Supporting Document for Proposed Local Development Plan 2015

Strategic Environmental Assessment:

Environment Report

■ Strategic Environmental Assessment: Environment Report

Action Programme

Habitats Regulations Appraisal

Equality Impact Assessment

Policy Background Reports

Evidence Report 1: Addressing Housing Need and Demand in East Dunbartonshire

Evidence Report 2: Housing Land Audit 2014

Evidence Report 3: Site Assessments

Evidence Report 4: Campsie Fells Statement of Importance Evidence Report 5: Kilpatrick Hills Statement of Importance

Evidence Report 6: Retail Capacity Assessment Evidence Report 7: Wind Energy Framework





















SEA Environmental Report: PART 1

To: <u>SEA.gateway@scotland.gsi.gov.uk</u>

Or

SEA Gateway Scottish Government Area 2 H (South) Victoria Quay Edinburgh EH6 6QQ

SEA Environmental Report: PART 2			
An SEA Pre-Screening Report is attached for: Local Development Plan – Proposed Plan			
The Responsible Authority is:	East Dunbartonshire Council		

SEA Environmental Report: PART 3				
Contact Details				
Contact Name	Neil Samson			
Job Title	SEA Technical Officer			
Contact Address	Contact Address Development & Regeneration East Dunbartonshire Council Southbank House Strathkelvin Place Kirkintilloch G66 1XQ			
Contact Telephone Number	0141 578 8615			
Contact Email	Neil.Samson@eastdunbarton.gov.uk			

Signature (electronic signature is acceptable)	2/13
Date	14 th January 2015

STRATEGIC ENVIRONMENTAL ASSESSMENT: ENVIRONMENTAL REPORT

Local Development Plan – Proposed Plan



Strategic Environmental Assessment & Local Development Plan – Proposed Plan

As part of the preparation of the East Dunbartonshire Local Development Plan, East Dunbartonshire Council is carrying out a Strategic Environmental Assessment (SEA). The process of SEA is a systematic method for considering the likely environmental effects of this proposed Plan. It aims to:

- integrate environmental factors into the Plan preparation and decision-making
- improve the Plan and enhance environmental protection
- increase public participation in decision making
- facilitate the openness and transparency of decision-making

SEA Key Stages

The key SEA stages in the preparation of the Local Development Plan – Proposed Plan are:

Scoping

This is the process by which details for the Environmental Report are determined. Through the Scoping Report the level of detail and the consultation period were determined for the Environmental Report. For the Main Issues Report, the Scoping Report was produced and the consultation was undertaken with the appropriate Consultation Authorities: Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency.

Environmental Assessment

The Environmental Report for the LDP - MIR documented the environmental assessment of the Main Issues Report. Through assessing the MIR as it was written, it allowed the plan-makers to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

This Environmental Report corresponds to the LDP – Proposed Plan. The Proposed Plan sets out East Dunbartonshire Council's preferred spatial strategy and policy framework for the future development of the area, including the identification of specific sites showing where the Council believe development should be prioritised. The Environmental Report will:

- provide information on the content of the EDC LDP Proposed Plan
- identify, describe and evaluate the likely significant effects on the environment of implementing the Proposed Plan and its reasonable alternatives; and
- provide an early and effective opportunity for the public and consultation authorities to offer views on any aspect of the relevant documents.

Post-Adoption Statement

The Post-Adoption Statement demonstrates how the findings of the SEA have been taken into account in the adopted Plan. In accordance with the Environmental Assessment (Scotland) Act 2005, the Post-Adoption Statement will demonstrate:

- The integration of environmental considerations into the LDP
- How the findings of the Environmental Report have been taken into account
- How opinions expressed, from both the Community and Consultation Authorities during the consultation of the Environmental Report have been taken into account
- The reasons for choosing the LDP as adopted in light of other reasonable alternatives
- The measures to be taken to monitor the significant effects of the implementation of the Plan

The purpose of Strategic Environmental Assessment is to inform the development process for the Local Development Plan in order to reduce, avoid or mitigate any potential environmental impact and further enhance any potential positive impacts. This Environmental Report presents the results of the Strategic Environmental Assessment (SEA) for the Local Development Plan – Proposed Plan. It also establishes a monitoring framework and measures to mitigate any adverse impacts that may occur as a result of the strategic action.

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Section 1: Policy Context

1.1. Key Facts

Responsible Authority	East Dunbartonshire Council
Title of PPS	Local Development Plan – Proposed Plan
Purpose of PPS	The purpose of the East Dunbartonshire Local Development Plan is to set out the policies and a spatial framework for the assessment of future developments in East Dunbartonshire based on a comprehensive assessment of economic, environmental, social and other material constraints.
What prompted the PPS (e.g. legislative, regulatory or administrative provision)	Legislative provision through the Planning etc (Scotland) Act 2006.
Subject (e.g. transport)	Development planning
Period covered by PPS	The East Dunbartonshire Local Development Plan is likely to be adopted in 2015 and is anticipated to cover the period 2015 - 2020.
Frequency of updates	The East Dunbartonshire Local Development Plan will be reviewed and updated in accordance with statutory timescales for development planning that require reviews every five years.
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	The East Dunbartonshire Local Development Plan is Council wide and not restricted to specific towns or areas.
Summary of nature/ Content of the PPS	The East Dunbartonshire Local Development Plan is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's

	wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region's environment. The East Dunbartonshire Local Development Plan will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Single Outcome Agreement, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan. Consideration will be given to minor proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance.			
Are there any proposed PPS objectives?	Yes	√	No	
Copy of objectives attached	Yes	✓	No	
Date	14 th January	2015		

1.2. Relationship with other Plans, Programmes and Strategies This section shows how other plans, programmes and strategies influence, and are influenced by the LDP.

1.2.1. Key legislative and policy influences, and other strategies and plans that the LDP needs to be in line with, include:

Key Influences

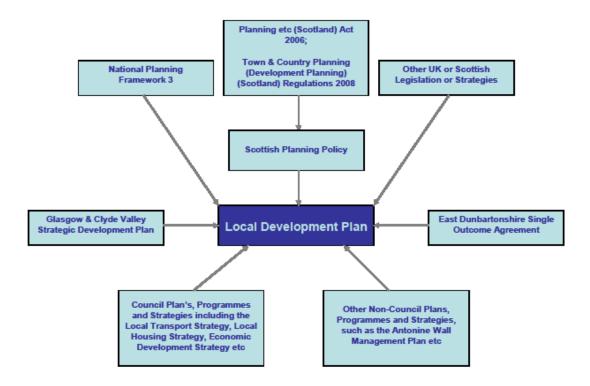
- Town and Country Planning (Scotland) Act 1997
- Planning etc (Scotland) Act 2006
- National Planning Framework 3
- Climate Change (Scotland) Act 2009
- Scottish Planning Policy 2014
- EDC Single Outcome Agreement

Additional Relevant Strategies and Plans

- The Scottish Sustainable Development Strategy –Choosing our Future
- Joint Local Biodiversity Action Plan (EDC and WDC)
- East Dunbartonshire Single Outcome Agreement
- East Dunbartonshire Council Corporate Plan
- East Dunbartonshire Community Plan
- Glasgow and Clyde Valley Strategic Development Plan
- East Dunbartonshire Local Plan 2
- Local Transport Strategy
- Core Path Plan
- Glasgow and Clyde Valley Housing Need and Demand Assessment
- Strategic Housing Investment Plan (SHIP)
- Sustainable Development Strategy
- East Dunbartonshire Joint Health Improvement Plan
- East Dunbartonshire Community Care Plan
- East Dunbartonshire Economic Development Plan
- Private Sector Housing Strategy
- Fuel Poverty Strategy
- Temporary Accommodation Strategy
- Information and Advice Strategy
- Community Safety Strategy
- Tenant Participation Strategy
- Equality and Diversity Scheme
- 1.2.2. Cross-boundary effects with neighbouring authorities will be considered, through integration of the LDP with the regional Strategic Development Plan and neighbouring authority's LDP's. However it is not expected that the LDP will require consideration of transboundary effects with neighbouring EU Member States.
- 1.2.3. Appendix A lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP. This list includes documents that refer to International, European Community, and National Environmental objectives; Regional and Local objectives. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the LDP.
- 1.2.4. The environmental objectives that are contained within International, European, UK and Scottish legislation, as well as national guidance, which are considered to be of the greatest relevance to the Local Development Plan, will be taken into account when preparing the Local Development Plan. These are set out in Appendix A.

Figure 1: Interrelationship of the LDP with Other Plans, Programmes and Strategies

This is a diagrammatic representation and as such does not include every one of the plans listed. The template below is useful for demonstrating such relationships



Environmental Protection Objectives

1.2.5. The environmental objectives that are contained within International, European, UK and Scottish legislation, as well as national guidance, which are considered to be of the greatest relevance to the Local Development Plan, will be taken into account when preparing the strategic action. These are set out in Appendix A.

Section 2: Environmental Context

2.1 Baseline Environmental Data

2.1.1 Table 1 below summarises the main baseline environmental features, assets and the environmental implications for the preparation and development of the Proposed Plan. The table also contains the SEA objectives used to assess the Proposed Plan and further sub-criteria used within the assessment tables.

Table 1: Environmental Baseline Data

Environmental	Summary of baseline Environmental	Environmental Implications for the LDP	Sources of baseline	Proposed
Receptor	Data		Data	SEA Objectives
Population & Human Health	East Dunbartonshire has a total population of 105,000 (2011); a decrease of 3% from 2001. East Dunbartonshire has a decreasing and ageing population. This is highlighted through the population projections that by 2035 East Dunbartonshire's population will be 94,343 with a large increase in the 75+ age group and a projected decline of 22.8% of the under 16 age group in comparison to the 2011 population statistics. East Dunbartonshire has eight datazones which fall into the top 25% most deprived in Scotland; these datazones are located in Hillhead, Lennoxtown, Auchinairn and Milngavie (Keystone / Dougalston). The most deprived area in East Dunbartonshire remains Hillhead, certain parts of which are among the 5% most deprived areas in Scotland	suffered population outmigration to other areas with a particular emphasis on the 16 to 29 year old age group accounting for a large part of the available working population. East Dunbartonshire hosts various areas within the top 15% of deprived areas in Scotland. New development dependant on car access and the associated increase in	General Register Office for Scotland Census 2001 data Scottish Government (mid year population estimates and SIMD data) East Dunbartonshire Council Scottish Neighbourhood Statistics	To improve human health and community well being.

Population & Human Health (continued)	according to the Scottish Index of Multiple Deprivation 2012 (SIMD). 28% of the population of Hillhead are classed as income deprived compared to 7% of the population across East Dunbartonshire as a whole and in certain areas of Hillhead close to 40%			
	of the population is classed as income deprived. Generally the health of the residents of East Dunbartonshire is good with nearly 73% of the residents being generally healthy, in comparison to that of Scotland (68%) according to the 2001 census. The level of residents found to be in general health status of 'not good' within East Dunbartonshire and Scotland was 8% and 10% respectively.			
Cultural Heritage	East Dunbartonshire has: - 1 UNESCO World Heritage Site; Antonine Wall 43 Scheduled Ancient Monuments 181 Listed Building	East Dunbartonshire has a rich historic built environment with a large number of designated and protected sites, buildings and landscapes of importance. Developments can have an impact on the cetting of	Historic Scotland Sites and Monuments Record (SMR) East Dunbartonshire Council United Nations	To protect, conserve and where appropriate enhance the historic environment.
	181 Listed Building15 Conservation Areas (4 of	impact on the setting of designated areas, sites, buildings and archaeological	Educational, Scientific	

Cultural Heritage (continued)	 which are designated as outstanding) 21 Townscape Protection Areas 3 sites recommended as having the potential for meeting national inventory standards as Historic Gardens and Designed Landscapes. 30 such sites have also been identified as having local value. 	resources. Listed Buildings contribute to amenity and character of East Dunbartonshire, particularly within Conservation Areas. There are a number of such buildings which are currently vacant or derelict within East Dunbartonshire.	Organisation - World Heritage Site Designation Scottish Natural Heritage	
Biodiversity, Flora & Fauna	East Dunbartonshire has: - 6 Sites of Special Scientific Interest (SSSI) 2 Regional Scenic Areas 66 Local Nature Conservation Sites (LNCS) Network of Local Nature Conservation Areas — Wildlife Corridors (Important Wildlife Corridors will be reviewed as part of the Green network Strategy) 350 Tree Preservation Orders 3 Local Nature Reserves (LNR)	Development within or in proximity to any designated site, including SSSI's could implication for the interest protected within the site. Development could potentially lead to the loss or fragmentation of protected habitats and result in impacts to protected species. Through the National Planning Framework 2, East Dunbartonshire is required to contribute to the Central Scotland Green Network. Active travel routes on core paths which coincide with wildlife corridors could impact on the wildlife	Dunbartonshire Biodiversity Action Plan Scottish Natural Heritage East Dunbartonshire Council	To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.

Biodiversity, Flora & Fauna (continued)		interest. This could be positive as use of these routes will encourage their protection and enhancement. At a local level works may impact on individual habitats, species and their connectivity.		
Soil & Geology	Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil. Currently East Dunbartonshire has not designated any areas of land as contaminated land as defined in the Environmental Protection Act 1990. However, a list of potential contaminated sites has been created based on previous land use. On this list 626 potentially contaminated sites (to varying degrees of contamination) have been identified. There are currently 29 sites of Vacant and Derelict Land within East Dunbartonshire with a total area of 62 hectares. These sites have the potential to impact on the amenity of the area. These sites and other brownfield land locations within East Dunbartonshire which may have the	Prime agricultural land could be lost through development in Greenfield locations. The remediation and redevelopment of brownfield land, vacant and derelict sites and potential contaminated land sites could significantly relieve development pressure on existing green belt and open space locations. Development in close proximity to the Clachan of Campsie RIGS site could potentially impact on the landscape feature and geological resource.	East Dunbartonshire Council EDC Local Plan 2 EDC Vacant & Derelict Land Survey Update 2011 The Macaulay Institute Scottish Natural Heritage British Geological Survey UKRIGS (Regionally Important Geological or Geomorphological Site)	To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.

Soil & Geology (continued)	potential for soil contamination, depending on a number of factors including their previous uses. East Dunbartonshire has 36 sites representing the geological diversity of the areas of which 34 are recommended as Local Geodiversity Sites (LGS). East Dunbartonshire also has 1 RIGS (Regionally Important Geological or Geomorphological Site).			
Landscape	East Dunbartonshire's landscape is diverse in terms of character and land uses. The district is characterised by five main types of landscape character: Drumlin Foothills; Rolling Farmland; Broad Valley Lowland; Rugged Moorland Hills; and urban areas. The topography of East Dunbartonshire is generally low lying, undulating land with the exception of the two Regional Scenic Areas, the Campsie Fells and the Kilpatrick Hills to the North and West of the district respectively. East Dunbartonshire has a total of 1,082.46 hectares of greenspace, 54% of which is semi-natural.	Development in greenfiled locations can potentially impact on the landscape character and distinctiveness of the areas settlements.	East Dunbartonshire Council EDC Local Plan 2 Glasgow & Clyde Valley Landscape Character Assessment	To protect and where appropriate restore landscape character, local distinctiveness and scenic value.

Landscape (continued)	The green belt is an important resource and as such is covered under Development Plan policies, with the exception of upland areas; its objectives include maintaining the character and distinctiveness of East Dunbartonshire's settlements.			
Water Quality	The main watercourses within East Dunbartonshire are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. East Dunbartonshire also has two reservoirs in Milngavie and a number of other small dams in various locations throughout East Dunbartonshire, which are of significant value to the surrounding area. In 2008, East Dunbartonshire had: - 5.52 km of good quality watercourses 33.82 km of watercourses with good ecological potential 16.01 km of moderate quality watercourses 19.88 km of watercourses with moderate ecological potential	Dunbartonshire is a vital resource. The management and control we have over this resource has major implications on a number of factors, including, water	East Dunbartonshire Council	To prevent deterioration and where possible enhance the ecological status of water bodies.

Water Quality (continued)	 48.19 km of watercourses with poor ecological potential 17.32 km of poor quality watercourses 28.31 km of watercourses with bad ecological potential All groundwater resources were also assessed in 2008 and found to be of good ecological status. 			
Air Quality	The main concern for air quality in East Dunbartonshire is transport which is the main contributor of air pollutants such as NO2 (nitrogen dioxide) and PM10 (particulates). The busiest routes that are of concern in relation to air quality within East Dunbartonshire are the A803 and B812 in Bishopbriggs; the A81 through Milngavie; and the A809 and A739 through Bearsden. There are currently two Air Quality management Areas declared within East Dunbartonshire, Bishopbriggs (2005) and Bearsden Cross (2011), both of which were declared AQMA's	Contributing factors that can lead to increased emissions and result in air pollution, include, transport (both private and public) and developments which generate traffic flows and general movement to and from areas. Poor air quality can have an adverse impact on human health and also the natural environment with respect to ecosystems.	East Dunbartonshire Council National Air Emissions Inventory Scottish Government DEFRA	To prevent deterioration and where possible enhance air quality.

Air Quality (continued)	after several years of exceeding National NO2 and PM10 objective levels.			
Climatic Factors	Climate change can have a significant impact on the key sources of carbon within East Dunbartonshire: trees and soils. Flooding has been an issue in the Kelvin Valley for many years with the most recent flood events occurring in 1994 and 2005. The main areas of concern for potential flooding are the River Kelvin and its tributaries – the Allander, Glazert and Luggie Waters. East Dunbartonshire only has one operating landfill (Inchbelle Quarry, Kirkintilloch) but is only used for the disposal of inert materials, mainly construction materials. All household and commercial municipal waste is transferred to landfills in North Lanarkshire. Therefore, there is a minimal production of methane within the district to contribute towards East Dunbartonshire impacts on climate change.	There are many areas within East Dunbartonshire that are currently within Flood Risk Areas. Climate change is resulting in an increase of flash flooding events in Scotland. Developments and transport movements have the potential to contribute to greenhouse gas emissions and energy consumption. Developments increase the quantity of waste being produced and processed within East Dunbartonshire.	Scottish Government SEPA East Dunbartonshire Council UK Climate Impacts Programme Online Handbook of Climate Trends across Scotland 2006 (SNIFFER Guidance)	To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets. To reduce and manage flood risk from and to development areas.

Material Assets	East Dunbartonshire is supplied by various levels of transport infrastructure, through well serviced rail networks, bus routes encompassing the whole district and	and public open spaces can be adversely impacted on by		To promote the sustainable use of natural resources and material assets.
	the various road networks that link settlements within East Dunbartonshire together with providing routes out with the district. East Dunbartonshire has a considerable network of Core Paths and public open spaces. Housing needs studies have indicated that East Dunbartonshire has one of the highest net needs for affordable housing, compared to other Scottish Local Authorities.	encourage increased traffic movement and the use of private cars particularly if developments are at some distance from relevant	Transport Scotland SPT	

Figure 2: Map 1 of Natural and Historic Environment Assets and Constraints

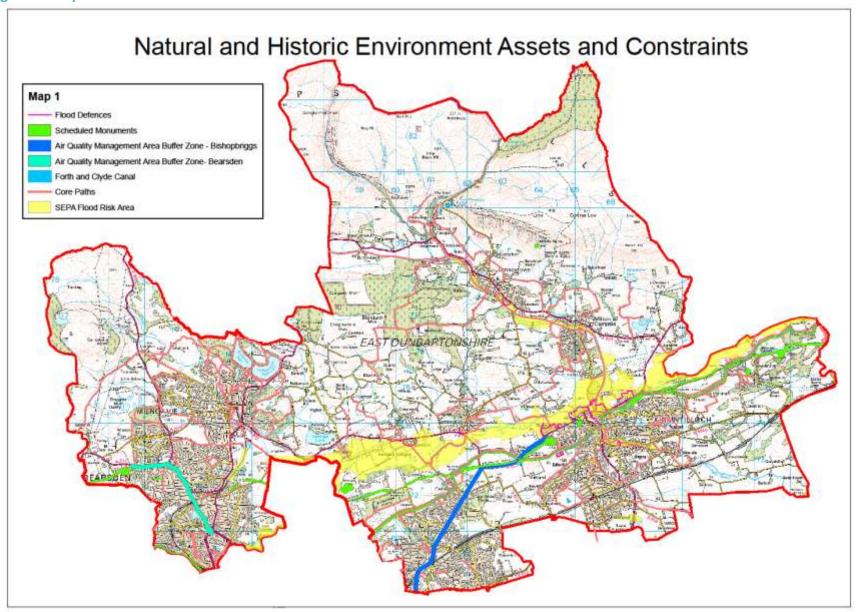


Figure 3: Map 2 of Natural and Historic Environment Assets and Constraints

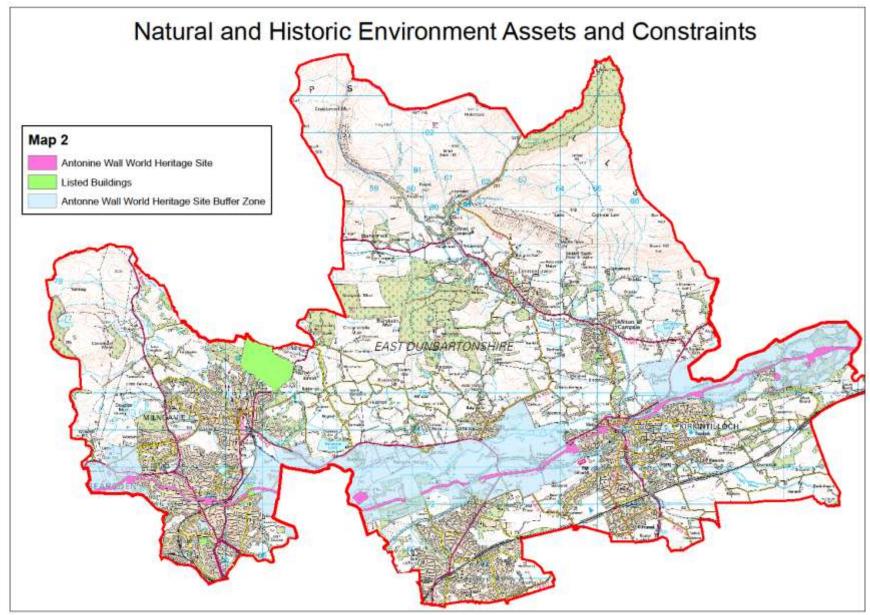


Figure 4: Map 3 of Natural and Historic Environment Assets and Constraints

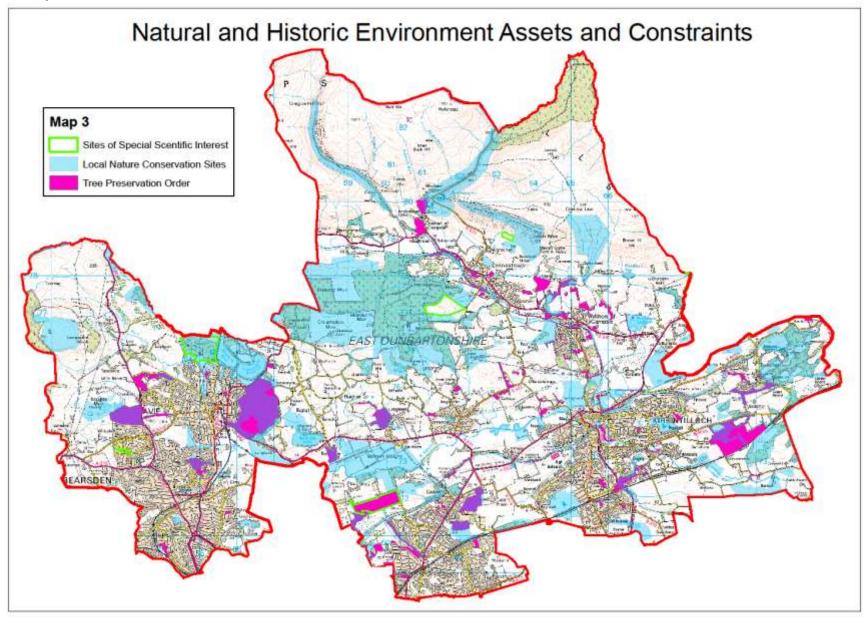


Figure 5: Map 4 of Natural and Historic Environment Assets and Constraints

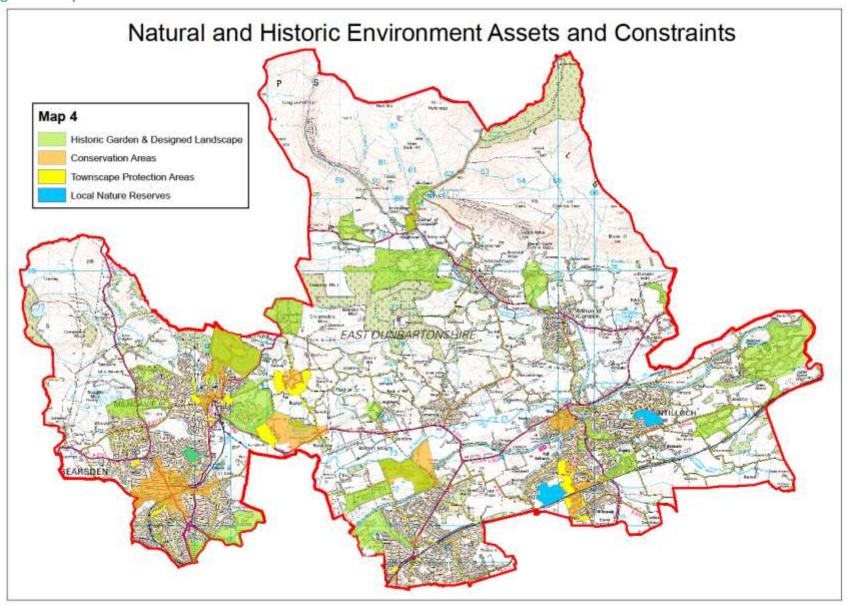
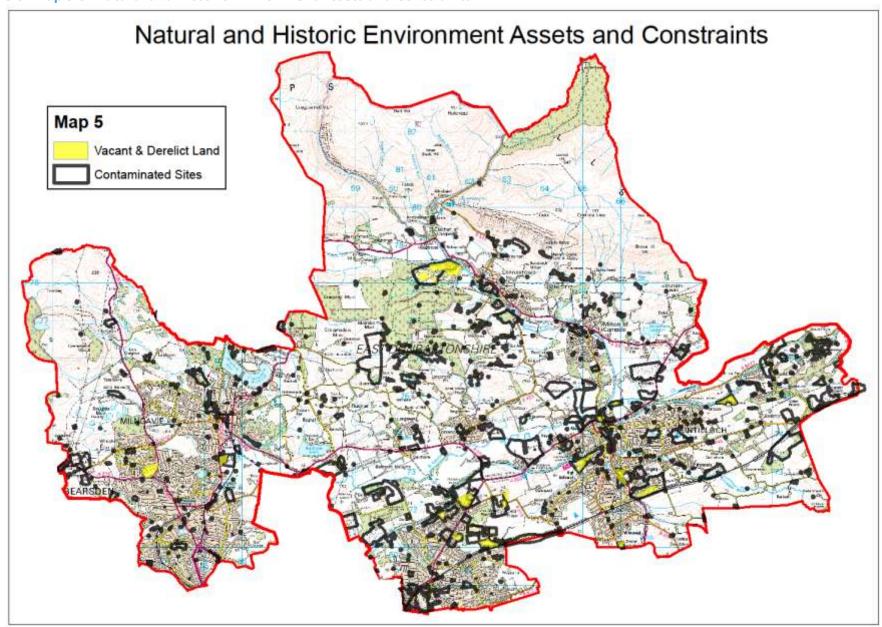


Figure 6: Map 5 of Natural and Historic Environment Assets and Constraints



2.2 Environmental Issues¹ for the LDP

2.2.1 The purpose of this section is to explain how existing environmental issues will affect or be affected by the Local Development Plan and whether this Strategy is likely to aggravate, reduce or otherwise affect existing environmental issues. These issues identified are outlined in Table 2 below.

Table 2: Environmental Problems Relevant to the LDP

SEA Topic	Relevant Environmental Issues
Population & Human Health	Potentially unsustainable economic position due to population decline and the different service needs of an ageing population.
	Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities while implementing good design principles and sustainable, active travel alternatives linking communities and residential areas.
	East Dunbartonshire has eight datazones which fall into the top 25% most deprived in Scotland; these datazones are located in Hillhead, Lennoxtown, Auchinairn and Milngavie (Keystone / Dougalston). The most deprived area in East Dunbartonshire remains Hillhead, certain parts of which are among the 5% most deprived areas in Scotland according to the Scottish Index of Multiple Deprivation 2012 (SIMD). 28% of the population of Hillhead are classed as income deprived compared to 7% of the population across East Dunbartonshire as a whole and in certain areas of Hillhead close to 40% of the population are classed as income deprived.
	The existing countryside environment around settlements is considerably under-used for responsible recreation (including the Kilpatrick Hills and Campsie Fells) which can impact on local people's health and quality of life.
Cultural Heritage	East Dunbartonshire has a wide range of cultural heritage assets, the most prestigious being the Internationally recognised and protected Antonine Wall (UNESCO World Heritage Site).

¹ The term "environmental issues" is the name collectively given to air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health as well as cultural heritage (including architectural and archaeological heritage) in the EU Directive 2001/42/EC. In practice they are referred to as "SEA topics".

Development proposals should take such protected sites into consideration with regards to the protection and setting while still encouraging appropriate access to such sites to the population.

Biodiversity, Flora and Fauna

Development has the potential to have direct and indirect impacts on designated and non-designated sites of ecological importance and European or National protected species. East Dunbartonshire has 6 Sites of Special Scientific Interest (SSSI).

River corridors are, to varying extents, below their potential in terms of habitat connectivity. Many are artificially confined, lacking riverside woodland, and locally dominated by non-native invasive plant species – e.g. the River Kelvin.

Biodiversity can be protected and enhanced by reducing and / or avoiding or providing appropriate mitigation where development proposals result in habitat disturbance and / or fragmentation. With the integration of appropriate measures or mitigation into development this may enhance the connectivity of habitats and species.

Soil & geology

The LDP should promote the appropriate remediation of potentially contaminated land within development proposals and the reuse of brown field land over the development of green field alternatives.

East Dunbartonshire has 36 sites representing the geological diversity of the areas of which 34 are recommended as Local Geodiversity Sites (LGS). The area also hosts 1 RIGS (Regionally Important Geological or Geomorphological Site) and the remaining site is a SSSI of geological importance. The LDP has role to play in the continued protection and conservation of these assets through its development strategy and the avoidance of impacts through appropriate siting, density and design of developments.

Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil.

Over 75% of East Dunbartonshire is agricultural land with only 5% of this area of prime quality agricultural soil.

The LDP should protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Carbon rich soils, such as peatland are an important resource in terms of carbon storage, natural drainage and flood alleviation which should be protected from disturbance through the LDP.

Landscape	The implementation of key principles relating to good design and strong sense of place within development projects can have a positive impact on the landscape and visual amenity of East Dunbartonshire, by enhancing and creating landscape features as integral parts of developments.
	East Dunbartonshire has a number of designated areas for their landscape value including two Regional Scenic Areas, the Campsie Fells and the Kilpatrick Hills to the north and west of the district. The area also has a large area within the vicinity and setting of the Regional Scenic Areas which are designated as Special Landscape Areas. These areas provide additional protection for the landscape value for East Dunbartonshire in terms of retaining local distinctiveness, landscape character of the area and conserving settlement patterns.
	Multiple development projects, even of a relatively small-scale, can have a cumulative impact on East Dunbartonshire's landscape character.
Water Quality	Development proposals have the potential to result in direct or indirect water pollution, particularly when developments are in close proximity to water courses. Appropriate management measures should be promoted and integrated within development proposals during construction in order to reduce sediment deposition into watercourses.
Air Quality	Unacceptable high levels of air pollution can be harmful to the environment and human health. East Dunbartonshire currently has two designated Air Quality Management Areas (Bishopbriggs and Bearsden cross). The LDP should implement appropriate measures of culture change and design alternatives within new developments to reduce road congestion and the resultant emissions and pollutant levels throughout East Dunbartonshire.
Climatic Factors	A wide range of factors over which the Local Development Plan has control can influence East Dunbartonshire's contribution to greenhouse gas emissions reduction and adaptation to the effects of climate change. The effects of climatic factors include flooding, particularly in coastal or low-land areas, extreme shifts in rainfall patterns with consequent impacts on water quality and potentially an increase in temperature. These impacts can also have adverse effects on ecology and wildlife as well as human health. The Plan can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable

	location of new development, promotion of active travel, supporting energy efficiency in new development and support for renewable energy. Climate change has a direct link to flood risk. The Plan can help reduce flood risk through appropriate siting of development and	
Material Assets	Many settlements within East Dunbartonshire lie on main routes and suffer from increased traffic volumes and congestion.	

2.3 Evolution of the Environmental Baseline without the Local Development Plan

- 2.3.1 As part of the SEA process, it is important to assess the likely impact on the environment if the Local Development Plan (LDP) was not implemented.
- 2.3.2 Development Plans are a part of the planning system in Scotland and help to guide future development and land use in the long-term public interest. Without a Local Development Plan covering East Dunbartonshire, it is likely that development would proceed in an unplanned way with a lack of strategic focus on land use.
- 2.3.3 Strategically, sustainability is a key guiding principle of the LDP it is reflected in all five of the Principal Policies, and is in turn embedded within the 14 Subject Policies, with some (e.g. Green Infrastructure and Green Network) wholly dedicated to environmental protection and enhancement.
- 2.3.4 At a practical level, this translates into commitments for on-site conservation, e.g. by directing development to land of a low biodiversity value as a priority, by promoting access by sustainable transport and by specifying measures to avoid impacts on particular protected species. It also translates into commitments for off-site environmental protection, including encouraging sustainable construction methods and materials, and 'green' economic activity.
- 2.3.5 The LDP is also an important vehicle for progressing social and economic justice. The LDP encompasses the overarching vision of East Dunbartonshire's Single Outcome Agreement, which includes commitments relating to health inequalities and economic regeneration. Environmental protection is intrinsically linked to these agendas, and measures such as local habitat preservation, air quality improvement and encouraging alternative economic activity will all contribute to physical, social and financial wellbeing, particularly in areas of deprivation.
- 2.3.6 In evaluating the difference to the environment made by the Local Development Plan, it is important to consider the implications of not replacing or updating the current Local Plan. While the current Local Plan contains provisions for managing development and associated impacts, the effectiveness of these would decrease over time; land allocation limits would be reached, meaning that additional demands

would not be planned for and would be dealt with in an ad-hoc way with no preagreed guiding principles in place to manage this in a sustainable manner, possibly leading to scenarios such as increased 'out-of-town' development on greenfield land, leading to habitat loss, decline of town centres and increased car dependency. The following bullet points set out in more detail the likely implications:

- Biodiversity: Existing adverse effects on biodiversity would continue and would be likely to be exacerbated by unplanned, sporadic development which has the potential to lead to loss and fragmentation of habitats.
- Landscape: Unplanned, sporadic development would have a negative effect on landscape character with the possible loss of the benefits of the Plan's emphasis on protection of the green belt from unnecessary development and the focus on brownfield development. Identified vacant and derelict and brownfield sites within existing settlements would be less likely to be developed and this could potentially undermine the opportunity for regeneration and improvement of the townscape.
- Cultural Heritage: An absence of policies to conserve and enhance the built heritage could lead to degradation and a less proactive approach to protection of the built heritage. Increased unplanned development could also harm the area's cultural heritage.
- Air Quality & Climatic Factors: New development located on green field land which is easier and less problematic to develop would be less likely to be directly integrated into the existing public transport and active travel network. Such development would lead to an increased dependency on private car usage within East Dunbartonshire, potential increased traffic congestion and greenhouse gas emissions.
- Water: Although protection of water quality as a result of development would be controlled through other legislation, the cumulative effects of increased unplanned development would still present increased risk of deterioration in the ecological quality of water courses. The Plan also has an important role in supporting the flood risk management policy framework and without it the risk of flooding may increase.
- Population & Human Health: The Plan's focus on regeneration and sustainable economic growth will assist in maintaining population levels. Without the Plan, investment and population may be lost to the area, resulting in loss of educational and social facilities. Once all land allocated for development in the current plan was developed, there would be no further allocations available to meet for future needs, resulting in a

potential failure to meet housing need and a resulting increase in homelessness and overcrowding.

- Soil & Material Assets: Future development, including implementing
 proposals contained in other plans such as the Local Housing Strategy and
 future human activities, would be likely to have significant effects on soils
 and other material assets. Unplanned development would result in a lack
 of control of these effects and remove the opportunity to minimise and
 mitigate any negative effects of development on soil and material assets.
- 2.3.7 Without the Plan, any additional development that took place over and above the agreed allocations in the current plan would be likely to be piecemeal. There would be a lack of transparency to the decision-making process, and the public involvement would lose their say in the process.

Section 3: Assessment of Environmental Effects

3.1 Assessment Framework

3.1.1 There are a number of key assessment stages that were identified for the SEA of the LDP – Proposed Plan. Each of the stages required a tailored assessment method as detailed below:

Table 3: Assessment Framework

Assessment Area	Assessment Method
Vision	The LDP Proposed Plan must be consistent with the strategy set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012). The SDP sets out a strategic vision for the future of land use development across the city region to 2035. It promotes a strong growth agenda, reflecting wider Scottish Government aspirations for 'sustainable economic growth' as set out in the National Planning Framework 3 and Scottish Planning Policy. A holistic approach has been taken in order to deliver the SDP's and Council's vision by incorporating key principles to permeate the whole planning process. This information has not been subject to the SEA as the vision for the document is being guided by already defined guidelines set out in the SDP which sits above the LDP Proposed Plan in the strategic hierarchy and has already been subject to its own individual SEA.
Principal Policies and Subject Specific Policies	Principal Policies and Subject Specific Policies – Identification of reasonable alternatives to each policy direction (Appendix B) and compatibility assessment (Appendix C) against the set SEA objectives to highlight the SEA Preferred option as part of the planning decision making process.
Site-Specific Proposals	Site-Specific Proposals – Each site has been subject to a site-assessment process in order to identify all reasonable alternatives in terms of viability, deliverability, contrary to existing policy or national guidance etc. Each site-specific proposal was subject to a

² The term "environmental issues" is the name collectively given to air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health as well as cultural heritage (including architectural and archaeological heritage) in the EU Directive 2001/42/EC. In practice they are referred to as "SEA topics".

	detailed assessment using the SEA objectives, site-specific criteria and using the assessment key provided. (Appendix D – Allocated Sites & Appendix E – Non-Allocated Sites)
Cumulative Impacts	The Cumulative impacts have been identified using spatial assessments in conjunction with the individual policy and proposal assessment data.
Supplementary Guidance and LDP Action Programme	The Supplementary Guidance and Action Programme which are due to be produced throughout 2015 will be subject to SEA either individually or as part of the suite of LDP SEA documentation, where necessary.

