

## Proposed Local Development Plan 2

### Additional Site Assessments

#### Background

Nine 'additional sites' were submitted during the Main Issues Report consultation between October and December 2019. This means that they were not considered as part of the Main Issues Report preparation, including the original site assessment process. The nine additional sites are listed in Table 1 below. These sites are not included in the Proposed Local Development Plan 2 (LDP2).

To ensure consistency with the sites submitted at the previous Call for Sites stage, the Council has carried out a site assessment for each of these nine additional sites, using the same methodology. Monitoring Statement Appendix 8: Site Assessment details the process undertaken to assess all of the sites submitted, through discussions with Council services and key agencies.

To ensure consistency, as part of the overall representation period on the Proposed LDP2, the Council is inviting comments on these site assessments. Comments received will therefore be available to the Council and submitted to Scottish Ministers, alongside sites submitted during the early engagement 'call for sites' and comments received on these during the Main Issues Report consultation. Each of the nine additional site assessments have been extracted from the Monitoring Statement and are shown in Appendix 1 below.

The representation period is from 19 October 2020 – 15 January 2021. Full details of how to respond can be found on the main consultation web page: [www.eastdunbarton.gov.uk/LDP2](http://www.eastdunbarton.gov.uk/LDP2) or by telephoning 0300 123 4510.

Table 1 – Additional Site Assessments

Additional Site	Community	Indicative Capacity (estimate at 25 to 1ha where no figure provided)	LDP1 Allocation	Constraints
Braes of Yetts Farm (S368)	Kirkintilloch	1.15 ha so estimate 29	Green belt	1. Medium/ high greenbelt defensibility 2. Access to public transport/ services
Fauldhead South (S370)	Kirkintilloch	30	Green belt	1. Within Luggie Water LNCS 2. Medium/ high greenbelt defensibility
Auchinloch Road (S373)	Lenzie	120	Green belt	1. Flood Risk 2. Medium/ high greenbelt defensibility
Pitt Road (S369)	Waterside	6.8 ha so estimate 170	Green belt	1. Flood Risk 2. Medium/ high greenbelt defensibility
Kincaidfield (S375)	Milton of Campsie	0.8ha so estimate 20 houses	Green belt	1. Low/ medium greenbelt defensibility
Morrison Drive (S376)	Lennoxtown	49	Open space, part in east of the site is green belt	1. Open space 2. Medium/ high greenbelt defensibility (eastern part)
Bogside Road (S374)	Balmore	0.19ha, so estimate 5 houses	Green belt	1. Flood Risk 2. Medium/ high greenbelt defensibility
Dougalston Golf Course (S377)	Milngavie	100 and 50 to 75 age exclusive / retirement living	Green belt	1. Local Nature Conservation Site 2. Medium/ high greenbelt defensibility
Former Sewage Works – Allander Way (S350) (This is not an additional location but a change in use, it was previously suggested for car parking associated with a potential Allander Rail Station but has now	Milngavie	1.8 ha, so estimate 45 units	Green belt	1. Flood risk

been submitted by Scottish Water for housing.)				
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## Appendix 1 – Site Assessments for Nine Additional Sites

### S368 Braes of Yetts Farm

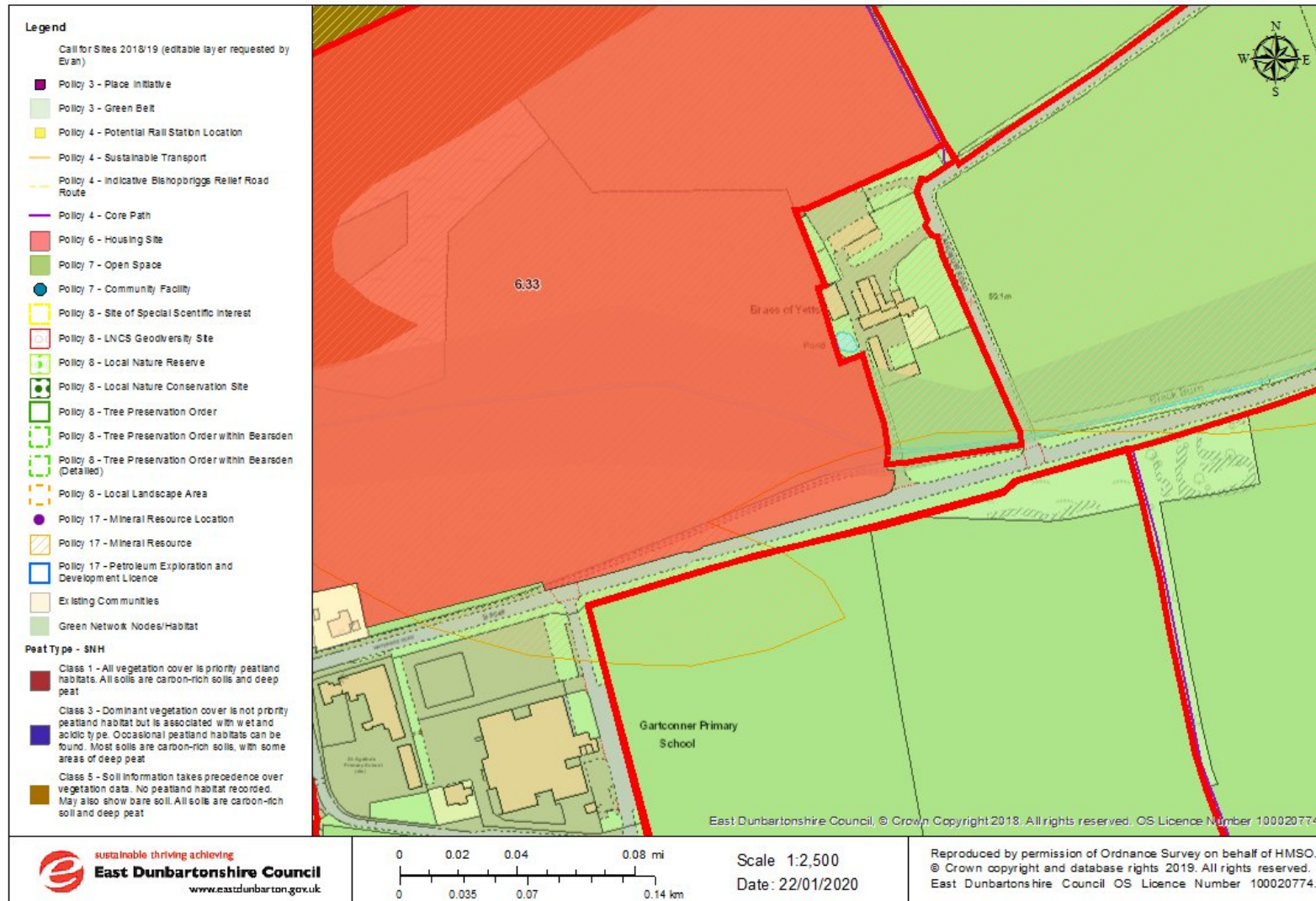
Site Reference:	S368
Site Name:	Braes of Yetts Farm
Address:	Braes of Yetts Farm, Waterside Road, Kirkintilloch
Site Suggested By:	Hendersons Chartered Surveyors
Site Owner / Agent:	Messrs Henderson
Current Land Use:	Farmhouse/ agriculture
Suggested Land Use:	Housing
Site Size:	1.15 hectares
Developable area (if available):	As Above
LDP Stage Suggested:	LDP2 MIR

## Aerial Photo





## EDC LDP 2 Site Assessment



### Information Provided by Henderson's:

**Proposed development:** The site is surrounded by new housing on its northern and western boundaries. To the south and east the site lies adjacent to adopted road. The land is brownfield in nature and therefore offers a viable development opportunity. (Council estimate 29 units).

**Deliverability:** effective housing site.

### Information Provided by Key Agencies:

**SEPA:** A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required. The site is proximal to a bridge which may act as a hydraulic constraint and be subject to potential blockage. Therefore further information would be required to identify any associated risks to this site.

Silting of the pond needs to be prevented (prevent run off from construction/soil). No big concerns about waste.

**Scottish Forestry:** Retain road screening.

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-	X	- / ?	X	- / ?	- / ?	- / ?	- / ?	- / ?

### Assessment Summary:

The full site is unsuitable for development. The following significant issues exist on the site:

- The site is in an area assessed during the Green Belt Review (K&L8) as having an overall green belt defensibility of medium/ high, as there are several important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to the setting of the town in the landscape and in providing a clear distinction between town and countryside. The built up edge currently provides a well defined green belt boundary. The green belt functions of this area include: medium/ high green belt spatial functionality as it provides a clear distinction between town and countryside; medium



to high functions of the identity and setting of the settlements in the landscape; and helps to protect the character of the landscape and enhance its sense of place.

Additional SEA commentary:

- Southern section of the site adjacent to the road is within a green network node.
- Policy 17- Mineral resource - sterilisation of workable Mineral Resource. This designation covers the majority of the site.
- Demolition and waste arising from existing structures.
- The site has limited biodiversity value but there would be some anticipated impacts on mature trees and hawthorn hedgerows.
- Locally known flooding issues manifest at this location, including an area of medium to high risk from surface water flooding from Black Burn, which runs along the southern boundary of the site.
- Air quality impact - Moderate (depending on number of units)
- The site is not in close proximity to a main public transport corridor with the nearest bus stops over 400m walk from site (only providing an hourly service) and unlikely to support sustainable transport options. Therefore poor public transport links along with the distance to local amenities and services are likely to significantly increase private vehicular travel adversely impacting on local air quality and increasing transport related emissions.
- Core path in the north east of the site and public rights of way present on site
- Deposition of contaminated fill materials associated with residential development to the west.
- Existing farm activities generate noise.

**Proposed Mitigation Measures / Suggested Alterations:**

- Protect and enhance boundary features (mature trees and hedgerows) on site, some of which screen the site, through appropriate siting and design of any proposals.
- Protected species surveys to be carried out to identify and conserve any protected species within the farm buildings.
- Retain traditional farm house and convert traditional farm buildings, which contribute to the landscape character and identity of the settlement.
- Flood Risk Assessment will be required and has to meet the flooding and drainage policy. Flood risk assessment is required to determine the flooding risk in relation to the proximity to the Black Burn and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue. Engage with SEPA and the Council's Flood Risk

Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective. Flood Risk Assessment will be required and has to meet the flooding and drainage policy.

- If the development of the site would require the removal of the existing structures, some level of building recording may be required, to ensure that there was an adequate record of the buildings prior to their demolition. It is likely that this could be focussed on the earliest phase of structures, specifically those present in the mid 19<sup>th</sup> century, shown on the 1st edition map, rather than more modern additions.
- Protect and enhance the core path and rights of way.
- Ground investigation report phase1 & 2 required.
- If farm activities are to take place alongside development a noise impact assessment will be required.

