

# East Dunbartonshire Local Development Plan 2017





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East Dunbartonshire

# Local Development Plan 2017

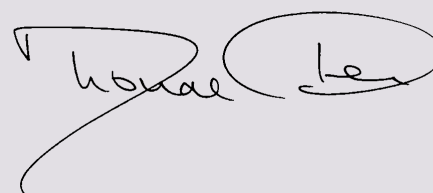


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This is a true copy of the East Dunbartonshire Local Development Plan.

Date of Adoption: 23 February 2017



Mr Thomas Glen

Depute Chief Executive - Place, Neighbourhood and Corporate Assets





# Introduction



Welcome to the Local Development Plan for East Dunbartonshire. It sets out a long-term plan for development across East Dunbartonshire. Together with the Glasgow and Clyde Valley Strategic Development Plan, the Local Development Plan forms the Development Plan for this area against which planning applications are determined. The Plan is supported by Supplementary and Planning Guidance, including place-specific masterplans, which will also be used in determining planning applications.

This Local Development Plan sets out a land-use strategy for East Dunbartonshire in order to deliver the Community Planning Partnership's Local Outcome Improvement Plan. The planning policies in this document are intended to improve the quality of East Dunbartonshire as a place to live, work and visit. This Plan reflects the Council's desire to create high-quality places for residents to live, facilitate sustainable economic growth and the development of our town centres, maximise our tourism and business potential, and protect and enhance the quality of our local historic, natural and water environment. It also ensures that essential infrastructure for energy, broadband, minerals and waste is provided.

## The Local Development Plan Process

This Local Development Plan for East Dunbartonshire (hereafter known as the 'Plan') is the end result of a statutory process which the Council commenced in 2011 in order to replace Local Plan 2. During 2012 we carried out early engagement with communities and stakeholders ahead of publishing a Main Issues Report (MIR) in autumn 2013. During the consultation on the MIR we received a large volume of responses which together have helped to shape this document. A Proposed Plan was published in spring 2015 and the representations received were considered by Reporters on behalf of Scottish Ministers. Their Report of Examination was published in September 2016.

## Purpose of the Proposed Local Development Plan

The LDP is a new form of Development Plan and replaces the East Dunbartonshire Local Plan 2 (2011). The Plan should be read as a whole and avoids duplication between policies. It sets the framework for the growth and development of East Dunbartonshire

and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy (2014). The Plan therefore aims to provide certainty for the public and private sectors in terms of guiding investment decisions and informing the allocation of resources. The Plan will help to guide development and regeneration strategies by clearly illustrating where and how development should and should not take place. Key themes running through the entire Plan are the need to ensure high-quality design and placemaking, consideration of climate change and delivery on climate change legislation and obligations.

Future planning applications will be determined in accordance with the policies and site schedules contained within the LDP, as required by Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended. Failure to comply with the policies and community strategies section contained within the LDP may result in refusal.



## Structure of the Proposed Plan

This Plan sets out a spatial strategy for East Dunbartonshire and represents the Council's view on the future use of land within East Dunbartonshire. This strategy consists of a vision, set of policies and four community strategies that together aim to guide development and improve the quality of our environment. This document therefore includes the following sections:

<b>A Spatial Strategy for East Dunbartonshire</b>	This section sets out the vision, and national and strategic framework which this Plan delivers through its Spatial Strategy, accompanied by a Strategy Map.
<b>Principal Policies</b>	This section details a set of Principal Policies which are applicable to all planning applications.
<b>Subject Policies</b>	This section sets out a series of Subject Policies which should be complied with in assessing relevant planning applications.
<b>Community Strategies</b>	This section sets out land allocations and designations for the four community areas.
<b>Appendices</b>	A glossary can be found in Appendix 1 which explains terms and acronyms used in this Plan. A Schedule of Land owned by the Council and affected by any of the policies or development locations in this Plan is set out in Appendix 2.

The Plan is accompanied by a Proposals Map setting out detailed land-use designations for every part of East Dunbartonshire. It is also accompanied by a series of supporting documents:

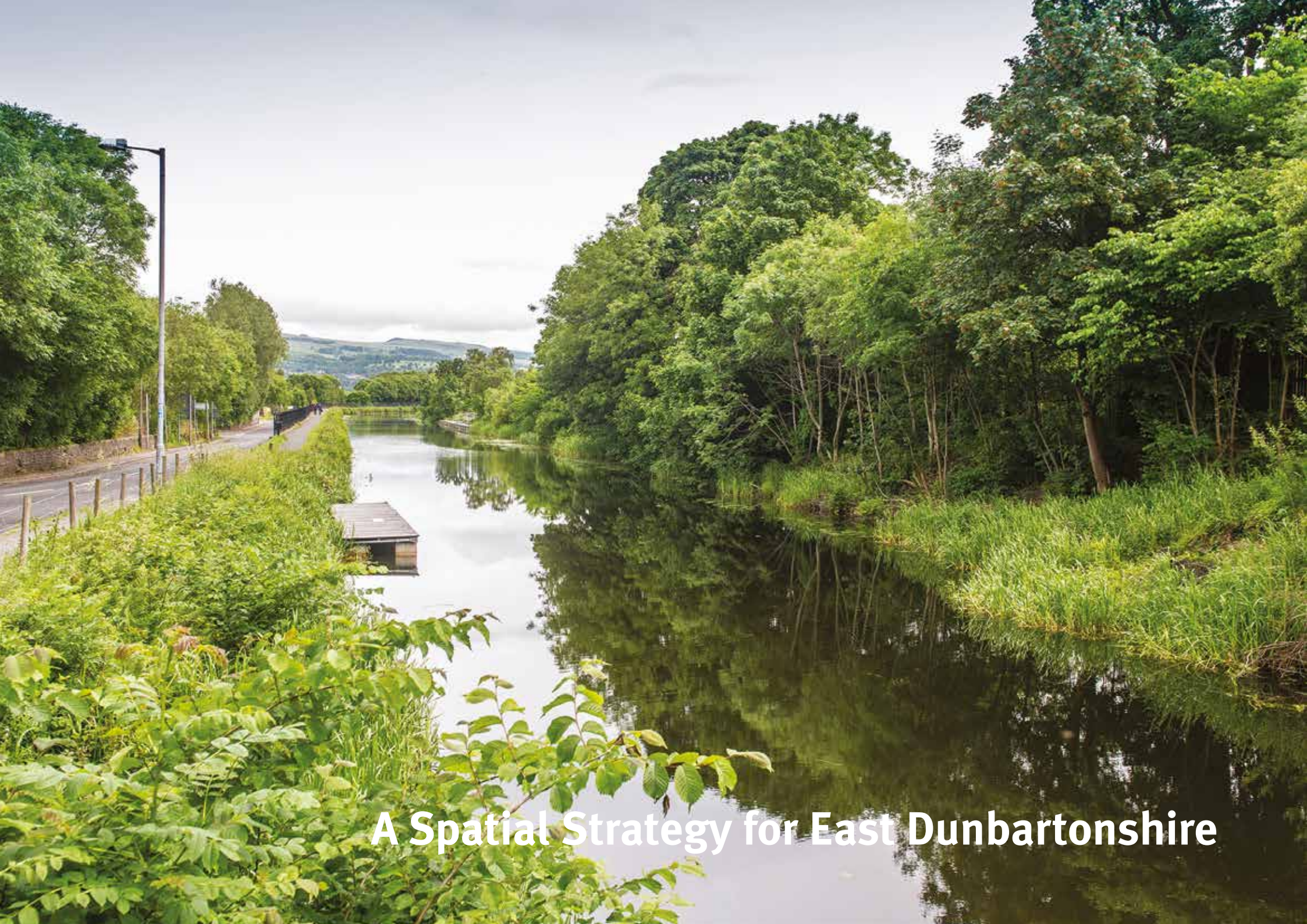
<b>Action and Delivery Programme</b>	Provides details of how the Plan's policies and proposals will be delivered. It outlines who is responsible for delivery, the financial requirements and potential timescale. The Action and Delivery Programme will be monitored and updated every two years.
<b>Environment Report</b>	Assesses the likely environmental effects of the Local Development Plan, including policy and development options, under the Environmental Assessment (Scotland) Act 2005
<b>Habitats Regulation Appraisal (HRA)</b>	An HRA screening has been prepared in accordance with the Conservation (Natural Habitats, & c.) Regulations 1994, as amended, in consultation with Scottish Natural Heritage. This concluded that the Plan's policies and proposals are not likely to have a significant adverse effect on a protected European Natura 2000 site. An 'appropriate assessment' is not therefore required.

These documents can be found on our webpage at: [www.eastdunbarton.gov.uk/LDP](http://www.eastdunbarton.gov.uk/LDP) The adopted Local Development Plan will be accompanied by the following documents.

<b>Supplementary Guidance</b>	Explains in detail how the Council expects the policies contained within the Plan to be implemented and how they will be used in the consideration of planning applications. This allows the Plan itself to focus on the vision, spatial strategy, over-arching and other key policies and proposals. Supplementary Guidance is statutory and forms part of the Plan. The content of Supplementary Guidance is set out in this Plan.
<b>Planning Guidance</b>	Provides additional guidance on the implementation of the policies contained in the Plan. Planning Guidance is non-statutory but is a material consideration in the determination of planning applications.

These documents can be found on our webpage at: <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/planning-guidance>.





# A Spatial Strategy for East Dunbartonshire



The Spatial Strategy is derived from a number of sources including East Dunbartonshire Council's vision, Scottish Government legislation, the National Planning Framework, and the Glasgow and the Clyde Valley Strategic Development Plan (SDP). It consists of five Principal Policies and 15 Subject Policies, Community Strategies section and a Proposals Map. The following diagram explains the vision alongside the national and strategic framework, as well as the Spatial Strategy for East Dunbartonshire that this Plan sets out.

## Plan Vision:

East Dunbartonshire Council together with the Community Planning Partnership sets out in its Single Outcome Agreement a vision: "Working together to achieve the best with the people of East Dunbartonshire." This is underpinned by a series of local outcomes which this Plan must support. The policies and Community Strategies section in this Plan work together to deliver this vision and the Local Outcome Improvement Plan.

## National Context:

This Plan sits within a legal and policy framework set by the Scottish Government. Therefore the policies and Community Strategies section within this Plan work together to deliver requirements set by a range of documents including:

- Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 and associated planning circulars.
- National Planning Framework 3.
- Scottish Planning Policy and associated Planning Advice Notes.

## Regional Context:

This Plan sits within a policy framework set by the Glasgow and Clyde Valley Strategic Development Plan (SDP), of which East Dunbartonshire Council is one of eight constituent Councils. The Planning etc (Scotland) Act 2006 states that Local Development Plans must be consistent with the SDP for the area. The policies and Community Strategies section in this Plan work together to deliver the vision for the Glasgow city region set out by the SDP.

## East Dunbartonshire Spatial Strategy Map

## Principal Policies:

These policies set out the over-arching principles for good planning and lie at the heart of achieving the Council's vision and high-quality places. They are applicable to all types of development.

## The relevant policies are:

1. Sustainable Economic Growth
2. Design and Placemaking
3. Supporting Regeneration and Protection of the Green Belt
4. Sustainable Transport
5. Green Infrastructure and Green Network



## Subject Policies:

### Place:

These policies support the creation of high-quality places for communities to live and work within.

### Relevant policies:

6. Creating Inclusive and Sustainable Communities
7. Community Facilities and Open Space
8. Protecting and Enhancing Landscape Character and Nature Conservation
9. Enhancing and Managing the Water Environment
10. Valuing the Historic Environment.

### Network of Centres and Retail:

These policies support the development of successful town centres and commercial developments.

### Relevant policies:

11. Network of Centres
12. Retail and Commercial Development

### Economy and Employment:

These policies support the development of a thriving economy in East Dunbartonshire.

### Relevant policies:

13. Creating a Supportive Business and Employment Environment
14. Tourism

### Infrastructure and Utilities:

These policies support the provision of infrastructure to facilitate homes, employment and leisure.

### Relevant policies:

15. Renewable Energy and Low-Carbon Technology
16. Managing Waste
17. Mineral Resources
18. Digital Communications
19. Safeguarding Infrastructure
20. Developer Contributions

## Communities Section - Strategy Map and Sites:

Bearsden and Milngavie



Bishopbriggs, Torrance, Balmore and Bardowie

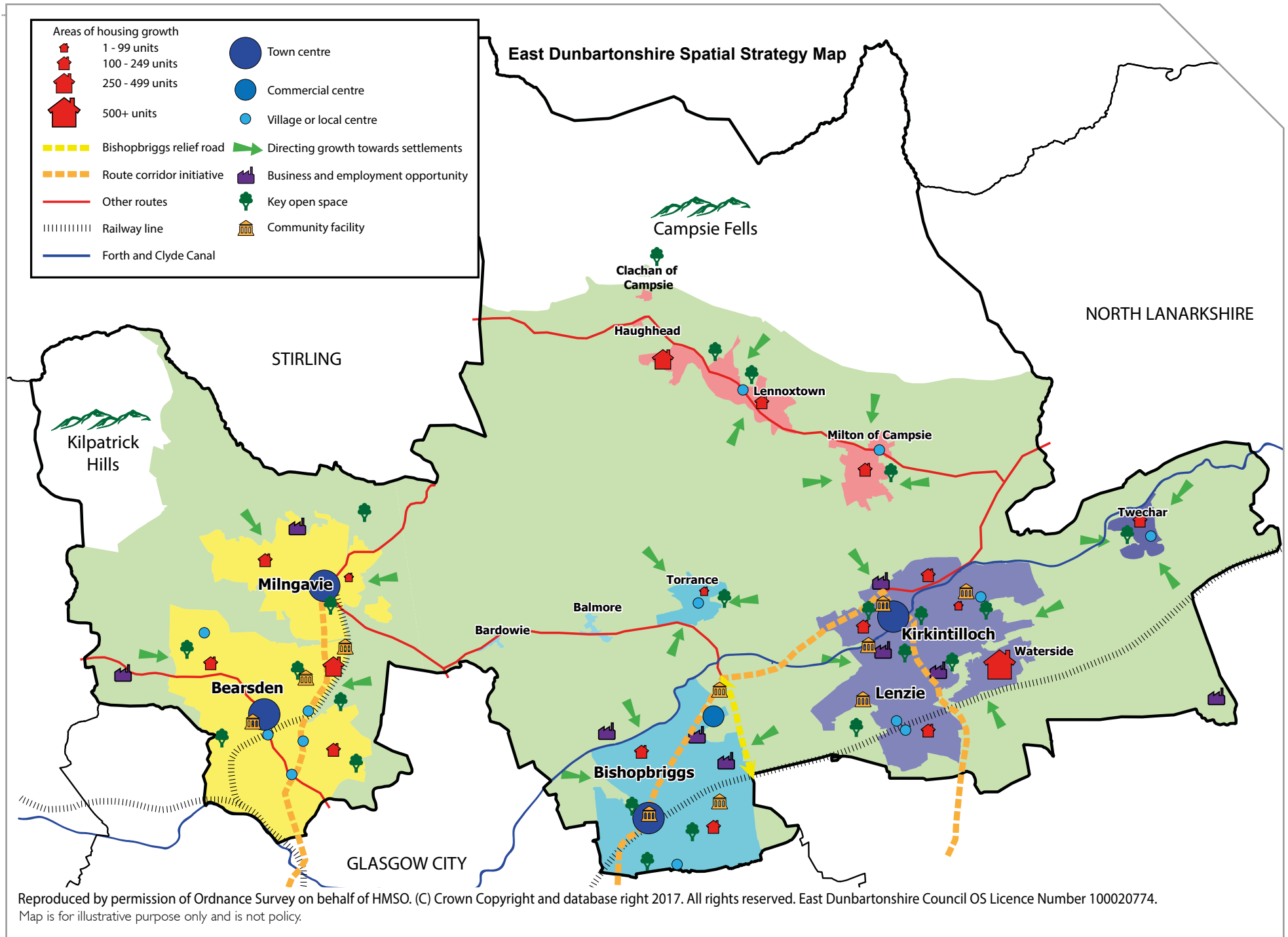


Kirkintilloch, Lenzie, Waterside and Twechar



Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie









## Principal Policies

## Policy I. Sustainable Economic Growth



The Council wishes to encourage sustainable economic growth within the area, maintaining a good quality of life, directing appropriate development to the most sustainable locations, and allowing people to make sustainable choices. Sustainable economic growth in East Dunbartonshire should facilitate an expanding economy, permanent employment opportunities and balanced communities with a high-quality environment within which people can live, work, and access services without compromising the environment for future generations. Sustainable growth will deliver reduced inequality while at the same time reducing emissions and respecting the high-quality environment of the area. The policies elsewhere in this Plan and their associated land allocations ensure that sustainable economic growth can be delivered.

All proposals should support sustainable economic growth by ensuring:

- A. The prioritisation of brownfield over greenfield land
- B. Locating mixed-use developments, wherever possible, adjacent to existing settlements
- C. The town centre first principle for developments, particularly where these have a high footfall. Only after it can be reliably demonstrated that no town centre or edge-of-centre location is suitable and/or available, will out of centre locations be considered
- D. The remediation of vacant or derelict land
- E. Provision of affordable housing to contribute towards community need
- F. Development only on those sites which can be accessed sustainably and can contribute to the development of an active travel network
- G. Provision of permanent employment opportunities through development of business and employment sites
- H. The development of key sectors such as finance and business services, tourism and green energy
- I. The re-use of existing buildings for new purposes where appropriate
- J. The use of sustainable methods and materials in construction to support a low-carbon economy.



Lennoxtown Enterprise Centre



Aviva, Westerhill



## Policy 2. Design and Placemaking



Planning is about creating better places that help to improve the quality of life for everyone. This means taking a design-led approach to the development process, as required by the Government's two policy statements, Creating Places and Designing Streets. Together, these two documents set out the value that high-quality design can deliver and the important role that good buildings and places play in promoting healthy, sustainable lifestyles.

East Dunbartonshire Council will take a design-led approach to all forms of development, and put high-quality design at the heart of the decision-making process. The Council will support proposals which contribute towards the creation of distinctive, high-quality places that provide character and a strong identity. Ultimately we want to make East Dunbartonshire an attractive place to live and work by creating a network of well-designed, accessible and healthy communities with a balanced mix of uses.

Developments of all scales must accord with the following Design and Placemaking principles:

- A.** Be designed to ensure a positive impact on the character, function and amenity of the surrounding area, including compatibility with existing uses
- B.** Provide appropriate linkages to transport, neighbouring developments and green infrastructure connections
- C.** Be of a high quality, taking into account any relevant guidance or character assessments
- D.** Incorporate sustainable materials, energy, design and construction methods. In particular provide energy and heat-efficient buildings which make the best use of passive solar gain, shelter and sustainable drainage systems, and digital infrastructure
- E.** Help to reduce use of the car by prioritising pedestrians, cyclists and public transport services
- F.** Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area

- G.** Contribute to a welcoming and safe environment
- H.** Promote healthy, active and inclusive lifestyles
- I.** Include details on the provision for storage and collection of waste.

Proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, Masterplan, Design Guide or Design Statement. This should be established as part of the pre-application phase. In some circumstances, the Council may adopt Development Briefs or Masterplans as planning guidance where this would aid the development process.

### Supplementary Guidance

Supplementary Guidance on Design and Placemaking expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Applicants should also ensure that proposals reflect the requirements set out in Supplementary Guidance on Green Infrastructure and Green Network.



### Policy 3. Supporting Regeneration and Protection of the Green Belt



Prioritising the use of brownfield land before greenfield release is of importance, not just for the sustainability of East Dunbartonshire but for the wider Glasgow City Region. The Strategic Development Plan includes a vision of maintaining a compact city region and Scottish Planning Policy requires local authorities to bring brownfield land back into productive use to support regeneration, and the creation of more attractive mixed-use environments. The Council's focus is therefore on the regeneration of previously-developed sites, with a specific concentration on the key development sites shown in the Community Strategies section. All developments should also complement and support the implementation of the emerging Council 'Place initiatives'. Current locations are included in the Community Strategies section.

#### Regeneration

The Council will support and encourage the development of previously-developed land as a key component of the Spatial Strategy. Applicants must prove to the satisfaction of the Council that there are no suitable brownfield sites of a similar size that are available within the locality before new development on greenfield land is considered. The Community Strategies section of the Proposed Plan includes a list of brownfield sites within each community area, together with potential future options in terms of regeneration. It is expected that these sites will be developed as a priority during the life of the LDP. Where brownfield or regeneration sites are outwith the ownership of the local authority and partners or willing developers are preventing development from progressing, the Council will consider the use of compulsory purchase powers.

#### Protection of the Green Belt

The green belt will be used to support regeneration by directing development to the most appropriate locations. It supports regeneration in line with the development strategy for East Dunbartonshire and the wider Glasgow and Clyde Valley Strategic Development Plan by:

- A.** Protecting and enhancing the character; landscape setting and identity of towns and villages in East Dunbartonshire
- B.** Protecting and providing access to open space within and around built-up areas
- C.** Ensuring that proposals within existing green belt development sites are compatible with established uses and respect the local landscape character.

There will be a presumption against development within the green belt as defined on the Proposals Map.

Further guidance on the types of development which are considered exceptions and therefore acceptable in the green belt are set out in the relevant policy for these uses.

These are:

- Policy 6.** Creating Sustainable and Inclusive Communities
- Policy 7.** Community Facilities and Open Space
- Policy 10.** Valuing the Historic Environment
- Policy 13.** Supportive Business and Employment Environment
- Policy 14.** Tourism
- Policy 18.** Digital Communications.

#### Contaminated and Unstable Land

Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Where there is an unacceptable risk to public safety or the environment, remediation should be carried out to address this risk, in relation to both the site and surrounding land uses.



## Policy 4. Sustainable Transport



The Council seeks to adopt an integrated approach to development, land use and transport, and supports the enhancement of a sustainable transport system that will facilitate economic growth and fulfil the area's development needs. New developments require to be well served by frequent and accessible public transport services, and walking and cycling infrastructure to ensure that a range of sustainable, practical and healthy travel options are enjoyed by people who visit, live or work in East Dunbartonshire.

### Reducing Travel through Development in Sustainable Locations

Development should be directed to locations where, in line with Scottish Planning Policy, the need to travel is reduced, there are already existing public transport services and active travel routes, and the effect on air quality is minimised. Development proposals for significant travel-generating uses will not be supported in locations where:

- A.** There are no immediate links to walking or cycle networks or where links cannot be easily delivered
- B.** There is no access to public transport within a 400m walk via well-lit, safe and all-weather routes that have been designed for all users
- C.** There would be clear reliance on access by private car.

Development should not have a detrimental effect on strategic road or rail networks, public transport or active travel infrastructure. When development is likely to have a significant adverse effect on the transport network, proposals should include provision for associated infrastructure or measures that will relieve pressure on the network and mitigate against negative impacts, as detailed in this policy.



### Provision of Transport Infrastructure

Development proposals should include all infrastructure that is essential to the development of the site and to mitigate against impacts on the wider transport network. This may include requirements for:

- A.** Public transport infrastructure, including connections to existing services
- B.** Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the core and established path networks
- C.** Road, rail and associated infrastructure. Council car parking and cycle guidelines should be met.

Infrastructure should be of high quality, in accordance with Policy 2: Design and Placemaking policy, and be safe and efficient for all users.

### Assessment of Impacts

In order to deliver this infrastructure all significant proposals for travel-generating uses are expected to be accompanied by a comprehensive transport assessment and travel plan which outlines measures required to mitigate impacts of developing the site on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a developer contribution. This applies to development which either individually or cumulatively requires new or improved infrastructure. In the case of proposed locations beyond maximum acceptable distance of existing public transport routes, contributions for the provision or enhancement of such services will be sought.

Transport assessments and travel plans should take into account the range of transport proposals set out in the Community Strategies section, including consideration of contributions towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Community Strategies section, land has been set aside to accommodate potential new public transport infrastructure and associated infrastructure, such as cycle parking, car parks and connections to active travel routes, in order to allow for mitigation of pressure on the existing transport network.

### Air Quality

Where developments are likely to have a significant impact on the natural, historic or community environment, the Council will require developers to submit an Air Quality Assessment. In particular, any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas at Bishopbriggs Cross, Bearsden Cross and any future designated Air Quality Management Areas, should be mitigated by provision for measures that support active travel and public transport as an alternative to private vehicular traffic. The provisions of air quality management plans will be a key consideration in assessing proposals with potential to impact on local air quality in these areas.

### Supplementary Guidance

Supplementary Guidance: Design and Placemaking sets out design standards required when delivering transport infrastructure. Proposals should consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions, which outlines the contributions required towards infrastructure provision, including transport.





## Policy 5. Green Infrastructure and Green Network



Green Infrastructure includes the green and blue (water environment) features of the natural and built environment that can provide benefits without being connected. In East Dunbartonshire it includes open spaces, woodlands, trees, allotments/community growing spaces, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features in the area include rivers, lochs, wetlands, the Forth & Clyde Canal, other water courses, ponds, porous paving and sustainable drainage systems. Development in East Dunbartonshire will include green infrastructure to improve sustainability, contribute to good placemaking and encourage healthy outdoor recreation.

The green network in East Dunbartonshire is made up of connected areas of green infrastructure and open space that together form an integrated and multi-functional network. Development will protect and enhance its hubs, corridors/ links and stepping stones. Key hubs include the hills, woodlands, grasslands, reservoirs, lochs, wetlands and lowland raised bogs. Key corridors or links include core paths, a range of wildlife habitat networks, rivers and burns, Forth & Clyde Canal, floodplains and areas required to manage flood risk and surface water run-off. Stepping stones include areas designated for their national or local nature conservation interest and other green infrastructure.

### Opportunities for Protection and Enhancement

Development will protect, enhance and manage the existing green infrastructure and network as an integral part of place-making, both existing assets and new opportunities. This will be integral to the design and layout of the development, be influenced by its local context, particularly the natural environment, and/or strengthen the wider green network. Advance landscaping or temporary greening of development sites will be encouraged as part of green infrastructure. Where a key requirement of a development site, as set out in the Community Strategies section, is a green network opportunity it will be delivered on site or by a developer contribution. Detailed opportunities, either required individually by the site or due to its part in a cumulative impact, will be set out in Supplementary Guidance on Green Infrastructure and Green Network.





### Woodland

The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal will only be permitted where it would achieve significant and clearly-defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting. The Policy sets out criteria for determining the acceptability of woodland removal.

Proposals for woodland planting, restocking and management will be encouraged to provide multiple benefits and be informed by the Glasgow & Clyde Valley Forestry and Woodland Strategy. The siting and design of woodland should consider the natural and historic environment and green network opportunities.

### Supplementary Guidance

Supplementary Guidance: Design and Placemaking sets out the six qualities of successful places, which green infrastructure and the green network contribute to. Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions for green network opportunities, including those identified in the Community Strategies section and/or Green Network Strategy.

Supplementary Guidance on Green Infrastructure and Green Network will identify further information on the functions of green infrastructure; set out considerations and standards for delivery at site level; provide guidance on how to incorporate green infrastructure into new development; define and map the existing and aspirational green network in East Dunbartonshire, including cores/ hubs, corridors, links and stepping stones; identify the role of planning in delivering and principles for planning green networks; identify green network opportunities and an action plan for delivery of these; and set out how to do a site appraisal of existing and potential green infrastructure and green network, as part of a development proposal. Important wildlife corridors will be reviewed and replaced as part of the production of the Green Network Strategy. Those corridors considered of high ecological value will be surveyed and designated as Local Nature Conservation Sites where appropriate.



Tree planting





Subject Policies



**Place**





## Policy 6. Creating Inclusive and Sustainable Communities



East Dunbartonshire is an attractive place in which to live, with housing being by far the largest land use in the area. With high average house prices and the general attractiveness of the area to the house-building industry, the affordability of homes for the local community remains a challenge.

The development of new housing in East Dunbartonshire plays an important role in meeting the evolving needs of the local community and addressing imbalances in affordability to ensure that residents of the area have access to high-quality housing that is suitable for their needs, promotes social inclusion and improves health. However, the approach to meeting housing need in the area must be realistic, balance meeting need with protecting environmental quality, avoid unsustainable growth and consider the impact of the strategy upon the development of the wider city region in line with Policy 3: Supporting Regeneration and Protection of the Green Belt.

### Meeting Overall Need

Table 1 on the next page outlines the Indicative Housing Requirement set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012. This is a very significant requirement. However, the SDP allows variation in the indicative requirement where justified. Table 1 therefore sets out the Council's Housing Supply Target plus a 10% margin for generosity as a revised requirement for housing land in East Dunbartonshire. In summary, this variation is justified by:

- The range of actions being carried out through the Local Housing Strategy to meet housing need without building new homes
- The approach to backlog need in the Housing Need and Demand Assessment (HNDA)
- Availability of public subsidy to fund affordable housing.

Table 1 also sets out the housing land supply, which takes into account completions since 2008/9; the established housing land supply that is effective or capable of becoming effective (including new allocations); and the projected contribution from windfall sites. Sites have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site, and protect high nature conservation interest.



Roman Fields Housing Development, Twechar

**Table 1 - Housing Land Supply**

<b>Period 1 (2008/9-2020)</b>			
	<b>Private</b>	<b>Affordable</b>	<b>All-tenure</b>
SDP Indicative Requirement	2,700	6,400	9,100
Housing Supply Target*	2,700	1,724	4,424
Housing Land Requirement (add 10% generosity)	2,970	1,896	4,866
<b>Period 2 (2020-2025)</b>			
	<b>Private</b>	<b>Affordable</b>	<b>All-tenure</b>
SDP Indicative Requirement	400	1,200	1,600
Housing Land Supply Target*	400	1,000	1,400
Housing Land Requirement (add 10% generosity)	440	1,100	1,540
<b>Overall period (2008/9-2025)</b>			
	<b>Private</b>	<b>Affordable</b>	<b>All-tenure</b>
SDP Indicative Requirement	3,100	7,600	10,700
Housing Supply Target*	3,100	2,724	5,824
Housing Land Requirement (add 10% generosity)	3,410	2,996	6,406
<b>Minus</b>			
Completions 2008/9-2014/15	1,069	724	1,793
Housing Land Supply**	2,530	804	3,334
Projected windfall 2016-2025***	280	90	370
<b>Equals</b>			
Total Housing Land Supply 2008/9-2025	3,855	1,610	5,465

\* Adjusted for local circumstances.

