2.

The Development Plan

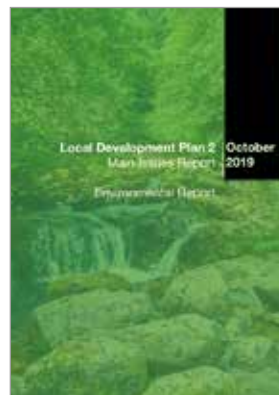
Once adopted, LDP2 will form part of the statutory development plan for East Dunbartonshire. At present, the other part of the development plan is the higher level Strategic Development Plan for Glasgow and the Clyde Valley, which is led by Clydeplan. The development plan shows where new development - such as housing, business, leisure and retail - should take place. It also highlights the areas that should be protected from development. All planning applications are assessed against the development plan. The Scottish Government currently requires development plans to be reviewed at least every five years, to ensure that planning policies remain appropriate and that the right land is available for any new development requirements. As such LDP2 is required to be adopted in 2022.



Supporting documents

A number of supporting documents accompany the MIR, together providing a foundation and evidence base for the overall strategy and options. These are as follows:

Report of Early Engagement	An early engagement exercise was carried out between December 2018 and February 2019. The outcomes of this have helped shape the options and overall content of the MIR.
Monitoring Statement	We carried out a comprehensive review of the current LDP and collected a wide range of monitoring data to provide an evidence base for this MIR. Look out for Monitoring Statement references throughout the document which indicate where further information can be found.
Environmental Report	This document considers the 'main issues' alongside any environmental consequences of the preferred and alternative options that are set out in the Main Issues Report



How to engage

The Council is inviting comments from anyone in relation to this MIR, as part of a formal public consultation. You can access information on the MIR by any of the following ways:

- Visiting the online consultation hub at www.eastdunbarton.gov.uk/LDP2
- Attending one of our community drop-in sessions
- Viewing information and documents in any of our Community Hubs or Libraries
- On the Council's Twitter and Facebook pages



The consultation period will last for eight weeks from **15 October 2019 until 10 December 2019**. You can submit comments in any of the following ways:

Online: Complete the online questionnaire, available at: www.eastdunbarton.gov.uk/LDP2.

This allows you to respond to the questions set in the Main Issues Report and provide any additional comments.

Email – Send any comments to: development.plan@eastdunbarton.gov.uk. Please try to be as specific as possible in terms of the aspect of the MIR you are commenting on, by noting the main issue and page number.

In writing – Copies of the questionnaire are available in all Community Hubs and local libraries. You can send these and any other written responses to:

Land Planning Policy
Broomhill Industrial Estate
Kilsyth Road
Kirkintilloch
G66 1TP

If you have any questions about the engagement process, please contact our land planning policy team by:

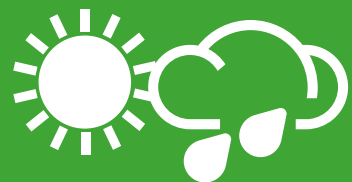
- Emailing us at development.plan@eastdunbarton.gov.uk
- Calling the Land Planning Policy team on 0300 123 4510

What are the key drivers for Local Development Plan 2?

The current Local Development Plan (2017) is based around a sustainable economic growth approach. Core themes running through the Plan are the need to ensure high quality design and consideration of climate change. The Plan reflects East Dunbartonshire Council's desire to create high quality places, improve our town centres, maximise tourism and business potential, and to protect and enhance the quality of our historic, natural and water environment. We believe that this overall approach remains appropriate and desirable. However, early monitoring and evidence work has indicated that a number of updates will be required to certain aspects of the Plan. These required changes stem from three key drivers:

Climate change

The council has to meet international obligations, meet national targets, respond to average temperature and rainfall increases and prepare for climate change adaptation.



The economy

LDP 2 will have to respond to changing business and retail trends, the implementation of Glasgow City Deal, employment land requirements and a growth in tourism.



Placemaking

LDP 2 will need to contribute towards a compact city region approach, support the regeneration of brownfield land, promote sustainable design, improve health and wellbeing, respond to an ageing population and ensure better connectivity with green networks.



The Monitoring Statement provides further details of these drivers. In addition to this, the most recent views of local people and communities must be reflected within the new development plan.

The outcomes of our early engagement exercise therefore form the other key driver in the preparation of LDP2. Key priorities that emerged are illustrated below and a full summary of the early engagement can be found in our Report of Consultation.





Vision

The Glasgow and the Clyde Valley Strategic Development Plan (2017) sets out the vision, principles and objectives for the Clydeplan area and provides the context for the preparation of the East Dunbartonshire LDP2. There is no requirement to create a separate land use vision for East Dunbartonshire. The vision for the Clydeplan area is:

“By 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region attracting and retaining investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland’s foremost city region”.

This vision for the Glasgow City Region in turn aligns with the Scottish Government’s overall vision for the planning system in Scotland, as set out in the National Planning Framework 3 (NPF) and Scottish Planning Policy (SPP):

“We live in a Scotland with a growing, low carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world”.

LDP2 will also support the vision and outcomes set by the Community Planning Partnership for East Dunbartonshire. These are identified in the Local Outcome Improvement Plan 2017-27 (LOIP). Its vision for 2027 is:

“Working together to achieve the best with the people of East Dunbartonshire”.



Objectives

The success of LDP2 in making a positive difference to local communities depends on its ability to align with the vision set out above and to meet the planning outcomes set out in the NPF, SPP and LOIP. These are set out below:

SPP and NPF3 Outcomes (National)

SPP and NPF3 Outcomes (National)

1. A Successful, Sustainable Place - supporting sustainable economic growth and regeneration and the creation of well-designed, sustainable places.
2. A Low Carbon Place - reducing our carbon emissions and adapting to climate change.
3. A Natural, Resilient Place - helping to protect and enhance our natural and cultural assets and facilitating their sustainable use.
4. A More Connected Place - supporting better transport and digital connectivity.

Clydeplan Outcomes (Regional)

- A. Centres - places Glasgow City Centre at the heart of the city region but supports the role and function of other strategic centres.
- B. Regeneration – development should be directed to sustainable brownfield locations.
- C. Economy – rebalanced economy that supports key economic sectors, high value jobs and strategic economic investment locations.
- D. Low Carbon Infrastructure – supports sustainable networks which contribute to a low carbon economy and lifestyle.
- E. Placemaking - creating places which are distinctive, safe, welcoming, adaptable, resource efficient and easy to move around.

East Dunbartonshire Community Planning Partnership Local Outcomes (Local)

1. East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest.
2. Our people are equipped with knowledge and skills for learning, life and work.
3. Our children and young people are safe, healthy and ready to learn.
4. East Dunbartonshire is a safe place in which to live, work and visit.
5. Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles.
6. Our older population and more vulnerable citizens are supported to maintain their independence and enjoy a high quality of life and they, their families and carers benefit from effective care and support services.

The objectives for LDP2 must therefore contribute towards these outcomes. We have identified seven new objectives that together meet all national, regional and local outcomes, and the outcomes of early monitoring and engagement work.

Issue 1 – What should the overall objectives for LDP2 be?	
Preferred Option	Reasonable Alternative Option
<p>1. Create a new set of objectives that reflect the outcomes of early community engagement and more effectively support national, regional and local outcomes. It is recommended that these objectives are:</p> <ul style="list-style-type: none"> • Promote sustainable development, as part of a low carbon economy, which is resource efficient and adaptable to climate change. • Improve health and wellbeing through a good quality natural and built environment in our towns and villages, with opportunities for social interaction and recreation. • Create places that are safe, easy to move around and are well connected by walking, cycling and public transport. • Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types. • Support the growth and diversification of businesses and attract employers to the local area • Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or those compatible with green belt uses • Create successful town and village centres that have high social value and are lively and accessible. <p>Reason These objectives will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. They also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement.</p>	<p>2. Create a set of objectives that are focused on delivering the key themes and outcomes set out in the Local Outcomes Improvement Plan and Strategic Development Plan including:</p> <ul style="list-style-type: none"> • Centres – Supports the role and function of Kirkintilloch as a strategic centre and the other town and village centres • Regeneration – development should be directed to brownfield locations in urban areas • Economy – Targets key economic sectors and creates jobs that contribute to a sustainable and resilient economy. • Low Carbon Infrastructure – supports sustainable networks which contribute to a low carbon economy and lifestyle • Create places that are easy to move around by walking, cycling and public transport. • Deliver good quality homes that meet local needs, including a range of tenures and house types through modest growth • Support a good quality natural and built environment which encourages health and wellbeing <p>Reason These objectives are aligned fully, or in part, with the strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, they do not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities.</p>

Spatial Strategy

A spatial strategy is a broad statement of proposals for the long-term development and use of land within an area. It encapsulates the key changes that are proposed within the plan and gives an overall indication of the scale and direction of future growth. The spatial strategy is important as it provides a good overview – in a visually accessible format – of the key land use changes that are required as a result of national, regional and local requirements.












Based on drivers and preferred objectives, the Council's proposed spatial strategy for LDP2 is largely based on the current spatial strategy of focusing development within existing urban areas and prioritising the regeneration of brownfield land. East Dunbartonshire is a relatively small local authority in terms of land area, meaning that there are limited opportunities for expansion without harming its distinctive landscape setting at the foot of the Campsie Fells.

The LDP2 spatial strategy will reflect the LDP2 objectives, community strategies and policies, once these are finalised following consultation on this MIR. It is therefore likely that the LDP2 spatial strategy will include:

- Key policy safeguarding areas for: regeneration and protection of the green belt, strategic green network, sustainable transport A81 and A803 route corridors and safeguarded sites, town/ commercial or village centres, business and employment land.
- Preferred development sites for housing, business or other uses and opportunities for regeneration.



Covering 77 square miles, East Dunbartonshire is a mixture of urban and rural areas.

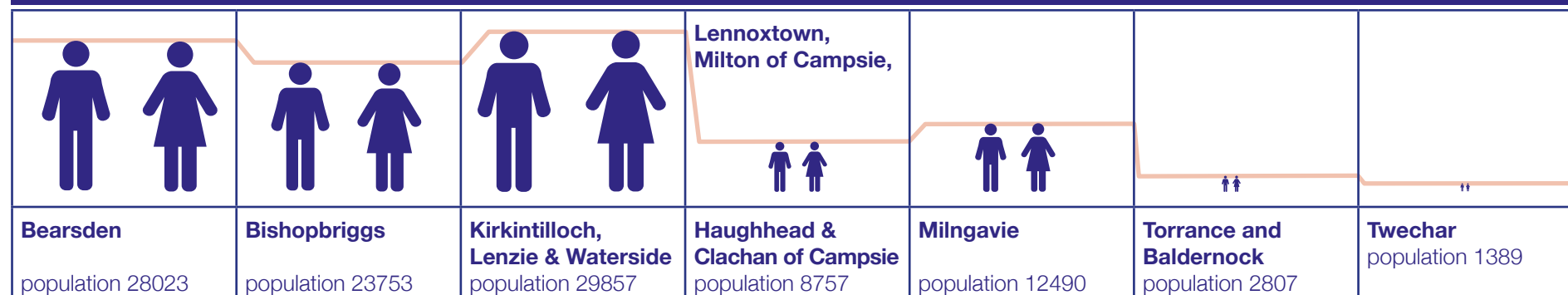
	Community 1 Bearsden has a population of around 28,000. It is located 10km north of Glasgow City Centre and is made up of several smaller neighbourhoods. The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site runs through the town creating an area of interest for tourism. Health, education and employment are generally very good in Bearsden compared to Scottish averages.
	Community 2 Bishopbriggs is located 6km north of Glasgow City Centre and has a population of around 25,000. Communities here generally enjoy good quality of life in terms of health, education and employment however there are pockets of inequality, particularly in Auchinairn, south of Bishopbriggs town centre. Bishopbriggs is home to the busy shopping and leisure destination Strathkelvin Retail Park. The town centre is a busy route to and from Glasgow City Centre.
	Community 3 Kirkintilloch is located 13km north east of Glasgow City Centre and has a population of around 20,000. The Forth and Clyde Canal runs through the town providing tourism and leisure opportunities. Kirkintilloch includes several smaller neighbourhoods, green space and small industrial areas which are home to many small and medium sized businesses. The communities of Hillhead and Harestanes are located in the east of Kirkintilloch.
	Community 3 Lenzie is situated to the south of Kirkintilloch and is smaller with a population of around 8,500. Like Kirkintilloch it is well serviced by public transport with Lenzie railway station providing commuters with regular train services to both Glasgow and Edinburgh. Lenzie is considered to be an affluent area and boasts a small but attractive local centre.
	Community 4 Lennoxton is a village located 14.5km north of Glasgow City Centre and has a population of around 4,000. Lennoxton is steeped in history. The former parish school in Clachan of Campsie dates back to 1661. Lennoxton has a number of significant employers including a Highland Spring bottling plant and smaller businesses in the adjacent Enterprise Centre. It is also known as a gateway to the Campsies and recently saw the opening of a Community Hub.
	Community 4 Milton of Campsie is located around 3.5km north of Kirkintilloch and 3.5km east of Lennoxton. It is small village with a population of around 4,000. The Campsie Fells are easily accessible from Milton of Campsie. It possesses a small number of key local services and benefits from excellent local walking routes including the Strathkelvin Railway Path.
	Community 5 Milngavie is located 10km north west from Glasgow City Centre and has a population of around 13,000. The Allander Water runs through the town and features Gavin's Mill - believed to be the origin for the name of the town. Mugdock Country Park and Milngavie Reservoirs are popular leisure destinations. The town boasts a number of independent and larger retailers. An obelisk in the town centre marks the start of the West Highland Way.
	Community 6 Torrance is a small village which consists of around 2,500 people. It is situated between Kirkintilloch and Milngavie. The village was once famous as a resting place for workers on their way to the Campsie Fells. The Forth and Clyde Canal and the River Kelvin both flow past Torrance and offer opportunities for leisure pursuits such as fishing and cycling.
	Community 6 Balmore is a small village, located within the rural area of Baldernock in the north of our local authority area. Balmore is 1km west of Torrance and 5km east of Milngavie. To the south of Balmore lies the River Kelvin, which joins the River Clyde. Balmore is characterised by agriculture. The population is around 200.
	Community 6 Bardowie is a small village also located within Baldernock. It is 3km east of Milngavie and 4km west of Torrance. Bardowie is characterised by its loch and castle which overlooks it. Dinghy sailing on the Loch regularly attracts visitors to the area.
	Community 7 Twechar is located in the east of the authority area with a population of around 1,200. It is located on the site of a Roman camp by the Antonine Wall, but its development as a village only began in the 19th century, stimulated by the creation of the Forth & Clyde Canal and the exploitation of local coal reserves.

Our Communities – What are the Issues of Change?

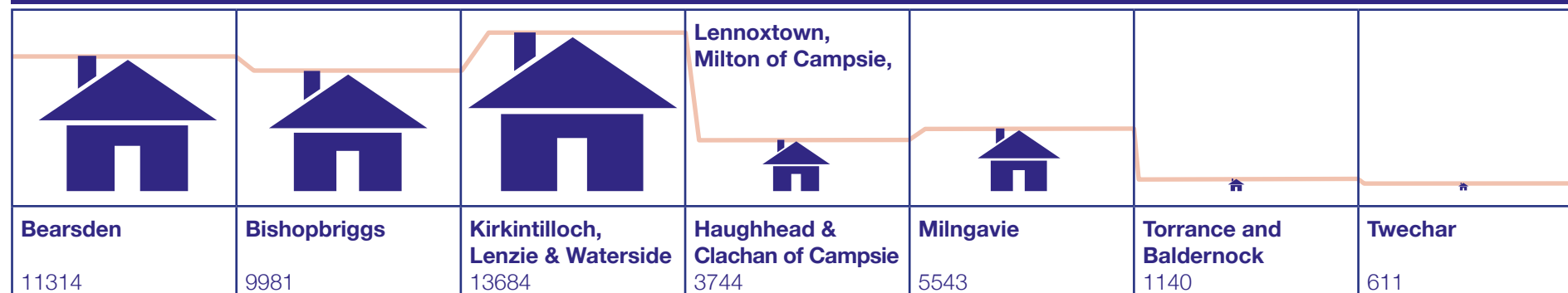
East Dunbartonshire is made up of different local communities, each with their own needs and priorities. We have grouped each local community into seven overall 'community areas'. This will enable us to explore the issues within each area more effectively. The early engagement process was designed to identify what these issues are so that we can provide an appropriate response through the Proposed LDP2. We have listened to what local people have said, and also carried out a lot of research and monitoring work on how each community area is currently performing. The following sections set out what we think the issues are for each area, together with suggested options for addressing these issues.



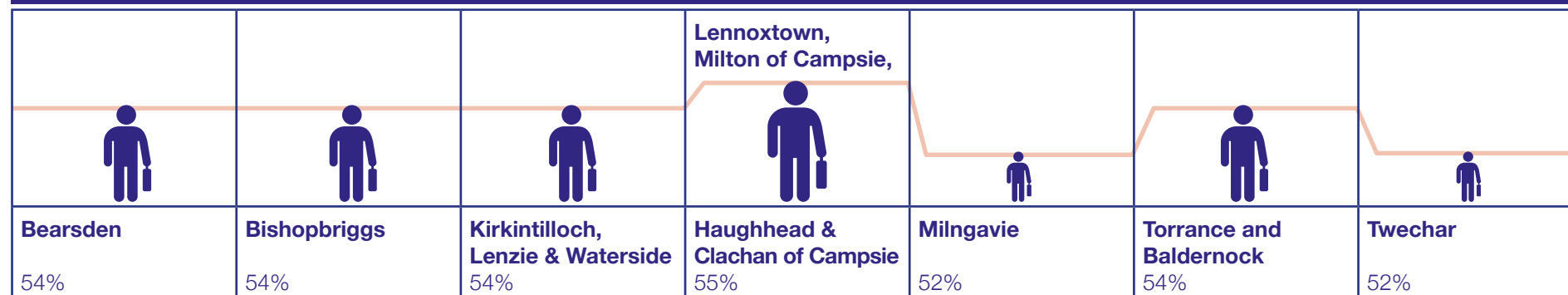
Population



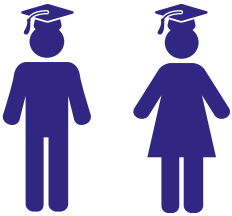



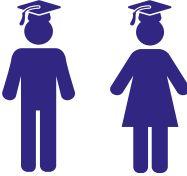
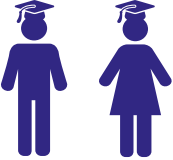

Total number of dwellings



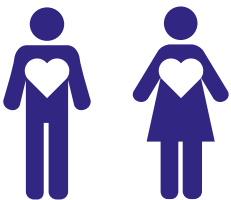
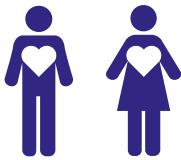
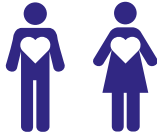
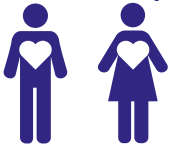
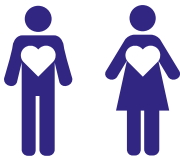
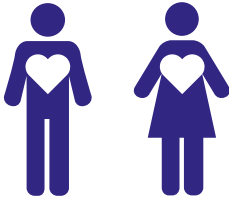

Employed (%)



Educated to degree or above (%)

			Lennoxtown & Milton of Campsie 			
Bearsden 48%	Bishopbriggs 28%	Kirkintilloch, Lenzie & Waterside 32%	Haughead & Clachan of Campsie 30%	Milngavie 40%	Torrance and Baldernock 36%	Twechar 12%

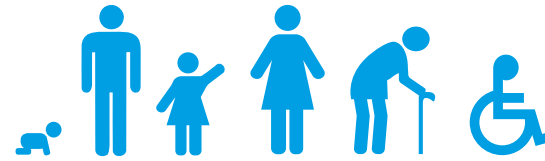
Good/very good health (%)

			Lennoxtown & Milton of Campsie 			
Bearsden 88%	Bishopbriggs 84%	Kirkintilloch, Lenzie & Waterside 82%	Haughead & Clachan of Campsie 83%	Milngavie 84%	Torrance and Baldernock 88%	Twechar 77%

Bearsden



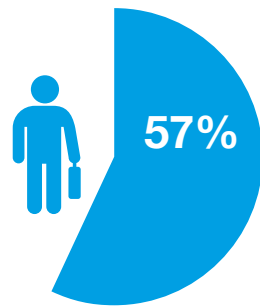
Bearsden



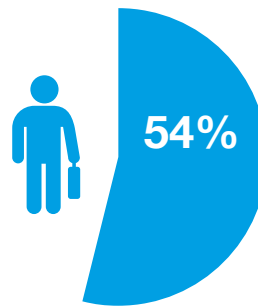
Who lives in Bearsden?



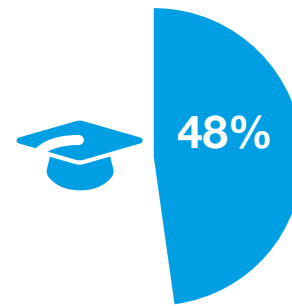
Total population



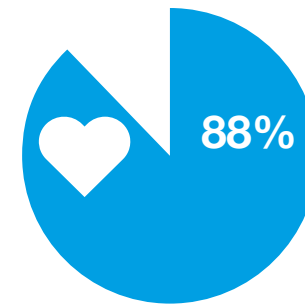
Working age



Full time or part time
employed



Educated to degree
level or above



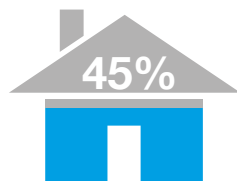
Good health or
very good health



Number of
dwellings



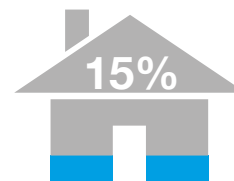
Home ownership



Detached houses



Semi-detached



Flats



Terraced

What are the current key land use projects in Bearsden?

- 1 Boclair Academy redevelopment
- 2 Allander Sports Centre redevelopment
- 3 A81 route corridor improvements
- 4 Brookwood Villa redevelopment
- 5 Housing development under construction



2



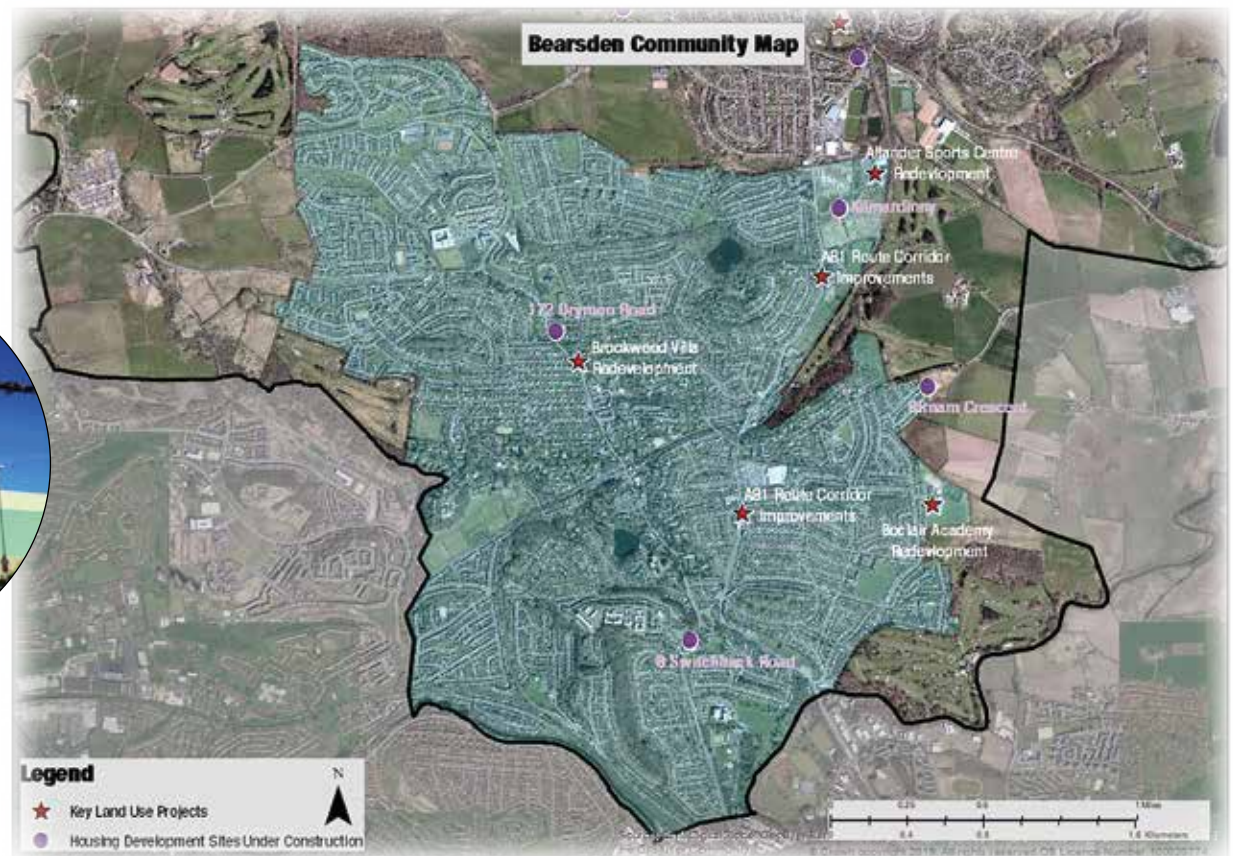
3



4



5



What did the people of Bearsden say?