### S370 Fauldhead South

Site Reference:	S370
Site Name:	Fauldhead South
Address:	Chryston Road, Fauldhead, Kirkintilloch
Site Suggested By:	Barton Wilmore
Site Owner / Agent:	Cala Homes
Current Land Use:	Farmland
Suggested Land Use:	Housing
Site Size:	1.3 hectares
Developable area (if available):	As Above
LDP Stage Suggested:	LDP2 MIR

## Aerial Photo

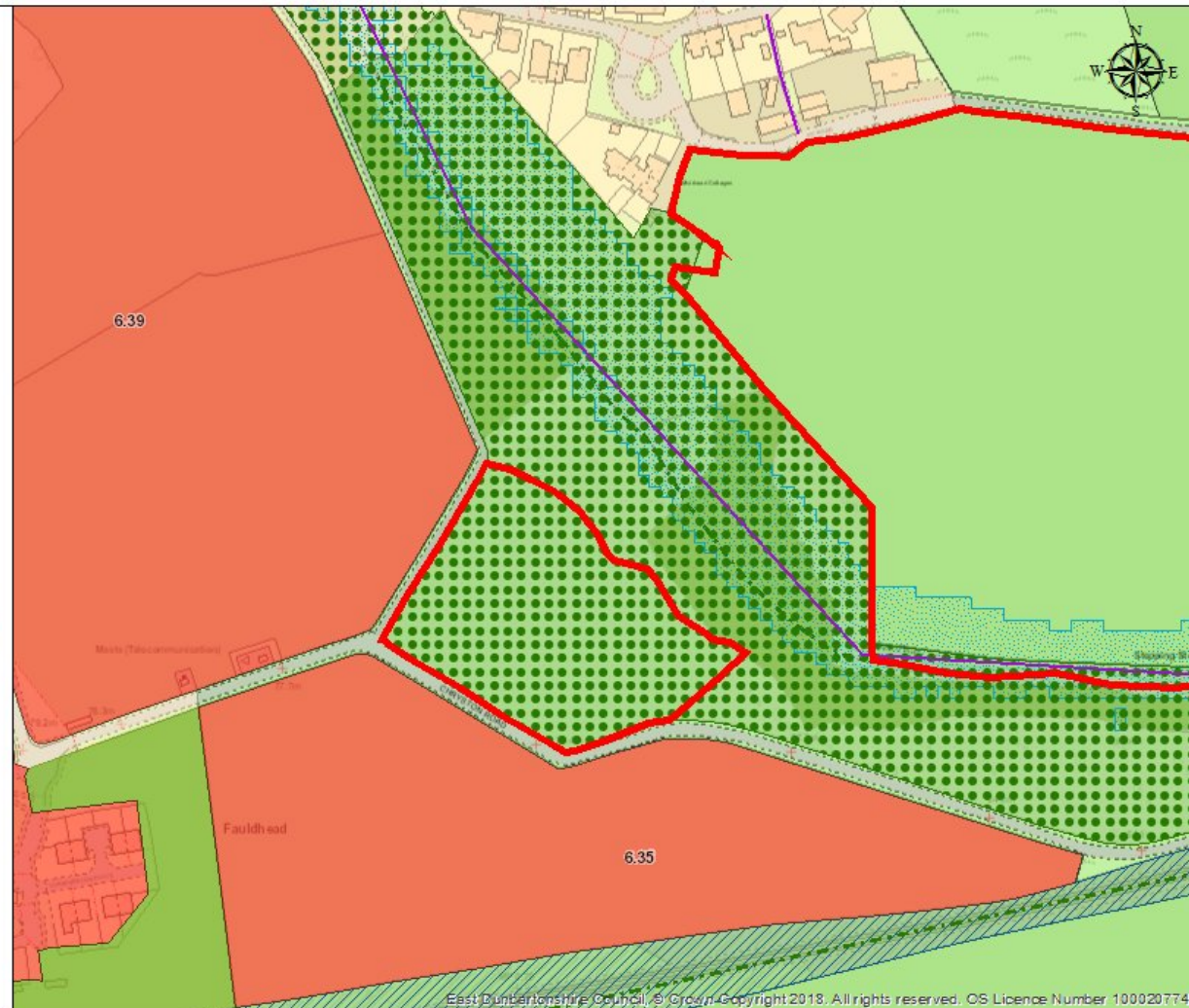


## EDC LDP 2 Site Assessment

### Legend

Call for Sites 2018/19 (editable layer requested by Evan)

- Policy 3 - Place Initiative
- Policy 3 - Green Belt
- Policy 4 - Potential Rail Station Location
- Policy 4 - Sustainable Transport
- Policy 4 - Indicative Bishopbriggs Relief Road Route
- Policy 4 - Core Path
- Policy 6 - Housing Site
- Policy 7 - Open Space
- Policy 7 - Community Facility
- Policy 8 - Site of Special Scientific Interest
- Policy 8 - LNCS Geodiversity Site
- Policy 8 - Local Nature Reserve
- Policy 8 - Local Nature Conservation Site
- Policy 8 - Tree Preservation Order
- Policy 8 - Tree Preservation Order within Bearsden
- Policy 8 - Tree Preservation Order within Bearsden (Detailed)
- Policy 8 - Local Landscape Area
- Policy 9 - Flood Risk Area
- Existing Communities
- Strategic Green Network Links
- LNCS - Corridor
- Green Network Nodes/Habitat
- Native Woodland - FC**
  - Native woodland
  - Nearly-native woodland
  - Plantation of Ancient Woodland



### Information Provided by Barton Wilmore:

Proposed development: 30 houses, with main access from the housing site to the north west and some drive access from Chryston Road to the south. The site shares many of the attributes of the allocated housing sites ref: 6.39 Fauldhead and 6.35 Chryston, and would integrate seamlessly with them. The development will deliver affordable housing, whether through provision of units on site or preferably through the provision of a commuted sum.

The site constraints affecting the potential development opportunity can be mitigated, including the retention of the wildlife corridor of the woodland. The Luggie Water offers an robust defensible green belt boundary. Whilst the site is within an area designated as a nature conservation site, it is a field outwith the wooded gorge and riparian zone associated with the Luggie Water. Ecological studies of the neighbouring fields have not identified anything of significance in terms of protected species and further surveys can be carried out.

Deliverability: This site can be delivered within the life of the plan. The site is effective as: it is accessible, and in the ownership of a party willing to and able to progress development. There is a strong market available to progress development in this area and the significant level of technical work carried out for the adjacent sites can inform and guide the proposals on this one including: Flood Risk Assessment, Noise Assessment, Ecology Studies, Tree Surveys and Site Investigation.

Both of the adjacent sites have had Proposals of Application Notices submitted - CALA intend to submit applications in near future and this site, due to scale and location, could quickly follow, with construction able to be mobilised immediately on completion of those sites, or indeed at the same time.

### Information Provided by Key Agencies:

**SEPA:** No flood risk apparent

Close to Luggie Water, RBMP obj, current Water Environment Fund (WEF) project ongoing, should be discussed with SEPA before any further plans. Moderate risk of soil runoff associated with any construction earthworks here. Mitigation measures will be required to counter this. Potential for Groundwater Dependent Terrestrial Ecosystems (GWDTEs) to be present. Phase 1 habitat survey may be asked for depending on boundary of site.



**SNH:** Semi-improved grassland part of otherwise woodland LNCS. Not appropriate for housing. Avoid development as very prominent and elevated site, physically and visually detached from the main settlement.

**Scottish Forestry:** Adjacent to area of National Forest Inventory.

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-	X	--	X	--	- / ?	- / ?	- / ?	- / ?



## Assessment Summary:

The full site is unsuitable for development. The following significant issues exist on the site:

- The site is part of an area of greenbelt with overall medium/ high defensibility (K&L3). The area has the high spatial function of prevention of coalescence, between Woodilee and Waterside and medium to high quality functions include: accessible river corridor of landscape and ecological interest, undulating topography provides natural screening and landscape integration important to the setting of Waterside, medium/ high biodiversity value, as the site is a Local Nature Conservation Site; grassland is also a permeable surface, helping natural drainage of the area.
- The site is part of an area of low landscape capacity for development, with high sensitivity of landscape features in particular the Luggie Water corridor, and in terms of relationship to settlement form, forming part of a separation between Woodilee and Waterside. Site is elevated and prominent in the landscape.
- The site is in the Luggie Water Local Nature Conservation Site – Biodiversity, it is semi natural grassland habitat adjacent to the watercourse and native woodland. Potential for Groundwater Dependent Terrestrial Ecosystems to be present.

Additional SEA commentary:

- Encapsulation of the Luggie Water in this area resulting in loss of connectivity, to the east and west of the Luggie Water (in conjunction with S369). Loss of species rich, unimproved grassland and semi improved grassland and marshy grassland (needs surveyed at appropriate time of year). Loss of connectivity from the south to north of the proposed site.
- The plot itself was shown as undeveloped farmland on the 1st edition, mid 19<sup>th</sup> century, and does not appear to have been substantially disturbed in the intervening period, meaning that it may retain some potential to produce buried archaeological material associated with earlier phases of occupation.
- Proximity to old quarry site and mainline railway line.
- Potential effect on local air quality – moderate (due to number of units)
- The site is remote from any town centre and associated facilities so is therefore likely to increase the need to travel with an emphasis on private vehicular travel. Bus stops are beyond 400m walking distance from the site in Waterside providing a half hourly service which may mitigate the adverse impacts to an extent regarding local air quality and greenhouse gas emissions.

## Proposed Mitigation Measures / Suggested Alterations:

- Protect Local Nature Conservation Site on site, including unimproved and semi improved grassland, hedgerows and adjacent native woodland. Provide for biodiversity connectivity. Phase 1 habitat survey may be required.

- Provide open space on-site.
- Flood Risk Assessment will be required and has to meet the flooding and drainage policy. Ensure that there is no adverse impact on the adjacent Luggie Water, subject to a Water Environment Fund (WEF) project.
- Landscape framework which enhances the adjacent river corridor.
- Archaeological investigation required.
- Ground Investigation Report required, phase 1 & 2.
- Noise Impact Assessment for rail noise.
- The existing path will need upgraded to provide a high quality active route direct to Waterside bus services.