\*\* The established supply that is effective or capable of becoming effective during the plan period.

\*\*\* Based on a projected delivery of 37 homes per year.



### Housing Delivery

In order to deliver the number of homes set out in the the previous table, the Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities and that meet recognised local housing need, particularly the development of sites included in this plan - see the Communities Strategies sections for a list of the individual sites proposed. Proposals for housing on infill sites within the urban area will generally be supported by the Council.

A five-year effective housing land supply will be maintained at all times throughout the lifetime of this plan to enable the delivery of the all-tenure housing supply target. This will be monitored and updated annually through the housing land audit. The Council will prioritise the early delivery of sites within the established land supply.

If the housing land audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:

- A.** are in a sustainable location as guided by policy 1 (and where proposed in the green belt will be considered as an excepted category of development - see policy 3)
- B.** are capable of delivering completions within the next five years
- C.** can address infrastructure constraints
- D.** do not undermine the vision and principles of the development plan.

### Diverse Communities

In order to promote diverse and inclusive communities, and to meet the housing needs of the wider community, the Council will expect all developments to provide a range of housing types and sizes, which in many cases will result in high-density development, the mix of which should be demonstrated and justified clearly within application submissions. Applications will also be expected to demonstrate how the concept of 'lifetime homes' and future adaptability have influenced the design of proposed new homes. Applicants should refer to Supplementary Guidance: Design & Placemaking for details of the design standards expected by the Council.

### Specialist Housing

To support the independent living and care of older persons and those with a disability, the Council will support proposals for sheltered housing, care homes and other forms of assisted living. The Council will particularly support such developments where they are proposed to integrate with other forms of new housing, and/or where they will integrate well with existing communities.

### Sites for Gypsies/Travellers

Land will be safeguarded at Redhills Travelling Persons Site, Primrose Way, Lennoxton - subject to the outcome of a review on demand.

### Affordable Housing

Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. Given the high level of need for affordable housing, specific to the circumstances within East Dunbartonshire, the Council will ensure that all developments of new housing contribute significantly towards addressing the need for more affordable housing in the area. To that end, the Council will continue to seek the following affordable housing provision in all developments of market housing (including market-led specialist housing):

- E.** On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site
- F.** On housing sites totalling two to nine units, a commuted sum towards affordable housing projects within the authority area will be sought.

The delivery of affordable housing in both of the above scenarios will be secured by the Planning Authority through a developer contribution. Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council.

### Ancillary Accommodation

To support the changing needs of families, proposals for ancillary residential accommodation, such as 'granny flats', will be supported where they take the form of a physical extension to the main dwellinghouse. Where this is demonstrably not possible detached annexes will only be supported where they are designed to function inter-dependently with the main dwellinghouse and as such the annex would be incapable of being sold separately from the parent property.

### Single Houses in the Green Belt

The construction of single dwellings within the green belt will only be permitted where this is for:

- A.** A full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on site, provided that there is no building nearby which could be converted, and that a robust business case is presented to support the application; or
- B.** Appropriate replacements of existing habitable dwellings.

### Supplementary Guidance

Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions.





## Policy 7. Community Facilities and Open Space



Community, leisure and sport facilities, including open spaces, make a significant contribution to the health, wellbeing, social cohesion and learning of the communities and people living in East Dunbartonshire. As such the Council encourages and supports the development of new and improved facilities, including schools, indoor/outdoor sports facilities, cultural assets, religious buildings and open spaces. The Community Strategies sections provide a list of new and enhanced facilities that will be delivered by the Council and/or its partners to ensure that the community continues to benefit from high-quality facilities and services.

### Provision in New Developments

All new developments will provide open space and community/leisure facilities to meet the needs of the proposed development, as identified in the key requirements for development proposals as set out in the Community Strategies section.

All open space to be provided as part new developments will:

- A.** As a first preference be provided on-site in a prominent location
- B.** Be multi-functional, fit for purpose and support healthy outdoor recreation
- C.** Address deficiencies and opportunities in the wider area as identified in the Open Space Strategy and Green Network Strategy, where these are relevant to the development of the site
- D.** Or be delivered by means of a financial contribution to the upgrading of a Council-maintained open space as an alternative option to on-site provision, only where the development meets the criteria set out in Supplementary Guidance - see page 25.

### Integrated Provision

All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, the green network, and protecting and enhancing nature conservation and the water environment. Additionally, new developments will be expected to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.



### Facilities in the Countryside

Development in the green belt that is for outdoor recreation, and where the proposal would be compatible in scale and character with the landscape of the green belt, will be supported as an excepted category of development. Where there are existing institutional uses within the green belt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the green belt.

### Protection of Existing Facilities

Proposals that would result in the loss or reduction of existing community facilities and/or outdoor sports facilities and/or useable open space, directly or indirectly, will be resisted except in the following circumstances, where:

- A.** In the case of proposals affecting outdoor sports facilities the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; and that the site would be developed without detriment to the overall quality of provision.
- B.** Suitable replacement and/or enhanced facilities are provided in a location that is convenient for users, or
- C.** There is significant demonstrable community gain as part of the development being proposed (not applicable to sports facilities), or
- D.** The relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches), and in the case of proposals affecting outdoor sports facilities consultation with sportscotland, demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area.

In cases where suitable replacement facilities are agreed by the Council, a developer contribution may be required to secure delivery of the replacement facility

### Supplementary Guidance

Proposals should consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions.

Supplementary Guidance on Green Infrastructure and Green Network provides information on how open spaces can contribute to surface water management.



Peel Park, Kirkintilloch



Hillhead Community Centre



## Policy 8. Protecting and Enhancing Landscape Character and Nature Conservation



Development in East Dunbartonshire will conserve the landscape character of its hills, valleys and farmlands. In particular it will protect the special qualities of its Local Landscape Areas. These include the Campsie Fells and Kilpatrick Hills - distinctive and accessible upland areas which are part of larger ranges that extend into adjacent local authority areas. It also incorporates the Glazert Water valley Local Landscape Area, which also forms part of the wider setting of the Campsie Fells, and Bardowie/ Baldernock and Badenheath Local Landscape Areas, which are intimate farmland landscapes interspersed with lochs, rivers and/or burns.

The sites of national nature conservation importance in East Dunbartonshire will be protected. These are designated for their woodland, geodiversity, heath, wetland, grassland and species features. The wide range of other natural habitats and species in the area will be conserved and enhanced, including watercourses and lochs, lowland raised bogs, wetland, peatland, grassland, hedgerows, ancient semi-natural woodland and geodiversity sites. Habitat networks will be conserved and enhanced because of their own nature conservation value and contribution to the distribution and movement of fauna, and the resilience of habitats and species to climate change.

Therefore development will consider potential impacts on natural heritage, including landscape character, Protected Species, Sites of Special Scientific Interest, local nature conservation designations, wider biodiversity, specified soils and non-native species. The policy for each of these is set out as per the following:

### Protection and Enhancement of Landscape Character

Development will conserve and enhance the landscape character of East Dunbartonshire, including the landscape character types of rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Landscapes will be managed to conserve and enhance landscape character. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. Where there is likely to be an adverse impact on landscape character, a landscape and visual assessment will be required.

### Protected Species

Development proposals that would be likely to have an adverse effect on protected species and their habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation. The level of statutory protection afforded by legislation must be factored into the planning and design of the development, and any impacts must be fully considered prior to the determination of the application.

### Sites of Special Scientific Interest

Development that affects a SSSI will only be permitted where the objectives of designation and the overall integrity of the area will not be compromised; or any significant adverse effects of development on the qualities for which the area has been designated will be clearly outweighed by social, environmental or economic benefits of national importance.

### Local Nature Reserves and Local Nature Conservation Sites

Development that affects a Local Nature Reserve or Local Nature Conservation Site will only be permitted where the overall ecological value, the maintenance of a healthy ecosystem, and the opportunities for learning and enjoyment of the site are not compromised. Development should conserve and enhance locally-designated sites to maintain and improve their ecological and learning value.



### General Nature Conservation

Development will contribute positively to biodiversity conservation through siting and design, and minimise any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of development locally. Development will protect, enhance and maintain:

- A.** Local priority species and habitats
- B.** Ancient semi-natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders
- C.** Existing habitat networks.

Development will be supported which avoids further fragmentation or isolation of habitats; restores degraded habitats; and creates new habitat links in or adjacent to the development site.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. The appraisal will identify potential impacts and any ways of minimising or, if not possible, mitigating these.

### Protection of Soils

Development on prime agricultural land, or land of lesser quality that is locally important, should not be permitted, other than where it is an exception in line with Policy 3:

Supporting Regeneration and Protection of the Greenbelt and is essential:

- As a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available, or
- For small-scale development directly linked to a rural business, or
- For the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is secure provision for restoration to return the land to its former status.

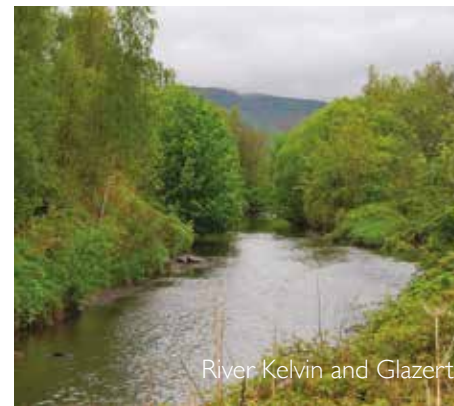
Development will protect good-quality soils from erosion or compaction, for their value to agriculture and woodland. Peat and other carbon-rich soils should not be drained or disturbed by development. Soil quality will be conserved on development sites, and soil will be reused on site and protected or stored during construction.

### Invasive Non-Native Species

Where invasive non-native species are present on a development site, or where planting is planned as part of a development, developers should take account of legislative provisions relating to non-native species.

#### Supplementary Guidance

Design and Placemaking will recognise the importance of the natural environment to the qualities of place and Supplementary Guidance on Green Infrastructure/Green Network will recognise which elements of the natural environment form part of the green network. Important Wildlife Corridors will be reviewed and replaced as part of the production of the Green Network Strategy. Those corridors considered of high ecological value will be surveyed and designated as Local Nature Conservation Sites where appropriate. Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions towards the support and management of nature conservation, green infrastructure and/or green network.



River Kelvin and Glazert



Japanese Knotweed



Painted Lady Butterfly



## Policy 9. Enhancing the Water Environment and Managing Flood Risk



The Council is responsible, under the Water Framework Directive and Scotland River Basin Management Plan, to contribute towards the improvement of all water bodies to good ecological status or potential. It also has a responsibility to ensure that there is no deterioration in quality, in particular through the development process. The Directive seeks to improve water quality in terms of chemical, morphological and ecological quality. East Dunbartonshire's water environment includes watercourses, water bodies and groundwater, especially the central part of the River Kelvin catchment and its tributaries.

The sustainable location and design of development will help avoid and reduce flood risk. Flooding has consequences for the receptors of human health, the economy and businesses, the environment and cultural heritage. Climate change will also increase the risk of flooding and planning has an important role in reducing the vulnerability of existing and future development to flooding. A useful starting point in identifying potential flood risk is the SEPA Flood Map. Development will take account of the findings of the Clyde and Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Local Flood Risk Management Plan, when these are approved. The Council has a duty to contribute to the reduction of flood risk overall.

### Water Quality and Drainage

Development and river-bank works will protect and improve the quality and ecological status of the water environment, ensuring water bodies are maintained at, or enhanced to, a good or high condition. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems (SuDS). Proposals will be encouraged to connect SuDS to the Forth and Clyde Canal and/or where they involve river; morphology improvements.

### Flood Risk

A development proposal will be assessed to ensure that it is in line with the flood-risk framework (figure 1), which includes flood risk from all sources. Early consideration should be given to flood-risk issues as it can have important implications for the siting, design and

in some cases the overall principle of the development.

Development will:

- A. Take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater; infrastructure failure from reservoirs and drainage systems (sewers and culverts), and canal breach or failure, taking account of the predicted effects of climate change.
- B. Avoid flood risk by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high-risk areas. The functional flood plain generally has a medium likelihood or greater than 0.5% (one in 200-year) probability of flooding in any year. Piecemeal reduction of the floodplain should be avoided because of the cumulative effects of reducing storage capacity. The development should be operational at all times during flood events and not impede water flow, or impact on the flood water-storage capacity. Safe egress and ingress is required from the development during times of flood.
- C. Reduce flood risk by assessing flood risk and, where appropriate, undertaking natural and structural flood-management measures, including flood protection, restoring natural features and characteristics, enhancing flood-storage capacity and avoiding the construction of new culverts and opening existing culverts where possible. A Flood Risk Assessment (FRA) will be required for a development in the medium to high category of flood risk, and may be required in the low to medium category in the circumstances described in the framework, or where other factors indicate heightened risk. FRA will usually be required for an application within areas identified at high or medium likelihood of flooding/flood risk as shown in SEPA's flood maps. FRA will adhere to the SEPA's technical requirements.
- D. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

### Supplementary Guidance

Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions towards the management of flood risk, on and off site, provision and management of SuDS, and provision of water and sewerage infrastructure.

**Figure I - Flood Risk Framework****A - Little or No Risk**

This is when the annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)

- No constraints due to coastal or watercourse flooding.

**B - Low to Medium Risk**

When the annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 – 1:200)

- Suitable for most development. A Flood Risk Assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water-resistant materials and construction may be required.
- Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

**C - Medium to High Risk**

When the annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)

May be suitable for:

- Residential, institutional, commercial and industrial development within built-up areas provided flood-protection measures to the appropriate standard already exist and are maintained, are under construction or are a planned measure in a current flood-risk management plan
- Essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow
- Some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place
- Job-related accommodation, e.g. for caretakers or operational staff.

Generally not suitable for:

- Civil infrastructure and the most vulnerable uses
- Additional development in undeveloped and sparsely-developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow) and an alternative, lower-risk location is not available
- New caravan and camping sites.

**Surface Water Flooding**

- Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).
- Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.



## Policy 10. Valuing the Historic Environment



East Dunbartonshire has a wide range of historic environment assets including a World Heritage Site, listed buildings, conservation areas, townscape protection areas, Scheduled Monuments, other archaeological resources, and locally important Garden and Designed Landscapes. These are set out in the Communities Strategies section and should be considered as part of development proposals. Buildings of architectural merit in the green belt also contribute to the historic environment.

Development will enable positive change in the historic environment, which is informed by a clear understanding of the importance of the heritage assets affected and ensuring their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

### Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zones

- A. There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, as defined on the Proposals Map
- B. There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones (as defined on the Proposals Map) which would have an adverse impact on the Site and its setting, unless:
  - i) mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact
  - ii) there is no conflict with other Local Development Plan policies.

### Supplementary Guidance

The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site includes the Statement of Outstanding Universal Value, for which the site was inscribed, the designation of a Buffer Zone to protect the important landscape setting of the Wall, and guidance on the process for considering planning applications that may have an impact, assessing the impact of development and mitigating impacts.



Gavin's Mill, Milngavie



Old Bearsden Conservation Area



### Listed Buildings

Development affecting a listed building or its setting shall preserve the building, its setting and any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and land use of the development should be appropriate to its character and appearance of the building and setting. There is a presumption against demolition or other works that adversely affect the listed building or its setting. Listed buildings should not be demolished unless the building: is not of special interest; is incapable of repair; or repair is not economically viable; and has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Planning Permission in Principle is not appropriate for proposals related to Listed Buildings as there is a need to fully assess matters of design.

### Conservation Areas and Townscape Protection Areas

The Conservation Areas include town centres, Victorian and pre-World War I suburban areas, small countryside settlements and Victorian reservoirs. Development within a Conservation Area or Townscape Protection Area, or outwith it which will impact its appearance, character or setting, will preserve or enhance the character and appearance of the Conservation Area, consistent with any relevant Conservation Area Appraisal and management plan. Proposals to demolish an unlisted building in the Conservation Area will be refused where it makes a positive contribution to the area's character and appearance. Trees which contribute to the character and appearance of the Conservation Area will be preserved. Planning Permission in Principle is not appropriate for proposals related to Conservation Areas as there is a need to fully assess matters of design.

### Scheduled Monuments

Scheduled Monuments will be preserved in situ and within an appropriate setting. Developments which have an adverse effect on Scheduled Monuments or the integrity of their setting will not be permitted.





### Other Archaeological Sites

Other archaeological resources, including those newly identified during the currency of the plan, will be preserved in situ wherever feasible. The significance of the archaeological resources and of any impacts upon them and their settings will be considered. At any location where there may be a sensitive archaeological resource, a report of an archaeological evaluation will be required prior to determination of the planning application. Where it is not possible to preserve the archaeological resource in situ, appropriate archaeological excavation, recording, analysis, publication and archiving will be required before and/or during development.

### Locally Important Gardens and Designed Landscapes

East Dunbartonshire contains several Locally Important Gardens and Designed Landscapes of local interest which include former mansion houses and their grounds, reservoirs, former institutional grounds, a garden suburb, parks, a cemetery and historic woodland. These provide green infrastructure and the majority contribute to the wider green network. Development affecting a Locally Important Garden and Designed Landscape should protect and enhance. It should not impact adversely on the garden or designed landscape's character; important views to, from and within it, or its setting.

### Existing Buildings of Architectural Merit in the Green Belt

Rehabilitation and conversion of an existing building in the green belt for residential land use will be permitted if it is of architectural merit, makes a positive visual contribution, is structurally sound and is wind and water-tight. In addition, where it can be demonstrated to the satisfaction of the planning authority that formerly wind and water-tight barn buildings of the original farm steading have been removed or otherwise substantially altered, for example with reference to historic maps and/or similar documentary evidence, then these removed or altered buildings can also be deemed to have re-development potential where this would allow the recreation of the original courtyard layout.

### Supplementary Guidance

Design and Placemaking will recognise the importance of the historic environment to the qualities of place and Supplementary Guidance on Green Infrastructure and Green Network will recognise which elements of the historic environment form part of the green network. Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions towards the conservation and management of the historic environment, particularly those related to the World Heritage Site, public realm, civic space or green infrastructure/green network.



Roman Bath House, Bearsden



**Network of Centres and Retail**



## Policy 11. Network of Centres



East Dunbartonshire comprises a network of diverse centres, ranging from strategic and town centres to small neighbourhood centres. Together these provide people with places to live, work and shop. They also help to create sustainable, mixed communities by providing important focal points for socialising, learning and relaxing.

### Town Centres

East Dunbartonshire's four town centres are at the heart of the network and will be the focus for new retail, commercial, cultural, community and employment uses. This is known as the town centre first principle. The Council will support any development that contributes to the vitality and viability of each centre, ensuring that they remain places which are safe and vibrant throughout the day and into the evening.

### Commercial Centres

Strathkelvin Retail Park in Bishopbriggs is East Dunbartonshire's only commercial centre and has a specific focus on comparison retailing. Its catchment stretches beyond the local area to areas outwith East Dunbartonshire and as such is an important component of the local economy. Although the retail park is primarily a comparison goods centre, it is supported by a small number of food and drink outlets to reflect its evolving status. The Council will continue to safeguard the retail park for comparison goods retailing, with a presumption against convenience retail development.

### Village and Local Centres

The network of centres includes smaller-scale village and local centres, which provide a range of essential goods and local services to local communities. The Council recognises that many less mobile and older people depend on these smaller centres for convenience shopping and other essential services, and so the LDP will strongly protect their respective role and function.



Bearsden



Bishopbriggs



Kirkintilloch



Milngavie



Torrance

In the villages of Lennoxtown, Milton of Campsie, Torrance and Twechar; and local centres such as Lenzie and Auchinairn, the Council will take a similar approach to that of town centres. Any development proposals likely to have a high footfall should be directed to these settlements before out-of-centre locations are considered.

### Supplementary Guidance

All proposals within this network of centres will be expected to contribute towards a strong sense of place and accord with the placemaking principles set out in Policy 2 and Supplementary Guidance: Design and Placemaking. There will be a presumption against proposals outwith the network which are likely to have an adverse impact on the health of any centre within the network. The specific development priorities associated with each centre are set out in the Community Strategies section.

Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions, particularly where there are likely to be any negative effects on town centres. The Council will prepare town centre strategies for each town centre during the life of the Plan. Following the preparation of these strategies, Supplementary Guidance will be brought forward to cover the spatial elements, to deliver improvements for each town centre.





## Policy 12. Retail and Commercial Development



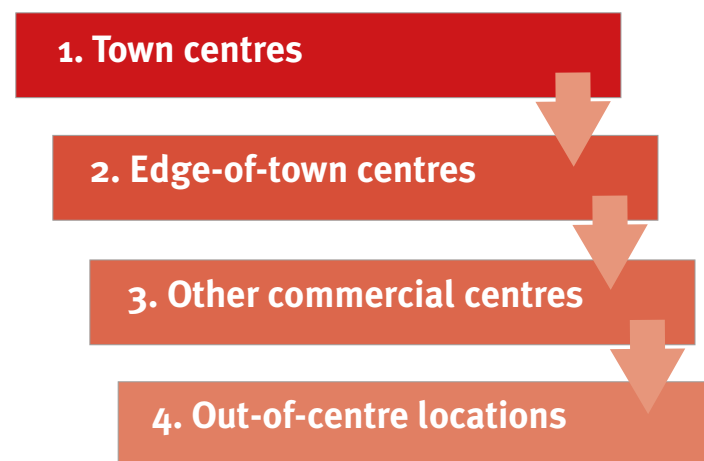
Retail and commercial developments offer significant employment opportunities and the retail sector in general is a key contributor towards economic recovery and growth. There have been considerable changes within the retail sector in recent years, both nationally and locally, with many retailers significantly adjusting their operational land-use requirements. It is important that there is an appropriate policy framework in place to encourage retail development where there is identified capacity and where this would support the network of centres.

The Council will adopt the sequential approach, as shown below, as part of the assessment of retail and commercial proposed developments. Where such proposals are located outwith the network of centres, applicants will be required to demonstrate that each of the following criteria has been met:

- A.** All town centre, edge-of-centre and other commercial centre options have been assessed and discounted as unsuitable or unavailable in accordance with the sequential test approach
- B.** The scale and design of development proposed is appropriate, and it has been shown that the proposal cannot be reasonably altered or reduced in scale to allow it to be accommodated at a sequentially preferable location
- C.** Promotes sustainable development and accessibility by walking, cycling and public transport
- D.** Has no adverse impact on the natural or built environment
- E.** The proposal will help to meet qualitative or quantitative deficiencies as set out in the Retail Capacity Assessment (2014)
- F.** There will be no significant adverse effect on the vitality and viability of the network of centres.

### Sequential Approach

The Council will adopt a sequential town centre first approach when assessing proposals for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities. Proposed locations will be considered in the following order of preference:



### Strathkelvin Retail Park

Strathkelvin Retail Park is East Dunbartonshire's only commercial centre and an important part of the network of centres. The Council will only consider comparison-retail development proposals at this location and applicants must demonstrate that there will be no adverse impact on either Bishopbriggs town centre or Kirkintilloch town centre.

### Impact Assessments

Where a new public building or office with a gross floorspace over 2,500<sup>m</sup><sup>2</sup> is proposed outwith a town centre, and is contrary to the development plan, an assessment of the impact on the town centre should be carried out. Where a retail or leisure development with a gross floorspace of over 2,500<sup>m</sup><sup>2</sup> is proposed outwith a town centre, and is contrary to the development plan, a retail impact analysis should be undertaken. The planning authority will advise whether a retail impact analysis or similar is necessary for smaller retail and leisure proposals which may have a significant impact on vitality and viability.

### Supplementary Guidance

Proposals should also consider any requirements in Policy 20 and Supplementary Guidance on Developer Contributions.



Strathkelvin Retail Park



Strathkelvin Retail Park





Economy and Employment



### Policy 13. Creating a Supportive Business and Employment Environment



East Dunbartonshire Council aims to create a supportive business environment in order to generate and support job growth within the area, including supporting and encouraging the increase in homeworking. The Council will proactively support development that contributes to sustainable economic growth and high-quality sustainable places for business and employment. Development proposals within the green technology, finance and business services, and tourism and leisure sectors will be particularly supported.

To facilitate this, the Council will give due weight to proposals that would generate permanent employment as part of the decision-making process. The Council will direct development proposals to Kirkintilloch Gateway and Westerhill where these are most suitable for the proposed development

Proposals should be designed to ensure compatibility with existing business and industry uses, and their operations. Existing and potential business areas will be safeguarded to ensure that there is an adequate supply of high-quality land to accommodate new business and employment development proposals. A list of existing and available sites for business uses is set out in the Community Strategies section. This indicates sites which have been fully developed and also those which have remaining space to accommodate new build. The Council will therefore support:

- A.** Proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development, which are listed in the Communities Strategies section
- B.** Business and industry uses on other sites, where these uses are compatible with the character of the area and are not in conflict with other LDP Policies
- C.** Proposals for Class 4 business uses in town centres
- D.** Proposals within the green belt which may require to be supported by a robust business case for uses compatible with a natural setting, such as agriculture and forestry, agricultural diversification ancillary to main agricultural use, and uses compatible and in scale with an existing operational industrial use



Enterprise Park

- E.** Development of the digital infrastructure which can support more on-line business
- F.** The development or redevelopment of vacant or derelict sites for business uses
- G.** The re-use of existing buildings for business uses where appropriate
- H.** Proposals to operate a business from a private home will be supported where the business does not impact unacceptably on their neighbours in terms of amenity, noise, on-street parking or high levels of traffic.

Proposals for alternative uses on identified employment sites will not be supported unless:

- I.** The existing use harms the character of the area
- J.** The property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success
- K.** It can be demonstrated that these alternatives do not present a risk that the supply of marketable sites for business and industry will be reduced in a way which compromises the overall policy aim
- L.** Permanent employment would be created by the new use
- M.** Alternative business land or premises will be created nearby, which may need to be provided through a developer contribution. Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions.



## Policy 14. Tourism



Tourism is recognised as one of Scotland's most important industries in terms of supporting sustainable economic growth in the visitor economy. The tourism industry is a significant employer locally, comprising a number of key sectors such as transport, recreation, retail, food and drink, and accommodation. It is important that the planning system enables the growth of tourism-related developments whilst ensuring that the distinctiveness of rural places, small towns, and natural and cultural heritage is protected.

The Council will support the development and expansion of tourism opportunities throughout East Dunbartonshire, taking advantage of its rich heritage, proximity to a range of tourist attractions, attractive countryside setting and recreational potential. Tourism proposals which require a change of use within town centres will be supported where it is demonstrated that a town centre location is essential.

New or enhanced tourism facilities and accommodation proposals will be supported where they can demonstrate a site-specific locational need and where they will enhance or contribute positively to East Dunbartonshire's tourism assets. Proposals will be expected to be of a high quality and applicants should refer to Supplementary Guidance on Design and Placemaking for details of the standards required by the Council. With accommodation proposals, restrictions may be imposed to limit occupancy for holiday purposes only. This is primarily to ensure that chalets and static caravans are not used as permanent residential accommodation.







## Infrastructure and Utilities



## Policy 15. Renewable Energy and Low-Carbon Technology



Development will support the change to a low-carbon economy by ensuring that all new development reduces emissions and energy use in new buildings and considers the potential to develop heat networks. Energy infrastructure proposals should follow criteria for location, siting and design. The location of a wind farm proposal should be guided by the spatial framework for wind-farm development.

Proposals should consider the need for restoration and aftercare, and relevant Supplementary Guidance. The following sections set out the detailed policy criteria for these aspects:

### Reducing Emissions and Energy Use in New Buildings

Development proposals will reduce emissions and energy use by contributing to energy efficiency, heat recovery, efficient energy supply and storage, electricity and heat from renewable sources, and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

Proposals for all new buildings will be required to demonstrate that at least 10% of the carbon emissions-reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon-generating technologies. This percentage will increase to 15% from the beginning of 2016 and will be reviewed in 2018.

The developments exempt from the above standards are buildings exempt from building regulations, alterations and extensions to buildings, changes of use and conversion of buildings.

A low to zero-carbon development statement will be required to demonstrate compliance with this emissions-reduction standard. Supplementary Guidance: Design and Placemaking will include guidance on the standards and what to include in this statement.

### Developing Heat Networks

Proposals should fully explore the potential for, and viability of, decentralised energy centres and heat networks, in particular combined heat and power and/or microgeneration of heat and heat-recovery technologies. Proposals should investigate the potential for the co-location of existing and proposed heat sources with a high-demand energy user to maximise the potential for heat recovery. Proposals which co-locate to maximise heat recovery and/or utilise decentralised energy centres, micro-generation of heat and heat recovery technologies will be supported. The East Dunbartonshire Heat Map Supplementary Guidance will be taken into consideration when assessing proposals. The heat map should be used to identify potential connections to existing or planned heat networks and/or any opportunities for significant anchor development with heat demand, when this is produced.



### Energy Infrastructure

Development of renewable and low-carbon energy technologies will be supported, where the location, siting and design has no unacceptable individual or cumulative impact. Proposals will be assessed against their impact, or contribution, to the:

- A.** Amenity of existing or allocated uses in the surrounding area, including visual impact, noise and shadow flicker
- B.** Landscape and identified viewpoints (visual impact). Consideration should be given to the cumulative impacts of wind turbines, landscape sensitivity to, and capacity for, wind turbine development. The Landscape Capacity Study for Wind Turbine Development in the Clyde Valley 2014 (or any subsequent review of this document) will be used to assess the sensitivity of the landscape to wind turbine proposals
- C.** Environment, including air quality, natural heritage, the historic environment, the water environment (including flood risk), and peat and other carbon rich soils.
- D.** Transport infrastructure, including road traffic and the safety of trunk roads and the railway network
- E.** Tourism and recreation, including core paths, long-distance walking routes and public access
- F.** Aviation, including the safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence operations
- G.** Telecommunications (including those used by utility companies) and broadcasting installations
- H.** Economy; the scale of contribution towards renewable energy generation targets, and the effect on greenhouse gas emissions and opportunities for energy storage.