Protect open spaces
and the green belt

Prioritise brownfield
development

Support sustainable
transport

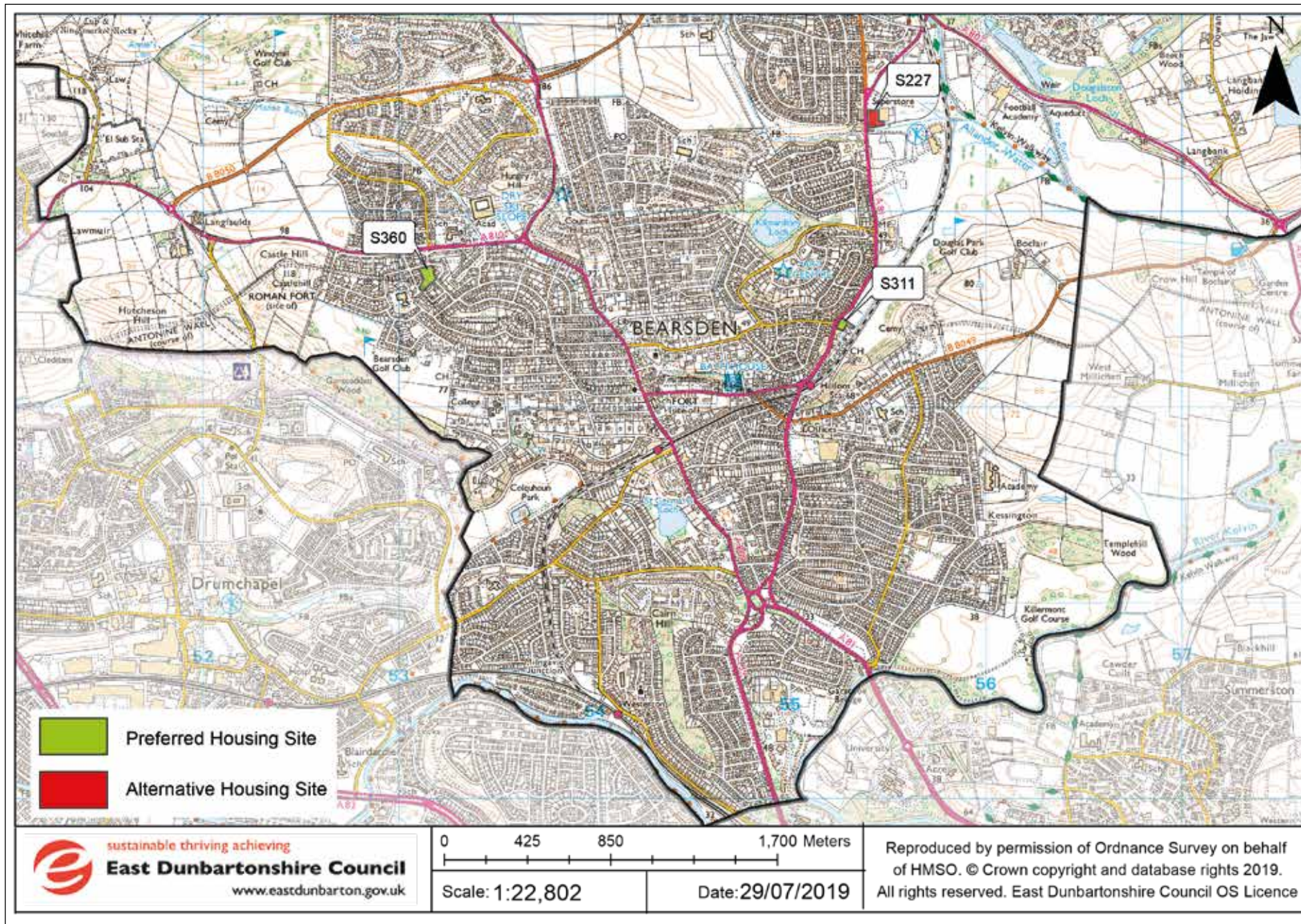
Deliver housing for
older people

What are the main issues for Bearsden?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are five main planning and land use issues for Bearsden. These are outlined below.

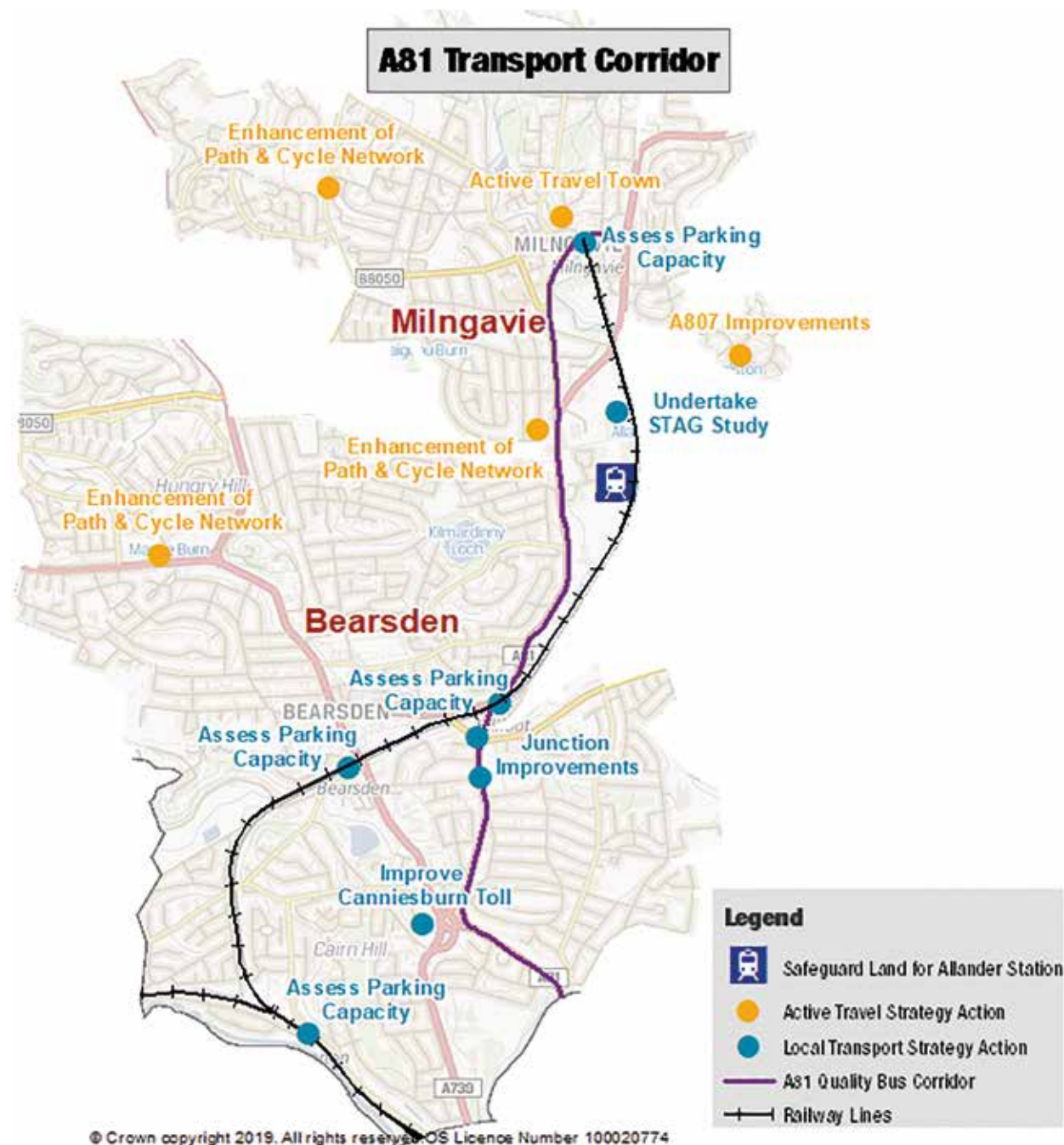
Issue 2 – What is the most appropriate way of integrating the Bearsden Town Centre Strategy in LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Incorporate all actions identified in the Bearsden town centre strategy within LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process This option would ensure that relevant proposals are required to support the objectives of the strategy. Ensures that the 'town centre first principle' is promoted in LDP2 Helps protect the vitality and viability of Bearsden town centre. 	<p>2. Retain town centre strategy as planning guidance and cross refer where appropriate</p> <p>Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> This option would require relevant proposals to take into account the strategy Strategy would remain non-statutory guidance Actions would not be given sufficient status in the planning process

Issue 3 – Where should new housing in Bearsden be located?	
Preferred Option	Reasonable Alternative Option
<p>1. Allocate the sites from the preferred housing package (see Issue 34) located within Bearsden (in addition to the sites within the current LDP and/or with planning consent):</p> <ul style="list-style-type: none"> • S311, 190-196 Milngavie Rd (Housing for older people) 20 – 30 homes • S360 Nithsdale Crescent (100% Affordable Housing) 27 homes <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. • Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk. • Reflects recent/future investment elsewhere in the city region and improvements in marketability. • Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. 	<p>2. Allocate the sites from the alternative housing package (see Issue 34), none of which are located in Bearsden.</p> <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites, not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. • This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment. • This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.



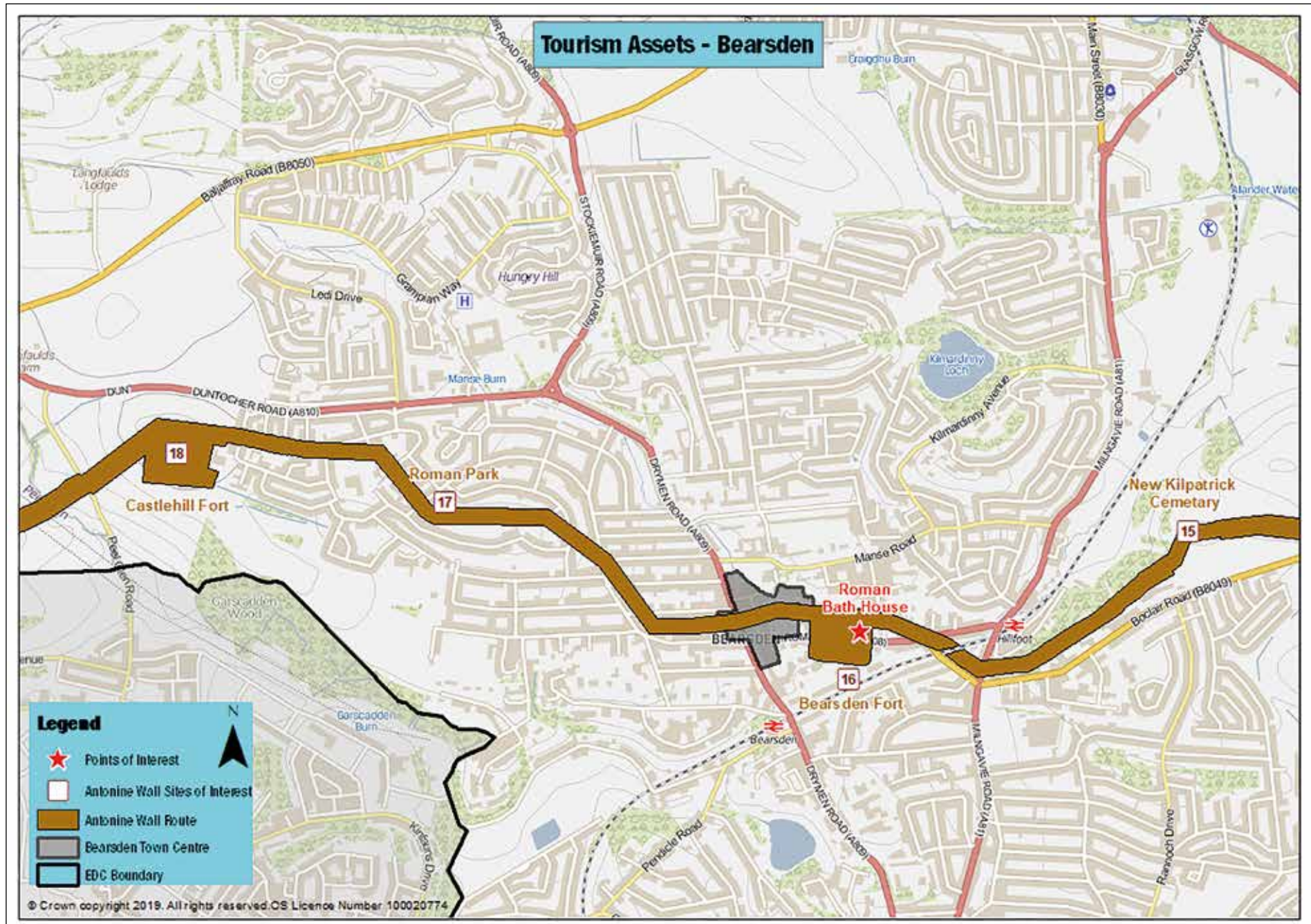
Issue 4 – What can LDP2 do to address problems along the A81 transport corridor?	
Preferred Option	Reasonable Alternative Option
<p>1. Implement Local Transport Strategy and Active Travel Strategy</p> <p>Reason This option focuses on delivering actions and projects that have already been identified and agreed through the Council's Local Transport Strategy and Active Travel Strategy. Including this as the preferred option will ensure consistency between LDP2, LTS and ATS. These actions aim to work towards achieving the Local Transport Strategy Transport planning objectives. The actions and projects include:</p> <ul style="list-style-type: none"> • Enhancement of the path and cycle network in Bearsden • A quality bus corridor on the A81 • Investigating increasing parking capacity at rail stations on the A81 corridor • Undertake a STAG study to assess options for improving performance of the Milngavie railway line • Safeguard land for a potential rail station and associated parking at Allander • Deliver junction improvements on the A81 • Improve Canniesburn Toll for all road users 	<p>2. Implement LTS and ATS but remove Allander rail halt safeguarding from plan</p> <p>Reason</p> <ul style="list-style-type: none"> • Delivery of a rail halt at Allander is outwith the control of East Dunbartonshire Council, however other LTS and ATS objectives would still be delivered. • This option is not preferred as there remains considerable public desire for a rail halt and it would be premature to remove the safeguarding of this land against potential development.

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Issue 5 – How can LDP2 support and promote the local visitor economy in Bearsden?	
Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’.</p> <p>For Bearsden, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • The Antonine Wall (incorporating important sites such as New Kilpatrick Cemetery, Roman bath house and fort, Roman Park and Castlehill) • Bearsden town centre. <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the Town Centre Strategy and ‘town centre first’ principle. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the Town Centre Strategy – policy will actively support tourism proposals within the town centre. • Protects the green belt – green belt proposals will be required to demonstrate site specific need (although ‘need’ may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy’s objectives.

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Issue 6 – Where should new cemetery provision in Bearsden be located?

Preferred Option	Reasonable Alternative Option
<p>1. Allocate a new cemetery site south of existing cemetery, north of Baljaffray Road. (See map below).</p> <p>Reason</p> <ul style="list-style-type: none"> This site has been identified by the Council's Neighbourhood Services Team as being suitable for cemetery provision. This option would take advantage of current infrastructure associated with cemetery and has a site-specific locational need. 	<p>2. No reasonable alternative</p>

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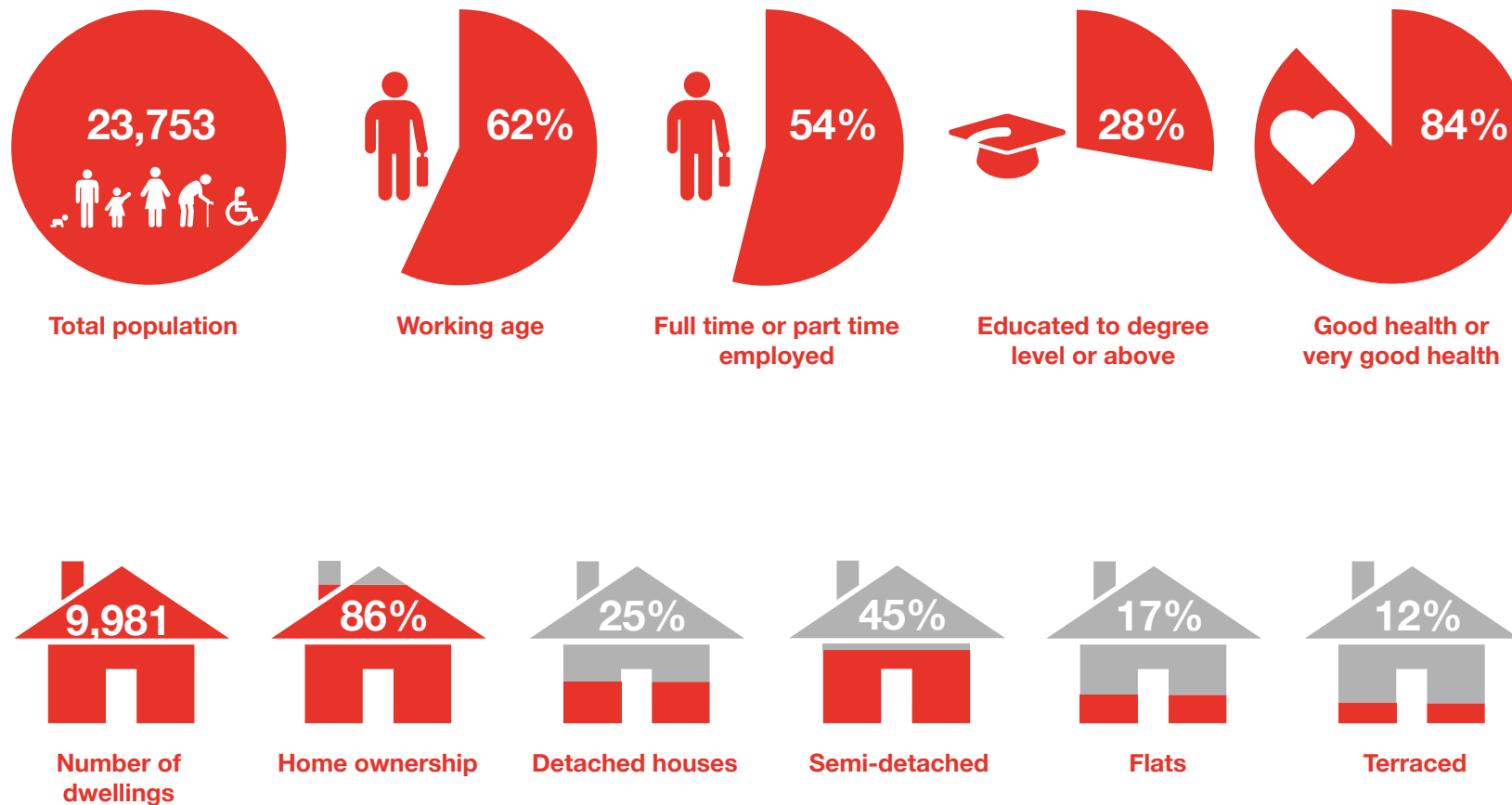
Bishopbriggs



Bishopbriggs



Who lives in Bishopbriggs?



What are the current key land use projects in Bishopbriggs?

- 1 Bishopbriggs Town Centre Public Realm and Regeneration
- 2 Etive Park/Woodhill Park - Climate Ready Park Proposal
- 3 A803 Route Corridor Improvements
- 4 Westerhill City Deal Strategic Business Case
- 5 Housing Development Under Construction



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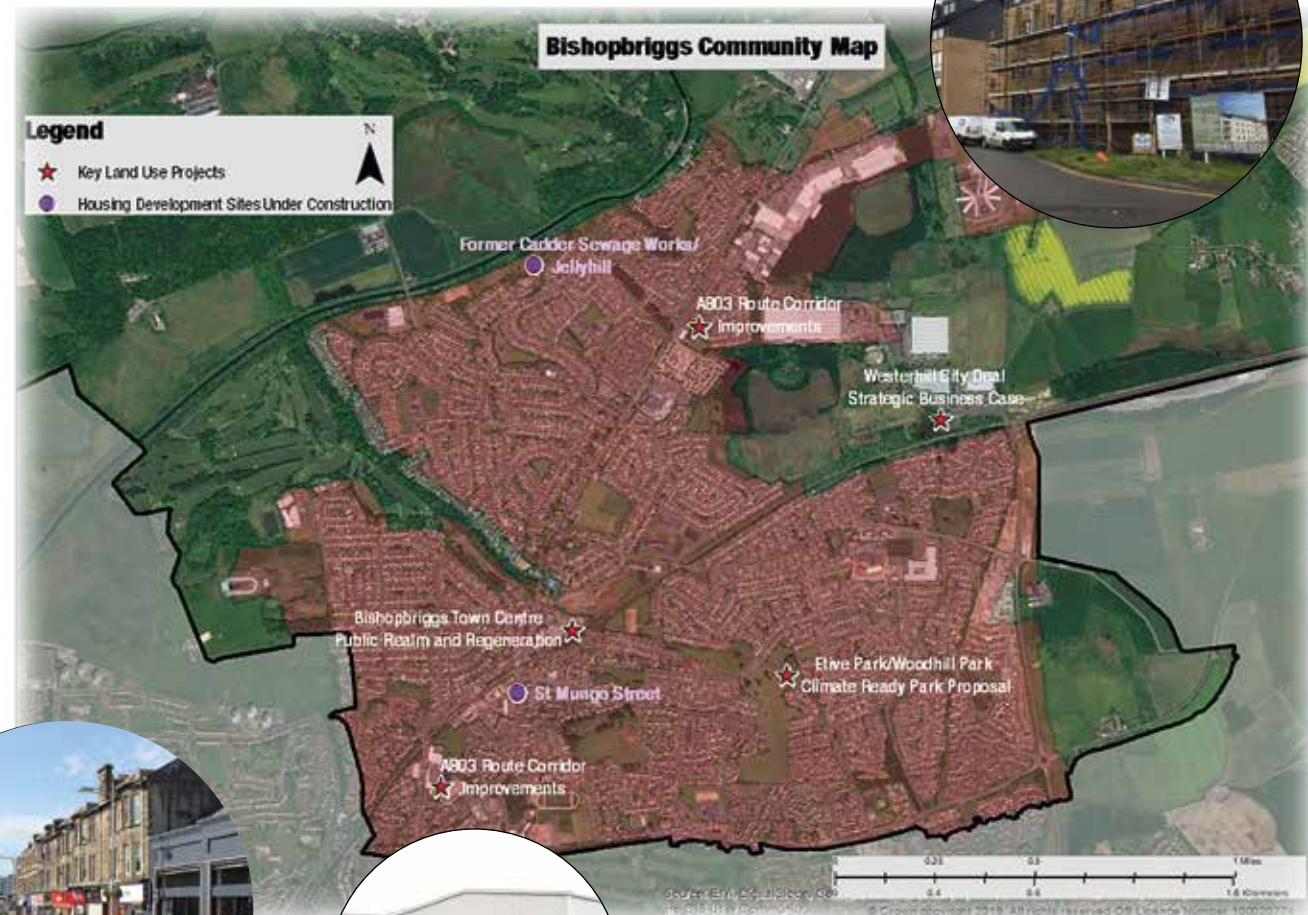


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5

What did the people of Bishopbriggs say?



As part of the early engagement exercise, we asked people what they felt the key land use issues within the Bishopbriggs area were.

**Important to make
the town centre
more attractive**

**Develop brownfield
former
high school site**

**Address transport
congestion on A803**

**Improve the range
of house types,
including housing
for older people**

What are the main issues for Bishopbriggs?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are seven main planning and land use issues for Bishopbriggs. These are outlined overleaf.

Issue 7 – What is the most appropriate way to ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Auchinairn Place Plan?	
Preferred Option	Reasonable Alternative Option
<p>1. Include the Place Plan priorities relevant to development and land use change in LDP2.</p> <p>The Auchinairn Place Plan is currently under development with the community, following ongoing discussions and engagement. This work follows the opening of the Early Years and Community Centre in 2018. Initial discussions have identified a desire for affordable homes (see issue 11 which allocates S333 Former Auchinairn Primary School, Beech Road, for 100% affordable housing), environmental improvements and active travel links. It is anticipated that the Place Plan will be published prior to production of the proposed plan and therefore priorities and actions identified in the Place Plan which are relevant to development and land use change can be reflected in LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan. 	<p>2. Cross refer to the Place Plan on a case by case basis at planning application stage</p> <p>The Place Plan priorities would not be included within LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> This option would require relevant proposals to take into account the Place Plan Place Plan would remain non-statutory guidance Priorities would not be given sufficient status in the planning process

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Issue 8 – What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy in LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Incorporate all actions identified in the Bishopbriggs town centre strategy within LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process This option would ensure that relevant proposals are required to support the objectives of the strategy. Ensures that the ‘town centre first principle’ is promoted in LDP2 Helps protect the vitality and viability of Bishopbriggs town centre 	<p>2. Retain town centre strategy as planning guidance and cross refer where appropriate</p> <p>Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> This option would require relevant proposals to take into account the strategy Strategy would remain non-statutory guidance Actions would not be given sufficient status in the planning process

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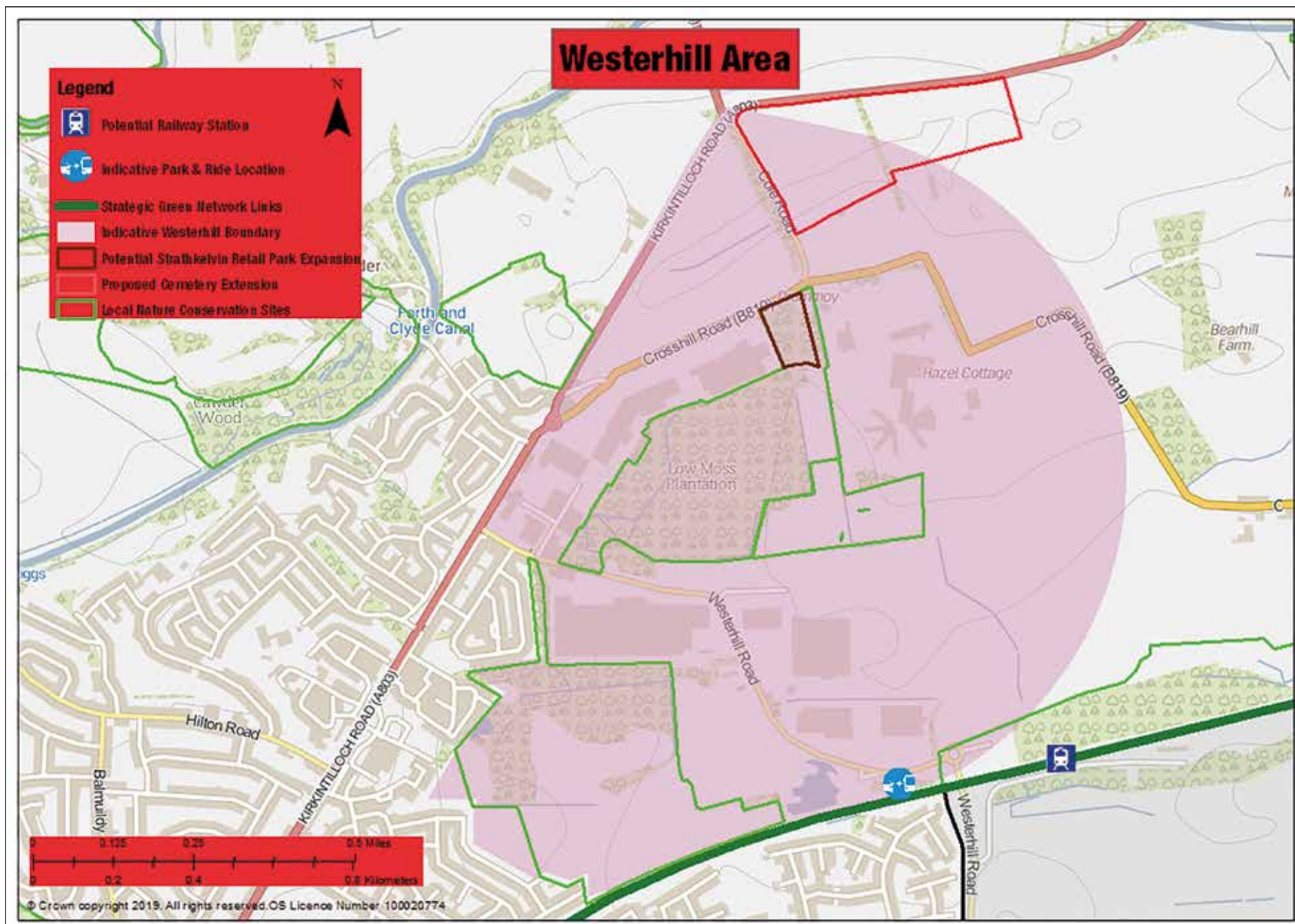
Issue 9 - Is the current policy relating to Strathkelvin Retail Park still appropriate?	
Preferred Option	Reasonable Alternative Option
<p>1. Update wording in LDP2 to reflect the evolving role of SRP as a retail and leisure destination with food & drink units.</p> <p>Reason</p> <ul style="list-style-type: none"> The retail park now includes a number of food and drink outlets which support its primary retail function This option ensures that it continues to thrive and maintain its role as a key aspect of the local economy Local town centres would continue to be protected by the ‘sequential test’ and overall town centre first approach of the new policy. 	<p>2. Remove current policy wording relating to (SRP), in which it states the Council will only consider comparison retail.</p> <p>Reason</p> <ul style="list-style-type: none"> The existing policy wording does not reflect the current role and function of the retail park, as there are now a number of food and drink outlets.