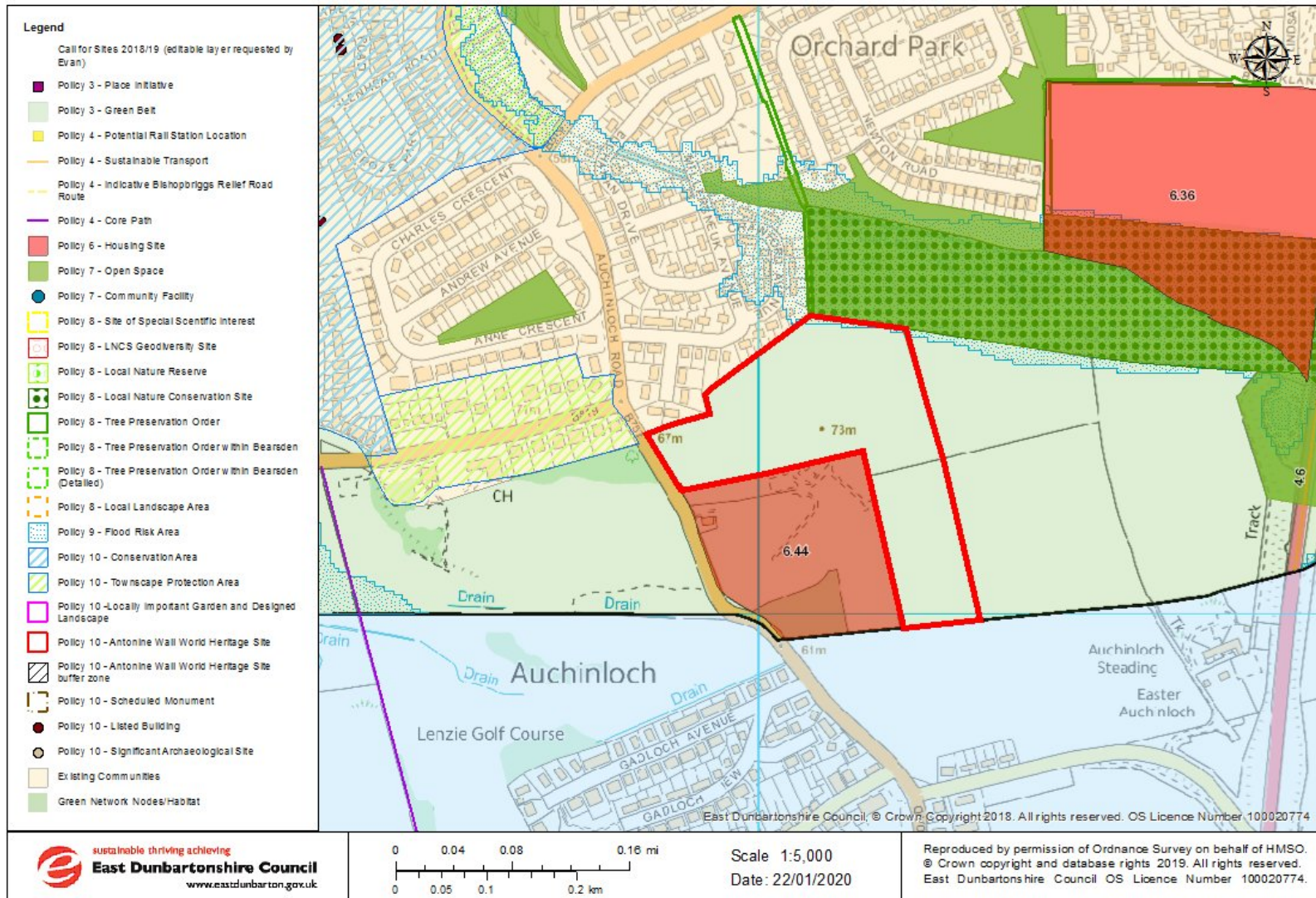
S373 Auchinloch Road

Site Reference:	S373
Site Name:	Auchinloch Road
Address:	Auchinloch Road, Lenzie
Site Suggested By:	Ryden
Site Owner / Agent:	Stewart Milne Homes Ltd
Current Land Use:	Farmland
Suggested Land Use:	Housing
Site Size:	5.66 hectares
Developable area (if available):	4 hectares
LDP Stage Suggested:	LDP2 MIR

## Aerial Photo



## EDC LDP 2 Site Assessment





### Information Provided by Ryden:

**Proposed development:** Housing development of 120 houses. With the development of the adjacent housing site of the Meadows Lenzie and Auchinloch have already coalesced and there is no longer a distinctive urban/ rural break. This is reasonable as it allows for the development of the most sustainable development pattern. Initial technical assessments have taken place to evaluate the suitability of the site for residential development. An Indicative Development Framework Plan has been prepared which responds to the identified key constraints and opportunities. Direct access is possible from Auchinloch Road, and a positive integration with the existing and future settlement area and landscape framework with equipped childrens' play area is achievable.

**Deliverability:** The site has few constraints and is relatively easy to develop, direct access is possible, and a positive integration with the existing and future settlement area is achievable. The site is effective and capable of delivering up to 120 new homes in Lenzie in the next 5 to 10 years.

### Information Provided by Key Agencies:

**SEPA:** Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required. A surface water flood hazard has been identified and should be discussed with FRMA and Scottish Water. Appropriate surface water management measures should be adopted.

Construction Site Licence will be needed to be applied for here and ensure that all aspects are complied with particularly site runoff.

**SNH:** Avoid more prominent northern part of site. Possibly scope to extend existing housing development to the east (southern leg of this proposal) provided new defensible boundary created with eg belt of trees/ hedge, designed to retain view of hills from south.

### Information Provided by Public:

At Main Issues Report Consultation members of the public mentioned that the field is farmland, although it lay fallow for some time. It is valuable habitat for wildlife, along with the adjacent wetland and species include: heron, buzzards, sparrowhawks, kestrels and barn owls, a sighting of a red kite, foxes and occasionally hares. There are also small birds in the trees and hedgerows, The area is also subject to regular shooting of pigeons and crows, as pest control.

Surface and subsurface rain water run off from this sloping field into the properties of Millersneuk Avenue & Crawford Avenue is an increasingly significant problem to many householders bordering this field. It isn't a recent issue, problems started in the early 1980's.

## Strategic Environmental Assessment

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0	X	-- / ?	?	-- / ?	- / ?	0	- / ?	0



## Assessment Summary:

The full site is unsuitable for development. The following significant issues exist on the site:

- Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required. A surface water flood hazard has been identified and should be discussed with FRMA and Scottish Water.
- The site is in an area assessed during the Green Belt Review (K&L5) as having an overall green belt defensibility of medium/ high, as there are several important indicators of positive green belt functionality that meet strategic green belt objectives, in particular its importance to the setting of the town in the landscape and in providing a clear distinction between town and countryside. The built up edge currently provides a well-defined green belt boundary. The green belt functions of this area include: medium/ high green belt spatial functionality in terms of prevention of sprawl and coalescence and as it provides a clear distinction between town and countryside; medium to high functions of creating and safeguarding settlement setting and identity- which includes clearly defined urban extent locally and helps reinforce the open break between the southern edge of Lenzie and Auchinloch to the south. It is also of medium / high importance in protecting and enhancing sense of place, including protecting the character of the landscape.

Additional SEA commentary:

- The site is within 400m walking distance of bus stops, with frequent 15 min services, and under 1200m from Lenzie rail station. Despite being outwith the set parameters for rail services, having frequent bus provision within 400m from site and access to the rail connection provides wider benefits providing connections to Glasgow Edinburgh Stirling, Alloa and Dunblane. A development of this scale and in this location on the edge of the settlement boundary is however likely to increase private vehicular travel.
- Potential impact on local air quality - moderate
- The site is in close proximity to Lenzie hospital potentially contaminated land site.
- The northern border of the site is encompassed by the SEPA Flood Risk Area for fluvial flooding and is also at medium risk of pluvial flooding.
- The site borders the Millersneuk Wetland Local Nature Conservation Site.
- Break in hawthorn hedging resulting in loss of connectivity and habitat. Potential negative effect on red list species including Yellowhammer. Negative effect on red list farmland birds. Negative effect on wintering pinkfoot and greylag geese. Further encapsulation of the Millersneuk wetlands resulting in isolation of this habitat and flora and fauna.

- As a relatively large area of greenfield the site retains some potential to produce buried sub-surface archaeological material. Should development of this plot be proposed, it is therefore likely that a programme of evaluation trenching should take place, to determine whether material of this type is present within the boundaries of the plot.
- Possible deposition of contaminated fill materials associated with residential development to the west.

#### Proposed Mitigation Measures / Suggested Alterations:

- Flood risk assessment is required to determine the flooding risk in relation to the proximity to the Millersneuk Wetland Local Nature Conservation Site and Cult Burn and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
- Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective. Flood Risk Assessment will be required and has to meet the flooding and drainage policy, including the adoption of appropriate surface water management measures.
- Investigate and remediate any potential contamination identified.
- Landscape framework required, to conserve landscape character of the wider area and enhance the setting of local settlements, create new green belt boundary and link to adjacent green network, including Millersneuk wetland and burns.
- Protect, enhance and expand biodiversity value and hydrology on Millersneuk Wetland Local Nature Conservation Site and green network links, including hedgerows. Provide robust buffer (minimum of 100m) along the north eastern boundary of the site to the wetland habitat, provide other habitats and appropriate landscaping in this area as well as the remainder of the site.
- Archaeological evaluation trenching of this green field site.
- Ground investigation report phase1 &2 required.
- Ensure active travel links are created through hospital site under construction, providing direct high quality routes to bus links.
- Air Quality Impact Assessment likely.