3.2 Assessment Methodology

- 3.2.1 The SEA Regulations require the environmental effects of 'reasonable alternatives' to the strategic document to be identified, described and assessed.
- 3.2.2 The East Dunbartonshire Local Development Plan Proposed Plan has been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005.
- 3.2.3 The SEA Directive requires environmental assessments to consider the environmental objectives established at International, European Community and National levels that are relevant to the strategic document.
- 3.2.4 East Dunbartonshire Council has adopted a set of 10 SEA Objectives derived from the Scottish Government's Interim Advice Note 'Environmental Assessment of Development Plans' August 2003.

Table 4: SEA Objectives

Factor (Annex 1 of EC Directive)	SEA Objectives
Population & Human Health	To improve human health and community wellbeing.
Cultural Heritage	To protect, conserve and where appropriate enhance the historic environment.
Biodiversity, Flora & Fauna	To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
Soil and Geology	To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.
Landscape	To protect and where appropriate restore landscape character, local distinctiveness and scenic value.
Water Quality	To prevent deterioration and where possible enhance the ecological status of water bodies.
Air Quality	To prevent deterioration and where possible enhance air quality.
Climatic	To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
Factors	To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures
Material Assets	To promote the sustainable use of natural resources and material assets.

3.3 Alternatives

- 3.3.1 The development of East Dunbartonshire's Local Development Plan is a statutory requirement of the Planning etc. (Scotland) Act 2006 and as such there is no reasonable alternative to the development of the Plan itself. However alternatives have been identified and assessed through the MIR and Proposed Plan stages of the development of the LDP in order to provide various policy options to be reviewed, assessed and highlight the Proposed Plan and SEA Preferred Options.
- 3.3.2 The Proposed Plan represents the second opportunity within the plan preparation process for engaging stakeholders on the content of the development plan process after the LDP Main Issues Report assessment and consultation. At this stage of the process the Council has reached a firm view as to the LDP spatial strategy and policy framework.
- 3.3.3 The Options which have been generated through the preparation of the Proposed Plan take account of pre-MIR and MIR consultation, the current environmental baseline, relevant policy and strategy documents and are intended to represent approaches which are realistic, deliverable, consistent with other aspects of the Plan, and consistent with higher-level plans and policies such as the Strategic Development Plan and national planning policy. The assessment of these options and consultation responses has influenced the options taken forward within the Proposed Plan.

3.4 Principal and Subject Specific Policy Assessment Findings

- 3.4.1 For each Principal Policy and Subject Specific Policy, a preferred SEA Option has been identified. This option is the alternative considered likely to have the most positive long term benefit in relation to the environment. Where each alternative for a policy area is likely to have an adverse effect on the environment, the option with the least adverse is chosen with the inclusion of relevant mitigation measures.
- 3.4.2 In cases where the assessed SEA Preferred Option has not been carried forward into the Proposed Plan as a Preferred Option the detailed non-environmental reasoning for this has been expanded upon within the assessment summary.
- 3.4.3 Each policy area shall present the environmental assessment of the alternatives for each Principal Policy and Subject Specific Policy. Each policy will include an overview of the SEA Preferred Option as well as an amended assessment table for each policy alternative. The full assessment tables are contained within Appendix B and Appendix C.

Assessment Table Key	
SEA Preferred Option	✓
Alternative Option	$\boldsymbol{\mathcal{X}}$

Principal Policy 1 – Sustainable Economic Growth

3.4.4 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding growth (Table 5).

Table 5: Principal Policy 1 Alternatives

Policy Option	Policy Option Description
High Growth $oldsymbol{\chi}$	A high growth policy approach in the context of East Dunbartonshire would give primacy to economic growth over environmental protection. While it would encourage the use of brownfield sites for a range of uses it would also require the additional allocation of land in order to encourage growth in both population and local employment.
Sustainable Economic Growth	The SOA for East Dunbartonshire identifies generating economic growth and recovery as one of the main challenges in the area. This policy approach would seek to encourage the remediation of vacant or derelict sites and encourage the town centre first principle for all developments. Developments would only be allowed on sites which can be sustainably accessed by public transport and active travel. Re-use of existing buildings would be encouraged where this is appropriate. The use of sustainable methods and materials for building would be supported.
Priority for Environmental Protection	Environmental protection would be given primacy. Developments would only be allowed on brownfield land. Economic Growth would not be an overt aim of this policy. The policy is likely to result in less economic growth and as such will not meet the aim of the SOA to reduce the reliance of the area on the surrounding economy for employment opportunities.

- 3.4.5 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified Sustainable Economic Growth as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.6 The individual policy wording was assessed and found that development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. The principal policy provides major positive effects on a number of SEA criteria, including population and human and health, soil and geology and material assets, particularly through the preference of sustainably located developments, development of brownfield

land over greenfield release and the encouragement to remediate contaminated land where possible through developments. The policy also encourages environmental sustainability through the reuse of existing buildings and promoting the use of sustainable construction methods and materials in order to contribute to a low-carbon economy. The policy will also positively impact on the reduction of greenhouse gas emissions while also enhancing the protection of East Dunbartonshire's high quality environment. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 2 – Design and Placemaking

3.4.7 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding growth (Table 6).

Table 6: Principal Policy 2 Alternatives

Policy Option	Policy Option Description
Design led approach over a certain scale only	Only take a design led approach to those developments over a certain size. This would mean that smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development.
Comprehensive design led approach to all forms of development	Take a design led approach to all forms of development. Put high quality design at the heart of the decision making process. All proposals, regardless of scale or nature, must meet a number of principles in accordance with the placemaking approach set out in national policy.

- 3.4.8 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified comprehensive design led policy approach to Design and Placemaking as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.9 The individual policy wording was assessed and found that direct positive environmental impacts are anticipated on most SEA criteria through the

implementation of the policy particularly through improving the sense of place, functionality and amenity of developments and settlements. Through the promotion of healthy, active lifestyles, contribution towards a modal shift to active travel alternatives rather than a reliance on private car use and placemaking principles regarding sustainable construction materials, methods and energy and heat efficient building design, this policy is likely to have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions and improved human health and community wellbeing. The inclusion of increased importance for developments of all scales to take into consideration the storage and collection of waste which will have a positive impact on waste generation, recycling provision etc. In addition to this, the increased emphasis of the green network and green infrastructure will ensure that these principles are incorporated into all development throughout East Dunbartonshire and result in a major positive impact on Biodiversity, Flora and Fauna for this principal policy with particular importance on habitat connectivity and networks. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 3 – Supporting Regeneration and Protection of the Greenbelt

3.4.10 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding regeneration including the level of protection for the greenbelt (Table 7).

Table 7: Principal Policy 3 Alternatives

Policy Option	Policy Option Description
Ambitious Growth	Ambitious growth within the context of East Dunbartonshire would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. Green-belt release around existing settlements to meet challenging housing targets.
Supporting Regeneration	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 before new development on greenfield land is considered. Applicants must also ensure that their proposal will result in the most

	effective use of land and is in accordance with good placemaking principles.
Environmental Priority	Absolute priority will be given to the protection and enhancement of the environment in deciding development opportunities. All opportunities to improve the energy efficiency and general environmental performance of the built environment will be taken. Wildlife habitats and on-site renewable energy would be required in all developments.

- 3.4.11 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified Supporting Regeneration with priority of brownfield development over greenfield release as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.12 Assessment of the individual policy wording found that through this policy the reduction of development pressure on greenfield land would lead to the protection of East Dunbartonshire's natural environment with a particular emphasis on landscape and biodiversity value through the retention of settlement patterns and local distinctiveness and reducing the loss of valuable greenfield land. This will also have a positive impact on human health and community wellbeing as retention of greenfield land will provide greater access and opportunities for countryside recreation. Positive impacts are also anticipated regarding cultural heritage as the policy actively directs resources and development towards brownfield locations which can include elements of the historic environment.
- 3.4.13 This policy will also result in a major positive impact in relation to soil and geology through the encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire.
- 3.4.14 The potential impact on air quality is uncertain through this policy as directing development towards brownfield land within the urban area may lead to an increase in localised carbon emissions, which could be detrimental to the areas air quality particularly if the site is in the vicinity to the two air quality management areas in Bishopbriggs and Bearsden. This could be mitigated by ensuring that the density of all development within the urban area is appropriate for the local area, transport infrastructure provision and environmental sensitivity. The overall impact on reduction of greenhouse gases by contributing to a more compact city region that is more easily served by public transport and walking would clearly be positive. Full

assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 4 – Sustainable Transport

3.4.15 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding transport provision throughout East Dunbartonshire (Table 8).

Table 8: Principal Policy 4 Alternatives

Policy Option	Policy Option Description
Current Programme / Business As Usual	The current programme only strategy would see the current initiatives developed to conclusion. They are: Construction of the Kirkintilloch Link road (KLR) and Bishopbriggs Relief Road (BRR) Continuation of School Travel Plans and Workplace Travel Plans (including the Council's own plan) Road maintenance and road safety work Community access work through the Transport Management Organisation (TMO) Implementation of the current paths and access strategy Implementation of a parking strategy Outcome — Increasing road capacity without other significant measures is likely to increase road congestion in the medium term and result in a decline or stagnation of use of other modes except rail. The current programme business as usual approach does not include measures to increase modal shift away from private car use. A do-nothing approach would involve non-allocation of finance to development of a revised LTS or towards transport interventions or maintenance. The transport network would clearly deteriorate through this approach. A do-minimum approach would fail to address the main transport issues identified in East Dunbartonshire such as high reliance on private car use, low rates of active travel and increased congestion on road and rail networks.
Sustainable	The sustainable transport option in general, encourages measures and interventions to stimulate a rise in the number of journeys undertaken by means of active travel, (walking or cycling), public transport, (rail or bus) or some combination

Integrated approach based on a combination of all Transport Modes

of either.

This option approach focusses on meeting objectives by means of delivery of a mix of active travel and public transport alternatives.

An integrated approach based on a combination of all transport modes acknowledges that a balanced approach is required to stimulate modal shift, support sustainable economic growth, improve access to facilities and services in towns and villages and reduce the negative environmental impacts relating to transportation in East Dunbartonshire. It is recognised that there is a need to continue investment in upgrading roads and footways maintaining and conjunction with delivering sustainable transport interventions such as improvements to public transport infrastructure, services and active travel.

This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors.

Full Intervention / Prioritising Private Car and Road Networks



The private car based approach to transport strategy focusses solely on enhancing the capacity of the road network through operational improvements and new roads. Parking capacity would also be increased and charges would not be introduced. Focusing the approach on delivering road based interventions would not improve service quality on other modes of transport or achieve modal shift towards modes of sustainable travel.

3.4.16 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified sustainable transport as the SEA preferred option (Appendix B and Appendix C). These assessments were considered, however, the integrated policy approach based on a combination of all transport modes was adopted as the Proposed Plan preferred option. The combination of the two approaches sustainable transport and integrated transport approach constitutes a realistic and pragmatic overall approach which favours sustainable transport, reasonable maintenance of the road network and new road infrastructure to connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders.

- 3.4.17 Assessment of the individual policy wording for sustainable transport found that the policy would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments. Air quality and the contribution towards carbon emissions reduction are potentially considering sustainable transport aspects of the policy have positive impacts and the development of the road based network could offset these and cause an overall neutral effect. The scale and nature of road based developments, improvement or maintenance works would determine the likely significance of the policies effects on these criteria.
- 3.4.18 Through policy alterations the final policy wording would incorporate improved provision and access to active travel routes and provision which through well designed and safe developments will provide an enhanced positive impact on community wellbeing and human health together with potential overall positive impacts on the areas localised air quality with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Principal Policy 5 – Green Infrastructure and Green Network

3.4.19 The following principal policy alternatives were considered as part of the LDP development and potential policy direction regarding the protection and promotion of green infrastructure and green network throughout East Dunbartonshire (Table 9).

Table 9: Principal Policy 5 Alternatives

Policy Option	Policy Option Description
Identification, protection and enhancement of green infrastructure and green network	This policy approach would include the identification of the Green Network. The approach also encourages Green Infrastructure through its protection, enhancement and delivery as part of new developments. In particular applying green network opportunities which address deficiencies. It ensures that the individual green network features on a site are considered in terms of placemaking for the development and promotes the collection of Planning Obligations towards green network.

Focus on provision and protection of existing open spaces to meet the needs of development.

Continue with
Local Plan 2
Policy Approach
in relation to
Green
Infrastructure
(Open Space
Provision &
Protection of
biodiversity, core
paths & water
environment)

Taking account of the findings of the Council's most up to date open space audit and strategy the Plan will continue to identify and protect existing open space. Through partnership working with other stakeholders the Plan will also encourage the enhancement of existing open space.

This policy will set out community specific requirements for the appropriate level of open space in or associated with new developments and the level of planning obligations to meeting any shortfall in the quantity or quality of open space in the community, based on the Council's current Open Space Audit and Strategy and detailed site assessments.

Other elements of the green network will be protected and enhanced on a case by case basis as planning applications arise. Policies for protection and enhancement of nature conservation, core paths, and water environment (including flood risk management) will address these elements of the green network.

This alternative approach will deliver green infrastructure through a range of policies taken forward from Local Plan 2, including Design Quality, Natural Environment and Open Space.

X

Forestry and Woodland

Guided by SDP
Woodland
Strategy and
Encourage
consideration of
local issues and
green network

This policy approach protects woodland from removal due to development, in conformity with the Scottish Government 'Control of Woodland Removal Policy'. It encourages woodland planting, management and restocking, guided by supplementary guidance which refines the Glasgow & Clyde Valley Woodland Strategy. It encourages siting and design to take account of the natural and historic environment and green network opportunities.



Guided by SDP Woodland Strategy and Ad hoc

This policy approach is the same as the preferred option except that siting and design is only considered on a case by case basis for grant applications and woodland management/design plans.



- 3.4.20 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified protection and enhancement of green infrastructure and green network as the SEA preferred option (Appendix B and Appendix C). These assessments were considered and the policy was adopted as the Proposed Plan preferred option.
- 3.4.21 Assessment of the individual policy wording in relation to green infrastructure and green network found that significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding community wellbeing and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on human health, biodiversity network and landscape character and local distinctiveness of the areas settlements. Through woodland planting and peatland management positive impacts are also anticipated regarding climate change mitigation which is further enhanced by the potential natural flood alleviation. Protection of local gardens and designed landscapes and the material assets of agriculture also further enhance the positive nature of this policy. The policy also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the development. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 6 – Creating Inclusive and Sustainable Communities

3.4.22 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for new housing developments. This policy area play an important role in meeting the needs of the local community and addressing imbalances in affordability to ensure that residents have access to high quality housing suitable for their needs, promote inclusion and improve health throughout East Dunbartonshire (Table 10).

Table 10: Policy 6 Alternatives

Policy Option	Policy Option Description
Meeting Overall Need- Development Sites Strategy	
Continue with Local Plan 2	Maintain approach of focussing on the development of brownfield infill sites only.

Approach of Infill Urban **Brownfield Sites**



Urban **Brownfield Sites** and limited release of **Greenfield sites**



Allow for development of new housing on:

- i) infill/brownfield sites within urban areas (except land allocated for employment uses),
- ii) pre-selected greenfield sites that provide significant amounts of affordable housing; and
- iii) pre-selected medium sized greenfield sites in the most sustainable locations where they; present a logical extension to the settlement; integrate well with existing development; and where Greenbelt defensibility would either be strengthened, or at least not adversely weakened, by development.

Allow release of greenfield sites in **'more** sustainable locations' out with established urban areas

Allow development of all suitable greenfield sites that are considered to be in sustainable locations (except large or cumulative sites) without taking other factors such as Greenbelt defensibility and/ or existing settlement patterns into account.



Meeting Overall Need- Diversity, Density & Flexibility

Encourage flexibility, high density and diverse house sizes and types

Encourage high density developments that provide a range of house sizes and styles to meet local needs and encourage the development of flexible 'lifetime homes' that are easy to adapt to suit changing needs. Additionally provide support for adaptations to existing buildings to meet changing needs such as 'granny flats.'



Continue with Local Plan 2 approach of encouraging high density near **Town Centres**

Continue to encourage higher density developments consisting of smaller and/ or low cost homes only where they are located near Town Centres and public transport.



Specialist Housing (inc Care Homes)

Support Specialist Housing Proposals



Maintain Local Plan 2 approach of generally supporting 'community care housing' but with updated wording of 'specialist housing' to allow the policy to be more flexible and support the transformation of services for older people. Sites for specialist housing would be subject to the same selection criteria as other housing and should be integrated where possible with other such forms of housing. The policy will also set aside land for the development of a Gypsy/ Travelling Persons site.

Alternative



n/a

Affordable Housing

25% minimum
quota from
market
developments
over 10 units; and
commuted sum
for 2-9 units

Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach.



Maximum quota target of 25% from market developments



Allow extra flexibility in the negotiation of affordable housing contributions on a site by site basis taking development costs in each case into account by setting a maximum target of 25%. This approach could result in the overall weakening of the quota policy and subsequently yield a significantly smaller number of affordable housing units during the life of the plan.

Housing for Agricultural Workers

Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development

This option would allow the development of new housing in the Greenbelt where it is for a worker employed in agriculture or other countryside enterprise where that worker is required to be on site.



No exclusion from

This option would apply the same approach to new housing in the Greenbelt for agricultural/ countryside workers as applies

housing policy for Agricultural Workers

to general housing and therefore would not allow the development of this type of housing.



- 3.4.23 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.24 Assessment of the individual policy wording in relation to creating inclusive and sustainable communities found that there are a number of sections which have anticipated positive and negative effects on the SEA criteria. The development strategy clearly prioritises brownfield land for development with the addition of limited greenfield release within sustainable locations and where the potential environmental impacts would be minimised in order to meet the housing need for the area. This element of the policy is likely to result in positive effects regarding community wellbeing through the creation and access to additional residential accommodation which would benefit local communities while also positively impacting on soil quality by directing development on brownfield land, vacant and derelict sites and providing opportunities for the remediation of potentially contaminated sites. In addition to this, the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness.
- 3.4.25 The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which will contribute to a reduction in the level of potential greenhouse gas outputs from vehicles. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels.
- 3.4.26 The element of the policy regarding the importance of managing the balance between housing development needs while ensuring the protection of environmental quality and reference to SG 1 regarding design and placemaking will further enhance the importance of sustainably designing and locating developments which are appropriate within the local context.

This will contribute to the avoidance, reduction and mitigation of any identified environmental effects through proposed developments particularly regarding landscape character.

3.4.27 Provision for housing for agricultural workers element of the policy would further improve community wellbeing by providing employment opportunities within the agricultural sector. This addition to the policy would require a robust business case for the Council to approve residential developments within greenfield locations and the environmental implications are likely to be minimal in terms of the scale of development and their impact on the natural and historic environment particularly landscape character. Further positive impacts are anticipated in relation to an additional reduction in car based commuting by having on-site working appropriate for the business sector in question. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 7 – Community Facilities and Open Space

3.4.28 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for and protection of community facilities and open space throughout East Dunbartonshire (Table 11).

Table 11: Policy 7 Alternatives

Policy Option	Policy Option Description
Provision in New D	Developments
Co-ordinated and multi-functional provision taking cognisance of findings and requirements of other relevant strategies	This option would support and encourage the development of new community facilities and open space in a co-ordinated and multi-functional manner in-line with the findings and requirements of the Open Space Strategy, Corporate Asset Management Plan, Culture, Leisure and Sport Strategy (including pitches strategy) and Green Network Strategy. The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space.
Council-wide standards for	This approach would set out broad standards for the provision of community facilities and open space that would be applied in the same manner to all applications.

provision



Facilities in the Countryside

Appropriate recreational facilities as an excepted category of development in the Greenbelt

This approach would allow the development of community and leisure facilities within the Greenbelt where there is a demonstrable need for a countryside location and where the facility would be compatible in scale and character with the landscape of the Greenbelt.



Alternative



No reasonable alternative identified for facilities provision in the countryside.

Protection of Existing Facilities

Protection of existing facilities based on findings of relevant strategies



This approach would protect existing community facilities and open space from pressure to develop the land for other uses, except where the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) identifies that the existing facility is surplus to requirements or where a suitable replacement facility is proposed.

Ad Hoc Approach



This approach would seek to protect community facilities and open space from pressure to develop the land for other uses on a case by case basis without reference to relevant strategies.

- 3.4.29 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.30 Assessment of the individual policy wording found that implementation of this policy will provide a significant benefit to community health and wellbeing through the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The policy includes a

commitment for all community facilities and open spaces to contribute to placemaking principles and protect and enhance the nature conservation and the water environment. This will have a significant positive impact on biodiversity value and provide a significant contribution to the link with the wider green network which will enhance the connectivity of the areas open spaces from a species and habit network perspective.

3.4.31 The policy also has the potential to enhance landscape character and local distinctiveness through enhancements being proposed through new developments and the potential re-use of brownfield sites within greenfield locations. In addition to this, the policy ensures that new community facility developments will protect, enhance and manage integrated path networks, which will contribute towards active travel opportunities reducing the need to travel using unsustainable methods and also provide sustainable and easy access to the wider countryside. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 8 – Protecting and Enhancing Landscape Character and Nature Conservation

3.4.32 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the protection for landscape character and nature conservation throughout East Dunbartonshire (Table 12).

Table 12: Policy 8 Alternatives

Policy Option	Policy Option Description
Designated Sites	
Protection and Enhancement of Designated Sites	This policy approach would include the protection, enhancement and conservation of national and local designations — SSSI, Local Nature Conservation Sites, Tree Preservation Orders, Local Landscape Areas and Local Nature Reserves.
Protection of existing local designated sites	This policy approach would include solely the protection of existing national and local designations.



Nature Conservation

Protect and enhance wildlife networks and species



This policy approach seeks to protect internationally and nationally Protected Species from any adverse impact from development. It will seek to protect and enhance habitat networks, including trees & existing semi natural woodland, and local priority species and habitats through development. Where development is likely to have a significant adverse impact on this preliminary ecological appraisal will be required.

Ad Hoc Approach to Protection of Biodiversity



Protect biodiversity on a case by case basis, at planning application stage, taking account of protected species and local priority habitats and species as identified in the Local Biodiversity Action Plan. It will continue to show the existing Local Plan 2 wildlife corridors as an overview of key habitat connections.

Landscape Character

Protect and enhance Landscape Character in the Countryside



Protect landscape character in the countryside. Where development is likely to have a significant impact on the environment require a landscape and visual impact assessment.

Continue with Local Plan2 Approach – Protect Character of Green Belt and Local Landscape Areas

Protect the landscape character of the green belt & Local Landscape Areas through the design and landscaping of development.



Conservation of Soils

Conservation of Soils



This approach recognises the need to protect good quality soils from development so that they can be used for agriculture or woodland. It also highlights the value of carbon rich soils for climate change mitigation and the

risk of damaging them due to release of carbon. It also
seeks to protect good quality soils and reuse soils on
development sites.

Reliance on existing natural heritage and SUDS policies to conserve soils

The alternative approach is to leave the protection of carbon rich soils through policies for conserving the wider biodiversity and SUDS, including peatland.



Non-Native Species

Manage Non-Native Species on Development Sites in Nature Conservation Policy



This approach recognises the importance of managing invasive non-native species on development sites and highlights legislative requirements. It therefore encourages consideration of this early in the site planning process, which helps avoid development delays and costs later in the process.

Manage Non Native Species on Development Sites Through Policy Addressing Potential Contaminated Land

The alternative approach is to leave this legislative requirement for control of non-native species to be highlighted during the planning application process, after consideration of policy for contaminated and potentially contaminated land.



- 3.4.33 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.34 Assessment of the individual policy wording found that effects of implementing the policy is generally positive in nature across the scope of SEA criteria with major positives identified regarding the protection, enhancement, creation and restoration of biodiversity and habitat connectivity. Supplementary guidance can follow to support this policy by defining this based on integrated habitat network information. Integrated habitat networks are anticipated to protect areas which can have a secondary

- function of contributing to natural flood attenuation and therefore material assets through existing building and infrastructure.
- 3.4.35 The policy is also anticipated to have a major positive impact regarding landscape. The policy recognises that there is a variety of landscape characters of value throughout East Dunbartonshire and encourages there protection, enhancement and management. The policy also indicates that where adverse effects on landscape are anticipated as a result of development then a landscape and visual assessment will be required to remove, reduce or mitigate any impacts identified. The policy ensures that a variety of recognised landscape characters in the countryside outwith as well as within designated areas are worth protecting and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes.
- 3.4.36 Positive effects are anticipated in relation to human health and community wellbeing through the outdoor recreation access and opportunities promoted through Local Landscape Areas and Local Nature Conservation Sites which are all provided protection through this policy area.
- 3.4.37 The inclusion of the soils protection element of the policy will have an additional positive impact through the protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. This will also contribute towards the reduction in greenhouse gas emissions through the protection of carbon rich soils. This will also contribute to flood alleviation as soils act as natural SuDS and this element through the protection of peatland could also potentially contribute to the enhancement of ecological status of water bodies.
- 3.4.38 By integrating a policy element which provides invasive non-native species with a higher level of importance within the policy framework, it will contribute to the protection of development sites through the compliance with invasive non-native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation the East Dunbartonshire's biodiversity value and contribute to the protection of the areas ecological status of water bodies. This will also positively impact on human health through the removal or extraction of invasive non-native species from development areas that could potentially cause harm. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 9 – Enhancing and Managing the Water Environment

3.4.39 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the enhancement and management of the water environment and flood risk throughout East Dunbartonshire (Table 13).

Table 13: Policy 9 Alternatives

Policy Option	Policy Option Description	
Designated Sites		
Avoid and Reduce Flood Risk	This policy direction will ensure development avoids flood risk, pluvial & fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development. Ensure all development will take account of the findings and recommendations of the Glasgow & Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Council Local Flood Risk Management Plan when these are approved, particularly safeguarding any flood alleviation or other projects it identifies.	
Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk	This policy direction is similar to the preferred option with additional emphasis on promoting development which contributes to natural flood alleviation on the floodplains identified in SEPA Flood risk areas and elsewhere.	
Nature Conservation	ion	
Water Quality and Drainage	This policy direction ensures that developments are served by public sewer systems and sustainable drainage systems. It directs development to improve water quality related to the site through chemical, morphology and ecological improvements, including naturalising riverbanks and/or deculverting.	

Alternative



n/a

- 3.4.40 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.41 Assessment of the individual policy wording found that positive effects of this policy are wide ranging and span across 8 of the 10 SEA criteria with particular relevance to the protection of human health, material assets in the form of existing buildings and infrastructure and the adaptation to climate change and an overall reduction in flood risk for East Dunbartonshire. Additional minor positive effects are anticipated through the protection of cultural heritage assets from flood damage and soils from run-off.
- 3.4.42 To prevent deterioration of the area's watercourses the policy can have a significant benefit with particular regard to development through run off of debris into watercourses from development sites, surface water debris and / or sewers. The water itself is a resource and asset to be protected through this policy together with the enhancement of the water environment landscape features. A strategic flood risk assessment will be required to inform and provide additional evidence for this policy and is due to be completed in 2015 by SEPA and Local Authority partners.
- 3.4.43 The sensitivity, vulnerability and sustainable nature of development sites together with their proposed design could provide a significant contribution to both the protection and enhancement of water bodies and the avoidance or reduction in potential flood risk throughout East Dunbartonshire. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 10 – Valuing the Historic Environment

3.4.44 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the protection for the valuable historic environment throughout East Dunbartonshire (Table 14).

Table 14: Policy 10 Alternatives

Policy Option	Policy Option Description
Antonine World He	eritage Site
Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall	Ensure that development protects and manages the Antonine Wall World Heritage Site and its setting in the buffer zone from any adverse impacts from development.
Alternative X	n/a
Listed Buildings	
Continue with Loc Plan 2 Approach Conserving and Enhancing Listed Buildings	This policy approach conserves the character and appearance of listed buildings and their setting from inappropriate development and seeks to enhance this
Protect Listed Buildings X	This policy approach protects the character and appearance of listed buildings and their setting. It protects listed buildings from demolition, unless any alternative can be justified. It refers to appraisals which describe the special character and appearance of these areas.

Conservation Areas and Townscape Protection Areas

Continue with Local
Plan 2 Approach Conserving &
Enhancing
Conservation &
Townscape
Protection Areas

This policy direction seeks to ensure development conserves and/ or enhances the character and appearance of the Conservation Areas and Townscape Protection Areas (TPA). Unlisted buildings in the Conservation Area and trees which makes a positive contribution to the area's character and appearance will be protected. It refers to appraisals which describe the special character and appearance of these areas.



Protect Conservation
Areas and
Townscape
Protection Areas

Continue to protect the character and appearance of the Conservation Area and TPA's but do not seek to positively manage and enhance these.



Archaeology and Scheduled Monuments

Continue with Local
Plan 2 Approach Protecting and
Managing
Archaeology and
Scheduled
Monuments

There is a presumption against development that would have an adverse effect on the site or setting of scheduled monuments, unless there are exceptional circumstances. Development should protect and manage archaeology. Appraisal should take place before development. It encourages preservation in situ but where the site cannot be protected in situ archaeological investigation and recording will be required.



Apply Minimum
Statutory
Archaeology
Standards

Continue to protect the archaeological heritage of East Dunbartonshire in accordance with the minimum statutory standards, but not encourage active management and enhancement.



Local Gardens and Designed Landscapes

Conserve and enhance Local Gardens and

This policy direction seeks to conserve and enhance local gardens and designed landscape.

Designed Landscapes



Protect existing Local Gardens and Designed Landscapes

This policy direction seeks to protect the features of existing local gardens and designed landscapes.



Conversion / Rehabilitation of existing buildings in the green belt

Convert traditional buildings in the green belt to residential



This approach allows the exception of buildings in the green belt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt.

Continue with Local
Plan 2 Approach Rehabilitation of
existing buildings in
the greenbelt,
including farm
steading buildings
which have been
removed

This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional which are of architectural merit & wind and watertight. This approach also includes the replacement of buildings on the sites of former farm steadings.



- 3.4.45 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.46 Assessment of the individual policy wording found that significant positive effects are expected in relation to cultural heritage and landscape character through the continued protection and conservation of the Antonine Wall World Heritage Site (WHS) and the designated buffer zone from

development. The WHS spans five local authority areas and is provided with additional protection through consistent guidance through the Antonine Wall World Heritage Site Management Plan and Supplementary Planning Guidance.

- 3.4.47 The continued protection of listed buildings, conservation areas, townscape protection areas and their setting could result in a significant positive effect through the protection of landscape character and historic environmental assets. This will provide an opportunity for sensitive new development interventions to keep buildings fit for purpose, enable development to support their continued retention which is sensitive to the character and appearance of the area. Uncertain impacts on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage and further. The policy contributes to the protection of biodiversity value within conservation areas and townscape protection areas through the protection of trees and landscaping as these assets are an important element to retain the character of the areas. Positive effects are also anticipated regarding material assets in the form of the protection of existing buildings which in turn will reduce construction waste through demolition and reduce the energy required to make new construction materials.
- 3.4.48 The protection and enhancement of locally important gardens and designed landscapes through this policy will have a significant positive effect for cultural heritage through the conservation of the historic layout, features, trees, and other landscape planting within proposed developments. Key benefits of this policy area will be the contribution to landscape character through sensitive design of new development, positive impacts on biodiversity, habitats and their connectivity and the conservation of trees and woodland habitats.
- 3.4.49 The inclusion of rehabilitation and conversion of an existing building with architectural merit in the green belt will positively contribute to the conservation of the character of the green belt and wider countryside of the area. Additional significant positive effects are anticipated through this policy for cultural heritage including the continued protection and enhancement of scheduled monuments and archaeology.
- 3.4.50 Through the alterations and additions to the policy wording and division of some topic areas the significant enhancement of the historic environment assets has been further increased through the proposed introduction in relation to any alterations to such assets should be managed sensitively to

avoid or minimise adverse effects and ensure future protection and enhancement. The protection of the setting of such assets has also been improved through the highlighted importance of proposed development design and layout to be fully considered to avoid or reduce any adverse impacts on the historic environment.

3.4.51 The positive effects of this policy regarding biodiversity and habitat connectivity has been further enhanced through the additions to the gardens and designed landscaped sub-section which describes the features and highlights the importance of such green infrastructure features and their contribution to the wider green network. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 11 – Network of Centres

3.4.52 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the future uses of town centres and the network of centres throughout East Dunbartonshire (Table 15).

Table 15: Policy 11 Alternatives

Policy Option	Policy Option Description
Continue to Follow LP2 approach X	Retain existing policy for the retention of shops (presumption against loss in prime retail frontages with losses of up to 50% in non-prime frontages) within town and village centres.
Support Town Centres Vitality and Viability	Remove the Class 1 retail restriction and support any development that increases footfall and contributes to the vitality and viability of each centre. This will ensure that they remain places which are safe and vibrant throughout the day and into the evening, in accordance with the SPP and Town Centre First principle.

3.4.53 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered

- and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.54 Assessment of the individual policy wording found that the focus of this policy is regarding the accessibility and provision of essential and desired community facilities for all local communities throughout East Dunbartonshire. The policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the community facilities being easily accessible to the local community preventing the need for unsustainable travel to alternative retailing or town, city centre services. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 12 – Retail and Commercial Development

3.4.55 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the provision for retail and commercial developments throughout East Dunbartonshire (Table 16).

Table 16: Policy 12 Alternatives

Policy Option	Policy Option Description
Unrestricted Retailing	Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre.
Support Comparison Retail and Commercial Developments	Relax the bulky goods restriction at Strathkelvin Retail Park (SRP) to allow all appropriate forms of comparison retail and designate as a Commercial Centre. Adopt a sequential town centre first approach for all retail and commercial proposals. A hierarchical 'network of centres' will be established, illustrating where proposed developments should be prioritised. This will ensure that development takes place in the most sustainable and accessible locations.
Continue with LP2 Approach	Maintain the bulky goods restriction at SRP, to ensure that non-bulky goods retailing is directed to established town centres.

- 3.4.56 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.57 The focus of this policy is regarding retail and commercial developments and the Council's approach to selecting the most appropriate types of development for its communities together with identifying the most appropriate locations for such developments. The main effects of this policy are the potential to provide significant economic benefit to the area through the creation of employment opportunities for the local population. Through the policy preferred option of a sequential town centre first approach the Council will consider developments for various uses. This will have a positive effect in terms of providing essential and desired community facilities and services in a location which can be sustainably accessed using public transport and active travel alternatives which will discourage car based travel, positively impacting on localised air quality, contribute to a reduction in carbon emissions levels. This will be further enhanced by the availability of facilities and services reducing the need for the local population to travel to other centres or out of town services.
- 3.4.58 Through this approach, the policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use. Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 13 – Creating a Supportive Business and Employment Environment

3.4.59 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of the business and employment opportunities throughout East Dunbartonshire (Table 17).

Table 17: Policy 13 Alternatives

Policy Option	Policy Option Description
High Growth	This approach would seek to encourage employment growth in all circumstances. All opportunities to support businesses which generate new jobs locally would be taken without necessarily accounting for their environmental impact. This option would encourage the release of greenbelt land where this would attract businesses. No attempt to focus on green energy or building materials and processes would be prioritised.
Supportive Business and Employment Development Environment	This policy approach would encourage economic growth where it generated new jobs in the area, without compromising environmental objectives. More jobs locally should mean the possibility of reducing the unsustainable levels of out commuting. Focus on the government's key sectors and in particular those which have minimal environmental impact. All opportunities to improve the energy efficiency and general environmental performance of the built environment would be taken.
Low/No Growth agenda	This policy direction would accept that the area should not seek to generate new businesses and jobs. Employment in other areas would be encouraged and no protection offered to business and employment land. Where proposals for other uses were made for existing employment land these would be supported.

- 3.4.60 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.61 The main environmental effects identified through the assessment of the policy wording are positive in nature and relate to a number of SEA criteria, including:
 - Priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The inclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of greenbelt / open space locations providing access to outdoor recreation opportunities for the local community, landscape character in terms of the conservation of settlement patterns and landscape character, soil and material assets through the use of vacant and derelict land sites for business opportunities and potential remediation of contaminated land sites. In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.
 - Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area.
- 3.4.62 Full Assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 14 – Tourism

3.4.63 The following policy alternatives were considered as part of the LDP development and potential policy direction in terms of supporting tourism opportunities and employment opportunities within the tourism sector throughout East Dunbartonshire (Table 18).

Table 18: Policy 14 Alternatives

Policy Option	Policy Option Description
Ad-hoc Approach	Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking.
Support Tourism Opportunities	Support the development and expansion of tourism opportunities, taking advantage of our rich heritage, proximity to Glasgow City, attractive countryside setting and recreational potential. 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.
Use Greenbelt Policies	Use the green belt policies to assess tourism related applications.

- 3.4.64 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.65 The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of SEA criteria. Positive effects are anticipated in terms of Population and human health through enhanced community wellbeing by promoting and enhancing the use outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector for the local population.