### Restoration & Aftercare

Commercial proposals should set out a sustainable, fully-costed, phased restoration and aftercare scheme which restores the site. It should identify a beneficial after-use for the site which also enhances green infrastructure and the green network. This will be secured through appropriate financial guarantees, which will be regularly reviewed.

### Supplementary Guidance

Accompanying Supplementary Guidance on Green Infrastructure and Green Network provides further information on green infrastructure. Supplementary Guidance on Design and Placemaking provides further detail on good quality design. Proposals should also consider any requirements identified in Policy 20 and supplementary guidance on Developer Contributions, particularly in relation to site restoration and aftercare

### Spatial Framework for Wind Farm Development

The location of a wind farm proposal will be guided by the Spatial Framework for Wind Farm Development, see Figure 2 and Map 1. The spatial framework is applicable to any proposal for a wind farm development of medium scale or larger: A medium-scale development proposal has wind turbines of greater than 51 metres height, to blade tip, and either a cluster of more than one turbine or a wind farm group of more than six turbines. A proposal to re-power any existing wind farm which is in a suitable site where environmental and other impacts are capable of mitigation can help to maintain or enhance installed capacity. The current use of the site as a wind farm will be a material consideration.



**Figure 2: Spatial Framework for Wind Farm Development**

**Group 1: Areas where wind farms will not be acceptable:**

There are no group 1 areas in East Dunbartonshire as there are no National Parks and National Scenic Areas in the Council area.

**Group 2: Areas of significant protection:**

Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

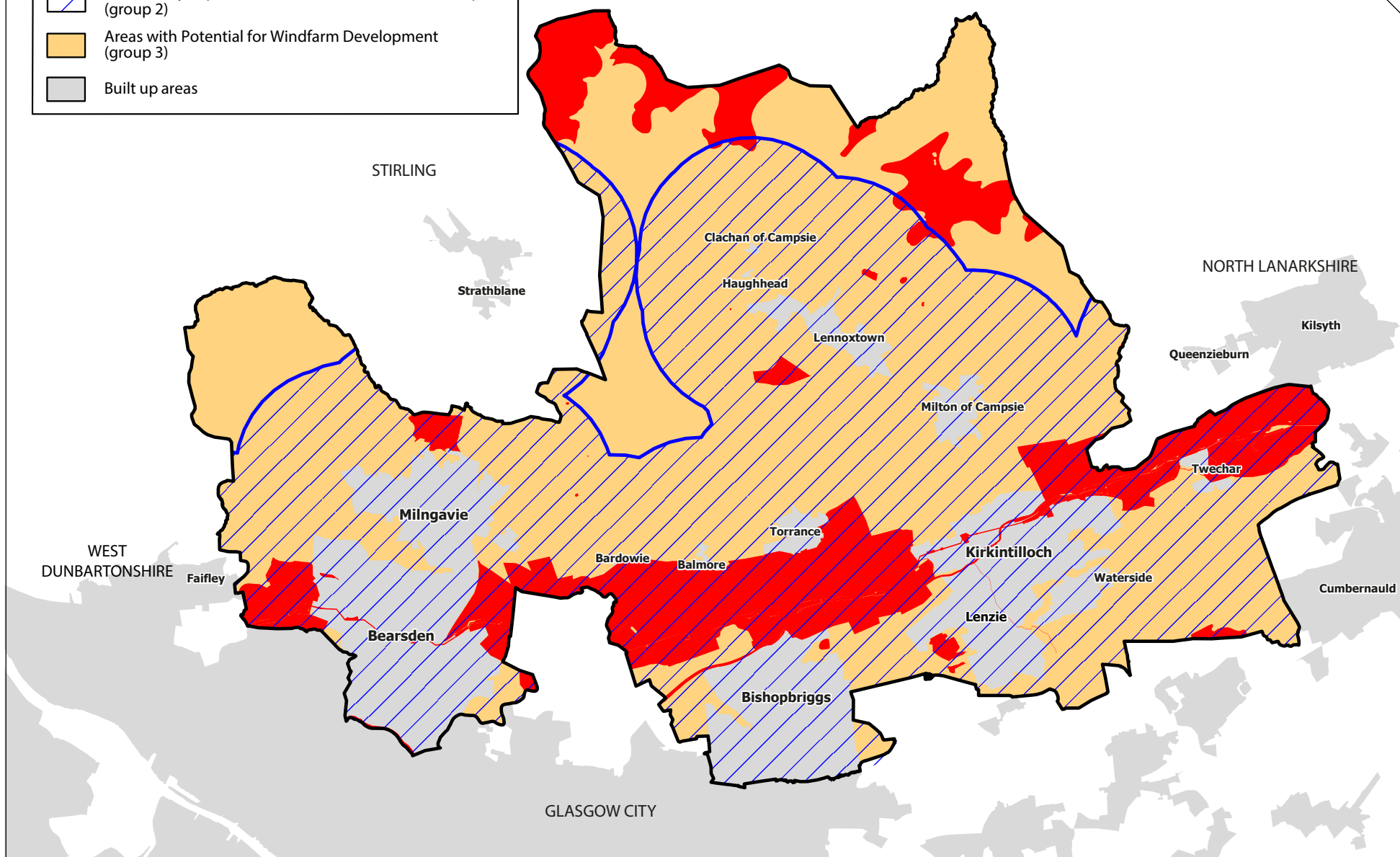
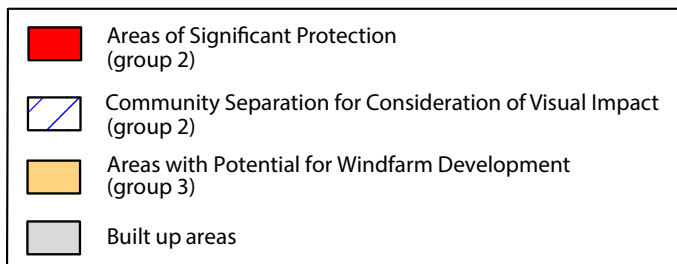
<b>National and international designations:</b>	<b>Other nationally important mapped environmental interests:</b>	<b>Community separation for consideration of visual impact:</b>
<ul style="list-style-type: none"> <li>Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and its setting</li> <li>Sites of Special Scientific Interest (SSSI).</li> </ul>	<ul style="list-style-type: none"> <li>Carbon rich soils, deep peat and priority peat land habitat.</li> </ul>	<ul style="list-style-type: none"> <li>An area not exceeding 2km around cities, towns and villages identified on the Local Development Plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on land form and other features which restrict views out from the settlement.</li> </ul>

**Group 3: Areas with potential for wind farm development:**

Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria, in particular in the criteria set out in the Energy Infrastructure section.



Map 1 - Spatial Framework for Wind Farm Development



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## Policy 16. Managing Waste



Waste is a resource and an opportunity. Scotland has a Zero Waste Policy, which means minimising waste and recognising that all waste material, either natural or manufactured, is a resource which has value for our economy. Development of technologies and industry that secure economic value from secondary resources from waste will be supported; including reuse, refurbishment, remanufacturing and reprocessing. Development should deliver infrastructure at appropriate locations, prioritising development in line with the waste hierarchy: waste prevention, reuse, recycling, energy recovery and waste disposal.

### Provision for Waste Management in Development Sites

Development should be resource-efficient and minimise waste during construction and operation, particularly through site waste-management. The layout and design of development should provide for the collection and storage of waste for recycling, and the vehicular collection of waste. Supplementary Guidance: Design and Placemaking will provide further information on how the design and layout of development will facilitate this.

### Waste Management Infrastructure, Technologies and Industry

Existing waste management sites will be safeguarded for future sustainable waste-management use. Any development proposals on or adjacent to these sites which would compromise or prevent their future use for waste management purposes will be resisted. The existing civic amenity and waste transfer site at Mavis Valley will be redeveloped for waste management.

The development of waste-management infrastructure, technologies and/or industry which maximise the value of secondary resources from waste to the economy will be supported where it:

- A.** Accords with the principles of the Zero Waste Plan, follows the waste hierarchy and makes a positive contribution to the provision of a network of waste-management installations. In particular, development for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.

- B.** Sets out the main alternatives available in terms of location, technology and design, and demonstrates the benefits of the proposal, taking into account the environmental, social and economic effects
- C.** Takes account of waste arisings, current and planned waste infrastructure, and identifies need. Proposals should also consider anticipated waste need (including the Scottish Government waste capacity tables to deliver Zero Waste Plan targets) to ensure that Scotland-wide capacity objectives are met
- D.** Is located within an area safeguarded or proposed for employment, industry and storage and distribution, and which offers a good standard of accessibility
- E.** Is compatible with surrounding land uses and considers the need for a buffer zone between the facility and dwellings or other sensitive receptors. It will not have an adverse effect on the local community and local environment. The proposal should demonstrate satisfactory mitigation measures for any unacceptable impacts arising from the development, including visual impact, air and water quality, traffic, noise, local amenity and the natural or historic environment. Cumulative impacts will also be considered
- F.** Fully explores the potential for reuse of waste heat and/or electricity generation where it is demonstrated to be viable
- G.** Sets out restoration, aftercare and after-use proposals which are compatible with and enhance adjacent land uses and the local environment. Where appropriate these should be agreed in advance of operations. In some cases restoration bonds will be required.



## Policy 17. Mineral Resources



Mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment. The planning system has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development.

### Aggregates

There are sufficient hard rock operational reserves to meet demand in the SDP area, but consented reserves of sand and gravels are forecast to be constrained beyond 2021. Additional areas of search for potential extraction locations have been suggested in the SDP, but not within East Dunbartonshire. However, there may be some instances where mineral extraction within East Dunbartonshire would be beneficial and acceptable. The areas identified on the Proposals Map with mineral resources should be safeguarded from development in order to prevent unnecessary sterilisation.

### Onshore Hydrocarbon Extraction

There is a Petroleum Exploration and Development Licence (PEDL) area covering part of East Dunbartonshire (see Map 2). There is a current moratorium on granting consents for unconventional oil and gas, and underground coal gasification, developments in Scotland. However, should this moratorium be lifted the Council will only support proposals for these developments, and other onshore hydrocarbon extraction developments (see glossary), subject to the assessment criteria below.

### Assessment Criteria for Mineral Workings, including Onshore Hydrocarbon Extraction

Any proposal for new or extended mineral workings, including onshore hydrocarbon extraction, will only be supported where it is demonstrated that there would be no significant adverse impact, either individually or cumulatively, from other mineral workings, on:





- A. Local communities, individual houses, sensitive receptors and economic uses important to the local economy arising from noise, blasting, vibration, odour, dust, fumes, and other nuisances or impacts
- B. The natural and water environment, including habitat networks, good quality soils, peat and other carbon-rich soils
- C. The green network and other leisure, culture and sport assets.
- D. The historic environment
- E. Visual impact and the character of the surrounding landscape;
- F. The local economy
- G. Transportation, including the local network.

It is strongly advised that applicants carry out early consultation with Council representatives, the local community and other statutory bodies, such as SEPA and SNH. Proposals for the development of mineral resources should also be accompanied by the following information:

- H. A method statement including information on drainage and water treatment, phasing, topsoil/overburden stripping and storage, access and maximisation of sustainable transport and working hours
- I. A sustainable, fully-costed, phased restoration and aftercare scheme which provides a beneficial after-use for the site and secures benefits for the green network. This will be secured through appropriate financial guarantees.
- J. In relation to proposals related to the PEDL area, developers/operators should be as clear as possible about the minimum and maximum extent of operations at the exploration phase. Information should be relevant and proportionate to the appropriate exploration, appraisal and production phases of operations..

### Peat

Commercial extraction of peat should only take place in areas suffering historic, significant damage through human activity, and where the conservation value is low and restoration is impossible.

### Sterilisation

There will be a general presumption against other development proposals that would result in the sterilisation of workable mineral resources, including those identified on the Proposals Map and Map 2, of economic or conservation value. Where possible, the prior extraction of workable mineral resources above permanent development proposals will be secured. Statutory bodies, including the Coal Authority, should be consulted in areas of mineral workings or former and proposed mineral workings.

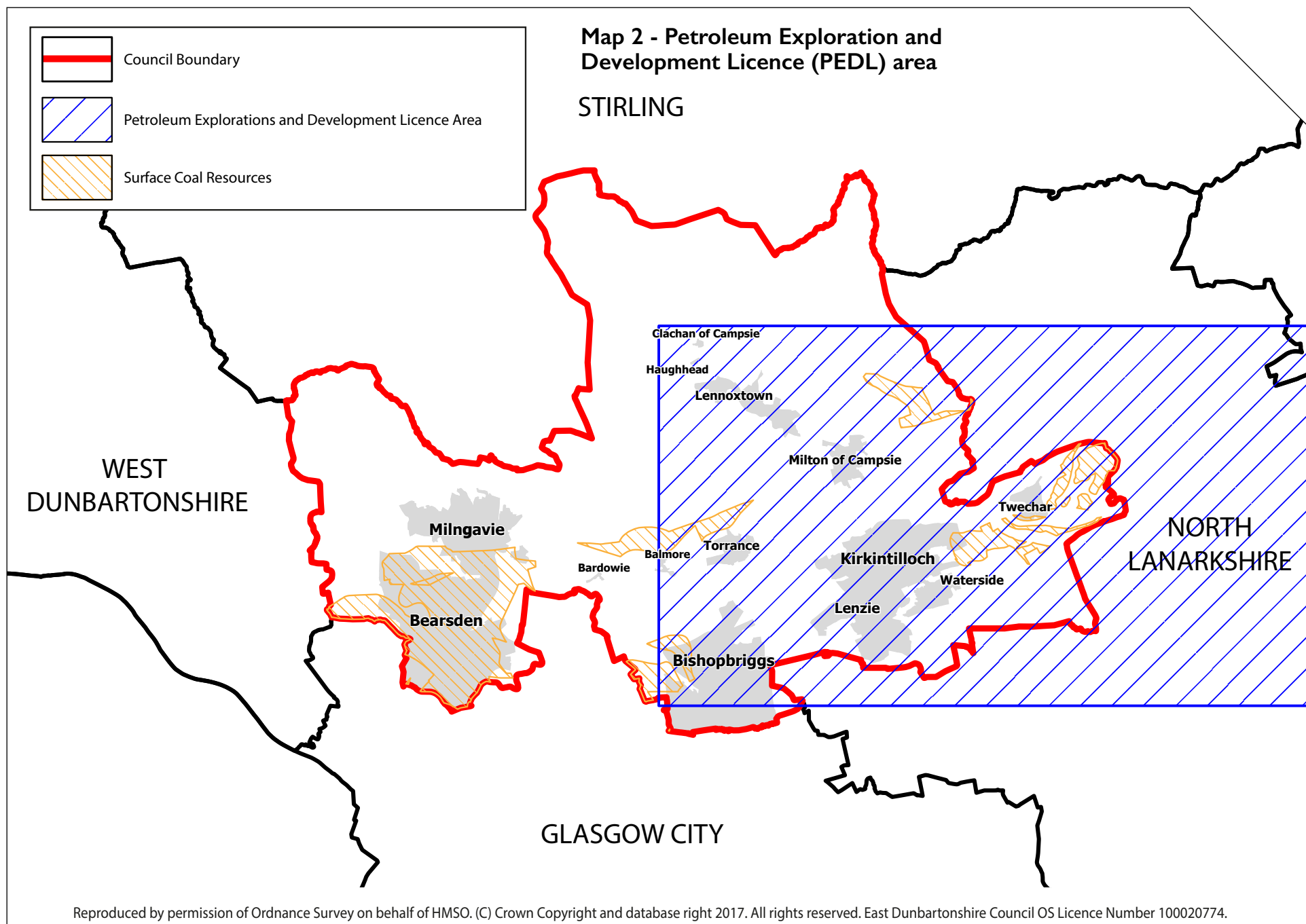
### Supplementary Guidance

Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions. particularly in relation to the mitigation of impacts during excavation and any restoration works. In particular, a financial bond or legal agreement may be required to ensure appropriate decommissioning and site-restoration arrangements are secured.

In addition, Supplementary Guidance on Green Infrastructure and Green Network provides information on the green network and opportunities to enhance it. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence.



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## Policy I8. Digital Communications

Both the national and the local economy depend on a high-quality digital and telecommunications infrastructure. Digital communications provide essential infrastructure to both homes and businesses, and ensuring comprehensive coverage is a priority in East Dunbartonshire. The planning system has an important role in strengthening digital communications and telecommunications capacity and coverage, to help facilitate investment and growth.

### Digital Communications

Development should provide digital communications infrastructure, including broadband, as an integral requirement for new homes and business premises. Appropriate, universal and future-proofed infrastructure should be installed and utilised. The Community Strategies section sets out housing, business, employment and community-facility sites across East Dunbartonshire where digital communications infrastructure should be provided as part of the development. If the provision of digital communications infrastructure requires developer contributions, including for off-site works, proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions.

### Commercial Telecommunications

A proposal for the installation and siting of any new telecommunications equipment should demonstrate that consideration has been given to siting and design options which satisfy operational requirements. It should set out the alternatives that have been considered and the reasons for the chosen solution. The site selected will be compatible with its surrounding uses and have no significant adverse impact on the environment. The proposal should also include an explanation of how the equipment fits into the wider network.

A telecommunications proposal may be appropriate in the green belt, where there is no alternative location.

### Siting and Design

Proposals for telecommunications development will be supported provided that the following criteria are met:

- A.** The siting and appearance of the proposed apparatus and associated structures should minimise their individual, and cumulative, impact on the visual amenity, character or appearance of the surrounding area
- B.** If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building
- C.** If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, concealing or disguising equipment and site sharing
- D.** The siting of equipment should not have an adverse impact on the natural or historic environment
- E.** A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation is submitted.

For both digital communications and telecommunication developments a proposal should include details of the design, including height, materials, landscaping and all components. The proposal should accord with detailed siting, design and locational criteria set out in Supplementary Guidance: Design and Placemaking.

## Policy 19. Airport and Hazardous Installations Safeguarding



Development proposals on the site, or in the neighbourhood, of a hazardous installation or airport, defined as safeguarding zones shown on the Proposals Map, will consult the relevant consultee.

### Hazardous Installations Safeguarding

Development proposals within the hazardous installations/pipeline safeguard consultation zones identified on the Proposals Map will be determined in consultation with the Health and Safety Executive and the facilities operators/owners. The hazardous installations include:

- A. High-pressure gas pipelines, and their 155-metre zone.
- B. Chlorine storage area at the Balmore Water Treatment Works and its 550-metres zone
- C. Bonded warehouses at Buchley and its 250-metre zone
- D. Factory for manufacture of explosives at Inchterf and its consultation zone.

### Airport Safeguarding

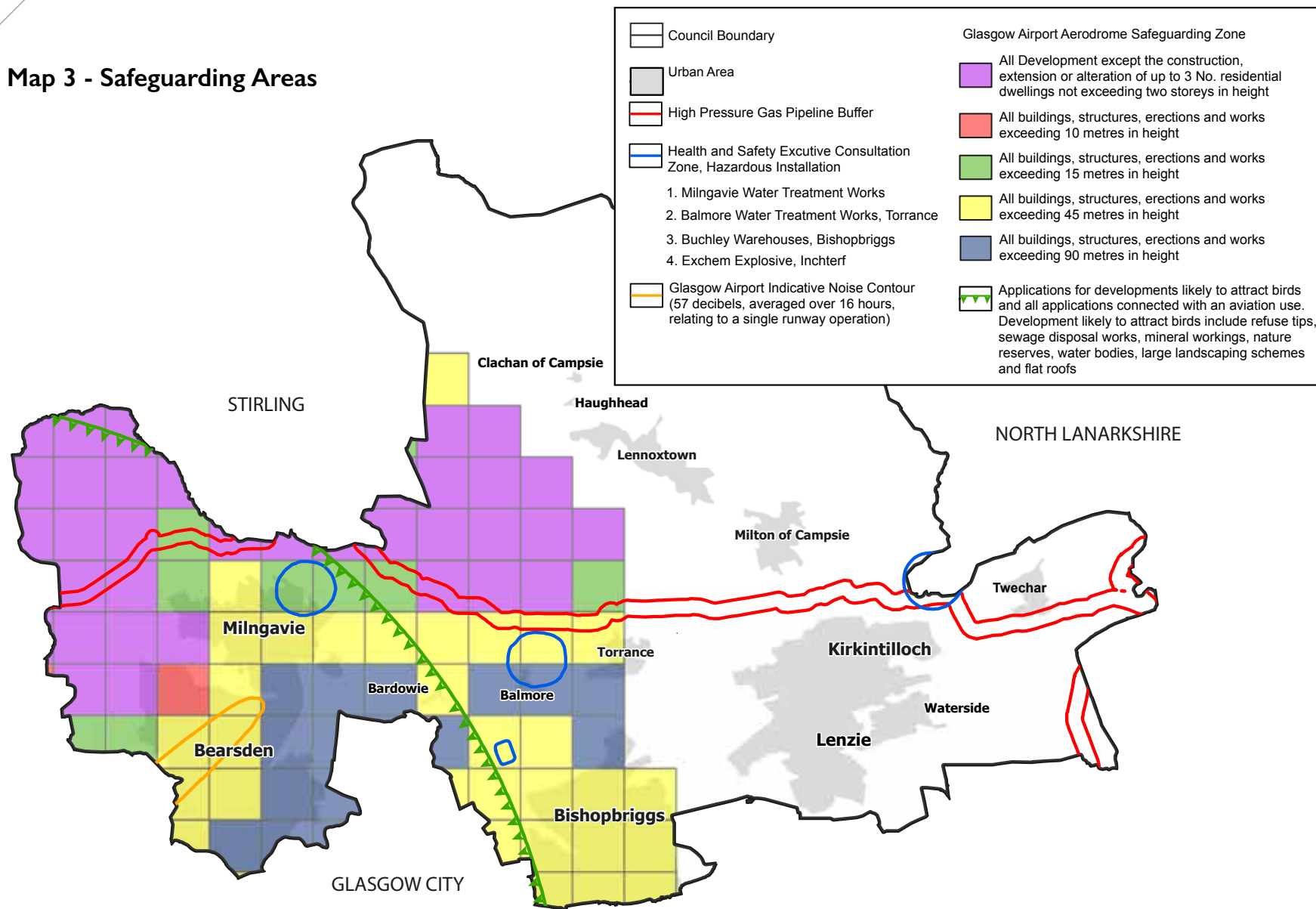
Any proposed wind-turbine development in East Dunbartonshire will require prior consultation with Glasgow Airport. Within the Glasgow Airport Safeguarding Zone (see map 3) development which adversely affects the operation, integrity or safety of the airport will not be permitted. The following types of development will require prior consultation with the appropriate civil and military aviation authorities if proposed within the safeguarding zone:

- E. Developments that meet the criteria set out in the Glasgow Airport Aerodrome Safeguarding Map
- F. Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting
- G. Developments that could increase the number of birds in the airspace, such as waste disposal sites or reservoirs
- H. Developments which include aviation activities.

Residential development within the indicative noise contours from Glasgow Airport, as shown on Map 3, should include noise-insulation measures. The indicative contours are based on the airport using a single runway up to the year 2040 with a 57-decibel (16-hour) noise threshold.



### Map 3 - Safeguarding Areas



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## Policy 20. Developer Contributions



Development that gives rise to a need for affordable housing, new or improved public infrastructure, public facility and/or environmental mitigation will meet this need through developer contributions. The need from a development can arise either individually or cumulatively and will be met or provided on or off site.

Planning obligations will only be required following the consideration of the use of conditions or legal agreements; and will be subject to the policy tests of Scottish Government Planning Circular 3/2012 on Planning Obligations and Good Neighbour Agreements (or any subsequent revision to this advice). The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development.

The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the application process and preferably as part of pre-application discussions.

### Supplementary Guidance

Developer Contributions will set out how this policy will be implemented and the exact levels of contributions required or the methodologies for their calculation. Whilst the exact nature of contributions will be negotiated at planning application stage potential areas of contribution are/will be highlighted in the Community Strategy sections, Supplementary Guidance and/or the relevant town centre strategy, development brief or masterplan.

Assessment of development will consider the requirement to deliver the following, through developer contributions where necessary. For **all development** in East Dunbartonshire:

- A. Sustainable transport infrastructure
- B. Green-network opportunities, open-space provision and the support and management of green infrastructure, open space and nature conservation

- C. The management of flood risk, provision and management of sustainable drainage systems, and provision of water and sewerage infrastructure
- D. The conservation and management of the historic environment, in particular those related to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, public realm or civic space
- E. The provision of digital communications infrastructure.

For **specific developments** in East Dunbartonshire:

- F. Proposals which include **market housing** will deliver 25% affordable housing on site; or for proposals with less than 10 units through a commuted sum. This includes market-led specialist housing, but does not apply to a proposal for a single house
- G. Proposals which include **housing** will contribute to community facilities, including education facilities, which will be additionally utilised as a result of the development
- H. **Retail, commercial or other significant footfall, generating development** outwith the network of shopping centres will contribute towards implementation of the most relevant town-centre strategy
- I. Proposals for **an alternative use on an identified employment site** will create alternative business land or premises nearby
- J. Proposals for **renewable-energy, waste-management or mineral working development** may require a financial bond or legal agreement to ensure appropriate decommissioning, and site restoration and aftercare arrangements.

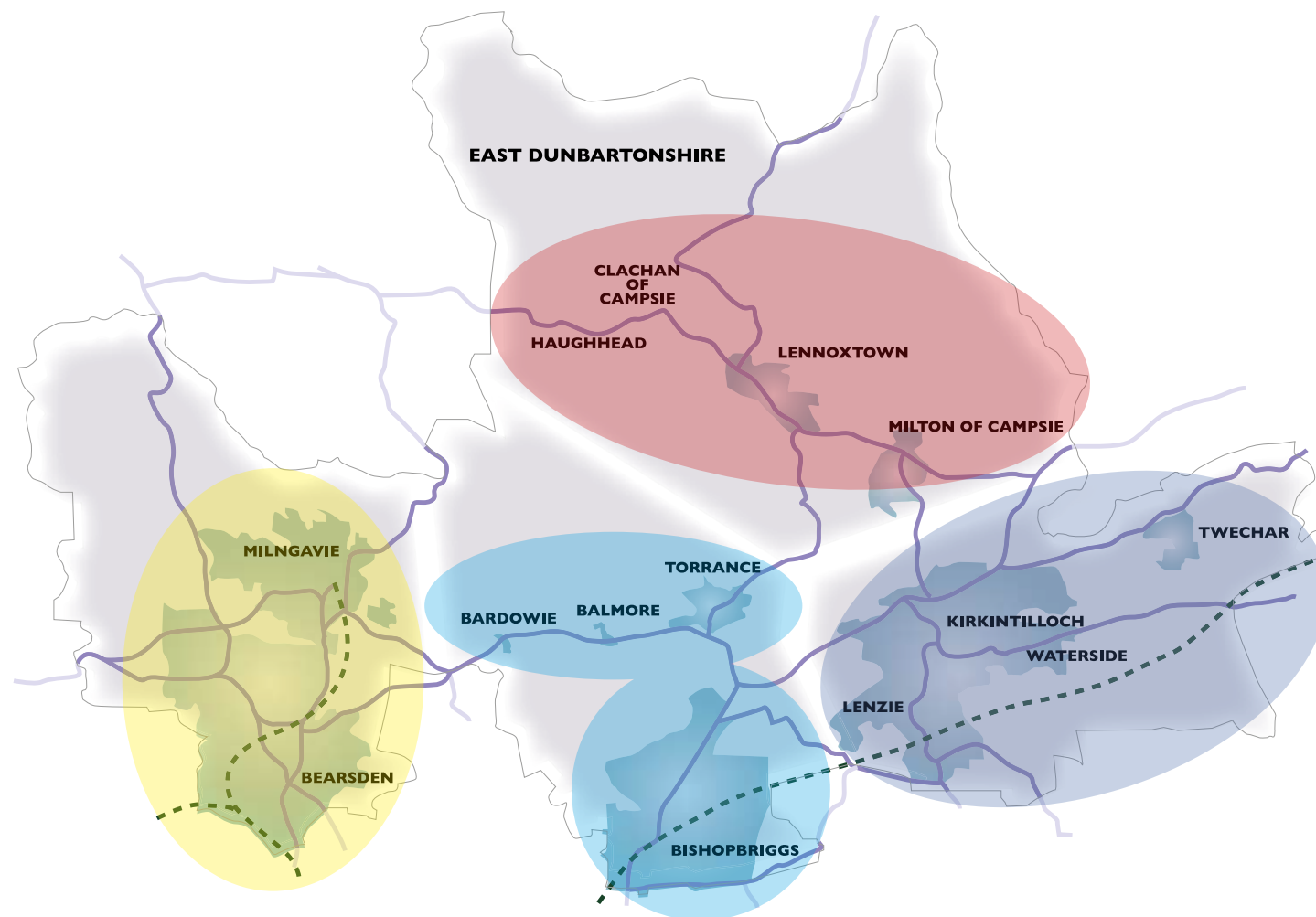




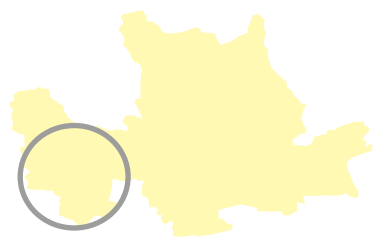
## Community Strategies

In order to effectively deliver the Principal and Subject Policies set out previously, this section of the Plan is arranged into four separate community areas on a geographical basis.

Land allocations and designations are identified for each community area and these are shown in tables as well as the Proposals Map. This section sets out specific policy requirements for each of these allocations and designations. Note that only those policies which have additional requirements and supportive information have been included in the Community Strategies section. Policies 1 – 20 will apply to all proposed developments regardless of whether sites are identified in this section. The Community Strategies section also aims to provide a more detailed and meaningful representation of what the spatial strategy and development priorities should be for each area. This will assist residents and developers in understanding how each area will function, and help contribute towards the creation of successful places.