### S369 Pit Road

Site Reference:	S369
Site Name:	Pit Road
Address:	Pit Road, Waterside, Kirkintilloch
Site Suggested By:	Iceni
Site Owner / Agent:	RMD Ltd
Current Land Use:	Farmland
Suggested Land Use:	Housing
Site Size:	6.76 hectares
Developable area (if available):	-
LDP Stage Suggested:	LDP2 MIR

## Aerial Photo

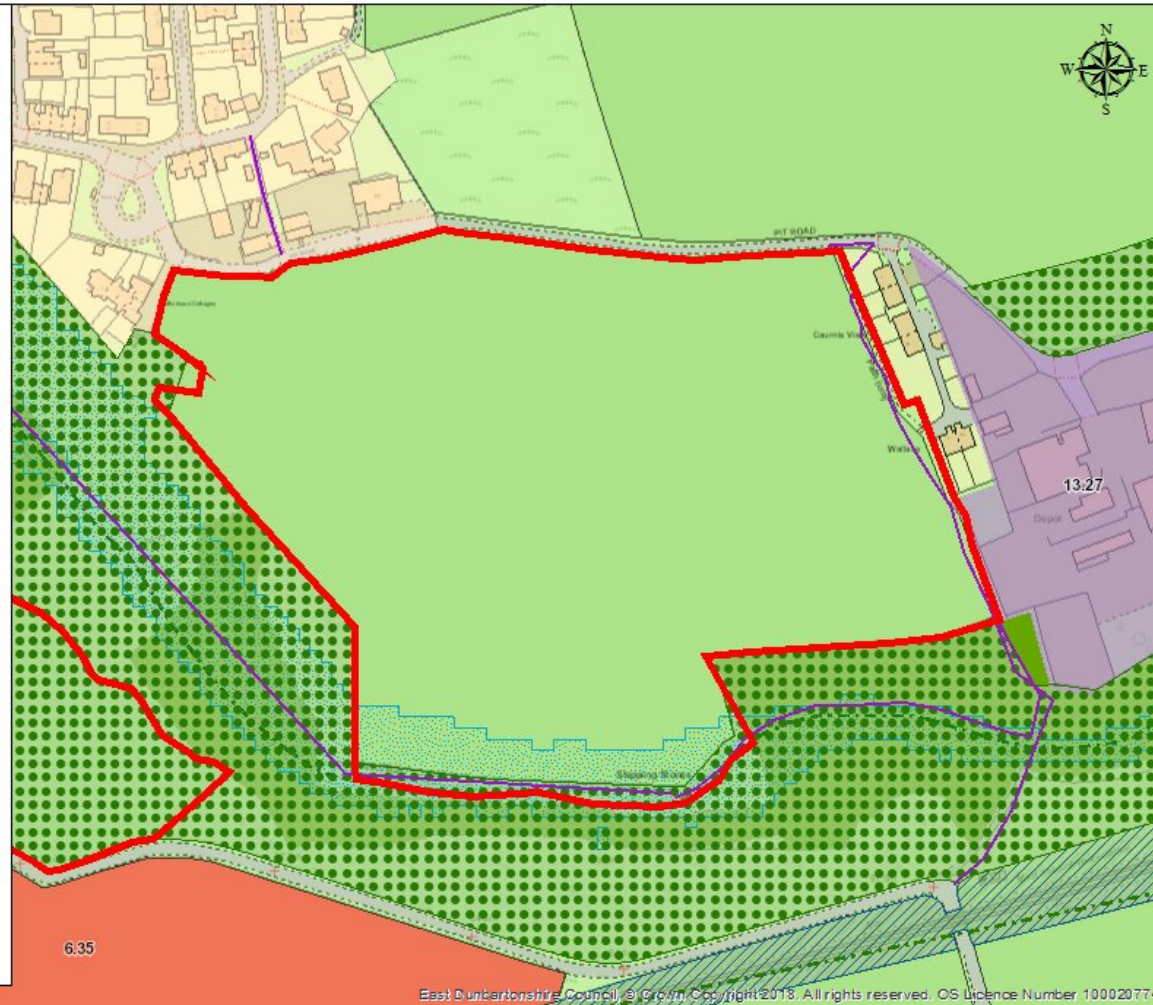


## EDC LDP 2 Site Assessment

### Legend

Call for Sites 2018/19 (editable layer requested by Evan)

- Policy 3 - Place Initiative
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- Policy 4 - Sustainable Transport
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- Policy 8 - Local Nature Reserve
- Policy 8 - Local Nature Conservation Site
- Policy 8 - Tree Preservation Order
- Policy 8 - Tree Preservation Order within Bears den (Detailed)
- Policy 8 - Local Landscape Area
- Policy 9 - Flood Risk Area
- Policy 13 - Business and Employment Site
- Existing Communities
- Strategic Green Network Links
- LNCS - Corridor
- Green Network Nodes/Habitat



### Information Provided by Icení Projects:

**Proposed development:** housing, (Council estimate 169 units)

**Deliverability – N/A**

### Information Provided by Key Agencies:

**SEPA:** Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required.

Close to Luggie Water, RBMP obj, current Water Environment Fund (WEF) project ongoing, should be discussed with SEPA before any further plans. Construction Site Licence will be needed to be applied for here and ensure that all aspects are complied with particularly site runoff. Potential for Groundwater Dependent Terrestrial Ecosystems (GWDTEs) to be present. Phase 1 habitat survey may be asked for depending on boundary of site.

Close to Luggie Water, RBMP obj, current Water Environment Fund (WEF) project ongoing, should be discussed with SEPA before any further plans. Construction Site Licence will be needed to be applied for here and ensure that all aspects are complied with particularly site runoff. Potential for Groundwater Dependent Terrestrial Ecosystems (GWDTEs) to be present. Phase 1 habitat survey may be asked for depending on boundary of site.

**SNH:** Large site. Resist development as prominent and elevated site. Housing rising up the slopes on the skyline could be quite visually prominent from surrounding rolling landscape and will erode landscape setting; approach views (from southwest) currently benefit from backdrop of hills with settlement set back from the road/ nestled in the valley. Setting of river and potential flooding issue on lower ground. Key issues include: need to create a new defensible boundary to avoid spread; need to focus any housing on lower elevation and set back from river/ flood zone.

If allocated, we recommend appropriate developer requirements and outcomes are identified by the council and set out in the LDP.

These might usefully include:

- Consider landscape capacity and necessary mitigation measures in further detail



- Retain and enhance existing mature trees/ trees & shrubs that contribute to landscape character and setting and help create a setting for the proposed development. Soft boundary treatment to filter/ soften views from the road.
- Masterplan to ensure coherent design-led approach
- Robust landscape framework with high quality functional open space and green network, active travel and recreation links.
- Take opportunity to enhance green/ blue network along the river
- Ensure well designed active built frontage overlooking green space.

**Scottish Forestry:** Has an area of woodland to the south east that will need to be protected during construction. The woodland is on the National Forest Inventory.

## Strategic Environmental Assessment

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- / ?	- / ?	-- / ?	?	- / ?	- / ?	-- / ?	- / ?	- / ?



## Assessment Summary:

The full site is unsuitable for development. The following significant issues exist on the site:

- The site is in an area assessed during the Green Belt Review (K&L2) as having an overall green belt defensibility of medium/high, as there are several important indicators of positive green belt functionality that meet strategic green belt objectives. The built up edge currently provides a well-defined green belt boundary. The green belt functions of this area include: high green belt spatial functionality as it provides a clear distinction between town and countryside; medium to high functions of recreational value due to access links to the countryside and conserving and enhancing biodiversity within the Luggie Water corridor; and medium importance to the identity and setting of the settlements in the landscape. Prominent and elevated site in the landscape.
- The southern part of this site lies within the 1 in 200 year floodplain. No development should take place within this area.
- The southern edge of the site is in the Luggie Water Local Nature Conservation Site. Potential for Groundwater Dependent Terrestrial Ecosystems to be present.

Additional SEA commentary:

- Luggie Water LNCS borders the southern boundary of the site.
- Native Woodland present within LNCS along the southern boundary and to the south east, this should be protected during construction.
- Encapsulation of the Luggie Water in this area would result in the loss of connectivity, to the east and west of the Luggie Water (in conjunction with S370). Loss of species rich, unimproved grassland and semi improved grassland and marshy grassland (needs surveyed at appropriate time of year). Loss of connectivity from the south to north of the proposed site.
- Pit Road Industrial Estate and Luggie Water areas of potentially contaminated land is in close proximity to the site.
- Southern section of the site is within the SEPA flood risk area for fluvial and pluvial flooding.
- The site is within 400m walking distance to the nearest bus stops which provide a half hourly during peak times and less regular services off-peak. The site is in a remote location in relation to the town centre and associated facilities and amenities so given the size of the site (and scale of the estimated development), it is therefore likely to significantly increase the need to travel with an emphasis on private vehicular travel.

- Core paths in south and eastern edges of the site and rights of way.
- Two features of potential archaeological interest can be identified: a well close to the north-western corner of the plot, while the second is a series of stepping stones that are shown leading across the Luggie Water at the southern boundary of the site. The site appears to have remained as undeveloped agricultural land from at least the mid-19th century, meaning that it could retain some potential to produce buried archaeological features associated with earlier phases of occupation. It is likely that we would advise that a programme of evaluation should be conducted in advance of development, to assess whether material of this type is present.
- Adjacent semi industrial estate and business use.

### Proposed Mitigation Measures / Suggested Alterations:

- Flood risk assessment is required to determine the flooding risk in relation to the proximity to the Luggie Water and ascertain the developable extent of the area and has to meet the Flooding and Drainage policy. Establish viability of connecting to sewer to ensure capacity is not an issue. Ensure that there is no adverse impact on the adjacent Luggie Water, subject to a Water Environment Fund (WEF) project.
- Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective.
- Landscape framework for development, which protects landscape character and settlement setting. Protect and enhance boundary trees which contribute to this. This should include high quality functional open space and links to and enhancement of the green/ blue network.
- Protection and enhancement of core paths and rights of way within and adjacent to the site boundary.
- High quality and direct active travel routes to Waterside turning circle to link with public transport provision.
- Investigate and remediate any potential contamination identified.
- Archaeological investigation required.
- Air Quality Impact Assessment may be required.
- Possible Noise Impact Assessment due to adjacent business uses.
- Ground Investigation Report required phase 1 and 2.
- Protect and enhance woodland to the south east and watercourse to south. Phase 1 habitat survey may be asked for depending on boundary of site.

S375 Kincaidfield

Site Reference:	S375
Site Name:	Kincaidfield
Address:	Milton of Campsie
Site Suggested By:	Roderick Lawson
Site Owner / Agent:	Roderick Lawson
Current Land Use:	grassland
Suggested Land Use:	housing
Site Size:	0.8 hectares
Developable area (if available):	
LDP Stage Suggested:	LDP2 MIR

Aerial Photo



Site Photo



Site Photo



Site Photo

## Site Plan / Constraints Map (including Legend)



### Information Provided by Roderick Lawson:

**Proposed development:** there is already housing on the north and west side of the area and while it is recognised that the access road may have to be improved, it forms a natural extension of the existing boundaries of the village. (Council estimate – 20 units)

**Deliverability:** -

### Information Provided by Key Agencies:

**SEPA:** A minor watercourse flows adjacent to the site which could represent a potential flood risk. A Flood Risk Assessment is required. Advisory – surface water mitigation required to make the site acceptable on flood risk grounds.

**SNH:** No comments ecologically. This area will have some recreational access value and is used a lot by local dog walkers etc. Retain and enhance existing open space function and links with John Muir Way/ green networks. Retain existing parkland trees and establish new defensible boundary. Opportunity to enhance green network and functional open space. Development should be limited to safeguard existing mature trees. Views/ setting of John Muir Way should be considered.

**Scottish Forestry:** Retain mature woodland screening and incorporate as part of the design.

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	-- / ?	X	- / ?	- / ?	-	-	0

### Assessment Summary:

The full site is unsuitable for development because the following significant issues exist on the site:

- Site is in an area with low / medium overall green belt defensibility (MoC5). Its functions include: medium value for recreation with informal access to the Strathkelvin railway path and low to medium ecological/ biodiversity value, including scrub. Site is beyond the green belt boundary, which follows defensible features on the ground of a dense tree screen to rear of Birdston Road property boundaries.