- 3.4.66 Encouraging and enhancing employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. This policy is likely to result in increased levels of travel throughout the areas by visitors due to the heritage and visitor attractions throughout East Dunbartonshire. This could have an overall positive impact through the link with Policy 3 and SG 1 regarding Design and Placemaking which will encourage good quality, sensitive, appropriate design of all developments. In addition to this, the design guidance will prioritise pedestrians and cyclists over vehicular travel.
- 3.4.67 The policy is intended to increase the tourism facilities and attractions while also promote the use of existing assets providing a positive impact through the promotion and access to areas of high biodiversity and cultural heritage value. Through the direct link for all developments with Policy 3 and SG 1 the landscape character and local distinctiveness of the area will be safeguarded and enhanced where possible while also protecting and conserving the tourist attractions in question for their natural and historic environmental value.
- 3.4.68 In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments. Full Assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 15 – Renewable and Low Carbon Energy

3.4.69 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to the promotion and encouragement of renewable and low carbon energy proposals within East Dunbartonshire (Table 19).

Table 19: Policy 15 Alternatives

Policy Option	Policy Option Description		
Energy Efficiency a Developments	Energy Efficiency and Low to Zero Carbon Technologies in Developments		
Encourage Energy Efficiency, and Low to Zero Carbon Technology in Development	This policy direction supports new build developments, infrastructure or retrofit proposals which deliver energy efficiency. It will also encourage placemaking for adaptable and resource efficient places that use sustainable layouts and design and electricity and heat from renewable and low to zero carbon sources. It will refer to a specified and rising proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current and future Scottish Building Standards.		
Continue with Local Plan 2 Approach - Sustainable Development & Renewable Energy with reference to Building Standards for Low to Zero carbon development	This approach encourages sustainable development, including energy efficiency, and renewable energy development, subject to environmental and social safeguards. It will refer to a specified proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current Scottish Building Standards.		

Waste Heat Promote networks to reuse Waste Heat This policy direction promotes new build developments, infrastructure or retrofit proposals which deliver within combined heat and power schemes, other heat networks **Developments and** and/or promotes the recovery of heat that would be combined heat and wasted in the development or from existing high heat power generating uses. This policy option encourages the reuse of waste heat Ad hoc provision of from developments when the opportunity arises for large **Sustainable Heat** commercial, business or retail proposals. However this is ad hoc and when the opportunity arises rather than guided by the opportunity for heat networks. **Energy Infrastructure** This policy direction will set out the environmental, social and infrastructure considerations for low carbon and **Energy** renewable energy development and requirements for infrastructure restoration and aftercare. It encompasses repowering developments and extension of any existing wind farm as well as completely new developments. It will also set a directed by policy framework for wind farm development, identifying areas criteria. Wind Farm of significant protection of World Heritage Site, SSSI, **Development also** peatland and 2km community separation distance from directed by Spatial towns and villages. It will identify the rest of the area **Framework** with potential for wind farm development. It will also set out other issues that development should consider: including landscape sensitivity to and capacity for wind energy, cumulative impact and other social and environmental considerations. It also provide for after use and restoration of sites. **Alternative** n/a

3.4.70 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted

- above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.71 Assessment of the individual policy wording found that the policy has an overall significant positive impact in relation to reducing greenhouse gas emissions through the promotion and encouragement of renewable energy alternatives together with additional positive benefits in relation to material assets themselves and for the after use of the restored sites.
- 3.4.72 The policy encompasses all energy developments and incorporates specific policy criteria to avoid, reduce or mitigate any potential identified environmental or community impacts. The policy itself addresses the uncertain effects in relation to biodiversity, soils, water quality and the historic environment, through the inclusion of detailed policy criteria which directly relate to the siting, scale and design of all proposals which will be further reviewed and assessed at the planning application stage.
- 3.4.73 In terms of the wind energy section of the policy, there is potential to impact on the areas landscape character, human health, biodiversity, soil, water quality and cultural heritage, both individually or cumulatively, in relation to medium to large scale structures and proposals. These effects are uncertain and should be further investigated and assessed at the application stage, however, through appropriate siting, scale and design of proposals, the potential impacts on these criteria could be avoided, reduced or mitigated.
- 3.4.74 The Wind Farm Framework ensures significant protection for areas identified as having wind farm development potential. This framework will provide significant protection for natural and historic environmental assets with a particular emphasis on the Antonine Wall WHS, designated sites for biodiversity value, landscape character and visual impact, and soil through the protection of carbon rich soils, deep peat and priority peat habitats. The policy also has a neutral effect on human health implications with the inclusion of a community separation distance from any wind energy proposal which will further protect residential amenity.
- 3.4.75 Full assessment including SEA recommendations and mitigation provided in **Appendix D**.

Policy 16 – Managing Waste

3.4.76 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to waste management provision and infrastructure within East Dunbartonshire (Table 20).

Table 20: Policy 16 Alternatives

Approach to Waste

Policy Option	Policy Option Description				
Waste Managemen	ıt erin erin erin erin erin erin erin erin				
Waste Management in General Development	The policy direction encourages resource efficiency in I with the waste hierarchy and minimisation of waste development sites, particularly management of construct wastes and providing for the storage and collection of wastes				
Alternative X	n/a				
Waste Managemen	nt Infrastructure and Business				
Safeguarding of existing Waste Management Site and Encourage New Waste Management Business and Infrastructure on Business, Industry Warehousing and Distribution sites	management infrastructure in line with the waste hierarchy and encourage businesses which use the secondary resources in waste. It seeks to direct new waste management development to industrial/ business, warehousing and distribution areas. It also identifies a specific location for new waste management infrastructure: redevelopment of existing Mavis Valley				
Safeguarding of existing Waste Management Site and Case by Case					

management infrastructure on a case by case basis.

Management



- 3.4.77 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.78 Assessment of the individual policy wording found that there is potential for an overall positive effect, particularly regarding the significant potential for contributing towards greenhouse gas outputs in line with Scottish Government targets by reducing landfilled waste and the production of additional resources rather than reusing or recycling materials. Through this policy the reuse of construction waste is encouraged together with treating waste as a resource which could have a significant positive impact on the sustainable use of natural resources and material assets. The reuse of construction waste on site has an uncertain impact on water quality. These effects if appropriately managed on site at the construction phase could be mitigated in order to prevent direct or indirect impacts on water environment features such as ponds, watercourses, wetland habitats while also considering and preventing potential soil leaching into watercourses.
- 3.4.79 This policy encourages the use and siting of waste management infrastructure on business and waste sites which will have positive effect in terms of community wellbeing, residential amenity and consequently human health. This will ensure that residential areas aren't subjected to any disturbance from noise, dust or odours from waste management processes. The safeguarding of existing waste management infrastructure will result in reducing transportation emissions resulting in the transfer of materials outwith East Dunbartonshire with a further positive effect anticipated on a reduction of greenhouse gas outputs.
- 3.4.80 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 17 – Mineral Resources

3.4.81 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to minerals extraction within East Dunbartonshire (Table 21).

Table 21: Policy 17 Alternatives

Policy Option	Policy Option Description
Restrict mineral working to existing sites	Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle.
Limit Mineral working to SDP broad area of search	All proposals for mineral extraction must demonstrate a need and that there are no more suitable locations within the SDP broad area of search.
Presumption against future workings	Include a presumption against any further mineral workings, including at the two existing sites.

- 3.4.82 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.83 Assessment of the individual policy wording found that the policy is intended to enable long-term mineral extraction opportunities whilst also providing the maximum level of protection to all natural and historic environmental assets through appropriate areas of search and set policy criteria which applicants must demonstrate. Through the policy, maintaining a local supply of minerals which meets the needs of the area will reduce the importation of

materials and aggregates from outwith the Glasgow City region which will contribute towards carbon emissions reduction both in terms of transportation of materials and promote the sustainable use of material assets and natural resources. Potential negative impacts are also anticipated regarding carbon reduction and soil quality through the potential loss high carbon soils such as peatland.

- 3.4.84 The policy will ensure that only low value areas of peatland are disturbed and continued conservation of high value carbon soils are protected. This will minimise the negative impact of the policy in relation to soil quality and ensure that the policy has a positive contribution towards carbon reduction targets by minimising the impact on carbon rich soils. Supplementary Guidance produced regarding the natural environment and flooding will contain additional measures for the protection and conservation of soils and their importance as carbon stores, improving resilience to climate change, as natural SuDS and the sustainable use of soils through all forms of development and the operation of sites.
- 3.4.85 The policy also promotes sensitive restoration schemes which could help to improve local biodiversity by improving linkages between habitats and the green network. There is also potential to create better 'corridors' for movement of species and encourage habitat connectivity.
- 3.4.86 Full assessment including SEA recommendations and mitigation provided in Appendix D.

Policy 18 – Digital Communication

3.4.87 The following policy alternatives were considered as part of the LDP development and potential policy direction relating to digital communications and infrastructure throughout East Dunbartonshire (Table 22).

Table 22: Policy 18 Alternatives

Policy Option	Policy Option Description
Provision of Digital	This policy encourages the provision of digital broadband
Communications Infrastructure, including within	infrastructure in new developments. It also supports the development of telecommunications installations.

new developments	
Alternative X	n/a

- 3.4.88 The identification of reasonable alternatives in relation to this policy area and full compatibility assessment identified the SEA preferred options highlighted above (Appendix B and Appendix C). These assessments were considered and the SEA preferred options were adopted as the Proposed Plan preferred options.
- 3.4.89 Assessment of the individual policy wording found that the policy has an overall neutral impact on the environment with only minor positive impacts being identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised air quality improvements and a reduction in greenhouse gas emissions. In terms of the infrastructure improvements themselves, telecommunications masts can be on a large scale which could have an impact on the visual amenity and local landscape, however the scale can vary and the impacts of this can be dealt with on a case by case basis and the proposal addressed at the planning application stage.
- 3.4.90 Full assessment including SEA recommendations and mitigation provided in **Appendix D**.

Policy 19 - Safeguarding Airport and Hazardous Installations

3.4.91 An SEA was not undertaken regarding this policy as it is outwith control of the Council and is concerned with legislation and procedural compliance.

3.5 Community Group Proposal Assessment Findings

3.5.1 As part of the LDP process an environmental assessment was undertaken for each of the Local Development Plan identified Community Groups (set out below). The assessment incorporated the package of sites chosen as the development strategy for each of the four community groups (Table 23, 24, 25 and 26 below). The individual proposals were assessed and these formed the basis for the detailed land use information within each of the combined assessments.

Community Groups

- Bishopbriggs, Balmore, Torrance and Bardowie
- Bearsden and Milngavie
- Kirkintilloch, Lenzie, Waterside and Twechar
- Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie
- 3.5.2 Each proposal has been assessed against the set SEA Objectives and criteria, based on their predicted impact on the current environmental baseline. The assessment has been conducted using professional judgement and GIS analysis where appropriate.
- 3.5.3 The environmental assessments have been recorded in the form of a matrix identifying the environmental performance for each community group against the SEA objectives and criteria. The environmental effects are recorded according to their nature (positive, neutral, negative, unknown or no significant effect). The significance of these effects is determined using a combination of the magnitude of the impact and the importance or sensitivity of the receiving environment. A full justification of each assessment is provided in the matrix.
- 3.5.4 The cumulative impact of each Community Group proposals package has also been integrated into each assessment and was an important addition into the overall assessment process in order to identify the SEA Preferred Option for the Proposed Plan within each Community Group.

- 3.5.5 Recommendations and proposed mitigation have been made where necessary so that environmental considerations are incorporated into the Local Development Plan process. The assessments also seek to enhance the environmental benefits of the Local Development Plan and accordingly recommendations have been made to further enhance or protect the environment. Within each of the individual proposal assessments for all the allocated sites (Appendix E) detailed mitigation has been proposed to avoid, reduce or mitigate any identified adverse effects or further enhance any neutral or positive impacts identified.
- 3.5.6 It should be noted that some sites within the packages (separated within the community group assessments for clarity) have not been individually assessed through this SEA proposals process for a variety of reasons, including, the proposals have Full or Outline Planning Permission, the sites have been carried forward from the previous Local Plan 2, the Option or Proposal is related to a function that has been assessed through another PPS or will be subject to an individual / separate SEA. These sites have been incorporated into each of the community group packages and integrated into the cumulative assessment for each package of proposal sites.

Table 23: Community Group Assessment Summary: Bishopbriggs, Balmore, Torrance and Bardowie

Community	Community Group: Bishopbriggs, Balmore, Torrance and Bardowie									
SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Cumulative Impact
	0	-	-	X	0	-	-	-	-	-
Allocated Sites	Bishopbriggs LDP 118 Bishopbriggs Memorial Hall LDP 119 Jellyhill Nursery LDP 120 Balmuildy Road North Torrance LDP 116 Kelvindale Nursery A number of sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group. These include: Bishopbriggs HMU 10 Former Thomas Muir School HMU 13 Bishopbriggs Town Centre HMU 14 Bishopbriggs East HMU 15 & 19 Former Cadder Sewage Works at Jellyhill HMU 16 Thomas Muir Avenue HMU 17 High Moss Torrance HMU 16 Main Street HMU 61 Main Street HMU 62 Kelvin View									

The majority of proposals in this community group have been identified as having a range of different negative environmental effects individually with proposal LDP 120 having the most notable negative impact on the environment. Across the entire community group potential development could result in adverse impacts to cultural heritage assets, biodiversity value and connectivity, water quality and flooding potential, air quality and climatic factors and the infrastructure provision required for the developments. The overall environmental impact predicted as a consequence of potential development in this community group is, in general, negative for each of the afore-mentioned environmental factors although the potential environmental effects to the landscape character and setting of the community group are likely to result in neutral environmental effects. Although development of proposal LDP 120 has the potential to facilitate a loss in valued open space within a large residential community, open space amongst other proposal sites is unlikely to be compromised by the proposed developments. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The cumulative effect of developments in this community group is overall negative predominantly as a result of potential impacts to air and water quality, and influences over the flooding and climatic factors, loss or damage to biodiversity value and habitats connectivity and alterations or additions to existing infrastructure of the area. Furthermore, the sites are within a relatively close proximity of each other which has the potential to exacerbate the negative environmental impacts within its setting which could result in an increased pressure on local services and amenities, adverse effects to local air quality (particular within the designated Bishopbriggs Air Quality Management Area), transport infrastructure and travel, and combined noise, dust and visual effects in a predominantly residential area.

Table 24: Community Group Assessment Summary: Bearsden and Milngavie

Community	mmunity Group: Bearsden and Milngavie									
SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Cumulative Impact
	- Bearsden	-	-	X	-	0	0	-	-	-
Allocated Sites	 LDP 1 Bearsden Golf Club LDP 3 Kessington LDP 84 Boclair House, 100 Milngavie Road LDP 106 Garscadden Depot Milngavie LDP 17 Craigton Road LDP 61 Crossveggate LDP 107, 18 Strathblane Road 									
Anotated Sites	A number of sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group. These include: Bearsden HMU 02Former St Andrews College HMU 08 Kilmardinny Milngavie HMU 08 Kilmardinny HMU 37 Douglas Academy South HMU 38 Douglas Academy East HMU 39 Fire Station Field- Craigdhu Road HMU 58 Keystone Road									

The individual proposal assessments identified a number of adverse environmental impacts which would result in a negative impact prediction for the majority of environmental factors assessed. In particular, developments within this community group could have an adverse impact including population and human health, cultural heritage, biodiversity value and habitat connectivity, landscape character through alterations to settlement patterns, climatic factors related to flooding potential and the infrastructure provision required. Although the LDP 106 proposal could have potential adverse impacts on air quality due to its proximity to facilities and amenities as well as potential effects to the water quality nearby, the package of proposals should not have a significant impact on air and water quality in the area as a whole. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative effect of development in this community group is negative. This is predominantly due to proposed changes to the use of sites where loss of open and recreational space results along with loss of biodiversity value, significant adverse impacts to Bearsden Tree Preservation Order and landscape setting including its historic environmental assets setting which will further contribute to adverse effects involving additional or redeveloped infrastructure such as drainage, path and road networks and the replacement of open space and important habitats.

Table 25: Community Group Assessment Summary: Kirkintilloch, Lenzie, Waterside and Twechar

Community	nunity Group: Kirkintilloch, Lenzie, Waterside and Twechar									
SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Cumulative Impact
Allocated Sites	LDF	2 10 South of 2 12 Fauldher 2 35 Kirkinti 2 36 Lairdsla 2 77 Armour 2 78 Alloway 2 79 Parts of 2 111 Tom July 2 114 Glasgo 2 157 Lairds 2 168 High States have been sinclude: och July 23 & 24 Br July 23 & 24 Br July 25 Rob Roy	ead (South of Willoch Town Hall and School, Ker of Drive by Terrace Cleddans Playing ohnston House ow Road land School Can Street / Lairdslan en carried forwar oomhill Hospital by Football Club ee Road/McGavig Avenue	l r Street ng Fields nteen nd Road Car d from the Lo		LTwecLCumbL	DP 47 Cla DP 76 Bla har DP 81 Bar bernauld (b	lenheath	ve	assessment for each community

- HMU 34 Woodilee Hospital Site
- HMU 36 Meadowburn Avenue
- Twechar
 - HMU 43 MacDonald Crescent
 - HMU 44 Glen Shirva Road Main Street
 - HMU 45,1 Glen Shirva Road

For this community group, the individual proposal assessments identified a number of negative environmental effects for the area as a whole. Potential development in both the built and natural environment of this setting could have adverse impacts to population and health, cultural heritage, biodiversity value, landscape setting, water quality and flooding potential, and the infrastructure provisions required. It should be noted that 4 of the 7 proposals (LDP 12, 27, 47 and 81) are either in semi-rural or rural locations. The distance of some sites from local services and amenities is likely to result in an increased reliance on car-based or unsustainable travel methods which is likely to have an adverse effect on air quality and increase greenhouse gas emissions. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative effect of developments in this community group is negative predominantly due to the potential loss of valued open space, compromises to assets of cultural heritage importance, damage or loss of valued biodiversity particularly due to the presence of designated sites such as Local Nature Conservations Sites, Important Wildlife Corridors and a Local Nature Reserve and potential adverse effects regarding settlement patterns and visual amenity. Potential negative effects to each of the environmental factors increase the potential need for infrastructure improvements, for example to mitigate flooding, as well as an increased pressure on local services and amenities, transport infrastructure and travel, and combined noise, dust and visual effects specifically influenced by the proposal sites in residential areas.

Table 26: Community Group Assessment Summary: Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie

Community	Community Group: Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie									
SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	Cumulative Impact
	-	X	_	X	-	-		-	-	_
Allocated Sites	 Milton of Campsie LDP 18 Redmoss Farm (north) Lennoxtown LDP 110, 132 Main Street LDP 170 Campsie Golf Club A number of sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group. These include: 									

Proposal assessments for each of the allocated sites in this community group identified a number of negative environmental impacts individually. Development in this area could result in adverse impacts to population and human health, biodiversity value and landscape character within this rural setting. There would also be further potential adverse impacts to a number of environmental factors including water quality and risks to flooding, changes to air

quality and potential redevelopment of existing infrastructure. The combined environmental impact of the allocated sites for this area is generally negative with the exception of changes to cultural heritage, and soil and geology. Mitigation measures have been suggested for each site through the individual site assessments that should be implemented in order to avoid, mitigate or offset any adverse environmental impacts.

The overall cumulative impact anticipated as a result of development to these proposals is negative mainly due to the potential loss, fragmentation or impacts on designated sites including Special Landscape Areas and Important Wildlife Corridor, changes and loss of biodiversity value, increased greenhouse gas emissions as a result of an increased need for unsustainable modes of travel in this rural setting and overall negative impacts to climatic factors resulting from development on the designated Flood Risk Areas and likely impacts to air quality in the community group area. Discrete developments in this community group also have the potential to result in the gradual loss of greenfield land and alter the character and local distinctiveness of communities.

3.6 Cumulative Assessment

Cumulative Policy Assessments

- 3.6.1 The cumulative policy impact on **Population and Human Health** is considered to be overall minor positive. The positive nature of the policies on this SEA criteria are due to a number of factors including;
 - Enhanced community wellbeing and promotion of healthy lifestyles through improved provision of community, leisure and sport facilities and open spaces, improved access to outdoor recreation opportunities and the wider countryside through the green network enhancements
 - Improved provision for active travel alternatives promoted through the design and location of new developments and the potential increase in employment opportunities locally.
- 3.6.2 The overall cumulative environmental impact on Cultural Heritage was seen to be minor positive in nature. The policies for the Local Development Plan Proposed Plan afford a good level of protection for cultural heritage by safeguarding the historic environmental assets within East Dunbartonshire. This is of particular importance through the Proposed Plans continued protection and conservation of historic environmental assets including the Antonine Wall World Heritage Site, Listed Buildings, Conservation Areas, Scheduled Monuments and archaeology and Gardens and Designed Landscapes. The policies promote sensitive access to these important assets from a tourism perspective while protecting them and their settings from inappropriate development.
- 3.6.3 The overall cumulative policy impact on **Biodiversity**, **Flora and Fauna** was seen to be major positive in nature with additional minor positives and neutral impacts also identified. This is predominantly due to the policies providing:
 - Improved protection and enhancement of green spaces and their linkages through promotion of green infrastructure and green network opportunities within all new and existing developments.
 - Increased protection for identified areas of high biodiversity value.
 - Provision for open spaces to contribute to placemaking principles and protect and enhance natural environmental assets. Provide significant positive impact on biodiversity value and afford a significant contribution to the link with the wider green network which will enhance connectivity of East Dunbartonshire's open spaces from a species and habitat network perspective.
- 3.6.4 The overall cumulative policy impact on **Soil and Geology** is considered to be minor positive in nature. This is predominantly due to the policies providing:
 - A focus for development opportunities to be located on sustainable sites with a preference for brownfield land to be developed rather than on a greenfield location. This development strategy will positively impact soil quality by encouraging the remediation of potentially contaminated land on

brownfield sites and vacant and derelict sites while conserving good quality soil and geology resources.

- Protection for good quality soils within development areas for their agricultural and woodland value.
- Carbon rich soil and peatland to be undisturbed where possible and fully mitigated if necessary.
- 3.6.5 However, the policies related to mineral extraction and potential renewable energy developments could result in adverse impacts regarding soil quality. It is therefore essential that measures are identified at the project level to ensure that these impacts are avoided, reduced or mitigated where possible.
- 3.6.6 The overall cumulative policy impact on Landscape was seen to be minor positive in nature. This is predominantly due to the policies providing:
 - Protection for the recognised variety of landscape characters of value throughout East Dunbartonshire.
 - A development focus on brownfield land rather than greenfield release will further protect settlement patterns, local distinctiveness and provide protection for the areas existing high quality landscape character and scenic value.
- 3.6.7 The overall cumulative policy impact on **Water Quality** is considered to be overall neutral in nature with some positive impacts identified. This is predominantly due to the policies promoting:
 - Sustainable development both in terms of their locality but also the sensitivity and vulnerability of the receiving environment in relation to proposed design which could provide a contribution to both the protection and enhancement of water bodies.
 - The benefits of watercourses and preventing further deterioration of these assets particularly regarding run off of debris from development sites and surface water debris.
 - The protection of good quality and carbon rich soils which could positively contribute to the enhancement of ecological status of water bodies.
- 3.6.8 The overall cumulative policy impact on Air Quality and Climatic Factors is considered to be overall minor positive in nature with a number of major positives identified regarding the prevention of any deterioration of air quality levels and contribution towards the reduction in greenhouse gas outputs in line with Government targets. This is predominantly due to the policies promoting:
 - Sustainable development by contributing towards a modal shift encouraging future developments to be situated in sustainable locations in terms of their access to public transport and active travel infrastructure as well as ensuring the close proximity of proposed developments to community facilities and services. This minimises the need and reliance for private transportation which could result in a direct reduction in carbon emission and improve air

- quality levels throughout East Dunbartonshire, which could be particularly relevant in areas with exiting Air Quality Management Areas.
- The protection of good quality and carbon rich soils which can further positively contribute towards a reduction in greenhouse gas emissions.
- 3.6.9 The cumulative policy impact on Climatic Factors (regarding Flooding) was overall minor positive. Through the Proposed Plan policies potential developments should avoid the designated SEPA flood risk area and importantly, there is a requirement to incorporate Sustainable Urban Drainage Systems (SUDS). Additional protection of soils through the Proposed Plan will also contribute to flood alleviation as soils act as natural SUDS.
- 3.6.10 The cumulative impact on Material Assets is considered to be overall minor positive. This is predominantly due to the policies:
 - Enhancing open space, recreational opportunities and access to active travel infrastructure within new developments.
 - Directing developments to brownfield land and vacant and derelict land sites over the release of greenfield sites. This development strategy positively impacts on material assets by directing development to the most sustainable locations within or in close proximity to existing settlements and encouraging the use and enhancement of existing infrastructure.

Cumulative Site Assessments

3.6.11 The cumulative impacts of the proposal sites have been identified and highlighted as part of the Community Group packages of sites (Section 3.5, Tables 23, 24, 25 and 26 above). The cumulative assessments take into account of all the proposed sites, i.e. including those that have not been individually assessed because they are already under development or they are being carried forward from the previous Local Plan 2.

Section 4: Mitigation Measures and Monitoring

4.1 Mitigation Measures

- 4.1.1 Schedule 3 paragraph. 7 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Local Development Plan Proposed Plan.
- 4.1.2 Mitigation measures have been proposed and incorporated into each of the Policy and Proposal assessments in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any neutral or positive environmental impacts identified. The mitigation measures incorporate all environmental factors and will be the responsibility of East Dunbartonshire Council to implement in conjunction with the Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Scotland.

4.2 Monitoring

- 4.2.1 Through Section 19 of the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council is required to monitor significant environmental effects of the implementation of the Local Development Plan. The monitoring should be implemented as to enable the identification of any unforeseen adverse effects at an early stage to allow the appropriate remedial action to be implemented.
- 4.2.2 The Planning etc. (Scotland) Act 2006 requires local planning authorities to prepare a Monitoring Statement, to be published alongside the LDP, focusing on the wider impact of the plan. It is intended that the monitoring requirements for the SEA and development plan will be integrated, with the Monitoring Statement for the next Local Development Plan reporting on the significant environmental effects of the implementation of the LDP. This will form the identification of issues for the plan making process.
- 4.2.3 The specific measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP and included within future Monitoring Statements will form part of the Post-Adoption Statement prepared as soon as reasonably practicable after the adoption of the LDP in accordance with Section 18 of the Act. It is envisaged that the following indicators will be included within the monitoring framework:

Table 27: Proposed SEA Monitoring Programme for the LDP

SEA Category	Indicators	Data Source
	Changes in the deprivation levels in 15% SIMD areas?	SCROL
Population,	Changes in extent of greenfield / open space locations that separate settlements? - % of population within 300m of 1ha of open space / Usable open space per 1000 residents?	EDC
Human Health	Proximity of new developments integrating active and sustainable transport access and green network enhancements?	EDC
	% of new developments providing new or access to existing formal recreation facilities and the effects on the asset?	EDC
Cultural	% of development within the area of a historic environmental asset, archaeological resource or sensitive area? % of planning applications on a listed building,	EDC / Historic
Heritage	conservation area or scheduled monument refused or withdrawn due to significant impacts? Number of planning applications approved where significant effects were predicted on historic environmental assets?	Scotland
Biodiversity, Flora and Fauna	Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local)? Number of developments integrating green network opportunities, assets and links? Changes in the extent of wildlife corridors?	EDC / SNH
	Proximity to vacant and derelict land - % of population within 500m?	
	Number of contaminated sites remediated through development proposals?	
Soil and Geology	Number of developments resulting in net negative or positive effects in relation to good agricultural soils and carbon-rich soils. Developments having net negative or positive effects on geological Local Nature Conservation Sites?	EDC
Landscape	Number of applications / developments resulting in net negative or positive effects within townscape protection areas / special landscape areas?	EDC

	Number of applications / developments resulting				
	in net negative or positive effects within a green				
	belt location?				
	Developments having net negative or positive				
	effects on the landscape expression of geological				
	Local Nature Conservation Sites?				
	A decrease in the number of development				
Water Quality	related water pollution incidents?	EDC / SEPA			
water quality	An increase in the % of water bodies within East	LDC/ SLIT			
	Dunbartonshire with good ecological status?				
	Number of exceedences of key air quality				
	indicators within development areas?				
	Public transport patronage within East				
	Dunbartonshire?				
Air Quality	% of new developments linking active and	EDC / SEPA			
	sustainable transport alternatives with the	e			
	development area?				
	Number of AQMA and their performance				
	regarding exceedence levels?				
	% of new developments incorporating SUDS?				
	A reduction in % of new developments at risk of				
Climatic Factors	flooding?	EDC / SEPA			
	% of woodland and carbon-rich soil areas lost				
	through development?				
	Number of brownfield locations utilised within				
	development proposals?	EDC			
	Number of new developments with direct access				
Material Assets	to the core path network?				
	Waste arising from development projects,				
	including demolition?				

Section 5: Statutory Consultation and SEA Timetable

5.1 Statutory Consultation

5.1.1 The statutory consultation for this document and corresponding Proposed Local Development Plan is:

5.1.2 Responses should be submitted through our Proposed Plan LDP Representation Form available on our website www.eastdunbarton.gov.uk/LDP or alternatively sent to:

Land Planning Policy
Development and Regeneration
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Email: <u>ldp@eastdunbarton.gov.uk</u>

5.2 **SEA Timetable**

5.2.1 The SEA activities and approximate timetable for the Local Development Plan are summarised below (Table 28):

Table 28: SEA Timetable

Plan Preparation Stages	SEA Stages	Anticipated Timescale & Consultation Period, if required
	Environmental Assessment	
 Preparation and publication of the Proposed Plan and Action Programme. 	 Environmental Assessment to be published at the same time as the Proposed Plan. Assess Policies, Preferred options and reasonable alternatives to site specific proposals 	Apr 2015: Publication of Proposed Plan

	 Submit Environmental report to the SEA Consultation Authorities. Assess the likely significant environmental effects of suggested modifications. 	Apr – May 2015: 8-week public consultation period May – Nov 2015: Assessment of responses and preparation for examination
LDP Examination		
 Submission of the LDP to the Scottish Ministers along with a report of conformity with the Participation Statement and a Proposed Action Programme. Unresolved representations will be considered at a Local Development Plan Examination conducted by a person appointed by the Scottish Ministers. Receive notice of appointment of person for examination. Publicise appointment. 		Dec 2015: Submission to Scottish Ministers Feb - Jul 2016: Examination Sept - Nov 2016: 8-week public consultation period
 Appointed person publishes Report of Examination, setting out conclusions and recommendations regarding each unresolved issue. Preparation and publication of Proposed Plan as 	 SEA of Proposed Plan as modified. Preparation of Environmental Report Addendum to be published at the same time as the Proposed Plan as modified. 	Aug 2016: Report of Examination published Sept - Oct 2016: Preparation and Environmental Assessment of Proposed Plan as modified Nov 2016: Send Proposed Plan as

modified and Report listing modifications made and explaining modifications not made. > Publicise intention to adopt. > Send to the Scottish Ministers.		modified to the Scottish ministers and submit ER Addendum to the Consultation Authorities
Adoption of the Local Development Plan (minimum 4 weeks after sending to the Scottish Ministers)		Dec 2016
 Once adopted by the Council, the Local Development Plan will become part of the Development Plan and therefore the main consideration in determining planning applications. Adopt and publish the Action Programme. Send to the Scottish Ministers. Update and reestablish Action Programme every 2 years. 	 Prepare and Publish SEA Post-Adoption Statement detailing how the environmental information contained within the Environmental reports for the MIR and Proposed Plan was taken into consideration within the decision-making process. Monitor and Review. 	Dec 2016 Onwards Mar 2017: Adopt and Publish Action Programme

Section 6: Appendices & Supplementary Documents

Appendix A: Other Relevant Policies, Plans, Programmes, Strategies, legislation and Environmental Protection Objectives

Please note that this appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP.

Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the LDP.

Local Development Plan	Summary / Objectives or requirements	How objectives and requirements influence the LDP
	International	
Kyoto Protocol (1997)	The UK has committed itself to a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-2012. It has also set its own domestic target of a 20% reduction in carbon dioxide by 2010.	The LDP has a role in contributing to these objectives with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
Rio Declaration (1992)	The Declaration sets out 27 principles to enable the global community to work towards international agreements that respect the interests of all and protect the integrity of the global environmental and developmental system. It recognises the integral and interdependent nature of the Earth.	The LDP has a duty to contribute to sustainable development.
Johannesburg Declaration (2002)	The Johannesburg Declaration on Sustainable Development. The 2002 Declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles.	The LDP has a duty to contribute to sustainable development.

	European		
EU Environmental Noise Directive (2002)	This Directive concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources.	The LDP has a duty to adhere to the requirement of the Noise Directive.	
EU Water Framework Directive (2000)	The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015. Directive Objectives Prevent deterioration of the status of all surface water and groundwater bodies; and Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving good surface water and groundwater status by 2015. To produce River Basin management Plans (RBMP) for each river basin district identified, with environmental objectives for each water body to protect and improve the water environment and a programme of measures to progress towards achieving these objectives.	The LDP should ensure that there is no degradation of water bodies, no adverse impacts on the water environment and should support sustainable water management.	
EU Floods Directive (2007)	The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment. Flood Risk Management Plans can then be produced to indicate to policy makers, developers, and the public the nature of the risk and the measures proposed to manage these risks.	See Flood Risk Management (Scotland) Act 2009.	

EU Birds Directive (1979)	The Birds Directive protects all wild birds, their nests, eggs and habitats within the European Community. It gives EU member states the power and responsibility to classify Special Protection Areas (SPA's) to protect birds which are rare or vulnerable in Europe as well as all migratory birds which are regular visitors. (Source: SNH website)	There are currently no designated sites within EDC; however the Birds Directive also makes certain provisions for the protection of wild birds in the wider countryside outwith protected areas. The LDP has a duty to adhere to the requirements of the Birds Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SPA designated sites within adjacent authorities.
EU Habitats Directive (1992)	The Habitats Directive builds on the Birds Directive by protecting natural habitats and other species of wild plants and animals. Together with the Birds Directive, it underpins a European network of protected areas known as Natura 2000. This network includes SPA's classified under the Birds Directive and a new set of international nature conservation areas introduced by the Habitats Directive, Special Areas of Conservation (SAC's). (Source: SNH website)	There are currently no designated sites within EDC; however the Habitats Directive also makes certain provisions for the protection of species and habitats in the wider countryside outwith protected areas. The LDP has a duty to adhere to the requirements of the Habitats Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SAC designated sites within adjacent authorities.
EU Landfill Directive	The Directive sets a reduction target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The LDP should contribute to the targets set by the Directive in the context of land use planning.
European Climate Change Programme	The programme aims to deliver the Kyoto Protocol commitments to reduce greenhouse gas emissions to 8% below 1990 levels by 2012.	The LDP should commit / contribute to the overall reduction in greenhouse gas emissions with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.

	National	
Scottish Government National Outcomes (2007)	Fifteen National Outcomes describe what the Scottish Government which was updated in 2011. We live in a Scotland that is the most attractive place for doing business in Europe. We realise our full economic potential with more and better employment opportunities for our people. We are better educated, more skilled and more successful, renowned for our research and innovation. Our young people are successful learners, confident individuals, effective contributors and responsible citizens. Our children have the best start in life and are ready to succeed. We live longer, healthier lives. We have tackled the significant inequalities in Scottish society. We have improved the life chances for children, young people and families at risk. We live our lives safe from crime, disorder and danger. We live in well-designed, sustainable places where we are able to access the amenities and services we need. We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others. We value and enjoy our built and natural environment and protect it and enhance it for future generations. We take pride in a strong, fair and inclusive national identity. We reduce the local and global environmental impact of our consumption and production Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it	The LPD should contribute towards each of the 15 National Outcomes by ensuring that the development potential of land is maximised, and by providing the best conditions for investment in business, housing, leisure, educational and tourism opportunities.

	Our <u>public services</u> are high quality, continually improving, efficient and responsive to local people's needs	
National Planning Framework 3 (2014)	Scotland's third National Planning Framework (NPF3) sets out a long terms vision for the development of Scotland. NPF3 is the spatial expression of the Scottish Government's Economic Strategy — with a focus on supporting sustainable economic growth and the transition to a low carbon economy. NPF3 sets out our ambition for Scotland as a whole, highlights the distinctive opportunities for sustainable growth in our cities and towns, our rural areas and our coast and islands. NPF3 will be taken into account in all strategic and local development plans in Scotland. Fourteen national developments across Scotland are identified to deliver the strategy.	The LDP should contribute to the development priorities and the Scottish Government's policy commitments. The LDP should also take forward those national priorities which impact on East Dunbartonshire: the Central Scotland Green Network and Grid Reinforcements to support Renewable Energy Developments.
Town & Country Planning (Scotland) Act 1997	This is the principle piece of legislation governing the use and development of land in Scotland.	The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan.
Planning etc. (Scotland) Act 2006	Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans.	The LDP must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan.
Scottish Planning Policy (SPP)	The consolidated SPP provides a shorter, clearer and more focused statement of national planning policy. The SPP and NPPG series has been replaced by a single SPP. As part of the commitment to	The LDP should take account of the SPP and the core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.

proportionate and practical planning policies, the Scottish Government has rationalised national planning policy.

The SPP sets out:

- > the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- > statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Alongside policy on development plans, development management, community engagement, sustainable development, climate change and sustainable economic growth, the SPP sets out policy on economic development, town centres and retailing, housing, rural development, fish farming, coastal planning, historic environment, landscape and natural heritage, open space and recreation, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, onshore oil and gas operations, surface coal mining and communications infrastructure.

The Planning (Listed Buildings and Conservation Areas) (Scotland)

Primary legislation which sets out the legal requirements for the control of development and alterations that affect buildings that are listed or in conservation areas, and the framework by which control is maintained.

The LDP will carry forward policies which encourages development that preserves and enhances Conservation Areas and Listed Buildings, based on those in Local Plan 2.