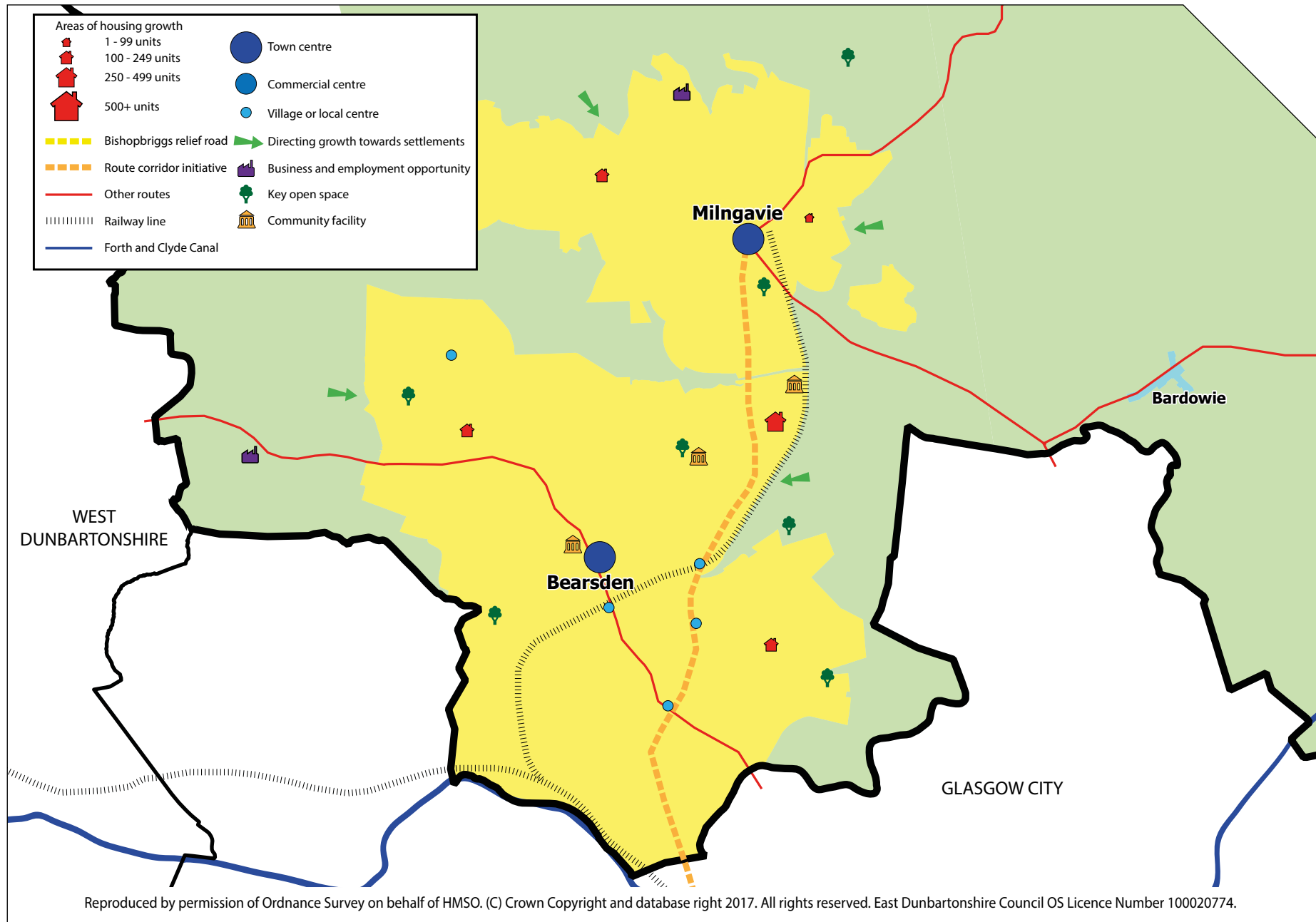






## Community Strategies

Bearsden & Milngavie



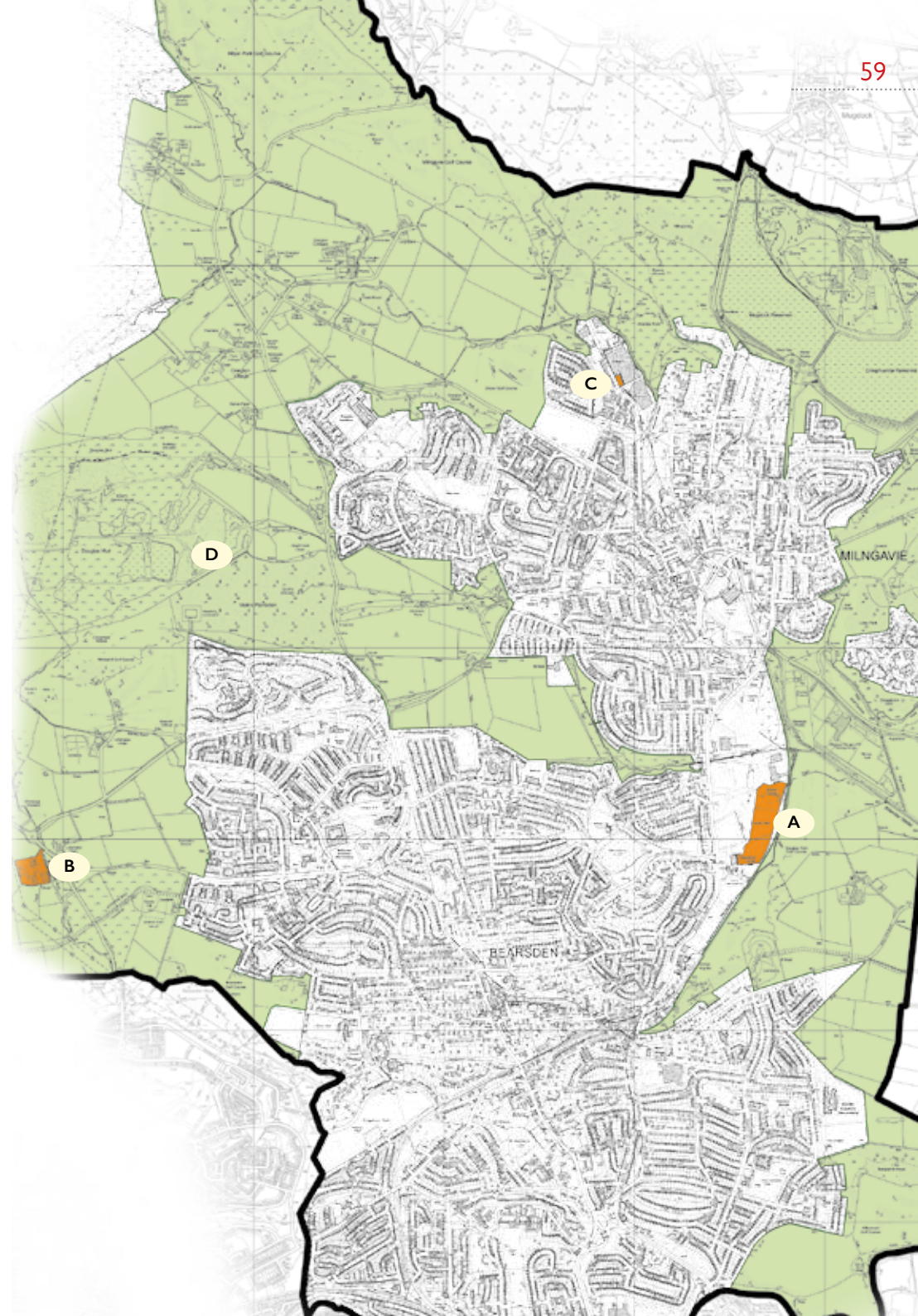
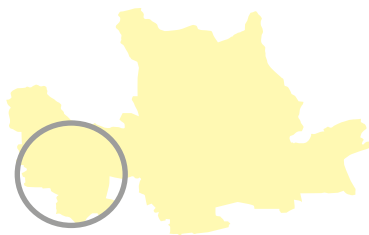
Map is for illustrative purpose only and is not policy.



### Policy 3. Supporting Regeneration and Protection of the Green Belt



Sites	Map ref:	Comments
Kilmardinny, including equestrian centre and former bus depot	A	The site is critical to the wider regeneration of Milngavie/Bearsden and should continue to be treated as a priority. The large area of vacant land continues to be a major blight on the area. See Creating Sustainable and Inclusive Communities schedule for requirements.
Garscadden Depot	B	1.60 ha of available land for either depot facilities or a conforming green belt use in line with this Plan. There is risk of flooding downstream. A Flood Risk Assessment will be required.
Former James Watt Building, Cloberfield Industrial Estate	C	Potential use – Business and Employment. The site is at risk of flooding and mitigation measures are planned. Flood Risk Assessment required.
Green Belt	D	See Proposals Map



## Policy 4. Sustainable Transport



Transport Project	Comments
4.1 Undertaking a Transport Appraisal of the A81 Corridor	<p>East Dunbartonshire Council and SPT have commissioned a refresh of a 2008 STAG study of the A81 corridor which connects Bearsden and Milngavie with Glasgow. The appraisal is ongoing and is examining a range of transport options that can reduce congestion on the corridor and improve transport conditions more generally. The results of the appraisal will identify possible solutions to identified transport issues or opportunities along the corridor which may include significant interventions such as a new rail station at Allander and/or other projects identified in the Council's Local Transport Strategy 2013-2017. Any preferred options emerging from the appraisal will require further and more detailed technical study to confirm viability. Any options identified will be considered as part of the existing network and not as stand-alone facilities for new developments. Until the outcomes of the refreshed STAG appraisal and subsequent technical assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>Land sufficient to locate a rail station at Allander/Kilmardinny which could be easily connected to the existing rail line. Any potential rail station must provide good facilities for access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision of high-quality footways and cycleway, in addition to a road link to connect a potential new station to the A81.</li> </ul> <p>Land should be set aside for a potential car park to act as park-and-ride facility adjacent to the potential rail station site.</p>
4.2 Undertaking a Transport Appraisal of the A81 Corridor	<p>Until the outcomes of the refreshed STAG appraisal (as described in the box above) and subsequent technical assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>Land at Kilmardinny to provide a location for a potential bus park and ride scheme, and associated car park with a minimum of 150 spaces.</li> </ul>
Active Travel, Public Transport and Roads and Parking Interventions	<p>Details of applicable projects can be found in the Local Transport Strategy, and will be progressed in line with the outcomes of the STAG (as described in 4.1 above), where appropriate.</p>



## Policy 5. Green Infrastructure and Green Network



Site	Comments
Green Network Opportunities	See key requirements for development sites in the table for Policy 6, below. Further information will be provided in Supplementary Guidance on Green Infrastructure and Green Network. The future Green Network Strategy will consider the potential for the following green network opportunities:
North Baljaffray/Mains Plantation	<ul style="list-style-type: none"> <li>• Open space enhancement combined with creation or expansion of woodland, grassland, wetland habitat mosaic.</li> <li>• Potential for enhancement of core path.</li> </ul>
Pendicle Road Area	Opportunity for broadleaved woodland habitat creation associated with low-quality open space enhancement and open space enhancement.
Canniesburn	Opportunity for broadleaved woodland habitat creation and possible enhancement of core path.
Switchback	Opportunity for broadleaved woodland habitat creation and access to open space enhancement opportunity with possible core path improvements.
Craigdhu Wedge	Opportunity for improved farmland and possible enhancement of core paths.
Craigmaddie & Mugdock Reservoirs	Opportunity for open space enhancement and landscape restoration.
Allander Park	Opportunity for open space and landscape enhancement combined with creation or expansion of grassland and wetland habitat mosaic.

## Policy 6. Creating Inclusive and Sustainable Communities



Housing Sites	Indicative Capacity	Key Requirements
<b>6.1 Bearsden Golf Course</b>	40	<ul style="list-style-type: none"> <li>A. Landscaping to west on new green-belt edge, green-belt boundary.</li> <li>B. Retaining the golf course and clubhouse facilities remaining following development, and design the enlarged course to protect and enhance the Antonine Wall World Heritage Site and Scheduled Monument in the vicinity of Castle Hill, and their settings; protect landscape character, the pattern of fields and woods; and provide path link to Castlehill area. The redesign of the course should avoid holes that play across the line of the wall, significant earthmoving within 30m of the Scheduled Monument boundary, or that might affect the wall's setting.</li> <li>C. Evaluate the impact on the wider landscape, core path and biodiversity, especially on prominent Castle Hill, and the woodland and water environment in Garscadden Wood, to ensure that the spatial extent and design of the proposal will not have an adverse impact on these resources</li> <li>D. Evaluate and mitigate contamination</li> <li>E. Assess airport safeguarding zone implications</li> <li>F. Replace parts of golf course lost</li> <li>G. Flood risk assessment required. Consideration of drainage impact on Thorn Park. Protect the flood plain. Flood Risk Assessment already completed at Golf View adjacent, results of which could be applicable to site</li> <li>H. Protect woodland in line with forestry policy</li> <li>I. Green network opportunity for woodland and grassland creation, and improvements access to open space</li> <li>J. Transport Assessment required</li> </ul>
<b>6.2 Birnam Crescent (Bearsden)</b>	20	<ul style="list-style-type: none"> <li>A. Access to be taken from Birnam Crescent</li> <li>B. Structural landscape treatment on northern and south-eastern boundaries, and appropriate additional planting in eastern section of site.</li> </ul>
<b>6.3 Land to the Rear of Boclair House (Bearsden)</b>	11	Under Construction.
<b>6.4 Castlehill Farm (Bearsden)</b>	7	<ul style="list-style-type: none"> <li>A. Consideration of potential footpath connection through site to green belt, Castle Hill fort, and core path.</li> </ul>



Housing Sites	Indicative Capacity	Key Requirements
<b>6.5 Craigton Road (Milngavie)</b>	120	<p>including parkland trees, tree belts and new appropriate landscaping to north-west of housing site to define new green belt boundary and along Craigton Road.</p> <p>B. Conserve and enhance wildlife corridor of Clober Burn, mature trees, protected species and core path</p> <p>C. Provide open space along the road frontage</p> <p>D. Green network opportunity for wetland, woodland and grassland creation, and access enhancement</p> <p>E. Evaluate and mitigate flood risk to the north, along the Clober Burn. Flood Risk Assessment likely to be required due to proximity to Allander. Possibility that I FRA could be applied to this and James Watt site (Cloberfield Industrial Estate) as risks from Allander similar and in close proximity.</p> <p>F. Evaluate and mitigate potential contamination</p> <p>G. Transport Assessment required</p> <p>H. Replace clubhouse and parts of golf course lost</p>
<b>6.6 Crossveggate East (Milngavie)</b>	16	A. Flood Risk Assessment required. Topography requires to be checked to assess pluvial risk.
<b>6.7 Douglas Academy South (Milngavie)</b>	13	Under Construction.
<b>6.8 Douglas Academy East (Milngavie)</b>	7	Planning Permission Granted.
<b>6.9 Fire Station Field - Craigdhu Road (Milngavie)</b>	40	<p>A. Housing development to be restricted to the portion of the site outwith the functioning flood plain, in accordance with SEPA guidance</p> <p>B. Development to include full landscape planting scheme to incorporate Craigdhu Burn into the green network</p>
<b>6.10 Kessington (Bearsden)</b>	79	<p>A. Enhance green network surrounding site, particularly Templehill Wood. Provide new landscaping to east (along new green-belt boundary), and to the north and west. Green network opportunity for woodland creation and the expansion of Templehill Wood.</p> <p>B. Preliminary ecological appraisal required to assess potential effects on protected species. Further habitat surveys may be required. Adverse effects on protected species to be avoided or mitigated and buffer zone for area of high-biodiversity interest to be provided to east.</p> <p>C. Water-resilient measures required. Possible pluvial flood risks identified, further assessment of flood risk and investigation of drainage required.</p> <p>D. Link to core path network.</p>

Housing Sites	Indicative Capacity	Key Requirements
<b>6.11 Keystone Road (Milngavie)</b>	79	<ul style="list-style-type: none"> <li>A. Develop in line with planning guidance site brief.</li> <li>B. Flood Risk Assessment required.</li> </ul>
<b>6.12 Kilmardinny (Bearsden/Milngavie)</b>	320	<ul style="list-style-type: none"> <li>A. Develop in line with an approved masterplan</li> <li>B. Developer contributions for A81 Route Corridor proposals including footpath, cycleway and road access improvements</li> <li>C. Provide a landscaped green network corridor between Milngavie and Bearsden along the Craigdhu Burn</li> <li>D. Developer contributions to include development of a new Allander Sports Centre</li> <li>E. Provision of business units</li> <li>F. Flood prevention and drainage schemes, including off-site measures where appropriate.</li> </ul>
<b>6.13 Former St Andrews College (Bearsden)</b>	107	Under Construction
<b>6.14 18 Strathblane Road (Milngavie)</b>	6	<ul style="list-style-type: none"> <li>A. Design should enhance and respect the setting of the adjacent C-listed St Paul's Church and adjacent Conservation Area. Mitigation in the form of an appropriate low-density, well-designed and landscaped development should be produced in order to take this historical asset's setting into consideration and enhance it where possible.</li> <li>B. A Waste Management Plan should also be produced in order to manage the construction and demolition waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise)</li> <li>C. No Flood Risk Assessment required. Further investigation of pluvial risk required.</li> <li>D. Assessment required to determine infrastructure provision including utilities and path/road networks.</li> </ul>



## Policy 7. Community Facilities and Open Space

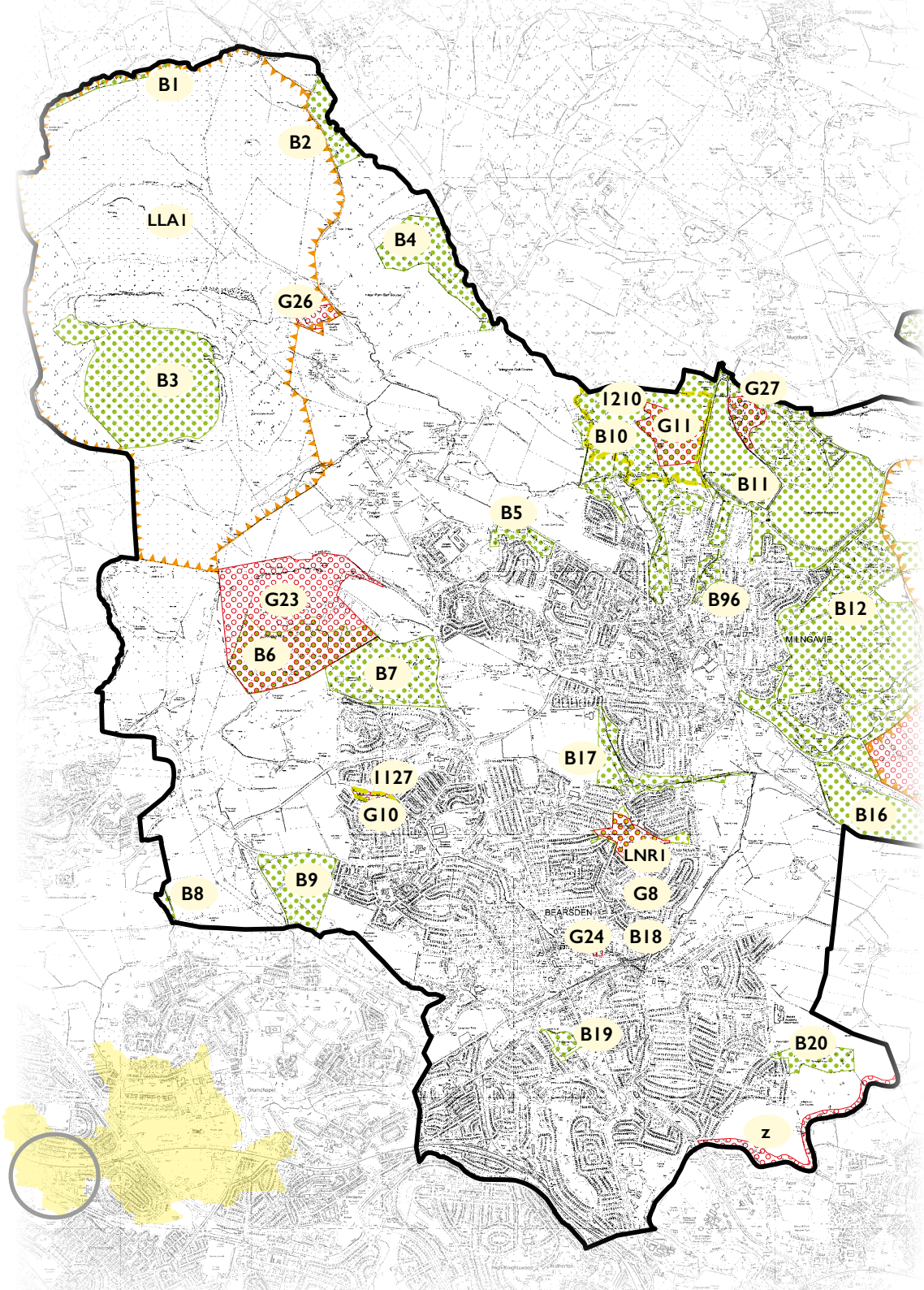


Site	Comments
<b>7.1 Replacement Allander Leisure Centre</b>	On existing site
<b>7.2 Bearsden Community Hub</b>	
<b>7.3 Extension and refurbishment of Kilmardinny Arts Centre</b>	Category A Listed Building
<b>7.4 Milngavie Community Hub</b>	Location to be determined
<b>Open Spaces</b>	See Proposals Map, Open Space Strategy and future planning guidance on Green Infrastructure and Green Network
<b>Community Growing Spaces</b>	More information on Community Growing Spaces to be delivered in East Dunbartonshire will be set out in a Community Growing Space Strategy and planning guidance on Green Infrastructure and Green Network. The Open Space Strategy identifies Ashburn Gardens in Milngavie as an opportunity for a community growing space, for further consideration.

Policy 8. Landscape Character and Nature Conservation



Designation	Map ref:	Site
SSSI	I127	Manse Burn (also LNCS G10)
	I210	Mugdock Woods/Drumclog
Local Landscape Area	LLAI	Kilpatrick Hills
Local Nature Reserve	LNRI	Kilmardinny Loch (also Local Nature Conservation Site G8 & B18)
Local Nature Conservation Site	B1	Auldmurroch Burn and Woods
	B96	Barloch Moor
	B2	Carbeth Wood
	B9	Castle Hill
	G26	Craigangawn Quarry
	B17	Craigdhu Wedge
	B11	Craigmaddie and Mugdock Reservoirs
	B3	Craigmore Mire
	B5	Craigton Woods
	B12	Dougalston Estate and Loch
	B6	Douglas Muir
	G23	Douglas Muir Quarry
	G27	East Mugdock Quarry
	B8	Hutcheson Hill
	B16	Langbank
	B7	Mains Plantation
	G10	Manse Burn (site of SSSI)
	B10	Mugdock Woods and Drumclog
	G7	River Kelvin Meanders
	G24	Roman Baths
	B4	South east part of Hilton Park golf course
	B19	St. Germain's Loch
	B11	Tannoch Loch (part of Mugdock Reservoir)
	B20	Templehill Wood
	G11	West Mugdock Quarry





## Policy 9. Water Environment

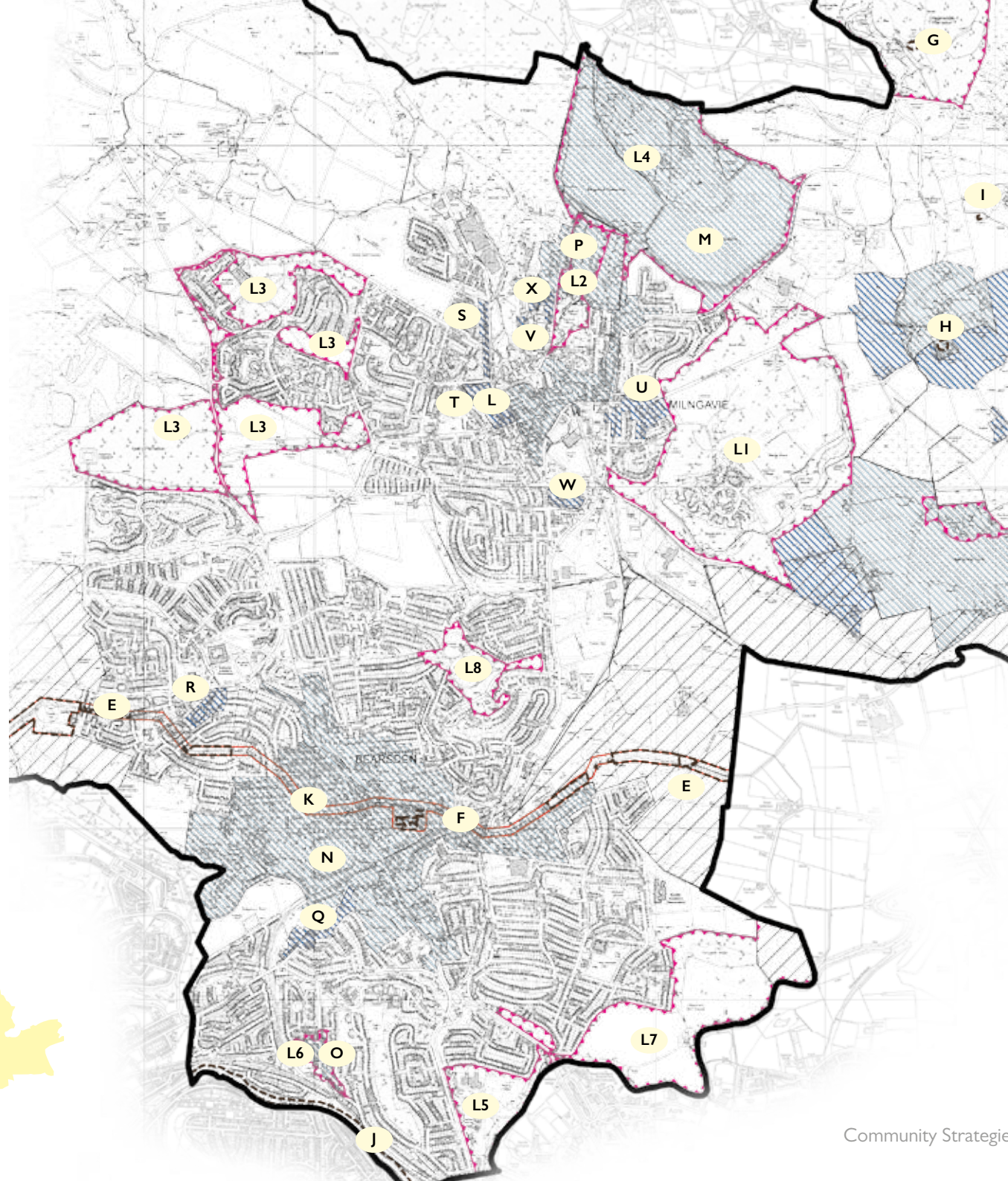
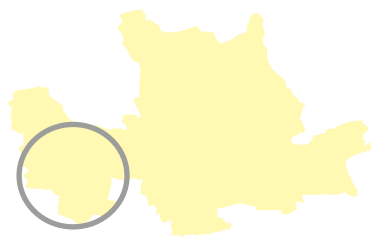


Designation	Site
SEPA Flood Risk Map	See Proposals Map

## Policy 10. Valuing the Historic Environment



Designation	Map ref:	Site	Designation	Map ref:	Site
<b>Scheduled Monuments</b>	E	Frontiers of the Roman Empire (Antonine Wall). This includes an extensive number of Scheduled Monuments	<b>Townscape Protection Areas</b>	U	Glasgow Road/Baldernock Road (Milngavie)
	F	Roman Bath House		V	Iddesleigh Avenue (Milngavie)
	G	Craigmaddie Castle, Baldernock		W	Keystone Avenue/Keystone Road/Main Street (Milngavie)
	H	Kettlehill, Dun, Baldernock		X	Mugdock Road/Sandfield Avenue/Woodlands Street (Milngavie)
	I	High Blochairn, Cairn, Baldernock	<b>Locally Important Gardens and Designed Landscapes</b>	L1	Dougalston House (Milngavie)
	J	Forth & Clyde Canal Blairdardie Road to Netherton Farm		L2	Tannoch Loch and Barloch Moor (Milngavie)
	K	Antonine Wall (various)		L3	Mains Estate (Milngavie)
<b>Conservation Areas</b>	L	Milngavie Town Centre		L4	Milngavie Reservoirs (Milngavie)
	M	Milngavie Reservoirs		L5	Garscube Park (Bearsden)
	N	Old Bearsden		L6	Westerton Garden Suburb (Bearsden)
	O	Westerton Garden Suburb			
	P	Tannoch		L7	Killermont House (Bearsden)
<b>Townscape Protection Areas</b>	Q	Pendicle Road (Bearsden)		L8	Kilmardinny (Bearsden)
	R	Whitehurst (Bearsden)	<b>Listed Buildings</b>	L9	See Historic Environment Scotland Website & Proposals Map
	S	Clober Road (Milngavie)	<b>Other Archaeological Resources</b>	M1	See Sites and Monuments Record & Proposals Map
	T	Ferguson Avenue/Balvie Road/Clober Road (Milngavie)			

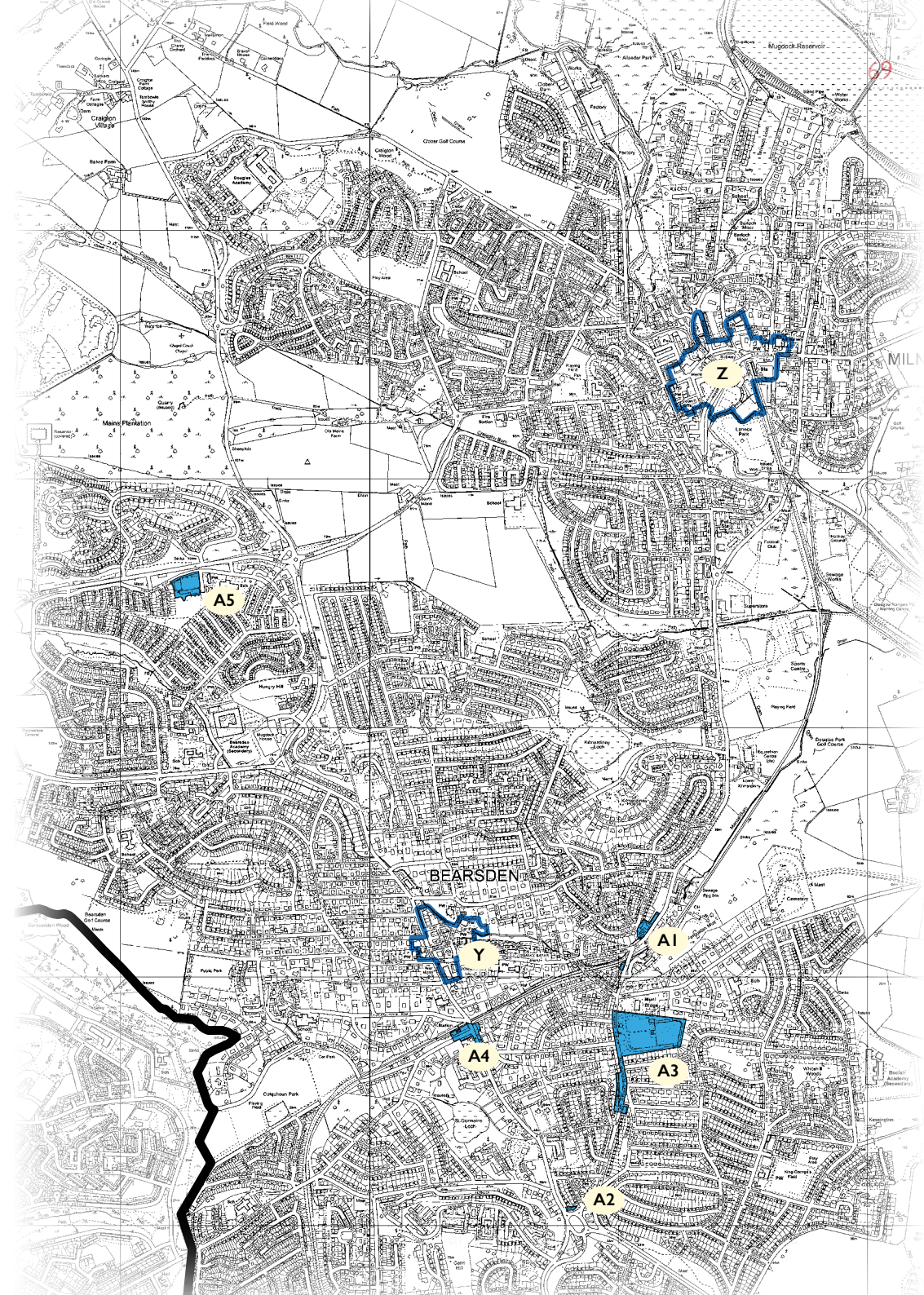
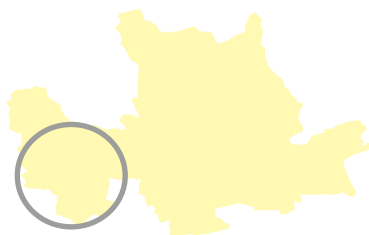




## Policy 11. Network of Centres



Designations	Centre	Map ref:	Comments
Town Centre	Bearsden	Y	Provides a mix of retail, commercial, leisure and community uses which are important to surrounding communities and the overall strength of the network.
	Milngavie	Z	Gateway to Loch Lomond and the Trossachs and a focal point for local communities. Also provides a mix of retail, commercial, leisure, civic and community uses which are important to the strength of the network.
Local Centre	Hillfoot	A1	Smaller scale centres that provide a range of essential goods and local services to local communities and neighbourhoods. Many less mobile and elderly people depend on these smaller centres for convenience shopping and other essential services and so the LDP will strongly protect their respective role and functions.
	Canniesburn Toll	A2	
	Kessington	A3	
	Bearsden Station	A4	
	Baljaffray	A5	



### Policy 13. Supportive Business and Employment Environment



Site	Opportunities and Requirements
13.1 Canniesburn Business Centre	Safeguard for business and employment use.
13.2 Cloberfield Industrial Estate	A. 0.10 ha of available land for business and employment. The site as a whole should be safeguarded for business and employment use B. Flood Risk Assessment required, in particular to ensure that the redevelopment of the site does not increase vulnerability/overall risk of flooding from the Allander Water.
13.3 Crossveggate	Safeguard for business and employment use.
13.4 Garscadden Depot	1.6 ha of available land for either depot facilities or a conforming green belt use in line with this Plan.
13.5 Garscube Estate	Safeguard for business and employment use.
13.6 Lower Kilmardinny/ Westpark	Business requirement as part of the Kilmardinny/Westpark Masterplan, requires further definition to establish potential of site
13.7 Milngavie Enterprise Centre	Safeguard for business and employment use.