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Issue 10 – How should the Westerhill area be regenerated?	
Preferred Option	Reasonable Alternative Option
<p>1. Extend the Westerhill area for potential mixed use development</p> <p>This site represents a strategic business opportunity for East Dunbartonshire in order to deliver the Economic Development Strategy and ensure local employment opportunities. It forms part of a wider regeneration opportunity for North East Bishopbriggs in order to utilise vacant land and provide links to the Town Centre Strategy and Auchinairn Place Plan. The construction of the Bishopbriggs Relief Road Phase 5 will provide a potential opportunity for a new defensible settlement boundary on the eastern edge of Bishopbriggs. As such, this option extends the Westerhill area (including and beyond LDP site 13.17) to create a Westerhill Regeneration Area (Map x). It should be noted that LDP site 13.15 Low Moss Industrial Estate is included within this area, however this site has only 0.1 hectare of vacant land and the site must continue to be protected for business use in LDP2 albeit with opportunities to develop the vacant land for business and make environmental improvements as part of the Westerhill Regeneration Area approach set out below.</p> <p>There is a need therefore for investment in the transport network, business infrastructure, land remediation and green infrastructure, alongside co-ordinated investment by the private sector that will catalyse sustainable economic growth within East Dunbartonshire. A Strategic Business Case for the regeneration project has been agreed by the Glasgow City Region Cabinet and further work will be undertaken to develop the proposals to deliver a package of transport, business infrastructure, and brownfield land enabling activities.</p> <p>On this basis LDP2 would continue to protect the land for business use and must include the following requirement:</p> <p>Work with landowners to ensure that a masterplan is produced for the area. The masterplan must set out land use zones, key adjacencies and connections, conceptual layouts and design criteria in order to meet the requirements set out below. It must include a phasing and implementation schedule. Engagement must form part of the masterplan process, including between businesses and landowners, the local authority and the local community. This could form the basis of a masterplan consent area/simplified planning zone.</p>	<p>2. Promote the redevelopment of existing business and employment and / or brownfield land at Westerhill for mixed uses in line with the current LDP.</p> <p>This option would continue to protect allocated land in LDP for mixed use with an emphasis on business and employment land but be restricted to the current LDP designations for business and employment land (LDP 13.17 Westerhill), Bishopbriggs Relief Road, Potential Rail Station, Open Space / Local Nature Conservation Site at Low Moss and High Moss, Tree Preservation Order and Strathkelvin Retail Park. A masterplan would be required, in accordance with LDP, but it would be limited in scope to the above sites.</p> <p>Reason</p> <ul style="list-style-type: none"> • This option includes promoting the site for business and employment uses in line with the East Dunbartonshire Economic Development Strategy • It provides opportunity for residential development, which enables business and employment uses • In line with Policy 11 Network of Centres the development of high footfall uses including leisure and recreation, retail and food and drink are directed to the town centres at Bishopbriggs or Kirkintilloch. • It safeguards land for interventions identified in the Draft East Dunbartonshire Local Transport Strategy. • It continues to protect biodiversity habitats and species and open spaces identified in the Local Biodiversity Action Plan, Open Space Strategy and Green Network Strategy, including Low Moss and High Moss Local Nature Conservation Sites and their associated lowland peatland habitat.

Issue 10 – (continued)	
Preferred Option	Reasonable Alternative Option
<p>Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below. Examples of funding sources could include City Deal Place and Growth Programme funding, and funds awarded from external providers for example related to active travel and green network.</p> <p>Uses forming part of this masterplan will include:</p> <ul style="list-style-type: none"> • Business development – existing and proposed to include land for large floorspaces and microbusiness/start up units. • Residential – potential for a limited element of housing, including affordable housing, to enable business development, subject to city deal and masterplan processes (S303, 312, 318, S362 and S363 – see also issue 11). • Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/ Masterplan is supported (S304). • Low Moss and High Moss Nature Conservation Sites – protected and enhanced with active travel / recreation links to surrounding area. The potential for the creation of a Local Nature Reserve covering these areas will be investigated. • Cemetery – expansion of existing cemetery (S356 see also issue 13) • Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site <p>Transport infrastructure which will form part of this masterplan will include:</p> <ul style="list-style-type: none"> • Bishopbriggs Relief Road Phase 5. • Comprehensive active travel routes including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible. • Investigation of the feasibility of and potentially deliver a bus based park and ride facility. • A803 Quality Bus Corridor. • Safeguarding of land for a potential rail station, working with North Lanarkshire Council. 	

Issue 10 – (continued)	
Preferred Option	Reasonable Alternative Option
<p>Delivery of all required utilities infrastructure, including digital connectivity, renewable energy and renewable heat, as part of the masterplan.</p> <p>Delivery of green infrastructure integrated with surrounding green network as part of the masterplan delivering health, carbon reduction, climate change adaptation and biodiversity benefits whilst creating a high quality environment for investment. This must include protection of Tree Preservation Order, Native Woodland areas and protection and restoration of peatland.</p> <p>As part of a range of surveys and investigation which will be required to be undertaken as part of developing the masterplan, the following are examples of technical investigation required to inform developable areas or remediate land for development as part of the masterplan:</p> <ul style="list-style-type: none"> • Flood Risk Assessment and delivery of required management. • Protection of deep peat and carbon rich soils. Category 1 peatland must be protected from development or disturbance. Review of extent of Prime Quality Agricultural Land. • Contamination and ground investigations. • Air quality and Noise Impact Assessment. • Ecological Appraisal, including a full extended Phase 1 Habitat Survey of the entire project area. 	

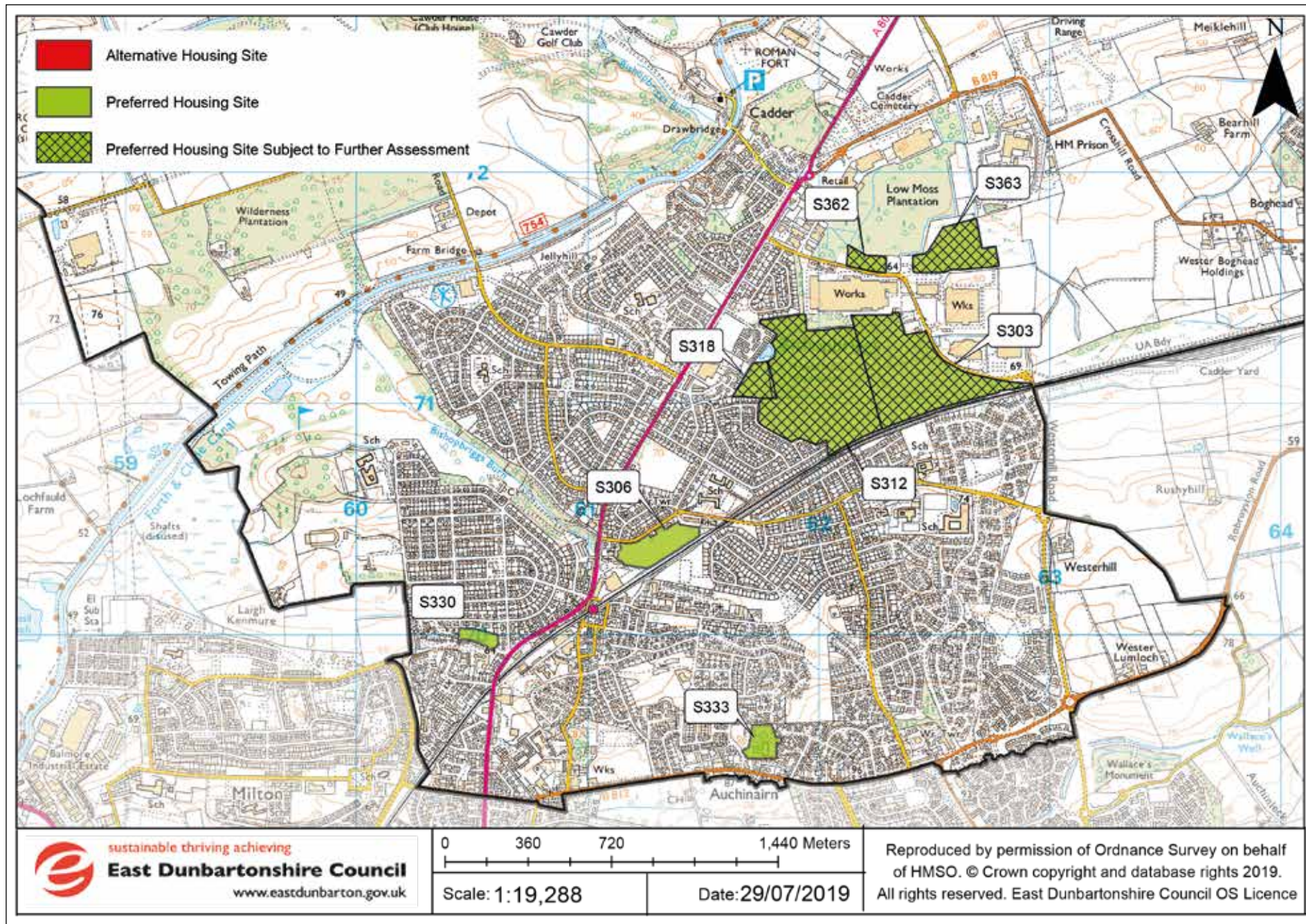


Issue 11 – Where should new housing in Bishopbriggs be located?	
Preferred Option	Reasonable Alternative Option
<p>1. Allocate the sites from the preferred housing package (see Issue 34) located within Bishopbriggs, in addition to the sites within the current LDP and/or with planning consent:</p> <ul style="list-style-type: none"> • S333 Former Auchinairn Primary School , Beech Road, (100% affordable housing) 40 homes • S330 Duncryne Place/ Brackenbrae Rd (100% affordable housing) 20 homes • S306 Former Bishopbriggs High School (additional capacity to existing allocation LDP 6.17) 74 homes (total capacity including current LDP allocation of 46 is 120 homes) • S303, S312, S318, S362 & S363 Westerhill (including Birkhill Ave and Stanley Drive) – see also Issue 10 above. Site subject to further assessment to determine extent of area suitable for housing, possibility and extent of contamination, compatibility of surrounding uses and impact upon biodiversity. <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the proposed plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. • Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk. • Reflects recent/ future investment elsewhere in the city region and improvements in marketability. 	<p>2. Allocate the sites from the alternative housing package (see Issue 34), none of which are located in Bishopbriggs.</p> <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 assessments table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites, not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the proposed plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. • This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment. • This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.

Issue 11 – (continued)	
Preferred Option	Reasonable Alternative Option
<ul style="list-style-type: none"> Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment. Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. <p>This option would also deallocate the following sites in the existing LDP that are deemed no longer suitable for housing development:</p> <ul style="list-style-type: none"> 6.20 Crofthead. Reason – site unable to provide adequate residential amenity due to light pollution from nearby use. 6.27 Thomas Muir Ave. Reason – site unviable without further loss of open space. 	<p>This option would also deallocate the following sites in the existing LDP that are deemed no longer suitable for housing development:</p> <ul style="list-style-type: none"> 6.20 Crofthead. Reason – site unable to provide adequate residential amenity due to light pollution from nearby use. 6.27 Thomas Muir Ave. Reason – site unviable without further loss of open space.

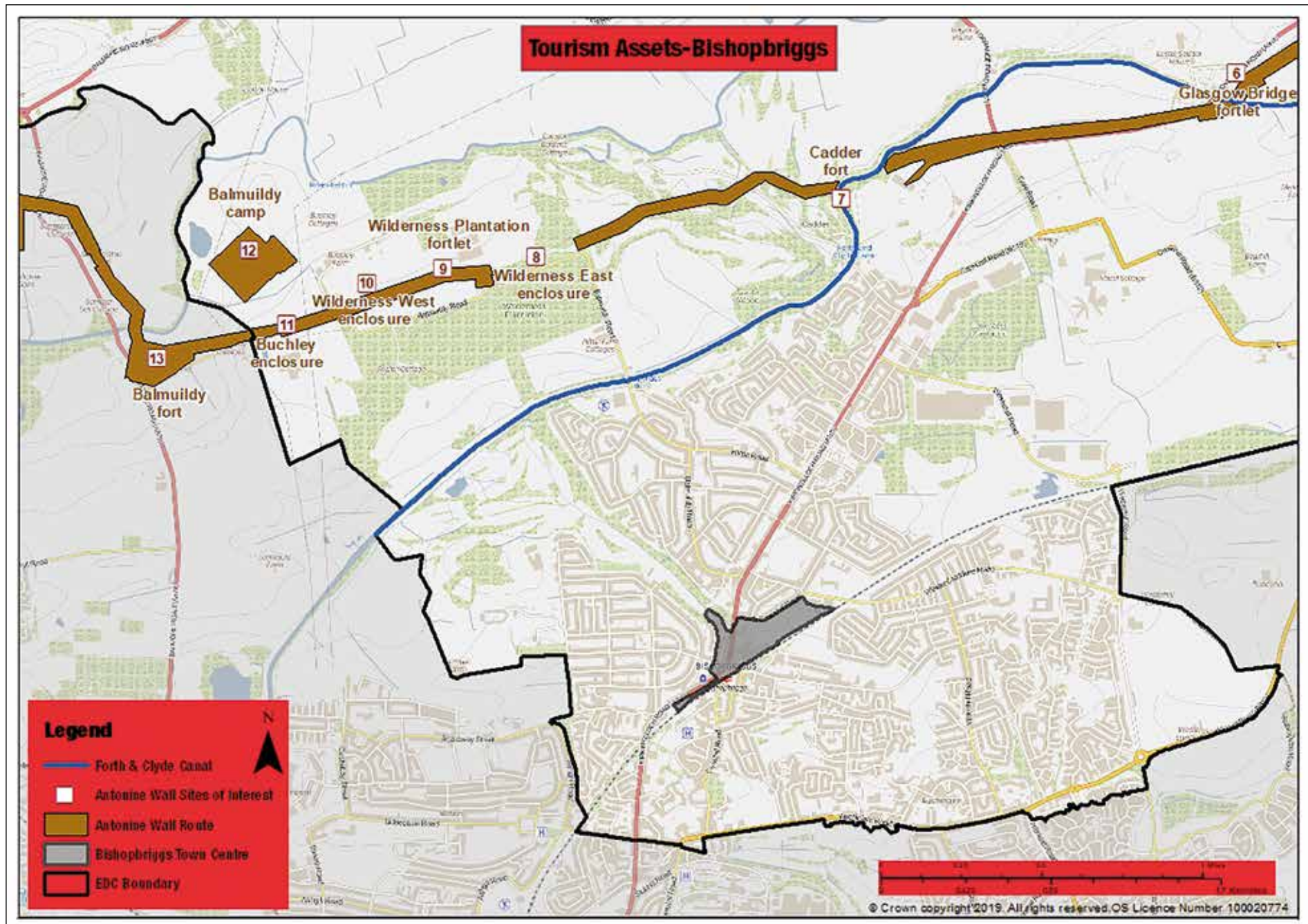
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Issue 12 - How can LDP2 support and promote the local visitor economy in Bishopbriggs?	
Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'.</p> <p>For Bishopbriggs, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • Forth and Clyde Canal • Antonine Wall WHS (for example, Roman fort at Cadder) • Bishopbriggs town centre <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the Town Centre Strategy and 'town centre first' principle. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the Town Centre Strategy – policy will actively support tourism proposals within the town centre. • Protects the green belt – green belt proposals will be required to demonstrate site specific need (although 'need' may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy's objectives.

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Issue 13 – Where should new cemetery provision in Bishopbriggs be located?

Preferred Option	Reasonable Alternative Option
<p>1. Allocate land to the east of Cole Road and south of Kirkintilloch Road (S356), excluding the Loretto Playing Fields. (See map below).</p> <p>Reason</p> <ul style="list-style-type: none"> This site has been identified by the Council's Neighbourhood Services team as being suitable for cemetery provision. This option would take advantage of current infrastructure associated with cemetery and has a site-specific locational need. 	<p>No reasonable alternative</p>

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Kirkintilloch, Lenzie and Waterside



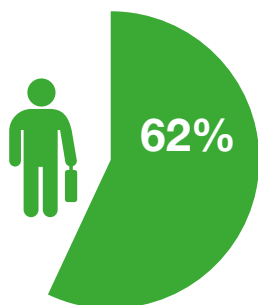
Kirkintilloch, Lenzie & Waterside



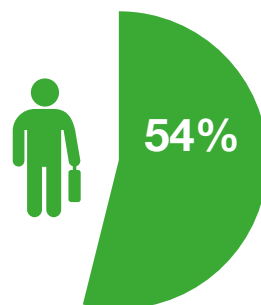
Who lives in Kirkintilloch, Lenzie and Waterside?



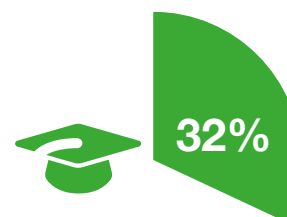
Total population



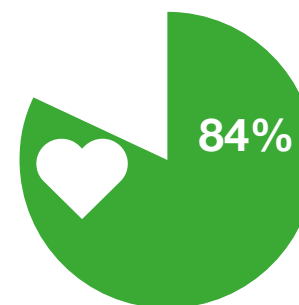
Working age



Full time or part time employed



Educated to degree level or above



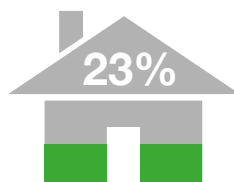
Good health or very good health



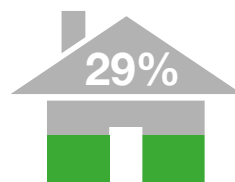
Number of dwellings



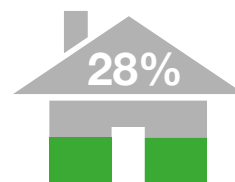
Home ownership



Detached houses



Semi-detached



Flats



Terraced

What are the current key land use projects in Kirkintilloch, Lenzie and Waterside?

- 1 Regent Gardens Improvements
- 2 Southbank Drive Early Years Education Facility
- 3 Kirkintilloch Community Sports Centre
- 4 Housing Development Under Construction

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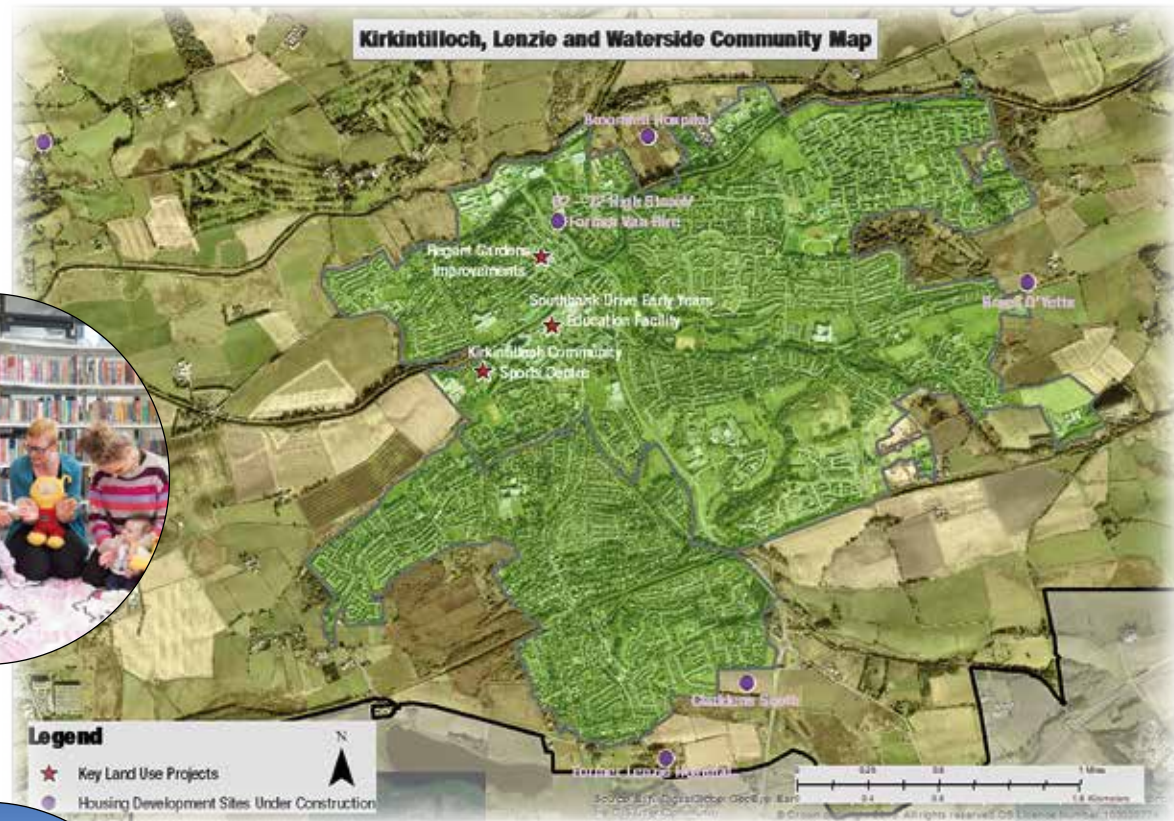
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What did the people of Kirkintilloch, Lenzie and Waterside say?

As part of the early engagement exercise, we asked people what they felt the key land use issues within the Kirkintilloch, Lenzie and Waterside area were.

Places must be designed inclusively and accessible for all – no more shared spaced

More accessible housing for older people needed

Parking in Lenzie needs to be enforced and public transport should be improved

It is important that Waterside retains its own identity

What are the main issues for Kirkintilloch, Lenzie and Waterside?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are six main planning and land use issues for Kirkintilloch, Lenzie and Waterside. These are outlined overleaf.

Issue 14 – What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?

Preferred Option	Reasonable Alternative Option
<p>1. Include the Place Plan priorities relevant to development and land use change in LDP2.</p> <p>Hillhead and Harestanes Place Plan 2018 – 2023 sets out the seven priorities:</p> <ol style="list-style-type: none"> 1. Economy and employment 2. Children, young people & families 3. Community safety 4. Community learning and development 5. Environment and transport 6. Financial fitness 7. Health improvement for all <p>The publishing of the Place Plan follows significant investment in housing in the area and the opening of the Hillhead Community Centre in 2014. As such, priorities and actions identified in the Place Plan which are relevant to development and land use change in LDP2 relate to improving active travel links to Hillhead and Harestanes and open space improvements. These actions can be reflected in LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan. 	<p>2. Cross refer to the Place Plan on a case by case basis at planning application stage.</p> <p>The Place Plan priorities would not be included within the plan, however, wording would be included that cross-refers readers to it (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would require relevant proposals to take into account the Place Plan. • Place Plan would remain non-statutory guidance. • Priorities and actions would not be given sufficient status in the planning process.

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Issue 15 – How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long-term strategy for the Town Centre?	
Preferred Option	Reasonable Alternative Option
<p>1. Produce a Town Centre Strategy that builds upon the existing Kirkintilloch Town Centre Masterplan, embeds the aspirations and actions of local community groups and aligns with the LDP and the strategies for the other Town Centres.</p> <p>Reason</p> <ul style="list-style-type: none"> • Reflects the significant progress made in delivering the existing masterplan and undertake a review of requirements and/or priorities. • This would allow the Council to formally collaborate with ongoing community initiatives in Kirkintilloch such as ‘Your Kirky’ and ensure their work is embedded within the strategy. • Any update would be undertaken in a similar format to the town centre strategies for East Dunbartonshire’s other town centres (Bearsden, Bishopbriggs and Milngavie). This would be an opportunity to achieve consistency of approach across all four town centres. 	<p>2. Update the Kirkintilloch Town Centre Masterplan using the same framework and without embedding into the LDP.</p> <p>Reason</p> <ul style="list-style-type: none"> • Would continue the existing approach and update the masterplan as a standalone strategy. • Nature of future change required likely to be different from the existing masterplan.

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Issue 16 – Should LDP2 revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?

Preferred Option	Reasonable Alternative Option
<p>1. Revaluate employment land/ business designations and allow some alternative uses to be developed to facilitate new business.</p> <ul style="list-style-type: none"> S111, S226 - Tom Johnstone House / Whitegates Industrial Estate (LDP 13.31, Business Land Audit Site 22) – continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: <ul style="list-style-type: none"> Business land – protection of existing businesses on site. Additional units to be provided. Housing – some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered. Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. <p>Options for funding models, such as land equalisation agreement, will be investigated through the masterplan process to support and enable the delivery of mixed use regeneration as set out above.</p> <ul style="list-style-type: none"> Milton Road (LDP 13.25, Business Land Audit Site 23) – continue to protect in LDP2 for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs. Southbank Works (LDP 13.29, Business Land Audit Site 26) – deallocate land required for community sports facility and continue to protect remaining land in LDP2 for business use. S24, S100, S346, S347 - Woodilee Industrial Estate / Kirkintilloch Gateway (LDP 13.23, Business Land Audit Site 27) – continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: <ul style="list-style-type: none"> Business land – protection of existing businesses on site. Additional units to be provided. Housing – some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered. 	<p>2. Retain employment land and business designations on current brownfield sites.</p> <p>Reason</p> <ul style="list-style-type: none"> Continues with the current allocations of business land in Kirkintilloch with a view to developing vacant sites for business and employment use in future. The well-located sites that would be most attractive for alternative uses (e.g. housing) are also the most marketable for business development due to their transport links. The Business Land Audit revealed that the use classes on business sites are not all class 4, 5 and 6, so regeneration of vacant sites may not require deallocation – there are some alternative uses which could be permitted on business sites through better definition of what is considered 'business use' (see Issue 48). A less restrictive approach to development on business and employment sites may encourage take-up of brownfield land at a higher rate than predicted over the longer term without need for intervention. However, the risk of this less proactive approach is that it is dependent upon market demand.

Issue 16 – (continued)	
Preferred Option	Reasonable Alternative Option
<ul style="list-style-type: none"> - Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. <p>Options for funding models, such as land equalisation agreement, will be investigated through the masterplan process to support and enable the delivery of mixed use regeneration as set out above.</p> <p>Reason</p> <ul style="list-style-type: none"> • The Business Land Review and Business Land Audit (Monitoring Statement Appendix 1 & 2) demonstrate that there are a number of business sites within Kirkintilloch which whilst active sites have areas of vacant land. • The amount of vacant business land in Kirkintilloch totals 7 ha. • There is pressure for alternative uses on the sites and some planning applications have been consented. • The Council requires to deliver its Economic Development Strategy and facilitate local employment opportunities, therefore LDP2 should include adequate land for business and retain some vacant land for expansion and new businesses. 	