Act 1997		
Designing Places	Creating successful and sustainable places will depend on a shift in attitudes, expectations and practices about the design of cities, towns, villages and the countryside. The policy's objectives include: Decision makers who understand the role of design in delivering sustainable development (page 9). Developers, landowners, investors and public bodies who recognise the commercial and economic value of good design (page 18). Effective collaboration between disciplines, professionals, local communities and others in the planning and urban design process (page 27). Development plans with effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance (page 34). Developers submitting design statements with planning applications that explain the design principles on which the development proposal is based (page 41). A high level of awareness and urban design skills in local authorities, including planners and councillors who are committed to raising design standards and understand the impact of their decisions (page 47). Greater commitment to higher standards of design among public bodies (page 49).	Policy framework for how design issues will be considered in relation to development and the different ways of doing so. Take design considerations into consideration when selecting development site proposals.
Designing Streets	The policy's objectives include: Street design must consider place before movement. Street design guidance, as set out in this document, can be a material consideration in determining planning	Policy framework for how design of streets will be considered in relation to development and the different ways of doing so. Take design of streets into consideration when selecting development site proposals.

Scottish Historic Environment	applications and appeals. Street design should meet the six qualities of successful places, as set out in <i>Designing Places</i> . Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach. The Scottish Historic Environment Policy sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations. The SHEP was originally developed as a series of free-standing publications (SHEP's 1 to 5, published between 2006 and 2008). Now that the series is nearing completion Ministers have decided to publish it as a single document, reducing the amount of detail	The LDP has a key role to play in implementing the policy framework set out for the protection of Scotland's historic
Policy (SHEP)	and duplication between the original publications. There have been no substantive changes to previously published policy on Scheduling, Scheduled Monument Consent, Gardens & designed Landscapes and Properties in the Care of Scottish Ministers). This was revised in December 2011 and includes updates in relation to Inventory designed landscapes and battlefields.	environment.
Managing Change in the Historic Environment Guidance Notes	This series of guidance notes are for use by planning authorities and other interested parties and explain how to apply the policies contained in the SHEP.	The LDP has a role to play in implementing the series of guidance notes set out for the protection of Scotland's historic environment.

		T,
Nature Conservation (Scotland) Act 2004	The Act places duties on public bodies in relation to the conservation of biodiversity, increases protection for Sites of Special Scientific Interest (SSSI), amends legislation on Nature Conservation Orders, provides for Land Management Orders for Sissy's and associated land, strengthens wildlife enforcement legislation, and requires the preparation of a Scottish Fossil Code.	The LDP needs to protect biodiversity in accordance with the Act including avoidance of adverse impacts on sites, habitats and species of value as defined within the Scottish Biodiversity Strategy and associated priority lists.
Scottish Forestry Strategy (2006)	 Using forestry, and adapting forestry practices, to help reduce the impact of climate change and help Scotland adapt to its changing climate Getting the most from Scotland's increasing and sustainable timber resource Strengthening forestry through business development to underpin sustainable forest management and support economic growth and employment across Scotland Improving the quality of life and wellbeing of people by supporting community development across Scotland Making access to, and enjoyment of, woodlands easier for everyone – to help improve physical and mental health Protecting the environmental quality of our natural resources (water, soil, air) contributing to and improving our scenery, and helping to make the most of our unique historic environment Helping to restore, maintain and enhance Scotland's biodiversity, and increasing awareness and enjoyment of it. 	The LDP has a role to play in terms of the attraction of woodland processing to the area and encouraging small scale amenity planting. In addition to this, the LDP through the integration of the National strategy objectives could ensure the protection and enhancement of the existing forestry assets with East Dunbartonshire.
Scottish Biodiversity Strategy (2004)	 To conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation 	The LDP has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy and Dunbartonshire Biodiversity Action Plan.

	and enhancement	
	 To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice To develop an effective management framework that ensures biodiversity is taken into account in all decision making To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners 	
The Environmental Noise (Scotland) Regulations (2006)	Avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve: Informing the public about environmental noise maps for large urban areas (referred to as 'agglomerations' in the END and in these regulations), major roads, major railways and major airports as defined in the END and Preparing action plans based on the results of the noise where necessary, and preserve environmental noise quality where it is good.	The LDP has a duty to adhere to the requirement of the Scottish Noise regulations in terms of the prevention and reduction of noise pollution.
Changing Our Ways, Scotland's Climate Change Programme (2006)	Scotland's Climate Change Programme demonstrates how Scotland will deliver carbon savings from devolved policy measures and reduce its vulnerability to the changing climate. Transport objectives include: Consulting on climate change targets for the transport sector as part of the National Transport Strategy. Consulting on and deciding on the continuation of the existing traffic stabilization target as part of the development of the National Transport Strategy.	The LDP has a role in contributing to the objectives of the Programme with particular consideration to energy consumption in buildings, renewable energy and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.

National Air Quality Strategy (Revised 2000)	 Continuing to support UK development work on the implementation of a Renewable Transport Obligation (RTFO) to ensure that 5% of all UK fuels sold on UK forecourts are biofuels by 2010. Continuing to support developments at UK and international level to promote new and cleaner vehicle technologies and fuels. Awarding Regional Transport Partnerships £500,000 per year for 2006-08 for the appointment of travel plan officers for the promotion and development of sustainable travel. Continuing to promote travel behaviour change and modal shift to more sustainable travel modes. To improve and protect ambient air quality in the UK in the medium-term To protect people's health and the environment without imposing unacceptable economic or social costs The Strategy sets objectives for eight main air pollutants to protect health Local authorities work towards achieving the objectives 	The LDP has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels.
	prescribed by regulation for seven of the pollutants: benzene; 1, 3-butadiene; carbon monoxide; lead; nitrogen dioxide; particles (PM10); and sulphur dioxide.	
Scotland's Sustainable Development Strategy (2005)	 To make economic growth sustainable, breaking the link with the environmental damage To secure a better quality of life for current generations, without compromising the right of others in the world and future generations to do the same To support thriving communities 	The LDP has a duty to contribute towards sustainable development.

	 To ensure that natural resources needed for life are managed responsibly for our own and future generations To reduce the size of Scotland's resource use footprint To ensure that people have the necessary knowledge, awareness, understanding and skills to play their part in reducing climate change 	
Zero Waste Plan (2010)	It aims to drive change and inspire households, businesses, community groups, local authorities and the wider public sector to change the way they view and deal with waste. It contains a broader approach to tackle all waste, not just waste collected by councils. The plan proposes a new way of looking at the materials Scotland produces - recognising everything designed, produced and used is a resource which has a value. It will introduce 'radical' new measures, including: Landfill bans for specific waste types, aiming to reduce greenhouse gas emissions and capturing their value Separate collections of specific waste types, including food (to avoid contaminating other materials), to increase reuse and recycling opportunities and contributing to the Scottish Government's renewable energy targets Two new targets that will apply to all waste: 70 per cent target recycled, and maximum five per cent sent to landfill, both by 2025 Restrictions on the input to all energy from waste facilities, in the past only applicable to municipal waste Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services,	The LDP should set the policy framework for the development of new waste management facilities. It should also safeguard any existing or proposed waste management infrastructure. Its policies should encourage management of construction waste on site where possible and the design of development which provides for the storage and collection of waste, including recycled waste.

	benefitting businesses and the public.	
Environmental Protection Act 1990 Part II a Contaminated Land Contaminated Land (Scotland) Regulations 2000. (SI 2000/178)	The Act provides a Regulatory regime for the identification and remediation of contaminated land and is subject to the 2000 Regulations and Statutory Guidance.	The LDP must take into account the provisions of the Act and the Regulations regarding the identification and remediation of contaminated land within East Dunbartonshire.
Water Environment Water Services (Scotland) Act 2003	The Act sets out the arrangements for the protection of the water environment. The aim of the Act is to protect and improve the ecological status of the water environment whilst also protecting the social and economic interests of those who depend on the water environment. The Act aims to: Promote sustainable water use. Ensure the water environment achieves good ecological status. Promote sustainable flood management. 	The LDP must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.
Flood Risk Management (Scotland) Act 2009	The Act provides a more sustainable and modern approach to flood risk management, suited to the needs of the 21 st century and to the impact of climate change. The Act will also create a more joined up and coordinated process to manage flood risk at a national and local level. Specific measures within the Flood Risk	The LDP must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.

	Management (Scotland) Act 2009 include: A framework for coordination and cooperation between all organisations involved in flood risk management; Assessment of flood risk and preparation of flood risk management plans; New responsibilities for SEPA, Scottish Water and Local Authorities in relation to flood risk management; A revised, streamlined process for flood protection schemes; New methods to enable stakeholders and the public to contribute to managing flood risk, and; A single enforcement authority for the safe operation of Scotland's reservoirs.	
	Regional	
Glasgow & Clyde Valley Strategic Development Plan (SDP)	The Scottish Ministers approved, with modifications, the Glasgow and the Clyde Valley Strategic Development Plan on 29.5.12. The SDP together with the LDP forms the Development Plan in city region areas. It is prepared under Scottish Parliamentary Law, the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Scotland) Act 1997. The key aim of the SDP is to set out a long term Spatial Vision and related spatial development strategy. This will determine the future geography of development in the city region to 2035, which will support economic competitiveness & social cohesion, set within a sustainable environmental approach. It is about creating quality of place by focusing on the continued regeneration and transformation of the city region's communities whilst securing positive action on its key asset, its natural environment. It seeks to minimise the development and carbon footprints of the city region,	The SDP provides the overall geographical framework of development within which the LDP will be formulated. Its spatial vision, Spatial Development Strategy and supporting Spatial Frameworks provide the strategic policy context for the LDP policies and proposals.

Glasgow & Clyde Valley Green Networks Partnership	meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy. The aim of the Partnership is to make the Glasgow metropolitan region one of Europe's most attractive places to live, work and play. This will be done through the creation of a large functional Green Network. The GCV Green Network will connect our quality spaces from Greenock to Lanark and Cumbernauld to East Kilbride. Intended outcomes of the GCV Green Network include: increasing the attractiveness of the region as a location for business; creating opportunities for health improvement; building stronger, better connected communities; and protecting and enhancing wildlife and the environment, by providing accessible quality greenspace.	The LDP has a role to play in the protection and enhancement of Green Networks within East Dunbartonshire by integrating the objectives of the Glasgow & Clyde Valley Green Network with development and land use change through setting a policy framework and identifying requirements for Land Use Proposals.
Neighbouring Authority Strategic Actions	The neighbouring authorities in which this would relate include: > West Dunbartonshire Council > Stirling Council > North Lanarkshire Council and > Glasgow City Council This will include documents that could potentially impact on East Dunbartonshire, for example:	The LDP should ensure through comprehensive consultation and involvement from all partners that the information contained with the East Dunbartonshire LDP compliments existing or future neighbouring authority strategic actions and that there are no overlaps or contradictory policy areas.

Antonine Wall Management Plan 2007 - 2012	 Local Plan (Local Development Plans) Local Housing Strategies Local Transport Strategies The Management Plan sets out the significance of the proposed Antonine Wall World Heritage Site, and provides a vision and a framework for an integrated and consensual approach to the management of the Site while ensuring outstanding universal values are conserved. The Plan's aims are: To review the importance of the Antonine Wall To review its state of survival To determine the requirements for its long-term protection and conservation To establish its management requirements and set out policies to fulfil them To review the requirements of a visitor strategy To establish the importance of the Antonine Wall in modern Scotland To provide the basis for an integrated and consensual approach to all activities on the Antonine Wall. 	The LDP have a role to play in the protection and conservation of the World Heritage Site within East Dunbartonshire by carrying forward the Local Plan 2 policy framework for development on the site and in its buffer zone and identifying requirements for any Land Use Proposals in that area.
Antonine Wall World Heritage Site and Buffer Zone Supplementary Planning	The area that is covered by the SPG includes Falkirk, North Lanarkshire, Glasgow City, West Dunbartonshire and East Dunbartonshire. The policy emphasis of the SPG is upon protection and conservation of the authenticity and integrity (and the Outstanding	The LDP have a role to play in the protection and conservation of the World Heritage Site within East Dunbartonshire by setting the policy framework for development on the site and in its buffer zone. This Supplementary Guidance will then provide further information or detail in respect of policies or proposals set out in the LDP.

Guidance (SPG) 2011 – 2016	Universal Value underpinning its inscription) of the World Heritage Site.	
	Local (East Dunbartonshire Cou	ncil)
EDC Community Planning Partnership - Single Outcome Agreement (2001 -2014)	 EDC Vision Working together to achieve the best with the people of East Dunbartonshire Local Outcomes East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base. East Dunbartonshire has an increasingly attractive and accessible built and natural environment for our residents and visitors. Our children and young people are safe, healthy and ready to learn Our more vulnerable citizens, their families and carers benefit from effective care and support services. Our older population are supported to enjoy a high quality of life. Our communities are healthier. East Dunbartonshire is a safe environment in which to live, work and visit. Our communities are equipped to make the most of training and employment opportunities, activities and facilities that contribute to their quality of life and wellbeing. Our communities are provided with effective, responsive and accessible services through the added value of partnership working. 	The SOA is the key driver for the Council's planning framework as it provides the rationale for decision making and prioritisation of resources above and beyond the Council's core statutory responsibilities.
Local Plan 2	The Local Plan 2 is primarily concerned with the use and	The new LDP will carry forward the successful elements of the

2011-2016	development of land in East Dunbartonshire. The Plan contributes towards sustainable development by providing clear guidance on what developments will be acceptable and where they will be permitted.	Local Plan 2, including those policies which have been working well and which are best understood by applicants and other users.
East Dunbartonshire Council: Planning Guidance Notes 2011	The Planning Guidance Notes set out a series of detailed Technical Notes which amplify Local Plan policies and proposals into a clear and concise format.	The Guidance Notes provide essential supporting information to various planning policies, incorporating national guidance. The new LDP will have to ensure that the most important pieces of supporting information are carried forward in accordance with national requirements.
Town Centre Review Summary Paper & Action Plan	The paper summarises the assessment of the performance and management of East Dunbartonshire's 4 key town centres, and sets out recommendations for the strategic approach to town centre improvements.	The LDP will have to ensure that the most relevant key elements of the Action Plan are incorporated, so that the sustainable redevelopment and improvement of each town centre can be taken forward.
Dunbartonshire Biodiversity Action Plan (2010)	 To conserve species and habitats in Dunbartonshire that are considered vulnerable or threatened on a local or national basis, and in turn to contribute to conservation of our global biodiversity To promote awareness of our local natural resources To promote community engagement in, and ownership of, the practical conservation of our natural resources To promote sustainable and wise use of our natural resources 	The LDP should safeguard and ensure the management of priority species and habitats.
Greenspace Strategy (2005 – 2010)	 To provide, regenerate and manage good quality urban greenspace. To provide equal access to good quality green spaces 	The LDP should integrate the objectives of the Strategy with regards to the protection and enhancement of accessible greenspace within East Dunbartonshire.

	throughout the Council area.	
Contaminated Land Inspection Strategy (2001)	 To use the Environmental Protection Act 1990: Part IIa as one of the mechanisms that will help to protect and enhance the quality of life and the environment The redevelopment of derelict, brownfield and potentially contaminated land, either through the planning system as detailed in PAN 33 or Part IIa To ensure compliance with and enforcement of Part IIA of the Environmental Protection Act 1990. 	The LDP should reflect the aims of the Strategy regarding the identification and remediation of contaminated land within East Dunbartonshire.
Local Housing Strategy	 The LHS gives an overview of the Local Housing System in the East Dunbartonshire area and highlights the strategic challenges and priorities that have been identified along with our partners and key stakeholders. It considers the housing system as a whole and includes a housing supply target covering all tenures based on the outcomes of the housing need and demand assessment. The LHS will work towards directing housing investment and developing housing services across the locality over the next five years. It sets out five key outcomes, those relevant to planning are: People successfully access suitable and affordable housing in their community and tenure of choice; More people enjoy the benefits of living in diverse communities and sustainable places 	The preparation of Housing Need & Demand Assessments, Local Housing Strategies and development plans are complementary work streams which should be aligned with the goal of promoting housing delivery. The preparation of the LDP will therefore consider the information in the LHS in line with Scottish Government guidance and the requirements of the Strategic Development Plan.
Sustainable Development Strategy	 To promote a strong local economy To ensure the social wellbeing of everyone in the community To protect the natural environment 	The LDP should reflect the aims and provisions of the sustainable Development Strategy and should promote and encourage sustainable development within East Dunbartonshire.

Local Transport Strategy (2013 – 2017)	The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. The principal transport objectives include: Delivering a safe transport network across all modes; Improving the health and wellbeing of the community through promoting sustainable travel and attractive well designed streets and/or active travel routes throughout East Dunbartonshire; Improving the accessibility of services, facilities and businesses in East Dunbartonshire, which promote social inclusion; Delivering reliable and efficient public transport services through close working with key transport partners and providers in order to achieve modal shift; Ensuring that existing roads and footways are maintained incorporating high environmental and design standards; Developing a transport network that supports both the local and wider region through delivering sustainable economic growth and travel, while conserving and enhancing the natural and historic environment where possible; and Ensuring that the impacts from transportation on the environment and air quality are mitigated in order to work towards the targets set out in the Climate Change Act 2008.	The LDP should consider the integration of LTS objectives into land use planning.
Bishopbriggs Air Quality Management Area Action Plan (2009)	The principal aim of the Action Plan is to identify measures that either the Council or other organisations can implement which will reduce atmospheric concentrations of nitrogen dioxide and particulate matter within the AQMA such that air quality objectives will be met. This includes:	The LDP has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels.
	Measures to reduce emissions from local emission sources e.g.	

	road traffic Measures to reduce emissions from regional emission sources Measures to reduce receptor exposure to poor air quality Measures to prevent new emissions sources or minimise growth of emissions in the future.	
Economic Development Strategy (2006 – 2009) (Dunbartonshire Economic Forum)	 To develop the economy To increase the business and employment base To raise the quality of the business and employment base To develop new specialisms and build on existing specialisms to provide competitive advantage To build self-employment 	The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire.
Economic Development Framework (2007)	 Support / promote locations for appropriate development, maximising inward investment and securing economic development related planning gain. Retain existing economic development; identify new development opportunities which meet the changing needs of the economy; assist with redevelopment of brownfield sites; ensure provision of a range of commercial and industrial properties; reduce demand for out-commuting. 	The LDP should incorporate the objectives of the strategic action with regards to the support and promotion of economic development within East Dunbartonshire.
Fuel Poverty Strategy (2004 – 2009)	 To eradicate fuel poverty in East Dunbartonshire by ensuring that all households can heat their homes to an acceptable standard at an affordable cost. To raise awareness of energy efficiency and fuel poverty. 	The LDP has a role in contributing to these objectives with particular consideration to energy consumption and performance in buildings and the support and promotion of renewable energy.
Tourism Strategy & Action Plan	To maximise the tourism potential in East Dunbartonshire, particularly through capitalising on the opportunities presented by the short stay and day trip markets, and building on the relatively strong visiting family and friends market	The LDP should incorporate the objectives of the Strategy and Action Plan with regards to the support and promotion of Tourism within East Dunbartonshire.

	 To develop programmes of proactive leisure marketing To improve the range and quality of tourism product To strengthen communication between private and public sector To encourage local pride and improve the status of the industry. 	
Campsie Fells Strategic Review & Action Plan	industry The Strategic Review and Action Plan identify a range of project options which will contribute towards the strategic outcome of sustainable economic, social and ecological development in the Campsie Fells Region. The contents of the documents are recommendations only.	The LDP, through the project option identified within the Strategic Review and Action Plan, should promote and encourage the aims of sustainable development within East Dunbartonshire.
Core Path Plan	The Land Reform (Scotland) Act 2003 requires the preparation of a Core Path Plan. It provides a basic framework of paths sufficient for the purpose of giving the public reasonable access throughout the area and it will link into and support a wider network of paths and all other areas of land and inland water over which access rights are applicable. Core paths may include rights of way (note that not all rights of way are core paths), other existing routes such as paths, footways, cycle routes, paths established through public path agreements and orders and waterways over which access rights are applicable. The core path network provides opportunities to link communities and to help the people of E Dunbartonshire to lead healthier lifestyles by taking regular exercise.	The LDP encourages improvements to health and wellbeing through sustainable active travel which will utilise Core Paths which link residential areas with businesses, community services and the natural environment. The health benefits of walking are encouraged by both strategic actions.

Appendix B: Alternative Policy Options

Policy Option	Policy Option Description	Proposed Plan Preferred Option
Principal Policy 1 - Susta	inable Economic Growth	
High Growth	A high growth policy approach in the context of East Dunbartonshire would give primacy to economic growth over environmental protection. While it would encourage the use of brownfield sites for a range of uses it would also require the additional allocation of land in order to encourage growth in both population and local employment.	
Sustainable Economic Growth	The SOA for East Dunbartonshire identifies generating economic growth and recovery as one of the main challenges in the area. This policy approach would seek to encourage the remediation of vacant or derelict sites and encourage the town centre first principle for all developments. Developments would only be allowed on sites which can be sustainably accessed by public transport and active travel. Re-use of existing buildings would be encouraged where this is appropriate. The use of sustainable methods and materials for building would be supported.	√
Priority for Environmental Protection	Environmental protection would be given primacy. Developments would only be allowed on brownfield land. Economic Growth would not be an overt aim of this policy. The policy is likely to result in less economic growth and as such will not meet the aim of the SOA to reduce the reliance of the area on the surrounding economy for employment opportunities.	

Principal Policy 2 - Design & Placemaking		
Design led approach over a certain scale only	Only take a design led approach to those developments over a certain size. This would mean that smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development.	
Comprehensive design led approach to all forms of development	Take a design led approach to all forms of development. Put high quality design at the heart of the decision making process. All proposals, regardless of scale or nature, must meet a number of principles in accordance with the placemaking approach set out in national policy.	√
Principal Policy 3 - Suppo	orting Regeneration and Protection of the Greenbelt	
Ambitious Growth	Ambitious growth within the context of East Dunbartonshire would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. Green-belt release around existing settlements to meet challenging housing targets.	
Supporting Regeneration	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 before new development on greenfield land is considered. Applicants must also ensure that their proposal will result in the most effective use of land and is in accordance with good placemaking principles.	✓
Environmental Priority	Absolute priority will be given to the protection and enhancement of the environment in deciding development opportunities. All opportunities to improve the energy efficiency and general environmental performance of the built environment will be taken. Wildlife habitats and on-site renewable energy would be required in all developments.	

Principal Policy 4 - Sustainable Transport

The current programme only strategy would see the current initiatives developed to conclusion. They are:

- · Construction of the Kirkintilloch Link road (KLR) and Bishopbriggs Relief Road (BRR)
- · Continuation of School Travel Plans and Workplace Travel Plans (including the Council's own plan)
- · Road maintenance and road safety work
- · Community access work through the Transport Management Organisation (TMO)
- · Implementation of the current paths and access strategy
- · Implementation of a parking strategy

Current Programme / Business As Usual

Outcome – Increasing road capacity without other significant measures is likely to increase road congestion in the medium term and result in a decline or stagnation of use of other modes except rail.

The current programme business as usual approach does not include measures to increase modal shift away from private car use.

A do-nothing approach would involve non-allocation of finance to development of a revised LTS or towards transport interventions or maintenance. The transport network would clearly deteriorate through this approach.

A do-minimum approach would fail to address the main transport issues identified in East Dunbartonshire such as high reliance on private car use, low rates of active travel and increased congestion on road and rail networks.

Sustainable Transport	The sustainable transport option in general, encourages measures and interventions to stimulate a rise in the number of journeys undertaken by means of active travel, (walking or cycling), public transport, (rail or bus) or some combination of either. This option approach focusses on meeting objectives by means of delivery of a mix of active travel and public transport alternatives.	
Integrated approach based on a combination of all Transport Modes	An integrated approach based on a combination of all transport modes acknowledges that a balanced approach is required to stimulate modal shift, support sustainable economic growth, improve access to facilities and services in towns and villages and reduce the negative environmental impacts relating to transportation in East Dunbartonshire. It is recognised that there is a need to continue investment in maintaining and upgrading roads and footways in conjunction with delivering sustainable transport interventions such as improvements to public transport infrastructure, services and active travel. This approach is in line with the current LTS and was chosen due to a combination of socio-economic as well as environmental factors.	
Full Intervention / Prioritising Private Car and Road Networks	The private car based approach to transport strategy focusses solely on enhancing the capacity of the road network through operational improvements and new roads. Parking capacity would also be increased and charges would not be introduced. Focussing the approach on delivering road based interventions would not improve service quality on other modes of transport or achieve modal shift towards modes of sustainable travel.	

Principal Policy 5 – Green Infrastructure & Green Network

Green Infrastructure & Green Network

Identification, protection
and enhancement of greer
infrastructure and green
network

This policy approach would include the identification of the Green Network. The approach also encourages Green Infrastructure through its protection, enhancement and delivery as part of new developments. In particular applying green network opportunities which address deficiencies. It ensures that the individual green network features on a site are considered in terms of placemaking for the development and promotes the collection of Planning Obligations towards green network.



Continue with Local Plan 2
Policy Approach in relation
to Green Infrastructure
(Open Space Provision &
Protection of biodiversity,
core paths & water
environment)

Focus on provision and protection of existing open spaces to meet the needs of development.

Taking account of the findings of the Council's most up to date open space audit and strategy the Plan will continue to identify and protect existing open space. Through partnership working with other stakeholders the Plan will also encourage the enhancement of existing open space.

This policy will set out community specific requirements for the appropriate level of open space in or associated with new developments and the level of planning obligations to meeting any shortfall in the quantity or quality of open space in the community, based on the Council's current Open Space Audit and Strategy and detailed site assessments.

Other elements of the green network will be protected and enhanced on a case by case basis as planning applications arise. Policies for protection and enhancement of nature conservation, core paths, and water environment (including flood risk management) will address these elements of the green network.

Forestry and Woodland	This alternative approach will deliver green infrastructure through a range of policies taken forward from Local Plan 2, including Design Quality, Natural Environment and Open Space.	
Guided by SDP Woodland Strategy and Encourage consideration of local issues and green network	This policy approach protects woodland from removal due to development, in conformity with the Scottish Government 'Control of Woodland Removal Policy'. It encourages woodland planting, management and restocking, guided by supplementary guidance which refines the Glasgow & Clyde Valley Woodland Strategy. It encourages siting and design to take account of the natural and historic environment and green network opportunities.	✓
Guided by SDP Woodland Strategy and Ad hoc	This policy approach is the same as the preferred option except that siting and design is only considered on a case by case basis for grant applications and woodland management/ design plans.	
Policy 6 - Creating Inclus	ive and Sustainable Communities	
Policy 6 - Creating Inclus Meeting Overall Need- Deve		

	with existing development; and where Greenbelt defensibility would either be strengthened, or at least not adversely weakened, by development.	
Allow release of greenfield sites in 'more sustainable locations' out with established urban areas	Allow development of all suitable greenfield sites that are considered to be in sustainable locations (except large or cumulative sites) without taking other factors such as Greenbelt defensibility and/ or existing settlement patterns into account.	
Meeting Overall Need- Dive	rsity, Density & Flexibility	
Encourage flexibility, high density and diverse house sizes and types	Encourage high density developments that provide a range of house sizes and styles to meet local needs and encourage the development of flexible 'lifetime homes' that are easy to adapt to suit changing needs. Additionally provide support for adaptations to existing buildings to meet changing needs such as 'granny flats.'	✓
Continue with Local Plan 2 approach of encouraging high density near Town Centres	Continue to encourage higher density developments consisting of smaller and/ or low cost homes only where they are located near Town Centres and public transport.	
Specialist Housing (inc Care	Homes)	
Support Specialist Housing Proposals	Maintain Local Plan 2 approach of generally supporting 'community care housing' but with updated wording of 'specialist housing' to allow the policy to be more flexible and support the transformation of services for older people. Sites for specialist housing would be subject to the same selection criteria as other housing and should be integrated where possible with other such forms of housing. The policy will also set aside land for the development of a Gypsy/ Travelling Persons site.	✓
Alternative	n/a	

Affordable Housing		
25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units	Maximise potential for market housing developments to provide affordable housing units by maintaining a minimum 25% quota approach.	✓
Maximum quota target of 25% from market developments	Allow extra flexibility in the negotiation of affordable housing contributions on a site by site basis taking development costs in each case into account by setting a maximum target of 25%. This approach could result in the overall weakening of the quota policy and subsequently yield a significantly smaller number of affordable housing units during the life of the plan.	
Housing for Agricultural Wo	rkers	
Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development	This option would allow the development of new housing in the Greenbelt where it is for a worker employed in agriculture or other countryside enterprise where that worker is required to be on site.	✓
No exclusion from housing policy for Agricultural Workers	This option would apply the same approach to new housing in the Greenbelt for agricultural/ countryside workers as applies to general housing and therefore would not allow the development of this type of housing.	
Policy 7 – Community Facilities and Open Space		
Provision in New Developments		
Co-ordinated and multi- functional provision taking cognisance of findings and	This option would support and encourage the development of new community facilities and open space in a co-ordinated and multi-functional manner in-line with the findings and requirements of the Open Space Strategy, Corporate Asset Management Plan,	✓

requirements of other relevant strategies	Culture, Leisure and Sport Strategy (including pitches strategy) and Green Networks Strategy. The approach encourages the consideration of place and site specific environmental factors and features in the development of new community facilities and open space.	
Council-wide standards for provision	This approach would set out broad standards for the provision of community facilities and open space that would be applied in the same manner to all applications.	
Facilities in the Countryside		
Appropriate recreational facilities as an excepted category of development in the Greenbelt	This approach would allow the development of community and leisure facilities within the Greenbelt where there is a demonstrable need for a countryside location and where the facility would be compatible in scale and character with the landscape of the Greenbelt.	✓
Alternative	No reasonable alternative identified for facilities provision in the countryside.	
Protection of Existing Facilit	ies	
Protection of existing facilities based on findings of relevant strategies	This approach would protect existing community facilities and open space from pressure to develop the land for other uses, except where the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) identifies that the existing facility is surplus to requirements or where a suitable replacement facility is proposed.	✓
Ad Hoc Approach	This approach would seek to protect community facilities and open space from pressure to develop the land for other uses on a case by case basis without reference to relevant strategies.	

Policy 8 – Protecting and Enhancing Landscape Character and Nature Conservation		
Designated Sites		
Protection and Enhancement of Designated Sites	This policy approach would include the protection, enhancement and conservation of national and local designations — SSSI, Local Nature Conservation Sites, Tree Preservation Orders, Local Landscape Areas and Local Nature Reserves.	√
Protection of existing local designated sites.	This policy approach would include solely the protection of existing national and local designations.	
Nature Conservation	Nature Conservation	
Protect and enhance wildlife networks and species	This policy approach seeks to protect internationally and nationally Protected Species from any adverse impact from development. It will seek to protect and enhance habitat networks, including trees & existing semi natural woodland, and local priority species and habitats through development. Where development is likely to have a significant adverse impact on this preliminary ecological appraisal will be required.	✓
Ad Hoc Approach to Protection of Biodiversity	Protect biodiversity on a case by case basis, at planning application stage, taking account of protected species and local priority habitats and species as identified in the Local Biodiversity Action Plan. It will continue to show the existing Local Plan 2 wildlife corridors as an overview of key habitat connections.	

Landscape Character		
Protect and enhance Landscape Character in the Countryside	Protect landscape character in the countryside. Where development is likely to have a significant impact on the environment require a landscape and visual impact assessment.	√
Continue with Local Plan2 Approach – Protect Character of Green Belt and Local Landscape Areas	Protect the landscape character of the green belt & Local Landscape Areas through the design and landscaping of development.	
Conservation of Soils		
Conservation of Soils	This approach recognises the need to protect good quality soils from development so that they can be used for agriculture or woodland. It also highlights the value of carbon rich soils for climate change mitigation and the risk of damaging them due to release of carbon. It also seeks to protect good quality soils and reuse soils on development sites.	✓
Reliance on existing natural heritage and SUDS policies to conserve soils	The alternative approach is to leave the protection of carbon rich soils through policies for conserving the wider biodiversity and SUDS, including peatland.	
Non-Native Species		
Manage Non-Native Species on Development Sites in Nature Conservation Policy	This approach recognises the importance of managing invasive non-native species on development sites and highlights legislative requirements. It therefore encourages consideration of this early in the site planning process, which helps avoid development delays and costs later in the process.	✓

Manage Non Native
Species on Development
Sites Through Policy
Addressing Potential
Contaminated Land.

The alternative approach is to leave this legislative requirement for control of non-native species to be highlighted during the planning application process, after consideration of policy for contaminated and potentially contaminated land.

Policy 9 – Enhancing and Managing the Water Environment

Flood Risk

Avoid and Reduce Flood Risk

This policy direction will ensure development avoids flood risk, pluvial & fluvial, and/or reduces flood risk on site or elsewhere. It incorporates the Scottish Planning Policy Flood Risk framework for development.

Ensure all development will take account of the findings and recommendations of the Glasgow & Loch Lomond Flood Risk Management Strategy and East Dunbartonshire Council Local Flood Risk Management Plan when these are approved, particularly safeguarding any flood alleviation or other projects it identifies.



Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk

This policy direction is similar to the preferred option with additional emphasis on promoting development which contributes to natural flood alleviation on the floodplains identified in SEPA Flood risk areas and elsewhere.

Water Quality and Drainage		
Water Quality and Drainage	This policy direction ensures that developments are served by public sewer systems and sustainable drainage systems. It directs development to improve water quality related to the site through chemical, morphology and ecological improvements, including naturalising riverbanks and/or deculverting.	✓
Alternative	n/a	
Policy 10 – Valuing the H	listoric Environment	
Antonine Wall World Herita	ge Site	
Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall	Ensure that development protects and manages the Antonine Wall World Heritage Site and its setting in the buffer zone from any adverse impacts from development.	✓
Alternative	n/a	
Listed Buildings	Listed Buildings	
Continue with Local Plan 2 Approach - Conserving and Enhancing Listed Buildings	This policy approach conserves the character and appearance of listed buildings and their setting from inappropriate development and seeks to enhance this with good quality new development interventions. It protects listed buildings from demolition, unless it is not of special interest, cannot be repaired or repair is not economically viable	✓
Protect Listed Buildings	This policy approach protects the character and appearance of listed buildings and their	

	setting. It protects listed buildings from demolition, unless any alternative can be justified. It refers to appraisals which describe the special character and appearance of these areas.	
Conservation Areas and Tov	vnscape Protection Areas	
Continue with Local Plan 2 Approach - Conserving & Enhancing Conservation & Townscape Protection Areas	This policy direction seeks to ensure development conserves and/ or enhances the character and appearance of the Conservation Areas and Townscape Protection Areas (TPA). Unlisted buildings in the Conservation Area and trees which makes a positive contribution to the area's character and appearance will be protected. It refers to appraisals which describe the special character and appearance of these areas.	✓
Protect Conservation Areas and Townscape Protection Areas	Continue to protect the character and appearance of the Conservation Area and TPA's but do not seek to positively manage and enhance these.	
Archaeology and Scheduled	Monuments	
Continue with Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments	There is a presumption against development that would have an adverse effect on the site or setting of scheduled monuments, unless there are exceptional circumstances. Development should protect and manage archaeology. Appraisal should take place before development. It encourages preservation in situ but where the site cannot be protected in situ archaeological investigation and recording will be required.	✓
Apply Minimum Statutory Archaeology Standards	Continue to protect the archaeological heritage of East Dunbartonshire in accordance with the minimum statutory standards, but not encourage active management and enhancement.	
Local Gardens and Designed	Landscapes	

Conserve and enhance Local Gardens and Designed Landscapes	This policy direction seeks to conserve and enhance local gardens and designed landscape.	✓	
Protect existing Local Gardens and Designed Landscapes	This policy direction seeks to protect the features of existing local gardens and designed landscapes.		
Conversion / Rehabilitation	of existing buildings in the green belt		
Convert traditional buildings in the green belt to residential.	This approach allows the exception of buildings in the green belt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt.	\checkmark	
Continue with Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading buildings which have been removed.	This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional which are of architectural merit & wind and watertight. This approach also includes the replacement of buildings on the sites of former farm steadings.		
Policy 11 - Network of Ce	Policy 11 - Network of Centres		
Continue to Follow LP2 approach	Retain existing policy for the retention of shops (presumption against loss in prime retail frontages with losses of up to 50% in non-prime frontages) within town and village centres.		
Support Town Centres Vitality and Viability	Remove the Class 1 retail restriction and support any development that increases footfall and contributes to the vitality and viability of each centre. This will ensure that they remain places which are safe and vibrant throughout the day and into the evening,	✓	

	in accordance with the SPP and Town Centre First principle.	
Policy 12 – Retail and Co	mmercial Development	
Unrestricted Retailing	Allow development for the sale of wholly unrestricted goods including food and convenience goods and designate the Park as a Commercial Centre.	
Support Comparison Retail and Commercial Developments	Relax the bulky goods restriction at Strathkelvin Retail Park (SRP) to allow all appropriate forms of comparison retail and designate as a Commercial Centre. Adopt a sequential town centre first approach for all retail and commercial proposals. A hierarchical 'network of centres' will be established, illustrating where proposed developments should be prioritised. This will ensure that development takes place in the most sustainable and accessible locations.	√
Continue with LP2 Approach	Maintain the bulky goods restriction at SRP, to ensure that non-bulky goods retailing is directed to established town centres.	
Policy 13 – Business and	Employment	
High Growth.	This approach would seek to encourage employment growth in all circumstances. All opportunities to support businesses which generate new jobs locally would be taken without necessarily accounting for their environmental impact. This option would encourage the release of greenbelt land where this would attract businesses. No attempt to focus on green energy or building materials and processes would be prioritised.	
Supportive Business and Employment Development	This policy approach would encourage economic growth where it generated new jobs	✓

Environment	in the area, without compromising environmental objectives. More jobs locally should mean the possibility of reducing the unsustainable levels of out commuting. Focus on the government's key sectors and in particular those which have minimal environmental impact. All opportunities to improve the energy efficiency and general environmental performance of the built environment would be taken.	
Low/No Growth agenda	This policy direction would accept that the area should not seek to generate new businesses and jobs. Employment in other areas would be encouraged and no protection offered to business and employment land. Where proposals for other uses were made for existing employment land these would be supported.	
Policy 14 - Tourism		
Ad-hoc Approach	Take an ad-hoc approach to tourism development, based on other relevant policies within the Plan such as Design and Placemaking.	
Support Tourism Opportunities	Support the development and expansion of tourism opportunities, taking advantage of our rich heritage, proximity to Glasgow City, attractive countryside setting and recreational potential. 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.	✓
Use Greenbelt Policies	Use the green belt policies to assess tourism related applications.	