### Policy 16. Managing Waste



Site	Type
16.1 Bankell Farm	Transfer Station

### Policy 17. Mineral Resources



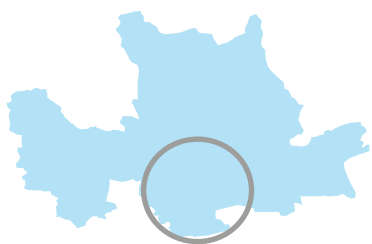
Site	Comments
17.1 Douglasmuir Quarry	Sand and Gravel Extraction
Petroleum Explorations and Development Licence (PEDL) Area	See Proposals Map

### Policy 19. Safeguarding infrastructure



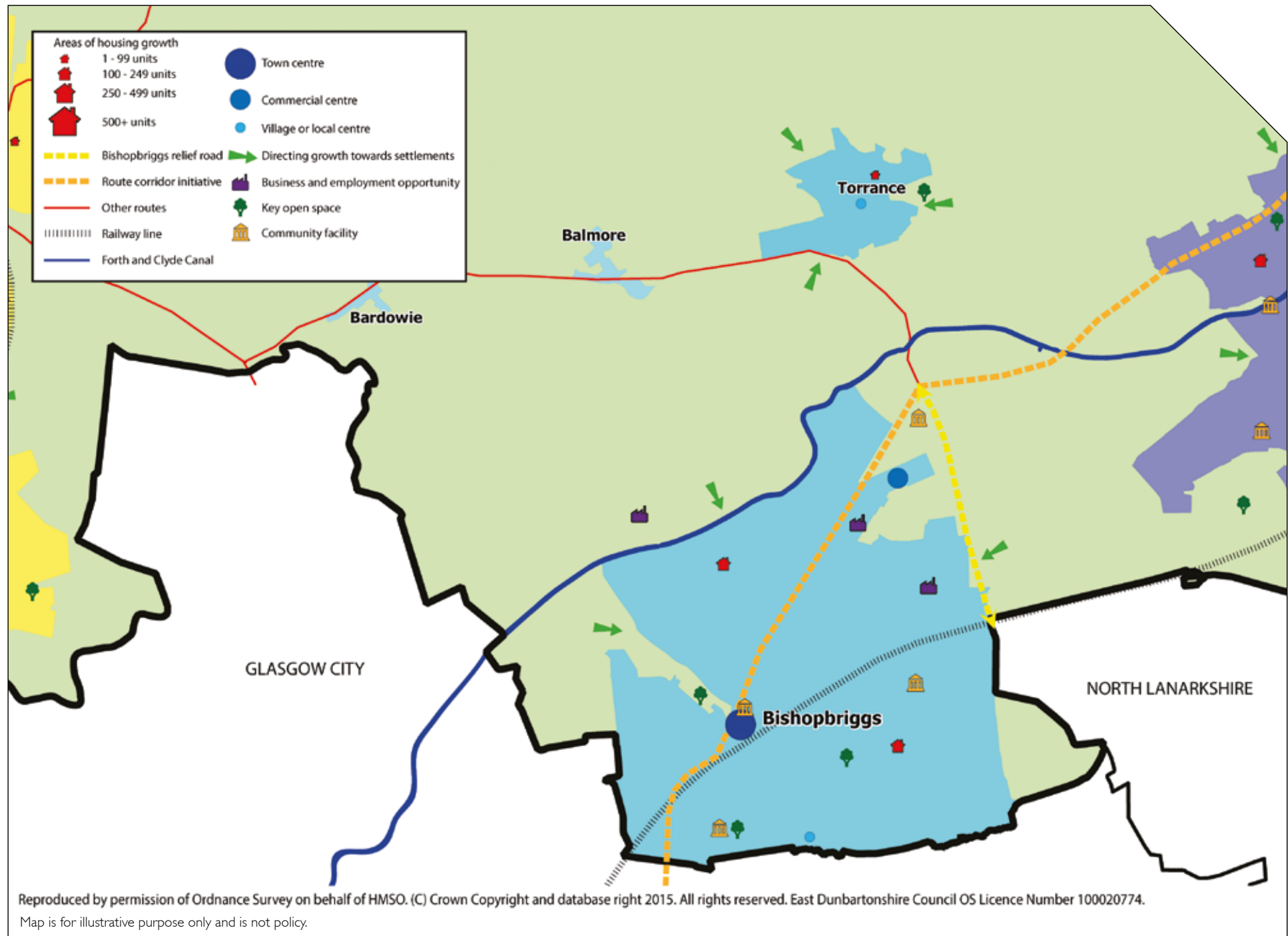
Site	Comments
Glasgow Airport Safeguarding Zone	See Map 3
Hazardous Installation Safeguarding – Gas Pipeline	See Map 3





## Community Strategies

Bishopbriggs, Torrance, Balmore and Bardowie

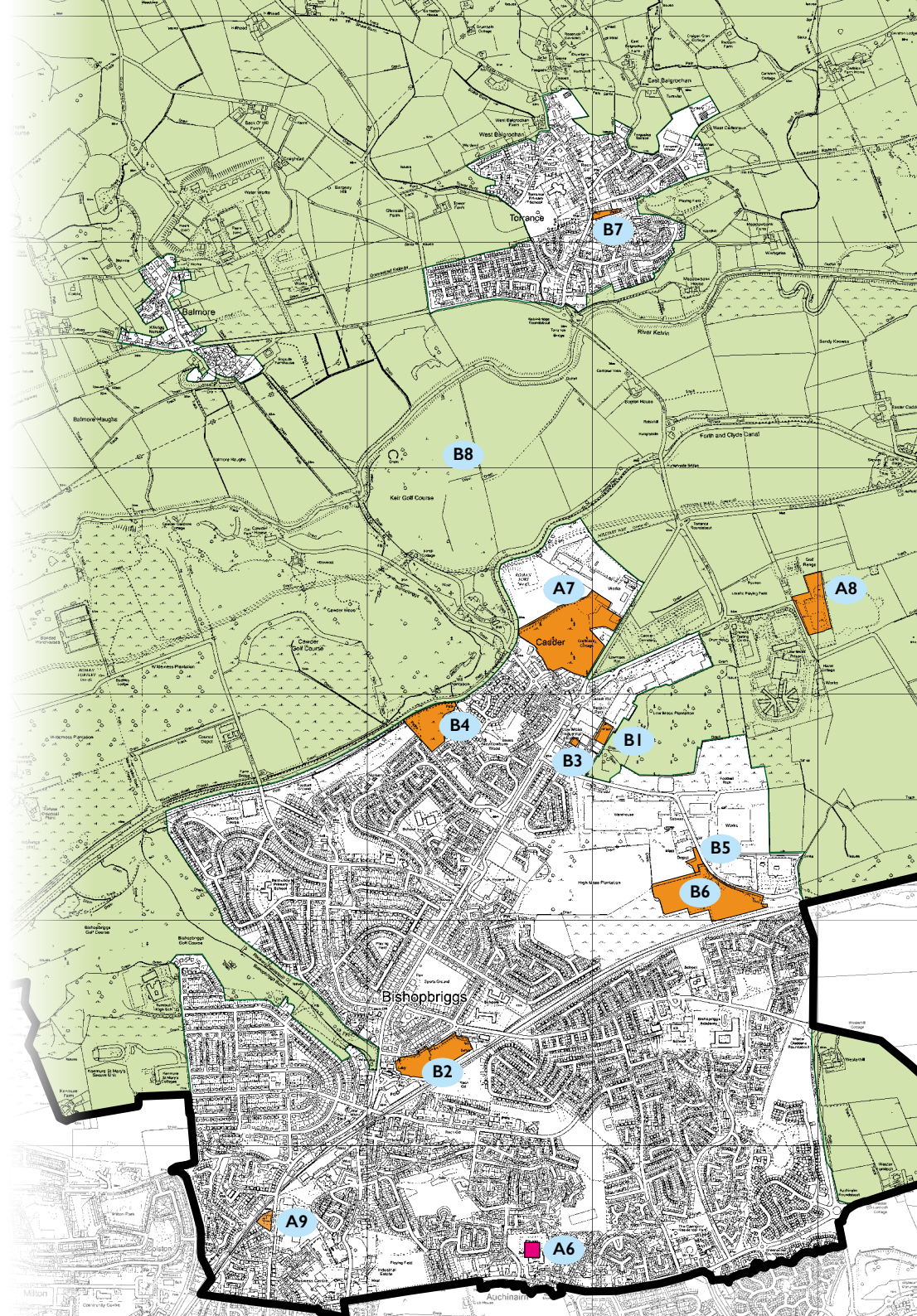
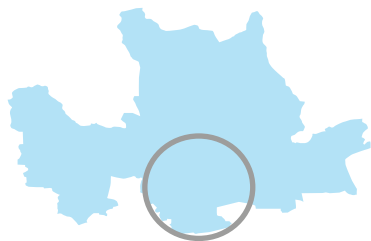




### Policy 3. Supporting Regeneration and Protection of the Green Belt



Sites	Map ref:	Comments
Auchinairn	A6	Place initiative location. Drainage checks required to assess whether FRA is required. Further investigation of pluvial risk required.
Crofthead Quarry, Kirkintilloch Road	A7	Potential future use – Nature Conservation
Barrage Balloon Site, Crosshill Road	A8	Potential future use – Agriculture
Former Filling Station, Kirkintilloch Road	A9	Potential future use – Residential/ Business
Rear of Low Moss Industrial Estate, Wellington Road	B1	Potential future use – General Industry
Former Bishopbriggs High School, South Crosshill Road	B2	Potential future use – Mixed Use
Low Moss Industrial Estate, Lancaster Road	B3	Potential future use – General Industry
Former Sand Quarry, Meadowburn	B4	Potential future use – Residential
Westerhill Road South	B5	Potential future use – Business
Ex-Oil Terminal, Westerhill Road	B6	Potential future use – General Industry/Employment
Former Garage and Filling Station, Main Street	B7	Potential future use – Business and Employment
Green Belt	B8	See Proposals Map



## Policy 4. Sustainable Transport



Transport Project	Comments
<b>4.3 Undertaking a Transport Appraisal of the Kirkintilloch/Lenzie-Bishopbriggs-Glasgow area</b>	<p>East Dunbartonshire Council and SPT have commissioned a STAG appraisal of the A803 corridor which connects Bishopbriggs and Kirkintilloch with Glasgow. The appraisal is ongoing and is examining a range of transport options that can reduce congestion on the corridor and improve transport conditions more generally. The results of the appraisal will identify possible solutions to known transport issues or opportunities along the corridor which may include significant interventions such as a new rail station at Westerhill and/or other projects identified in the Council's Local Transport Strategy 2013-2017. Any preferred options emerging from the appraisal will require further and more detailed technical study to confirm viability. Any options identified will be considered as part of the existing network and not as stand-alone facilities for new developments. Until the outcomes of the STAG appraisal and subsequent technical assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>• Land sufficient to locate a rail station easily connected to the existing rail line. Any potential rail station must provide good facilities for access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision, in addition to a road link, of high-quality footways and cycleway to connect a potential halt to Bishopbriggs Relief Road.</li> <li>• Land should be set aside to provide a location for a potential car park with a minimum of 300 spaces to provide a location for a Park and Ride facility adjacent to potential rail halt site.</li> </ul>
<b>4.4 Undertaking a Transport Appraisal of the Kirkintilloch/Lenzie-Bishopbriggs-Glasgow area</b>	<p>Until the outcomes of the STAG appraisal (as described in the above box) and subsequent assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>• Land at Westerhill to provide a location for a potential Bus Park and Ride scheme and associated car park with a minimum of 300 spaces.</li> </ul>



Transport Project	Comments
<b>4.5 Bishopbriggs Relief Road Phases 4 and 5</b>	Land should be safeguarded and secured for the delivery of Bishopbriggs Relief Road and associated active travel routes. A feasibility assessment and any associated planning application for phase 5 should address the following: <ul style="list-style-type: none"> <li>• Impact on Antonine Wall World Heritage Site and setting</li> <li>• Environmental impacts including biodiversity and wildlife habitats, TPOs, peat land, hydrology, Greenhouse Gas emissions</li> </ul>
<b>Active Travel, Public Transport and Roads and Parking Interventions</b>	Details of applicable projects can be found in the Local Transport Strategy and will be progressed in line with the outcomes of the STAG (as described in 4.3 above), where appropriate.

## Policy 5. Green Infrastructure and Green Network



Site	Comments
<b>Green Network Opportunities</b>	See key requirements for development sites in the table for policies 6 & 13, below. Further information will be provided in Supplementary Guidance on the Green Infrastructure and Green Network. The future Green Network Strategy will consider the potential for the following green network opportunities:
<b>Forth &amp; Clyde Canal</b>	There is an opportunity to enhance the multi-functional role of the canal: as a waterway, historic feature which contributes to placemaking, visitor economy, regeneration, biodiversity habitat networks, potential use as part of sustainable drainage systems and towpath for active travel. Further information on the green network opportunities and green infrastructure along the canal will be provided in Supplementary Guidance on the Green Infrastructure and Green Network.
<b>Woodhill Park</b>	Opportunity for broadleaved woodland habitat creation associated with low-quality open space enhancement. <ul style="list-style-type: none"> <li>A. Additional environmental surveys required to identify existence of protected species and ensure their protection and conservation</li> <li>B. Proposals will be required to include provision to evaluate and mitigate possible contamination</li> <li>C. Flood risk and drainage assessments may be required.</li> </ul>
<b>Auchinairn Road</b>	Opportunity for broadleaved woodland, neutral grassland and wetland habitat mosaic creation
<b>Wester Cleddens</b>	Opportunity for broadleaved woodland and wetland habitat mosaic creation and some access to open space enhancement.

## Policy 6. Creating Inclusive and Sustainable Communities



Housing Sites	Indicative Capacity	Key Requirements
<b>6.15 Acre Valley Nursery (Torrance)</b>	10	A. Development will require to take account of the potential flood risk B. The restricted width of the site entrance should be addressed.
<b>6.16 Balmore Garden Nursery</b>	10	A. Development will require to take account of the potential flood risk
<b>6.17 Bishopbriggs Town Centre</b>	46	A. Linkages to town centre and surrounding area B. Capacity to be determined through an agreed Masterplan in connection with Policy 11 Network of Centres
<b>6.18 Bishopbriggs East</b>	194 (99 remaining)	Under construction. A. Compliance with s75
<b>6.19 Former Cadder Sewage Works at Jellyhill (Bishopbriggs) and Meadowburn (West) Phase 2 and Balmuldy Rd North (Bishopbriggs) and Jellyhill Nursery</b>	108	A. Masterplan for whole site required B. Open space to be retained C. Enhance setting of the Forth and Clyde Canal and integration of the Wildlife Corridor and Green Network in to the design D. Trees within the northern part of the site should be retained and, where possible, enhanced as a buffer between the town and the wildlife corridor; in order to prevent fragmentation of important conservation habitats in the wider area. E. Enhance green network – opportunity for: core path enhancement F. Species survey prior to development to include otter, water vole, badger, bat and nesting birds, and appropriate mitigation plans produced as required G. Any development which increases traffic and activity across the bridge should account for its use by wildlife, especially badgers H. The design of any development should take account of the canal, its setting and species and habitat connectivity, through a well-designed low-density development and enhancing tree belts along the northern border to reduce the impact of any development while retaining the importance of the site for species and habitat connectivity I. Evaluate and mitigate potential contamination, in particular pollution to watercourses J. Flood Risk Assessment completed September 2014. Results to be assessed. K. Unless there is a clear excess of outdoor sports facility provision in the area (as justified in the Pitches Strategy and accepted by sportscotland) then replacement outdoor sports facilities or satisfactory off-site contributions will be required.



Housing Sites	Indicative Capacity	Key Requirements
<b>6.20 Crofthead (Bishopbriggs)</b>	33	<ul style="list-style-type: none"> <li>A. Evaluate and mitigate (if necessary) any contamination</li> <li>B. Provide a robust landscaping scheme to enhance the Cadder LNCS boundary; access to the LNCS; and provide a suitable buffer to Cadder Cottage and the Marely Eternit Works</li> <li>C. Design should take account of the setting and outstanding universal value of the Antonine Wall World Heritage Site.</li> <li>D. Provide suitable junctions and safe access to and from Kirkintilloch Road</li> <li>E. Evaluate and mitigate (if necessary) any noise impact from the neighbouring Marley Eternit Works facility to ensure its operations are not compromised."</li> </ul>
<b>6.21 High Moss (Bishopbriggs)</b>	88 (61 Remaining)	<p>Phase 1 under construction.</p> <ul style="list-style-type: none"> <li>A. Phase 2 must have strong design, pedestrian and vehicular linkages to Phase 1 and surrounding areas</li> <li>B. Junction improvements.</li> </ul>
<b>6.22 Kelvindale Nursery (Torrance)</b>	8	<ul style="list-style-type: none"> <li>A. Designed to benefit from, and enhance setting of, adjacent garden and reinforce street pattern</li> <li>B. Waste Management Plan required to manage potential construction waste from the development of the site</li> <li>C. The preferred use of the site is for sheltered housing for the elderly or for 100% affordable housing if a sheltered housing development for the elderly proves to be impracticable.</li> </ul>
<b>6.23 Kelvin View (Torrance)</b>	25	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Remains within green belt until developed.</li> </ul>
<b>6.24 Main Street (Torrance)</b>	12	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Enhance path and path setting.</li> </ul>
<b>6.25 Bishopbriggs Memorial Hall</b>	4	<ul style="list-style-type: none"> <li>A. Community facilities currently provided in the hall should be established elsewhere in Bishopbriggs prior to any redevelopment</li> <li>B. Enhance Conservation Area</li> <li>C. Waste Management Plan required to manage potential construction waste from the development of the site.</li> <li>D. The developer shall give consideration to the access needs of the neighbouring tennis club when preparing their proposal in consultation with sportscotland.</li> </ul>
<b>6.26 Former Petrol Station, Kirkintilloch Road (Bishopbriggs)</b>	33	Site has consent, no requirements
<b>6.27 Thomas Muir Avenue (Bishopbriggs)</b>	10	<ul style="list-style-type: none"> <li>A. Link to, and enhance, open space, including access and green network opportunities.</li> </ul>
<b>6.28 Former Thomas Muir School (Bishopbriggs)</b>	49	Under construction
<b>6.29 West Carlston Garden Centre/ Campsie Road (Torrance)</b>	25	No requirements

## Policy 7. Community Facilities and Open Space



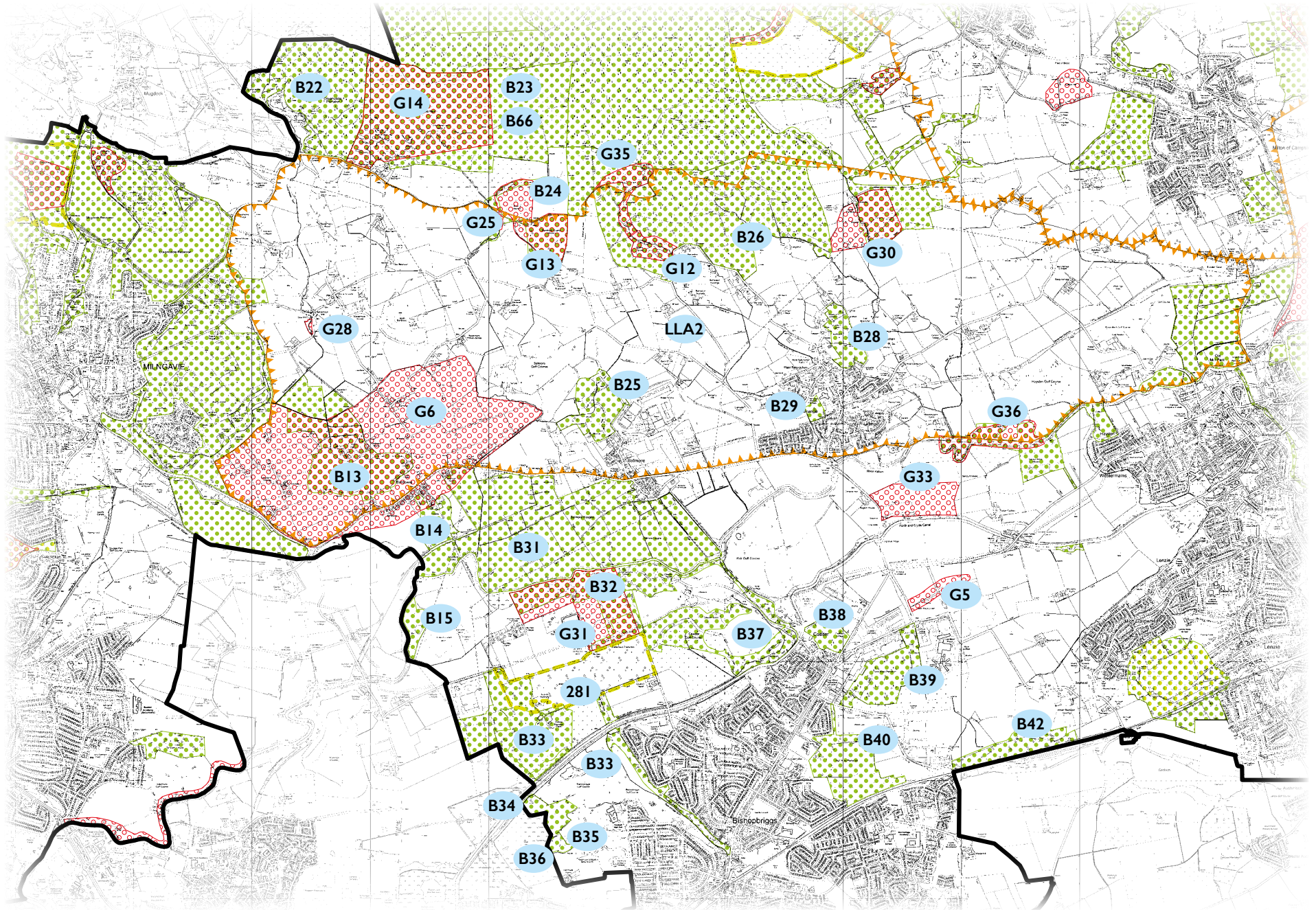
Site	Comments
<b>7.5 Bishopbriggs Community Hub</b>	Land adjacent to Bishopbriggs Library.
<b>7.6 Expansion to Cadder Cemetery</b>	As part of the feasibility study and options appraisal into the suitability of the site for use as a cemetery, investigations will be undertaken to ensure that development will not have a detrimental impact upon the natural and historic environments, including impacts upon groundwater.
<b>7.7 Huntershill Community Facility</b>	The eastern section of the open space to be used for Huntershill Sports Facility, in consultation with sportscotland. Huntershill House and associated brownfield land to be used for housing, including specialist housing for older people. The redevelopment of Huntershill shall protect and enhance the special and unique character of the property as a Listed Building of regional importance.
<b>7.8 New Primary School on site of existing Woodhill Primary</b>	
<b>Open Spaces</b>	See Proposals Map, Open Space Strategy and future planning guidance on Green Infrastructure and Green Network.
<b>Community Growing Spaces</b>	See future Community Growing Space Strategy and future planning guidance on Green Infrastructure and Green Network. The Open Space Strategy identifies Etive Park, Bishopbriggs as an opportunity for a community growing space, for further consideration.