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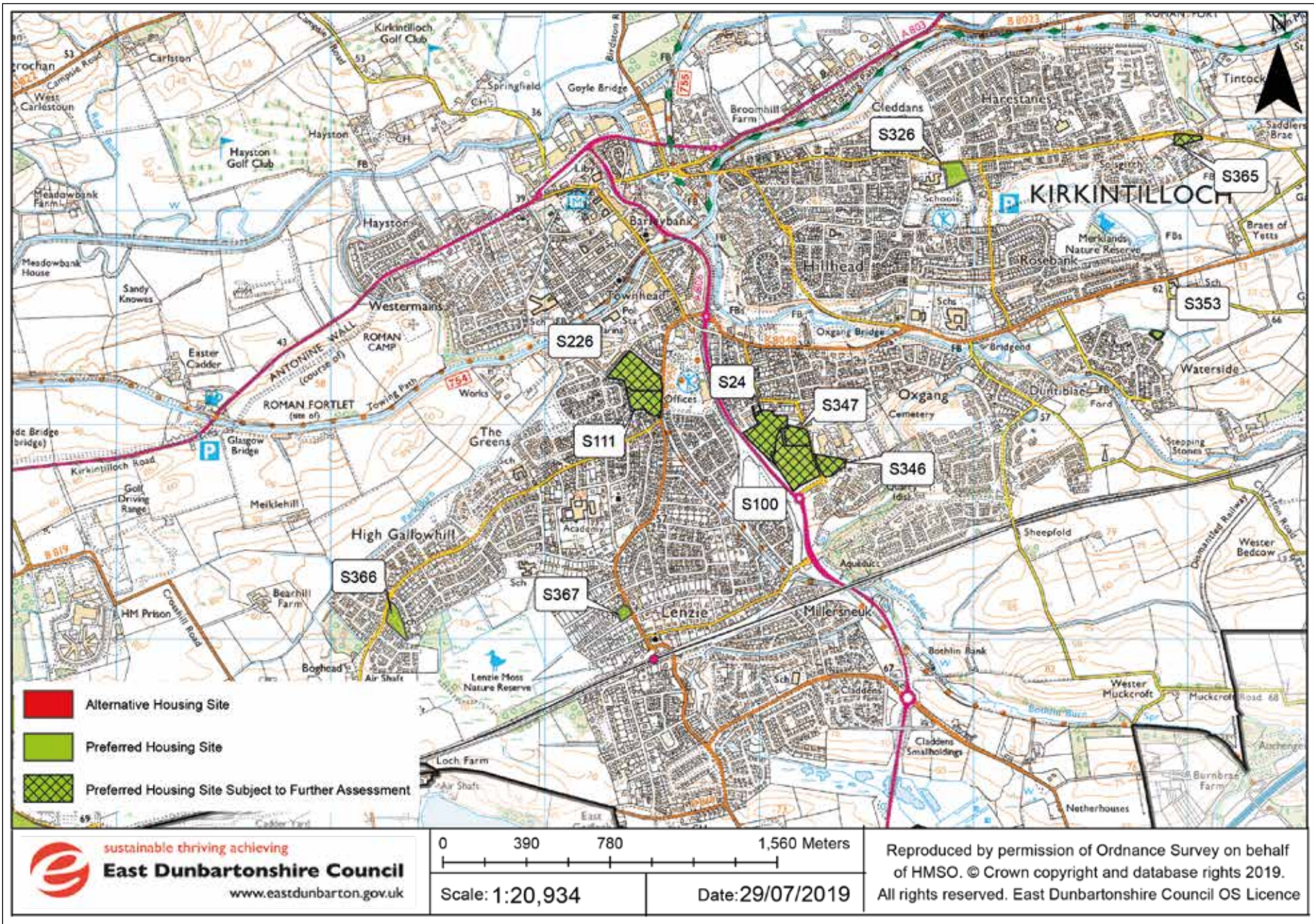
Issue 17 – Where should new housing in Kirkintilloch, Lenzie and Waterside be located?

Preferred Option	Reasonable Alternative Option
<p>1. Allocate the sites from the preferred housing package (see Issue 34) located within Kirkintilloch, Lenzie and Waterside, in addition to the sites within the current LDP and/or with planning consent:</p> <ul style="list-style-type: none"> • S24, S100, S346 & S347 Kirkintilloch Gateway (S24 100% affordable housing) – see issue 16 above. Site subject to further assessment to determine extent of land suitable for housing development, potential contamination, residential amenity and potential job creation. • S111 Former Tom Johnstone House (100% affordable housing) & S226 Whitegates Business Park (housing and business), Kirkintilloch – see issue 16 above. Site subject to further assessment to determine extent of land suitable for housing. • S326 Merkland School, Kirkintilloch (100% affordable housing). 40 homes. • S353 Moss Rd, Waterside (100% affordable housing). Site subject to further assessment to determine extent of possible surface water flood risk. 12 homes. • S365 Langmuir Road, Kirkintilloch (potentially 100% affordable housing). Site subject to further assessment regarding development viability. 18 homes. • S366 Campsie View School, Lenzie. 28 homes. • S367 Former Lenzie Primary School, Lenzie (for noting only – site has planning consent TP/ED/18/0378 but unable to be included within draft 2019 Housing Land Audit). 20 homes. <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the proposed plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDP=s to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. 	<p>2. Allocate the sites from the alternative housing package (see Issue 34), none of which are located in Kirkintilloch, Lenzie and Waterside.</p> <p>Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites, not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the proposed plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. • This option would require the release of greenfield land, however this option would limit the release of greenfield sites and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment. • This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.

Issue 17 – (continued)	
Preferred Option	Reasonable Alternative Option
<ul style="list-style-type: none"> • Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk. • Reflects recent/ future investment elsewhere in the city region and improvements in marketability. • Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. 	

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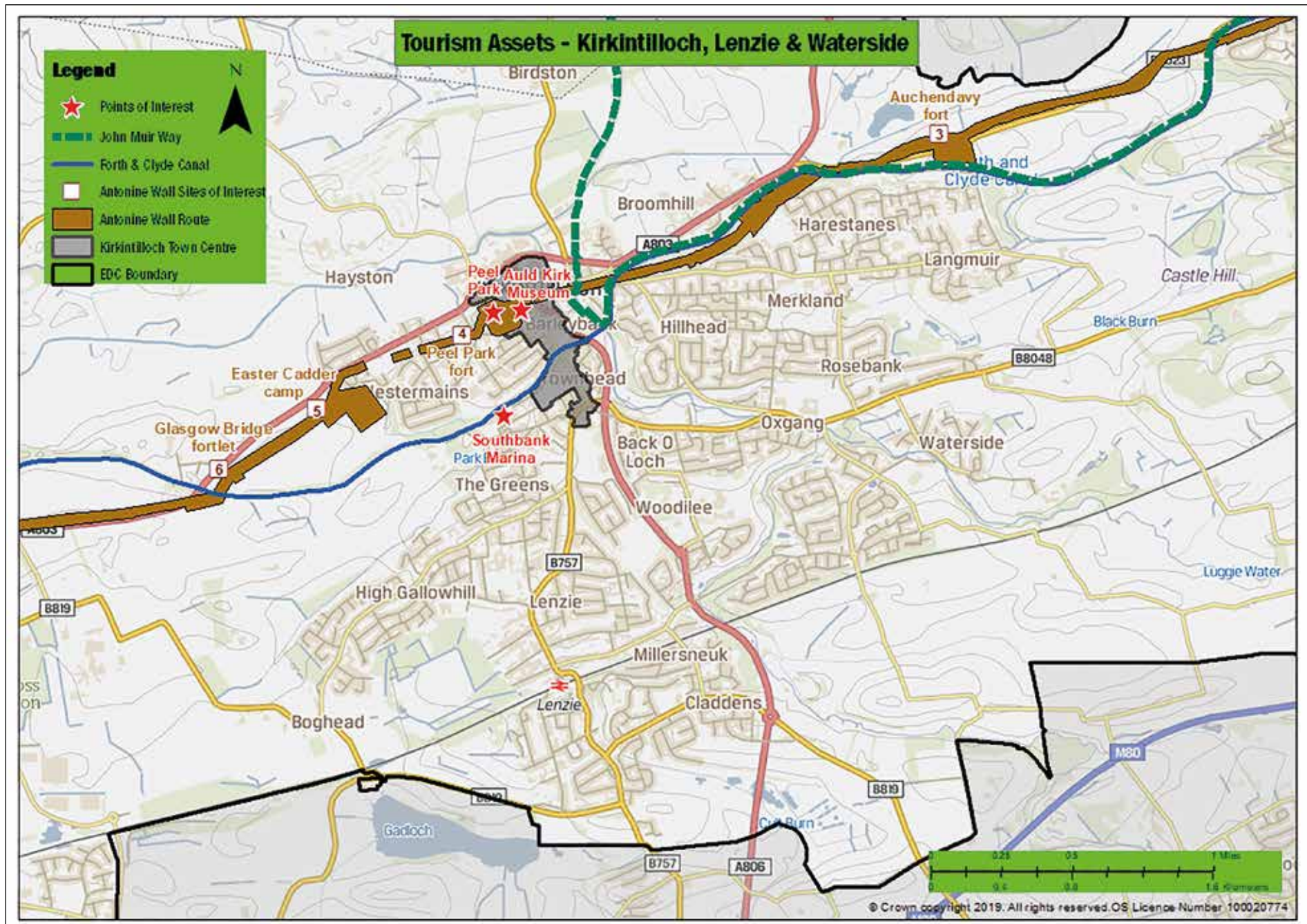


Issue 18 – Should LDP2 continue to safeguard land at Woodilee for a potential new rail halt?	
Preferred Option	Reasonable Alternative Option
<p>1. Remove land safeguarding for new rail halt at Woodilee and focus on alternative public transport improvements.</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would enable the Council to continue focusing on alternative improvements to accessing public transport, as per the Local Transport Strategy. • The land is protected from new development through its current designation as greenbelt and open space. 	<p>2. Retain land safeguarding and designation for rail halt at Woodilee.</p> <p>Reason</p> <ul style="list-style-type: none"> • Although the Local Transport Strategy does not take this project forward, new priorities could emerge in the long-term and this would therefore be a very precautionary measure.

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Issue 19 – How can LDP2 support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?	
Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’.</p> <p>For Kirkintilloch, Lenzie and Waterside, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • Forth and Clyde Canal • Antonine Wall WHS (and key sites such as Peel Park, Easter Cadder and Glasgow Bridge) • Kirkintilloch town centre, including Auld Kirk Museum. <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the Town Centre Strategy and ‘town centre first’ principle. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the Town Centre Strategy – policy will actively support tourism proposals within the town centre. • Protects the green belt – green belt proposals will be required to demonstrate site-specific need (although ‘need’ may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy’s objectives.

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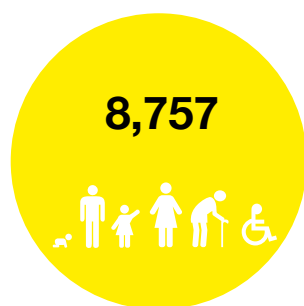
Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie



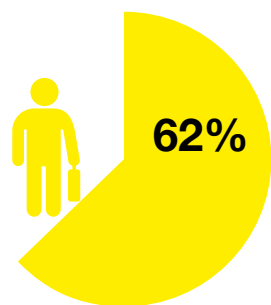
Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie



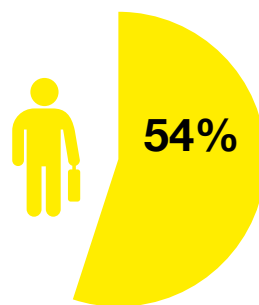
Who lives in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?



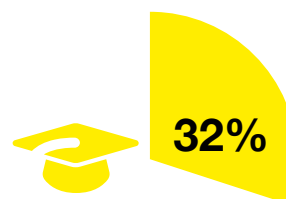
Total population



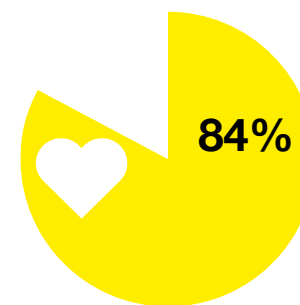
Working age



Full time or part time employed



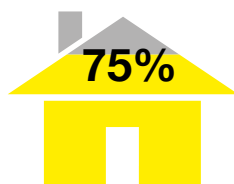
Educated to degree level or above



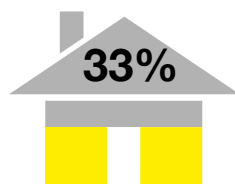
Good health or very good health



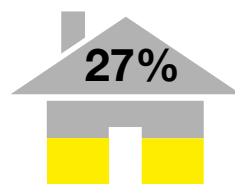
Number of dwellings



Home ownership



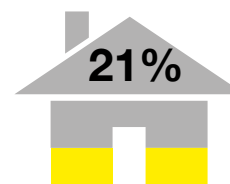
Detached houses



Semi-detached



Flats



Terraced

What are the current key land use projects in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?

- 1 Lennoxtown Main Street Improvements
- 2 High Park and Station Road Open Space Enhancements
- 3 Glazert Water River Restoration Project
- 4 Campsie Memorial Hall Development
- 5 Housing Development Under Construction



What did the people of Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie say?



As part of the early engagement exercise, we asked people what they felt the key land use issues within the Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie area were.

Protect open spaces and the green belt around Milton of Campsie

Improve local facilities in Milton of Campsie

Encourage facilities for visitors in Lennoxtown

Deliver a better mix of housing, including more affordable housing

What are the main issues for Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are four main planning and land use issues for Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie. These are outlined below.

Issue 20 – What is the most appropriate way to ensure proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan?	
Preferred Option	Reasonable Alternative Option
<p>1. Include the Place Plan priorities relevant to development and land use change in LDP2.</p> <p>The Lennoxtown Place Plan 2018 – 2023 sets out four areas of priority:</p> <ol style="list-style-type: none"> 1. Land Use and Physical Assets 2. Environment and Safety 3. Leisure and Activities 4. Health and Care <p>Priorities and actions identified in the Place Plan which are relevant to development and land use change in LDP2 include: Development of and improvements to Campsie Memorial Hall, Main Street improvements and environmental and active travel improvements. These actions can be reflected in LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan. 	<p>2. Cross refer to the Place Plan on a case-by-case basis at planning application stage</p> <p>The Place Plan priorities would not be included within the LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would require relevant proposals to take into account the Place Plan • Place Plan would remain non-statutory guidance • Priorities and actions would not be given sufficient status in the planning process

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Issue 21 – Where should new housing in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead be located?**Preferred Option**

1. Allocate the sites from the preferred housing package (see Issue 34) located within Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie in addition to the sites within the current LDP and/or with planning consent:
 - S321 St Machan's Way, Lennoxtown (100% affordable housing). Site subject to further assessment to determine extent of possible surface water flood risk. Two homes.

Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reason

- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy.
- Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk.
- Reflects recent/ future investment elsewhere in the city region and improvements in marketability.
- Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.

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

- 6.57 Lennox Castle (Conversion). Reason – See Issue 22.

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Reasonable Alternative Option

2. Allocate the following sites from the alternative housing package (see Issue 34) in addition to the preferred option:
 - S322 Derrywood Road, Milton of Campsie (100% affordable housing). 40 homes.

Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites. Not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

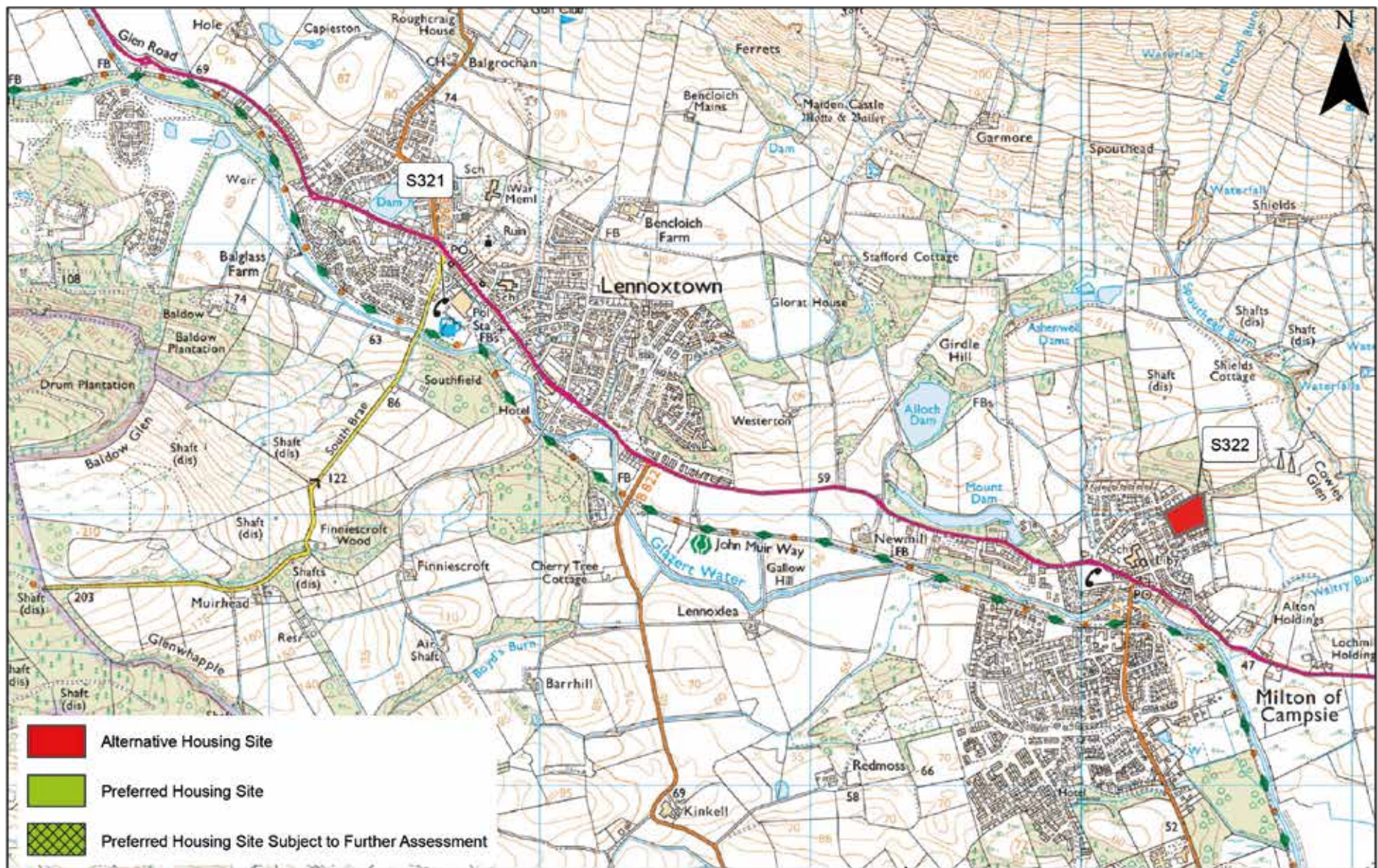
Reason

- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.
- This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment.
- This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.

This option would also reassess the suitability of the following sites:

- 6.56 Remaining phases at Lennox Castle Hospital.

Reason – Site has possible flooding issues but contributes to the longer-term regeneration of the area. It is considered that the flood issues can be mitigated.



sustainable thriving achieving

East Dunbartonshire Council

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Date: 29/07/2019

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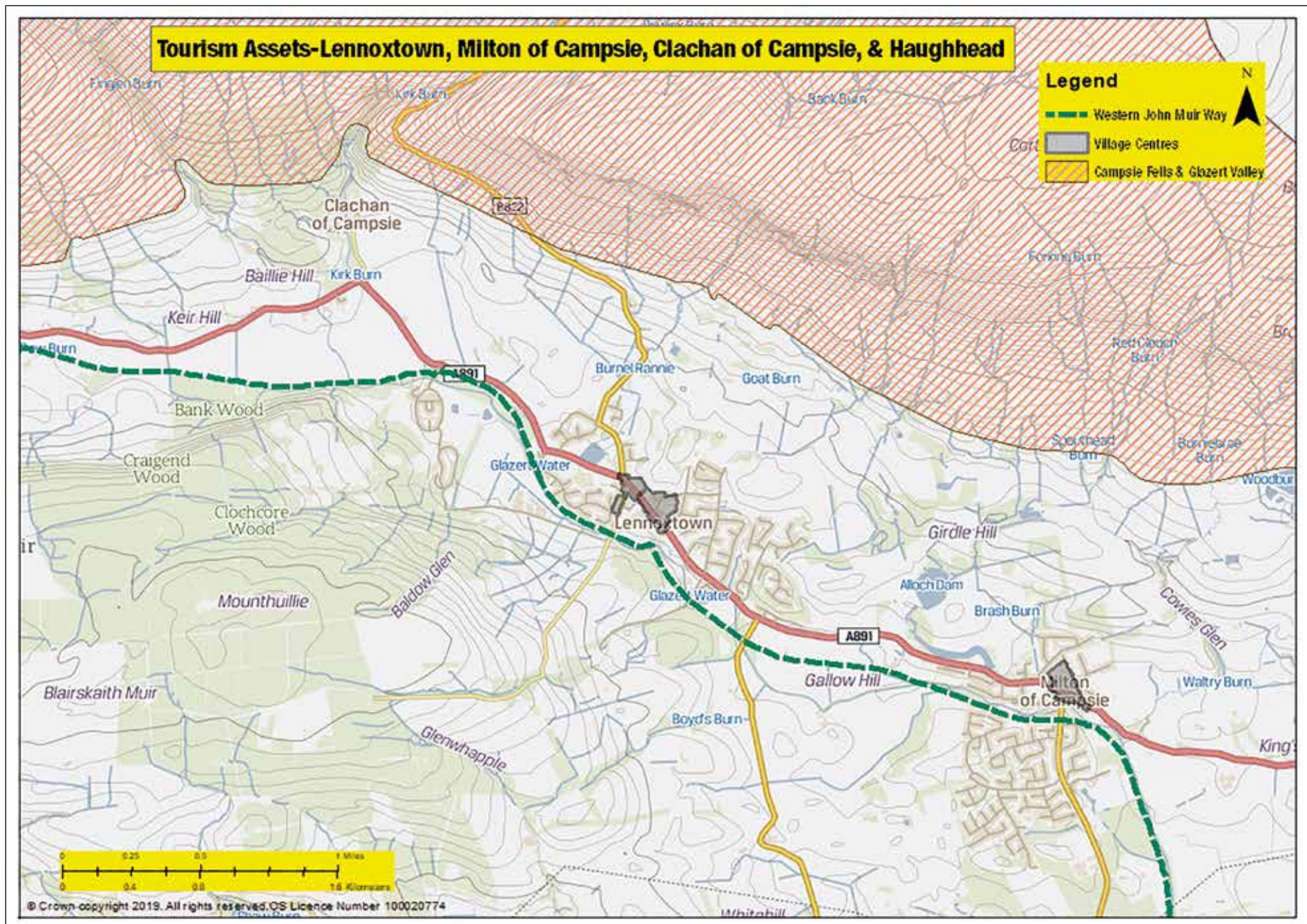
Issue 22 – Should Lennox Castle (Conversion) continue to be designated for housing?	
Preferred Option	Reasonable Alternative Option
<p>1. Remove Lennox Castle as a housing allocation</p> <p>Reason Lennox Castle is no longer effective as part of the housing land supply. The building is currently in a ruinous condition but redevelopment for housing is constrained by its listed building status. In addition, it is constrained by poor vehicular access.</p>	<p>2. Remove Lennox Castle as a housing allocation and identify it as an opportunity for reuse/redevelopment of a listed building in the green belt.</p> <p>Reason Lennox Castle is no longer effective as part of the housing land supply. The Castle is a category A listed Building identified on the Building at Risk Register for Scotland. It is a large building in ruinous condition and no proposal for reuse/redevelopment was suggested during the Early Engagement. In addition any proposal for reuse could be addressed under current policies.</p>

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Issue 23 – How can LDP 2 support and promote the local visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?

Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’.</p> <p>For Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • Campsie Glen and Lennox Forest (including western John Muir Way) • Lennoxtown and Milton of Campsie village centres <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the network of centres. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the network of centres – policy will actively support tourism proposals within the village centres. • Protects the green belt – green belt proposals will be required to demonstrate site specific need (although ‘need’ may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy’s objectives.

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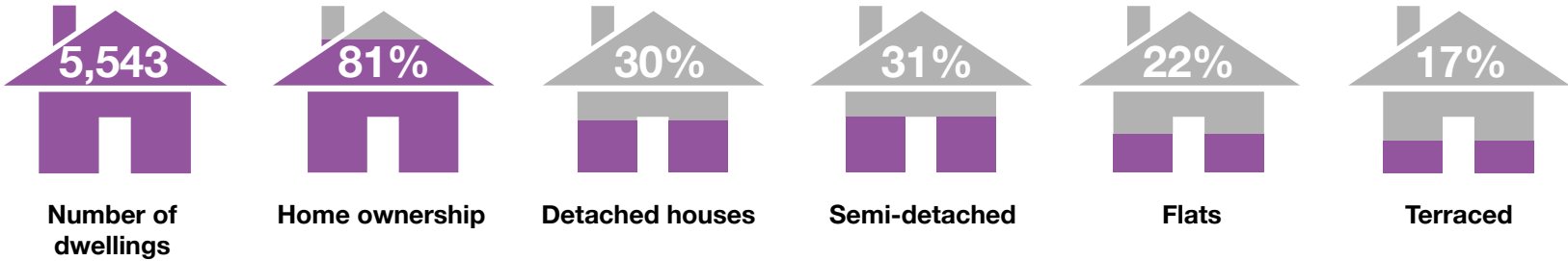
Milngavie



Milngavie



Who lives in Milngavie?



What are the current key land use projects in Milngavie?

- 1 Milngavie Community Hub Project
- 2 Lennox Park Improvements
- 3 Allander Leisure Centre Replacement
- 4 West Highland Way Enhancements
- 5 Housing Development Under Construction



What did the people of Milngavie say?



As part of the early engagement exercise, we asked people what they felt the key land use issues within the Milngavie area were.

**It is important
to protect green
spaces and nature**

**Milngavie should
keep its own
identity**

**Milngavie could be
more attractive to
visitors**

**Milngavie is
congested,
especially on the
A81**

What are the main issues for Milngavie?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are four main planning and land use issues for Milngavie. These are outlined overleaf.

Issue 24 – What is the most appropriate way of integrating the Milngavie Town Centre Strategy in LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Incorporate all actions identified in the Milngavie town centre strategy within LDP2.</p> <p>Reason</p> <ul style="list-style-type: none"> Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process. This option would ensure that relevant proposals are required to support the objectives of the strategy. Ensures that the ‘town centre first principle’ is promoted in LDP2. Helps protect the vitality and viability of Milngavie town centre. 	<p>2. Retain town centre strategy as planning guidance and cross refer where appropriate.</p> <p>Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> This option would require relevant proposals to take into account the strategy. Strategy would remain non-statutory guidance. Actions would not be given sufficient status in the planning process.