Additional SEA commentary:



- The trees along and within the northern boundary of the site are protected through TPOs.
- This area is an important recreational resource for the local community. The site has the potential to be part of Birdston Wood open space and Local Nature Conservation Site. Grassland and wetland would need surveyed at appropriate time of year.
- The site is within walking distance of bus stops with regular services and is also in close proximity to active travel network. Despite this, the location of the site may increase the need to travel for wider amenities and facilities with an emphasis on private vehicular travel.
- The site is in close proximity to an area of potentially contaminated land (Birdston Road).
- The site is adjacent to an area at medium risk to surface water flooding.

#### Proposed Mitigation Measures / Suggested Alterations:

- Conserve biodiversity on and adjacent to the site, carry out a preliminary ecological appraisal,
- Evaluate, retain enhance good quality mature trees and bushes into the landscaping for the site, due to their biodiversity value.
- Enhancement of existing path on the site. This should include appropriate access to National Cycle Route 755. The informal path on site may meet the criteria for being a public right of way.
- Ground Investigation Report, Phase 1 & 2 required, as site in close proximity to former print works and Birdston Road potentially contaminated land sites.
- Flood Risk Assessment will be required and has to meet the Flooding and Drainage Policy, including surface water management.
- Air quality impact assessment may be required, depending on the number of housing units.
- Provide landscape framework to enhance the setting of the settlement and John Muir Way and provide a new defensible green belt boundary.
- Protect mature woodland screening, trees covered by a Tree Preservation Order and good quality trees, carry out a tree survey.
- Design and layout should conserve and enhance of the ponds to the west and their setting, which were associated with the site of a former print works to the north east.

S376 Morrison Drive

Site Reference:	S376
Site Name:	Morrison Drive
Address:	Lennoxtown
Site Suggested By:	PPD Planning and Development Consultants
Site Owner / Agent:	PPD Planning and Development Consultants, for MGL Developments
Current Land Use:	Woodland
Suggested Land Use:	Housing
Site Size:	2.04 hectares
Developable area (if available):	-
LDP Stage Suggested:	LDP2 MIR

Aerial Photo



Site Photo



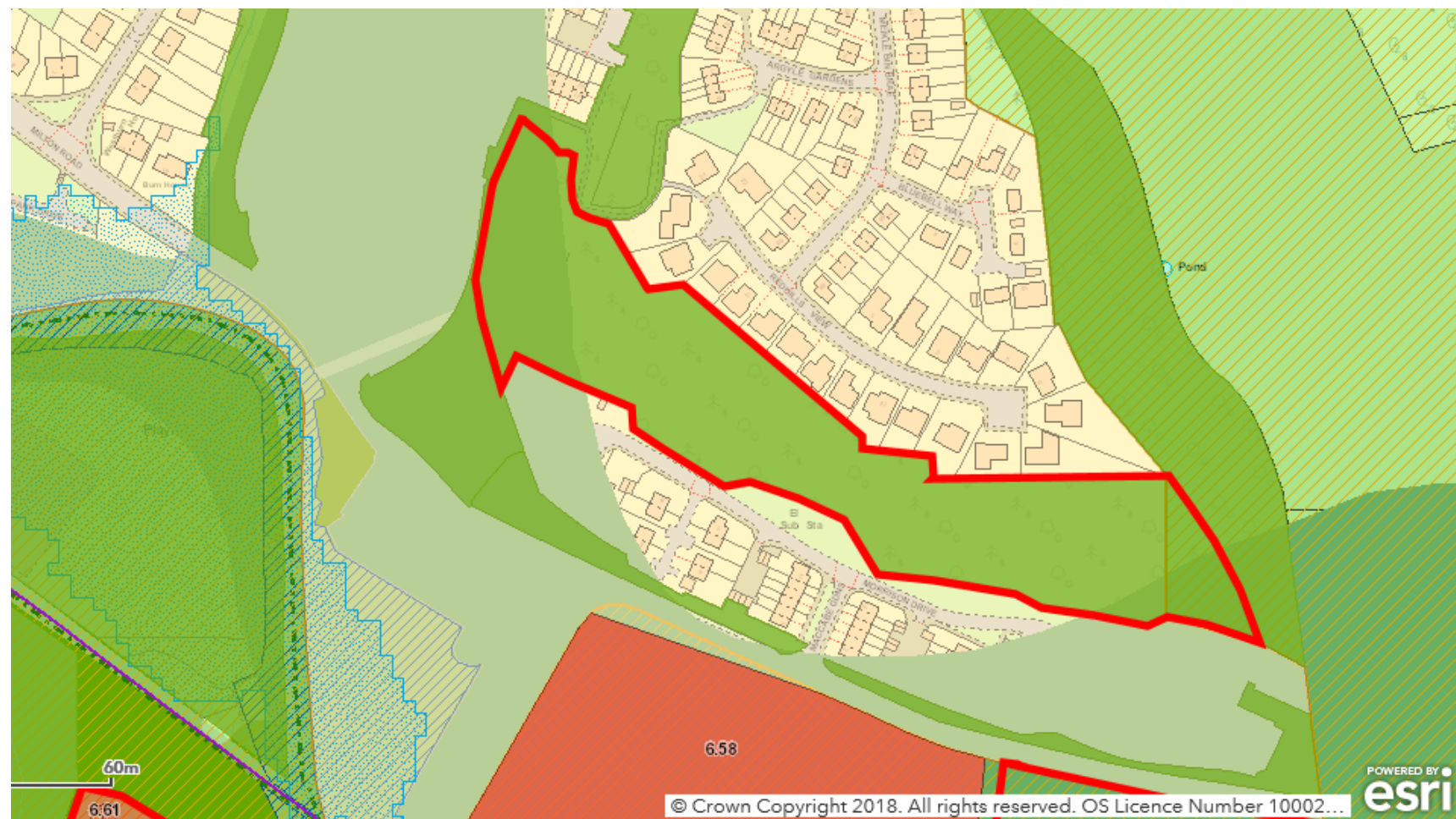
Site Photo



Site Photo



## Site Plan / Constraints Map (including Legend)





## Information Provided by PPD Planning and Development Consultants:

### **Proposed development:**

24 private and 25 affordable homes, owned by Clyde Valley Housing Association. This would include: detached and semi-detached private houses in a grouping in the western portion of the site, served by an access from Benview Road and two blocks of four-storey flats in the eastern part of the site, served by access from Morrison Drive.

Retention of open space with a wildlife corridor to the north, woodland play park and walkway.

The site is presently covered in over-mature and non-native trees, about which local residents have a history of complaint. It is private land, and this together with the density of tree cover, discourages any public use and therefore it serves no recreational or amenity function in the town or for surrounding residents.

Submits a planning statement, preliminary ecological appraisal, ecology strategy, landscape strategy and design and access statement in support of the proposal. A transportation statement is also available.

**Deliverability:** n/a

## Information Provided by Key Agencies:

**SEPA:** A surface water flood hazard has been identified and should be discussed with FRMA and Scottish Water. Appropriate surface water management measures should be adopted. Advisory – surface water mitigation required to make the site acceptable on flood risk grounds.

**SNH:** Wooded site - possible climate change implications. This site is recognised as important Open Space in the LDP. Avoid development of this area of established woodland which is a key landscape feature and should be retained. This steep and densely wooded site creates an attractive wooded setting to existing housing and views from the A891/ local landscape. Topography and established trees limit site development potential.

**Scottish Forestry:** The whole of the land parcel is on the National Forest Inventory. The Scottish Government Control of woodland Removal Policy will apply.

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
--	X	--	-	--/?	X	--	-	-

## Assessment Summary:

The full site is unsuitable for development because the following significant issues exist on the site:



- It would result in loss of the open space of Redhills View Woodland (LTS9) which is identified in the Open Space Strategy as good quality. This open space contributes to the green network in Lennoxton, mixed woodland has biodiversity value and has informal paths.
- A section of woodland in the eastern edge of the site is in an area of green belt which overall has medium/ high defensibility (L2), due to its significant spatial function and landscape value. Its spatial function is high as it constrains the settlement from encroachment across visually prominent landscape and prevents further dilution of settlement form. It has medium to high value to visual environmental quality and sense of place, as it has some intrinsic landscape value due to its relief, wooded elements and vistas to the Campsie Fells beyond. The area provides a landscape setting for the settlement as it is in the Glazert Valley Local Landscape Area. This section of woodland contributes to the Glazert Valley Local Landscape Area's special qualities of broad valley land form – valley sides, views along the valley floor and sides from the A891, and land use of small farms and mixed woodlands. The area also has value as ecosystem services due to biodiversity value and prime quality agricultural land. This tree belt also forms part of a defensible green belt boundary which is identifiable on the ground.
- Surface water flood risk

Additional SEA commentary:

- Small area to the north-west and south-east of the site is classified as Prime Quality Agricultural Land.
- The site plays an important role in terms of the wider green network and would result in unacceptable loss of open space and woodland.
- Despite access to bus services on the A891 (half hourly) and accessibility to the core path network the development of this scale in this location would significantly increase the need to travel with a particular emphasis on private vehicles due to the distance from Lennoxton centre and other settlements, local services and amenities, employment centres and rail connection.
- It would result in loss of woodland.

**Proposed Mitigation Measures / Suggested Alterations:**

- Retain path access through the site, as there are informal paths through the woods, which have potential to meet the criteria for public rights of way.
- Ground Investigation Report, Phase 1 & 2 required, as site in close proximity to former smithy site and chemical works.

- Has historical flooding issues and requires to meet the Flooding and Drainage policy, including surface water management measures.
- Air quality impact assessment may be required, depending on the number of housing units.
- Tree survey, protect good quality trees and retain the majority of the site as woodland.
- Reinforce defensible green belt boundary and protect the special qualities of the eastern part of the woodland in the Local Landscape Area.
- Development of a layout, design and scale which is compatible with neighbouring residential properties and addresses the steep slopes on the site.
- Ensure direct link from site to A891.