## Policy 8. Landscape Character and Nature Conservation



Designation	Map ref:	Site	Designation	Map ref:	Site
<b>SSSI</b>	281	Cadder Wilderness	<b>Local Nature Conservation Site</b>	B37	Cawder Golf Course Woods
<b>Local Landscape Area</b>	LLA2	Bardowie, Baldernock and Torrance		G30	Craigen Glen
<b>Local Nature Conservation Site</b>	G14	Auld Wives' Lifts, Craigmaddie Muir		B23,B66	Craigmaddie Muir/CraigendMuir/Blairskaith Muir
	G28	Baldernock Mill		B22	Craigmaddie Plantation
	B31	Balmore Haughs		B25	Glen Orchard/Blairmile Wood, Balmore
	G6,B13	Bardowie Loch and Wetland		G35	Glenwynd
	B14	Bardowie Woodland		B40	High Moss Plantation
	B28	Barraston Grasslands		G25	Linn of Baldernock
	G12	Barraston Quarry		B39	Low Moss Plantation
	B26	Barraston Quarry Grasslands		G5	Meltwater Channel
	G33	Bishopbriggs No2 Gravel Pit		B34,B35,B36	Rookery Plantation/Old Ammunition Dump
	B24,G13	Blairskaith Quarry		B29	West Balgrochan (Torrance Marsh)
	B15	Buchley Farm		G36	Torrance Meanders
	B32	Buchley Sand Pit		G31	Wilderness Plantation
	B38	Cadder		B33	Wilderness Woods (west & east)
	B42	Cadder Yard			





**Policy 9. Water Environment**

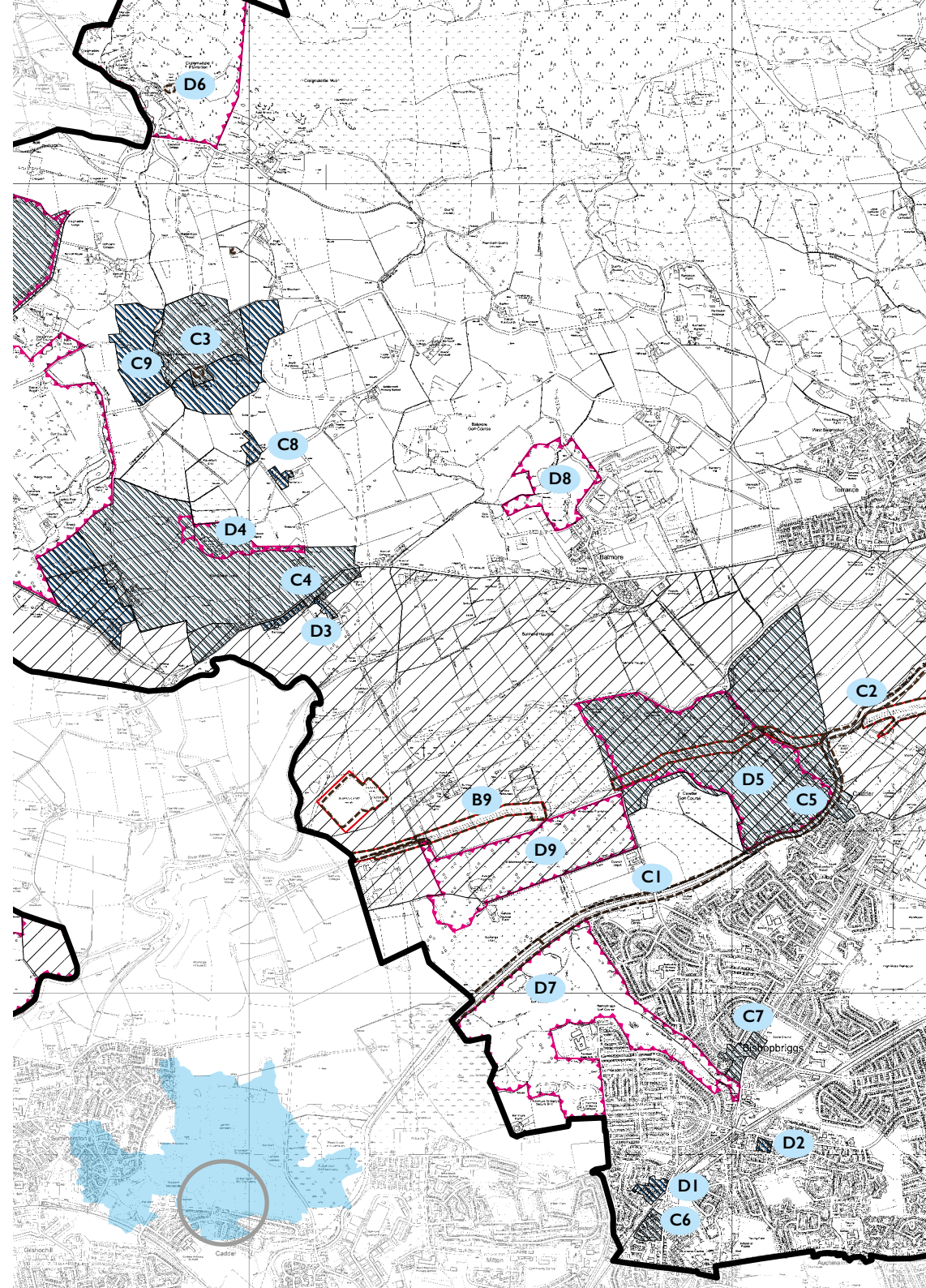
Designation	Site
SEPA Flood Risk Map	See Proposals Map



## Policy 10. Valuing the Historic Environment



Designation	Map ref:	Site
<b>World Heritage Site</b>	B9	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site. This includes an extensive number of Scheduled Monuments. Planning guidance on Historic Environment contains a section on the Antonine Wall.
<b>Scheduled Monuments</b>	C1	The Forth & Clyde Canal: Bishopbriggs Golf Course and Bishopbriggs to Kirkintilloch
	C2	Antonine Wall (various)
<b>Conservation Areas</b>	C3	Baldernock
	C4	Bardowie
	C5	Cadder
	C6	Coltpark Avenue/Stuart Drive
	C7	Kirkintilloch Road/Balmuildy Road
<b>Townscape Protection Area</b>	C8	Craigmaddie Road and Fluchter Road, Boghall and Barnellan
	C9	Dowan Farm, Hillend Farm and land surrounding Baldernock Conservation Area
	D1	Parts of Viewfield Road and Kirkintilloch Road, etc, Bishopbriggs
	D2	Ruskin Square, Bishopbriggs
	D3	South Bardowie Farm eastwards
<b>Locally Important Gardens and Designed Landscapes</b>	D4	Bardowie Castle
	D5	Cadder House
	D6	Craigmaddie House
	D7	Kenmure House
	D8	Glenorchard House
	D9	Wilderness Plantation
<b>Listed Buildings</b>	E1	See Historic Environment Scotland Website & Proposals Map
<b>Other Archaeological Resources</b>	E2	See Sites and Monuments Record & Proposals Map





## Policy 11. Network of Centres

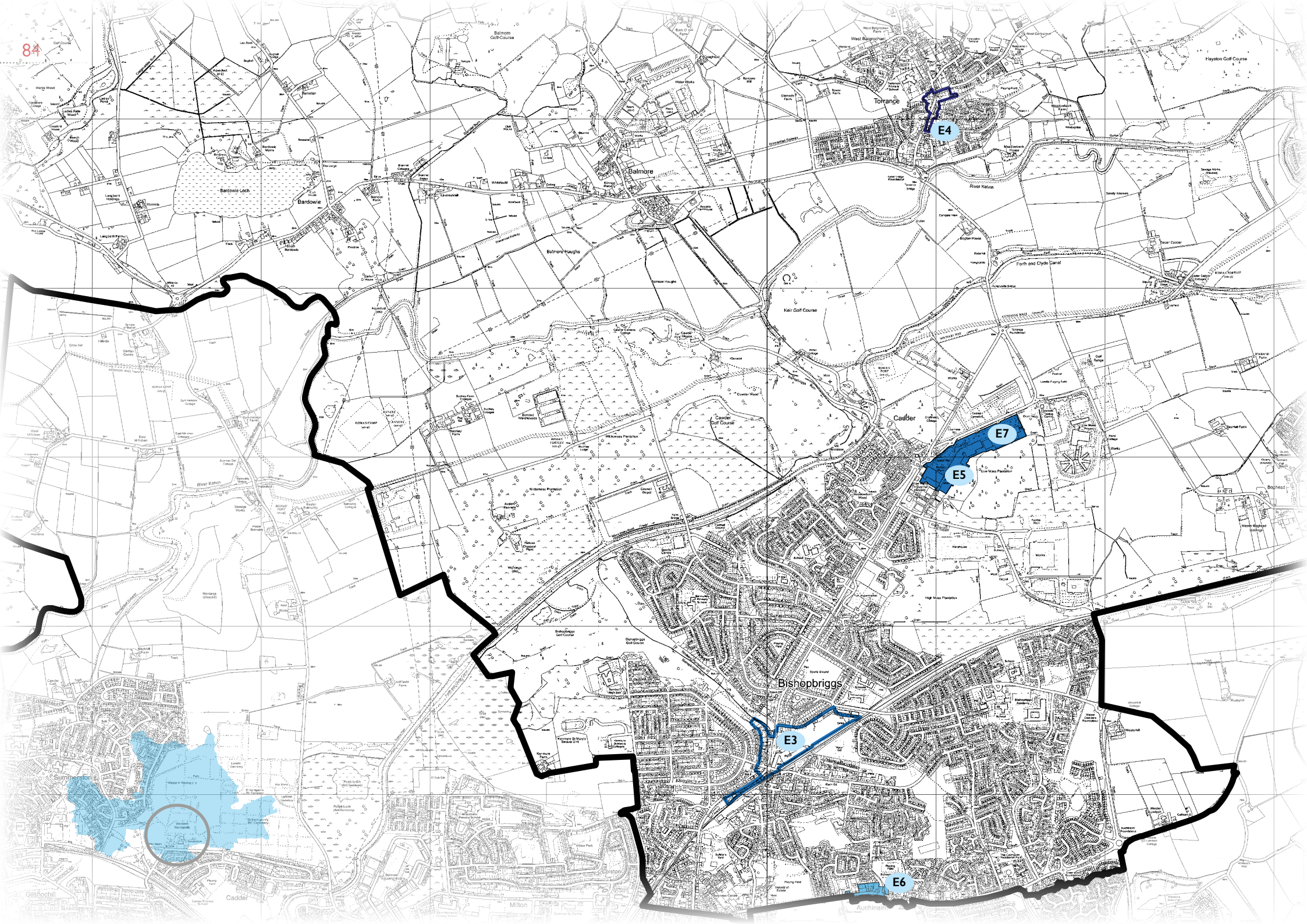


Designation	Centre	Map ref:	Comments
<b>Town Centre</b>	<b>Bishopbriggs</b>	E3	Provides a mix of convenience retail, commercial and community uses which are important to surrounding communities and the overall strength of the network. A masterplan is required for the site which should: <ul style="list-style-type: none"> <li>A. Provide new convenience retail floorspace that links well with existing uses</li> <li>B. Provide new residential development</li> <li>C. Provide centrally-located building(s) suitable for community uses</li> <li>D. Provide a new central civic area and improve existing public realm</li> <li>E. Improve connectivity and link Kirkintilloch Road with new development</li> <li>F. Improve non-vehicular access by providing well-defined street patterns and all-ability pedestrian and cycle routes, cycle lanes and cycle storage</li> <li>G. Increase parking to accommodate new development</li> <li>H. Provide unrestricted long-stay parking facilities to encourage town centre footfall and reduce through-flow of commuter traffic on Kirkintilloch Road.</li> </ul>
<b>Village Centre</b>	<b>Torrance</b>	E4	The Council will take a similar approach to that of town centres, and so proposals likely to have a high footfall should be directed to village centres before out-of-centre locations are considered.
<b>Commercial Centre</b>	<b>Strathkelvin Retail Park</b>	E5	Primarily retail development which cannot be located within traditional town centres. Generally provides larger goods which require larger display areas. Also offers recreation and leisure opportunities including restaurants and cafes.
<b>Local Centre</b>	<b>Auchinairn</b>	E6	Smaller-scale centre that provides a range of essential goods and local services to local communities and neighbourhoods. Many less mobile and elderly people depend on these smaller centres for convenience shopping and other essential services and so the LDP will strongly protect their respective role and function.

## Policy 12. Retail and Commercial Developments



Designation	Centre	Map ref:	Comments
<b>Commercial Centre</b>	<b>Strathkelvin Retail Park</b>	E7	Primarily retail development which cannot be located within traditional town centres. Generally provides larger goods which require larger display areas. Also offers recreation and leisure opportunities including restaurants and cafes.



## Policy 13. Supportive Business and Employment Environment



Site	Opportunity and Requirements
<b>13.8 Auchinairn Road</b>	Safeguard for business and employment use
<b>13.9 Auchinairn Road/ Crowhill Road</b>	Safeguard for business and employment use
<b>13.10 Cadder</b>	Safeguard for business and employment use
<b>13.11 Emerson Road</b>	Safeguard for business and employment use
<b>13.12 Former Balmuldy Brickworks</b>	Safeguard for business and employment use
<b>13.13 Former Filling Station</b>	0.38 ha land available for business and employment uses. Further investigation of pluvial risk required.
<b>13.14 Hilton Depot</b>	1.2 ha of available land for either depot facilities or a conforming green belt use in line with this Plan. A. New development should avoid any adverse impact on the setting of the neighbouring Designed Landscape (Wilderness Plantation), World Heritage Site and Scheduled Monument B. Waste Management Plan required to manage potential construction waste from the development of the site.
<b>13.15 Low Moss Industrial Estate</b>	0.1 ha and 0.44 ha of available land suitable for business and employment uses
<b>13.16 Village Centre, Torrance</b>	0.29 ha may be suitable for a range of high-footfall uses
<b>13.17 Westerhill</b>	Westerhill has substantial value as an inward-investment location with access to the strategic transport network to be enhanced through new infrastructure. A masterplan is required for the site and surrounding area which includes: A. Primarily business and employment uses (use classes 4, 5, and 6) B. Other complimentary uses of an appropriate scale including, where justified through the provisions of the development plan, housing, local convenience retail provision, hotel and commercial leisure use C. Land safeguarded for potential rail halt and park and ride facilities D. Broadleaved woodland habitat creation, open space enhancement with access/footpath provision and active travel opportunities E. Green network improvements and linkages between the Low Moss Plantation and High Moss Plantation nature sites.



**Policy 16. Managing Waste**

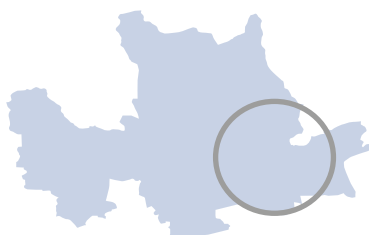
Site	Type
I 6.2 Mavis Valley Transfer Station	Transfer Station and Civic Amenity Site
I 6.3 Centurion Works	Transfer Station
I 6.4 Buchley Farm	Composting

**Policy 17. Mineral Resources**

Site	Comments
Petroleum Explorations and Development Licence (PEDL) Area	See Proposals Map

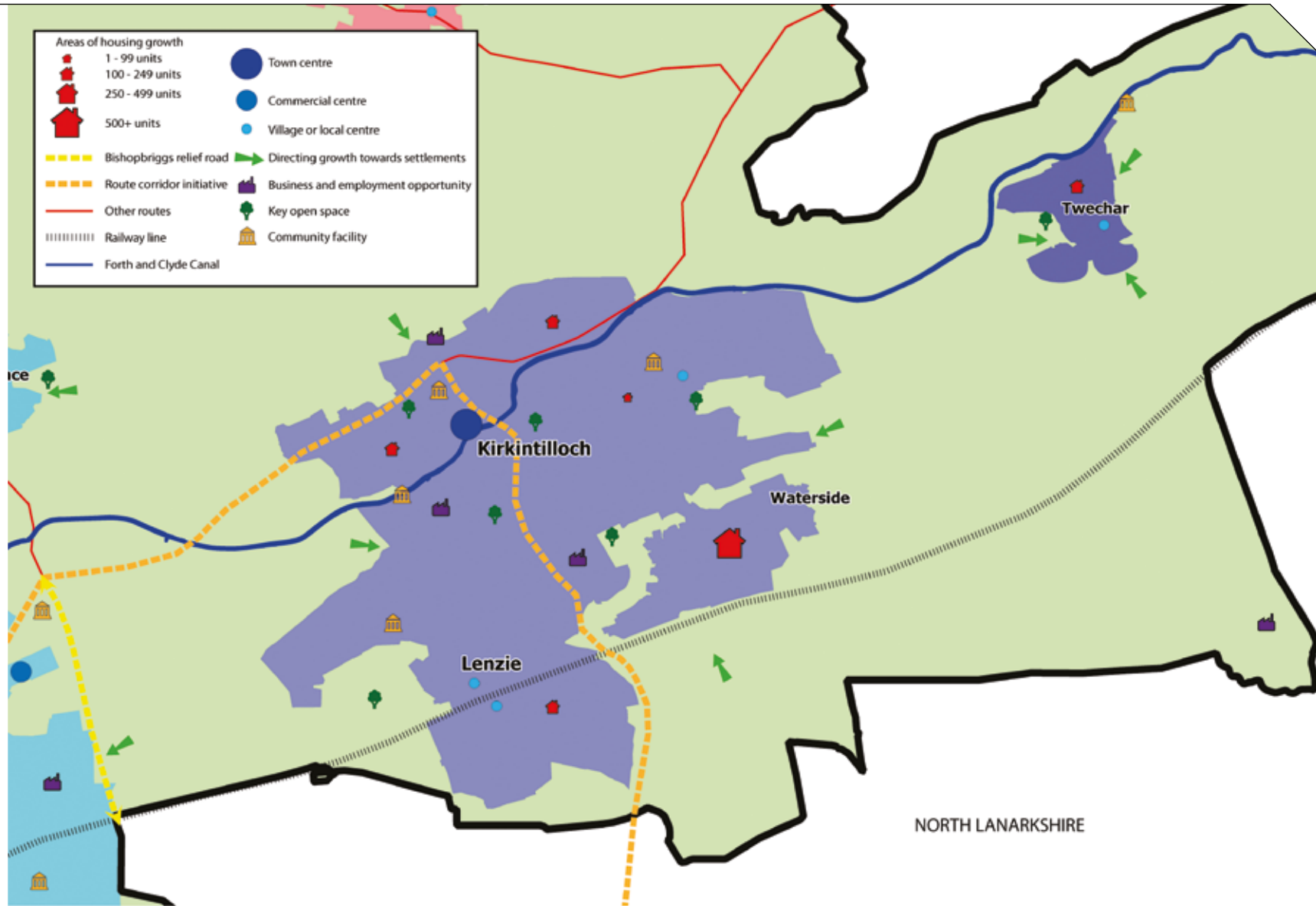
**Policy 19. Safeguarding Infrastructure**

Site	Comments
Glasgow Airport Safeguarding Zone	See map 3



## Community Strategies

Kirkintilloch, Lenzie, Waterside and Twechar



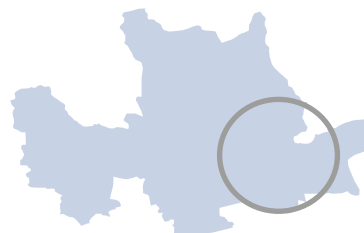
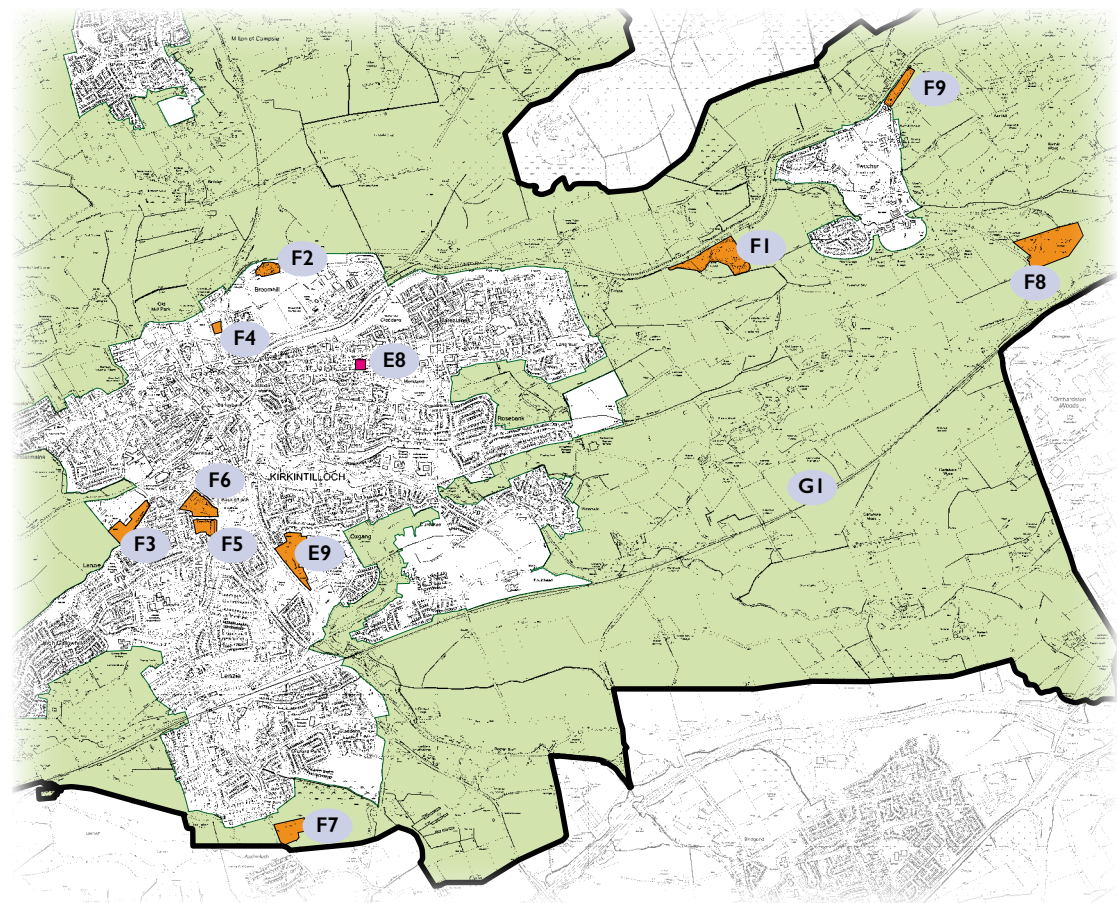
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### Policy 3. Supporting Regeneration and Protection of the Green Belt



Sites	Map ref:	Comments
Hillhead	E8	Place initiative location
Kirkintilloch Business Gateway	E9	Key brownfield site which has not yet been implemented from Local Plan 2. Mixed-use development including high-quality business and employment units, comparison retail and housing. See Supportive Business and Employment Environment Schedule for requirements. Flood Risk Assessment required.
St Flannan's, Hillhead	F1	Potential future use – Agriculture
Former Broomhill Hospital, Kilsyth Road	F2	Potential future use – Residential/ Employment. Green network opportunity for access, wetlands and woodlands. Flood Risk Assessment required.
Works Area, Southbank Road	F3	Potential future use – General Industry
Gap Site, Milton Road East	F4	Potential future use – Business
Tom Johnston House, Civic Way	F5	4.12 ha of land available for a mixed use development proposal including business and employment uses
Donaldson Street, Whitegates	F6	Potential future use – Business and Employment
Lenzie Hospital Site, Auchinloch Road	F7	Potential future use – Community and Health
Former Cemex Site	F8	Potential future use – General Industrial
Canal Side Site, Main St	F9	Potential future use – Mixed Use
Green Belt	G1	See Proposals Map



## Policy 4. Sustainable Transport



Transport Project	Comments
<b>4.6 Undertaking a Transport Appraisal of the Kirkintilloch/Lenzie-Bishopbriggs-Glasgow area</b>	<p>East Dunbartonshire Council and SPT have commissioned a STAG appraisal of the A803 corridor which connects Bishopbriggs, Kirkintilloch and Lenzie with Glasgow. The appraisal is ongoing and is examining a range of transport options that can reduce congestion on the corridor and improve transport options more generally. The results of the appraisal will identify possible solutions to identified transport issues or opportunities along the corridor which may include significant interventions, such as a new rail station at Woodilee and/or other projects identified in the Council's Local Transport Strategy 2013-2017. Any preferred options emerging from the appraisal will require further and more detailed technical study to confirm viability.</p> <p>Any options identified will be considered as part of the existing network and not as stand-alone facilities for new developments. Until the outcomes of the STAG appraisal and subsequent technical assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>Land sufficient to locate a rail station easily connected to the existing rail line. Any potential rail station must provide good facilities for access by walking and cycling with a wide walk-in/cycle catchment clearly established. Land adjacent should be reserved for provision of, in addition to a road link, high-quality footways and cycleway to connect a potential station to the Kirkintilloch Link Road. Land should be set aside to provide a location for a car park suitable for a Park and Ride facility with a minimum of 50 spaces.</li> </ul>
<b>4.7 Undertaking a Transport Appraisal of the Kirkintilloch/Lenzie-Bishopbriggs-Glasgow area</b>	<p>Until the outcomes of the STAG appraisal (as described in the above box) and subsequent assessments of deliverability and viability are available, East Dunbartonshire Council will, as a precaution against sterilisation, continue to safeguard:</p> <ul style="list-style-type: none"> <li>Land south of Lenzie Railway Station or at Woodilee to provide a location for a potential Bus Park and Ride scheme and associated car park with a minimum of 300 spaces.</li> <li>Land in vicinity of proposed Woodilee Rail Halt to provide a location for a potential Bus Park and ride scheme and associated car park with a minimum of 50 spaces.</li> </ul>
<b>Active Travel, Public Transport, and Roads and Parking Interventions</b>	Details of applicable projects can be found in the Local Transport Strategy and will be progressed in line with the outcomes of the STAG (as described in 4.6 above), where appropriate.

## Policy 5. Green Infrastructure and Green Network



Site	Comments
<b>Green Network Opportunities</b>	See key requirements for development sites in the tables for policies 6 & 13, below. Further information will be provided in Supplementary Guidance on the Green Infrastructure and Green Network. The future Green Network Strategy will consider the potential for the following green network opportunities:
<b>Forth and Clyde Canal</b>	There is an opportunity to enhance the multi-functional role of the canal: as a waterway, historic feature which contributes to placemaking, visitor economy, regeneration, biodiversity habitat networks, potential use as part of sustainable drainage systems and towpath for active travel. Further information on the green network opportunities and green infrastructure along the canal will be provided in planning guidance on the Green Infrastructure and Green Network.
<b>North Hillhead, Kirkintilloch</b>	Opportunity for broadleaved woodland habitat creation associated with low-quality open space enhancement.
<b>Park Burn/Greens Avenue</b>	Opportunity for broadleaved woodland and wetland habitat mosaic creation - associated with development. Possible opportunity for core path enhancement through development.



## Policy 6. Creating Inclusive and Sustainable Communities



Housing Sites	Indicative Capacity	Key Requirements
<b>6.30 Armour Drive Lock Ups (Kirkintilloch)</b>	4	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Waste Management Plan required to manage potential construction waste from the development of the site, taking into account proximity of site to public facilities and primary school.</li> </ul>
<b>6.31 Barrhill Lodge (Twechar) and 1 Glen Shirva Road (Twechar)</b>	26	<ul style="list-style-type: none"> <li>A. Masterplan for site, considering wider Forth and Clyde Canal corridor and wider Twechar regeneration scheme</li> <li>B. Protect the Antonine Wall World Heritage Site, the Canal and their setting, including any views from Bar Hill, and mitigate potential adverse impact</li> <li>C. Landscape capacity area for development set back from the Canal, landscaping in south-east and north-east providing green belt boundary</li> <li>D. Conserve and enhance the wildlife corridor and protected species habitats</li> <li>E. Evaluate and mitigate residual flood risk from canal and surface water run-off.</li> </ul>
<b>6.32 Blackthorn Grove Lock Ups (Lenzie)</b>	4	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Flood Risk Assessment required</li> <li>C. Waste Management Plan required to manage potential construction waste from the development of the site</li> <li>D. Appropriate access to the adjacent sports pitch must be retained or replacement pitch provision will be required.</li> </ul>
<b>6.33 Braes O'Yetts (Kirkintilloch)</b>	200	<ul style="list-style-type: none"> <li>A. Development to comply with conditions of planning permission in principal, including provision of a revised masterplan, road and access details, drainage design, habitat management plan, mitigation plan, landscape species schedule and management plan, recreational access plan, and a travel plan.</li> </ul>
<b>6.34 Broomhill Hospital (Kirkintilloch)</b>	135	<ul style="list-style-type: none"> <li>A. A site masterplan should be prepared</li> <li>B. A Flood Risk Assessment will be required to identify most appropriate development areas and, if necessary, flood-prevention measures</li> <li>C. Masterplan to take account of protection and enhancement of Local Nature Conservation Site and green network. opportunity to deliver, through development, broadleaved woodland and wetland-habitat creation and access to open-space enhancement through the creation of new space. Mature woodland to be protected. New and enhanced native tree and hedge planting required on the boundaries and within the site to strengthen existing, and create new, wildlife corridors.</li> <li>D. Enhance core path access.</li> </ul>
<b>6.35 Chryston Road (Kirkintilloch)</b>	35	<ul style="list-style-type: none"> <li>A. Noise impact assessment and mitigation scheme in relation to proximity to railway line</li> <li>B. Provide a robust landscaping scheme to supplement and reinforce existing woodland, enhance habitat, and provide a buffer to the railway line.</li> </ul>

Housing Sites	Indicative Capacity	Key Requirements
<b>6.36 Claddens South (Lenzie)</b>	70	<ul style="list-style-type: none"> <li>A. 35% Affordable Housing</li> <li>B. Flood Risk Assessment required to determine the developable extent of the site, along with any mitigation Development should avoid the floodplain of the Cult Burn</li> <li>C. Provide open space and enhance wetland in the south and south-east of the site (shown as housing, open space and Local Nature Conservation Site on the proposals maps). No housing should be developed within the Millersneuk Wetlands Local Nature Conservation Site. Landscape capacity for development area excludes the marshland to the south and impact on landscape should be mitigated by low-density development and landscaping in the east and south to screen development from the A806. Enhance high biodiversity value of Millersneuk Wetland LNCS and protected species.</li> <li>D. Further survey work prior to development for presence of water vole, otter, badger, bat and nesting bird species including appropriate mitigation</li> <li>E. Owing to the importance of the Millersneuk Wetland to water voles, surveys should pay particular attention to the distribution burrows within this area. The location of any proposed development should avoid encroaching on water-vole burrow areas in order to avoid negative effects on the local population.</li> <li>F. Noise Impact Assessment including potential noise-mitigation measures (from KLR)</li> <li>G. Provide high-quality NEAP play provision</li> <li>H. Additional assessment and studies should be carried out to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections.</li> </ul>
<b>6.37 Cleddens Playing Field (Kirkintilloch)</b>	76	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Unless there is a clear excess of outdoor sports facility provision in the area (as justified in the Pitches Strategy and accepted by sportscotland) then replacement outdoor sports facilities or satisfactory off-site contributions will be required</li> <li>C. Development should not impact upon the Antonine Wall buffer zone and should evaluate any flood risk from the Canal</li> <li>D. Green network opportunity for woodland creation and open space enhancement</li> <li>E. Flood risk and drainage assessments required.</li> </ul>
<b>6.38 Duntiblae (Kirkintilloch)</b>	13	<ul style="list-style-type: none"> <li>A. Landscape framework for development required to integrate with surrounding area and development at Fauldhead and to retain and enhance existing trees and hedgerow where possible</li> <li>B. Design statement to ensure integration with surrounding uses</li> <li>C. Habitat survey required to investigate potential effects of development on toads. If such species (or others) are found to be using the site any development must include a detailed mitigation plan.</li> </ul>

Housing Sites	Indicative Capacity	Key Requirements
<b>6.39 Fauldhead (Kirkintilloch)</b>	125	<ul style="list-style-type: none"> <li>A. Drainage assessment required to inform development of drainage provision on-site and ensure protection of the water quality of the Luggie Water and the pond within the site. The drain/culvert which runs under the site and flows into the Luggie Water should be taken into account during the construction and completion phase work. Any development should also ensure that there is no adverse impact on the pond or overall water environment.</li> <li>B. Landscape and Visual Impact Assessment required to inform the design and layout of the site as expressed in a design statement. The design of the site should include a landscape and habitat buffer between the Luggie Water margin and the development site. Existing mature sycamore and oak woodland should be retained. An adequate wildlife corridor should be retained also between the woodland and pond within the site and the Luggie Water with development set back from the woodland, pond and surrounding marshy grassland within the site.</li> <li>C. Further survey work is required, including a detailed habitat survey and protected species surveys for otter; water vole, badger, bats, great crested newts and nesting birds. Mitigation plans are required for the enhancement of existing woodland, hedgerow and pond habitats within the site, and for safeguarding protected species where necessary.</li> <li>D. Protect and enhance existing woodland and hedgerows within and adjacent to the site</li> <li>E. Flood Risk Assessment required</li> <li>F. Development should be orientated towards the greenspace area to the south and provide appropriate recreational access to it</li> <li>G. Prior to development, suitable control measures should be put in place for Japanese Knotweed.</li> </ul>
<b>6.40 Glasgow Road (Kirkintilloch)</b>	60	<ul style="list-style-type: none"> <li>A. Consider as part of Kirkintilloch Town Centre Masterplan</li> <li>B. Protect mature trees and hedgerows as key aspects of landscape scheme for the site</li> <li>C. Consider outcomes of existing tree survey for the site</li> <li>D. Safeguard the BT optic cable</li> <li>E. Surface Water Management Plan required</li> <li>F. Flood Risk Assessments and drainage management required.</li> </ul>



Housing Sites	Indicative Capacity	Key Requirements
<b>6.41 Glen Shirva Road Main Site (Twechar)</b>	29	<ul style="list-style-type: none"> <li>A. Link to Village Masterplan</li> <li>B. The enlarged site gives scope for addressing some of the environmental shortcomings identified in the SEA exercise by: retaining pedestrian links between Gartshore Park, the canalside area and Main St; providing overlooking of a replacement children's playground and the park; mitigation to reduce impact of development on the Antonine Wall World Heritage Site and its setting; and pulling the built footprint back from the wildlife corridor.</li> <li>C. Opportunity for broadleaved woodland and wetland habitat mosaic creation associated with low quality open space enhancement. Possible opportunity for core path enhancement through development.</li> </ul>
<b>6.42 Lairdsland Canteen (Kirkintilloch)</b>	4	<ul style="list-style-type: none"> <li>A. Consider as part of Kirkintilloch Town Centre Masterplan</li> <li>B. Need to preserve the character of Conservation Area by integrating sensitively with the neighbourhood using high-quality design and materials</li> <li>C. Waste Management Plan required to manage potential construction waste from the development of the site.</li> </ul>
<b>6.43 Lairdsland School (Kirkintilloch)</b>	36	<ul style="list-style-type: none"> <li>A. Consider as part of Kirkintilloch Town Centre Masterplan</li> <li>B. Reuse of historic school building required</li> <li>C. Conserve and enhance Conservation Area through high-quality design and materials</li> <li>D. Evaluate and mitigate potential contamination</li> <li>E. Waste Management Plan required to manage potential construction waste from the development of the site.</li> </ul>
<b>6.44 Former Lenzie Hospital</b>	65	<ul style="list-style-type: none"> <li>A. Integrated housing scheme to include private and affordable accommodation, primarily to support independent living and care of older persons and/or those with a disability</li> <li>B. Investigate and mitigate any contamination of the site prior to development</li> <li>C. Design statement should include robust landscaping provision to maintain the character and identity of the site and surroundings.</li> </ul>
<b>6.45 MacDonald Crescent (Twechar)</b>	92	<ul style="list-style-type: none"> <li>A. Appropriate integration with Village Masterplan</li> <li>B. Opportunity for broadleaved woodland and wetland habitat mosaic creation associated with low-quality open space enhancement.</li> </ul>
<b>6.46 Meadowburn Avenue (Lenzie)</b>	40	<ul style="list-style-type: none"> <li>A. Access to be taken from Meadowburn Avenue, to include both road and footpath improvements.</li> </ul>

Housing Sites	Indicative Capacity	Key Requirements
<b>6.47 Rob Roy Football Club (Kirkintilloch)</b>	44	Phase 1 under construction. A. Phase 2 subject to satisfactory completion of S75 agreement and suitable replacement facilities.
<b>6.48 Woodilee Hospital Site (Lenzie)</b>	926 (561 remaining)	Under construction. A. Compliance with S75. B. Opportunity to deliver, through development, broadleaved woodland and wetland habitat creation and access to open space enhancement through the creation of new space. Possible opportunity for core path enhancement through development.
<b>6.49 Woodilee Road/ McGavigan's Field (Kirkintilloch)</b>	39	Under Construction.