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Issue 25 – Where should new housing in Milngavie be located?**Preferred Option**

1. Allocate the sites from the preferred housing package (see Issue 34) within Milngavie, in addition to the sites within the current LDP and/or with planning consent:

- S361 Drumclog Avenue. Two homes.

Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reason

- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy.
- Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk.
- Reflects recent/ future investment elsewhere in the city region and improvements in marketability.
- Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.

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Reasonable Alternative Option

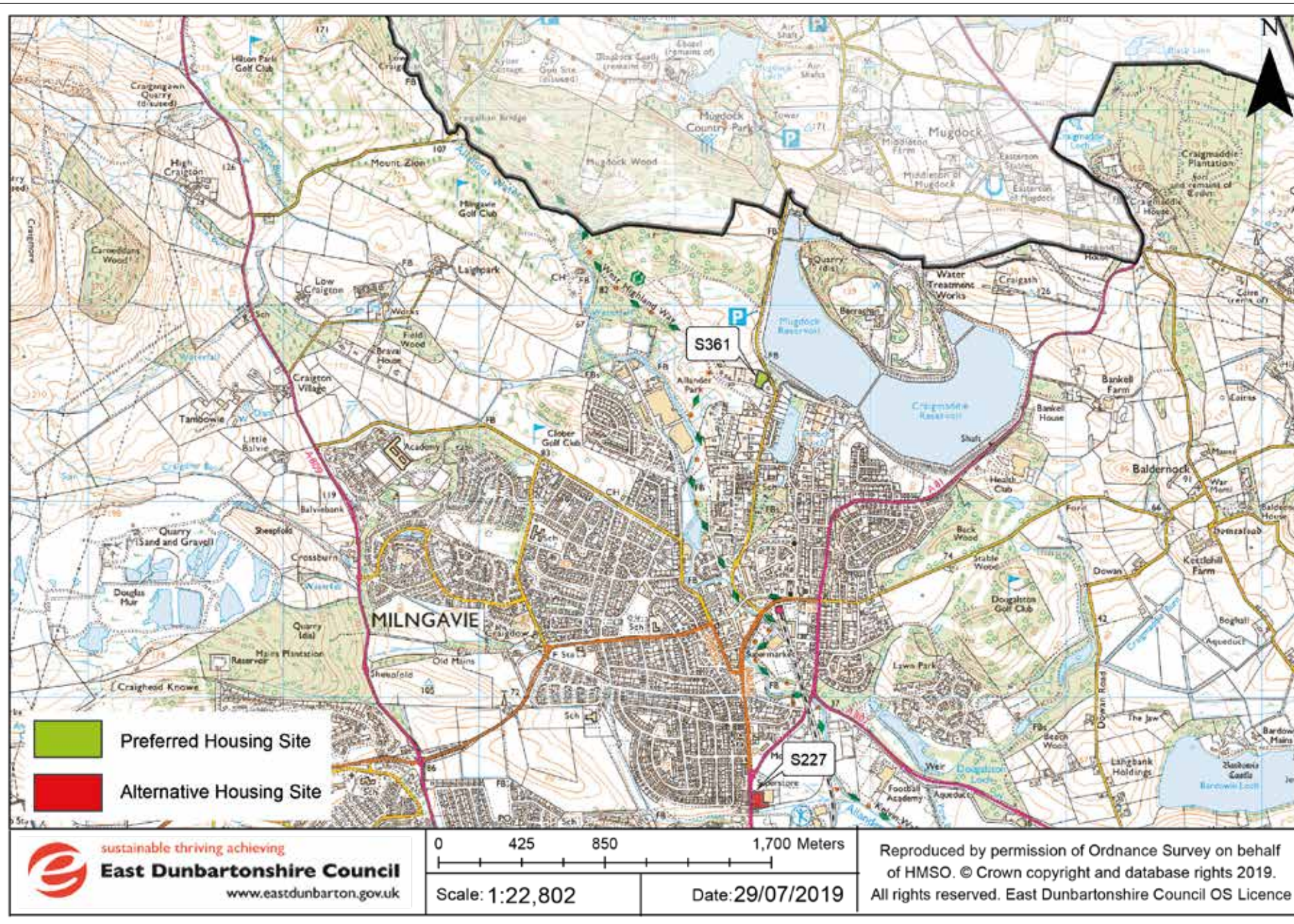
2. Allocate the following sites from the alternative housing package (see Issue 34):

- S227 'Halley's Garage' site (Arnold Clark) (possibly for age exclusive/ retirement housing). Fifty homes.

Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites, not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reason

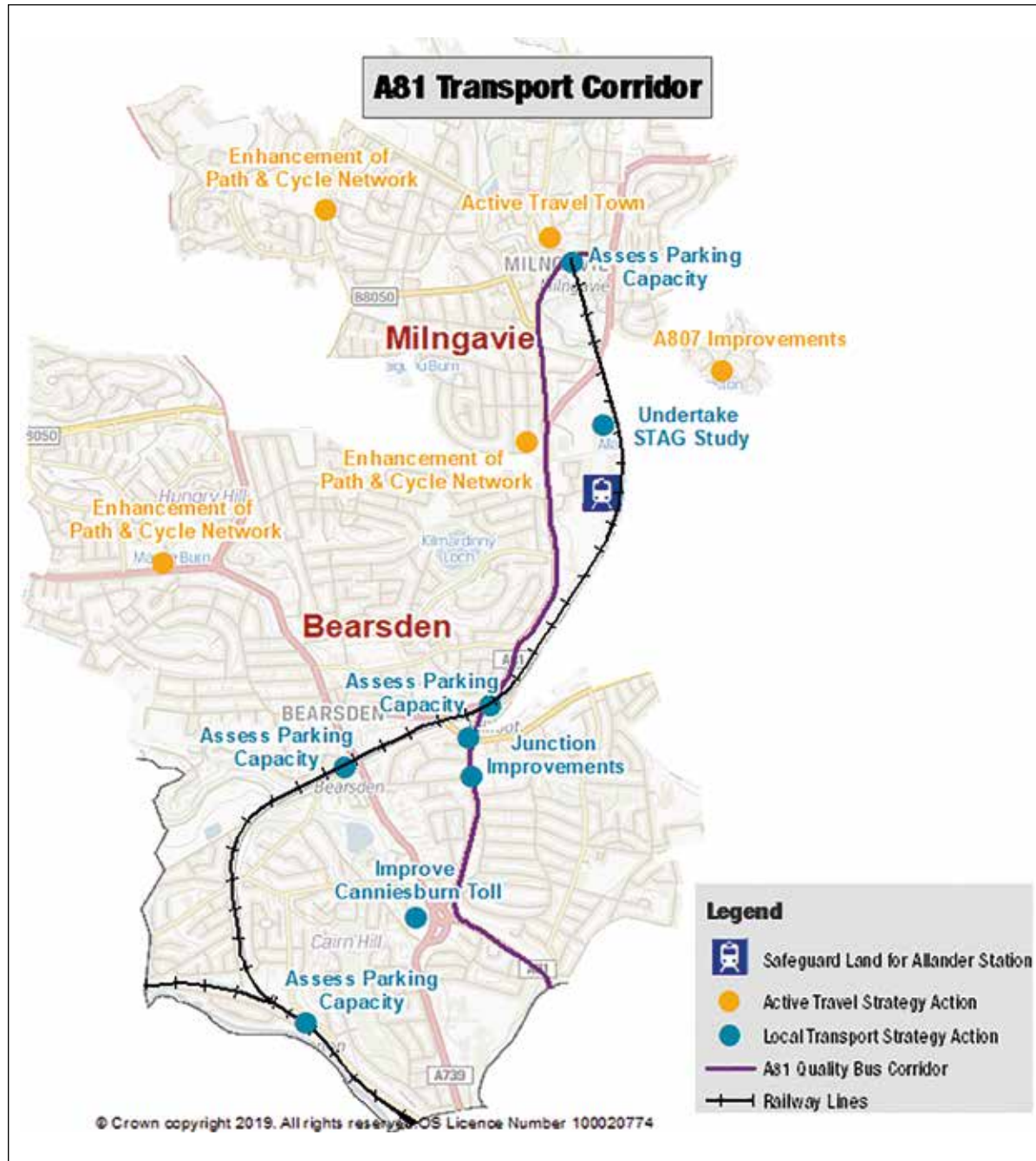
- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.
- This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment.
- This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.



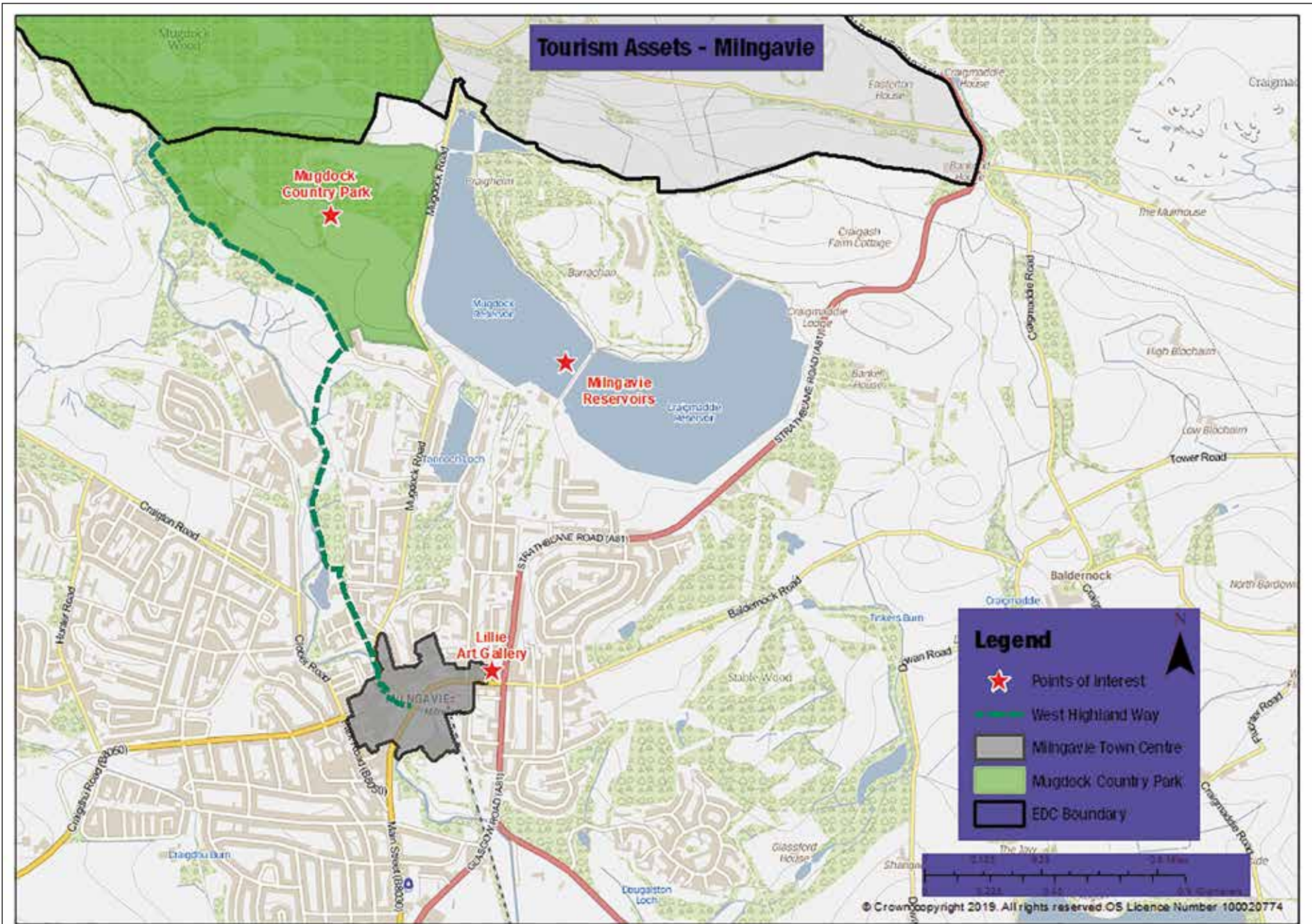
Issue 26 – What can LDP2 do to address problems on the A81 transport corridor?

Preferred Option	Reasonable Alternative Option
<p>1. Implement Local Transport Strategy and Active Travel Strategy.</p> <p>Reason This option focuses on delivering actions and projects that have already been identified and agreed through the Council's Local Transport Strategy and Active Travel Strategy. Including this as the preferred option will ensure consistency between LDP2, LTS and ATS. These actions aim to work towards achieving the Local Transport Strategy Transport planning objectives. The actions and projects include:</p> <ul style="list-style-type: none"> • Enhancement of the path and cycle network • A quality bus corridor on the A81 • Investigating increasing parking capacity at rail stations on the A81 corridor • Undertake a STAG study to assess options for improving performance of the Milngavie railway line • Safeguard land for a potential rail station and associated parking at Allander • Deliver junction improvements on the A81. 	<p>2. Implement LTS and ATS but remove Allander rail halt safeguarding from plan.</p> <p>Reason</p> <ul style="list-style-type: none"> • Delivery of a rail halt at Allander is outwith the control of East Dunbartonshire Council, however other LTS and ATS objectives would still be delivered. • This option is not preferred as there remains considerable public desire for a rail halt and it would be premature to remove the safeguarding of this land against potential development.

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Issue 27 – How can LDP2 support and promote the local visitor economy in Milngavie?	
Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’.</p> <p>For Milngavie, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • West Highland Way and Mugdock Country Park (including Lillie Art Gallery and Milngavie Reservoirs) • Milngavie Town Centre. <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the Town Centre Strategy and ‘town centre first’ principle. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the Town Centre Strategy – policy will actively support tourism proposals within the town centre. • Protects the green belt – green belt proposals will be required to demonstrate site specific need (although ‘need’ may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy’s objectives.



Torrance and Baldernock



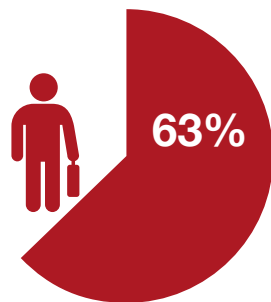
Torrance and Baldernock



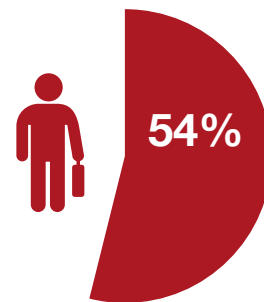
Who lives in Torrance and Baldernock?



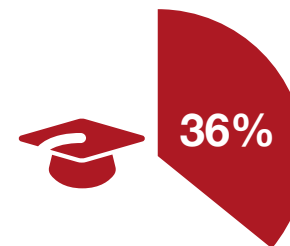
Total population



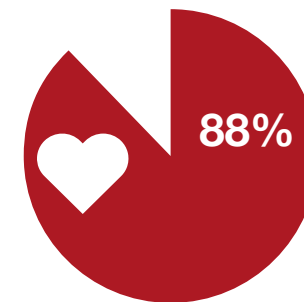
Working age



Full time or part time employed



Educated to degree level or above



Good health or very good health



Number of dwellings



Home ownership



Detached houses



Semi-detached



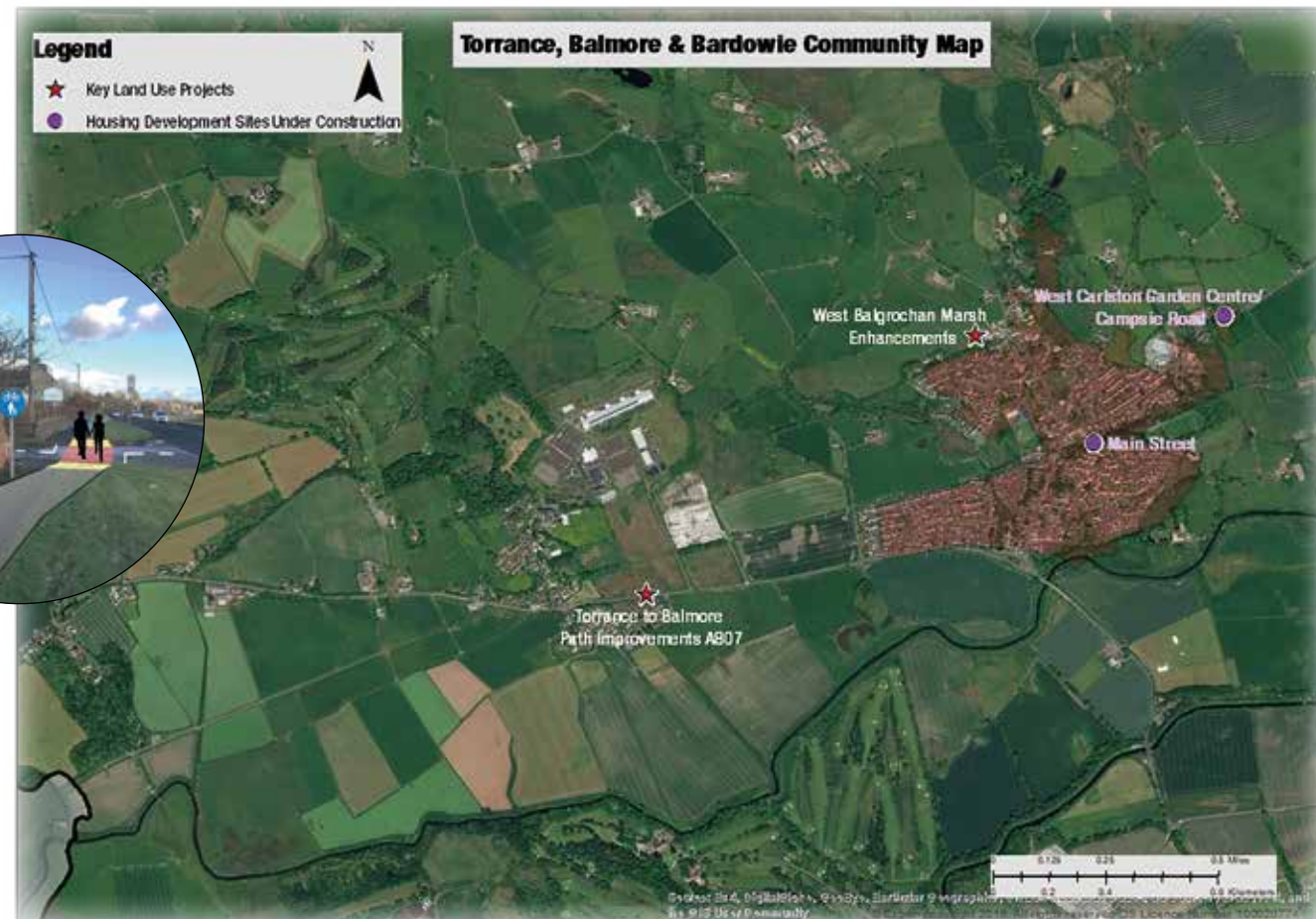
Flats



Terraced

What are the current key land use projects in Torrance and Baldernock?

- 1 West Balgrochan Marsh Enhancements
- 2 Torrance to Balmore Path Improvements A807
- 3 Housing Development Under Construction



What did the people of Torrance and Baldernock say?



As part of the early engagement exercise, we asked people what they felt the key land use issues within the Torrance and Baldernock area were.

**Protect open
spaces
and the green belt**

**Prioritise brownfield
development**

**Support
sustainable
transport**

**Deliver housing
for older people**

What are the main issues for Torrance and Baldernock?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there is one main planning and land use issue for Torrance and Baldernock. These are outlined overleaf.

Issue 28 – Where should new housing in Torrance and Baldernock be located?**Preferred Option**

1. Allocate the sites from the preferred housing package (see Issue 34) within Torrance and Baldernock, in addition to the sites within the current LDP and/or with planning consent:

- S204 East of Ferrymill Motors, Torrance. Site subject to further to determine compatibility with existing adjacent business use. Thirty-three homes.

Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reason

- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy.
- Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk.
- Reflects recent/ future investment elsewhere in the city region and improvements in marketability.
- Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.

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Reasonable Alternative Option

2. Allocate the sites from the alternative housing package (see Issue 34), none of which are located in Torrance and Baldernock.

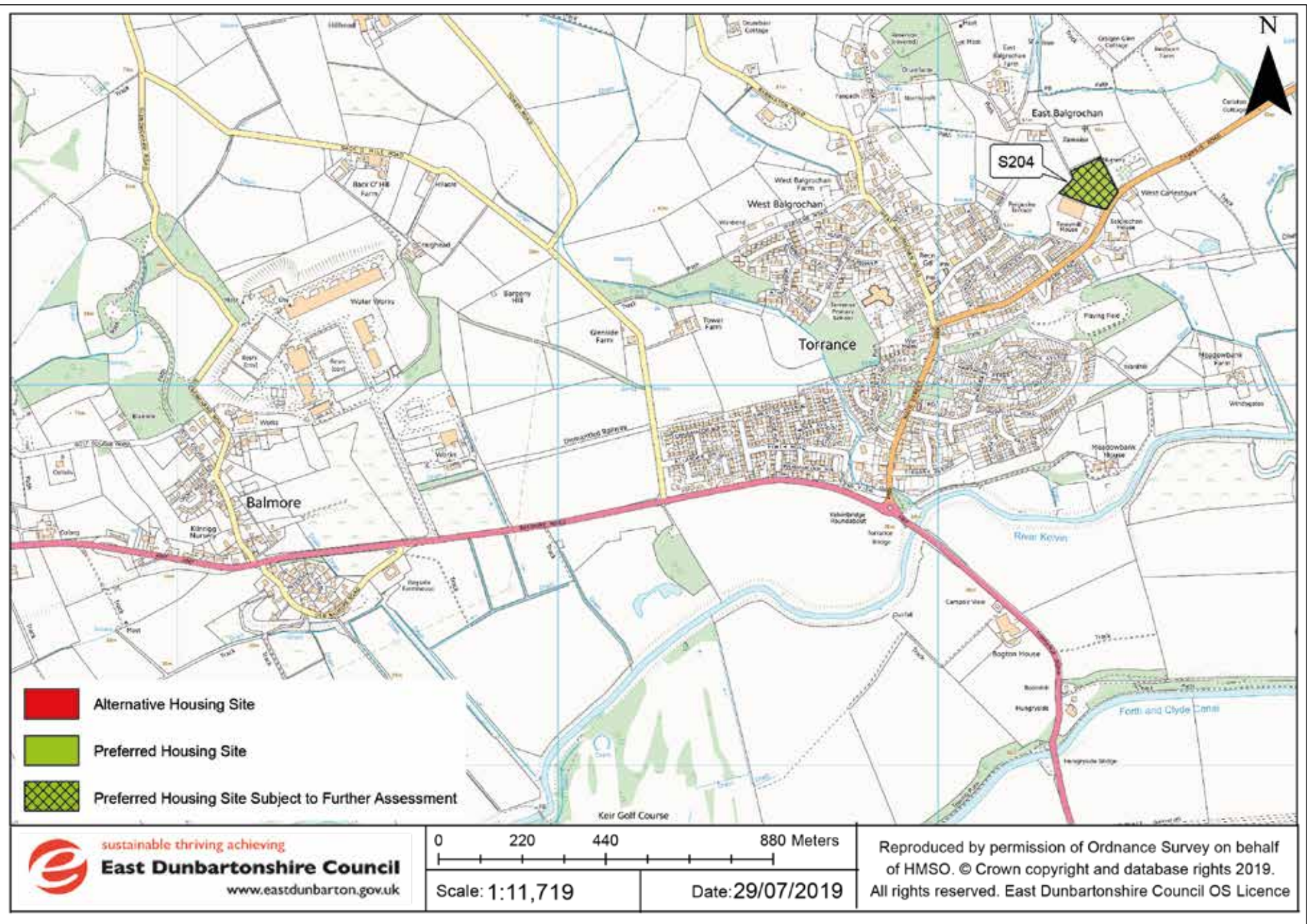
Detailed information on how the sites have been assessed and allocated can be found in the Monitoring Statement Policy Review Policy 6 Assessments Table. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites, not all communities have sites proposed as a result of the size of the Housing Land Requirement and site assessment findings. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. The capacities are therefore subject to change, as is the proposed type and mix of housing on each site. The Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reason

- Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services.
- Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.
- This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment.
- This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.

This option would also reassess the suitability of the following sites:

- 6.16 Balmore Garden Nursery. Reason – Site has possible flooding issues but it is considered capable of being suitably mitigated.



Twechar



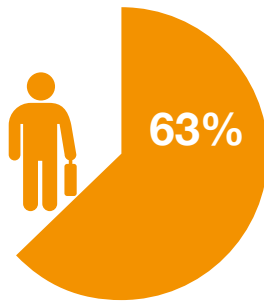
Twechar



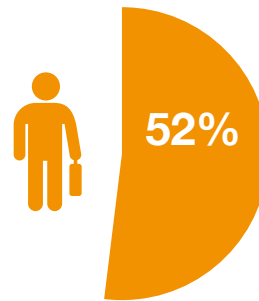
Who lives in Twechar?



Total population



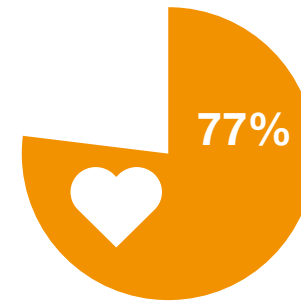
Working age



Full time or part time
employed



Educated to degree
level or above



Good health or
very good health



Number of
dwellings



Home ownership



Detached houses



Semi-detached



Flats



Terraced

What are the current key land use projects in Twechar?

- 1 Twechar Healthy Living Centre Culture Exhibition
- 2 Twechar Canalside Recreation
- 3 Housing Development Under Construction



1



2



3



What did the people of Twechar say?



As part of the early engagement exercise, we asked people what they felt the key land use issues within the Twechar area were.

Twechar's strong local identity must be retained and our mining heritage should be celebrated

We desperately need joined up public transport

Existing green space and play areas should be retained

Views on the next phase of new development at Glen Shirva Road are mixed

What are the main issues for Twechar?

Taking into account the outcomes of community engagement, current development activity and early monitoring work, we believe there are four main planning and land use issues for Twechar. These are outlined overleaf.

Issue 29 – What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?

Preferred Option	Reasonable Alternative Option
<p>1. Include the Place Plan priorities relevant to development and land use change in LDP2.</p> <p>The Twechar Place Plan is currently under development with the community, however, it will reflect the Twechar Community Action and Coalfields Plan 2017 – 2027. This Plan sets out the following main priorities:</p> <ul style="list-style-type: none"> • Community activities / facilities • Environment • Public Services • Heritage and Economy <p>It is anticipated that the Place Plan will be published prior to production of the Proposed Plan and therefore priorities and actions identified in the Place Plan which are relevant to development and land use change can be reflected in LDP2. The following relevant actions are identified in the Twechar Community Action and Coalfields Plan: Environmental improvements; affordable housing; creation of a heritage centre; and business unit development. Issue 30 (housing) and issue 31 (supporting the visitor economy) also work to support these actions.</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan. 	<p>2. Cross refer to the Place Plan on a case-by-case basis at planning application stage.</p> <p>The Place Plan priorities would not be included within the plan, however, wording would be included that cross-refers readers to it (as supporting guidance).</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would require relevant proposals to take into account the Place Plan. • Place Plan would remain non-statutory guidance. • Priorities and actions would not be given sufficient status in the planning process.