Policy 15 – Renewable and Low Carbon Energy

Energy Efficiency and Low to Zero Carbon Technologies in Developments

Encourage Energy
Efficiency, and Low to Zero
Carbon Technology in
Development

This policy direction supports new build developments, infrastructure or retrofit proposals which deliver energy efficiency. It will also encourage placemaking for adaptable and resource efficient places that use sustainable layouts and design and electricity and heat from renewable and low to zero carbon sources. It will refer to a specified and rising proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current and future Scottish Building Standards.



Continue with Local Plan 2
Approach - Sustainable
Development &
Renewable Energy with
reference to Building
Standards for Low to Zero
carbon development

This approach encourages sustainable development, including energy efficiency, and renewable energy development, subject to environmental and social safeguards. It will refer to a specified proportion of energy from a building to be met from low to zero carbon energy efficiency and renewable energy and heat, referring to current Scottish Building Standards.

Waste Heat

Promote networks to reuse Waste Heat within Developments and combined heat and power

This policy direction promotes new build developments, infrastructure or retrofit proposals which deliver combined heat and power schemes, other heat networks and/or promotes the recovery of heat that would be wasted in the development or from existing high heat generating uses.



Ad hoc provision of Sustainable Heat	This policy option encourages the reuse of waste heat from developments when the opportunity arises for large commercial, business or retail proposals. However this is ad hoc and when the opportunity arises rather than guided by the opportunity for heat networks.	
Energy Infrastructure		
Energy infrastructure developments directed by policy criteria. Wind Farm Development also directed by Spatial Framework.	This policy direction will set out the environmental, social and infrastructure considerations for low carbon and renewable energy development and requirements for restoration and aftercare. It encompasses repowering and extension of any existing wind farm as well as completely new developments. It will also set a framework for wind farm development, identifying areas of significant protection of World Heritage Site, SSSI, peatland and 2km community separation distance from towns and villages. It will identify the rest of the area with potential for wind farm development. It will also set out other issues that development should consider: including landscape sensitivity to and capacity for wind energy, cumulative impact and other social and environmental considerations. It also provide for after use and restoration of sites.	✓
Alternative	n/a	
Policy 16 – Managing W	aste	
Waste Management		

Waste Management in General Development	The policy direction encourages resource efficiency in line with the waste hierarchy and minimisation of waste on development sites, particularly management of construction wastes and providing for the storage and collection of waste.	✓								
Alternative	Alternative n/a									
Waste Management Infrast	ructure & Businesses									
Safeguarding of existing Waste Management Sites and Encourage New Waste Management Business and Infrastructure on Business, Industry, Warehousing and Distribution sites	Existing waste management sites will be safeguarded, from development of other uses which are not compatible. The policy seeks to deliver waste management infrastructure in line with the waste hierarchy and encourage businesses which use the secondary resources in waste. It seeks to direct new waste management development to industrial/ business, warehousing and distribution areas. It also identifies a specific location for new waste management infrastructure: redevelopment of existing Mavis Valley waste transfer site also identified in communities section. It also sets criteria for the consideration of waste management proposals –general location, need, reuse of any waste heat/energy and potential impacts.	√								
Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste Management	Existing waste management sites will be safeguarded, from development of other uses which are not compatible. The policy seeks to deliver waste management infrastructure on a case by case basis.									
Policy 17 – Mineral Reso	urces									
Restrict mineral working to existing sites	Restrict mineral workings to the two existing sites at Douglasmuir and Inchbelle.									

Limit Mineral working to SDP broad area of search	All proposals for mineral extraction must demonstrate a need and that there are no more suitable locations within the SDP broad area of search.	✓							
Presumption against future workings	Include a presumption against any further mineral workings, including at the two existing sites.								
Policy 18 – Digital Comm	nunications								
Provision of Digital Communications Infrastructure, including within new developments	ons This policy encourages the provision of digital broadband infrastructure in new developments. It also supports the development of telecommunications installations.								
Alternative	n/a								
Policy 19 – Safeguarding	Hazardous Installations and Glasgow Airport								
Safeguarding Hazardous Installations and Glasgow Airport	This policy provides additional consultation for hazardous sites and pipelines and Glasgow Airport within identified consultation zones.	✓							
Alternative									

Appendix C: Policy Alternatives Assessment

Assessment Table Guide

SEA Preferred	Option =	Proposed Plan Alternative Option = χ						
Impact Key:								
Compatible =	Incompatible = $~\mathcal{X}$	Neutral =	Uncertain = ?					

SEA Objectives:

- 1 = To improve human health and community wellbeing.
- **2** = To protect, conserve and where appropriate enhance the historic environment.
- **3** = To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
- **4** = To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.
- **5** = To protect and enhance landscape character, local distinctiveness and scenic value.
- **6** = To prevent deterioration and where possible enhance the ecological status of water bodies.
- **7 =** To prevent deterioration and where possible enhance air quality.
- **8** = To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
- **9** = To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.
- **10** = To promote sustainable use of natural resources and material assets.

Policy Assessme	nt Tal										
Principal Policy 1 Sustainable											
Economic Growth	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
High Growth	_		X		x			x	X		Looks to promote economic growth without taking cognisance of the direct or indirect environmental impact. Potential to remediate contaminated land. Anticipated loss of some agricultural land and pressure on environmental resources. Has potential to require allocation of sites within the greenbelt. Increased pressure on existing resources e.g. sewage treatment works, but high level of growth may justify improvements in existing infrastructure. Potential loss of areas of recreational and amenity value. Adverse impact on landscape character, settlement distinctiveness and community identity.
Sustainable Economic Growth	✓	✓		✓	✓			✓	✓	✓	Development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. There is scope for this policy option to provide a greater emphasis on achieving environmental sustainability, through the reuse of buildings and of brownfield land and the deployment of sustainable construction methods and

Priority for Local Environmental protection	x	✓	✓	✓	✓	✓	✓	✓	x	materials used in building projects. This policy approach would prioritise environmental protection in all circumstances. Potential displacement may lead to transfer of environmental impacts to another area, rather than avoidance of impacts altogether. Population decline likely as a result of restrictive development policy. Decline in population could result in decline in services, availability of local jobs and facilities provided locally, potentially leading to increase in need to travel and associated environmental impacts on air
										leading to increase in need to travel and

Policy Assessme	nt Tal	ole 2										
Principal Policy 2 Design and		Environmental Assessment										
Placemaking	1	2	3	4	5	6	7	8	9	10	Environmental Assessment	
Design led approach to developments over a certain scale only		x	_	✓	x		✓	✓	_	x	Smaller developments, such as householder applications, would not be bound by the specific requirements of this policy and may reduce the number of barriers to development. However, the cumulative impact of this type of	

X								development could potentially have negative impacts on the historic environment, local distinctiveness and material assets. This approach may also lead to the use of unsustainable materials and insufficient green infrastructure.
Comprehensive design led approach to all forms of development	✓	✓	✓	✓	 ✓	✓	 ✓	Direct positive benefit on population and community wellbeing in terms of improving a sense of place and access to important social, cultural, environmental and civic facilities. Although there is unlikely to be any significant impact on biodiversity, geology, the wider landscape or water quality, there may be a positive impact on air quality as more people will be encouraged to walk or cycle if the urban environment is well-designed, safe and accessible.

Policy Assessme	nt Tak	ole 3											
Principal Policy 3 Supporting													
Regeneration and Protection of the Greenbelt	1	2	3	4	5	6	7	8	9	10	Environmental Assessment		
Environmental Priority	x	✓	✓	✓	✓	✓	✓	✓	✓	x	This option would provide the strongest protection for the natural environment, but would fail to provide sufficient opportunities for the controlled growth of built up areas. This may impact upon community wellbeing, as fewer housing		

X										opportunities may force people to move outwith the area. It would also reduce the potential for the enhancement of material assets through mitigation and planning gain.
Ambitious Growth		?	x	X	x	?	X	?	✓	Ambitious growth would include more effective use of existing developed and undeveloped brownfield sites for housing, services, and business use. However, it would also require the release of greenbelt land around existing settlements which is likely to have negative impacts on a range of environmental receptors.
Supporting Regeneration	✓	✓		✓	✓		✓	✓	✓	Reduces development pressure on greenfield land. This will ultimately help to protect the natural environment, particularly the landscape, soil & geology, biodiversity, flora & fauna. Impact on air quality is more uncertain, and an increase in development density within the existing urban area may lead to greater localised carbon emissions. However, the overall impact on reduction of greenhouse gases by more compact city region that is more easily served by public transport and walking would clearly be positive. The policy is likely to have a positive impact on the historic environment as it directs resources to the regeneration of brownfield land which can include elements of the historic environment. Benefits would also be expected in relation to human health as green belts provide

-						·
						greater access to and opportunities for
						countryside recreation.

Principal Policy 4				SEA	A Obje	ctives					Environmental
Sustainable Transport	1	2	3	4	5	6	7	8	9	10	Assessment
Current Programme / Business As Usual	x	?	X		X	X	X	X	X	x	Overall, the BAU option fails satisfy a clear majority of objectives. There are only objectives which are conclusively negative. The effect BAU approach on soils and geol is likely to be mainly neurolation and scale of interventiand of soil quality in the affect areas. Effects on cultural heritare uncertain but possibly of minor negative nature, given a lof ongoing network improvement may reduce access to heritassets. It is recommended that light of the BAU's failure to sat a majority of SEA objectives BAU should be rejected.

Sustainable Transport		✓	✓	✓	✓	✓	An option based on solely Sustainable transport and omitted road based interventions has a comparatively positive effect on the SEA objectives with 9 out of 10 objectives being compatible with this approach. The effect of the sustainable transport approach is neutral with respect to only one objective: protection of sensitive soils and geology and this is again dependent on the scale and location of active travel and public transport interventions at affected sites.
							In general, this option performs well against most SEA objectives and has a particularly strong score on several objectives namely; health and community wellbeing, air quality, reduction of GHGs, sustainable use of natural assets and heritage. This approach was assessed to be the best environmental option regarding transport and is therefore recommended as the SEA Preferred Option within the LDP.

Integrated approach based on a Combination of all Transport Modes	✓	✓	✓	✓	✓		✓	✓	Assessing the full integrated approach option which also accounts for some road based interventions has a slightly less certain result in the assessment In general, the integrated approach performs more strongly than the BAU or solely road based approaches but the presence of some road based policies has a negative effects. This is particularly so when assessing criteria 7 and 8 namely air quality and GHC emissions. Whilst sustainable transport has a positive effect of these indicators, the development of the road network could mitigated against these and cause an overally
									and scale of road based developments, improvement works or maintenance would affect whether the road based interventions' negative effect outweighed the positive effect form sustainable transport. It is believed that the combination of the two approaches constitutes are realistic and pragmatic overal approach which favour sustainable transport, reasonable maintenance of the road network and new road infrastructure to

											connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders. It is recommended that this approach be rejected as a principal policy approach due to its incompatibility with air quality and reduction in GHG emissions through the inclusion of unsustainable transport improvements.
Full Intervention / Prioritising Private Car and Road Networks	X	?	x	?	x	x	X	X	X	X	The prioritisation of private cars approach generally performs poorly when assessed against the SEA objectives. The approach will have an uncertain effect on only two objectives; cultural heritage and sensitive soils and geology. All other eight SEA objectives have been assessed as incompatible with the prioritisation of private vehicles approach and it is thus recommended that this option be rejected and not adopted as principal policy.

Policy Assessme	Policy Assessment Table 5 Principal Policy 5												
Principal Policy 5 - Green				S	EA Obj								
Infrastructure & Green Network	1	2	3	4	5	6	7	8	9	10	Environmental Assessment		
Identification, protection and enhancement of green infrastructure and green network	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The policy identifies the value of these elements individually and collectively as networks. Significant beneficial effects of protecting and enhancing multifunctional green spaces and linkages: opportunities for healthy outdoor activity, biodiversity networks, landscape character and climate change mitigation through woodland planting and peatland management. Also secondary benefits to potential natural flood risk alleviation, local gardens and designed landscapes, material asset of agricultural land. It also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the development.		
Continue with Local Plan 2 Policy Approach in relation to Green Infrastructure	✓		✓				✓		_	✓	This option focuses on the provision of green infrastructure elements as part of developments but does not consider opportunities for multifunctional use and siting of green infrastructure to protect and enhance biodiversity networks, active travel, landscape character and climate change mitigation. The effects of this		

(Open Space Provision & Protection of biodiversity, core paths & water environment)									approach are beneficial in terms of green infrastructure and contributing to human health and community wellbeing. Through this approach green infrastructure may not be sited and designed to support secondary objectives such as flood risk alleviation. This policy approach does not encompass or promote the green network as strongly as the Proposed Plan Preferred option.
Guided by SDP Woodland Strategy and Encourage Consideration of Local Issues and Green Network	dland	✓	✓	✓	√	✓	✓	✓	This provides multiple benefits, by taking a strategic approach to woodland restocking and creation, in particular the material asset of timber/biomass fuel, climate change mitigation by capturing carbon, resilience to flood risk, protection of local (as well as national) biodiversity and historic environment interest. It also delivers green network opportunities for recreation which benefits human health and encourages consideration of the natural and historic environment in siting and design, including locally important assets.
Guided by SDP	✓			 	✓	 ✓	✓	✓	This policy option has a positive effect on issues addressed at a strategic level

Woodland				such as carbon sequestration from
Strategy and Ad				trees, flood risk, water quality and
				recreational access. It will however
hoc				have a neutral effect on the following
				topics which are more local in nature:
				biodiversity/ landscape character and
				cultural heritage. These local issues
				will be protected on an ad hoc case by
				case basis when detailed design is
				considered. Local designations and
				issues will not be taken into account at
				a strategic level. These designations
				include Local Nature Conservation
				Sites, biodiversity habitats networks
				and local priority species, local gardens
				and designed landscapes and local
				archaeological sites.

Policy Assessme	nt Tal	ole 6									
Policy 6 Creating Inclusive and					SEA Ob	jective	S				Envisor montal Assessment
Sustainable Communities	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Meeting Overall	Need										
Continue with Local Plan 2 Approach of Infill Urban Brownfield Sites	X				✓			✓			This approach would continue to focus development on brownfield and infill land within the established urban area only. This would provide the greatest level of protection for existing greenbelt land but would fail significantly in meeting local

X									affordable housing need and thus impacting negatively upon human health and community wellbeing.
Urban Brownfield Sites and limited release of Greenfield sites	✓		✓	✓		✓	✓		This approach would address local affordable and market housing need on greenfield sites in sustainable locations and sites that would have little environmental impacts, or where potential negative environmental impacts can be mitigated utilising other policies within the plan. This would provide additional affordable housing without negative environmental impacts and thus have a positive effect upon human health and community wellbeing.
Allow release of greenfield sites in 'more sustainable locations' out with established urban areas		X	X	X		✓	x	X	Allowing the release of all greenfield sites that are considered to be in sustainable locations without taking other factors into account could have a negative impact upon greenbelt defensibility, settlement patterns and the development potential of brownfield land within and out with East Dunbartonshire. This approach would provide a more significant amount of affordable housing but this would be at the expense of several environmental factors and thus negating any potential benefits to human health and community wellbeing. This would be the least environmentally favourable option.

Meeting Overall	Need	l- Dive	rsity,	Densit	y & Fl	exibili	ty			
Encourage flexibility, high density and diverse house sizes and types	✓							✓		Encouraging high density developments to provide a range of house types and sizes will contribute towards meeting all tenure housing need and reduce the amount of greenfield land that needs to be released. Encouraging flexibility in the building of new homes would make future household alterations easier to undertake and potentially reduce effects upon the environment. This option would have a positive impact upon human health and community wellbeing as it would contribute towards providing a diverse range of housing units and allow easier conversion of properties required as the needs of the occupiers change.
Continue with Local Plan 2 approach of encouraging high density near Town Centres								X		This approach would have a neutral effect on human health and community wellbeing as although it would focus high density housing in areas with strong connections to Town Centres, it would not provide a diverse range of house types and sizes on a scale that would meet local need. This approach could also result in the development of new homes that are more difficult to adapt to the changing needs of the occupiers and therefore potential negative environmental effects.

Specialist Housi	ng (ind	c Care	Home	es)							
Support Specialist Housing Proposals	√	_			_				_		Supporting proposals for specialist housing, in accordance with the development sites strategy stated above, will not result in negative environmental effects and will have a positive impact upon human health and community wellbeing.
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable House	sing					L	L	L		L	
25% minimum quota from market developments over 10 units; and commuted sum for 2-9 units	✓										This option would provide a significant contribution towards affordable housing needs and therefore would have a positive effect on human health and community wellbeing. The option would not have any other environmental effects in addition to those identified in the development sites strategy above.

Maximum quota target of 25% from market developments	x	_		_	 _	_		 	This option would fail to provide a significant contribution towards affordable housing needs and therefore would have a negative effect on human health and community wellbeing.
Housing for Agri	cultu	ral Wo	rkers	ı		ı		1	
Allow new housing in the Greenbelt for Agricultural Workers as an excepted category of development	✓					✓	✓	✓	This approach would improve community wellbeing by encouraging employment opportunities in agricultural/ countryside businesses and would promote the sustainable use of natural resources and material assets. This option would not undermine the strategy of directing new housing to the most sustainable locations as a robust business case proving the need for the dwelling will be required. Additionally the worker would not be required to travel to work and this in itself supports the strategy of reducing car based commuting. This approach would allow the development of a limited amount of uncoordinated new housing in the Greenbelt. However it is considered that the amount of new housing likely to be generated would be insignificant in terms

							of adversely effecting landscape character. Moreover, all new housing would be designed with regards to landscape character.
No exclusion from housing policy for Agricultural Workers	x		✓			X	This option would provide maximum protection of landscape character of the Greenbelt. However, it is considered that the number of new dwellings required for agricultural/ countryside workers would be fairly insignificant, and that the design of new dwellings would be required to take landscape character into account. This approach would not support local employment opportunities generated by agriculture and other countryside businesses and therefore would not contribute towards community wellbeing and the sustainable use of natural resources and material assets.

Policy Assessme	nt Tal	ole 7									
Policy 7 Community					SEA Ob	jective	S				
Facilities and Open Space	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Provision in New	v Deve	elopm	ents								
Co-ordinated and multi-functional provision taking cognisance of findings and requirements of other relevant strategies	✓	?	✓		✓	✓		?	✓	✓	This option presents the most environmentally holistic approach to the development of new community facilities and open space through partnership working and integrated provision. This approach will require environmental factors at individual sites to be taken into account as well as opportunities for linkages to wider green infrastructure.
Council-wide Standards	✓		✓					?			This option would encourage the provision of new community facilities and new/ enhanced open spaces based on standards within relevant separate strategies, where appropriate. However this would not allow a site specific approach that would encourage the integration of other

											facilities, factors and features such as biodiversity and settlement character and local distinctiveness. This would present a less environmentally sound option.
Facilities in the	Count	ryside									
Appropriate recreational facilities as an excepted category of development in the Greenbelt	✓				✓					✓	This approach will contribute positively to human health and community wellbeing by encouraging the development of appropriate leisure and community facilities intrinsically linked to the enjoyment of the outdoors and thus providing a physical and mental health benefit. The policy has the potential to enhance landscape character and distinctiveness through enhancements associated with development and the potential re-use of brownfield land within the Greenbelt.
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Protection of Ex	isting	Facilit	ies	T		T	T			1	
Protection of existing facilities based on findings of	✓		✓		✓	✓			✓	_	This option would be the most environmentally favourable as it provides the strongest protection for existing community facilities and open space utilising the findings of relevant

relevant strategies							other strategies to encourage a joined up approach through partnership working.
Ad Hoc Approach	✓	 ?	?	?		?	Minimal co-ordination between different programmes and agendas could result in conflicting approaches to the protection of community facilities and open space. This could weaken the protection of these compared to a more holistic approach and could prevent opportunities for enhancements and integrated provision.

Policy Assessme	ent Tal	ble 8									
Policy 8 – Protecting and Enhancing					SEA Ok	jective	S				
Landscape Character & Nature Conservation	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Designated Sites			T		1						
Protection and Enhancement of Designated Sites, with a review to justify these.	✓		✓	✓	✓	✓		✓			This protects and enhances a wide range of sites with local biodiversity and landscape value. In addition it encompasses six SSSI. The beneficial effect on local population are the outdoor recreation opportunities promoted in Local Landscape Areas and offered more informally at local nature conservation sites.
Protection of existing local designated sites.	✓		✓	✓	✓	✓		✓			Through this policy approach the existing local nature conservation sites and local landscape areas will be protected. There is no policy of encouraging development to further enhance these areas, such as by including landscaping which links to the existing areas.

Nature Conservat	ion								
Protect and enhance wildlife networks and species			✓	✓	✓	✓	 ✓	 ✓	Protection & enhancement of habitat networks is a good way of protecting biodiversity, based on Integrated habitat network (IHN) information. The IHN is likely to protect areas which can have the secondary function of helping natural flood attenuation & therefore material assets — buildings and infrastructure.
Ad Hoc Approach to Protection of Biodiversity			✓	✓	✓	✓	 ✓	 ✓	This policy approach seeks to protect biodiversity as part of development but does not encourage opportunities to enhance these. It uses indicative wildlife corridors to indicate potential habitat connections but these are based on 2002 data and include a range of features such as transport corridors (road and rail), rivers and former railway lines.
Landscape Charac	cter								
Protect and enhance Landscape Character in the Countryside		✓	✓		✓	✓	 	 ✓	This recognises that there is a variety of landscape character in countryside outwith as well as within designated areas that is worth protecting and enhancing due to landscape character. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises

									that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes.
Continue with Local Plan 2 Approach – Protect Character of Green Belt and Local Landscape Areas		✓		✓				✓	This protects the landscape function of green belt and local landscape areas. However the landscape function of green belt is just the setting of settlements so this policy could result in other important landscapes not being valued in the same way. Lowland landscape features that are not important to the setting of settlements would not be as well protected. This includes some water environment features - wetlands, riparian corridors and raised bogs and some local gardens and designed landscapes, with fewer benefits for water and/or historic environment.
Conservation of S	oils								
Conservation of Soils		 ✓	✓		✓	✓	✓	✓	Through this approach will primarily protect good quality soils for their sustainable uses in line with the land use strategy. In addition to this, it will contribute towards the reduction of greenhouse gas emissions through the protection of carbon rich soils. Soils act as natural SUDS which will contribute to flood alleviation. This approach will also contribute to the enhancement of

Reliance on existing natural heritage and SUDS policies		✓	✓	✓	✓	✓	✓	ecological status of water bodies through the protection of peatland. It also encourages the protection of good quality soils and reuse of soils on development sites. Through this policy approach the reliance will on existing natural heritage policies in relation to the protection of peatlands and flood alleviation.
Non-Native Specie	es							
Non-Native Species	✓	✓		✓			✓	Through the integration of this policy into the Proposed Plan it provides invasive non-native species with a higher level of importance within the policy framework. This policy approach will contribute to the protection of development sites through the compliance with invasive non-native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation the East Dunbartonshire's biodiversity value and contribute to the protection of the areas ecological status of water bodies. This policy approach will also positively impact on the human health through the removal or

							extraction of invasive non-native species from development areas that could potentially cause harm.
Alternative		✓	✓			✓	This approach is for invasive non-native species to be addressed as one of the considerations for potentially contaminated land on development sites.

Policy Assessme	ent Ta	ble 9									
Policy 9 – Enhancing and	ncing and										
Managing the Water Environment	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Flood Risk											
Avoid and Reduce Flood Risk	✓	✓	✓	✓		✓			✓	✓	The key benefits of this approach are to protect human health, material assets and adapt to climate change and reduction of flood risk. This will be informed by a strategic flood risk assessment, which is not complete but provides a hook for Clyde and Loch Lomond Flood Risk Management Strategy to be produced by SEPA & Local Authorities in 2015.
											There are a series of secondary benefits

										such as protection of soils from damage from excess run off, water quality and historic features from flood damage.
Promote Natural Flood Alleviation as well as Avoiding and Reducing Flood Risk	✓	?	?	X	✓	X		✓	?	This policy approach has similar benefits to the preferred option of general flood risk reduction and alleviation. However it has uncertain impacts on the natural, built and historic environment as it would allow more widespread natural flooding, which could in turn have an adverse impact on biodiversity and habitat connectivity, soil quality, historic buildings and archaeology in the flood plain. There is also a high risk that this option could result in deterioration of the ecological status of water bodies. It may also have a positive benefit on landscape character as it could result in restoration of the features of wetlands, ponds and naturalisation of watercourses. However this is not the preferred option because promoting natural flood alleviation is a large scale issue that will be guided by the Flood Management
										Strategy and Plan, when published and any project from Metropolitan Glasgow Strategic Drainage Partnership. In the meantime small to medium scale development sites are more likely to contribute to reduction of flood risk through SuDS than by providing land for

											natural flood alleviation.
Water Quality and	d Drain	age									
Water Quality and Drainage	✓		✓	✓	✓	✓			✓	✓	The key benefits are protection and enhancement of water quality by development including run off of debris into water from construction sites, polluted surface water and sewer outflows. It also includes changes to the morphology of watercourses, such as riverbanks, on development sites. The conservation of morphology has the major benefit of contributing to natural flood alleviation. This in turn protects health and enhances the biodiversity and landscape features of water environment. Good quality water is a resource in itself. SuDS also help with drainage and therefore soil quality.
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There is no reasonable alternative as this is required by SPP.

Policy Assessme	Policy Assessment Table 10													
Policy 10 – Valuing the					SEA Ob	jective	S							
Historic Environment	1	2	3	4	5	6	7	8	9	10	Environmental Assessment			
Antonine Wall Wo	orld Hei	ritage s	ite											
Continue with Local Plan 2 Approach - Protecting and Managing Antonine Wall		✓			√					✓	Significant benefit is to protect the Antonine Wall World Heritage Site from development and it's setting in the buffer zone from adverse impact to its landscape character. It is agreed jointly by five local authorities and Historic Scotland to provide consistent guidance along the length of the site, and the recently published Antonine Wall World Heritage Site Management Plan has reaffirmed it.			
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy meets statutory requirements and the recently published Antonine Wall World Heritage Site Management Plan so there is no need to change it.			
Listed Buildings											This policy approach concerns listed			
Continue Local Plan 2 Approach - Conserving and Enhancing Listed		✓			✓	?				✓	This policy approach conserves listed building and their setting, which can make a great contribution to landscape character. It is positive for material assets as it allows for sensitive new development			

Buildings										interventions to keep buildings fit for purpose and sensitive enabling development to support their continued retention. Uncertain impact on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage.
Protect Listed Buildings		✓	_	_	✓	?			 _	This policy approach protects listed building and their setting, which can make a great contribution to landscape character. However it is not as flexible as it does not allow for new development which enhances it or enables its retention.
Conservation Area Continue Local Plan 2 Approach - Conserving & Enhancing Conservation & Townscape Protection Areas	as and	√	✓	otectio	√	?	✓	✓	✓	This policy approach protects conservation areas and townscape protection areas. Countryside conservation areas make a great contribution to landscape character. It is positive for material assets as it allows for sensitive new development interventions to keep buildings fit for purpose and development which is sensitive to the character and appearance of the area. The policy helps biodiversity and local air quality as it protects trees, as these add to the character of the area. It protects the material assets of existing buildings therefore reducing the energy

Protect Conservation Areas and Townscape Protection Areas		✓	✓		✓	?	✓	✓			required to make new materials. Uncertain impact on water quality as some bridges and mill structures in Conservation Areas can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage. It also reduces vehicle emissions and supports healthy lifestyles as many of these areas were designed for & encourage pedestrian and public transport. This policy approach protects the character and appearance of Conservation Areas and Townscape Protection Areas. Other impacts are similar to the preferred option except that there is less emphasis on the benefits new development can bring in terms of enhancements to the material assets of the area.
Archaeology and S	Schedu	led Mo	numer	nts							
Continue Local Plan 2 Approach - Protecting and Managing Archaeology and Scheduled Monuments		✓	√		_	_			_	✓	The protection and enhancement of scheduled monuments and archaeology is a resource which is important to the cultural heritage. In particular the protection of the scheduled monument of the Forth & Clyde Canal has significant positive effect on other objectives including: the material asset of the waterway, and its banks which contribute

										to the sense of place for development, and biodiversity habitat.
Apply Minimum Statutory Archaeology Standards		✓	✓		_					This policy approach has the same benefits as the preferred option but there is no requirement to enhance the resource. Therefore there is less improvement to material assets from canal side development enhancing sense of place and further interpretation of the cultural heritage value of sites.
Local Gardens and	design	ned Lan	idscape	es						
Conserve and enhance Local Gardens and Designed Landscapes	✓	✓	✓		✓	?	✓	?	✓	The policy approach will have significant positive effects for cultural heritage assets by ensuring that development conserves the historic layout, features, trees and woods and other landscape planting. It allows for sensitive new development which contributes to this and other key positive impacts such as landscape character, habitats for biodiversity, conservation of trees and woods which contribute to improvements to air quality. Uncertain impact on water quality as although natural planting helps these manmade structures, such as bridges, walls and weirs, can have a negative impact on morphology.

Protect Local Gardens and Designed Landscapes	✓	✓	✓		✓	?	✓		?	✓	This policy approach protects gardens and designed landscapes, which can make a great contribution to landscape character. However it is not as flexible as it does not allow for new development which enhances it or enables its retention.
Conversion / Reha	abilitati	ion of e	existing	buildi	ngs in t	the gre	en belt				
Convert traditional buildings in the green belt to residential.		✓			✓					✓	This approach allows the exception of buildings in the greenbelt which rehabilitate and convert existing traditional buildings which are of architectural merit & wind and watertight. This helps conserve the character of the green belt and wider countryside of the area.
Continue Local Plan 2 Approach - Rehabilitation of existing buildings in the greenbelt, including farm steading		✓			X			x		✓	This approach has the same benefits as the preferred option. However it includes the replacement of farm steadings which have since been removed. This does not benefit landscape character and increases transport emissions as it is new isolated residential development rather than farm / agriculture related.

buildings which have been removed.						
X						

Policy Assessme	nt Tak	ole 11									
Policy 11 – Network of					SEA Ob	jective	S				Environmental Assessment
Centres	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Continue to follow LP2 approach					✓		✓				The existing approach is intended to ensures that a retail service is accessible to the local community preventing the need for travelling to alternative retailing locations. However, this would fail to reflect current trends relating to the changing role and function of town centres and also fails to implement the town centre first principle sufficiently.
Support Town Centres Vitality											This approach ensures that both retail and

and Viability	✓				✓		✓				other essential community facilities are easily accessible to the local community preventing the need for unsustainable travel to alternative retailing locations.
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Policy Assessment Table 12													
Policy 12 – Retail and Commercial					SEA Ob	jective	S				Environmental Assessment		
Development	1	2	3	4	5	6	7	8	9	10	Environmental Assessment		
Unrestricted Retailing	X				x		x	x		x	Convenience/food retailing is currently guided to existing town centres under the sequential approach. Both Bishopbriggs and Kirkintilloch Town Centres have opportunities (in or adjacent to) for either expansion or reconfiguration to accommodate additional retailing including food shopping. Introducing unrestricted retailing at the Retail Park could affect the prospects of attracting investment to both of these town centre locations. The result of this option therefore could result in significant adverse impact on the town centres and would be further contrary to the national policy and the Strategic Development Plan.		

Support Comparison Retail and Commercial Development	✓		✓	✓	✓		This option would offer a good balance between ensuring that retail destinations are located in the most accessible and appropriate centres, while also providing sufficient protection against out of centre development through the sequential approach.
Continue with LP2 approach	X	 	 	 X	X	 	This option would allow a certain degree of economic protection for the surrounding town centres and current retailing activities within these centres. However, the limits on goods retailing may force non retail developments to out of centre locations, which would be less accessible and contrary to national policy.

Policy Assessme	nt Tal	ole 13									
Policy 13 – Creating a				9	SEA Ob	jective	S				
Supportive Business and Employment Environment	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Ambitious growth		?	x		x	?	?	x	?	x	Development would be supported on sites which are not presently allocated for business, industrial and office uses. This would result in greenbelt release. Businesses may be encouraged regardless of their environmental impact, provided they were generating increased numbers of jobs. Unrestricted development of business may result in East Dunbartonshire compromising some of the assets which make it an attractive place to live and visit.
Low/No growth	?	✓	✓	✓	✓	✓	X	X	?		Absolute priority will be given to protecting local environment, but this may result in impacts being transferred to other areas rather than avoided completely. Reducing levels of local jobs are likely to be developed with the consequence of increasing levels of commuting, which, if patterns cannot be changed, will result in poorer air quality and increased greenhouse gas emissions. Opportunities may be lost of using development to deliver environmental improvements/remediation

Policy Assessment Table 14													
Policy 14				:									
Tourism	1	2	3	4	5	6	7	8	9	10	Environmental Assessment		
Ad-hoc approach		X		?	x	?					Development pressure in countryside areas is likely to increase which may have negative implications on the wider environment. Possible negative impacts on urban environment if development is dispersed.		
Support Tourism Opportunities	✓	✓	✓	?	✓		✓	✓	✓	✓	Maximises the potential of environmental assets and in some cases will lead to added scenic value and overall improvement		

protection for the green environment as a whole.										through mitigation and/or planning gain. May lead to an increase in pressure on the urban environment.
environment.	✓	✓	✓	?	✓	✓	✓	✓	✓	This approach would offer positive protection for the green belt and natural environment as a whole. May lead to an increase in pressure on the urban environment.

Policy Assessme	Policy Assessment Table 15													
Policy 15 - Renewable and														
Low Carbon Energy	1	2	3	4	5	6	7	8	9	10	Environmental Assessment			
Energy Efficiency, Renewable Energy and Low Carbon Developments														
Encourage Energy Efficiency, and Low to Zero Carbon Technologies in Development		?						✓		✓	A number of small and medium sized low and zero carbon technology developments related to housing, business and retail development will collectively make a significant contribution to energy efficiency and therefore the mitigation of greenhouse gas emissions. It will have the positive impact on material assets of buildings by making them more energy efficient. Uncertain impacts on the cultural heritage of listed buildings and Conservation Areas as the type of renewable technology varies			

Continue Local Plan 2 Approach - Sustainable Development & Renewable Energy &refer to Building Standards for Low to Zero carbon development	?				•	✓	and may require further mitigation at the design stage. It provides for a future increase in the standard levels required through building standards. This option does the same as the preferred option but pins the level of low carbon or renewable energy to current building standards, this may change during the lifetime of the plan – so standards may be artificially restricted.
Waste Heat							
Promote Networks to Reuse Waste Heat within Developments and combined heat and power	?		 ?	?	✓	✓	Positive impacts on reduction of energy use, collectively from a collective approach to a number of developments sharing reuse of heat and energy production. It will help reduce greenhouse gas from conventional electricity generation. Uncertain impacts on the cultural heritage of archaeology & water quality at construction stage, through excavation for underground heat

										networks. Uncertain impact on air quality, particularly in Air Quality Management Areas, of emissions from biomass combined heat and power plants. These will need addressed at planning application stage
Ad hoc provision of sustainable heat		?	_			?	?	✓	 ✓	Potential positive impacts of this approach are similar to the preferred option with one clear distinction as this approach is less strategic and more reactive. Therefore the opportunities are likely to be smaller scale.
Renewable and	Low C	arbon	Energ	gy						
Renewable and low carbon energy development follows policy criteria and Wind Farm Spatial Framework.		?	?	٠.	?	?	?	✓	✓	This policy direction relates to all energy developments and uses policy criteria to address potential environmental and community impacts. This will address the uncertain impacts on the area's landscapes, individual or cumulative effects, due to proposals for medium to large scale structures. It will also address the uncertain impact on biodiversity, soils, water quality, and the historic environment. These factors depend on the siting, scale and design of proposals and, will be assessed at planning application stage. It has a neutral effect on the health implications from potential impacts on protecting residential amenity by protecting amenity in the policy criteria.

Alternative											significant impacts on biodiversity, landscape and greenhouse gases by protecting peat land and including a community separation distance. This policy direction incorporates repowering and extension of any future wind farm as well as new developments. The policy has overall positive effects on reducing greenhouse gas emissions from power stations by providing renewable energy and will be positive material assets in themselves and for the after use of the restored site. Scottish Planning policy sets out the criteria
X	n/a	for renewable energy development and requires that wind energy developments are guided by a policy framework therefore there is no scope not to produce this									

Policy Assessmen	t Table	e 16									
Policy 16 –				9	SEA Ob	jective	S				Environmental Assessment
Managing Waste	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Waste Manageme	ent										
Waste Management in General Development						?		✓		✓	There is potential for overall positive effects as a result of implementing this policy, particularly reducing greenhouse gases from landfill and required to mine new resources instead of recycling materials. The policy supports collection & sorting of waste so that it can become a resource, thereby making the most of material assets. The policy has the beneficial effect on material assets of encouraging reuse of site waste thereby reducing the need to quarry new materials. There is an uncertain impact on water quality as reuse of construction wastes on site will need to be managed at construction phase to prevent filling in hollows with water environment features such as ponds, watercourses or wetlands and preventing soil leaching into watercourses. This varies from site to site so is best addressed at planning application stage.
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Scottish planning policy requires developments to address resource efficiency and minimisation of waste

Waste Manageme	ent Sit	es and	1 Was	te Infr	astru	cture 8	& Rusi	ness		during construction and operation so there is no scope for an alternative.
Safeguarding of existing Waste Management Sites and Encourage New Waste Management Infrastructure and Businesses on Business, Industry and warehousing and distribution sites	✓							✓	✓	There are overall positive effects from this policy direction. It has a positive impact on residential amenity and therefore human health as it ensures that residential development does not take place near to waste management uses where there could be disturbance from noise, dust and odour. It safeguards the material assets of existing waste management infrastructure and encourages new ones thereby providing for the resource of the waste collected/sorted/processed by it. It also enhances material assets by encourages waste management businesses which make use of the secondary resource of waste. It reduces greenhouse gases required by increased transportation of materials outwith the area. This approach encourages future waste management proposals to be directed to business or industry and warehousing and distribution sites, and specifies that the existing Mavis Valley Waste Transfer Station & civic amenity site is to be redeveloped for waste management infrastructure.