## Policy 7. Community Facilities and Open Space



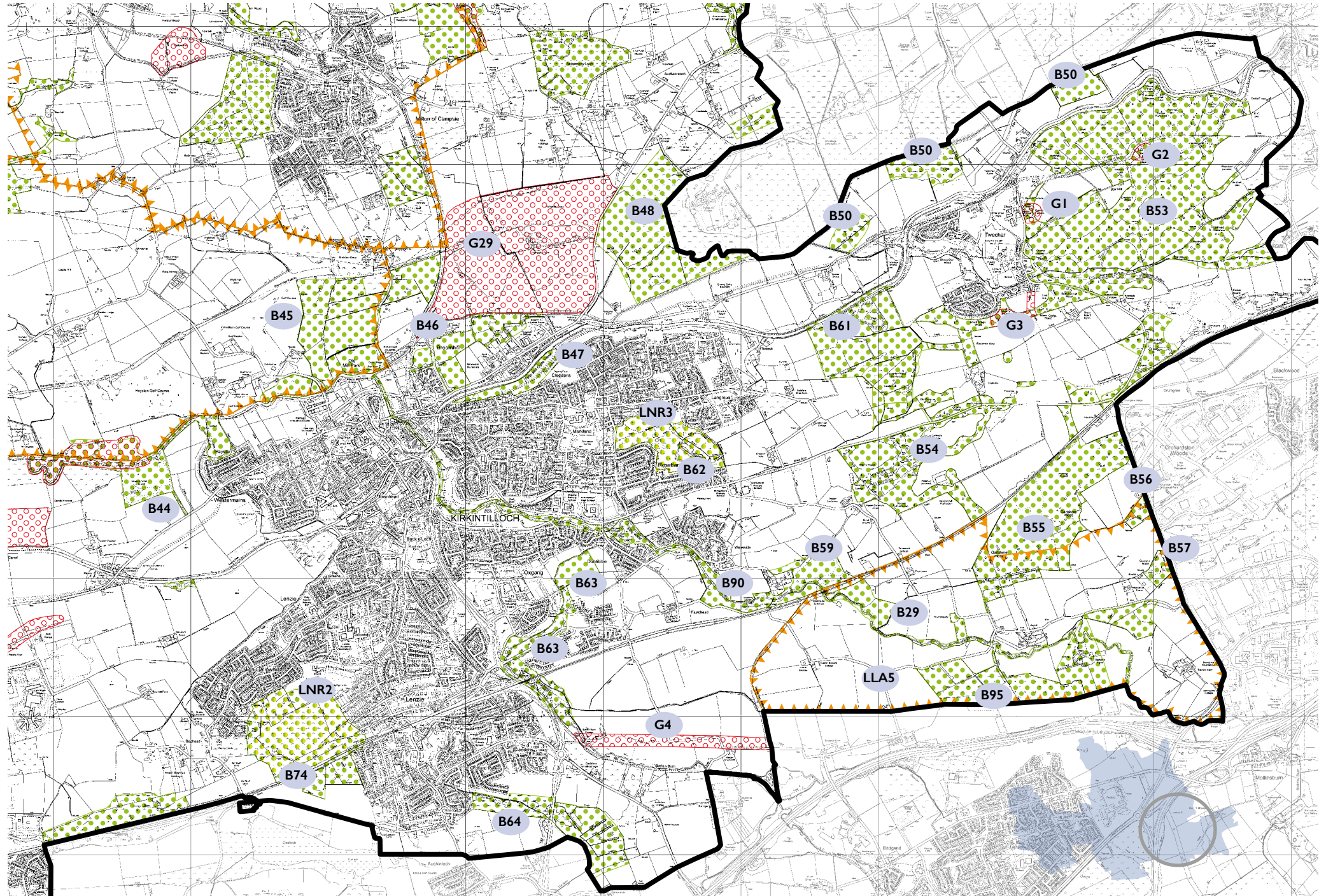
Site	Comments
<b>7.9 New Kelvinbank Adult Training Centre</b>	Location to be determined
<b>7.10 Kirkintilloch Community Sports Centre Donaldson St/Southbank Rd</b>	
<b>7.11 Kirkintilloch Town Hall refurbishment</b>	
<b>7.12 New Primary School on site of existing Lenzie Moss Primary</b>	
<b>7.13 New Primary School on site of existing St Flannan's Primary</b>	
<b>7.14 Twechar Canalside</b>	Recreational Facilities.
<b>Open Spaces</b>	See Proposals Map, Open Space Strategy and future planning guidance on Green Infrastructure and Green Network.
<b>Community Growing Spaces</b>	See future Community Growing Space Strategy and future Supplementary Guidance on the Green Infrastructure and Green Network.

## Policy 8. Landscape Character and Nature Conservation



Designation	Map ref:	Site
<b>Local Landscape Area</b>	LLA5	Badenheath and Gartshore
<b>Local Nature Reserve</b>	LNR2	Lenzie Moss (also a Local Nature Conservation Site B74)
	LNR3	Merkland (also a Local Nature Conservation Site B62)
<b>Local Nature Conservation Site</b>	B95	Barbeth Moss
	B53	Barhill, Twechar
	G3	Board Craig Quarry, Twechar
	B48	Bridgend Marshes
	B46	Broomhill Ox-Bow Lake & Broomhill Hospital Marsh
	G2	Castle Hill Quarry, Twechar
	B61, B61	Easterton Woods, including Moss Plantation
	B55, B56, B57	Gartshore Moss B55 and Grayshill Woods
	B54	Gartshore Woods, Kennel Plantation, Heronryhill
	B47	Harestanes
	B44	Hayston Oxbows
	G29	Inchbelle Quarry
	B90	Luggie Water, Lenzie
	B64	Millersneuk Wetland, Lenzie
	B63	Oxgang (Woodilee Hospital Woods)
	B45	Springfield Marsh
	G4	Torphichen Dyke, Lenzie
	B50	Twechar Marshes
	G1	Twechar Quarry
	B59	Waterside Bing
	B92	Waterside Flood Pool and Barbeth Pool





## Policy 9. Water Environment



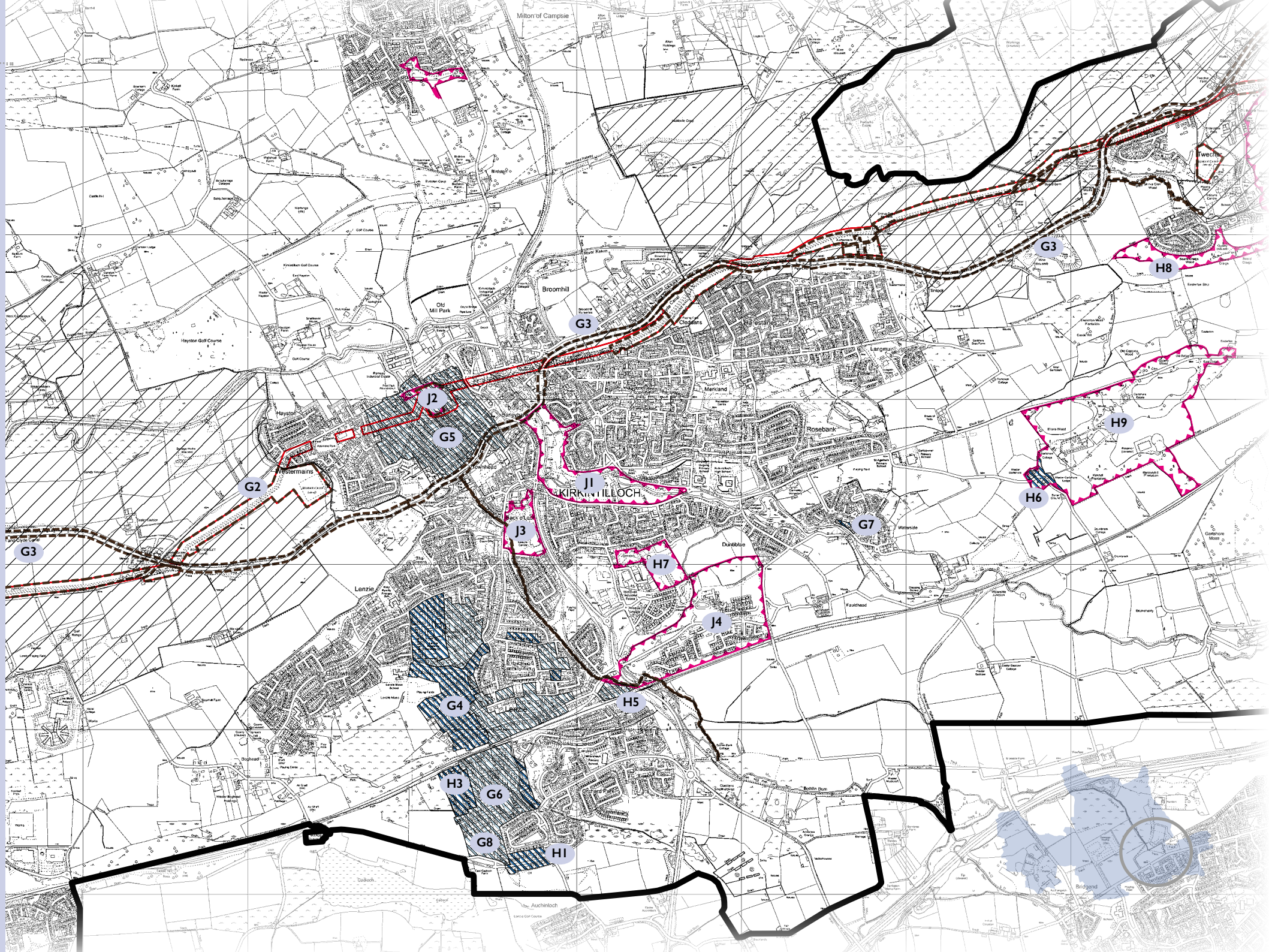
Designation	Site
SEPA Flood Risk Map	See Proposals Map

## Policy 10. Valuing the Historic Environment



Designation	Map ref:	Site	Designation	Map ref:	Site
<b>World Heritage Site and Buffer Zone</b>	G2	Frontiers of the Roman Empire (Antonine Wall). This is also designated as a number of Scheduled Monuments. Accompanying planning guidance on the Historic Environment document has a section on the Antonine Wall.	<b>Townscape Protection Areas</b>	H4	Parts of Kirkintilloch Road, Willow Avenue and Cedar Drive, Lenzie
<b>Scheduled Monuments</b>	G3	The Forth & Clyde Canal: Kirkintilloch to Auchenstarry, Bishopbriggs to Kirkintilloch Bar Hill, Roman Temporary Camp Twechar, Roman Temporary Camp Antonine Wall (various)		H5	“Seven Sisters”, Lenzie
<b>Conservation Area</b>	G4	Beech Road / Garngaber Avenue (Lenzie)		H6	Wester Gartshore, Kirkintilloch
	G5	Central Kirkintilloch	<b>Locally Important Gardens &amp; Designed Landscapes</b>	H7	Auld Aisle Cemetery
	G6	South Lenzie		H8	Bar Hill
<b>Townscape Protection Areas</b>	G7	Bankhead Road, Waterside		H9	Gartshore Estate
	G8	Part of Alexandra Avenue, Lenzie		J1	Luggie Park/Waverley Park
	G9	Parts of Auchinloch Road, Lenzie		J2	Peel Park
	H1	Parts of Crosshill Road, Lenzie		J3	Woodhead Park
	H2	Part of Douglas Avenue, Douglas Gardens and Middlemuir, Lenzie		J4	Woodilee Hospital
	H3	Parts of Heath Avenue, Fern Avenue, Lenzie	<b>Listed Buildings</b>	J5	See Historic Environment Scotland website and Proposals Map
	H4	Parts of Kirkintilloch Road, Willow Avenue and Cedar Drive, Lenzie	<b>Other Archaeological Resources</b>	J6	See Sites and Monuments Record and Proposals Map



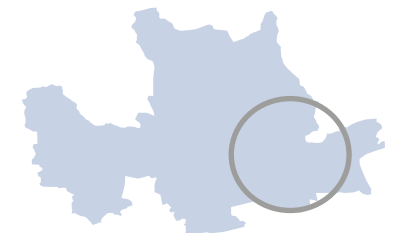
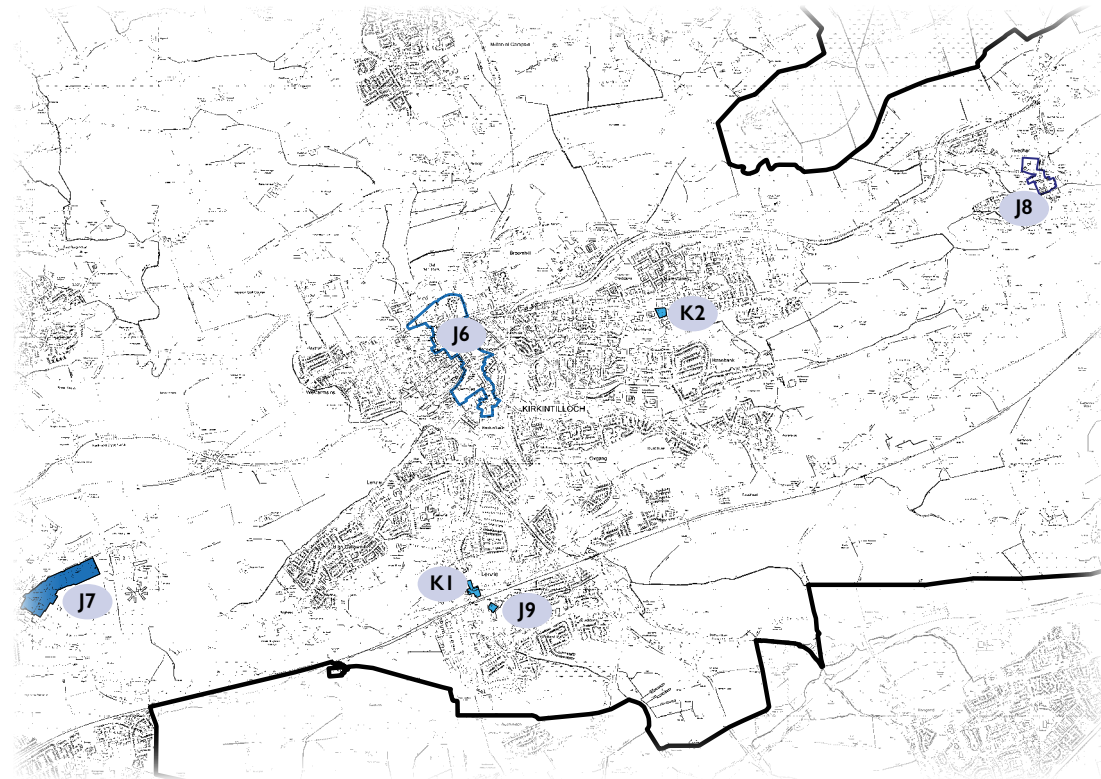




## Policy 11. Network of Centres



Designation	Centre	Map ref:	Comments
<b>Town Centre</b>	Kirkintilloch (also an SDP Strategic Centre)	J6	As a 'strategic centre', Kirkintilloch sits at the top of the network of centres' hierarchy. It has an important civic role which extends to the whole of East Dunbartonshire. It provides an appropriate mix of uses including retail, cultural and civic functions. A Masterplan is in the process of being implemented and this will improve the overall town centre experience.
<b>Commercial Centre</b>	Strathkelvin Retail Park	J7	Within the retail catchment of Kirkintilloch and an important comparison retail destination.
<b>Village Centre</b>	Twechar	J8	The Council will take a similar approach to that of town centres and so proposals likely to have a high footfall should be directed to village centres before out-of-centre locations are considered.
<b>Local Centre</b>	Millersneuk	J9	Smaller-scale centres that provide a range of essential goods and local services to local communities and neighbourhoods. Many less mobile and elderly people depend on these smaller centres for convenience shopping and other essential services, and so the LDP will strongly protect their respective role and function.
	Lenzie	K1	
	Merkland	K2	



## Policy 13. Supportive Business and Employment Environment



Site	Opportunities and Requirements
<b>13.18 Broomhill</b>	Safeguard for business and employment uses
<b>13.19 Badenheath</b>	<p>54 hectare site. A proposal has been received to develop site, which is currently located within the green belt as a storage and distribution facility. Direct access to M80 would make this possible, but site should only be for the proposed use.</p> <ul style="list-style-type: none"> <li>A. Protect and conserve the setting and site of Mollins Roman Fort Scheduled Ancient Monument</li> <li>B. Retain a buffer around the Luggie Water Important Wildlife Corridor</li> <li>C. Maintain the integrity of Mosswater Local Nature Reserve</li> <li>D. Species surveys prior to development to include otter, water vole, badger, bat and nesting birds. Where habitats that provide shelter for protected species are removed as a result of development, a licence must be obtained from SNH and a Species Protection Plan must be prepared incorporating appropriate mitigation measures to compensate for the habitat loss.</li> <li>E. The functional flood plain of the Luggie Water should be left undeveloped.</li> <li>F. A landscape assessment is required. Design should minimise impact on the surrounding landscape. Native species should be planted which will contribute to enhancement of the green belt.</li> </ul>
<b>13.20 Canal Street</b>	Safeguard for business and employment uses
<b>13.21 East High Street</b>	Safeguard for business and employment uses
<b>13.22 Eastside/Kilsyth Road</b>	Safeguard for business and employment uses
<b>13.23 Kirkintilloch Gateway</b>	Mixed-use opportunity at Woodilee Industrial Estate (4.18 hectares) and the former gasworks site (5.04 hectares) primarily for business and employment uses (classes 4, 5, and 6) but also with scope to incorporate non-food retail, hotel/leisure and other complimentary uses. Development should be guided by a masterplan for the site and surroundings, and design briefs for smaller parcels of land where appropriate.
<b>13.24 Kirkintilloch Industrial Estate</b>	Safeguard for business and employment uses
<b>13.25 Milton Road</b>	Ryden report recommends considering mixed-use applications for this site (0.41 ha), subject to an appropriate masterplan being developed.
<b>13.26 Old Mill Park</b>	0.40ha land available for business and employment uses
<b>13.27 Pit Road, Waterside</b>	Safeguard for business and employment uses
<b>13.28 Ramsay industrial Estate</b>	Safeguard for business and employment uses

Site	Opportunities and Requirements
<b>13.29 Southbank</b>	<p>A. 2.52ha land available for business and employment uses. Site is adjacent to successful business area.</p> <p>B. Development opportunity to deliver open space enhancement with creation or expansion of woodland and wetland habitat</p> <p>C. Potential for enhancement of core path</p> <p>D. Flood Risk Assessment required, in particular to ensure that redevelopment of the site does not increase vulnerability/overall risk of flooding from the Park Burn</p>
<b>13.30 Twechar Business Park</b>	Safeguard for business and employment use
<b>13.31 Tom Johnston House/ Whitegates Industrial Estate</b>	<p>A. 4.12 ha of land available for a mixed-use development including business and employment uses</p> <p>B. Survey of culverted watercourse required</p> <p>C. Drainage implications should be evaluated and mitigated in accordance with Drainage Study</p> <p>D. The adjacent area of pluvial flooding as shown on the SEPA flood risk map should be properly considered</p> <p>E. Waste Management Plan required to manage potential construction waste from the development of the site.</p>

## Policy 16. Managing Waste



Site	Type
<b>16.5 Kilsyth Waste Management Resource Centre, Twechar</b>	Transfer Station
<b>16.6 Inchbelle Landfill Site, Kirkintilloch</b>	Landfill (restoration)
<b>16.7 Broomhill Depot, Kirkintilloch</b>	Other Treatment
<b>16.8 Four Arches, Easterboard, Croy</b>	Other Treatment
<b>16.9 General Autos, Southbank Road, Kirkintilloch</b>	Metal Recycler



## Policy 17. Mineral Resources

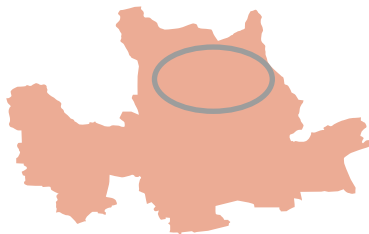


Site	Comments
17.2 Inchbelle Quarry	Sand and Gravel Extraction
Petroleum Explorations and Development Licence (PEDL) Area	See Proposals Map

## Policy 19. Safeguarding Infrastructure

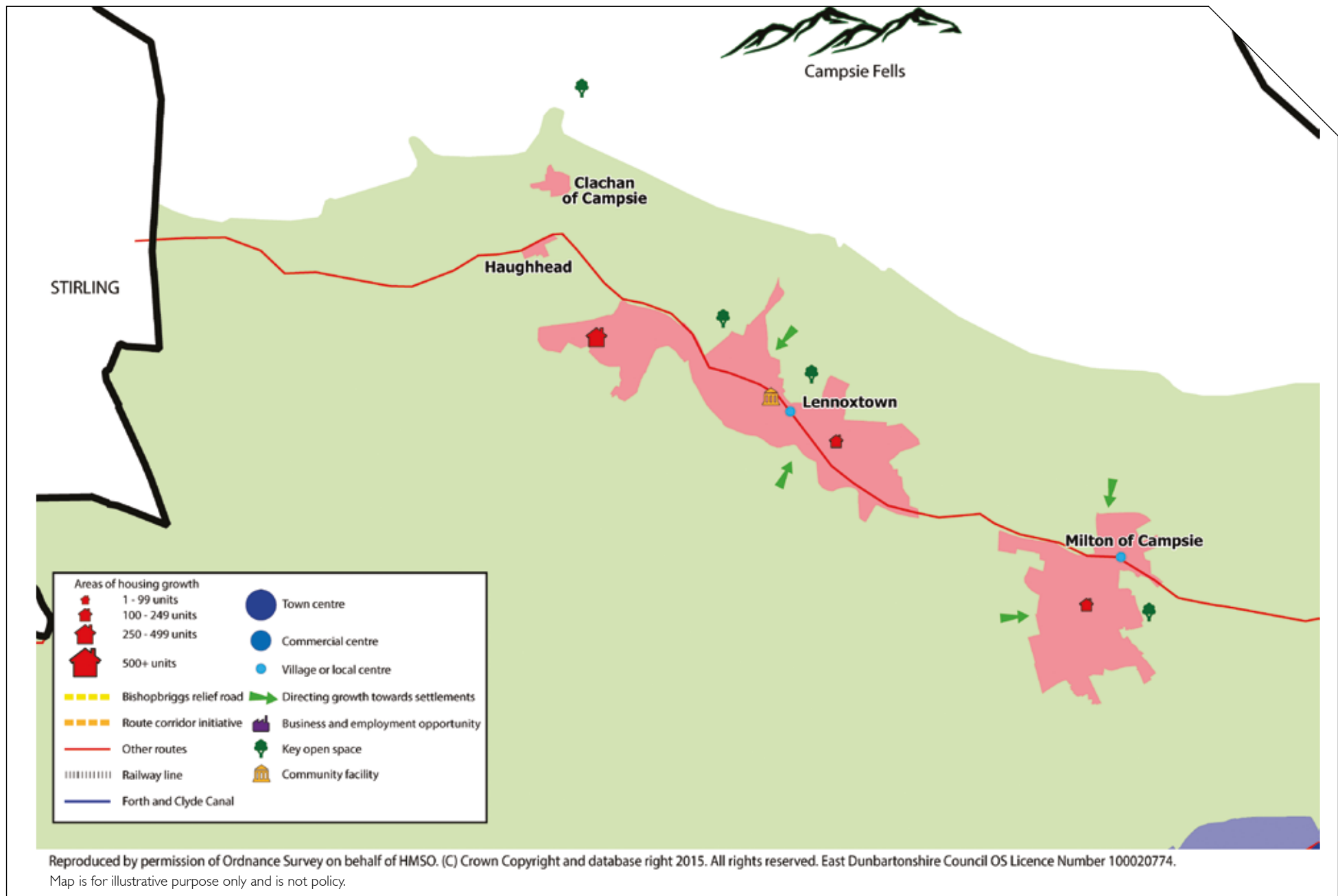


Site	Comments
Glasgow Airport Safeguarding Zone	See Map 3
Hazardous Installation Safeguarding – Gas Pipeline	See Map 3



## Community Strategies

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

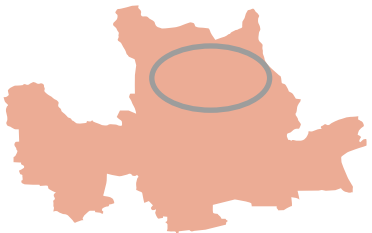
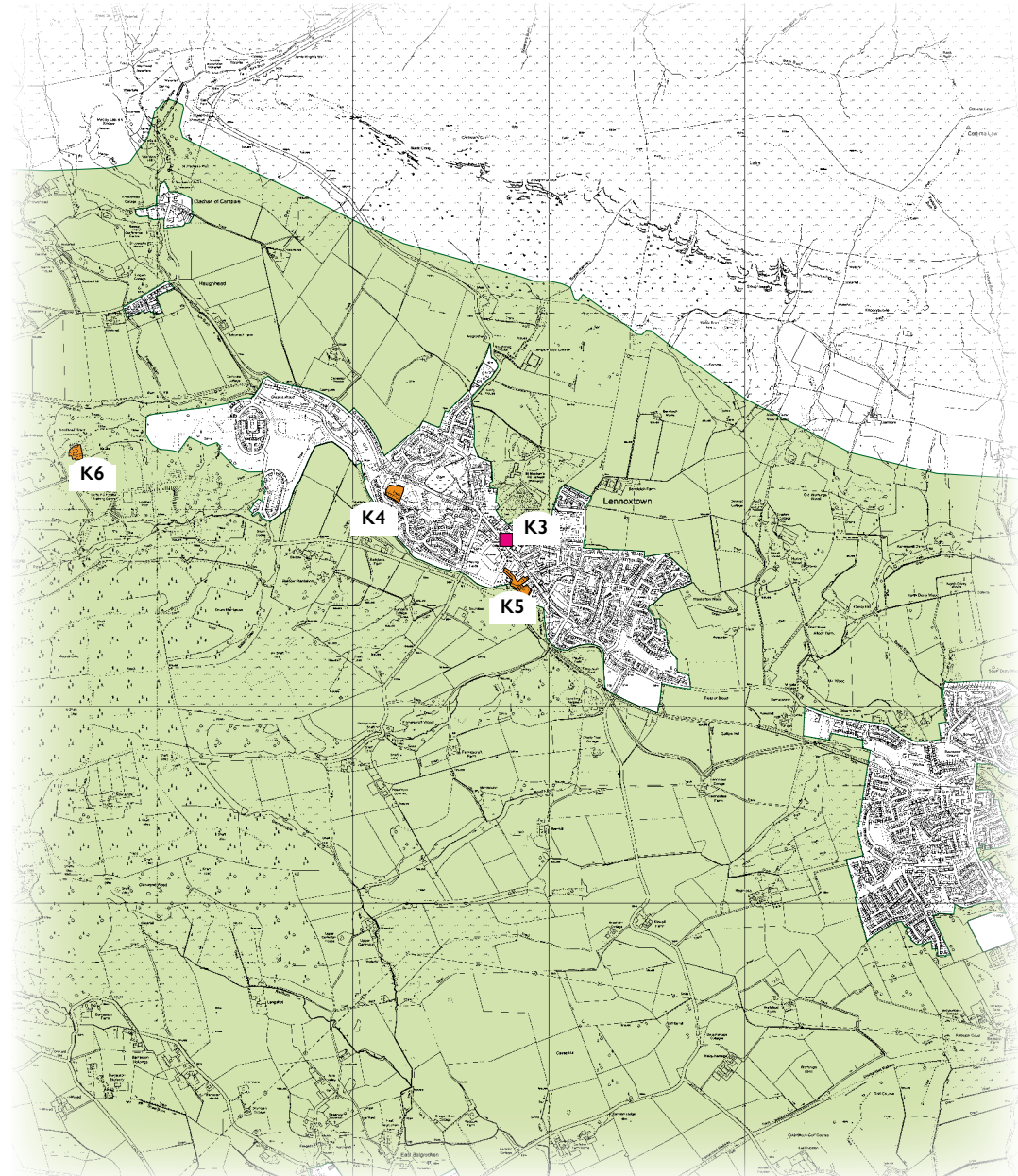






### Policy 3. Supporting Regeneration and Protection of the Green Belt



Sites	Map ref:	Comments
Lennoxtown	K3	Place initiative location
Entrance To Calico Way, Glen Road	K4	Potential future use – Residential
Rear Of Properties On Main Street, Well Lane	K5	Potential future use – Residential
Lennox Castle	K6	Potential future use – Residential



Policy 4. Sustainable Transport 	
Transport Project	Comments
Active Travel, Public Transport and Roads and Parking Interventions	Details of applicable projects can be found in the Local Transport Strategy.