### S374 Bogside Road

Site Reference:	S374
Site Name:	Bogside Road
Address:	Baltimore
Site Suggested By:	Jigsaw Planning
Site Owner / Agent:	Jigsaw Planning
Current Land Use:	Mown grass area in the grounds of Bogside Farm Cottages.
Suggested Land Use:	housing
Site Size:	0.19 hectares
Developable area (if available):	-
LDP Stage Suggested:	LDP2 MIR

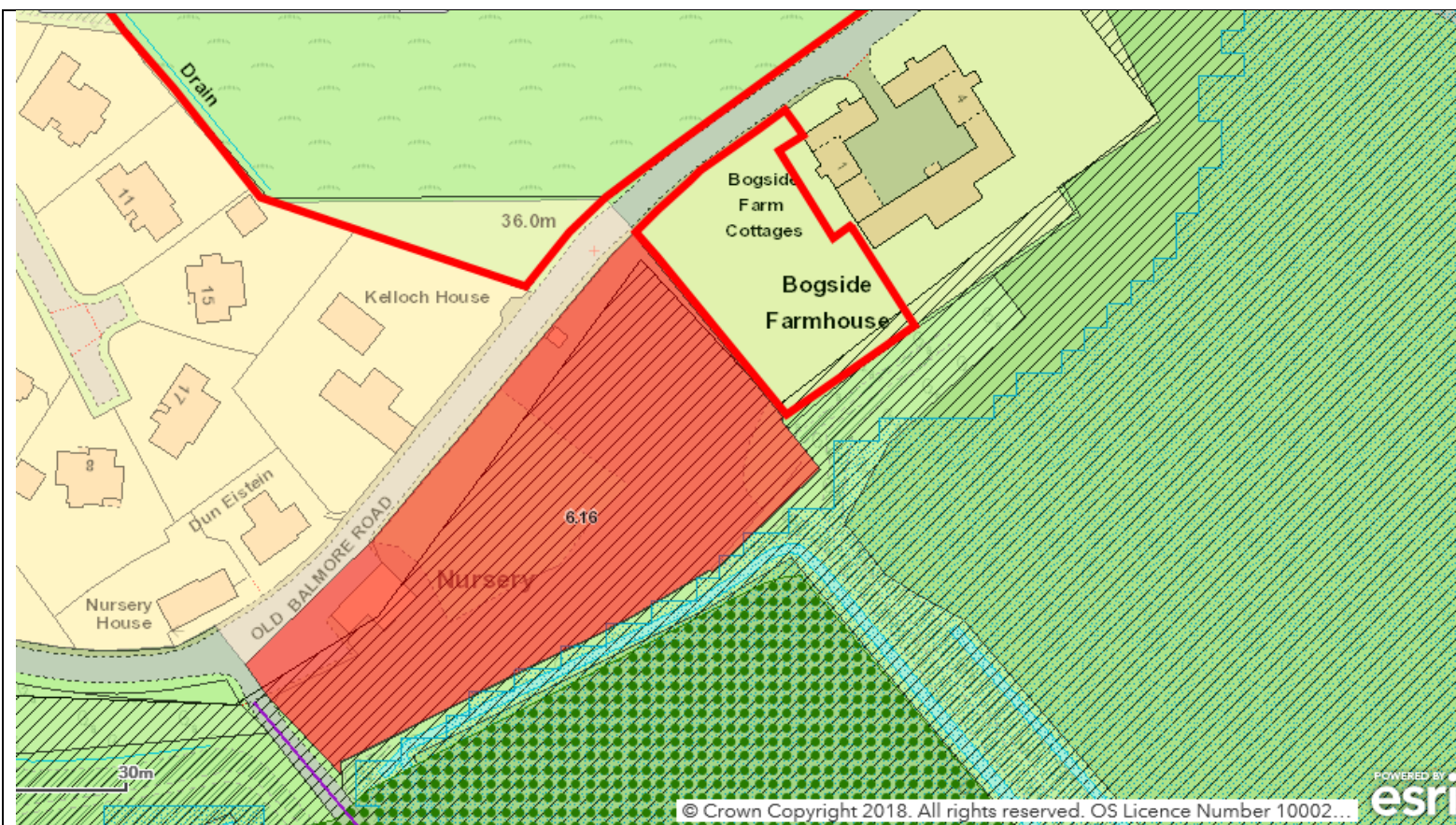
Aerial Photo



Site Photo



Site Plan / Constraints Map (including Legend)



Information Provided by Jigsaw Planning:



**Proposed development:** The site is surplus land outwith the settlement boundary as set out in the adopted Local Development Plan, however the site adjacent to the west is allocated for residential development (Site 6.16). The site to the east is a residential development, which comprises conversion of former agricultural outbuildings. A residential development can be comfortably accommodated within the site, housing is considered to be an appropriate form of development at this location and would be infill development. The site is a sustainable location. (Council estimate 5 units).

**Deliverability:** River Kelvin flood defences protect area, adjacent to but not within SEPA river flood zone. Anticipated programming is medium term (3 - 5 years), may come forward earlier when a developer comes on board.

### Information Provided by Key Agencies:

**SEPA:** Fluvial - adjacent to 1 in 200 flood outline. A minor watercourse flows adjacent to site. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. Reference to the Kelvin Flood Study should also be made. We note that the 1994 flood event exceeds the SEPA flood hazard map extent in this location and further assessment on the observed flooding record should be undertaken. Assessment of flood risk required.

**HES:** This proposed housing allocation would be located immediately to the north of the World Heritage Site Buffer Zone, 995m north of the Antonine Wall SM7548, adjacent to Bogside Farm Cottages on the edge of a small housing estate at Balmore. Although the development site will be visible in views north from the Antonine Wall, it will form a single mass with the existing housing estate and cottages, and it would not impact on the setting of the Antonine Wall. We would therefore be unlikely to put in a representation if you were to include it in the plan.



## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	-	X	-	?	-	-	0

### Assessment Summary:

The full site is unsuitable for development because the following significant issues exist on the site:

- Flood risk on site: fluvial - adjacent to 1 in 200 flood outline, a minor watercourse flows adjacent to site.
- The green belt south east of Balmore has medium to high value functions and defensibility. It has the green belt functions of flood plain, countryside setting for settlements which prevent urban sprawl towards Torrance. It is also adjacent to the Antonine Wall World Heritage Site landscape buffer zone.

Additional SEA commentary:

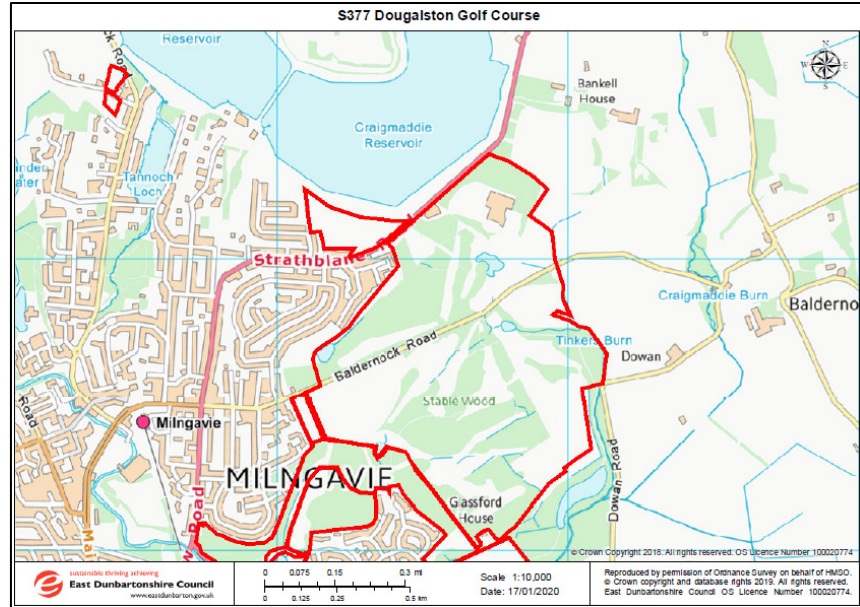
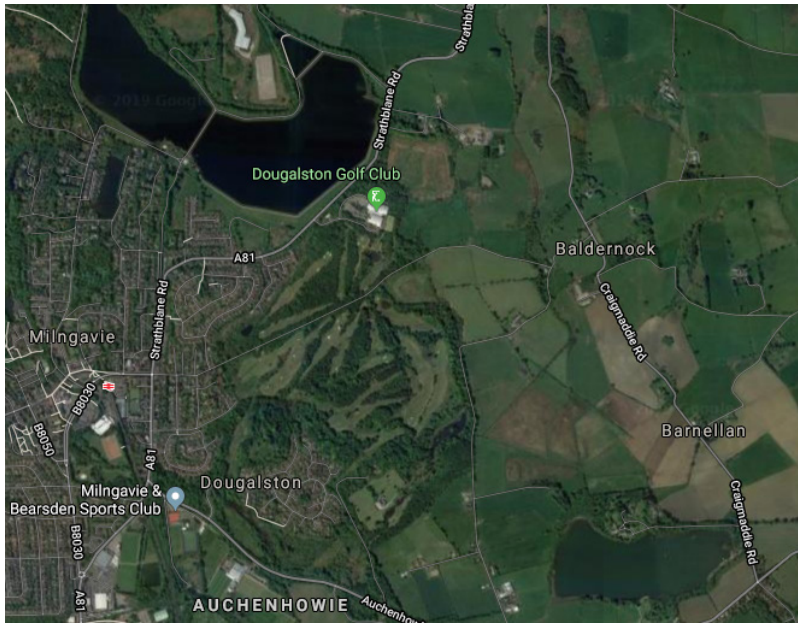
- The site is within walking distance of bus stops but has a poor service provision. In addition to this, the site is remote from any centre and associated facilities and is therefore likely to increase the need to travel, particularly by private vehicle given the poor public transport links.
- The Antonine Wall WHS buffer zone is immediately south of the proposal site and covers the southern boundary. Despite the proximity, HES have been consulted and do not anticipate any impact on the setting of the WHS.
- Loss of connectivity from Balmore Haughs to the marshy grassland at Balmore Road and wider area.

Proposed Mitigation Measures / Suggested Alterations:

- The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zone is located to the south of the site. Therefore consider the scale, design and external appearance of any new buildings proposed for the plot, to attempt to minimise their visual impact on the setting of the World Heritage Site.
- Potential Noise Impact Assessment, due to road noise on Balmore Road
- Ground Investigation Report, Phase 1 & 2 required, due to possible deposition of contaminated fill materials.
- Flood Risk Assessment will be required and has to meet the Flooding and Drainage Policy.
- Enhancement of core paths and connection from development site to the core paths.
- Protect mature and good quality trees on the site, tree survey. Protect biodiversity connectivity north to south through the site.