Safeguarding of existing Waste Management Sites and Case by Case Approach to Waste Management Proposals	✓							✓		✓	There are overall positive benefits from this policy direction, set out above in relation to the preferred option. These include: the material asset of waste for recycling, protection of residential amenity, and managing waste locally minimise carbon emissions from transport. This approach does not promote sites or businesses for waste management but would address any new proposal on a case by case basis.
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Policy Assessme	nt Tal	ole 17										
Policy 17 – Mineral					SEA Ob	jective	S				Environmental Assessment	
Resources	1	2	3	4	5	6	7	8	9	10	Environmental Assessment	
Restrict mineral workings to existing sites	x		X	✓	✓			X		X	The local supply of minerals would eventually run out meaning that materials would have to be imported from outwith the area. This would be an inefficient use of natural resources and material assets, and would reduce the potential for improvements to community wellbeing or the restoration of biodiversity through planning gain.	
Limit Mineral			√	χ	?	_		√		\	Enables long-term mineral extraction opportunities whilst also offering optimal	

working to SDP broad area of search								environmental protection through appropriate areas of search. Maintaining a local supply of minerals to meet demand also reduces the need to import materials from outwith the Glasgow city region and therefore contributes towards carbon reduction. Sensitive restoration schemes could help to improve local biodiversity by improving linkages between habitats and the green network. Potential to create better 'corridors' for movement of species and encourage habitat connectivity.
Presumption against future workings	x	X	✓	✓		X	X	Would mean no impact or implications on soil, geodiversity assets, landscape character or scenic value. However, the local supply of minerals would eventually run out meaning that materials would have to be imported from outwith the area. This would be an inefficient use of natural resources and material assets, and would reduce the potential for improvements to community wellbeing or the restoration of biodiversity through planning gain.

Policy Assessme	nt Tal	ole 18												
Policy 18 – Digital				9	SEA Ob	jective	S				Environmental Assessment			
Communication	1	2	3	4	5	6	7	8	9	10	Liivii Oiliileittai Assessilleitt			
Provision of Digital Communications Infrastructure, including within New developments	✓	?	✓		?			✓		✓	This policy approach has a positive impact on greenhouse gas emissions as it reduces the need to travel, as people can access services and employment at home or remotely. It has a positive impact on numan health as it reduces the amount of time spent commuting to work and therefore improves lifestyle. It has uncertain impacts on landscape character and historic environment as telecommunications masts can be large structures; however this varies from case to case and is best addressed at planning application sage.			
Alternative	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There is no reasonable alternative to this as it is an important aspect of a connected place in Scottish Planning Policy & development plans are required to consider infrastructure for broadband and criteria for communications equipment.			

Policy Assessme Policy 19 – Safeguarding	nt Tak	ole 19			SEA Ob	jective					
Hazardous Installations and Glasgow Airport	1	2	3	4	5	6	7	8	9	10	Environmental Assessment
Safeguarding Hazardous Installations and Glasgow Airport	This Po	licy doe	s not re	quire an	SEA as i	t is conc	erned w	rith legis	lative ar	nd proce	dural compliance.

Appendix D: LDP- Individual Principal and Subject Policy Assessments

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

SEA Objectives:

- 1 = To improve human health and community wellbeing.
- **2** = To protect, conserve and where appropriate enhance the historic environment.
- **3** = To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
- **4** = To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.
- **5** = To protect and enhance landscape character, local distinctiveness and scenic value.
- **6** = To prevent deterioration and where possible enhance the ecological status of water bodies.
- **7 =** To prevent deterioration and where possible enhance air quality.
- **8** = To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
- **9** = To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.
- 10 = To promote sustainable use of natural resources and material assets.

Policy Assessment Table 1

1. Sustainable Economic Growth

The Council wishes to encourage sustainable economic growth within the area, maintaining a good quality of life and 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. 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 utilisation 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;
- 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.

					SEA Ob	jectives				
Policy 1 Sustainable Economic	1	2	3	4	5	6	7	8	9	10
Growth	++	+	0	++	+	0	+	+	+	++

Assessment Commentary

Development opportunities will be balanced, and sustainable patterns of development should protect the wider environment in the longer term. Short term effects will vary according to the level of growth. This policy provides major positive effects on a number of SEA criteria, including population and human and health, soil and geology and material assets, particularly through the preference of sustainably located developments, development of brownfield land over greenfield release and the encouragement to remediate contaminated land where possible through developments. The policy also encourages environmental sustainability through the reuse of existing buildings and promoting the use of sustainable construction methods and materials in order to contribute to a low-carbon economy.

Proposed Alteration and Re-assessment (if applicable):

In order to improve East Dunbartonshire's contribution to a reduction in greenhouse gas emissions this Principal Policy should make reference to emissions reduction and the protection of the high quality environment within the district. Proposed inclusion (highlighted below):

Revised Policy

The Council wishes to encourage sustainable economic growth within the area, maintaining a good quality of life and 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 utilisation 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;
- 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.

Policy 1 Sustainable Economic Growth



Assessment Commentary

As above, with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment.

Policy Assessment Table 2

2. Design & 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:

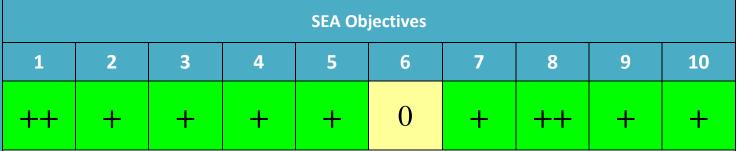
- Be designed to ensure a positive impact on the character, function and amenity of the surrounding area;
- Provide appropriate linkages to transport and green infrastructure connections;
- Be of a high quality, taking into account any relevant guidance or character assessments;
- Incorporate sustainable 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.
- Help to reduce use of the car by prioritising pedestrians and cyclists;
- Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area;
- Contribute to a welcoming and safe environment;
- Promote healthy, active and inclusive lifestyles.

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, Master Plan, Design Guide or Design Statement. This should be established as part of the pre-application phase.

Supplementary Guidance 1: Design and Placemaking expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Supplementary Guidance 3: The Forestry and Woodland Strategy sets out how restocking or planting of woodlands can enhance the landscape setting of development.

Policy 2
Design &
Placemaking



Assessment Commentary

Direct positive environmental impacts are anticipated on most SEA criteria through the implementation of this policy particularly through improving the sense of place, functionality and amenity of developments and settlements. Through the promotion of healthy, active lifestyles, contribution towards a modal shift towards active travel alternatives rather than a reliance on private car use and placemaking principles regarding sustainable construction materials, methods and energy and heat efficient building design, this policy could have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions and improved human health and community wellbeing.

Proposed Alteration and Re-assessment (if applicable):

Developments of all scales should also take into consideration the storage and collection of waste which could have a positive impact on waste generation, recycling provision etc. In addition to this, the guidance references should be expanded to include planning guidance on Green Network and Green Infrastructure which will ensure that these principles and requirements are reflected within all development throughout East Dunbartonshire. Proposed inclusions(highlighted below):

Revised Policy

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
- B. Provide appropriate linkages to transport 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 and cyclists
- 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, Master Plan, 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: *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 the *Green Infrastructure* and *Green Network*.

Revised Assessment Policy 2 Design & Placemaking Assessment Commentary As above, with the inclusion of increased importance for developments of all scales to take into consideration the

As above, with the inclusion of increased importance for developments of all scales to take into consideration the storage and collection of waste which will have a positive impact on waste generation, recycling provision etc. In addition to this, the increased emphasis of the green network and green infrastructure will ensure that these principles

are incorporated into all development throughout East Dunbartonshire and result in a major positive impact on Biodiversity, Flora and Fauna for this Principal Policy with particular importance on habitat connectivity and networks.

Policy Assessment Table 3

3. Supporting Regeneration and Protection of the Greenbelt

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 SDP includes a vision of maintaining a compact city-region and SPP 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 below. All developments should also complement and support the implementation of the emerging Council 'place initiatives'.

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 are developed as a priority during the life of the LDP. Where brownfield or regeneration sites outwith the ownership of the local authority, 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; and
- 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:

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

Contaminated 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 3
Supporting
Regeneration and
Protection of the
Greenbelt

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	+	+	++	+	0	?/-	+	+	+

Assessment Commentary

Through this policy the reduction of development pressure on greenfield land will lead to the protection of East Dunbartonshire's natural environment with a particular emphasis on landscape and biodiversity value through the retention of settlement patterns and local distinctiveness and reducing the loss of valuable greenfield land. This will also have a positive impact on human health and community wellbeing as retention of greenfield land will provide greater access and opportunities for countryside recreation. Positive impacts are also anticipated regarding cultural heritage as the policy actively directs resources and development towards brownfield locations which can include elements of the historic environment.

This policy will also result in a major positive impact in relation to soil and geology through the reference and encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire.

The potential impact on air quality is uncertain through this policy as directing development towards brownfield land within the urban area may lead to an increase in localised carbon emissions, which could be detrimental to the areas air quality particularly if the site is in the vicinity to the two air quality management areas in Bishopbriggs and Bearsden. This could be mitigated by ensuring that the density of all development within the urban area is appropriate for the local area, transport infrastructure provision and environmental sensitivity. The overall impact on reduction of greenhouse gases by contributing to a more compact city region that is more easily served by public transport and walking would clearly be positive.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 4

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 facilitates economic growth and fulfils the area's development needs. New housing and commercial developments require to be well served by excellent public transport services and walking and cycling infrastructure to ensure that a range of sustainable, practical and healthy travel choices 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 that the effect on air quality is minimised. Development proposals for significant travel generating uses will not be supported in locations where:

- There are no immediate links to walking or cycle networks or where links cannot be easily delivered
- There is no access to public transport within 400m walk via established routes
- 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.

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 should include provision for:

• Public transport including connections to existing services

- Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the core path network and Green Network.
- Road and rail infrastructure. Council parking standards should be met.

This infrastructure should be of high quality and design and 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 develop the site and mitigate impacts on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a planning obligation. This applies to development which either individually or cumulatively requires new or improved infrastructure. In the case of proposed locations located 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 development sites set out in the Communities Section, including consideration of a contribution towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Communities 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 providing for active travel and public transport as an alternative to vehicular traffic.

Supplementary Guidance 1: *Design and Placemaking* sets out design standards required when delivering transport infrastructure. Supplementary Guidance 8: *Sustainable Transport* identifies when the relevant assessments, statements or travel plans should be submitted with development proposals and sets out parking standards.

Proposals should consider any requirements identified in Supplementary Guidance 7: *Planning Obligations* which outlines planning obligations required towards infrastructure provision, including transport. 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 development management process and preferably as part of pre-application discussions.

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	+	0	X	+	0	0	0	+	+

Policy 4 Sustainable Transport

Assessment Commentary

Through the creation of policy options and assessment of alternatives an integrated approach was taken forward as the preferred option with a combination of the two approaches constitutes a realistic and pragmatic overall approach which favours sustainable transport, reasonable maintenance of the road network and new road infrastructure to connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders.

This integrated approach would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments. Air quality and the contribution towards carbon emissions reduction are potentially considering sustainable transport aspects of the policy have positive impacts and the development of the road based network could offset these and cause an overall neutral. The scale and nature of road based developments, improvement or maintenance works would determine the likely significance of the policies effects on these criteria.

Proposed Alteration and Re-assessment (if applicable):

In order to improve East Dunbartonshire's contribution to the modal shift from private car use to active travel alternatives and the contribution to a reduction in greenhouse gas emissions this Principal Policy should make the following alterations(highlighted below):

Revised Policy

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, or;
- 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, or;
- 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 below.

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:

- D. Public transport, including connections to existing services.
- E. Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the Core and established path networks.
- F. Road, rail and associated infrastructure. Council car and cycle guidelines should be met.

Infrastructure should be of high quality and in accordance with 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 planning obligation. 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 Communities Section, including consideration of contributions towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Communities 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 vehicular traffic.

Supplementary Guidance: *Design and Placemaking* sets out design standards required when delivering transport infrastructure. Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations* which outlines planning obligations required towards infrastructure provision, including transport. 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 development management process and preferably as part of pre-application discussions.









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Assessment Commentary

As above, improved provision and access to active travel routes and provision which through well designed and safe developments will provide an enhanced positive impact on community wellbeing and human health together with potential overall positive impacts on the areas localised air quality with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment.

Policy Assessment Table 5

5. Green Infrastructure and Green Network

The green network in East Dunbartonshire forms an integrated and multi-functional network, made up of connected areas and stepping stones of green infrastructure. It includes the key water environment features the Allander Water, Milngavie Reservoirs, Bardowie Loch, River Kelvin, Glazert Water, Forth & Clyde Canal, and lowland raised bogs. It also incorporates core paths, open spaces, community growing spaces and allotments, high quality soils, areas designated for their national or local natural heritage value, a range of habitat networks of biodiversity interest and areas to be protected for managing flood risk and surface water run-off.

Development will protect, enhance and manage the existing green network as an integral part of placemaking, 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 the green network. Development will also deliver any green network opportunity related to the site individually or cumulatively, particularly any identified as a key requirement for an allocated land use proposal, in Supplementary Guidance 11, a planning brief and/or a masterplan. New allotments and other community growing spaces will be provided as part of the green network. Development will provide opportunities for woodland planting and management, in line with Supplementary Guidance x the Forestry and Woodland Strategy. There is a presumption against development which removes woodland, unless there are significant and clearly defined public benefits.

Supplementary Guidance 5: *Green Network* will define the existing green network, including cores/ hubs, corridors and links, stepping stones and disconnected green space. It will identify the role of planning in delivering green networks, principles for planning green networks and opportunity areas for improvement. It will set out the benefits of the green network including enterprise development, such as attractive locations for business; health improvement, such as locations in which to exercise or relax; stronger communities, such as temporary uses for vacant and derelict land; biodiversity and the environment, such as providing habitat networks and restoring fragmented habitats; and climate change, such as capture of carbon dioxide gas, resilience and dealing with surface water and flooding. Further Supplementary Guidance of particular relevance to guiding development in the green network includes XX planning obligations, XX potential tourism related development; XX enhancing and managing the water environment and XX landscape character or nature conservation.

Policy 5
Green Infrastructure
and Green Network

			SEA Objectives 3						
1	2	3	4	5	6	7	8		10
++	+	++	+	++	+	+	++	++	+

Assessment Commentary

The policy clearly identifies the value and nature of the green network elements as a whole. Significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding community wellbeing and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on human health, biodiversity network and landscape character and local distinctiveness of the areas settlements. Through woodland planting and peatland management positive impacts are also anticipated regarding climate change mitigation which are further enhanced by the potential natural flood alleviation. Protection of local gardens and designed landscapes and the material assets of agriculture also further enhance the positive nature of this policy. The policy also addresses the longer term management of the assets. Planning obligations can be used to provide green network enhancement in the form of green infrastructure for the

development.

This policy also provides multiple benefits in relation to woodland provision, habitat and management, in particular the material asset of timber/ biomass fuel, climate change mitigation by capturing carbon, protection of local (as well as national) biodiversity and historic environment interest. It also provides opportunities for recreation which benefits human health and can reflect the strategic approach to water quality and flood risk management.

Proposed Alteration and Re-assessment (if applicable):

Clarification is required through the policy in order to indicate the functions and differentiate between the green infrastructure and green network. The policy requires sub-division in order to illustrate the various elements of the policy and clearly highlight what the policy is trying to achieve and the future needs and requirements. The Policy was rewritten to reflect these comments along with responses from the Consultation Authorities and Local Members.

Revised Policy

Green Infrastructure includes the green and blue (water environment) features of the natural and built environments 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 urban 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 forms 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 placemaking, 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 Communities Section, is a green network opportunity it will be delivered on site or by a planning obligation. 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 the *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. It 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 Supplementary Guidance: Planning Obligations for green network opportunities, including those identified in the communities sections 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; 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.

Revised Assessment
Policy 5
Green Infrastructure
and Green Network



Assessment Commentary

The assessment of the revised policy reflects the original policy wording, however, the policy now has more clarity and highlights the benefits of green infrastructure and the wider green network.

Policy Assessment Table 6

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 all residents of the area have access to high quality housing that is suitable for their needs, promotes social inclusion and improves health.

Meeting Overall Need

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 Communities Sections for individual sites proposed. In addition, proposals for housing on infill sites that have not been included within this list but are located sustainably within the established urban area will generally be supported by the Council.

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 (regardless of tenure); 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.

Density

All new housing developments are expected to be of a suitably high density, except where this would be at significant odds with the predominant character of the surrounding area. Applicants should refer to Supplementary Guidance 1: *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.

Affordable Housing

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):

- On sites of 10 units or more at least 25% of the total number of units will be provided as affordable housing on-site
- On housing sites totalling 2 to 9 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 planning obligation. 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 and annexes, will be supported where these do not have an adverse impact upon the residential amenity of the surroundings; and where they are intended only for use alongside the main dwelling house.

Supplementary Planning Guidance on Planning Obligations and individual Development Briefs provide further clarification and detail on this policy.

Policy 6
Creating Inclusive and
Sustainable
Communities

SEA Objectives										
1	2	3	4	5	6	7	8	9	10	
+/-	0	0	+	0/-	0	+	+	0	+	

Assessment Commentary

This policy relates to the provision of housing throughout East Dunbartonshire through the creation of sustainable and inclusive communities. Through this policy there are a number of sections which have anticipated positive and negative effects on the SEA criteria. The development strategy clearly prioritises brownfield land for development with the addition of limited greenfield release within sustainable locations and where the potential environmental impacts would be minimised in order to meet the housing need for the area. This approach could result in positive effects regarding community wellbeing through the creation and access to additional residential accommodation which would benefit local communities while also positively impacting on soil quality by directing development on brownfield land, vacant and derelict sites and providing opportunities for the remediation of potentially contaminated sites. In addition to this,

the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness.

The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which reduces the level of potential greenhouse gas outputs from private transport. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels.

Proposed policy alterations:

- The policy should state that the balance must be achieved meeting the housing needs of the area while protecting the areas environmental quality.
- The Diverse Communities and Density section be combined and direct applicants towards SG 1 regarding design and placemaking in order to ensure that development proposals are in line with sustainable located and appropriately designed to avoid, reduce or mitigate any identified environmental impacts at an early stage in the development process.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect these SEA assessment recommendations (highlighted below) along with responses from the Consultation Authorities.

Revised Policy

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 all 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 Greenbelt.

Meeting Overall Need

Table X below sets out the Indicative Housing Requirement set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012. This is a very significant requirement and Evidence Report 1: Housing considers this in detail and the variations included in the SDP and therefore justifies a variation from this Indicative Requirement. Table X therefore sets out the Council's Final Housing Supply Target 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 houses.
- The approach to backlog need in the Housing Need and Demand Assessment (HNDA), as updated by the emerging HNDA2.
- Availability of public subsidy to fund affordable housing.

Table X also sets out the Total Land Allocated in this Plan in the Communities Sections which comprises the established Housing Land Supply and New Allocations in the Proposed Plan. These figures and therefore the generosity provided by this Plan, reflect the following implications of meeting the Final Housing Supply Target in full:

- The SDP requirement to maintain a compact city region, the Scottish Planning Policy requirement to regenerate brownfield land and the need to prevent drawing development away from brownfield sites both within the area and in neighbouring authorities.
- Developing sites that are 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.

Full detail is provided in Evidence Report 1: Housing. The Evidence Report also sets out in detail the justification for the provision of 6.8% generosity private housing. In summary:

- The strong East Dunbartonshire housing market and detailed site assessment work suggests that all allocated sites are capable of coming forward within a 5 year period,
- The wider factors impacting on the development industry.
- Likely windfall development.
- Emerging evidence from HNDA2.

Table x

	SDP 2012 Indicative Housing Requirements for East Dunbartonshire based on HNDA	Final Housing Supply Target (A)	Completions (B)	Established Housing Land Supply (C)	New Housing Allocations required in Proposed Plan (A – (B+C))	Total New Allocations in Proposed Plan	Percentage Generosity	Total Land allocated in the Proposed Plan
Private	3,100	3,100	819	1,971	310	520	+6.8%	2,491
Affordable	7,600	1,774	534	406	834	342	-28%	748
All-Tenure	10,700	4,874	1,353	2,377	1,144	862	-14%	3,239

Development Opportunities

In order to deliver the number of homes in the table above, 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 Communities

Sections for a list of the individual sites proposed. Proposals for housing on infill sites that have not been included within the plan but are located sustainably within the established urban area will generally be supported by the Council.

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 Lennoxtown 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):

- A. On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site.
- B. On housing sites totalling 2 to 9 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 planning obligation. Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council. Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes; this may be in the form of social rented accommodation, midmarket rented accommodation, shared equity, discounted low cost housing for sale and low cost housing without subsidy.

Ancillary Accommodation

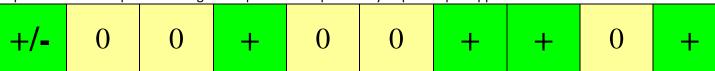
To support the changing needs of families' proposals for ancillary residential accommodation, such as granny flats, will be supported where they take the form of a physical extension to the main dwellinghouse. Where this is demonstrably not possible detached annexes will only be supported where they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

Housing for Agricultural Workers

The construction of new residential dwellings within the greenbelt will only be permitted as an excepted category of development (see policy 3) where this is for a full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on the site, provided that there is no building nearby which could be converted; and that a robust business case is presented to support the application.

Proposals should also consider any requirements identified in **Supplementary Guidance**: *Planning Obligations*. 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 development management process and preferably as part of pre-application discussions.

Revised Assessment
Policy 6
Creating Inclusive and
Sustainable
Communities



Assessment Commentary

The revised assessment would reflect the original assessment with the following enhancements through SEA recommendations and key agency responses.

- The inclusion of the statement relating to the balance between housing development needs while ensuring the protection of environmental quality and reference to SG 1 regarding design and placemaking within the combined Diverse and Density of Communities section will further enhance the importance of sustainably designing and locating developments which are appropriate within the local context. This will contribute to the avoidance, reduction and mitigation of any identified environmental effects through proposed developments particularly regarding landscape character.
- Provision for housing for agricultural workers element of the revised policy would further improve community wellbeing by providing employment opportunities within the agricultural sector. This addition to the policy would require a robust business case for the Council to approve residential developments within greenfield locations and the environmental implications are likely to be minimal in terms of the scale of development and their impact on the natural and historic environment particularly landscape character. Further positive impacts are anticipated in relation to an additional reduction in car based commuting by having on-site working appropriate for the business sector in question.

Policy Assessment Table 7

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 community facilities and services.

Provision in New Developments

All new development 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 Communities sections.

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 below.

Integrated Provision

All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, the green network, protecting and enhancing nature conservation and the water environment. Additionally, new development 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 Greenbelt that is for outdoor recreation, and where the proposal would be compatible in scale and character with the landscape of the Greenbelt, will be supported as an excepted category of development. Where there are existing institutional uses within the Greenbelt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the Greenbelt.

Protection of Existing Facilities

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

in the following circumstances, where:

- E. suitable replacement and/ or enhanced facilities are provided, or
- F. there is significant demonstrable community gain as part of the development being proposed (not applicable to sports facilities), or
- G. the relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches) 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 planning obligation may be required to secure delivery of the replacement facility.

Supplementary Guidance

Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations*. 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 development management process and preferably as part of pre-application discussions. Supplementary Guidance will also set out the circumstances where a planning obligation will be required to secure the delivery of open space and/ or community facilities within new developments.

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

	SEA Objectives										
Policy 7 Community Facilities	1	2	3	4	5	6	7	8	9	10	
and Open Space	++	0	++	0	++	0	+	+	+	+	

Assessment Commentary

The implementation of this policy will provide a significant benefit to community health and wellbeing through the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The policy includes a commitment for all community facilities and open spaces to contribute to placemaking principles and protect and enhance the nature conservation and the water environment. This will have a significant positive impact on biodiversity value and provide a significant contribution to the link with the wider green network which will enhance the connectivity of the areas open spaces from a species and habit network perspective.

The policy also has the potential to enhance landscape character and local distinctiveness through enhancements being proposed within new developments and the potential re-use of brownfield sites within greenfield locations. In addition to this, the policy ensures that new community facility developments will protect, enhance and manage integrated path networks, which will contribute towards active travel opportunities reducing the need to travel using unsustainable methods and also provide sustainable and easy access to the wider countryside.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 8

8. Protecting and Enhancing Landscape Character and Nature Conservation

Designated Sites

Development will not have a significant adverse effect on the objectives of designation and overall integrity of SSSI, Local Nature Reserves, Local Nature Conservation Sites and/or Local Landscape Areas, particularly the Campsie Fells and Kilpatrick Hills, and will conserve and enhance these.

Protected Species

Development will not have a significant adverse impact on protected species and their habitats.

Landscape Character and Nature Conservation

Habitat networks are important because of their integral biodiversity function and because they provide for the distribution of flora and movement of fauna. They include a wide range of habitats including grassland, watercourses, wetland, peatland, hedgerows and/or woodlands. They also contribute to the landscape character of the countryside. 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 developments locally. It will integrate biodiversity and landscaping associated with it. Development will protect, enhance and manage:

a) landscape character and where there is likely to be an adverse impact on this a landscape and visual assessment will be required;

- b) significant trees and ancient semi natural woodlands, including those covered by Tree Preservation Orders.;
- c) local priority species and habitats;
- d) existing habitat networks, avoiding habitat fragmentation and creating new habitat links in or adjacent to the development site; and
- e) Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required, to identify potential impacts and any ways of minimising or if this is not possible mitigating these.

Supplementary Guidance X will provide further detail on the existing natural environment in the area and how development can protect and enhance it. It will identify other related documents, strategies and action plans which provide further information on the natural environment, including the Dunbartonshire Local Biodiversity Action Plan and Green Network. It will set out the objectives of designation and overall importance and qualities of each of the natural heritage designated sites &information on local priority and/or protected species and habitats. It will provide information on habitat networks, including Integrated Habitat Network data. It will set out the procedure for an ecological appraisal and/or landscape and visual assessment. Environmental impact assessment is a statutory requirement and the guidance will provide information on when it will be required. It will also provide information to ensure that significant trees on construction sites are protected to British Standard. Supplementary Guidance x Woodland will provide information on how the management of woodlands can protect or enhance landscape character and nature conservation. Supplementary Guidance x: provides guidance for development on the enhancement of water quality, which includes enhancement and management of related habitats.

Policy 8
Protecting and
Enhancing Landscape
Character & Nature
Conservation

SEA Objectives										
1	2	3	4	5	6	7	8	9	10	
+	0	++	0	++	+	0	0	+	+	

Assessment Commentary

The policy is generally positive in nature across the scope of SEA criteria with major positives identified regarding the protection, enhancement, creation and restoration of biodiversity and habitat connectivity. Supplementary guidance can follow to support this policy by defining this based on integrated habitat network information. Integrated habitat networks are anticipated to protect areas which can have a secondary function of contributing to natural flood attenuation and therefore material assets through existing building and infrastructure.

The policy is also anticipated to have a major positive impact regarding landscape. The policy recognises that there is a variety of landscape characters of value throughout East Dunbartonshire and encourages there protection, enhancement and management. The policy also indicates that where adverse effects on landscape are anticipated as a result of development then a landscape and visual assessment will be required to remove, reduce or mitigate any

impacts identified.

Positive impacts are anticipated in relation to human health and community wellbeing through the outdoor recreation access and opportunities promoted through Local Landscape Areas and Local Nature Conservation Sites which are all provided protection through this policy area.

Propose further division and sub-headings for the policy. In order to include multiple subjects within the one policy, more clarity will be required for practitioners in relation to the policies usability and the correct weight and focus given to each of the subjects being incorporated.

In order to be fully inclusive from a natural environment perspective, the policy should make reference to the importance, functions and protection of soils within East Dunbartonshire. In addition to this, a note regarding invasive non-native species would be an important addition within this policy as it is not referenced within any other policy area. Important landscape character within existing designated should be incorporated for their protection and enhancement.

Proposed Alteration and Re-assessment (if applicable):

Clarification is required through the policy in order to indicate the functions and differentiate between various topic areas. The policy requires sub-division in order to illustrate the various elements of the policy and clearly highlight what the policy is trying to achieve and level of protection for the various natural environment elements.

The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.

Revised Policy

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 the value of their own nature conservation value and contribution to the distribution of flora and

movement of fauna and the resilience of habitats and species to climate change.

Therefore development will consider potential impacts on the range of natural heritage interest 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 below.

Protection and Enhancement of Landscape Character

Development in East Dunbartonshire will conserve, enhance and manage the landscape character of East Dunbartonshire including the landscape character types of: rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. 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 will not have a significant adverse effect on the objectives of designation and overall integrity of SSSI. 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 will conserve and enhance Local Nature Reserves and Local Nature Conservation Sites, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities.

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 developments locally. It will integrate biodiversity and landscaping associated with it. Development will protect from adverse impacts, enhance and manage:

- A. Local priority species and habitats;
- B. Existing habitat networks, restoring degraded habitats, avoiding further fragmentation or isolation of habitats and creating new habitat links in or adjacent to the development site;

- C. Ancient semi natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders;
- D. Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. This will identify potential impacts and any ways of minimising or if this is not possible mitigating these.

Protection of Soils

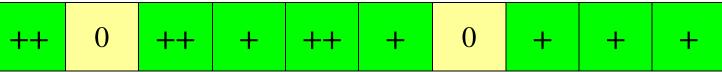
Development will protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Peat and other carbon rich soils should not be drained or disturbed by development. Soil quality will be conserved on development sites and soil will be reused on site and protected or 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 Corridor 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 Supplementary Guidance: Planning Obligations towards the conservation and management of nature conservation, green infrastructure and/or green network.

Revised Assessment
Policy 8
Protecting and
Enhancing Landscape
Character & Nature
Conservation



Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses.

Through the alterations and additions to the policy wording and division of topics it has a similar assessment to the original with a number of enhancements, including:

- The inclusion of the soils protection element of the policy will have an additional positive impact through the protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. This addition to the policy will also contribute towards the reduction in greenhouse gas emissions through the protection of carbon rich soils. This approach will also contribute to flood alleviation as soils act as natural SUDS and this element

through the protection of peatland could also potentially contribute to the enhancement of ecological status of water bodies.

- The alterations to the policy ensure that a variety of recognised landscape characters in the countryside outwith as well as within designated areas are worth protecting and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes.
- By integrating a policy element which provides invasive non-native species with a higher level of importance within the policy framework, it will contribute to the protection of development sites through the compliance with invasive non-native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation the East Dunbartonshire's biodiversity value and contribute to the protection of the areas ecological status of water bodies. This will also positively impact on human health through the removal or extraction of invasive non-native species from development areas that could potentially cause harm.

Policy Assessment Table 9

9. Enhancing and Managing the Water Environment

Water Quality and Drainage

Development will improve the quality and ecological status of the water environment, including in river and river bank works. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems. Proposals will be encouraged where they involve river morphology improvements such as deculverting, maintaining natural, open watercourses and reinstatement of riverine habitats.

Flood Risk

Developers will assess flood risk from all sources on the proposed development site in line with the flood risk framework. 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. A useful starting point in identifying potential flood risk is SEPA's indicative flood maps, for watercourses with catchments of greater than three kilometres. 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.

Development will:

- a) take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), 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. 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, and effect 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, avoiding the construction of new culverts and opening existing culverts where possible; and
- d) avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

Development, where a risk of flooding is known or suspected, will be assessed against the flood risk framework, see figure 1. This sets out guidance for three categories of flood risk and surface water flooding.

Figure 1 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; and
- 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; and
- new caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

d)Surface Water

Development will ensure:

- 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.

Supplementary Guidance x will identify sources of information on flood risk including: the flood risk maps produced by SEPA which identify areas of high, medium and low risk for flooding, other technical studies and local knowledge. It will refer to any existing or proposed strategies, plans and information that should be taken into account when identifying and assessing flood risk, including the flood maps produced by SEPA. It will set out the objectives of the Scotland River Basin Management Plan, current ecological status of different parts of the water environment and how development can improve this. It will identify the process & requirements for early pre-application discussion for significant developments, flood risk appraisal/ assessment and information that developers will be expected to produce. Future Supplementary Guidance will set out how 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.

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	+	+	+	+	++	0	0	++	+

Policy 9 Enhancing and Managing the Water Environment

Assessment Commentary

The positive effects of this policy are wide ranging and span across 8 of the 10 SEA criteria with particular relevance the protection of human health, material assets in the form of existing buildings and infrastructure and the adaptation to climate change and an overall reduction in flood risk for East Dunbartonshire. Additional minor positive effects are anticipated through the protection of cultural heritage assets from flood damage and soils from run-off.

To prevent deterioration of the area's watercourses this policy can have a significant benefit with particular regard to development through run off of debris into watercourses from development sites, surface water debris and / or sewers. The water itself is a resource and asset to be protected through this policy together with the enhancement of the water environment landscape features.

A strategic flood risk assessment will be required to inform and provide additional evidence for this policy and is due to be completed in 2015 by SEPA and Local Authority partners.

The sensitivity, vulnerability and sustainable nature of development sites together with their proposed design could provide a significant contribution to both the protection and enhancement of water bodies and the avoidance or reduction in potential flood risk throughout East Dunbartonshire. This element should be stated as part of the policy.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.

Revised Policy

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 will improve the quality and ecological status of the water environment, including in river and river bank works. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems (SuDS). Proposals will be encouraged where they involve river morphology improvements such as de-culverting, maintaining natural, open watercourses and the reinstatement of riverine habitats.

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), or 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, and effect 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, avoiding the construction of new culverts and opening existing culverts where possible; and
- D. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

Supplementary Guidance *Planning Obligations* - Proposals should also consider any requirements identified in for the management of flood risk, on and off site, provision and management of SuDS and provision of water and sewerage infrastructure.

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; and
- 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; and
- New caravan and camping sites.

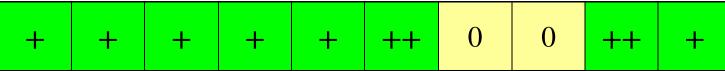
Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

D - Surface Water

Development will ensure:

- 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.

Revised Assessment
Policy 9
Enhancing and
Managing the Water
Environment



Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses.

Through the alterations and additions to the policy wording it has a similar assessment to the original with a number of key additional benefits for the protection and enhancement of water quality by developments including run off of debris into water bodies from construction sites, polluted surface water and sewage outflows. This also includes changes to the morphology of watercourses, such as works on riverbanks, as part of developments. Natural flood alleviation can be provided through the protection and conservation of natural flood alleviation. Significant benefits of this can positively effect and enhance biodiversity and landscape features of the water environment. The inclusion of SuDS within the design process for developments can positively contribute to drainage and as a result the soil quality.

Policy Assessment Table 10

10. Valuing the Historic Environment

The Council will strongly support development that conserves and enhances the character and appearance of East Dunbartonshire's historic environment and its setting, as it makes a significant contribution to the sense of place in the area.

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site

There will be a presumption against development:

- a. which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.
- b. within the World Heritage Site buffer zones which would have an adverse impact on the site & setting unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact.

Listed Buildings and Setting

Development affecting a Listed Building and/ or its setting shall be appropriate to its character and appearance. There is a presumption against demolition or other works that adversely affect the special interest of a Listed Building or its setting. Listed buildings should only be demolished if the building is incapable of repair, repair is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. An energy efficiency, low carbon and/or renewable energy proposal in a listed building will be supported where it is sensitively designed to be compatible with the character and appearance of the building.

Conservation Areas and Townscape Protection Areas

These areas range from the centre of Kirkintilloch to the Victorian and Edwardian suburban areas at Bearsden, Milngavie, Bishopbriggs and Lenzie, small countryside settlements at Clachan of Campsie, Baldernock and Cadder, and the extensive and distinctive Milngavie Reservoirs.

Development within a Conservation Area or Townscape Protection Area or affecting its setting shall preserve or enhance its character. 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 shall be preserved. A low carbon and/or renewable energy proposal in these areas will be supported where it is sensitively designed to be compatible with its character and appearance.

Archaeology and Scheduled Monuments

In particular the Forth & Clyde Canal Scheduled Monument is a distinctive large scale asset to be conserved.

Development should preserve Scheduled Monuments and archaeological resources in situ. Where this is not possible archaeological investigation should take place in advance of development. This investigation can include excavation, recording, analysis and archiving.

Historic Gardens and Designed Landscapes

East Dunbartonshire contains several Gardens and Designed Landscapes of local interest, in particular Milngavie Reservoirs and sites which contribute to the wider green network such as Killermont House, Bearsden; Cadder House, Bishopbriggs; Peel Park, Kirkintilloch; Glorat House, Milton of Campsie; Campsie Glen, Bardowie Castle and Bar Hill, Twechar. Development shall protect, preserve and enhance any Historic Gardens and Designed Landscapes. It should not impact adversely on its character, important views to from and within it or its setting.

Existing Building of Architectural Merit in the Green Belt

Rehabilitation and conversion of an existing building in the green belt for residential use will be permitted if it is of architectural merit, makes a positive visual contribution, is sound, wind and watertight.

Supplementary Guidance x for development in the historic environment will set out detailed design guidance for new development which affects it. It will cover the design, materials, scale and siting of development, the character, qualities and appearance of specific areas, references to further information and procedures for development affecting the historic environment. It will provide information on the design of an energy efficiency, low carbon and/or renewable energy proposal in a listed building or Conservation/ Townscape Protection Area, sensitively designed to be compatible with its character and appearance. Supplementary Guidance on Design and Placemaking recognised the importance of the historic environment to the qualities of place, in particular local distinctiveness, easy to move around and adaptable.

Supplementary Guidance x Planning Obligations will provide guidance on how to ensure that any enabling development conserves the historic environment.