Policy 5. Green Infrastructure and Green Network 	
Site	Comments
Green Network Opportunities	See key requirements for development sites in the table for policy 6, following. Further information will be provided in Supplementary Guidance on the Green Infrastructure and Green Network. The future Green Network Strategy will consider the potential for the following green network opportunities:
Glazert Water, Lennoxtown	<ul style="list-style-type: none"> <li>• Open space enhancement, combined with creation or expansion of woodland habitat</li> <li>• Development opportunity to deliver creation or expansion of woodland habitat</li> <li>• Potential for enhancement of core path.</li> </ul>
High Park/Balgrochan Marsh, Lennoxtown	<ul style="list-style-type: none"> <li>• Open space enhancement combined with creation or expansion of woodland habitat</li> <li>• Development opportunity to deliver creation or expansion of woodland habitat</li> <li>• Potential for enhancement of core path.</li> </ul>
Station Road/Glazert, Lennoxtown	Opportunity for broadleaved woodland habitat creation and some access enhancement associated with low-quality open space enhancement.
Redhills, Lennoxtown	Opportunity for broadleaved woodland and neutral grassland habitat creation associated with low-quality open space enhancement.

## Policy 6. Creating Inclusive and Sustainable Communities



Housing Sites	Indicative Capacity	Key Requirements
<b>6.50 Baldoran House, Campsie Road (Milton of Campsie)</b>	5	Site has consent, no requirements.
<b>6.51 Birdston Road (Milton of Campsie)</b>	53	<ul style="list-style-type: none"> <li>A. Protect and enhance adjacent woodland</li> <li>B. Careful consideration of the ground levels to ensure that the design and layout respect the amenity of neighbouring nursing-home residents</li> <li>C. Protect the setting of the A-listed Kincaird House and ensure consultation with Historic Environment Scotland in consideration of development proposals.</li> </ul>
<b>6.52 Campsie Golf Club (Lennoxtown)</b>	20	<ul style="list-style-type: none"> <li>A. The site is situated within a Special Landscape Area and, as such, the proposal should incorporate appropriate landscaping and retain the existing mature-tree boundaries to screen the proposed development and to reduce the impact on the setting of the settlement and the Campsie Fells to the north, while providing a defensible green belt boundary</li> <li>B. Replacement clubhouse and related golf facilities</li> <li>C. Seek water-quality improvement opportunities. Flood risk assessment and mitigation required, including appropriate drainage scheme</li> <li>D. Green network opportunity for heathland, wetland, woodland and grassland creation</li> <li>E. Waste Management Plan required to manage potential construction waste from the development of the site.</li> </ul>
<b>6.53 East of Aldessan House (Clachan of Campsie)</b>	6	Site has consent, no requirements
<b>6.54 Former Recreation Centre (Lennoxtown)</b>	10	A. 100% Affordable Housing
<b>6.55 Land NE of Calico Way (Lennoxtown)</b>	44	<ul style="list-style-type: none"> <li>A. Compliance with Masterplan and S75</li> <li>B. An updated Flood Risk Assessment should be undertaken to ascertain the functional floodplain of the Glazert Water and the developable extent of the site.</li> </ul>



Housing Sites	Indicative Capacity	Key Requirements
<b>6.56 Lennox Castle Hospital - Remaining Phases (Lennoxtown)</b>	274	<ul style="list-style-type: none"> <li>A. Compliance with masterplan and S75</li> <li>B. An updated Flood Risk Assessment should be undertaken to ascertain the functional floodplain of the Glazert Water and the developable extent of the site.</li> </ul>
<b>6.57 Lennox Castle (Lennoxtown)</b>	33	Site contains Category A Listed Building which must be redeveloped as part of any proposal.
<b>6.58 Lennoxlea (Lennoxtown)</b>	53	<ul style="list-style-type: none"> <li>A. Provide a robust landscaping scheme to supplement and reinforce the southern and eastern boundaries of the site.</li> <li>B. Development will require to take account of potential flood risk.</li> <li>C. Gateway feature to be incorporated into the design of development.</li> </ul>
<b>6.59 Lillyburn Works, Campsie Road (Milton of Campsie)</b>	52	Under construction
<b>6.60 132 Main Street (Lennoxtown)</b>	6	<ul style="list-style-type: none"> <li>A. Development should reinforce the streetscape. Green network opportunity for woodland and open space enhancement with improved access.</li> <li>B. Enhance wildlife corridor to south</li> <li>C. Design Statement required and should demonstrate how the development proposals contribute to enhancement of the Special Landscape Area</li> <li>D. Flood Risk Assessment to comply with SEPA requirements and mitigation, and connect to sewer</li> <li>E. Drainage assessment required</li> <li>F. Waste Management Plan required to manage potential construction waste from the development of the site.</li> </ul>
<b>6.61 Redhills Primrose Way (Lennoxtown)</b>		Land will be safeguarded at this site for the provision of pitches for the Gypsy/Traveller community subject to the outcome of a review on demand.
<b>6.52 West Baldoran Farm (Milton of Campsie)</b>	40	<ul style="list-style-type: none"> <li>A. 100% Affordable Housing</li> <li>B. Remains within green belt.</li> </ul>

## Policy 7. Community Facilities and Open Space

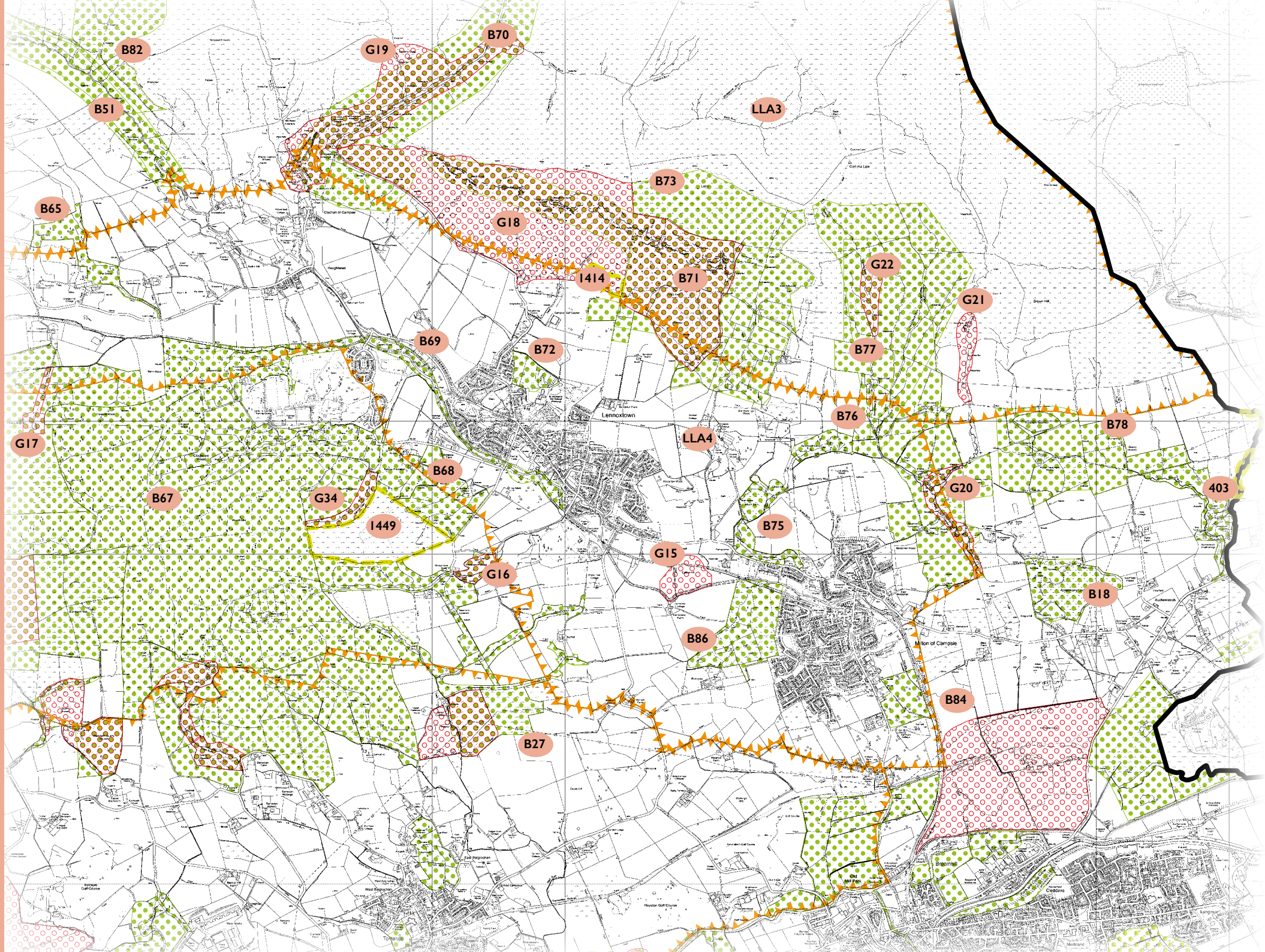


Site	Comments
<b>7.15 Lennoxtown Community Hub</b>	None
<b>Open Spaces</b>	See Proposals Map, Open Space Strategy and future planning guidance on the Green Infrastructure and Green Network
<b>Community Growing Spaces</b>	See future Community Growing Space Strategy and future planning guidance on the Green Infrastructure and Green Network. The Open Space Strategy identifies Craigfoot Field, Milton of Campsie as an opportunity for a community growing space, for further consideration.

## Policy 8. Landscape Character and Nature Conservation



Designation	Map ref:	Site	Designation	Map ref:	Site
<b>Local Landscape Area</b>	LLA3	Campsie Fells	<b>Local Nature Conservation Site</b>	G18	Crow Road
	LLA4	Glazert Valley		B51	Fin Glen
<b>SSSI</b>	I449	Southbraes		B27	Finniescroft
	403	Corrie Burn		G16	Finniescroft Wood
	I414	Sculliongour Limestone Quarry		G15	Gallow Hill
<b>Local Nature Conservation Site</b>	B75	Alloch Dam & Mount Dam		B72	Balgrochan Marsh
	B82	Almeel Burn		B69	Glazert Wood
	B18	Antermony Loch		B67	Lennox Forest
	B76	Ashenwell Dams		B73	Meikle Reive
	G34	Baldow Glen		G17	Pattie's Bught
	B84	Birdston Meadows		B86	Redmoss Grasslands
	G21	Burniebrae Burn		B68	South Brae Marsh
	B70,G19	Campsie Glen		B77	Spouthead
	B71	Campsie Glen Golf Course		G22	Spouthead Burn
	G20	Cowies Glen		B78	Woodburn Reservoir & Glen
	B65	Craigbarnett			





## Policy 9. Water Environment

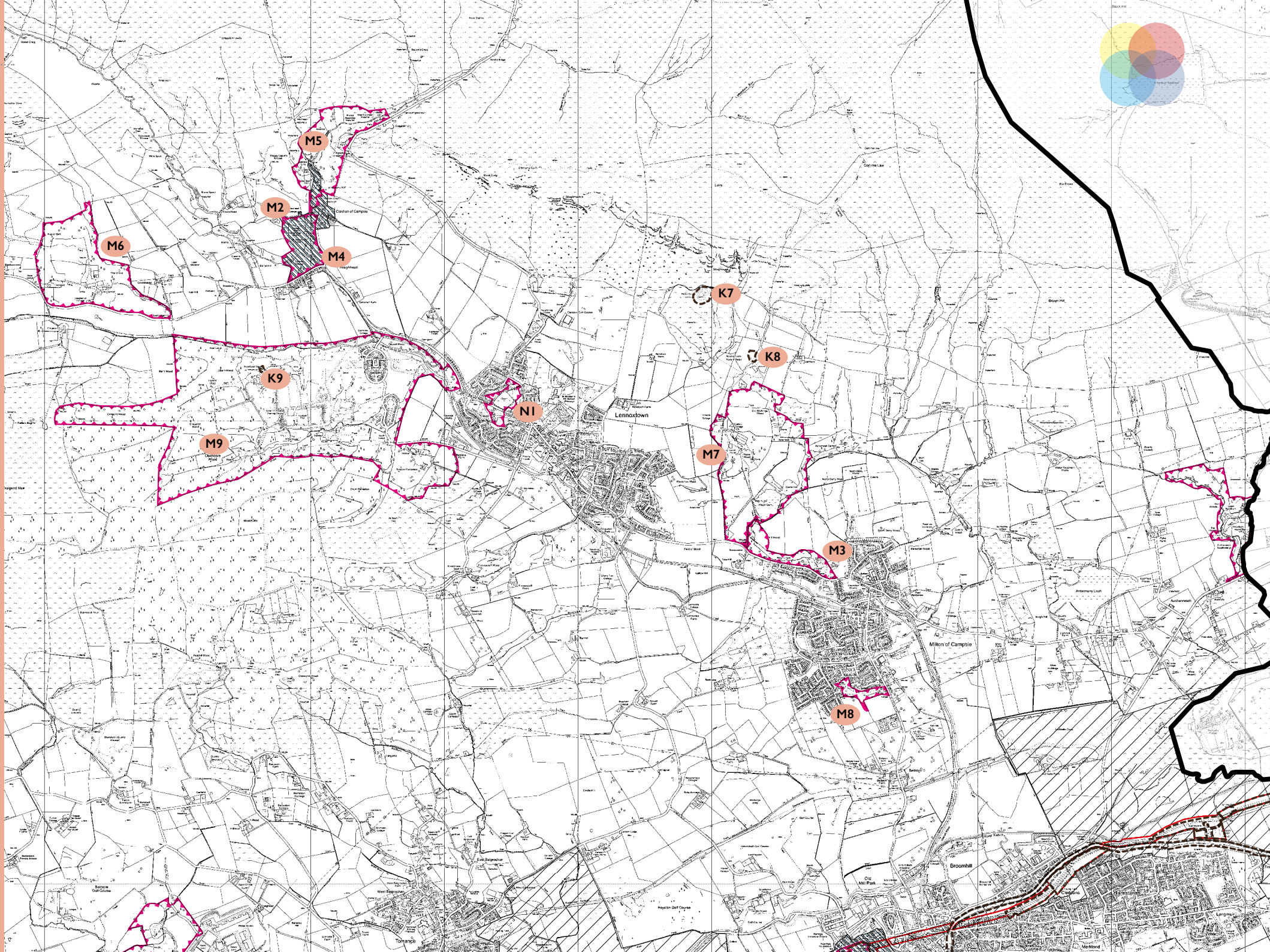


Designation	Site
SEPA Flood Risk Map	See Proposals Map

## Policy 10. Valuing the Historic Environment



Designation	Map ref:	Site
Scheduled Monument	K7	Meikle Reive Fort, Lennoxtown
	K8	Madien Castle, Motte & Bailey, Lennoxtown
	K9	Woodhead House, Lennoxtown
Conservation Area	M2	Clachan of Campsie
Gardens and Designed Landscapes	M3	Baldoran and Mount Dam
	M4	Ballencleroch
	M5	Campsie Glen
	M6	Craigbarnet
	M7	Glorat House
	M8	Kincaid House
	M9	Lennox Castle
	N1	Whitefield Dam
	N2	Woodburn House
Listed Buildings	N3	See Historic Environment Scotland Website and Proposals Map
Other Archaeological Resources	N4	See Sites and Monuments Record and Proposals Map






# Policy 11. Network of Centres



Designation	Centre		Comments
Village Centre	Lennoxtown	N5	The Council will take a similar approach to that of town centres and so proposals likely to have a high footfall should be directed to village centres before out-of-centre locations are considered.
	Milton of Campsie	N6	





Policy 13. Supportive Business and Employment Environment		
Site	Opportunity and Requirements	
13.32 Lennoxtown Enterprise Centre	Safeguard for business and employment uses	
Policy 17. Mineral Resources		
Site	Comments	
Petroleum Explorations and Development Licence (PEDL) Area	See Proposals Map	
Policy 19. Safeguarding Infrastructure		
Site		
Glasgow Airport Safeguarding Zone	See Map 3	



Bearsden  
Community  
HUB

Appendices

Appendix I - Glossary	
Term	Definition
<b>Active Travel</b>	Any method of travel not involving motorised assistance, such as walking and cycling.
<b>Affordable Housing</b>	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 (see also Intermediate Housing).
<b>Amenity</b>	A positive element or elements that contribute towards the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationships between them. Can also include less tangible factors such as tranquillity. Includes residential amenity which takes into account factors such as privacy and open space.
<b>Anchor Development</b>	Heat demand sites for particular consideration include anchor developments such as hospitals, schools, leisure centres and heat intensive industry.
<b>Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</b>	The most substantial and important Roman monument in Scotland. Built around AD140, it stretches across central Scotland and marks the north-western frontier of the Roman Empire. It was inscribed as a World Heritage Site in 2008 and has its own Management Plan of 2014.
<b>Biodiversity</b>	The variety of life on Earth including both plant and animals, and the habitats on which they rely.
<b>Biomass</b>	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.
<b>Brownfield</b>	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.
<b>Bulky Goods</b>	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.
<b>City Region</b>	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.
<b>Clydeplan</b>	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.
<b>Commercial Centre</b>	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.
<b>Community Growing Space</b>	Areas of land used for growing food crops by the community. This may include growing spaces used by one or more individuals, and orchards and allotments.



Glossary	
Term	Definition
<b>Community Planning Partnership (CPP)</b>	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"> <li>• To ensure that people and communities are genuinely engaged in the decisions made on public services which affect them</li> <li>• To improve the services provided by local service providers through closer more co-ordinated working</li> <li>• 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.</li> </ul>
<b>Comparison Goods</b>	Any consumer goods which are not bought on a day-to-day basis, i.e. books, clothing, footwear; televisions, musical instruments, photographic goods, chemists, jewellery, etc.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Contaminated Land</b>	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: <ol style="list-style-type: none"> <li>a) Significant harm is being caused, or there is a considerable possibility of significant harm being caused</li> <li>b) Significant pollution of controlled waters is being caused or there is a considerable possibility of significant pollution being caused.</li> </ol>
<b>Convenience Goods</b>	These are 'everyday' and relatively low-cost goods i.e. food, tobacco, newspapers, magazines, alcohol drink, and non-durable cleaning and domestic products (soap, toiletries, detergent, etc).
<b>Designing Streets</b>	This is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles.
<b>Environmental Report</b>	Assesses the likely environmental effects of certain types and scales of development, and developments in sensitive locations, under the Environmental Impact Assessment (Scotland) Regulations 2011.
<b>Examination</b>	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.
<b>Geodiversity</b>	The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.
<b>Green Belt</b>	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.

Glossary	
Term	Definition
<b>Green Infrastructure</b>	Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.
<b>Green Network</b>	Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.
<b>Greenfield</b>	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.
<b>Housing Land Audit (HLA)</b>	The annual survey of housing land which records progress on housing land developed and in development. The survey records on-site units both complete and under construction.
<b>Housing Need and Demand Assessment (HNDA)</b>	This work was undertaken by a Housing Market Partnership of the eight SDP authorities and identifies housing needs and demands across the functional housing market area in order to provide robust evidence on which to base planning and housing policy interventions. Housing demand is the quantity and type/quality of housing which households wish to buy or rent and are able to afford. Housing need refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.
<b>Intermediate Housing</b>	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: <ul style="list-style-type: none"> <li>• It does not require subsidy from public-funding sources</li> <li>• It does not require Registered Social Landlords or the Council for operation and/or management</li> <li>• The cost/type of product must meet recognised local need and satisfy local affordability criteria (in consultation with the Council's housing service).</li> </ul> Intermediate tenures includes 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.
<b>Invasive Non-Native Species</b>	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.
<b>Key Agency</b>	Scottish Natural Heritage (SNH), Historic 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), Health Boards, etc
<b>Local Development Plan (LDP)</b>	Sets out where most new developments will happen and the policies that will guide decision-making on planning applications.

Glossary	
Term	Definition
<b>Local Housing Strategy (LHS)</b>	Refers to the housing issues and priorities for a local authority area, and provides a strategic framework for future investment and management.
<b>Local Landscape Area (LLA)</b>	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.
<b>Local Nature Reserve (LNR)</b>	A nature reserve established by the local authority.
<b>Locally Important Garden and Designed Landscape</b>	Locally-important grounds deliberately enclosed and laid out for aesthetic effect by landforming, building and planting, for pleasure and utilitarian uses.
<b>Main Issues Report (MIR)</b>	Sets out the authority's general proposals for development in the area, i.e., where development should and should not occur within an area and discussion on how to address the main policy issues affecting it.
<b>Marketable and serviced</b>	Sites which are considered available for development. They generally have no servicing problems, in good locations and considered marketable by all parties.
<b>Medium Sized Premises</b>	Units of 2,000-5,000 square feet in area, generally including self-contained office accommodation and light industrial units.
<b>Modal Shift</b>	The change from one preferred means of transport to another, e.g. from travel by private car to cycling.
<b>Monitoring Statement</b>	A document outlining the background work that has been completed or reviewed to identify the 'Main Issues'.
<b>National Planning Framework 3 (NPF3)</b>	The National Planning Framework (NPF) 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.
<b>Network of Centres</b>	Collective term for those centres which together contribute to the retail and commercial needs of an area.
<b>Onshore Hydrocarbon Extraction</b>	Onshore hydrocarbon extraction relates to the extraction of coal, oil and gas using conventional or unconventional techniques. Conventional methods involve the extraction of hydrocarbons from porous reservoirs and other sources; while unconventional methods extract hydrocarbons from rocks (including shale reservoirs and coal bed formations) which cannot be exploited using traditional methods. Techniques to extract hydrocarbons include: mining, horizontal drilling, dewatering, and hydraulic fracking. Underground coal gasification (to convert coal in non-mined coal seams into gas) can also be used.
<b>Out-of-Centre</b>	A location which is outwith and separate from a centre within the identified network of centres.
<b>Placemaking</b>	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, homes and buildings which meet people's needs.



Glossary	
Term	Definition
<b>Planning Obligation</b>	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 grant 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 relate in scale and kind to the proposed development, and be reasonable in all other respects.
<b>Proposed Plan</b>	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.
<b>Private Housing</b>	Dwellings built for owner occupation or private rent.
<b>Scheduled Monument</b>	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.
<b>Scottish Planning Policy (SPP)</b>	The statement of the Scottish Government's policy on nationally-important land-use planning matters. It provides statements of government policy on nationally important land use issues and other planning matters. These should be taken into account by local planning authorities in the preparation of development plans and in development management.
<b>Strategic Centre</b>	Centres identified in the Strategic Development Plan as having a role and function which extends beyond the local area and require strong protection.
<b>Sustainability</b>	A measure of how well a strategy, option or proposal meets the aims of sustainable development.
<b>Sustainable Development</b>	Development which meets the needs of the present without compromising the ability of future generations to meet their needs. The fundamental principle of sustainable development is that it integrates social, economic and environmental objectives.
<b>Sustainable Economic Growth</b>	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.
<b>Transport Corridors</b>	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 the Kirkintilloch Link Road. Strategies include proposals to improve the operation of the transport network.
<b>Unresolved Representation</b>	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.
<b>Vitality and Viability</b>	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.
<b>Water Environment</b>	Any watercourse, the Forth and Clyde Canal, water body, floodplain or wetland.

## Appendix 2 - Schedule of Land

Schedule 15(3) of the 2006 Planning etc. (Scotland) Act 2006 requires Local Development Plans to contain a schedule of land that is owned by the planning authority and affected by any of the policies, proposals or views expressed in the plan.

Site	Settlement	Policy Reference
Allander Leisure Centre	Bearsden	7. Community Facilities and Open Space
Alloway Terrace	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Armour Drive Lock-ups	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Balmuidy Rd North/Jellyhill/Meadowburn West	Bishopbriggs	6. Creating Inclusive and Sustainable Communities
Bearsden Burgh Hall	Bearsden	7. Community Facilities and Open Space
Bishopbriggs Library (land adjacent to)	Bishopbriggs	7. Community Facilities and Open Space
Bishopbriggs Memorial Hall	Bishopbriggs	6. Creating Inclusive and Sustainable Communities
Blackthorn Grove Lock-ups	Lenzie	6. Creating Inclusive and Sustainable Communities
Broomhill Industrial Estate	Kirkintilloch	13. Supportive Business and Employment Environment
Calico Way (land to NE)	Lennoxtown	6. Creating Inclusive and Sustainable Communities
Cadder Cemetery (land adjacent to)	Bishopbriggs	7. Community Facilities and Open Space
Cleddans Playing Field	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Crossveggate East	Milngavie	6. Creating Inclusive and Sustainable Communities
Donaldson Street/Southbank Road	Kirkintilloch	7. Community Facilities and Open Space
Garscadden Depot	Bearsden	13. Supportive Business and Employment Environment
Glasgow Road	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Greens Avenue	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Hilton Depot	Bishopbriggs	13. Supportive Business and Employment Environment
Huntershill Playing Fields	Bishopbriggs	7. Community Facilities and Open Space
Kelvindale Nursery	Torrance	6. Creating Inclusive and Sustainable Communities
Keystone Road	Milngavie	6. Creating Inclusive and Sustainable Communities
Kilmardinny House Arts Centre	Bearsden	7. Community Facilities and Open Space
Kirkintilloch Town Hall	Kirkintilloch	7. Community Facilities and Open Space
Lairdsland School/Lairdsland Canteen	Kirkintilloch	6. Creating Inclusive and Sustainable Communities
Lenzie Moss Primary School	Lenzie	7. Community Facilities and Open Space

Site	Settlement	Policy Reference
MacDonald Crescent	Twechar	6. Creating Inclusive and Sustainable Communities
Main Street - Torrance	Torrance	6. Creating Inclusive and Sustainable Communities
Main Street (Lennoxtown Hub)	Lennoxtown	7. Community Facilities and Open Space
132 Main Street - Lennoxtown	Lennoxtown	6. Creating Inclusive and Sustainable Communities
Former Recreation Centre	Lennoxtown	6. Creating Inclusive and Sustainable Communities
St Agatha's Primary School	Kirkintilloch	7. Community Facilities and Open Space
18 Strathblane Road	Milngavie	6. Creating Inclusive and Sustainable Communities
Tom Johnston House/Whitegates	Kirkintilloch	13. Supportive Business and Employment Environment
Twechar Canalside/Barrhill Lodge/Glen Shirva	Twechar	6. Creating Inclusive and Sustainable Communities 7. Community Facilities and Open Space
Woodhill Primary School	Bishopbriggs	7. Community Facilities and Open Space





# East Dunbartonshire

## Local Development Plan 2017



Other formats

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

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

本文件可按要要求翻譯成中文，如有此需要，請電 0300 123 4510。

اس دستاویز کا ترجمہ فارسی میں کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0300 123 4510 پر رابطہ کریں۔

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

Gabhaidh an sgriobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòin gu 0300 123 4510

ਅਨੁਵਾਦ ਕਰਕੇ ਇਸ ਦਸਤਾਵੇਜ਼ ਹਿੰਦੀ ਵਿੱਚ ਮਾਧਿਅਮਿਕ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕੂਪਨ 0300 123 4510 'ਤੇ ਫੋਨ ਕੀਤਾ ਜਾਵੇ।