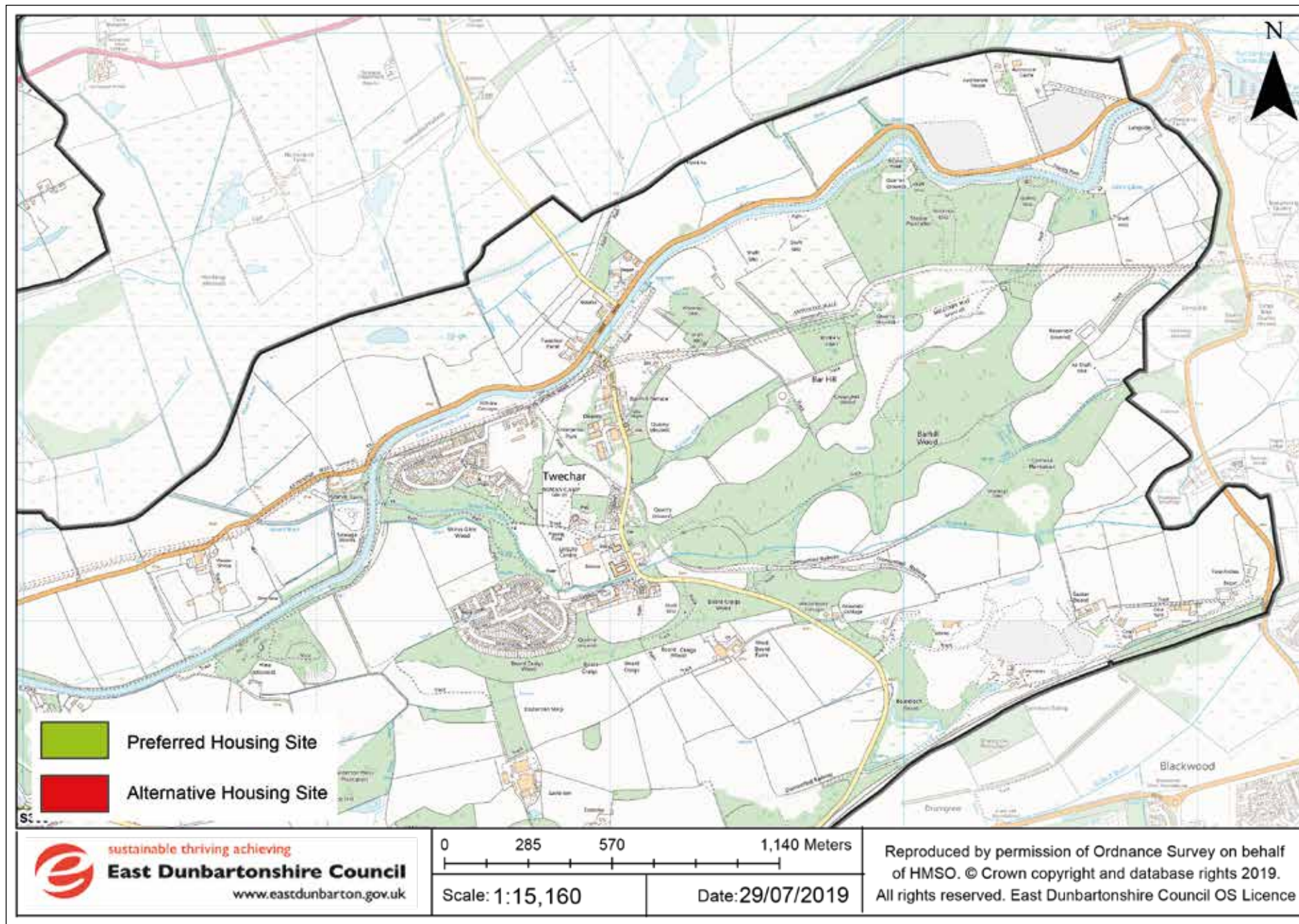
? Monitoring Statement page 253

Issue 30 – Should LDP2 continue to support the regeneration and repopulation of the village through the allocation of sites at MacDonald Crescent, Glen Shirva Road and the canalside?

Preferred Option	Reasonable Alternative Option
<p>1. Continue with existing LDP allocated sites at MacDonald Crescent, Glen Shirva Road and the canalside.</p> <p>This option would continue the 2005 Twechar Regeneration Masterplan vision of repopulating the village in order to maintain and improve access to local services. This option makes a valuable contribution to the long-term housing land supply, see Issue 34.</p> <p>Reason</p> <ul style="list-style-type: none"> • Long-term regeneration and current approach takes precedence over the requirement to allocate effective/short-term housing sites. • Revised action plan can identify how current site constraints can be overcome. 	<p>2. Reevaluate deliverability of each site currently allocated in LDP. This option would reassess each site with the potential of deallocation in LDP2.</p> <p>If any sites are deallocated then new sites would be required to ensure the longer-term regeneration of the village is still realised.</p> <p>Reason</p> <ul style="list-style-type: none"> • No new sites were submitted through call for sites process and the Urban Capacity Study did not raise any potential new sites within the settlement. • Therefore long term vision of regeneration of the village would be at risk.

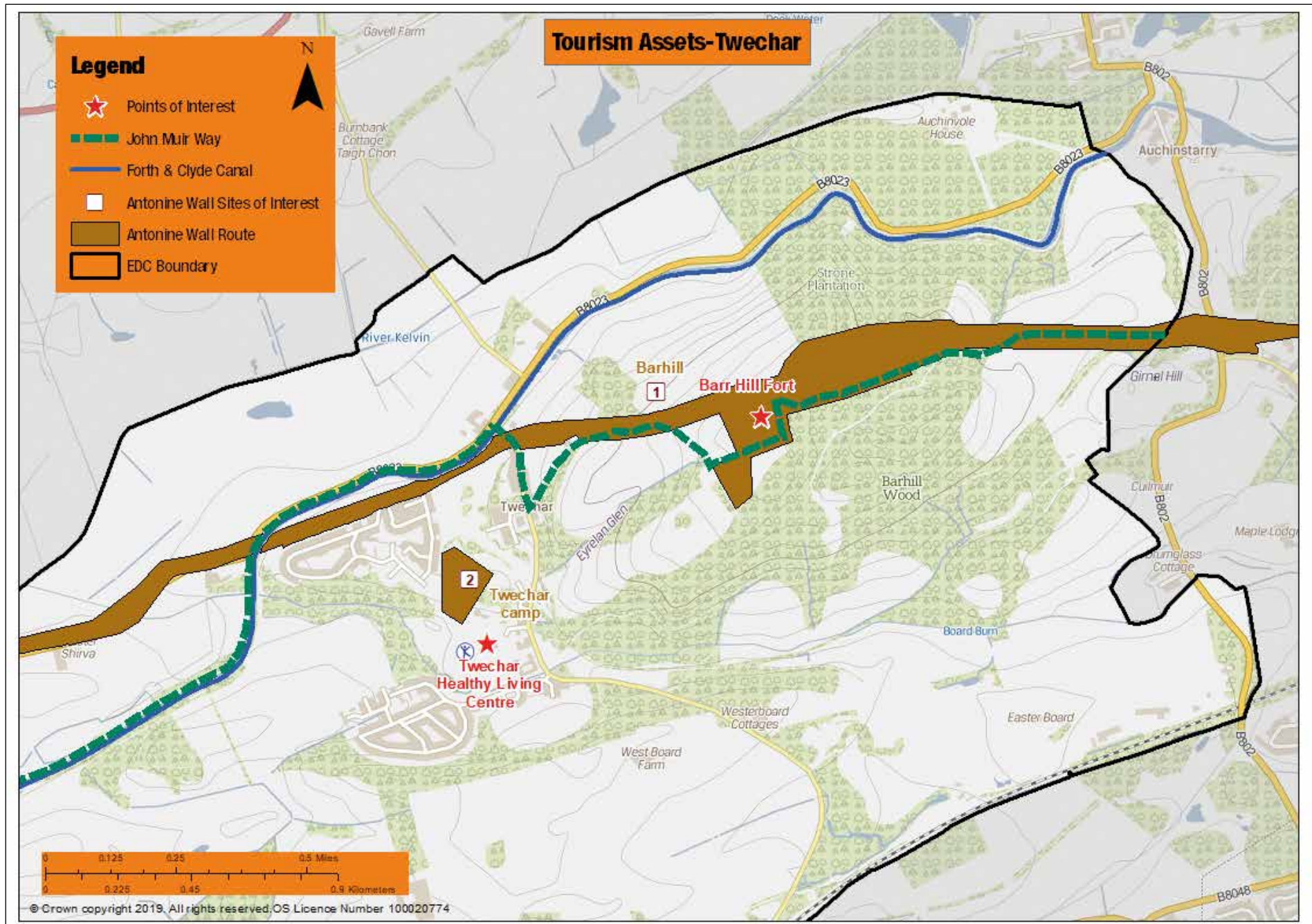
? Monitoring Statement page 255

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Issue 31 – How can LDP2 support and promote the local visitor economy in Twechar?	
Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on ‘Tourism Asset Areas’.</p> <p>For Twechar, the Tourism Asset Areas could include:</p> <ul style="list-style-type: none"> • Forth and Clyde Canal • Antonine Wall WHS (and key locations such as Bar Hill Fort) • Village amenities including the Healthy Living Centre <p>Reason</p> <ul style="list-style-type: none"> • In line with the objectives of the Economic Development Strategy, this is a strategic approach to tourism development. • Ensures that tourism proposals enhance existing assets for both visitors and the local community – criteria will be introduced for each asset area as a guide to what types of development will be encouraged/supported. • Reinforces the Town Centre Strategy and ‘town centre first’ principle. • Ensures sustainable development – all proposals will be required to be in a sustainable location, with active travel links. • Protects the natural and historic environment – any proposals within the green belt will need to justify their location, with reference to how they will add value to the identified assets and provide an improved cultural or leisure experience for visitors and residents. 	<p>2. Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach).</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports the Town Centre Strategy – policy will actively support tourism proposals within the town centre. • Protects the green belt – green belt proposals will be required to demonstrate site specific need (although ‘need’ may be more open to interpretation than in the preferred option). • Is less prescriptive than the preferred option, but is not a proactive approach as required to meet the Economic Development Strategy’s objectives.

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Issue 32 – Should Badenheath Business and Employment Site be retained in LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Deallocate Badenheath (S27, LDP 13.19) from LDP subject to discussion with the land owner regarding their work to bring forward the site for business uses.</p> <p>Reason</p> <ul style="list-style-type: none"> • It is unclear that this site will come forward for business and employment uses and it may be more appropriate to deallocate the site at this time. • The Business Land Review and Business Land Audit identifies that there is competition from other nearby areas and in addition it is a greenfield site without existing services. 	<p>2. Continue with existing allocation in LDP for a storage and distribution facility.</p> <p>Reason</p> <ul style="list-style-type: none"> • The site was allocated in 2017 and therefore may require more time to be brought forward for development. • Site has strategic value as a potential investment location. • Would provide local employment opportunities. • The site has good access to the motorway network (M80). • Any development would require substantial landscape and environmental mitigation.

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Local Development Plan Policies - What are the Issues of Change?

The adopted LDP contains 20 policies. The early engagement process was designed to identify any changes required to these policies in order to produce LDP2. We have listened to what local people and stakeholders have said, and also carried out a lot of research and monitoring work on how each policy is currently performing. The following sections set out what we think the issues are for the policies, together with suggested options for addressing these



A. How can we address housing need in the right locations?



Planning Policy Framework

The policy documents below will help us to make decisions about planning for housing.

National Policy

- National Planning Framework (NPF)
- Scottish Planning Policy (SPP)
- More Homes Scotland Approach
- National Outcomes – Communities
- Planning Circular 3/2012: Planning obligations and good neighbour agreements

Regional Policy

- Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017
- Glasgow and the Clyde Valley Housing Market Partnership- Housing Needs and Demand Assessment 2
- Glasgow City Region Economic Action Plan

Local Policy

- Local Outcome Improvement Plan (LOIP)
- Local Housing Strategy 2017 – 2022
- Strategic Housing Investment Plan 2018 - 2023

Housing in East Dunbartonshire – some Key Facts...

**Biggest urban
land use in East
Dunbartonshire**



46,430 dwellings



**Average household
size is decreasing =
2.36 people**



**One person
households =
11.8%**



**Average house
price = £233,027**



What our Stakeholders say...



New housing should meet the needs of the local people better in terms of size, type and affordability.

We need new facilities, services and infrastructure in place before more new housing is built.

The number of households in EDC is increasing. There is no longer-term supply to accommodate this. More land should be released.

The greenbelt and open space must be protected from new development.

Issues and Options

Issue 33 – How can new development ensure that the types and variety of new housing built in the area meets the broad needs of the community in a holistic manner?

<p>1. Replace existing Diverse Communities section with detailed policy setting out how new development should contribute to meeting all housing needs through diversity, efficiency, adaptability and flexibility.</p> <ul style="list-style-type: none"> Encourages a diverse range of house types (i.e. detached properties, flats, single level/ stairless properties, differing number of bedrooms etc.) and tenures (i.e. intermediate affordable housing, private ownership, private rent, self/ custom- build etc.). Resource efficiency and reduction of running costs. The design of lifetime homes, future adaptability and more flexible methods of living (for example annexes). Investigate if any of the above should be subject to quotas or particular standards. <p>Reason</p> <ul style="list-style-type: none"> Seeks to address concerns raised during the engagement that new housing should meet the long-term requirements of the community. 	<p>2. Retain existing wording in Diverse Communities section of Policy 6.</p> <ul style="list-style-type: none"> Focuses on house types/ sizes and the concept of lifetime homes. <p>Reason</p> <ul style="list-style-type: none"> Is not as holistic as the preferred option and does not include resource efficiency and flexibility. Policy does not include any specific standards or quotas and therefore can be difficult to implement.

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Issue 34 – Does the Housing Land Requirement in the approved SDP and LHS require amending for LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Maintain a Housing Supply Target based on Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017 plus utilisation of appropriate brownfield land.</p> <p>This option meets the Housing Supply Target (see Table 1) set out in the Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017. It also allocates additional brownfield sites for housing in order to regenerate the area's brownfield land and provide a longer term housing programme to facilitate the development of affordable housing in the area by the Council's Housing Service. The sites required to fulfil this option are listed in the relevant community sections and Monitoring Statement page 355.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. • Maintains the city region strategy of growth through prioritising the regeneration of brownfield land whilst limiting urban sprawl. Facilitates the regeneration of vacant land which is unproductive and can be unattractive or pose a safety risk. • Reflects recent/ future investment elsewhere in the city region and improvements in marketability. • Ensures protection of greenfield land and protects East Dunbartonshire's special natural and built environment. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. 	<p>2. Adjust the target taking a placemaking led approach based on recent affordable housing completion rates.</p> <p>This option meets the Housing Supply Target (see Table 1) set out in the Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017. It also amends the target by projecting forward the recent rate of affordable housing development, including an associated increase in the target for private housing, in order to increase the amount of affordable housing that can be built in East Dunbartonshire. This option includes the brownfield sites which form part of the preferred option but will also require the allocation of some greenfield (located in the current green belt) sites. The sites required to fulfil this option are listed in the relevant community sections and Monitoring Statement page 379.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes beyond the requirements in the SDP and LHS in order to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35. • This option would require the release of greenfield land, however this option would limit the release of greenfield site and focus on the most sustainable locations in order to limit the impact upon East Dunbartonshire's natural and historic environment. • This option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.

Issue 34 – Does the Housing Land Requirement in the approved SDP and LHS require amending for LDP2? (Continued)	
Preferred Option	Reasonable Alternative Option
	<p>3. Adjust the target to accommodate further significant growth and sustain the current delivery rates.</p> <p>This option meets the Housing Supply Target (see Table 1) set out in the Clydeplan Strategic Development Plan 2 and the Local Housing Strategy 2017. It also projects forward the recent rate of private and affordable housing development in order to allow significant growth and sustain private housing building in East Dunbartonshire. This option includes the brownfield sites which form part of the preferred option but would also require the allocation of a significant number of green belt sites. Note that there is no associated site package with this option. The remaining sites not suitable for the preferred option or the above alternative option, and are therefore deemed unsuitable for development, are listed in Monitoring Statement from page 387.</p> <p>Reason</p> <ul style="list-style-type: none"> • Current planning regulations require LDPs to be consistent with the adopted Strategic Development Plan and the Local Housing Strategy. This option goes significantly beyond the requirements in the SDP and LHS in order to allow significant growth and sustain private housing building in East Dunbartonshire. • Would contribute to the Scottish Government's population growth agenda but would be contrary to the National Planning Framework and Scottish Planning Policy by encouraging unsustainable development. • Would allow continuing levels of private development, the Report of Consultation notes that some respondents to the early engagement stated that demand for private homes in East Dunbartonshire should continue to be met. • This option would require the release of a significant amount of greenfield land (located in the current green belt and on open space). This would be contrary to the city region strategy of prioritising the regeneration of brownfield land and limiting urban sprawl and have significant impact upon greenfield land and the natural and built environment of East Dunbartonshire. • Provides opportunities to provide a more diverse range of housing types including potential housing for older people. This issue should be considered in conjunction with issue 35.

Table 1: Housing Land Options Summary – All Tenure

	Preferred Option 1	Alternative Option 2	Alternative Option 3
How much housing does East Dunbartonshire need? Housing Supply Target	3,732 homes Based on SDP and LHS Revised HST	5,120 homes Based on SDP and LHS Revised HST, plus projection of affordable housing delivery with associated private housing	6,693 homes Based on SDP and LHS Revised HST, plus projection of private housing delivery
How much new land is required to meet this need? Housing Land Requirement – Includes deduction of completions and 15% generosity	1,542 homes	3,138 homes	4,947 homes
How much land is allocated for housing already? Existing Supply – Draft Housing Land Audit 2019	2,480 homes	2,480 homes	2,480 homes
How much new land is proposed for allocation in LDP2? Site Allocations	642 homes Preferred sites	732 homes Preferred and alternative sites	732 homes Preferred and alternative sites – no additional sites added as part of this option.
What is the total land supply that would be allocated by this option? Total Supply	3,046 homes	3,136 homes	3,136 homes
How does the total land to be allocated compare to the Housing Land Requirement? Shortfall/Surplus to Target	+1,504 homes	-2 homes	-1,811 homes

Detailed tables for each option can be found in the Monitoring Statement.

? Monitoring Statement page 353

Issue 35 – Should LDP2 include specific measures to address the ageing population and how should this be done?	
Preferred Option	Reasonable Alternative Option
<p>1. Enhancements to the specialist housing policy including the allocation of sites in accessible locations specifically for older people and introduce a requirement for larger sites to provide a proportion of the units for older people.</p> <p>Reason</p> <ul style="list-style-type: none"> • Seeks to address the aging population. • Encourages smaller sized and accessible housing such as flats and single level/ stairless properties with on-site support with care and/ or maintenance. • Encourages development with on-site facilities and opportunities for social interaction. • Must ensure that new developments are integrated with wider communities. <p>Note that the Council and Health and Social Care Partnership have commissioned a research study on older peoples and specialist housing which is ongoing. This option is subject to the recommendations of the study.</p>	<p>2. Allocate sites, and introduce quota policy, for smaller housing units that are likely to appeal to and cater for older people, such as flats and single level/ stairless properties, however without specific burdens that the occupants must be older persons.</p> <p>Reason</p> <ul style="list-style-type: none"> • Provides smaller sized and accessible housing such as flats and single level/ stairless properties but without age/occupancy restrictions. • Reduced likelihood of on-site support with care and/or maintenance. • May not promote opportunities for social interaction. <p>Note that the Council and Health and Social Care Partnership have commissioned a research study on older peoples and specialist housing which is ongoing. This option is subject to the recommendations of the study.</p>

? Monitoring Statement page 394

Issue 36 – How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?

Preferred Option	Reasonable Alternative Option
<p>1. Provide additional detail on developer contributions in the LDP, review the need to provide greater detail/ methodologies for any of the existing contributions and restructure the framework for open space contributions.</p> <p>Reason This option will investigate if any of the existing potential developer contributions require clearer detail and/ or a set methodology, including but not limited to:</p> <ul style="list-style-type: none"> • nursery education • healthcare • recreation facilities (including outdoor pitches) • electric vehicle charging and • air quality. <p>This option would also revisit the framework and cost of contributions for open space to ensure that they fully reflect current costs and priorities including maintaining access to good quality open space, the green network and food growing and community gardens.</p> <p>Reason</p> <ul style="list-style-type: none"> • Futureproofs the approach to developer contributions by seeking to reflect the Planning Bill and the removal of statutory planning guidance in advance of the new system becoming active. • Provides an opportunity to update the current contributions and approach. 	<p>2. Limited updates to LDP policy and refer to Supplementary Planning Guidance.</p> <p>Reason</p> <ul style="list-style-type: none"> • Provides limited additional detail in LDP to firm-up current policy but still relies on guidance to provide detail and methodologies. • Under this option the changes set out in the preferred option could still be achieved through supplementary planning guidance. Given that the LDP will likely be progressed under the current planning system this is a technically sound option. However, this does not futureproof the approach.

? Monitoring Statement page 559

Issue 37 – How can the LDP ensure that the cost of developer contributions is proportionate to the scale and type of housing development?	
Preferred Option	Reasonable Alternative Option
<p>1. Apply a method based on the number of bedrooms in each new property to adjust the overall cost of contributions so that they are proportionate to the size of units provided.</p> <p>Reason</p> <ul style="list-style-type: none"> • Seeks to improve the viability of developing smaller housing units. • A method based on number of bedrooms is considered to be the best balance between reflecting the size of the dwellings and practicalities of calculating the contribution. 	<p>2. Apply an alternative method based on house type or floor space to adjust the overall cost of contributions so that they are proportionate to the size of units provided.</p> <p>Reason</p> <ul style="list-style-type: none"> • Seeks to improve the viability of developing smaller housing units. • A method based on house type will be practical in terms of calculating the contribution but will not necessarily be proportionate to the size of the dwelling. • A method based on floor size will be proportionate to the size of the dwelling but will be impractical in terms of calculating the contribution.

? Monitoring Statement page 602

B. How can we create vibrant and successful town centres?



Planning Policy Framework

The policy documents below will help us to make decisions about planning for town centres.

National Policy

- Scottish Planning Policy
- National Town Centre Action Plan

Regional Policy

- Clydeplan Strategic Development Plan

Local Policy

- Town Centre Strategies

Diversity of retail offered



*This is the percentage of retail types in the town in relation to 37 different retail types. The higher the percentage, the greater diversity of retail types.

Key Facts

Centre/Village	Vacant Shop Units	
Milton of Campsie		0
Torrance		0
Twechar		0
Milngavie		3
Lenzie		5
Bishopbriggs		8
Kirkintilloch		9
Lennoxtown		9
Bearsden		12

Centre/Village	Footfall Town Centre/Monthly Count*
Bearsden	21353
Bishopbriggs	50716
Kirkintilloch	87642
Milngavie	119790



*Source Town Centre Health Check 2018 (base date March 2018)

What our Stakeholders say...



Protect town centres from out of centre retailing

More free parking in town centres needed to encourage short visits

Edge of centre retailing should be encouraged

Retail developments should have good transport links

Issues and Options

Issue 38 – How can LDP2 ensure that town centres contribute to improved health and wellbeing of local communities?

Preferred Option

1. Create a new policy that includes a presumption against particular town centre uses, particularly those that can lead to poor health and negative social outcomes.

Reason

- Would enable greater control over the development of town centre uses that are likely to contribute to poor health and wellbeing. This includes fast-food takeaways, bookmakers and payday loan shops.
- Policy would be more supportive of health promoting uses such as leisure centres, health services, pharmacies and libraries.
- Town centres, as the focal points of local communities, would contribute more positively to health.
- Would create more dementia friendly town centres.
- Would lead to a long-term reduction in inequality.

Reasonable Alternative Option

2. Include specific thresholds, potentially through a percentage limit, for types of uses within town centres that do not contribute positively to health and wellbeing.

Reason

- This option would provide greater certainty in terms of the planning application assessment process.
- Will ensure that town centres do not end up with an oversupply of particular uses/shop types.
- Including thresholds for different types of uses that are considered harmful to health may be difficult and impractical to apply, in comparison with the preferred option.

? Monitoring Statement page 475

Issue 39 - Should LDP 2 reflect the relatively low capacity for new retail development within East Dunbartonshire?

<p>1. State within the policy that there will be a presumption against significant new convenience retail floorspace.</p> <p>Reason</p> <ul style="list-style-type: none"> • The policy would provide clear wording on convenience and comparison retail capacity for new out-of-centre retail proposals by incorporating the outcomes of the Retail Capacity Assessment 2019. This would strengthen the Council's position in terms of the development management process. • This would ensure that the viability of existing retailers and town centres is adequately protected. 	<p>2. Retain existing approach based on individual retail impact assessments and the sequential approach.</p> <p>Reason</p> <ul style="list-style-type: none"> • The policy would maintain a more flexible approach, and the planning authority would retain the ability to request retail impact assessments. • However, this option would not have the level of clarity and certainty as the preferred option.

? Monitoring Statement page 488

C. How can we best prepare for the impacts of climate change?



Planning Policy Framework

The policy documents below will help us to make decisions about planning for climate change.

National Policy

- Climate Change Plan
- Scotland River Basin Management Plan 2

Regional Policy

- Clydeplan Strategic Development Plan

Local Policy

- Sustainability and Climate Change Framework
- Carbon Management Plan
- Climate Change and Adaptation Strategy

Key Facts

"Climate change is one of the greatest global threats we face. Scotland must play its part to achieve the ambitions set out in the Paris Agreement, which mandates concerted, global action to deal with the threat"
Climate Change Plan for Scotland 2018-2032

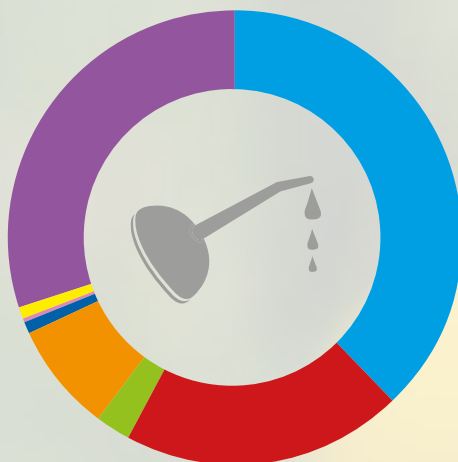
The Climate Change Plan for Scotland 2018-2032 sets out targets for

- **66%** reduction in emissions overall by 2032
- **33%** reduction in emissions from buildings by 2032
- **37%** reduction in transport emissions by 2032
- Scotland to be free from harmful tailpipe emissions from land transport, by 2050
- **50%** of energy from renewables by 2030
- **250,000** hectares of degraded peatland restored by 2030

The majority of residents in East Dunbartonshire travelled to work or study by car or van (**67%** compared to the Scottish average of **62%**)

The number of people in East Dunbartonshire who use public transport to work or study is **lower** than the Scottish average.