Policy 10
Valuing the Historic
Environment

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	++	+	0	++	?	0	0	0	+

Assessment Commentary

Significant positive effects are expected through this policy on cultural heritage and landscape character through the continued protection and conservation of the Antonine Wall World Heritage Site (WHS) and the designated buffer zone from development. The WHS spans five local authority areas and is provided with additional protection through consistent guidance through the Antonine Wall World Heritage Site Management Plan and Supplementary Planning Guidance.

Proposed policy alteration:

- Antonine Wall - Retention of the original point referring to a potential conflict with other Local Development Plan policies will ensure any impacts are taken into consideration and this can be reviewed by the Local Authorities to adopt any alteration at a later date.

The continued protection of listed buildings, conservation areas, townscape protection areas and their setting could result in a significant positive effect through the protection of landscape character and historic environmental assets. This will provide an opportunity for sensitive new development interventions to keep buildings fit for purpose, enable development to support their continued retention which is sensitive to the character and appearance of the area. Uncertain impact on water quality as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage and further. The policy contributes to the protection of biodiversity value within conservation areas and townscape protection areas through the protection of trees and landscaping as these assets are an important element to retain the character of the areas. Positive effects are also anticipated regarding material assets in the form of the protection of existing buildings which in turn will reduce construction waste through demolition and reduce the energy required to make new construction materials.

Further significant positive effects through this policy for cultural heritage include the continued protection and enhancement of scheduled monuments and archaeology.

Proposed policy alteration:

- Conservation Areas Further protection of all Conservation Areas will be provided through the addition of a reference to developments outwith the designated area which could still impact on the visual amenity and character of the designated area. In addition to this, the design of any proposed development should be fully considered and approved in order to ensure any adverse impacts on the character of the Conservation Area are avoided prior to any planning permission in principle is granted.
- Archaeology and Scheduled Monuments should be divided within the policy to further emphasise their importance as different assets of value within the historic environment.

The protection and enhancement of locally important gardens and designed landscapes through this policy will have a significant positive effect for cultural heritage through the conservation of the historic layout, features, trees, and other landscape planting within proposed developments. Key benefits of this policy area will be the contribution to landscape character through sensitive design of new development, positive impacts on biodiversity, habitats and their connectivity and the conservation of trees and woodland habitats.

Proposed policy alteration:

- Gardens and Designed Landscapes – These assets should be described within the policy and their importance as green infrastructure contributing to the wider green network noted.

The inclusion of rehabilitation and conversion of an existing building with architectural merit in the green belt will positively contribute to the conservation of the character of the green belt and wider countryside of the area.

Additional proposed policy alteration:

- The policy should highlight positive enhancement and the importance of cultural heritage assets while also indicating that alterations to the historic environment should be managed sensitively to avoid or minimise adverse effects on asset or it's setting to ensure their future protection and conservation.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA recommendations (highlighted below) along with responses from the Consultation Authorities particularly Historic Scotland.

Revised Policy

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, Garden and Designed Landscapes. These are set out in the Communities 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 ensure 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

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.

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:

- A. mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and
- B. there is no conflict with other Local Development Plan policies.

Supplementary Guidance on 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 designing and mitigating impacts.

Listed Buildings

Development affecting a listed building should preserve and enhance the building, its setting and any features of special architectural or historic interest. 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 1 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.

Gardens and Designed Landscapes

East Dunbartonshire contains several 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

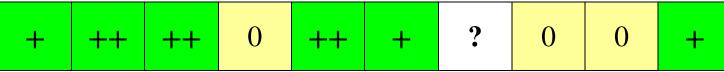
contribute to the wider green network. Development affecting a local Garden and Designed Landscape should protect and enhance it. It should not impact adversely on the garden or designed landscape's character, important views to from and within it or its setting.

Existing Building of Architectural Merit in the Green Belt

Rehabilitation and conversion of an existing building in the green belt for residential use will be permitted if it is of architectural merit, makes a positive visual contribution, is sound, wind and watertight. In addition, where it can be demonstrated to the satisfaction of the planning authority that formerly wind and watertight 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 re-creation of the original countryside 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 Supplementary Guidance: Planning Obligations towards the conservation of management of the historic environment, in particular those related to the World Heritage Site, public realm, civic space or green infrastructure/ green network.





Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses, particularly Historic Scotland.

Through the alterations and additions to the policy wording and division of some topic areas it has resulted in a similar assessment to the original with a number of enhancements. The significant enhancement of the historic environment assets has been further increased through the proposed introduction in relation to any alterations to such assets should be managed sensitively to avoid or minimise adverse effects and ensure future protection and enhancement. The protection of the setting of such assets has also been improved through the highlighted importance of proposed development design and layout to be fully considered to avoid or reduce any adverse impacts on the historic environment.

The positive effects of this policy regarding biodiversity and habitat connectivity has been further enhanced through the additions to the gardens and designed landscaped sub-section which describes the features and highlights the

importance of such green infrastructure features and their contribution to the wider green network.

Policy Assessment Table 11

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.

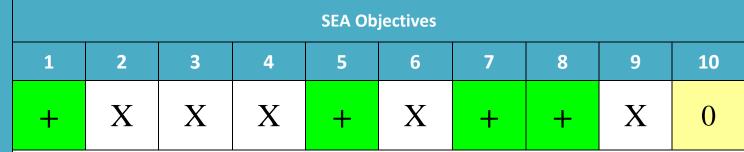
In the villages of Lennoxtown, Milton of Campsie, Torrance and Twechar, and the local centres such as Lenzie and Auchinairn, the Council will take a similar approach to that of town centres. Any development proposals likely to have a high footfall should be directed to these settlements before out-of-centre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

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 Communities section.

Proposals should also consider any requirements identified in Supplementary Guidance: *Planning Obligations* where there are likely to be any negative effects on town centres. 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 contribute towards implementation of the relevant town centre strategy. Requirements should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

Policy 11	
Network of Centre	C



Assessment Commentary

The focus of this policy is regarding the accessibility and provision of essential and desired community facilities for all local communities throughout East Dunbartonshire. The policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the community facilities being easily accessible to the local community preventing the need for unsustainable travel to alternative retailing or town, city centre services.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 12

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); and
- 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:

- Town centres
- Edge of town centres
- Other commercial centres
- Out-of-centre locations

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.

Retail Impact Assessments

Where a retail or commercial development with a gross floorspace of over 2,500m² 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 is necessary for smaller retail and commercial proposals which may have a significant impact on vitality and viability.

Proposals should also consider any requirements identified in **Supplementary Guidance**: *Planning Obligations*. 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 contribute towards implementation of the most relevant town centre strategy. Any contribution should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

Policy 12
Retail and
Commercial
Developments

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	X	X	X	+	X	+	+	X	0

Assessment Commentary

The focus of this policy is regarding retail and commercial developments and the Councils approach to selecting the most appropriate types of development for its communities together with identifying the most appropriate locations for such developments. The policy has the potential to provide significant economic benefit to the area through the creation of employment opportunities. Through the policy preferred option of a sequential town centre first approach the Council will consider developments for various uses, including:

- retail and commercial leisure
- offices
- community and cultural facilities

- public buildings such as libraries, education and healthcare facilities

Through this approach, the policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels particularly at a local level. These positive effects are mainly due to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use.

The criteria included for each proposed development to meet if it is outwith the network of centres is positively enhanced through the fact that the applicant will have to demonstrate that the proposal will have no adverse impacts on the natural or built environment.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 13

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 flagship locations where these are most suitable for the proposed development

The Council will safeguard both existing and potential business areas to ensure that there is an adequate supply of high quality land to accommodate new business and employment development proposals. A list of both existing and available sites for business uses is set out in the Communities Strategies section. This indicates both sites which have been fully developed and 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 greenbelt 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.
- 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, or
- 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, or
- M. Alternative business land or premises will be created nearby, which may need to be provided through a planning obligation. Further information is set out in **Supplementary Guidance** on *Planning Obligations*.

Policy 13
Creating a Supportive
Business and
Employment
Environment

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	X	X	+	+	X	+	+	X	+

Assessment Commentary

The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of policy criteria, including:

- Priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The inclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of greenbelt / open space locations providing access to outdoor recreation opportunities for the local community, landscape character in terms of the conservation of settlement patterns and landscape character, soil and material

assets through the use of vacant and derelict land sites for business opportunities and potential remediation of contaminated land sites. In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.

- Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 14

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 the 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.

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	+	+	0	+	0	+	+	0	+

Assessment Commentary

The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of policy criteria, including:

- Population and human health through the enhanced community wellbeing by promoting and enhancing the use outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector for the local population.
- Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. This policy could result in increased levels of travel throughout the areas by visitors due to the heritage and visitor attractions throughout East Dunbartonshire. This could have an overall positive impact through the link with Policy 3 and SG 1 regarding Design and Placemaking which will encourage good quality, sensitive, appropriate design of all developments. In addition to this, the design guidance will prioritise pedestrians and cyclists over vehicular travel.
- This policy is intended to increase the tourism facilities and attractions while also promote the use of existing assets providing a positive impact through the promotion and access to areas of high biodiversity and cultural heritage value. Through the direct link for all developments with Policy 3 and SG 1 the landscape character and local distinctiveness of the area will be safeguarded and enhanced where possible while also protecting and conserving the tourist attractions in question for their natural and historic environmental value.
- In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.
- Through this policy the Council will maximise the potential of natural and historic environmental assets which could lead to enhancement opportunities through development mitigation and/or planning gain.

Policy 14 Tourism

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 15

15. Renewable Energy and Low Carbon Technology

Low Carbon Buildings

Development shall reduce emissions and energy use by contributing to energy efficiency, heat recovery, efficient energy supply and storage and electricity, heat from renewable sources and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced. Development should include low and zero carbon generating technologies to reduce the predicted emissions arising from the use of buildings, by at least 15% below 2007 Building Standards. This percentage requirement will be increased as specified in Supplementary Guidance. The developments exempt from the above standards are: buildings exempt from building regulations, alterations and extensions to buildings, changes of use or conversion of buildings.

Development should fully explore the potential for and viability of decentralised energy centres and heat networks, in particular combined heat and power and/or micro-generation of heat and heat recovery technologies. It should consider safeguarding land for heat network pipe runs.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

Supplementary Guidance 10: Renewable and Low Carbon Development sets out information on how to achieve decentralised energy and heat networks, including combined heat and power. It will contain heat map information on existing energy centres, sources of and key users of heat in the area and any heat networks/ storage. It will also provide further information on low and zero carbon generating technologies and the process for and content of a of a low carbon development statement.

Renewable & Low Carbon Energy

Development of renewable and low carbon energy will be supported, where its location, siting and design has no individual or cumulative significant adverse impact on:

- a) amenity of existing or allocated uses in the surrounding area, in particular in relation to visual impact and noise;
- b) local environment, landscape character, built, natural or cultural heritage, peat and other carbon rich soils;
- c) The safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system, telecommunications and broadcasting installations;

Applicants should refer to Supplementary Guidance 1: Design & Placemaking for further detail on the design standards and requirements expected by the Council in relation to energy development.

Wind Energy

Development of a wind turbine of more than 15 metres will be guided by the spatial framework for wind energy development which identifies areas of significant protection and areas with potential for wind farm development, see figure x. The potential impacts from development include both wind turbines and ancillary development, both of which will be taken into consideration.

- a) Significant protection is given to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, SSSI, carbon rich soils, deep peat and priority peatland habitat and community separation for consideration of visual impact. Recognising the need for significant protection in these areas wind turbines may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas from development can be substantially overcome by siting, design or other mitigation.
- b) In areas with potential for wind farm development wind turbines are likely to be acceptable, subject to detailed consideration including landscape and visual impacts and cumulative impacts. Development proposals should take account of the constraints and opportunities for wind energy development in the Clydeplan Landscape Capacity Study for wind turbines.

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 the green network. This will be secured through appropriate financial guarantees.

Supplementary Guidance 11: *Development Briefs* or masterplans for development allocations will provide further information on the provision of renewable and low carbon energy and heat.

Policy 15		SEA Objectives										
Renewable Energy	1	2	3	4	5	6	7	8	9	10		
and Low Carbon Economy	?	?	?	?	?	?	?	++	0	++		

Assessment Commentary

The implementation of this policy could have significant positive and neutral effects, while there will remain a number of uncertain effects on the SEA criteria. Low carbon and renewable schemes (small and medium sized) in relation to development proposals could collectively make a significant contribution towards energy efficiency and also contribute towards the reduction of greenhouse gas outputs in line with Scottish government targets. This contribution towards the energy efficiency of buildings could significantly positively impact on material assets. In terms of this area of the policy there may be uncertain effects in relation to cultural heritage as various types of renewable technology may require further mitigation at the design stage of proposed developments particularly with regards to listed buildings and conservation areas.

The inclusion of heat recovery technologies which have uncertain impacts on archaeology and water quality through the required excavation at the construction stage. In addition to this, the creation of biomass combined heat and power plants have uncertain impacts with regards to air quality particularly within the vicinity of existing Air Quality Management Areas. Further assessment on the air quality impacts would be required at the application stage and through appropriate siting, design and scale of these technologies as proposed within the policy any identified effects could be avoided, reduced or mitigated.

In terms of the wind energy section of the policy, there is potential to impact on the areas landscape character, human health, biodiversity, soil, water quality and cultural heritage, both individually or cumulatively, in relation to medium to large scale structures and proposals. These effects are uncertain and should be further investigated and assessed at the application stage, however, through appropriate siting, scale and design of proposals, the potential impacts on these criteria could be avoided, reduced or mitigated.

Proposed policy alteration:

- The inclusion of a community separation distance from any wind energy proposal would ensure a neutral impact on human health through such proposals described through this policy area.
- The wind energy spatial framework should be revised and further consultation sought by the Scottish Government in order to ensure that the threshold level for the framework to apply is appropriate for the area while still encouraging wind energy opportunities, subject to detailed consideration.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA recommendations along with responses from the Consultation Authorities.

Revised Policy

Development will support the change to a low carbon economy by:

- A. Reducing emissions and energy use in new buildings.
- B. Developing heat networks.
- C. The location of any proposal for a wind farm is guided by the spatial framework for onshore wind energy development,
- D. Generating electricity from renewable and low carbon energy technologies, after considering the detained criteria for location, siting and design.

The policy for these different aspects of development is set out below:

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 and electricity, 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 or 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. It should consider safeguarding land for heat network pipe runs.

Spatial Framework for Wind Energy Development

The Spatial Framework is applicable to any proposal for a wind energy development of medium scale or larger. Medium scale developments are wind turbines of greater than fifty one metres height, to blade tip, and either a cluster of more than one turbine or a wind farm group of more than six turbines. The spatial framework identifies areas of significant protection and areas with potential for wind farm development, see Map X.

A. Significant protection is given to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, SSSI, carbon rich soils, deep peat and priority peatland habitat and community separation not exceeding 2km for consideration of visual impact. Recognising the need for significant

- protection in these areas wind turbines may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas from development can be substantially overcome by siting, design or other mitigation.
- B. In areas with potential for wind farm development wind farms are likely to be acceptable, subject to detailed consideration against policy criteria for renewable energy and low carbon technologies set out below. A proposal to repower 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.

Energy Infrastructure

Development of renewable and low carbon energy technologies will be supported, where its location, siting and design has no individual or cumulative unacceptable impact on the following criteria:

- C. Amenity of existing or allocated uses in the surrounding area, in particular in relation to visual impact and noise;
- D. Landscape and visual impacts. In particular consideration should be given to the cumulative impacts of wind turbines, landscape sensitivity to and capacity for wind turbine development;
- E. Local environment including: air quality; built, natural or cultural heritage including wetlands protected under the Water Framework Directive; peat and other carbon rich soils;
- F. The safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system, telecommunications and broadcasting installations.

A proposal for energy infrastructure should consider a sustainable fully costed, phased restoration and aftercare scheme. It should identify a beneficial after-use for the site and enhance green infrastructure. This will be secured through appropriate financial guarantees.

Supplementary Guidance

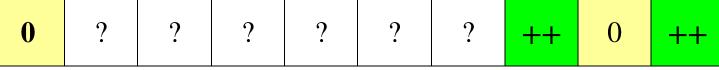
Accompanying Supplementary Guidance on *Green Infrastructure and Green Network* provides further information on green infrastructure. Supplementary Guidance: *Design and Placemaking* provides further detail on good quality design.

Spatial Framework for Wind Energy Development Map to be inserted.

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.

Revised Assessment
Policy 15
Renewable Energy
and Low Carbon
Economy



Assessment Commentary

Policy revised taking cognisance of SEA assessment commentary and consultation authority responses.

The policy has an overall significant positive impact in relation to reducing greenhouse gas emissions through the promotion and encouragement of renewable energy alternatives together with additional positive benefits in relation to material assets themselves and for the after use of the restored sites.

The revision of the policy now encompasses all energy developments and incorporates specific policy criteria to avoid, reduce or mitigate any potential identified environmental or community impacts. The policy itself addresses the uncertain effects in relation to biodiversity, soils, water quality and the historic environment, through the inclusion of detailed policy criteria which directly relate to the siting, scale and design of all proposals which will be further reviewed and assessed at the planning application stage.

The revised policy has a neutral effect on human health implications with the inclusion of a community separation distance from any wind energy proposal which will further protect residential amenity.

The Wind Farm Framework ensures significant protection for areas identified as having wind farm development potential. This framework will provide significant protection for natural and historic environmental assets with a particular emphasis on the Antonine Wall WHS, designated sites for biodiversity value, landscape character and visual impact, and soil through the protection of carbon rich soils, deep peat and priority peat habitats.

Policy Assessment Table 16

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 will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines, where applicable;
- 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;
- 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 demonstrates 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; and
- 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.

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
+	0	0	0	0	?	0	++	0	++

Policy 16 Managing Waste

Assessment Commentary

Through the implementation of this policy there is potential for an overall positive effect, particularly regarding the significant potential for contributing towards greenhouse gas outputs in line with Scottish Government targets by reducing landfilled waste and the production of additional resources rather than reusing or recycling materials. Through this policy the reuse of construction waste is encouraged together with treating waste as a resource which could have a significant positive impact on the sustainable use of natural resources and material assets. The reuse of construction waste on site has an uncertain impact on water quality. These effects if appropriately managed on site at the construction phase could be mitigated in order to prevent direct or indirect impacts on water environment features such as ponds, watercourses, wetland habitats while also considering and preventing potential soil leaching into watercourses.

This policy encourages the use and siting of waste management infrastructure on business and waste sites which will have positive effect in terms of community wellbeing, residential amenity and consequently human health. This will ensure that residential areas aren't subjected to any disturbance from noise, dust or odours from waste management processes. The safeguarding of existing waste management infrastructure will result in reducing transportation emissions resulting in the transfer of materials outwith East Dunbartonshire with a further positive effect anticipated on a reduction of greenhouse gas outputs.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 17

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. It is equally important to ensure that local communities are protected from significant cumulative impacts. The Council will therefore take the following into consideration for any mineral related proposal:

Any proposal for sand and gravel extraction, surface coal mining or hard rock quarrying must be located within the identified broad area of search and should demonstrate that there is a need for the site in the Clydeplan area. It must also show that there is no more sustainable alternative sites located in its Spatial Development Strategy broad areas of search. It should set out estimates of annual production, levels of employment, timescale for extraction and the total resource on the site including other minerals present.

There will be a general presumption against other development proposals that would result in the sterilisation of workable mineral resources of economic value.

- i. Proposals for new or extended mineral workings, including shale gas or coal bed methane extraction, will only be supported where the applicant demonstrates that there would be no significant adverse impact on the amenity of neighbouring uses, particularly residential uses, in terms of noise, blasting, vibration, odour, dust, fumes and other nuisances;
- ii. the natural and water environment, including habitat networks;
- iii. the green network and other leisure, culture and sport assets;
- iv. the historic environment;
- v. visual impact and the character of the surrounding landscape
- vi. transportation, including the local network.

Proposals for the development of mineral resources should be accompanied by the following information:

- a) 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;
- b) 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.

Supplementary Guidance note 5 provides information on the green network and opportunities to enhance it. Supplementary Guidance notes 2 & 4 provide further information on the protection, enhancement and management of the water environment, landscape and nature conservation.

Proposals should also consider any requirements identified in Supplementary Guidance 7: *Planning Obligations*. 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 development management process and preferably as part of pre-application discussions.

				SEA Ob	jectives				
1	2	3	4	5	6	7	8	9	10
0	0	0		?	0	0	+/-	0	+

Policy 17 Mineral Resources

Assessment Commentary

The policy is intended to enable long-term mineral extraction opportunities whilst also providing the maximum level of protection to all natural and historic environmental assets through appropriate areas of search and set policy criteria which applicants must demonstrate. Through the policy, maintaining a local supply of minerals which meets the needs of the area will reduce the importation of materials and aggregates from outwith the Glasgow City region which will contribute towards carbon emissions reduction both in terms of transportation of materials and promote the sustainable use of material assets and natural resources. Potential negative impacts are also anticipated regarding carbon reduction and soil quality through the potential loss high carbon soils such as peatland.

Proposed policy alteration:

- The inclusion of peatland references is essential regarding the retention and conservation of high value carbon rich soils which will minimise the negative impact of the policy regarding soil quality and further contribute towards a reduction in greenhouse gas outputs in line with Scottish Government targets.

Proposed Alteration and Re-assessment (if applicable):

The Policy was rewritten to reflect the SEA assessment recommendations along with responses from the Consultation Authorities and Local Members.

Revised Policy

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 the mineral extraction within East Dunbartonshire would be beneficial and acceptable.

Shale Gas and Coal Bed Methane Extraction

There is a Petroleum Exploration and Development Licence (PEDL) area covering part of East Dunbartonshire, see map X. There is a current moratorium on granting consents for unconventional oil and gas developments in Scotland; however should this be lifted the Council would only support proposals subject to the assessment criteria below.

Assessment Criteria for Mineral Workings, including Shale Gas or Coal Bed Methane Extraction

Any proposal for new or extended mineral workings, including shale gas or coal bed methane extraction, will only be supported where it accords with Strategy Support Measure 9 of the Strategic Development Plan and the applicant demonstrates that there would be no significant adverse impact on, either individually or cumulatively from other mineral workings, on:

- A. the amenity of neighbouring uses, particularly residential uses, in terms of noise, blasting, vibration, odour, dust, fumes and other nuisances;
- 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 Petroleum Exploration and Development Licence area, operators should be clear about the minimum and maximum extent of operations at the exploration phase, and information should be relevant and proportionate to the appropriate exploration, appraisal and production phases of operations.

There will be a general presumption against other development proposals that would result in the sterilisation of workable mineral resources of economic value.

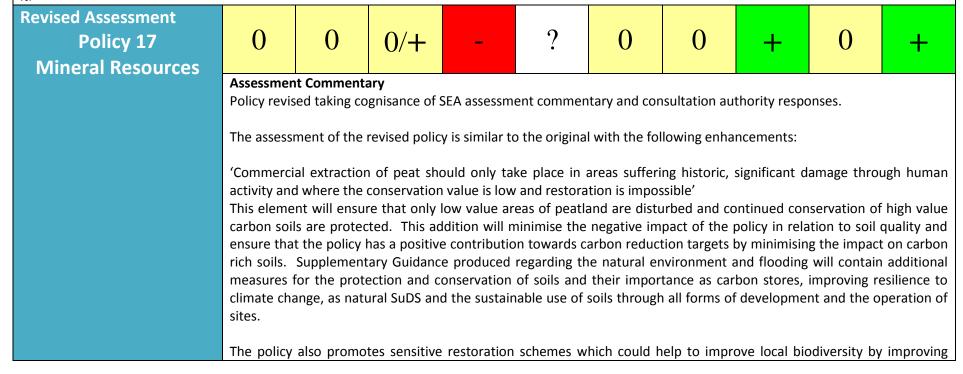
Peat

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.

Supplementary Guidance

Proposals should consider any requirements identified in Supplementary Guidance: *Planning Obligations* particularly in relation to the mitigation of impacts during excavation and any restoration works. 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 development management process and preferably as part of pre-application discussions. 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.



linkages between habitats and the green network. There is also potential to create better 'corridors' for movement of species and encourage habitat connectivity.

Policy Assessment Table 18

18. 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 Communities 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 planning obligations, including for off site works, further information on when this will be sought will be set out in **Supplementary Guidance** *on Planning Obligations*.

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 should have a lesser impact on the community and the environment than any other available sites that are technically suitable for transmissions, including existing sites already in operation or holding permissions. 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

For both digital communications and telecommunications developments a proposal should include details of the design, including height, materials, landscaping and all components. Operators will be required to minimise the visual impact of proposed installations and its cumulative effects. This can be achieved through the installation of small scale equipment, concealing or disguising equipment, mast sharing, site sharing or installing on existing buildings or other structures where appropriate. The siting of equipment should not have an adverse impact on the natural or historic environment. It should include

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. The proposal should accord with detailed siting, design and locational criteria set out in Supplementary Guidance: Design and Placemaking.

					SEA Ob	jectives				
	1	2	3	4	5	6	7	8	9	10
Policy 18 Digital	0	?	0	0	?	0	+	+	0	0

Communications

Assessment Commentary

The policy has an overall neutral impact on the environment with only minor positive impacts being identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised air quality improvements and a reduction in greenhouse gas emissions. In terms of the infrastructure improvements themselves, telecommunications masts can be on a large scale which could have an impact on the visual amenity and local landscape, however the scale can vary and the impacts of this can be dealt with on a case by case basis and the proposal addressed at the planning application stage.

Proposed Alteration and Re-assessment (if applicable):

Not applicable.

Policy Assessment Table 19

19. Safeguarding Airport and Hazardous Installations

Hazardous Installations Safeguarding

a) 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.

Airport Safeguarding

b) Within the Airport Safeguarding Zone around Glasgow Airport, development which adversely affects the operation, integrity or safety of the airport will

not be permitted. Within the airport safeguarding area, the following types of development will require prior consultation with the appropriate civil and military aviation authorities:

- Developments over 90 metres in height;
- Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting;
- Developments that could increase the number of birds in the airspace, such as waste disposal sites or reservoirs;
- Developments which include aviation activities;
- Any proposed wind turbine development.

Residential development within selected indicative noise contours from Glasgow Airport should include noise insulation measures.

Policy 19
Safeguarding Airport
and Hazardous
Installations

SEA Objectives										
1	2	3	4	5	6	7	8	9	10	
_	-	-	-	-	-	-	-	-	-	

Assessment Commentary

This Policy does not require an SEA as it is concerned with legislative and procedural compliance.

Appendix E: Individual Proposal Assessments for Allocated Sites

Environmental Factor (Annex 1)	SEA Objective		SEA Criteria Will the proposal:					
Population, Human Health			Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?					
	1. To improve human health and community wellbeing.		Through new development impact on noise or light pollution in existing settlements?					
			Encroach upon areas of public open space or recreational provision?					
Cultural Heritage	2	To protect, conserve, and where appropriate enhance the historic environment	Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites?					
	2.		Have an effect on non-designated areas of local built heritage interest, including Townscape Protection Areas?					
			Incorporate high standards of appropriate design when located within or adjacent to the historic environment or conservation areas?					
Biodiversity Flora and Fauna	3.	To protect, enhance, create and where necessary restore	Directly or indirectly impact on designated sites of importance?					
		biodiversity and encourage habitat connectivity.	Affect the connectivity of habitats?					
		To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.	Be located on sensitive soils, including good quality agricultural land or carbon-rich soils?					
Soil & Geology	4.		Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?					
Geology			Affect rocks or deposits that form the interest of Local Geodiversity Sites?					
		To protect and enhance the landscape character, local distinctiveness and scenic value.	Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area?					
Landscape	5.		Impact on greenfield locations and contribute to community identity? Be located within or around existing green belt land?					
			Affect areas designated for their landscape character, i.e. Regional Scenic Areas and Special Landscape Areas?					
		To prevent deterioration and where possible enhance the environmental status of water bodies.	Be located close to water bodies or other water environments that development could potentially lead to their degradation?					
Water Quality	6.		Have an impact on water quality?					
			Affect the groundwater or existing water table status?					
		To prevent deterioration and where possible enhance air quality.	Significantly increase the need to travel? (Access to facilities.)					
Air Quality	7.		Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?					
		quanty.	Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?					
	8.	To contribute towards the reduction of Scottish	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?					
Climatic		greenhouse gas outputs in line with government targets.	Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.)					
Factors			Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?					
	9.	To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.	Located in an area of flood risk and/or incorporate SUDS to help reduce flood risk within the area and protect water quality?					
25.4	10.	To promote the sustainable use of natural resources and	Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks? Affect existing areas of vacant and derelict land?					
Material Assets		material assets.	Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment? Provide access to public open space, enhance recreational provision or affect the core path network?					

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

SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets		
LDP 1 Bearsden Golf Club, Bearsden	-	- 0 X 0 0 - 0									
Potential Mitigation:	developed would course and relocated Mitigation will not on incorporate apt to the west of the Should the proportion of the west of the Should the proportion of the work of the Should the proportion of the west of the Should the proportion of the Should	Population and Human Health; Biodiversity, Flora and Fauna; Landscape and Climatic Factors — The proposal site is situated in a greenfield location and if developed would result in the loss of open / recreational space. Mitigation within the proposal will be the relocation of open space by expanding and redesigning the golf course and relocating the clubhouse. There are woodland habitats on and around the proposal site which are protected through the Bearsden Tree Preservation Order. Mitigation will need to be put in place regarding the protection of the woodland assets in terms of a sensitive design and reduced density. The proposal site will also need to incorporate appropriate landscaping to reduce the impact on the setting of the settlement while providing a potentially strong and defensible new green belt boundary to the west of the proposal site. Should the proposal be allocated and golf course expansion and relocation of the clubhouse approved mitigation measures should be incorporated, in terms of the maximum possible retention of and enhancement of woodland on the steep lower slopes. This woodland forms a natural continuation to the key green network asset of Garscadden Wood Local nature Reserve in Glasgow. Retention of this asset could partly offset the effective loss of informal countryside recreation in this important green wedge, though only if a path were provided across the new golf course area from the Castlehill neighbourhood. Cultural Heritage — The reconfiguration of the golf course, stipulated as a requirement by Sports Scotland, if the proposal site is developed will be on land situated on the line of Antonine Wall World Heritage Site and the buffer zone. The indirect impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting where the newly configured golf course would be developed. Mitigation will need to be considered and implemented in terms of redesigning the golf course in a									
LDP 3 Kessington, Bearsden	X	X	-	X	-	0	X	X	+		

Potential Mitigation:	eastern boundary together with ap addition to this, to the south of the to be undertaken In terms of species should retain and Material Assets	Biodiversity, Flora and Fauna and Landscape – The proposal site is within a greenfield location south of Bearsden Academy grounds with the countryside forming the eastern boundary. Mitigation would need to be incorporated into the proposed development area regarding a sufficient and defensible green belt boundary to the east together with appropriate design and capacity for the proposal site considering the green belt location and proximity to the playing fields of the secondary school. In addition to this, a protection buffer zone has been proposed for the development area in order to protect and conserve the Templehill Woods which are directly adjacent to the south of the site. The entire site is also encompassed by the Bearsden Tree Preservation Order. Therefore, additional environmental assessments will be required to be undertaken to assess the tree resources on the site and ensure there protection and conservation. In terms of specific mitigation, the new green belt edge should be formed by the marshy valley floor rather than the site's east edge. In addition to this, any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. Material Assets – Proposal to incorporate wetland SUDS within the development area as a natural habitat and encourage the adjacent school (Boclair Academy) to use it as an educational resource.									
LDP 10 South of Waterside Road, Kirkintilloch	-	X		X	-	?	X	?	+		
Potential Mitigation:	proposal is to ret site. The propos boundary. Biodiversity, Fl. Additional surve cover protected I development pro Water Quality watercourse in Co	Population and Human Health; Landscape and Material Assets – The proposal site is within a greenfield location and would result in the loss of open space. The proposal is to retain tree belts along the east and south boundaries in a landscape area and provide a contribution to enhance the adjacent playing fields from the proposal site. The proposal provides mitigation in the form of retention of tree boundaries to maintain the setting of the settlement, landscape character and defensible green belt boundary. Biodiversity, Flora and Fauna - Environmental survey indicated a high and medium environmental importance for otter and badgers respectively on the proposal site. Additional survey and assessment work required regarding the conservation and protection of indicated protected species. The proposal site currently has areas of tree cover protected by a Tree Preservation Order. Mitigation would be required to retain tree resources within the site boundary through appropriate siting and design of the development proposal. Water Quality and Climatic Factors — Additional information is required regarding the extent of the site developable area regarding the potential effects on the watercourse in close proximity to the site. Locally known flooding issues in close proximity to the south of the site despite being out with the Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.									
LDP 12 Fauldhead (South of Waterside), Kirkintilloch		X	-	?			0	0 / -	-		
Potential Mitigation:	proposal site wo of the site merits steep slopes, and housing immedia housing proposal Biodiversity, Fl	ald have a signification for properties of the learning west of the learning with the potentian and Fauna -	Landscape and Matericant effect of the landscape viding a key rural view, the copse and lochan. To site (site preparation unal risk of coalescence with the development site I way line to the immediate	ape character and s framing the Camp These provide a dis derway). The need th Waterside requires ies adjacent to the	ettlement pattern and sie Fells, from the Ch- tinctive, valuable land I to retain the integrit ing more than just the Luggie Water Import.	result in the loss ryston road westbedscape setting for ty of the green been incised valley to ant Wildlife Corri	of a significant are ound. The large si Waterside and Du It function is incor remain undevelop	a of open space. 'te is notable for its antiblae, and will of a mpatible with suched and conserved.	The southern part sposition, locally lo so for the new a large capacity		

likelihood of important wildlife to be within the vicinity of the Study Area. The Luggie Water Important Wildlife corridor which is of high ecological valley for its incised valley which has allowed it to remain partly wooded. The Luggie Wildlife Corridor has been recommended by SNH for protection from development and the Wildlife Corridor should be enhanced as the site could potentially be enhanced into Local Nature Conservation Site status. This is partly due to the site being an important breeding site for amphibians recognised through the Dunbartonshire Biodiversity Action Plan. Care should be taken to preserve the integrity of this feature and to prevent fragmentation form occurring across the landscape as a whole. This may be achieved by allowing an appropriate buffer to be retained, and where possible enhanced, along the banks of the Luggie Water and along the railway line in order to prevent these habitats becoming disturbed to the point where they will no longer afford any value for nature.

There is a large pond edged by broad-leaved trees within the site and these habitat types usually offer more value to local wildlife. Although, this pond is likely to be of low ecological value further survey work will be required in order to rule out suitability for great crested newt.

It is recommended that the mature oak and sycamore plantation situated within the site should be retained owing to the increased ecological value associated with trees of this type

Species surveys prior to development are required for reptile, otter, water vole, badger, bat, nesting bird and great crested newt. Appropriate mitigation plans should be produced as required following the outcome of these surveys.

Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. It is recommended that the mature oak and sycamore plantation situated within this improved grassland should be retained owing to the increased ecological value associated with trees of this type.

The presence of otter and/or water vole may result in a need for areas surrounding running water to be retained and improved in order that no disturbance is caused to these species; care should be taken to ensure that habitats of these species are not fragmented by development. Species such as badger should not be cut-off from the wider environment or affected by barriers such as roads, which have potential for causing death or injury to these animals while they are commuting across their wider range.

Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys.

Prior to any development, Japanese Knotweed located within the Study Area should be subject to suitable control measures. It may be necessary to remove the stands and rhizomes of this species to permit development and prevent spread. At a minimum, suitable buffer distances may apply, limiting development in that location. When dealing with invasive non-native species, specialist advice should be sought before designs are finalised.

Water Quality & Climatic Factors – The Luggie Water runs through the proposal site area and the designated Flood Risk Area encompasses this water body running through the proposed area. Additional information is required in terms of the intended developable area and protection for water resources. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.

Material Assets – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard.