### S377 Dougalston Golf Course

Site Reference:	S377
Site Name:	Dougalston Golf Course
Address:	Land at Dougalston Golf Course, Strathblane Road, Milngavie
Site Suggested By:	British Land Company Ltd
Site Owner / Agent:	Gray Planning
Current Land Use:	Golf Course with parkland and commercial buildings
Suggested Land Use:	Residential, parkland, water space and leisure path network
Site Size:	79 hectares
Developable area (if available):	Not specified (approx. 15% of overall site)
LDP Stage Suggested:	LDP2 MIR

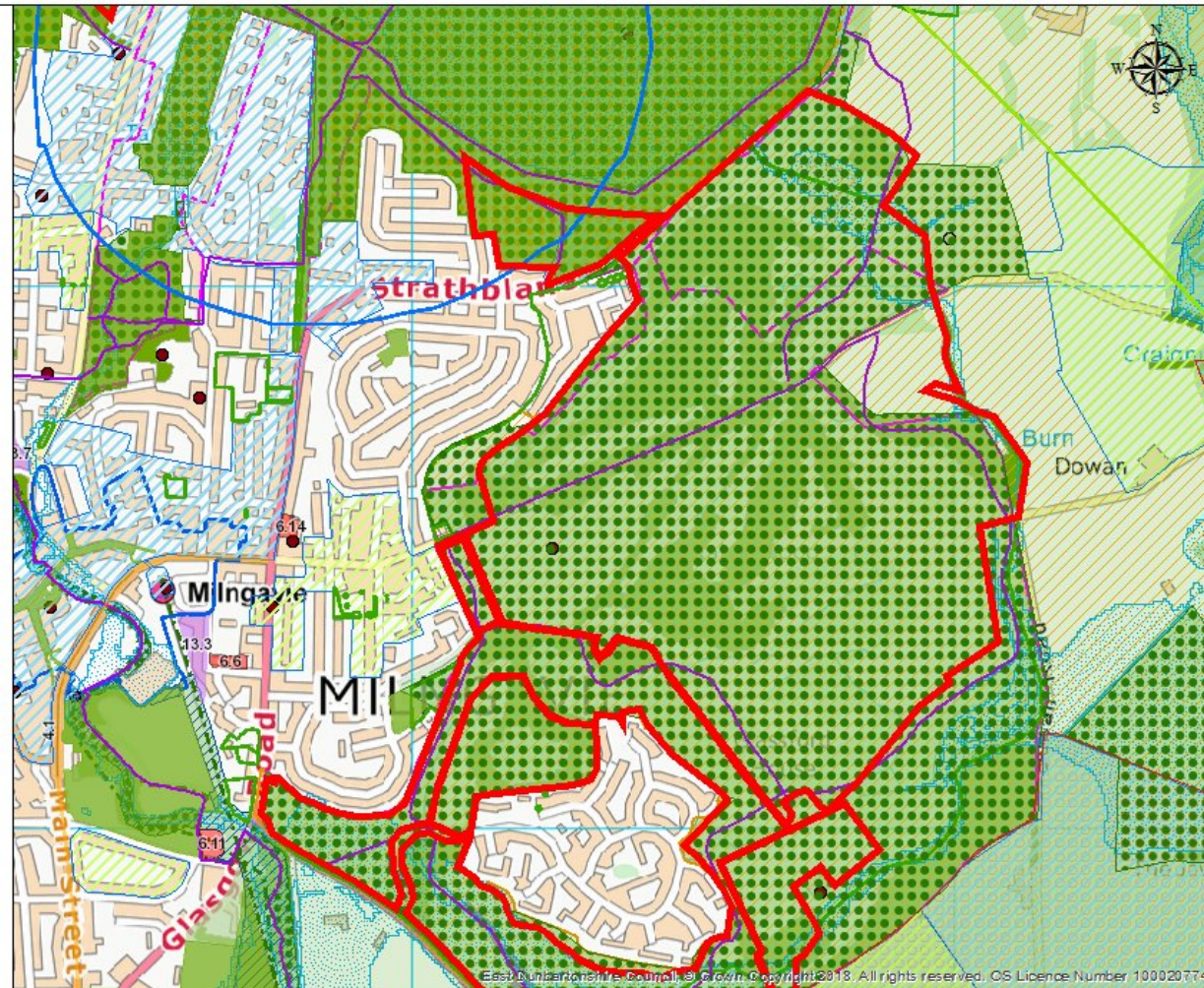




## EDC LDP 2 Site Assessment

### Legend

- Call for Sites 2018/19 (editable layer requested by Evan)
- Health and Safety Executive Consultation Zone
  - Application for Development Likely to Attract Birds
  - Policy 3 - Place Initiative
  - Policy 3 - Green Belt
  - Policy 4 - Potential Rail Station Location
  - Policy 4 - Sustainable Transport
  - Policy 4 - Indicative Bishopbriggs Relief Road Route
  - Policy 4 - Core Path
  - Policy 6 - Housing Site
  - Policy 7 - Open Space
  - Policy 7 - Community Facility
  - Policy 8 - Site of Special Scientific Interest
  - Policy 8 - LNCS Geodiversity Site
  - Policy 8 - Local Nature Reserve
  - Policy 8 - Local Nature Conservation Site
  - Policy 8 - Tree Preservation Order
  - Policy 9 - Flood Risk Area
  - Policy 10 - Conservation Area
  - Policy 10 - Townscape Protection Area
  - Policy 10 - Locally Important Garden and Designed Landscape
  - Policy 10 - Antonine Wall World Heritage Site
  - Policy 10 - Antonine Wall World Heritage Site buffer zone
  - Policy 10 - Scheduled Monument
  - Policy 10 - Listed Building
  - Policy 10 - Significant Archaeological Site
  - Policy 11 - Town Centre
  - Policy 11 - Commercial Centre
  - Policy 11 - Village Centre
  - Policy 11 - Local Centre



## Information Provided by Gray Planning:

### **Proposed development:**

- Re-worked proposal from previous LDP Review submissions in 2015 which re-purpose the proposal to lead on holiday and visitor economy in line with the Council's vision for Milngavie and its starting point for the West Highland Way.
- No loss of green space planned.
- Housing element required to cross-fund and make the project commercially viable.
- The option to abandon and vacate the golf course (i.e. do nothing) would render the open space, parkland and setting into dereliction/vacancy.
- Sensitive Development as proposed would retain the parkland setting, new open spaces created as the change of use from open golf course landscape to residential, holiday accommodation and elderly care will enable new open and green spaces to be formed and link with existing.
- The development framework plan shows minimal change to the strategic and spatial layout of the site – i.e. boundaries to be retained and enhanced, trees minimal removal and parkland to be re-purposed, rather than removed or lost.

### House types

- 20% Affordable houses
- 50 x Private houses (3 bed or less)
- 50 x private houses (4 bed or more)
- 50-75 age exclusive /retirement living

### Other uses

- Leisure and Assembly (Class 11)
- Family restaurant (sui generis)
- Outdoor goods retail (bulky goods and gifts) (Class 1)



- Potential community / social hub (Class 10)

#### Local economy

Permanent jobs in leisure and hospitality sector (holiday lodges), and in care sector (care home/retirement living) – and ancillary retail jobs. Construction jobs for all elements.

#### Land assembly

Landowner in discussion with neighbouring developer who could facilitate accommodation of further infrastructure delivery via adjacent development site.

#### Marketing and Commercial

Falling golf club membership and chartered surveyor valuations with poor commercial outlook prognosis

#### Water Environment

SUDs and change of use from golf course to other uses will implement drainage strategy to reuse existing drainage system designed for golf course management

#### Access

- Main access via Strathblane Road, existing entrance to site.
- Secondary (emergency) access via Baldernock Road.
- Further access could be achieved to south of site via Glassford (with arrangement with neighbouring developer who is also jointly supporting this development to help implement the access design).

**Deliverability:** Subject to PPP and detailed planning, site start 2023. Early phases for commercial and leisure, with proportional (e.g. 33%) share of residential 2024, then further 33% 2025, finishing 33% remaining housing 2026

30 units per year anticipated

Information Provided by Key Agencies:

**SEPA:** Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FRMA and Scottish Water. Appropriate surface water management measures should be adopted. Construction Site Licence will be needed to be applied for here and ensure that all aspects are complied with particularly site runoff.

**SNH:** Serious concerns re this proposal. This proposal should be strongly resisted. Incremental erosion of green belt. Loss of recreational resource and open space immediately adjacent to settlement. Core path runs through the site – access issues. Mature woodland. Defensible boundary issues. If this were to gain consent, also high risk of infill development in the open space between this site and the main settlement. Topography and established trees limit site development potential. Note: in combination with Bearsden golf course, development of Dougalston golf course would result in cumulative erosion of the green belt and loss of open space/ recreation resource around Bearsden/ Milngavie.

**Historic Environment Scotland:** This is immediately to the SE of the Milngavie Reservoirs (GDL00408) designed landscape, which is included in the Inventory of Gardens and Designed Landscapes in recognition of its national importance. Milngavie Reservoirs is of outstanding architectural interest for its high-quality structures and also of outstanding historic interest as a rare example of a functional, 19th century civil engineering landscape designed and used like a public park, and which became highly valued for its 'natural beauty'. The reservoirs, associated architecture, and mature planting also contribute major scenic interest to the local landscape.

The proposed allocation has a potential impact on the setting of the Milngavie Reservoirs Garden and Design Landscape and consideration would need to be given to this impact in the design of the development. Housing should be carefully designed and located to minimise the impact on its setting. The site allocation would also be located 600m west of SM2190, Kettlehill Dun. This is an Iron Age fort, with views south, east and west over lower lying ground, including the proposed development area.

The proposed development would be visible from the dun, though partially masked against the existing housing mass of Milngavie. It would therefore have a potential impact on the setting of the scheduled monument, and consideration would need to be given to this impact in the design of the development.

The proposed development area is also 1000m south-west of SM2539 High Blochairn Cairn. This is a Bronze Age burial cairn, which has views to the south and west. As such, the proposed development would be visible from the monument, and there is the potential for setting impacts, which would need to be considered in the design of the development.

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
--	-- / ?	--	?	--	- / ?	--	--	--

### Assessment Summary:

The full site is unsuitable for development.

- Protection of the green belt, site is in areas with medium or medium- high defensibility and/or functions. The functions of the green belt in this area include medium – high recreational value as it is part of the green network with a golf course and core paths; high visual environmental quality and sense of place as the area is in the Baldernock to Torrance Local Landscape Area and Dougalston Locally Important Garden and Designed landscape. The area is also of medium to high value for ecosystem goods and services as it is a Local Nature Conservation Site, which includes areas of native woodland, and contains ponds and watercourses which help natural flood alleviation.
- On or adverse impact on Local Nature Conservation Sites (Dougalston Estate and Loch)
- Low landscape capacity for development, with high sensitivity in terms of landscape character and relationship to settlement form, landscape features and visual prominence and sensitive views.