East Dunbartonshire carbon footprint by emission sources



Electricity (38%)	Car petrol (0.9%)
Gas (20%)	Composting (0.2%)
Gas Oil (2.5%)	Mixed recyclables (0.8%)
Diesel (7.7%)	Landfilled waste (30%)

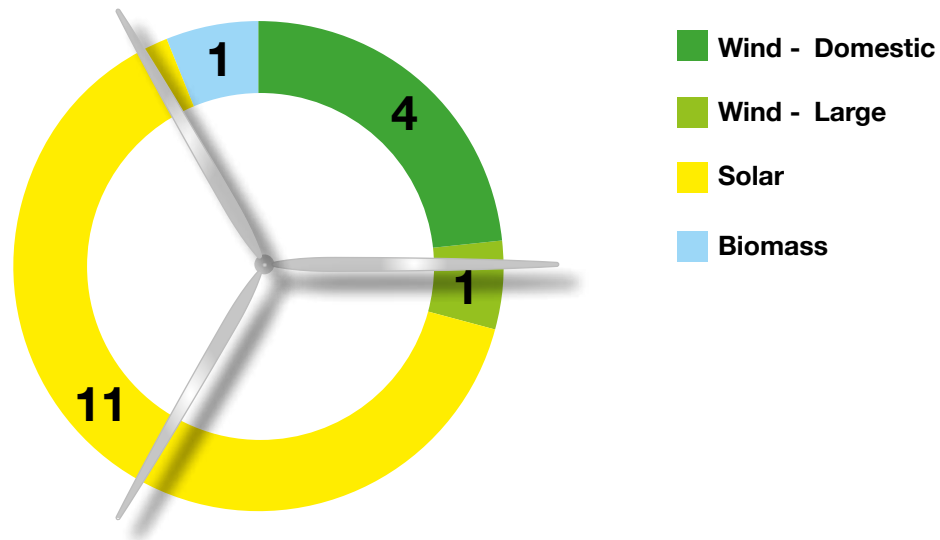


33% reduction in emissions from buildings by 2032

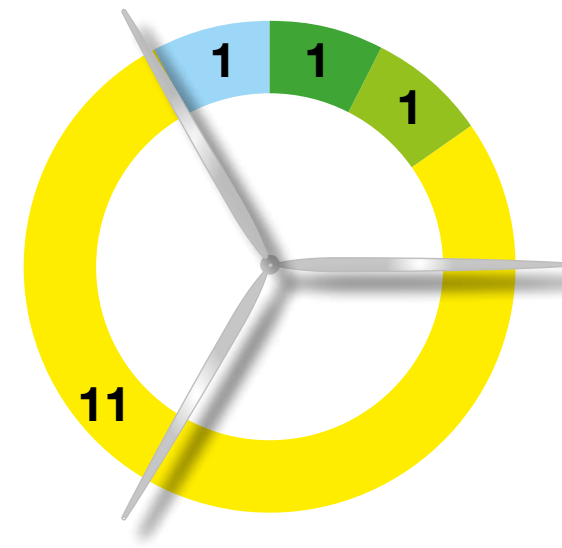


Zero transport emissions by 2050

Number of renewable energy applications since 2012



Number of renewable energy approvals since 2012



What people said

New development must not put climate change targets at risk

Policy must continue to promote carbon reduction and renewable energy

Policy should be stronger in requiring energy efficiency

Important to protect flood plains from development

Issues and Options

The Council is continually working to ensure it is responding appropriately to the need to mitigate and adapt to climate change. LDP2 will play a major role in doing so. Therefore the objective 'Promote sustainable development, as part of a low carbon economy, which is resource efficient and adaptable to climate change' is being consulted in Issue 1, to ensure that climate change adaptation

and mitigation will permeate LDP2. In addition, there are a range of opportunities to improve the policies which are identified in the issues below. It should be noted that climate change policy is constantly being updated at international and national scales, and additional policy changes may be required in line with the preferred objective.

Issue 40 - Is a new policy required on climate change adaptation and sustainable design?	
Preferred Option	Reasonable Alternative Option
<p>1. Require evidence that proposals for new development have been designed to mitigate against risks arising from climate change</p> <p>In addition to current policy on sustainable drainage systems and water resource management, major development proposals must include a Sustainability & Energy Statement demonstrating how resilience to current and future effects of climate change have been taken into account in the design of new development.</p> <p>Reason</p> <ul style="list-style-type: none"> Provides a stronger policy framework for ensuring that developments are resilient to the effects of climate change Ensures that sustainable design forms a core part of the development management process Will ensure that green infrastructure and environmental improvement is properly incorporated within all relevant proposals Aligns with the Glasgow City Region Adaptation Strategy and East Dunbartonshire Climate Change Adaptation Strategy 	<p>2. Retain current policy with minor amendments</p> <p>Due to legislative changes, all key aspects of the current policy will be incorporated into the plan, supported by more detailed, non-statutory development advice. This will include guidance on the value of green infrastructure and networks, and sustainable drainage systems for climate change adaptation.</p> <p>Reason</p> <ul style="list-style-type: none"> Current policy and guidance is relatively recent and requires time to 'bed in' However, there has been a lot of progress on climate change adaptation, mitigation and sustainability in the intervening period. This could usefully be built into the policy framework

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Issue 41 - How can new development protect biodiversity more effectively?

Preferred Option	Reasonable Alternative Option
<p>1. Ensure no net loss of biodiversity This option introduces a mitigation hierarchy where everything possible must be done first to avoid and then minimise impacts on biodiversity. Only as a last resort will losses which cannot be avoided be compensated for. Where compensating for losses within the development footprint is not possible or does not generate the most benefits for biodiversity, then losses can be offset offsite.</p> <p>Reason</p> <ul style="list-style-type: none"> Ensures that the mitigation hierarchy is taken into account as part of the policy assessment framework 	<p>2. Protect, enhance and maintain general nature conservation This option is essentially a continuation of the current policy on nature conservation, which requires development to contribute positively to biodiversity conservation. It aims to minimise any adverse impact on habitats, species or network connectivity, but does not explicitly require the use of the mitigation hierarchy.</p> <p>Reason</p> <ul style="list-style-type: none"> This option seeks to limit negative impact of development Minimises adverse impacts on habitats and species from new development <p>3. Ensure a measurable net gain for biodiversity This approach goes beyond the preferred option by requiring biodiversity net gain, rather than just ensuring no net biodiversity loss. This option has the potential to significantly enhance the environment in and around development sites.</p> <p>Reason</p> <ul style="list-style-type: none"> This option ensures that development takes into account the mitigation hierarchy, makes a measurable contribution to biodiversity gain and ensures long-term management of habitat

? Monitoring Statement page 432

Issue 42 - Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?	
Preferred Option	Reasonable Alternative Option
<p>1. Strengthen the policy to ensure all new developments provide high quality active travel infrastructure</p> <p>Reason</p> <ul style="list-style-type: none"> • Establishes active travel as a core part of the design and assessment process • Reinforces the importance of integrating high quality walking and cycling links within all development sites • Will help reduce vehicle emissions in the long term and contribute to modal shift • Will aid the development process by mapping relevant sites • Stronger and more effective links with developer contributions guidance 	<p>2. Maintain current policy wording and work with developers on a case-by-case basis</p> <p>Reason</p> <ul style="list-style-type: none"> • Ensures that active travel is considered as part of the assessment process • Focuses on access to existing active travel networks • Limited scope to create new active travel options

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Issue 43 - How can LDP2 deliver infrastructure for electric vehicles?	
Preferred Option	Reasonable Alternative Option
<p>1. A requirement for charging points in all new development</p> <p>Reason</p> <ul style="list-style-type: none"> Provides a clear policy and assessment framework for the provision of charging points Supports national targets relating to electric vehicles, improving air quality and climate change mitigation 	<p>2. A requirement for charging points in non-residential developments (e.g. retail, business, etc)</p> <p>Reason</p> <ul style="list-style-type: none"> Ensures that all non-residential developments include sufficient charging points Limiting to non-residential uses will not have as big an impact in terms of accessibility <p>3. Let individual developments agree an appropriate level of electric vehicle charging provision</p> <p>Reason</p> <ul style="list-style-type: none"> Level of provision would be provided on a case-by-case basis, allowing for flexibility Would potentially add complexity and ambiguity to the design process Lack of certainty when compared to options 1 or 2

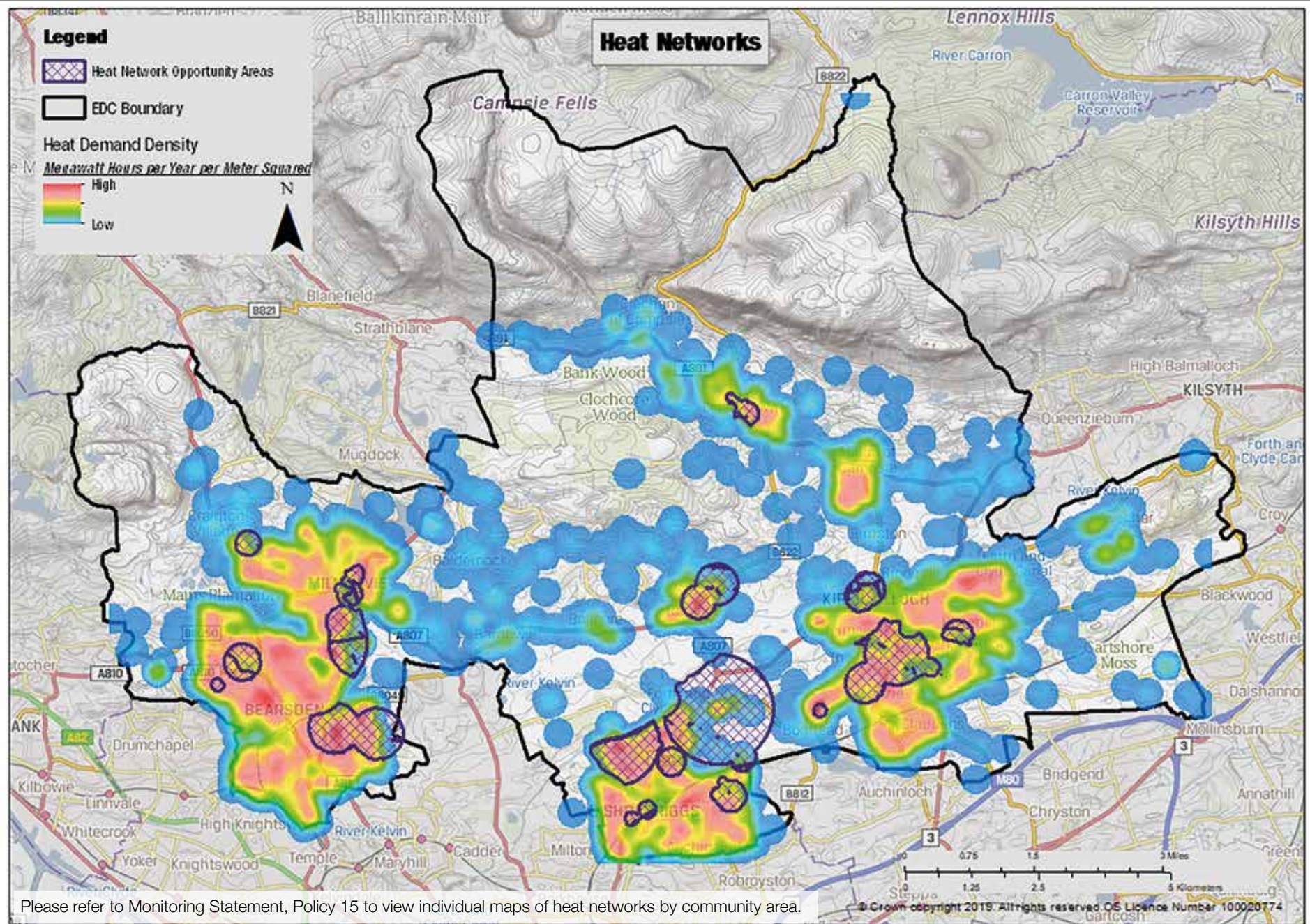
? Monitoring Statement page 318

Issue 44 - How can the carbon footprint of new development be reduced?

Preferred Option	Reasonable Alternative Option
<p>1. Reduce greenhouse gas emissions arising from new development through the introduction of an energy hierarchy</p> <p>This option would require all new major developments to include measures to reduce carbon dioxide emissions from energy use according to the following hierarchy:</p> <ol style="list-style-type: none"> 1. Minimise energy requirements 2. Incorporate renewable energy sources 3. Incorporate low-carbon energy sources <p>All major developments would also require the submission of a Sustainability & Energy Statement demonstrating how the energy hierarchy has been successfully applied in major developments to minimise carbon emissions and an explanation of any factors preventing the achievement of net zero emissions from new development.</p> <p>Reason</p> <ul style="list-style-type: none"> • Will set a clear policy requirement for major developments to minimise carbon emissions • Will help to ensure that national targets on reducing greenhouse gas emissions are met • Provides a strong framework for a low-carbon approach • Will provide a more effective basis for assessing the sustainability of proposals as part of the development management process • Includes an ambitious target for low and zero-carbon technologies (25%) <p>? Monitoring Statement page 546</p>	<p>2. Retain existing policy with minor amendment</p> <p>The existing requirement for 15% of the carbon emissions reduction for new buildings to be met from low and zero-carbon generating technologies will be increased to 20% and the requirement for a 'low to zero-carbon development statement', demonstrating compliance with the emissions reduction standard, will be retained.</p> <p>Reason</p> <ul style="list-style-type: none"> • Supports a reduction in carbon emissions in line with Scottish Buildings Standards • Increases the amount of low and zero-carbon technologies • Does not specifically require the submission of a Sustainability and Energy Statement for major developments <p>3. Reduce greenhouse gas emissions arising from new development through a 'towards zero-carbon development' policy</p> <p>This option requires all new development to conform to the energy hierarchy set out in the preferred option. It also requires the submission of a Sustainability & Energy Statement for all new development. The Statement shall set out the annual predicted carbon emissions from the development and the steps taken to reduce emissions through minimisation of energy requirements, incorporation of low and zero-carbon generating technologies and meeting remaining energy demand sustainably - including through the provision of on-site heat networks or connection to existing/planned heat networks.</p> <p>After applying on-site measures, new development will be expected to achieve a 100% reduction in remaining emissions through the use of carbon off-setting. Where net zero carbon is considered to be unachievable, the Sustainability and Energy Statement must explain the reasons for this and how energy demand has been reduced to the lowest practical level.</p> <p>An appropriate level of financial contribution to mitigate residual CO2 emissions off-site will be calculated and applied over a period of 30 years. The contribution will be applied to off-setting measures such as energy efficiency schemes, low-carbon energy projects, renewable energy developments and carbon sequestration projects elsewhere in East Dunbartonshire.</p> <p>Reason</p> <ul style="list-style-type: none"> • Provides a very strong policy position on the importance of reducing emissions • Sets out a 'zero carbon' aspiration for all development • May prove difficult to implement

Issue 45 - How can LDP2 better support the development of heat networks and/or energy centres?	
Preferred Option	Reasonable Alternative Option
<p>1. Include new policy wording that supports the development of heat networks, making use of heat generated from large buildings such as hospitals, schools and leisure centres</p> <p>This option would introduce a clear requirement for relevant proposals to demonstrate support for heat networks and energy. Any new policy would include:</p> <ul style="list-style-type: none"> • The incorporation of 10 identified opportunity areas within the proposals map (please note these are subject to revision) • A requirement to co-locate developments with a high heat demand with these opportunity areas • A requirement to demonstrate how certain types of development could be connected to a heat network in the future, where immediate connection is not possible • A requirement for appropriate proposals (over a specified threshold) to incorporate a suitable area of land for the future provision of a heat network energy centre <p>Reason</p> <ul style="list-style-type: none"> • Avoids the need for individual boilers or electric heaters in every building • Would promote and encourage the development of heat networks, and provide a stronger policy framework for the sustainable use of energy overall • Positive long-term impact on energy costs and the reduction of carbon emissions • Will reduce the demand for traditional energy sources such as oil, coal and gas • Will benefit the development management process by outlining clear requirements 	<p>2. Retain existing policy approach and wording</p> <p>Reason</p> <ul style="list-style-type: none"> • Aligns with the Local Heat and Energy Efficiency Strategy • Key elements of guidance will be brought into the policy • Environmental impacts would be uncertain until proposals are put forward

? Monitoring Statement page 550



Please refer to Monitoring Statement, Policy 15 to view individual maps of heat networks by community area.

Issue 46- How can we reflect the emerging Food Growing Strategy in LDP2?	
Preferred Option	Reasonable Alternative Option
<p>1. Provision and protection of land for community growing spaces</p> <p>Reason</p> <ul style="list-style-type: none"> This option would introduce specific policy wording that requires land to be provided and safeguarded for community growing spaces The sites to be allocated and general policy approach would be guided by the relevant parts of the Food Growing Strategy 	<p>2. As Option 1, plus requiring all new major development to contribute specifically towards community growing spaces</p> <p>Reason</p> <ul style="list-style-type: none"> This option would investigate and implement options for requiring major housing proposals to contribute to the provision of community growing spaces (including looking at other authority approaches); and in particular establish whether or not provision should be provided on-site or if off-site contributions would be acceptable. Additionally, a threshold should be set for requiring growing spaces (for example, utilising the definition of major housing development in planning regulations or adopting a different threshold).

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Issue 47 - Should the peat map be included within LDP2 (rather than contained in supporting planning guidance)?	
Preferred Option	Reasonable Alternative Option
<p>1. Include Scottish Natural Heritage (SNH) peat map extract for East Dunbartonshire in LDP2 to identify areas with potential for deep peat and carbon-rich soils</p> <p>Reason</p> <p>This option highlights where this resource may be found and therefore encourages early consideration of this issue in the planning application process.</p>	<p>2. Continue to refer to protection of peat in policy 8 and identify the location of peat on a case-by-case basis</p> <p>Reason</p> <p>Policy 8 refers to the protection of peat and other carbon-rich soils. The SNH peat map is available to view on the SNH website, however, this means that the information will not be as easy to access as it is not contained in the LDP.</p>

? Monitoring Statement page 436

D. How best can we ensure land is available for business development whilst ensuring productive use of brownfield land?



Planning Policy Framework

The policy documents below will help us to make decisions about our business land.

National Policy

- National Planning Framework (NPF)
- Scottish Planning Policy (SPP)
- Scotland's Economic Strategy 2015

Regional Policy

- Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017
- Glasgow City Region Economic Action Plan February 2017

Local Policy

- Local Outcome Improvement Plan (LOIP)
- Economic Development Strategy 2017-2020

Some Key Facts about Business in East Dunbartonshire...

1

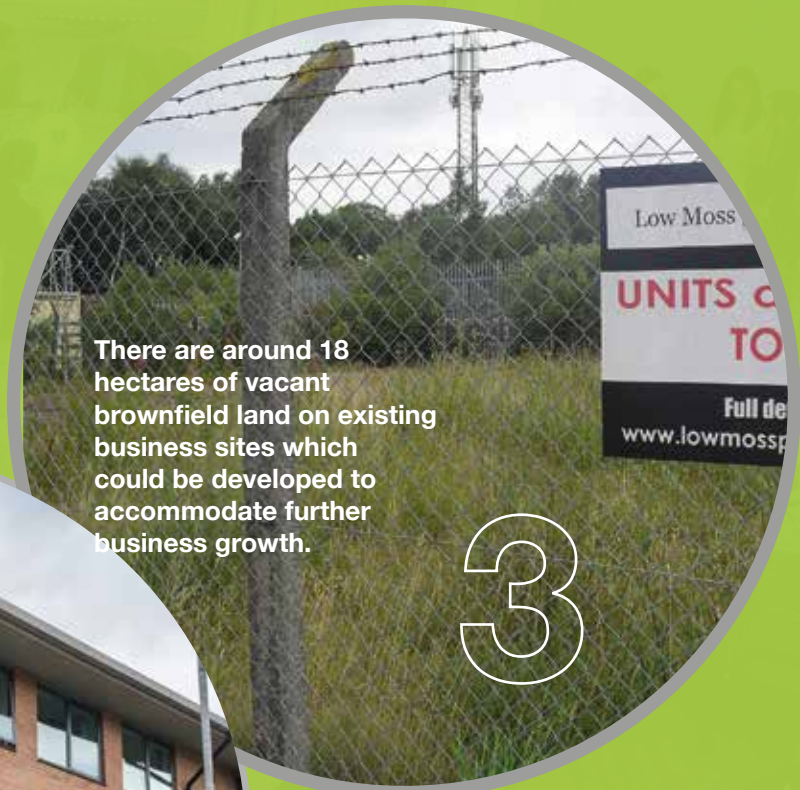


There are 3,010 active businesses in East Dunbartonshire, 91% of which are micro businesses. The volume of enterprises in the area has increased by 27% since 2010, which is higher than the percentage increase seen in wider Scotland.



There are around 18 hectares of vacant brownfield land on existing business sites which could be developed to accommodate further business growth.

3



What Our Stakeholders Say...

We should continue to provide a supportive business environment

Improvements to town centres and parking would aid local businesses

We should promote fair working practices

Home-working, self-employment and entrepreneurship should be supported

There should be a way of bringing derelict buildings to the attention of the market

It is important to link digital infrastructure with employment generation

Issue 48 – Are East Dunbartonshire’s business and employment sites occupied by appropriate uses and should the definition of these sites change?

Preferred Option	Reasonable Alternative Option
<p>1. Broaden use classes permitted on business and employment sites</p> <p>Reason</p> <ul style="list-style-type: none"> • Redefines ‘appropriate’ business uses beyond the strict category of class 4, 5 and 6 uses only, to include businesses which create permanent employment, but are unsuitable for a town centre location. • More proactive approach to attracting appropriate employment-generating uses to vacant business land. • Links to town centre strategies and sustainable transport by ensuring that businesses which operate by providing products or services to visiting members of the public have reasonable justification for choosing a business site over a more central location. 	<p>2. Maintain current permitted use classes on business and employment sites</p> <p>Reason</p> <ul style="list-style-type: none"> • Continues current policy which encourages only office and industrial use classes on business sites (4, 5 and 6). • Uses which are contrary to the aim of the policy may still be permitted if, for example, marketing for business use is not successful.

? Monitoring Statement page 508

Issue 49 – Should all of the currently designated business and employment sites be carried forward to LDP2 or should any be re-allocated to alternative uses?

Preferred Option	Reasonable Alternative Option
<p>1. Maintain majority of business and employment sites, limited change</p> <p>Reason</p> <ul style="list-style-type: none"> • Brings brownfield land into productive use by allowing development of selected vacant business sites for alternative uses – in most cases as part of a mixed-use development which will still include a business and employment element. • Helps to protect the green belt by reducing requirement for greenfield release for development. • Adopting a measured and strategic approach, rather than simply de-allocating all currently vacant business land, the changes only include selected sites (e.g. those for which there are other land use opportunities). • Allows some vacant business land to remain in the business land supply for future development. 	<p>2. Carry all business and employment sites forward, no change</p> <p>Reason</p> <ul style="list-style-type: none"> • Prevents loss of business and employment land supply, and ensures that vacant land will be available for future business development opportunities without the need to allocate new business sites. • Reduces the likelihood of land use conflicts arising from neighbouring sites being allocated for incompatible uses – for example, housing cannot be next to industrial uses which cause noise and pollution. • A cautious approach, which may lead to some sites remaining in a vacant or derelict state for a protracted period of time. <p>3. De-allocate any business and employment sites that are not likely to come forward in the short term, major change</p> <p>Reason</p> <ul style="list-style-type: none"> • Ensures that site designations in the plan are deliverable. • De-allocates all vacant business sites considered to have significant constraints preventing them from being developed, but does not guarantee remediation of these sites or that other land uses will be attracted to them. • May require new business and employment sites to be identified to meet future needs.

? Monitoring Statement page 510

Issue 50 – Are the business and employment sites in good enough condition to suit their purpose or should any sites be regenerated to increase their commercial attractiveness?

Preferred Option	Reasonable Alternative Option
<p>1. Select business sites which have been identified as having capacity for more business use, but which have constraints related to their condition, and create a programme of regeneration</p> <p>Reason</p> <ul style="list-style-type: none"> • Involves working with landowners to improve business sites in order to attract investment, as outlined in the EDS. • May help to retain employers and start-ups already located in East Dunbartonshire by providing them with room to grow their businesses. • Should encourage remediation and development of brownfield sites. 	<p>2. Allow all business sites to remain in their current state, no change</p> <p>Reason</p> <ul style="list-style-type: none"> • Any improvements to business land and marketing of business sites will remain up to the landowners to implement.

? Monitoring Statement page 513

E. Can we be more proactive in developing our visitor economy through LDP2 policies?



Planning Policy Framework

The policy documents below will help us to make decisions about our visitor economy.

National Policy

- National Planning Framework (NPF)
- Scottish Planning Policy (SPP)
- Scottish Canals Heritage Strategy 2013-2038
- Tourism Development Framework for Scotland

Regional Policy

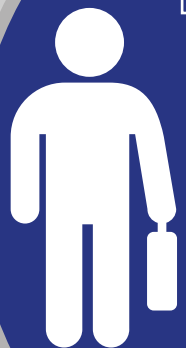
- Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017
- Glasgow City Region Tourism Strategy 2018-2023
- Antonine Wall World Heritage Site Management Plan

Local Policy

- Local Outcome Improvement Plan (LOIP)
- Economic Development Strategy 2017-2020
- Culture, Leisure & Sport Strategy 2016

East Dunbartonshire's Visitor Economy – Some Key Facts...

1



Around 1.091 million people visited East Dunbartonshire in 2018. The majority of visitors were day visitors rather than staying visitors (at a ratio of roughly 4 to 1).

2



The Scottish Government has recognised tourism as one of Scotland's growth industries. East Dunbartonshire's visitor economy currently supports over 1,300 FTE (full-time equivalent) jobs.

3



The number of paid visitor establishments and available beds has declined since 2009, going from 37 establishments and 1,090 beds to 24 establishments and 551 beds in 2018.

What Our Stakeholders Say...