**Additional SEA commentary:**

- The entire site is protected under TPOs (Fairways Estate – Dougalston Golf Course) and there are also Native Woodland habitats throughout the site and other woodland, protected from woodland removal.
- Development could result in loss of woodland, semi-improved grassland and open water habitats. It could also cause fragmentation of habitats. Potential protected species issues. Part of the site is a recreational resource and was highlighted as an important open space for residents as part of recent open space community engagement. Consideration being given to part of the site being open space.
- The site is fully designated as a Locally Important Garden and Designed Landscape (Dougalston) and forms part of the setting of Milngavie Reservoirs Garden and Designed Landscape.
- The site borders the strategic green network assets of the Milngavie and Craigmaddie Reservoirs and the site itself also plays an important role in the wider green network linkages and nodes.
- Two areas of potentially contaminated land are within the site boundary (Baldernock Road and Back Wood Refuse Tip)
- Along the eastern boundary and within the northern boundary there are areas that are within the SEPA Flood Risk Area and there are also a number of areas at high/medium risk of surface water flooding in the northern half of the site.
- Category B Listed Building (Dovecot, Dougalston House) situated to the south-west of the site.
- The site is more than 1000m walking distance from public transport connections (from the centre of the site). The site is remote from the town centre facilities and amenities so is likely to significantly increase the need to travel with a particular emphasis on private vehicular travel. This is likely to significantly impact on local air quality, particularly during peak times and also increase greenhouse gas emissions.

<b>Proposed Mitigation Measures / Suggested Alterations:</b>
--

- |  |
|--|
| <ul style="list-style-type: none"><li>• Protection and enhancement of core paths within and surrounding the site boundary.</li><li>• Protected species surveys required.</li><li>• High quality walking and cycling routes throughout development boundary linking development site to existing path network and Milngavie town Centre.</li><li>• Flood risk assessment is required to determine the flooding risk in relation to the proximity to the Tinkers Burn and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.<br/>Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective.</li><li>• Protect existing woodland.</li><li>• Development should not have an adverse impact on the setting of the adjacent Milngavie Reservoirs Garden and Designed Landscape and nearby Scheduled Monuments.</li><li>• Safeguard the existing sports facility (golf course) from development. Where there is loss of an outdoor sports facility this loss will be compensated by the provision of replacement facilities or upgrading of other existing facilities</li></ul> |
|--|

### S350 Former Sewage Works

Site Reference:	S350
Site Name:	Former Sewage Works (Scottish Water)
Address:	Allander Way, Auchenhowie Road, Milngavie
Site Suggested By:	Milngavie Community Council
Site Owner / Agent:	Scottish Water/North Planning & Development
Current Land Use:	Greenfield
Suggested Land Use:	Parking
Site Size:	n/a hectares
Developable area (if available):	n/a
LDP Stage Suggested:	LDP2 Early Engagement/MIR Additional Sites

Aerial view



Site Photo – n/a

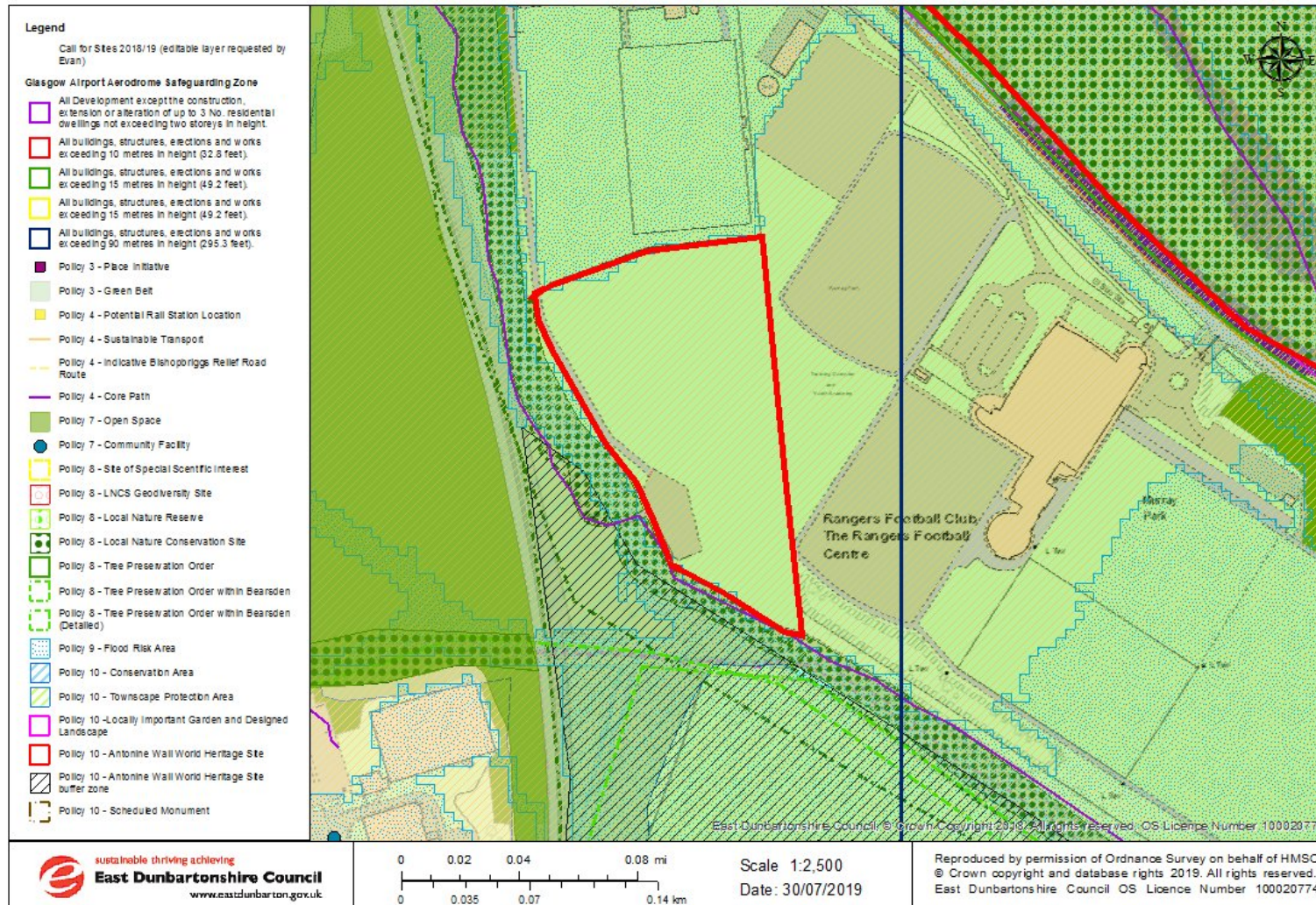
Site Photo – n/a

Site Photo – n/a



# Site Plan / Constraints Map (including Legend)

## EDC LDP 2 Site Assessment



### Information Provided by Milngavie Community Council:

**Proposed development:** That the Council identifies land close to the Allander Leisure Centre to provide additional parking for a future Allander Rail Halt. We suggest that, should the double-tracking be restored, all or part of the Scottish Water owned land on the east side of the railway could be used.

**Deliverability:** “Rather than waste money on decking at Milngavie station, the Council should think longer term and plan to compulsory purchase some additional land near the Allander. The roughly triangular (grand-piano shaped) land owned by Scottish Water on the east side of the railway, formerly a sewage works, is Green Belt and cannot be developed for housing, so its monetary value should be low. In the meantime the SW site could be used for long-stay parking for the West Highland Way. We believe that EDC should be more proactive in using compulsory purchase where the land would be of long-term strategic value to the community”.

### Information Provided by Key Agencies:

**SEPA:** Site is adjacent to fluvial flood risk with a few records of flooding around the site.

**Scottish Water:** Sewer lines to west and southern edge of site

## Strategic Environmental Assessment

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

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
0	X	-- / ?	+ / - / ?	X	- / ?	--	--	--

### Assessment Summary:

The following significant issues exist on the site:

- Mineral Resources – coal bearing strata at surface
- The area required to be used to link the site to the proposed Allander rail station site is within the SEPA flood risk area (fluvial)

### Additional SEA commentary:

- The entire proposal site is an area of potentially contaminated land directly from the previous uses as a Sewage Works.

- The northern, western and southern boundaries of the proposals site are within the SEPA flood risk area (fluvial) and areas of the site are also at risk from surface water flooding.
- Given the close proximity to the Allander Water there is potential for diffuse pollution and surface water run-off from any development of the site.
- Development of the site into a future park and ride facility should the proposed Allander rail station development occur is likely to increase car usage, traffic congestion on the Burnbrae roundabout and the A807 and resulting emissions levels in the area at peak times.
- The site is directly adjacent to the Allander Water LNCS which follows the western and southern border of the proposal site.
- Significant infrastructure improvements would be necessary in terms of provision of appropriate access to the site and potential drainage issues.

#### **Proposed Mitigation Measures / Suggested Alterations:**

- Previously developed land now naturalised with ruderals, scrub and grassland. Potential for site to be Open Habitat Mosaic. Site provides semi-natural habitat along this part of the Allander. Site also provides a screen and reduces the impact of the light pollution and noise disturbance from the adjacent pitches reaching the river. Development would need to leave buffer to the river and providing additional screening to avoid disturbance.
- Providing access to the site may cause un-mitigatable disturbance to the river corridor/Allander LNCS and therefore should be avoided.
- Flood risk assessment is required to determine the developable extent of the site and viability of connecting to sewer to ensure capacity is not an issue.
- Allander Flood Study is relevant to this site - site is within a functional flood plain. Any development should have porous paving & SuDS to improve on existing hard standing.
- Investigate and remediate potentially contaminated land.
- Protect and enhance Allander Water LNCS biodiversity value and green network
- Investigate and remediate potential contamination.
- Development would need to enhance/retain amenity value of Allander walkway

#### **Transport Comments**

- Vehicle access to this site would be from A807 Auchenhowie Road via a road adjacent to the sports club which is not in public ownership and is not suitable for this volume of daily traffic as it is one lane only.
- Development of the site into a future park and ride facility for the proposed Allander rail station would require the creation of safe, well lit access paths from the car park to the Allander rail station site. This would be approximately 400-500m walk. This would require the removal of greenspace and would be constructed on SEPA flood risk areas.
- The location and proposed land use of the site would increase the volume of vehicular traffic in the local area. This increase in vehicular traffic would impact on the Burnbrae roundabout and the A807 Auchenhowie Road junction. This could increase congestion in the local area with potential negative implications for local air quality.
- The location of a park and ride facility on this side of the railway would be less favourable due to the increase in distance vehicles would have to travel from the south and west in order to access the proposed Allander rail station. It would also increase the distance required to walk from the park and ride facility to the train which would be less favourable and would reduce the ability of the facility to facilitate a shift to sustainable travel.

#### **MIR Consultation Response from North Planning**

Whilst the original 'early engagement' site promoter, Milngavie Community Council, did not submit additional information at the MIR stage, the Council received representation from North Planning & Development. Comments focused on the suitability of the site for development, as opposed to comments on the site assessment. These have been reflected in the Report of Consultation.