We should continue to recognise the role of tourism within East Dunbartonshire

We need a tourism strategy, based on a sound understanding of market potential

Specific tourism areas/sites should be identified

We should focus on how local people use and benefit from visitor economy assets

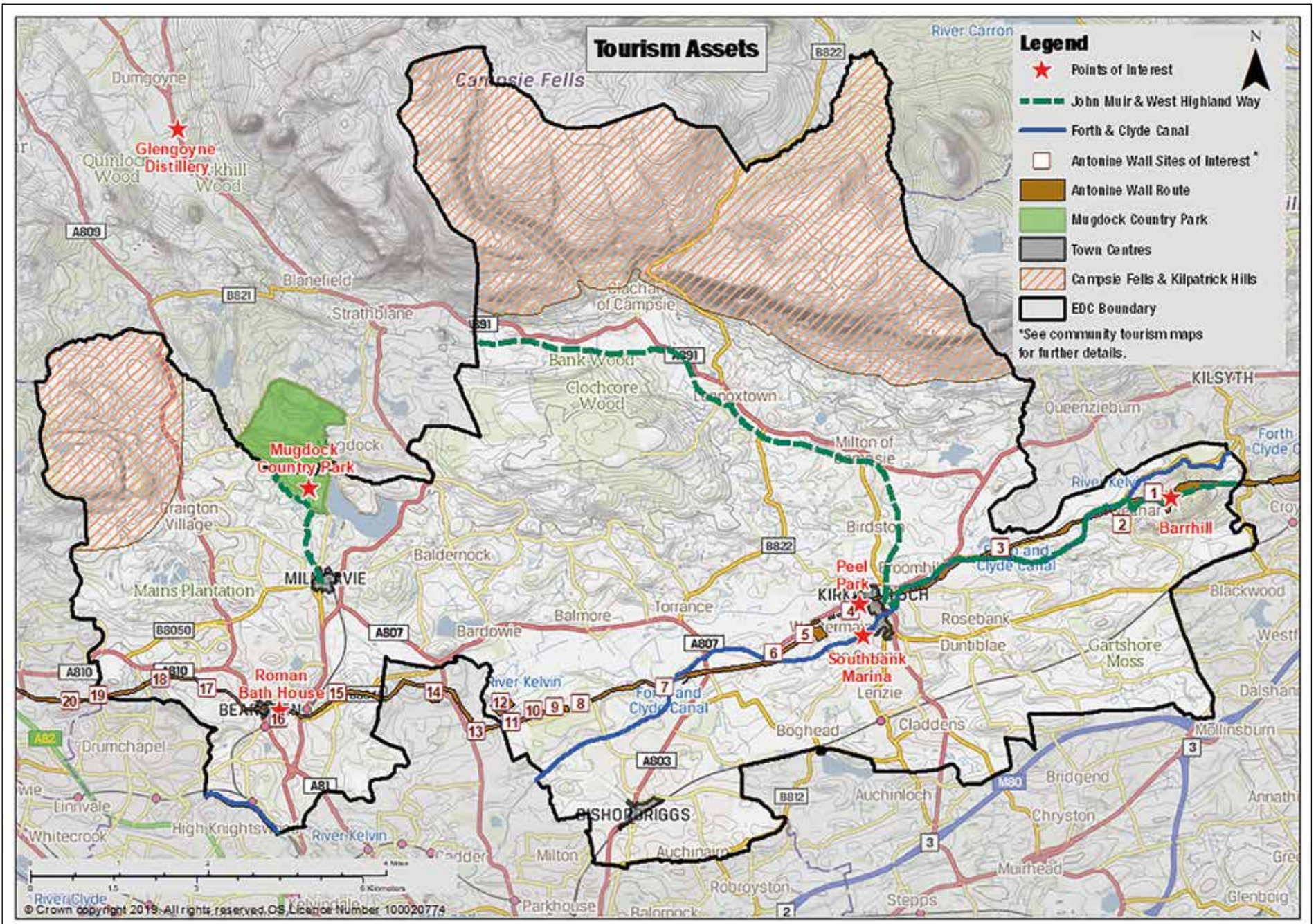
Town centres could be made more tourist friendly

We should continue maintaining a pleasant environment for both residents and visitors

Issue 51 – Should LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?

Preferred Option	Reasonable Alternative Option
<p>1. Provide criteria to encourage appropriate new visitor economy/tourism development and specifically focus on tourism asset areas by providing policy for each asset area</p> <p>Possible asset areas (all link in with the green network):</p> <ul style="list-style-type: none"> • Antonine Wall World Heritage Site (including Roman Baths, Barrhill Fort & Castlehill Fort?) • Campsie Glen & Lennox Forest (including western John Muir Way) • Forth & Clyde Canal (including Westerton) • West Highland Way & Mugdock Country Park (including Lillie Art Gallery & Milngavie Reservoirs) • Town centres <p>Reason</p> <ul style="list-style-type: none"> • Would set out a clear spatial strategy for tourism, directing development to appropriate locations. • Would provide a more effective policy framework for East Dunbartonshire's key tourism assets, linking in with community strategies to ensure that both visitors and residents benefit from the natural and cultural heritage of East Dunbartonshire. • Would set clearer requirements for tourist proposals within the greenbelt. • Provides a strong assessment criteria based on a sustainable and low-carbon approach, adopting the 'town centre first' principle and ensuring that all developments are linked to assets via sustainable transport networks. 	<p>2. Provide criteria to encourage appropriate new visitor economy/tourism development without specifying locations (tourism asset area approach)</p> <p>Reason</p> <ul style="list-style-type: none"> • This option would clarify that a 'site specific' need applies only to proposals within the greenbelt. • Policy would actively support tourism proposals in town centres rather than stating that changes of use will only be supported where it is demonstrated that a town centre location is essential. • This option does not set out a strategic approach to supporting tourism development within East Dunbartonshire.

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Issue 52 – Should LDP2 include policy wording regarding short-term lets?

1. Include additional wording to support the assessment of applications for visitor accommodation and short-term holiday lets

Reason

- Would strengthen current wording in relation to the assessment criteria for holiday accommodation.
- Would provide a framework for all short-term accommodation proposals, not just those in the greenbelt.
- Would provide a clearer policy framework in terms of ensuring that holiday accommodation developments cannot be subsequently converted to permanent residencies.

2. As Option A, but also consider impact upon housing land supply

Reason

- This would require applications for holiday accommodation to additionally consider the impact on housing land supply, i.e. loss of existing permanent accommodation through changes of use or housing sites being developed for tourism uses.
- Although this is a big issue in larger cities and areas like the Highlands, it is not currently not a big issue in East Dunbartonshire.
- May be more appropriate in future LDPs, if tourism industry grows substantially.

? Monitoring Statement page 534

F. Should we carry out a review of historic environment designations?



Planning Policy Framework

The policy documents below will help us to make decisions about our historic environment.

National Policy

- Our Place in Time: The Historic Environment Strategy for Scotland, 2014
- Scottish Canals Heritage Strategy 2013-38

Regional Policy

- Frontiers of the Roman Empire (Antonine Wall) Management Plan 2014-19

Local Policy

- Survey of Locally Important Gardens and Designed Landscapes

Key Facts

- 1 UNESCO World Heritage Site - Frontiers of the Roman Empire (Antonine Wall)
- 40 Scheduled Monuments (2018)
- 3 Properties in Care (2018)
- 15 Conservation Areas
- 22 Townscape Protection Areas
- 178 Listed Buildings: 15 A-Listed, 85 B-Listed, 78 C-Listed (2018)
- 10 Buildings at Risk (2018)
- 1 nationally important and 29 locally important historic gardens and designed landscapes

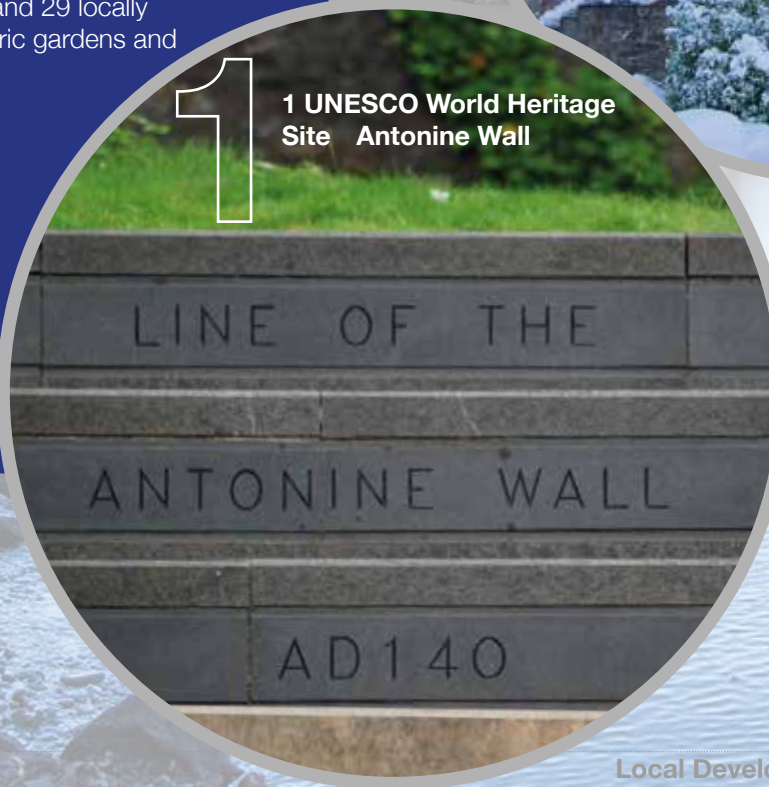
2

40 Scheduled
Monuments (2018)



1

1 UNESCO World Heritage
Site Antonine Wall



3

30 locally important
historic gardens and
designed landscapes





What Our Stakeholders Say...



Important that local designations are kept up to date

Conservation Area appraisals are a valuable source of evidence

Milngavie Reservoirs are very important assets

Question the value of Townscape Protection Areas

Issue 53 – Should the historic environment value of Conservation Areas and Townscape Protection Areas be updated?	
<p>1. Review all Conservation Areas and Townscape Protection Areas</p> <p>Reason This option will involve a review of Conservation Area and Townscape Protection Area Appraisals carried out between 2005 and 2011, some of which are more than 10-years-old. There are also a number of Conservation Areas which do not currently have an appraisal. Any review will provide a justification for each good quality area in a statement of importance and recommendations for any lower quality areas to be de-designated and/or boundary changes.</p> <ul style="list-style-type: none"> • Current designations have been carried forward from previous plans and appraisals are now significantly dated. • Ensures that all currently designated sites are fit for purpose. • Will help to identify any issues with quality or maintenance. • Will allow higher-quality Townscape Protection Areas to be incorporated into Conservation Area Appraisals. <p>The review will include consultation with communities and stakeholders.</p>	<p>2. Retain all Conservation Areas and Townscape Protection Areas as they are currently designated</p> <p>Reason</p> <ul style="list-style-type: none"> • Maintains current designations which have become established. • Does not afford the opportunity to update the assessment and provide a more accurate evidence base.

Issue 54 – Should the historic environment value of locally important historic gardens and designed landscapes be updated?	
Preferred Option	Reasonable Alternative Option
<p>1. Review locally important historic gardens and designed landscapes</p> <p>Reason</p> <ul style="list-style-type: none"> • The most recent survey of locally important gardens and designed landscapes was carried out in 2005 and so is significantly dated • Ensures that all currently designated sites are fit for purpose • Will help to identify any issues with quality or maintenance <p>The review will include consultation with communities and stakeholders.</p>	<p>2. Retain all sites currently designated</p> <p>Reason</p> <ul style="list-style-type: none"> • Maintains current designations which have become established. • Does not afford the opportunity to update the assessment and provide a more accurate evidence base.

? Monitoring Statement page 462

What are the minor areas of change from LDP to LDP2?

In addition to the main areas of change from LDP to LDP2 identified as main issues above, there are a number of other minor changes that need to be addressed. These minor changes have been identified through analysis of the

current LDP set out in the Monitoring Statement and a preferred approach has been established. The following table sets out these minor changes:

Policy	Issue	Further Information
Kirkintilloch, Lenzie and Waterside Community Area	How can LDP2 reflect the granting of consent for the new sports facility at Donaldson Street/Southbank Road?	Monitoring Statement page 145
Policy 1. Sustainable Economic Growth	How could LDP2 better set out the spatial strategy as regards proposals for the development and use of land in the area?	Monitoring Statement page 283
Policy 2. Design and Placemaking	Should LDP2 specify the type of design tool required for different scales/sensitivities of development?	Monitoring Statement page 293
	Should LDP2 be clearer on site-specific requirements for development proposals, in particular those with environmental or other constraints?	Monitoring Statement page 295
	How can the policy reflect the Design and Placemaking Supplementary Guidance and Green Infrastructure and Green Network Supplementary Guidance, published since LDP was adopted?	Monitoring Statement page 298
Policy 3. Supporting Regeneration and Protection of the Green Belt	How could LDP2 better set out the spatial strategy as regards proposals for the development and use of land in the area?	Monitoring Statement page 305
Policy 4. Sustainable Transport	How can the policy be strengthened to ensure clarity on delivery of road safety measures?	Monitoring Statement page 320
Policy 5. Green Infrastructure and Green Network	How could LDP2 better set out the spatial strategy as regards proposals for the development and use of land in the area?	Monitoring Statement page 332
	Should the planting and restocking of woodland protect East Dunbartonshire's biodiversity better?	Monitoring Statement page 333
Policy 6. Creating Inclusive and Sustainable Communities	Is the current policy on ancillary accommodation too restrictive by having a general presumption against detached annexes?	Monitoring Statement page 397
	How should LDP 2 continue to provide a route for suitable Gypsy/Traveller accommodation to be delivered in the event of increased demand?	Monitoring Statement page 398
	Does the policy for new housing in the greenbelt for agricultural workers require to be amended?	Monitoring Statement page 401
Policy 7. Community Facilities and Open Space	How can the policy wording be enhanced to ensure that the intentions of the policy are fully understood?	Monitoring Statement page 481

Policy	Issue	Further Information
Policy 8. Protecting and Enhancing Landscape Character and Nature Conservation	How can the policy reflect the Green Infrastructure and Green Network Supplementary Guidance and Natural Environment Planning Guidance, published since LDP was adopted?	Monitoring Statement page 430
	How do we take into account changes to natural environment designations over the plan period?	Monitoring Statement page 431
	Strengthen policy to introduce requirement for peatland management plans where peat/carbon-rich soils may be affected by development.	Monitoring Statement page 436
Policy 9. Enhancing the Water Environment	Should we update sustainable drainage system SuDS requirements to align with new SEPA requirements?	Monitoring Statement page 448
	Can the policy better support delivery of the River Basin Management Plan and Green Network?	Monitoring Statement page 448
Policy 11. Network of Centres	Should the Network of Centres Policy be merged with Policy 12 (Retail and Commercial Development)?	Monitoring Statement page 474
	Does the policy need to include wording on impact of noise-generating uses on residential amenity?	Monitoring Statement page 476
Policy 12. Retail and Commercial Development	Should the Retail and Commercial Development Policy be merged with Policy 11 (Network of Centres)?	Monitoring Statement page 486
Policy 13. Creating a Supportive Business and Employment Environment	Are home-based businesses and the spaces in which they operate appropriately defined?	Monitoring Statement page 514
Policy 15. Renewable Energy and Low Carbon Technology	Do we need a new spatial framework for significant solar and biomass proposals?	Monitoring Statement page 551
Policy 16. Managing Waste	Can the policy provide a more effective framework for the sustainable management and storage of domestic and commercial waste?	Monitoring Statement page 563
	Can LDP2 better promote and enable a zero-waste lifestyle?	Monitoring Statement page 564
Policy 17. Mineral Resources	Should the policy continue to refer to the moratorium on unconventional oil and gas extraction?	Monitoring Statement page 573
	Should the assessment criteria specify the types of mineral workings that will be subjected to the policy?	Monitoring Statement page 574
Policy 18. Digital Communications	Does the policy make it clear enough which sites require digital communications infrastructure?	Monitoring Statement page 582
Policy 19. Airport and Hazardous Installations Safeguarding	How do we update noise contour mapping?	Monitoring Statement page 586
	Should the structure of policy be reviewed?	Monitoring Statement page 586

What is not changing from the current LDP?

The Main Issues Report and Monitoring Statement focus on the main areas of change between the current LDP and LDP2. Although there are a large number of issues in this document, it is likely that LDP2 will still include much of the same policy content as LDP. Therefore, if this Main Issues Report does not highlight a change, through either a main issue or minor change, then it should be assumed that change is unlikely.

However, a small number of policy areas that are not being proposed for change have been included within the Monitoring Statement. This is because the potential change has been raised as an issue through either stakeholder consultation or the policy review and evidence process. In such cases the Monitoring Statement documents the potential change and sets out the reasons why the change has not been taken forward. These elements of policy are:

Policy	Issue	Further Information
Milngavie Community Area	How can the Council provide parking for the proposed Allander rail station?	Monitoring Statement page 225
Kirkintilloch Community Area	Should additional business land be allocated at Waterside Bing (S315)?	Monitoring Statement page 167
Policy 4. Sustainable Transport	Can we promote the canal more as a transport option?	Monitoring Statement page 320
Policy 6. Creating Inclusive and Sustainable Communities	How should LDP2 continue to provide a route for suitable Gypsy/Traveller accommodation to be delivered in the event of increased demand (existing site at Primrose Way)?	Monitoring Statement page 398
Policy 7. Community Facilities and Open Space	Should the existing playing fields at Boghead Road in Lenzie be designated for a community sports facility (together with an enabling development of approximately 100 new houses)?	Monitoring Statement page 422
Policy 9. Enhancing the Water Environment	How do we take into account SEPA flood risk map changes over the plan period?	Monitoring Statement page 447

Glossary

Term	Definition
Active Travel	Travel and transport modes which focus on physical activity, e.g. walking and cycling, in contrast to vehicular travel and dependency on carbon-based fuels.
Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. This may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low-cost housing for sale and low-cost housing without subsidy.
Amenity	A positive element or elements contributing towards the overall character or enjoyment of an area, e.g. open land, trees, historic buildings and the inter-relationships between them. Can also include less tangible factors such as tranquility. Includes residential amenity, which takes into account factors such as privacy and open space.
Antonine Wall	The most substantial and important Roman monument in Scotland. Built around 140AD, it stretches across central Scotland and marks the north-western frontier of the Roman Empire. It was inscribed as a World Heritage Site and has its own Management Plan as of 2014.
Biomass	Biomass, as a renewable energy source, is biological material derived from living or recently living organisms. As an energy source, biomass can be used directly or converted into energy products such as bio-fuel.
Brownfield	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable. A brownfield site should not be presumed to be suitable for development, especially in the green belt and other countryside locations.
Bulky Goods	These are a form of comparison goods, but specifically refer to larger goods which require a form of vehicular transport and direct vehicular access to enable the goods to be collected by customers after sale. They also require larger areas for handling, storage and display.
City Region	The area known formally as Glasgow and the Clyde Valley. Comprises the local authorities of Glasgow City, East Dunbartonshire, East Renfrewshire, North Lanarkshire, South Lanarkshire, Renfrewshire, West Dunbartonshire and Inverclyde. These authorities work together on a number of cross-boundary issues, such as strategic planning, economic development, physical planning and strategic housing.
Clydeplan	The partnership of the eight local authorities of the Glasgow and the Clyde Valley City Region area working together on strategic development planning matters. The principal role of Clydeplan is to prepare and maintain an up-to-date Strategic Development Plan (SDP) for the City Region area.
Commercial Centre	Those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.
Community Growing Space	Areas of land used for growing food crops by the community. May include growing spaces used by one or more individuals, as well as orchards and allotments.

Term	Definition
Community Planning Partnership (CPP)	Local authorities have a statutory duty of community planning under the Local Government in Scotland Act 2003. Community planning is about a range of local organisations working together to plan and provide for the wellbeing of their communities. The main aims of community planning are: <ul style="list-style-type: none"> • To ensure that people and communities are genuinely engaged in the decisions made on public services which affect them • To improve the services provided locally through closer, more co-ordinated working • To help councils and their public-sector partners collectively identify the needs and views of individuals and communities, and to assess how they can best be delivered.
Comparison Goods	Any consumer goods which are not bought on a day-to-day basis, i.e. books, clothing, footwear, televisions, musical instruments, photographic goods, chemists and jewellery.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Contaminated Land	Any land which appears to the local authority to be in such a condition, by reason of substances in, on or under the land, that: <ul style="list-style-type: none"> • Significant harm is being caused or there is a considerable possibility of significant harm being caused • Significant pollution of controlled waters is being caused or there is a considerable possibility of significant pollution being caused.
Convenience Goods	These are 'every day' and relatively low-cost goods, i.e. food, tobacco, newspapers, magazines, alcoholic drink, and non-durable cleaning and domestic products (soap, toiletries, detergent, etc).
Examination	The authority submits the proposed plan to Scottish Ministers who will, if there are unresolved representations, appoint a Scottish Government Reporter to examine the plan through an Examination. The Reporter will determine the format of the Examination. Following the Examination, the Examination Report will set out recommendations for changes to the plan which are largely binding on the authority. Once the authority has made these changes, the plan can be adopted as the Local Development Plan for the area.
Geodiversity	The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.
Green Belt	A green belt around a city or town is designated to support the spatial strategy of a Development Plan by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space.
Green Infrastructure	A network of high-quality green spaces and other environmental features, designed and managed as multi-functional resources capable of delivering a wide range of environmental and quality-of-life benefits for local communities. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Other features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

Term	Definition
Green Network	Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.
Greenfield	Sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry, i.e. fully-restored derelict land.
Heat Network	Heat networks (also known as district heating) supply heat from a central source to consumers via a network of underground pipes carrying hot water. Heat networks can cover both large areas and local areas supplying a small cluster of buildings. This avoids the need for individual boilers or electric heaters in every building - i.e. hospitals, schools, leisure centres and heat-intensive industry.
Housing Market Area (HMA)	Areas within which households are willing to move to buy a house (excluding moves which are employment or retirement-led). These areas are used to reflect the mobility of demand across the city region. They are relatively self-contained from other HMAs, but are interlinked.
Housing Need and Demand Assessment (HNDA)	In 2008, the Scottish Government introduced a new approach to planning for housing. Alongside SPP and Local Housing Strategy (LHS) Guidance, local authority planning and housing departments are required to work together in a housing market partnership, to produce an HNDA that will provide the evidence base for identifying future housing requirements by housing market areas, across all tenures, and will inform SDPs, LHSs and LDPs.
Intermediate Housing	<p>Types of housing that are led and delivered by the private sector, but can contribute towards meeting local affordable housing need. Intermediate housing must meet the following criteria:</p> <ul style="list-style-type: none"> • Does not require subsidy from public funding sources • Does not require Registered Social Landlords or the Council for operation and/or management • The cost/type of product must meet recognised local need and satisfy local affordability criteria (in consultation with the Council's housing service). <p>Intermediate tenures include properties that are for discounted sale by the developer (below market value) or smaller houses for private sale where it can be demonstrated that they are affordable to people on modest incomes.</p>
Invasive Non-Native Species	Any non-native animal or plant that has the ability to spread, causing damage to the environment, the economy, our health and the way we live.
Key Agency	Under the Planning etc. (Scotland) Act 2006, a body which Scottish Ministers specify as relevant to the preparation of development plans. These currently comprise Scottish Natural Heritage, Historic Environment Scotland, Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Enterprise (only in its area of jurisdiction), regional transport partnerships (only in relevant areas of jurisdiction) and health boards.
Local Development Plan (LDP)	Sets out where most new developments will happen and the policies that will guide decision making on planning applications.
Local Housing Strategy (LHS)	Section 89 of the Housing (Scotland) Act 2001 requires local authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle housing problems in their area.

Term	Definition
Local Landscape Area (LLA)	A local landscape designation whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of the distinctive character and special qualities of local landscapes, and safeguard and promote important settings for outdoor recreation and tourism locally.
Local Nature Reserve (LNR)	A nature reserve established by the local authority.
Locally Important Garden and Designed Landscape	Locally important grounds deliberately enclosed and laid out for aesthetic effect by landforming, building and planting, for pleasure and utilitarian uses.
Low Carbon	A process or activity which seeks to minimise consumption of carbon fuels and thereby reduce subsequent output of carbon dioxide and other greenhouse gas emissions into the atmosphere.
Marketable and Serviced	Sites which are considered available for development. They generally have no servicing problems, are in good locations and are considered marketable by all parties.
Medium Sized Premises	Units of 2,000-5,000 square feet in area, generally including self-contained office accommodation and light industrial units.
Modal Shift	The change from one preferred means of transport to another, e.g. from travel by private car to cycling.
National Planning Framework 3 (NPF 3)	The National Planning Framework sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Scottish Government's development priorities over the next 20-30 years and identifies national developments which support the development strategy.
Network of Centres	Collective term for those centres which together contribute to the retail and commercial needs of an area.
Placemaking	A creative, collaborative process that includes the design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.
Planning Obligation	Planning obligations are made under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) and can be used to overcome obstacles to the granting of planning permission. Planning obligations should only be sought in the absence of conditions or other legal agreements and should follow the tests of Scottish Government Circular 3/2012 in terms of being necessary, serving a planning purpose related to the development proposed, fairly and reasonably relating in scale and kind to the proposed development, and being reasonable in all other respects.
Proposed Plan	Sets out the authority's settled view as to what the final adopted content of the Local Development Plan should be. Stakeholders and the general public can submit representations explaining the issues they wish to see considered at Examination.
Private Housing	Dwellings built for owner occupation or private rent.
Scheduled Monument	Archaeological sites, buildings or structures of national or international importance. The purpose of scheduling is to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in its existing state and within an appropriate setting.
Scottish Planning Policy (SPP)	The statement of the Scottish Government's policy on nationally important land use planning matters. These should be taken into account by local planning authorities in the preparation of development plans and in development management.

Term	Definition
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, preference given to brownfield land before greenfield sites and town centres before out-of-centre.
Strategic Centre	Centres identified in the Strategic Development Plan as having a role and function which extends beyond the local area and require strong protection.
Strategic Development Plan (SDP)	Under the Planning etc. (Scotland) Act 2006, the SDP is the replacement plan for the previous generation of Structure Plans. It is intended to address the overall vision and spatial development strategy for the long-term development of a city region. It requires the formal approval of Scottish Ministers and has a number of stages set out in legislation and regulations.
Sustainability	A measure of how well a strategy, option or proposal meets the aims of sustainable development.
Sustainable Development	Development which integrates: environmental sustainability by living within the capacity of natural environmental systems; economic sustainability by ensuring continued prosperity and employment opportunities; and social sustainability by ensuring social inclusion, equity, personal wellbeing and a good quality of life.
Sustainable Economic Growth	Growth which enables the development of a supportive business environment, infrastructure, equity, learning, skills and wellbeing while protecting and enhancing the quality of the natural and built environment.
Transport Corridors	A geographical area that has one or more main route(s) for transport defined by a key road, railway or both. The two existing transport corridors are the A803 and A81. It is proposed through the new Local Transport Strategy to designate a new corridor relating to Kirkintilloch Link Road. Strategies include proposals to improve the operation of the transport network.
Unresolved Representation	These are representations submitted during the consultation period suggesting amendments to the plan, but which the Council does not agree with. It is only these representations that are then carried forward to the Examination to be assessed by an independent Reporter.
Vitality and Viability	Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.
Water Environment	Any watercourse including the Forth and Clyde Canal, floodplain and wetlands.

Local Development Plan 2 Main Issues Report

October
2019

Other formats

This document can be provided in large print, Braille or in audio format and can be translated into other community languages. Please contact the Council's Communications & Engagement Team at:

East Dunbartonshire Council, 12 Strathkelvin Place, Southbank,
Kirkintilloch G66 1TJ Tel: 0300 123 4510

本文文件可按要求翻譯成中文，如有此需要，請電 0300 123 4510。

اس دستاویز کا اردو تراجم فراہم کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੰਗ ਕਰਨ ਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0300 123 4510 ਫੋਨ ਕਰੋ।

Gabhadh an sgrìobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòn gu 0300 123 4510

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