LDP 17 Craigton Road, Milngavie		X	-	X		X	+	+/-	-		
Potential Mitigation:	to mitigate the ellandscaping and	ffects of this for links into the w	- The proposed developm the local residents, the d vider countryside. An ar- ntral Milngavie and the co	esign and layout of ea of open space	of the proposed develo	opment should in	corporate areas of	open space and inc	clude appropriate		
	site hosts mature	parkland and tre	and Climatic Factors – Tees. Through appropriate aping within the developa	siting and design	of the proposal site ar	nd by evaluating the	he trees for potenti	al conservation of	protected species		
	managing the po	tential capacity of the control of t	s entirely within a greenfi of the proposal site, incorpy with mature tree belts belt boundary for the prop	porating sensitive and property boun	and appropriate designdary garden fencing	n techniques the i	mpact on landscap uld need to be inc	e may be mitigated	l. The Golf Club		
	The expansive site to the west of the development area (Golf course redesign, driving range, parking and new clubhouse.) forms a significant swathe of farmland which is important to Milngavie's landscape setting and would impact a much larger area than Craigton Road as it would be visually appreciable from some distance, for e.g. in views from the south of Mugdock Country Park. If the site is to be allocated for development a number of mitigation measures should be recommended for the golf course expansion area, including: - If possible, the retention of existing historic field layout, with boundaries strengthened by tree planting Enhance the habitats of the Clober Burn corridor for wildlife connectivity.										
LDP 18 Redmoss Farm (north), Milton of Campsie	-	X	-	X	-	0	-	-	+		
Potential Mitigation	Population and	Human Health	; Biodiversity, Flora and	l Fauna and Land	lscape						
			the bounds of Redmoss C rring at some stage in the					o potential develop	oment shows		
	site, the trees wit	hin this area sho	the Glazert Water, encomould be retained in order to ily across the wider landso	form a buffer bet	ween the developmen	t and this importa	ınt area for wildlife	. This corridor ope	ns up a network		
	If the proposal si	te is allocated fo	or development a number of	of mitigation meas	ures will be required,	including:					
	would	l require not onl	belt edge to be developed y appropriate planting but design and construction o	also integration w	ith the layout design	of housing, which	could face outwar	d.	Lowlands). This		

Species surveys prior to development will be required for otter, badger, bat and nesting bird. Appropriate mitigation plans should be produced as required following the outcome of the species surveys. Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. Furthermore, should destruction of any place of rest of a protected species be required in order to facilitate any proposed development, licences from SNH will first be required in order to proceed. This must be accompanied by a full mitigation plan in which the species will be fully compensated for the loss of shelters. More specifically, presence of otter may result in a need for areas surrounding running water to be retained and improved in order that no disturbance is caused to these species; care should be taken to ensure that habitats of these species are not fragmented by development. Species, such as badger, should not be cut-off from the wider environment or affected by barriers such as roads, which have potential for causing death or injury to these animals while they are commuting across their wider range. Air Quality; Climatic Factors and Material Assets - Additional public transport facilities and links would be required to facilitate such a development as there would be an emphasis on private car based travel due to the location of development. The north and north western edge of the site boundary is within a designated Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk and management requirements for the site. Overall positive effect on material assets through the creation of additional enhanced recreational space through the proposal in the form of a Local Nature Reserve and direct connection to the core path network. LDP 27 Badenheath, Cumbernauld **Potential Mitigation:** Cultural Heritage - To the south, adjacent to the proposed development area is a site of archaeological importance in the form of Scheduled Ancient Monument Mollins Roman Fort. Development of this proposal site could adversely impact on the setting of the cultural heritage asset. Therefore, the site boundary should be altered to avoid this area to protect and conserve the setting and site of historical importance. Biodiversity, Flora and Fauna; Water Quality; Climatic Factors and Material Assets - Development of the proposal site as it currently stands could potentially result in the loss of riparian wetland habitat (Waterside Flood Pool and Barbeth Pool LNCS) and adversely impact on the Important Wildlife Corridor which encompasses the Luggie Water and western boundary of the proposal site. Development of the proposal site could impact on the water quality of the Luggie water due to the close proximity of the water body and would be within the designated Flood Risk Area (Approximately 50% of the proposal site is within the designated Flood Risk Area). It is recommended that a buffer should be retained and if possible, enhanced around The Luggie Water Important Wildlife Corridor, in order to prevent fragmentation of important conservation habitats in the wider area. However, the part of the Waterside Flood Pool and Barbeth Pool LNCS which overlaps with the development site is of low ecological value and the removal of this should pose no great affect upon the nature conservation of the surrounding area. Further species surveys are required for otter, water vole, badger, bat and nesting bird and appropriate mitigation plans produced as required. Further afield, the Mosswater Local Nature Reserve is connected to the development site via an Important Wildlife Corridor. This is a statutory designated site, the integrity of which should be considered during the design phase of any proposed development. Habitats surrounding this area should be retained in order to prevent fragmentation of wildlife at a landscape level and prevent disturbance to passing wildlife. This includes both habitat destruction or by allowing the area to become disturbed to a level where animals will no longer use them. In order to preserve the integrity of this important ecological feature it is important that a suitable buffer is retained between any proposed development and this feature to keep disturbance and destruction levels to a minimum. Any habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may

include important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers.

	Furthermore, sho required in order	ould destruction of to proceed. This n	any place of rest of a nust be accompanied by	a protected species b by a full mitigation p	be required in order to blan in which the spe	to facilitate any precies will be fully o	coposed developme compensated for the	ent, licences from a loss of shelters.	SNH will first be			
	caused to these s	pecies; care shoule	and/or water vole mad be taken to ensure to cted by barriers such a	hat habitats of these	species are not frag	gmented by develo	pment. Species, su	ch as badger, shou	ald not be cut-off			
	In addition to this	In addition to this, studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site. Landscape - The site is within the existing green belt area and is situated within the rolling farmlands of Badenheath and Bedcow Special Landscape Area. Existing structures and land uses to the east of the proposal site (Irn Bru Factory) have compromised the rural setting and diminished the scale and attractive openness of the loc landscape. Further development in this area would exacerbate these impacts and visual amenity of Special Landscape Area. Any development considered within the area should be in line with green belt policy and appropriately designed in terms of low density and low impact on the landscape area. Soil & Geology — It is likely that the section of the proposed site within the Luggie Water floodplain has peaty soils. The proposed mitigation for Biodiversity and oth topics (above) would mitigate impacts on such soils, by avoiding development on them.										
	structures and landscape. Furth											
LDP 35 Kirkintilloch Town Hall, Kirkintilloch	0	-	0	X	X	X	+	+	+			
Ü	Cultural Heritage – The proposal site is on the boundary of the line of the Antonine Wall World Heritage Site and within the protected Buffer Zone for the historical asset. The proposal is also within a designated Conservation Area and is a category 'B' listed building. Development / Redevelopment of this building / proposal site have the potential to significantly impact on the cultural heritage assets and designations mentioned above. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site. The proposal should also be designed in order to be in line with listed building consent and enhance the Conservation Area. Biodiversity, Flora and Fauna – Additional assessments and environmental surveys should be carried out regarding the potential for protected species in and around the proposal site in order to ensure their protection and conservation.											
LDP 36 Lairdsland School, Kerr Street, Kirkintilloch	0	-	0	X	X	X	+	+	+/-			
Potential Mitigation:	Cultural Heritage – The proposal site is within a designated Conservation Area. Any development should be in line with the Council's policy and the proposal design should enhance the setting of the Conservation Area. Biodiversity, Flora and Fauna – Additional assessment should be carried out regarding the potential for protected species in and around the proposal site in order to ensure their protection and conservation.											
	Material Assets – The proposal is for the redevelopment of a brownfield site in the urban area. The proposal will need to include detailed plans pertaining to the potential infrastructure improvements required for the proposed development in terms of drainage, paths and road network connections. Redevelopment of the site will result in significant waste arisings through the demolition of the existing school building on the site. A waste management plan should be produced in order to manage the potential construction waste produced from the site and its potential effects on the surrounding population (i.e. dust and noise).											

LDP 47 Claddens South, Lenzie	0	X		-			-		-
Potential Mitigation:	Population and settlement patted development are defensible green development material settlement patted. Therefore it is a minimise disturble development to development develop	I Human Health on and landscape the particularly on the best boundary at any potentially less lora and Fauna; value on a local recommended that bance and further truns parallel to the 40% of the site agether with environmental to provide shelter such as linear featies such as linear featies such as the we evelopment, licented for the loss of this area. The local area, the local area area is such as the weared for the loss of this area. The local area area are also for the loss of this area. The local area are area and Climatic Fact the distance from the proposal	and Landscape – The character of the area. In the eastern and south the desired in the visual impact on the visual impacts. This is esouthern boundary of the area. Additional studing area. Additional studing and being subject to read the visual part of the visual part of the visual integrity of the waster of the visual integrity of the waster of the visual part of the site within on such soils, by avoid the provides no enhancem or the proposed development of	These impacts couhern boundaries, win the proposed deve the landscape of such the landscape of the respect to water vivil veloped and that an includes retention at the proposal site a less should be carried to the landscape of the Study Area is equilar cutting. The intures for protected artant commuting conters. Furthermore, slabe required in order importance of the Melevelopment should whole area. In the wetland Local ling development on this proposal site witces and local americants to open / recree	Id be mitigated through the structured landscelopment and Initiation a development. The marshy grasslam toles, and as a purposite purpopriate buffer is and enhancement of the model of the sure their protection is soft low ecological in the sure their protection is soft low ecological in the sure their protection of a removal of such habit species should be retardors for species, sur nould destruction of a retardors for species, sur nould increase the notities.	ion and developming the creation of aping in the form we Road bypass. In	of open / recreation of tree belts where These mitigation are Study Area, the stion for the creation of t	mal spaces within ich could provide measures along with Millersneuk Wetton of the Kirkint any future develor edge of this area Risk Area which ange requirements of of species, which ment should have by proposed develors, or areas offer ies be required in on plan in which the articular attention of avoid negative emitting on the significant of the provided in the p	the design of the e a sufficient and with a low density land LNCS, has a illoch Link Road. In the land LNCS are to a lilloch Link Road. In the potential are common and no great effect on common and great effect on common and great effect on the local diversity and other analysis and other than the local diversity and the local d

LDP 61 Crossveggate, Milngavie	X	X	X	X	X	X	X	-	-					
Potential Mitigation:	material Assets determine the in	Climatic Factors – The proposal site is on the edge of the designated Flood Risk Area for the Allander Water. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).												
LDP 76 Blackthorn Grove, Lenzie	X	X	-	X	X	X	X	-	-					
Potential Mitigation:	a strong defensithigh for the site methods and ma Climatic Factor the South of the site. Material Assets determine the in	Biodiversity, Flora and Fauna - The proposal site is in close proximity to the Lenzie Moss Local Nature Reserve which along with the playing fields adjacent provides a strong defensible green belt boundary for the site and settlement as a whole. Due to the potential flooding issues for the site as a result of Lenzie Moss the possibility is high for the site and its potential development to impact on the hydrology of the Local Nature Reserve and its biodiversity value. Sustainable construction techniques, methods and materials should all be used to ensure no adverse environmental impacts on the nature reserve occur as a result of the proposed development. Climatic Factors - The site is out with the designated Flood Risk Area however, is locally known for point source flooding from Lenzie Moss, Local Nature Reserve to the South of the proposal site. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site. Material Assets - Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).												
LDP 77 Armour Drive, Kirkintilloch	X	X	X	X	X	X	X	X	-					
Potential Mitigation:	Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) particularly due to the community facilities and primary school adjacent to the eastern boundary of the proposed site.													

LDP 78 Alloway Terrace, Kirkintilloch	X	-	X	X	X	X	X	X	-			
Potential Mitigation:	Cultural Heritage – The proposal site is on the boundary of the Antonine Wall World Heritage Site Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).											
LDP 79 Parts of Cleddans Playing Fields, Kirkitilloch			X	X	X	-	X	_	X			
Potential Mitigation:	local residents. development. Cultural Herita proposed develo line with the exi Water Quality	Cultural Heritage - The proposal site is south of the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Water Quality and Climatic Factors — The proposal site is close proximity to the Forth and Clyde Canal to the north of the site area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site and the potential effects of development on the										
LDP 81 Barrhill Lodge, Twechar	+		-	X	-	-		-	-			
Potential Mitigation:	Cultural Heritage – The proposal site is on the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. proposal is also in close proximity to the Forth and Clyde Canal Scheduled Monument. The proposal design should exclude the area on the line of the Antonine W any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into conside in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects on the World Heritage Sit adjacent Scheduled Monument. Biodiversity, Flora and Fauna – The site is encompassed by an Important Wildlife Corridor which follows the path of the Forth and Clyde Canal. The proposalso has trees protected by a Tree Preservation Order within its boundaries. Any proposed development should enhance the wildlife corridor by integrating approlandscaping and native planting to reduce any impacts on habitat loss or fragmentation and undertake additional studies to evaluate the protected species affected by proposed development and ensure their protection and conservation within the developments design.											

Landscape - The proposal site extends north east out of the urban area into the designated green belt adjacent to the Canal. Development of this area would adversely impact on the settlement pattern and landscape character of the settlement. Mitigation measures should be implemented in order to reduce the impact of development and ensure that the design of the development is appropriate for the area through a low density design and incorporating enhanced landscaping and tree belts to provide a strong and defensible green belt boundary. Air Quality and Climatic Factors - Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and bus and rail connection. Water Quality and Climatic Factors - The proposal site is in close proximity to the Forth and Clyde Canal to the north-west of the site area. Additional studies and assessments should be carried out regarding the flood risk management requirements for the proposal site and the potential effects of development on the water body regarding water pollution through construction. Material Assets – Potential development of the site would require the demolition of existing structures. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise). LDP 84 Boclair House, 100 X X X X X X 0 Milngavie Road, Bearsden **Potential Mitigation:** Cultural Heritage - The proposal site is in close proximity to the line of the Antonine Wall World Heritage Site, is within the Bearsden Conservation Area and the existing building is a category 'B' listed structure. The proposed development is to incorporate the listed building by redeveloping it into a boutique hotel. The sensitive repair and renovation of the listed building (in line with Historic Scotland guidance) will have a positive impact on the historical asset. The design of the proposed development should enhance the Conservation Area status in line with Council guidance in terms of supporting a low density development while retaining the existing character of the site through appropriate landscaping and retention of the tree belts particularly along the boundaries of the proposal site. Biodiversity, Flora and Fauna - Approximately 50% of the proposal site (western boundary) is encompassed by an Important Wildlife Corridor and the whole site is protected by the Bearsden Tree Preservation Order. Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to reduce any impacts on habitat loss or fragmentation and undertake additional studies to evaluate the protected species affected by the proposed development and ensure their conservation within the developments design. Material Assets - The proposed development will include the reuse of an existing listed structure. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development to the rear of the existing building in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction waste produced from the site development and its potential effects on the surrounding area (i.e. dust and noise).

LDP 106 Garscadden Depot, Bearsden	0	-	0	X	0	-	-	-			
Potential Mitigation:	Cultural Heritage - The proposal site is within the designated Buffer Zone for the Antonine Wall World Heritage Site. Any proposed development could have a significant detrimental effect on this historic assets setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects on the World Heritage Site.										
	Biodiversity, Flora and Fauna – The site is partly within an Important Wildlife Corridor which follows the path of the Garscadden Burn on the eastern boundary of the proposal area. Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to avoid or reduce any impact on habitat loss or fragmentation.										
	Landscape – The site is in a greenfield location however, due to its isolated nature the proposal site will not impact on Bearsden's settlement pattern or local distinctiveness. The impact of the proposed development on the wider countryside landscape could be mitigated further by retaining and enhancing the landscaping and tree belts encompassing the development area.										
	Water Quality and Climatic Factors – The proposal site is in close proximity to Garscadden Burn water course which runs parallel to the eastern boundary of the si area. Mitigation should include potentially altering the eastern boundary of the proposal site in terms of developable area in order to avoid or reduce any impacts on the existing water course. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site at the potential effects of development on the water body particularly during the construction stage due to such close proximity to the water course.										
	Air Quality and Climatic Factors – Redevelopment of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods transport due to the distance from other settlements, services, and bus and rail connection. This could be mitigated if the businesses involved in the potentially new created business park on the site were to provide a bus service to and from the Bearsden train station in order for employees to access the site using a sustainal alternative.										
	Material Assets - Potential development of the site would require the demolition of existing structures and redevelopment of the existing site into an alternative use. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of utilities, drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction and demolition waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).										
LDP 107 18 Strathblane Road, Milngavie	X	-/+	X	X	X	X	X	X	-		
Potential Mitigation:	Cultural Heritage – The proposal site is adjacent to St Paul's Church which is a category 'C' listed building which is on the southern boundary of the site area. Any development of the site has the potential to adversely impact on the setting of this listed structure. The existing structures on the site detract from the setting of the listed building at present. Mitigation in the form of an appropriate low density, well-designed and landscaped development should be produced in order to take this historical assets setting into consideration and enhance it where possible.										
	Material Assets - Potential development of the site would require the demolition of existing structures and redevelopment of the existing site into a mix of alternative uses. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of utilities, drainage, paths and road network connections. 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).										

LDP 110, 132 Main Street, Lennoxtown	X	X	-	X	0	-	-	-	-				
Potential Mitigation:	site to the south- impacts on habit zone between the	Biodiversity, Flora and Fauna – The entire proposal site is encompassed by an Important Wildlife Corridor which follows the path of the Glazert Water adjacent to the site to the south-west. Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to avoid or reduce any impacts on habitat loss or fragmentation. The preservation of the existing woodland habitat on the south west of the site would provide an adequate natural habitat buffer zone between the developable area and the wildlife corridor. Landscape – The site is within a Special Landscape Area and any development should take this into consideration. Enhancement of the streetscape through appropriate landscaping should be incorrected into designs for the proposed development which would positively impact on the settlement and landscape abscarter.											
	landscaping should be incorporated into designs for the proposed development which would positively impact on the settlement and landscape character. Water Quality, Climatic Factors and Material Assets – The site is in close proximity to the Glazert Water and the potential for pollution through development of the proposal site is a potential risk. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. The majority of the site area is also within the designated Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk management and infrastructure requirements for the proposal site including drainage and utilities. Air Quality and Climatic Factors – Despite the access to a local bus service on the A891 and accessibility to the core path network the development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment												
		ase the need to tra											
LDP 111 Tom Johnston House, Kirkintilloch	X	X	X	X	X	0	X	-					
Potential Mitigation:			ctors – The majority o										
	proposal will rec paths and road n	quire additional as etwork connection	opment of the site would sessment and studies to ses. A waste management ts on the surrounding are	determine the int	rastructure provision be produced in order	required for the	proposed develop	ment in terms of u	itilities, drainage,				
LDP 112 Hilton Depot, Bishopbriggs	X	-	X	X	X	-	0	X	-				
Potential Mitigation:	development con existing Suppler Plantation). Thi adverse impact of (Scheduled Mon	ald have a signification of the setting of eight and the setting of eight ument) which is classification.	boundary of the propose cant detrimental effect of Guidance. In addition to be considered when design ther historic environment lose proximity to the sour of this proposal site con	n this historic assorthis, the proposing the layout outal asset including the of the site.	ets setting. Any proj al site is also adjacer f the proposal site in g tree belts on the boo	posed developme nt to a locally im terms of producin undaries which sh	nt should take this portant Garden and g a low density de nield the developme	into consideration designed Lands velopment which ent from the Forth	n in line with the cape (Wilderness would reduce any and Clyde Canal				

Potential Mitigation:	Landscape – The proposal site is within a Special Landscape Area due to the proximity and location in relation to the Campsie Fells (to the north of Torrance) and the areas scenic value and landscape character. This should be considered when regarding this proposal site and mitigated by incorporating an appropriate level of landscaping to enhance the streetscape of the proposed development and enhance the setting of the adjacent recreational gardens. Material Assets – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and utilities. Due to the fact that existing structures will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the potential construction waste produced from the site and its potential effects on the population (i.e. dust and noise) as a result of the surrounding residential area.										
LDP 116 Kelvindale Nursery, Torrance	X	X	X	X	0	X	0	0	0 / -		
Potential Mitigation:	The proposal de Biodiversity, F. mitigate the loss This will enhance Water Quality, to the north of the	Cultural Heritage - The proposal site is on the edge of the Kirkintilloch Conservation Area, with the southern boundary of the site partly within the designated area. The proposal design should integrate appropriate and enhanced streetscape and landscaping to mitigate any adverse impacts of developing the proposal site. Biodiversity, Flora and Fauna – A large proportion of the site hosts a woodland habitat. The proposal would require the removal of the trees from the site. In order to mitigate the loss of the tree resources the area should be surveyed and all trees of value should be retained and integrated within the design of the development proposal. This will enhance the biodiversity value and habitat connectivity of the proposal site. Water Quality, Climatic Factors and Material Assets – The proposal site is partly covered by the designated Flood Risk Area due to the proximity of the River Kelvin to the north of the site area. There are existing flood defences in the form of flood banks (River Kelvin Flood Protection Scheme) running along the northern boundary of the proposal site. Additional studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site.									
LDP 114 Glasgow Road, Kirkintilloch	+	0	0	X	X	0	X	0	0		
	proposal site boundaries which will also retain a strong defensible green belt by isolating the site further into the countryside preventing any potential coalescence with the main urban area and urban expansion within the green belt area with the main urban area. Air Quality - Redevelopment of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance and frequency of other services, and bus and rail connection. This could be mitigated if the businesses involved in the potentially newly created business park on the site were to provide a bus service to and from the Bishopbriggs train station in order for employees to access the site using a sustainable alternative. Material Assets – Potential development of the site may require the demolition of existing structures and redevelopment of the existing site for alternative business purposes. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of utilities, drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction and demolition wast produced from the site and its potential effects on the surrounding area (i.e. dust and noise).										

LDP 118 Bishopbriggs Memorial Hall, Bishopbriggs	0	0 / -	X	X	X	X	++	+	-			
Potential Mitigation:	demolition of the mitigate the loss Cultural Herita of the proposal a Material Assets of drainage, path plan may also be	Population and Human Health – The community facilities provided by the existing use of the structure on the proposal site (Memorial Hall) will be lost with the demolition of the existing structure and redevelopment of the site. The community facilities should be provided elsewhere within the vicinity of the proposal site to mitigate the loss and impact on community wellbeing. Cultural Heritage – The proposal site is within a designated Conservation Area. Any development should be in line with Council guidance and enhance the streetscape of the proposal area in order to avoid any adverse impacts on the designated area. Material Assets – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and utilities. Due to the fact that an existing structure will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the proximity to residential areas.										
LDP 119 Jellyhill Nursery, Bishopbriggs	X	X	-	X	X	0 / -		0/-	-			
Potential Mitigation:	northern boundar using native plan Water Quality a and the potential and developmen management for Air Quality and transport due to the transport due to t	ry of the site could ting and trees to en and Climatic Fact for pollution throut t practices to avous the proposal site. I Climatic Factor he distance and from This proposal was and utilities. Du	The area north of the production of the production of the connectivity of tors. The proposal site ugh development of the id any potential pollutions. Development of the equency of bus and train will require additional as the to the fact that an exist to manage the construction of the c	e of the Wildlife C f the species and ha is in close proximi proposal site is a p on of the water co his proposal site was services and local sessment and studisting structure will	orridor. Through miabitats are conserved. ty to the Forth and Contential risk. Appropurse. Additional state amenities. tyould increase the namenities. test to determine the increase the increase to determine the increase th	itigation these effort. Clyde Canal and is priate measures where the contract of the contract	situated just out vould need to be innents should be on a particular emprision required for op this site for hou	with the designated in terricarried out regarding the proposed developing purposes, a warming appropriate the proposed developing purposes, a warming the proposes, a warming the proposed developing purposes, a warming the proposed developing the proposed develop	I Flood Risk Area ans of construction ing the flood risk nable methods of elopment in terms waste management			

I DD 120 Polywildy Dood									
LDP 120 Balmuildy Road, North, Bishopbriggs		_	_	X	_	_			_
- (01 011) = 10110 P = 1980				7.					
Potential Mitigation:	and red ash foot loss of such land	ball pitch. The p	The proposal site is corposed development of the	of this site would re- eas of open space w	sult in the direct loss vithin the proposal site	of public open spa e design for the lo	ace for housing pu cal residents to ut	rposes. This adveilise. The loss of	erse impact of the recreational open
	Important Wildl Designated site, result of over de corridor, in orde	ife Corridor assoc Possil Marsh. D evelopment. Tree er to prevent fragi	rsity Flora and Fauna ciated with the canal evelopment of the prop es within this northern prenentation of important trained, in order that the	This Important Wil bosal site could ther part of the site show conservation habita	dlife Corridor is also refore adversely impactable be retained and, wats in the wider area.	the means by whi ct the setting of the here possible, end A minimum buffe	ch the Study Area e Scheduled Mon nanced as a buffer er should allow for	is linked to an im ument and habitat between the town r a suitable distand	aportant Statutory connectivity as a an and the wildlife ce which will not
	consideration th	rough a well-des	d in terms of the desig igned low density deve e for species and habita	elopment and enhan					
	Further survey verquired.	work is required	in respect of protected	species, namely, o	tter, water vole, badg	ger, bat and nestin	g bird and approp	priate mitigation p	lans produced as
	canal. Connective swim, they may of otter and/or v	vity between these use the road bridg vater vole may re	o add an additional eler e two areas is through ge and any developmen sult in a need for areas t habitats of these speci	the Study Area and t which increases tra surrounding runnir	across the Balmuildy affic and activity acro ng water to be retained	Road bridge, at t ss this bridge may	he western edge of need to account for	of the site. As bad for its use by wildli	gers prefer not to fe. The presence
	the day, direction findings of the day Landscape – The attractive green	nal lighting, and pletailed protected in the proposal area in the entrance into the	is within the built up are settlement from the n	ever, mitigation plan rea of Bishopbriggs north on Balmuildy	ns, outlining site-speci , however the existing Road. By excluding	ific and targeted m g open / recreation g an area to the v	itigation techniques a space provides a vest of the site from	es, should be design important function development a	gned based on the on in terms of an and incorporating
	Water Quality, area is within the need to be implementation.	Climatic Factor le designated Floo emented in terms	ng on the north and wes s and Material Assets and Risk Area and as a re- of construction and do e flood risk management	- The proposal site esult the potential for evelopment practice	e is directly adjacent to pollution through des to avoid any poten	o the Forth and Clevelopment of the tial pollution of the	lyde Canal and a le proposal site is a ne water course.	arge proportion of risk. Appropriate Additional studies	the proposal site measures would
			ors – Development of d frequency of bus and			eed to travel with	a particular emp	hasis on unsustair	nable methods of

LDP 157 Lairdsland School Canteen, Kirkintilloch	X	-	X	X	X	X	X	X	-
Potential Mitigation:	enhance the setti Material Assets in terms of drain management pla	ng of the Conserva - This proposal vage, paths and utility	site is within a designation Area through appoint of the fact will require additional a lities. Due to the fact uired in order to manasidential areas.	ropriate landscaping assessment and studion that an existing stru	and design. es to determine the acture will be require	infrastructure prov	vision required for ed to develop this	the proposed houses site for housing j	sing development purposes, a waste
LDP 168 High Street / Lairdsland Road Car Park	0		X	X	X	X	X	0	0
Potential Mitigation:	could potentially implemented in Councils Suppler Climatic Factor with the boundary	result in significations of designing mentary Planning as and Material Ary of the risk area	site is on land situate cant detrimental envir g a sensitive and appro Guidance and in consu assets – The River Kel although additional st ding path networks and	onmental effects on priate low density pr ltation with UNESCO vin is east of the pro tudies and assessmen	the cultural herita roposal in order to O and Historic Scot oposal site and is conts should be carrie	age asset and its sprotect and conserland.	setting. Mitigation we the Antonine Values assed by a Flood I	on will need to be Vall and it's settin	e considered and g in line with the roposal site is out
LDP 170 Campsie Golf Club, Lennoxtown	-	X	0	X		-		-	-
Potential Mitigation:	recreation space. tree boundaries defensible green the most elevated. Water Quality a proposal site madevelopment pramanagement and the need to trave connection.	The site is situate to screen the property belt boundary. In a northern corner of the property	and Landscape – The ed within a Special Lar cosed development and addition to this, furthe of the site (above the 90 tors – The proposal sit tial risk of pollution my potential pollution ments for the proposal s s - Despite the access or r emphasis on unsusta	adscape Area and as I to reduce the impair mitigation through m contour). The has a burn to the eduring development of the water courseite. To a bus service and inable methods of tr	such the proposal slact on the setting of planting to strength ast of the proposal at. Appropriate mese. Additional students accessibility to the ansport due to the	f the settlement are and extend the area and a drain to easures would need dies and assessment of the area and a drain to the area and a drain t	appropriate landsc. ad the Campsie Fe treed western edge the west. The pro d to be impleme ents should be ca the development er settlements, ser	aping and retain the lls to the north, we, and avoidance of examinity of these we need in terms of urried out regarding of this proposal sirvices, employment	ne existing mature while providing a of development on attercourses to the construction and and the flood risk te would increase at centres and rail

	in terms of drainage, paths, utilities and road network connectivity. Due to the fact that existing structures will be required to be demolished to develop this site for
	housing purposes, a waste management plan may also be required in order to manage the construction waste produced from the site and its potential effects on the
	surrounding area (i.e. dust and noise).

Appendix F: LDP Proposed Plan - ER Individual Proposal Assessments - Non-Allocated Sites

Environmental Factor (Annex 1)		SEA Objective	SEA Criteria Will the proposal:
			Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?
Population, Human Health	1.	To improve human health and community wellbeing.	Through new development impact on noise or light pollution in existing settlements?
Human Heatth			Encroach upon areas of public open space or recreational provision?
Cultural			Have an impact on any designated built heritage areas, including listed buildings and their setting, Conservation Areas, gardens & designed landscapes, archaeological sites?
Heritage	2.	To protect, conserve, and where appropriate enhance the historic environment	Have an effect on non-designated areas of local built heritage interest, including Townscape Protection Areas?
			Incorporate high standards of appropriate design when located within or adjacent to the historic environment or conservation areas?
Biodiversity	3.	To protect, enhance, create and where necessary	Directly or indirectly impact on designated sites of importance?
Flora and Fauna		restore biodiversity and encourage habitat connectivity.	Affect the connectivity of habitats?
			Be located on sensitive soils, including good quality agricultural land or carbon-rich soils?
Soil & Geology	4.	To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve	Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?
Geology		recognised geodiversity assets.	Affect rocks or deposits that form the interest of Local Geodiversity Sites?
			Have a significant effect on the landscape character, local distinctiveness, settlement pattern or scenic value of the area?
Landscape	5.	To protect and enhance the landscape character, local distinctiveness and scenic value.	Impact on greenfield locations and contribute to community identity? Be located within or around existing green belt land?
			Affect areas designated for their landscape character, i.e. Regional Scenic Areas and Special Landscape Areas?
			Be located close to water bodies or other water environments that development could potentially lead to their degradation?
Water Quality	6.	To prevent deterioration and where possible enhance the environmental status of water bodies.	Have an impact on water quality?
			Affect the groundwater or existing water table status?
			Significantly increase the need to travel? (Access to facilities.)
Air Quality	7.	To prevent deterioration and where possible enhance air quality.	Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?
		u quuity.	Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?
	8.	To contribute towards the reduction of Scottish greenhouse gas outputs in line with government	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?
Climatia		targets.	Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.)
Climatic Factors			Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?
	9.	To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.	Located in an area of flood risk and/or incorporate SUDS to help reduce flood risk within the area and protect water quality?
26.4.1.1			Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks?
Material	10.	To promote the sustainable use of natural resources and material assets.	Affect existing areas of vacant and derelict land? Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment?
Assets		and material assets.	Provide access to public open space, enhance recreational provision or affect the core path network?

Asses	sment Table Key
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
1	Minor Negative
1	Major Negative
?	Uncertain

SEA Environmental Factors (Annex 1) Proposal Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
LDP 2 Langfaulds, Bearsden	0		-	-/+		0/+	-	-	-/0
Potential Mitigation:	development will at the east. Newly of contributes to the sto minimise the im There is an Important having high biodiverms of the devel enhance the conneconsideration and of the development of the site, with a high between Bearsden the north eastern put he north and west Developments sho	result in the relocal created open space setting of this propagation the current team Wildlife Correctivity value. There opable area or mictivity of habitats carry out further as a cand Landscape relopment of the ped to be considered in line with the chaeological Site figh level of greenbeard fifthe proposal of the site and reifuld be of low density.	and Biodiversity, Flora attion of an existing area of a should be created to the osal site. In order to mit a settlement pattern and prider as part of the site are is existing woodland we tigated through appropriand species within and species within and sessesments to determine the The proposal site is one proposal site could pote and implemented in terror Councils Supplementary from the Roman period in the tight defensibility across the is low landscape capacities where land is elevated force new green belt boots the and sensitively designed to protect	of public open space same or a higher esame or a higher igate these issues rovide a robust, de and the north-east estithin the site with a sate design and cap urrounding the property of the biodiversity valuated entintially result in sims of designing as Planning Guidance the south-west where majority of the sity for development of the robust of the property of the robust of the property of the sity for development of the robust of the property of the property of the robust of the property of th	ce farther to the west, or standard to the existandard to the existance from the many of t	which will make sting open space. I be retained particularly. Burn that runs the ue. Areas with hintegrating native elopment should tial protected spectated Buffer Zone environmental enact low density provides and enhanced that spatial function his greenfield site porth eastern particularly and avoid elevate and avoid elevate and avoid elevate.	it less accessible The site is entircularly on the boundary on the boundary on the boundary on the propose gh biodiversity was planting through take the Importanties. of the Antonine ffects on the cultoposal in order that Historic Scotla where possible, mality in respect to and medium land of the site should seen from Castle less accessible.	e to existing residence by a greenfield local andaries of the property of the	the of Bearsden to cation and which cosal site in order been identified as the to be avoided in the avoided in

Soil and Geology – Proposed development on this site has the potential to provide an opportunity to enhance an area of potentially contaminated land given former uses of the site as lime kilns. Further assessments will be required to determine whether the site is contaminated and appropriate remedial measures should be implemented

Air Quality and Climatic Factors – The site is within 15 minutes' walk of primary school and bus stop. However, the bus service is infrequent which makes access to the town centre for additional facilities, amenities and rail connections more difficult. Development of this site has the potential to increase unsustainable methods of travel and increase reliance on car-based travel. This will have an adverse effect on greenhouse gas emissions into the local community and impact air quality. It may also have a negative impact on the Bearsden Air Quality Management Area (AQMA) which is located on an 'A' road which will be used by vehicles to access the site.

Water Quality and Climatic Factors – Although the site is out-with the Flood Risk Area there is the risk of potential flooding from the Manse Burn in the north-east of the site. A Flood Risk Assessment will be required to ascertain the developable extent of the area in relation to the function flood plain of the Manse Burn. There is also an opportunity to implement waster resilient measures to aid drainage and improve water quality through the integration of SUDS.

Material Assets – Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, path and road networks. The local area is currently served by a Scottish Water sewerage system although a check regarding capacity should be carried out. Through the creation of new open space and recreational provision, the site has the opportunity to enhance access to open space through the potential connection of the site to a core path network.

LDP 4 Birnam Crescent, Bearsden	0	-/ +	-	X	-	X	-	-	-
Potential Mitigation:	functionality and defensibility of the site has medium be the site should enh be required to dete Cultural Heritage significant detrime mitigate against su appropriate low de consultation with World Heritage Sir Air Quality and with local facilities car-based travel. A There is a drain ale should be implement	greenbelt defensible site. Land in the iodiversity value be ance and protect ermine the biodiver e – The Antonine ental environmentation effects by provensity proposal in UNESCO and Histe status. Climatic Factors is and amenities, the sa a result, additional the southern evented to reduce floor Further assessment.	iodiversity, Flora and F ility. The proposal intender on the east of the site has sut priority should be give existing habitats where possity value and potential P Wall and its buffer zone all effects on the cultural laiding a screen from the Allorder to protect and contoric Scotland. Scheduled — Although the site is with the town centre and rail contains and greenhouse gases will be did to the site which has too ding. It is suggested that that will also be required the ently served by a Scottish	ds to retain an are been designated a en to ensure that possible and provide rotected Species in is to the east of the the the ensure that not the ensure the Antonin Monuments have the Monuments have the emitted and loc the potential for floc SUDS be implement of determine the in	ea of woodland and cos a Bearsden Tree Pre otential loss of mature an opportunity to com in the site. Such assessi the site. A direct impa- its setting. However ddition, the developme the Wall and it's setting also been identified a face to a bus stop for p to set the potential to put of al air quality will be a food risks to the site. For ented to address draina frastructure provision	reate landscapin servation Order trees on the low nect the site with ments should ide. act of the develor, the proposal in ent should also p g in line with the as part of this sit ublic transport a emphasis on uns ffected. urther flood risk age issues.	ng in the east of the which development of the wider green in ally be carried out oppment of the properties to include large of the councils Supplete. Development should be councils supplete the bus serves ustainable modes of assessments will be proposed develop	ne site which will at should avoid. The site is reduced etwork. Additional in late spring/summossal site could poundscaping in the in terms of designitementary Planning hould avoid these is infrequent a of transport and incerequired and appument in terms of designitementary.	contribute to the he majority of the l. Development of a surveys will also mer. Intentially result in east of the site to ng a sensitive and a Guidance and in a order to protect and the site is outcrease reliance on the propriate measures
LDP 5 Wester Lumloch and Westerhill Farms, Bishopbriggs	-	0		0		-			-
Potential Mitigation:	Biodiversity, Flor particularly given nearby drumlins an Wildlife value at s report stated ecolo Woodland/open sp	ra and Fauna, La development of F nd would dramatic ite is limited exclu gical importance we wace proposed to no	Development of this site for ndscape, Soil and Geolo Robroyston. Significant larger ally alter the rural charact ding occasional use by ge was: high for birds, medium orth and south of site. How imatic factors – The site	ngy and Material andscaping is sugger of the B812. These Remnant pear of the badger and conveyer open space page 1	Assets – The site represented to mitigate vises bog is present in centrotter, low for bats and provision is unlikely to	resents a sensitive ual impact. Devertee of site and every voles.	ve green belt wedgelopment would be aluation and mitigate loss of recreations	e between settleme visually promination of this is requal opportunity of o	ents and Glasgow lent, spilling over lired. Developer's pen countryside.

	of the site is clear of flood risk. Existing ponding occurs to south east of the site. Potential risk from stream to east boundary and road culvert. Drainage ditch to east and west of site. Flood Risk Assessment prepared by developer. The site has good links to public transport, there is good access to frequent bus services within 5 minutes walking distance but a train station is more than 30 minutes walking distance. School is within 15 minutes walking distance but local centres is more than 30 minutes. Despite these links, it is likely that development would still bring about a significant increase in vehicular traffic with a corresponding negative affect on local air quality and increase greenhouse emissions levels. Mitigation measures - Prevent urban coalescence. Landscape framework, new on site open space and new green belt boundary required. Layout and design to use solar gain from south aspect and avoid flood risk areas. Evaluate and conserve protected species and peat bog. Green network opportunity for: woodland and wetland creation and access to open space enhancement.									
LDP 6 Bishopbriggs North										
and Crofthead,	\mathbf{X}			-/ +	_	0			-	
Bishopbriggs										
Potential Mitigation:			parts of this site are on o							
	considerable const canal their setting sympathetic design Biodiversity, Floi Conservation Site green network asso Soil and Geology brownfield land ar Landscape—High Cole Road which	raint on capacity d and also the archan. Ta and Fauna- It hand the canal wildlets. The site contains d there is some roof. Greenbelt defensibare lower quality f	form part of its setting the to greenfield nature of ecological site in north was been identified that are corridor with significant a Local Geodiversity S m for this to be improved that with mostly low later landscape features and the corridor with significant contains the corresponding to the corresp	of site. Developmer west field. Historic the site has a high cant potential impactite, Meltwater Chai ed through developmentscape capacity fond east of Cole Roa	at has potential to has environment could be wildlife value which the wildlife value which the wildlife value which the wildlife value which east of Cole Roment. The development of the wildlife value	we a significant do e conserved through the should be retailed by ad which could be eptions to general ual prominence.	etrimental impact ugh significant mi ined. Part of site loundaries, trees and the affected by the ligreenbelt function.	on the setting of the tigation such as not ocated within Cadd canalside should development. Site are ralley fringe would	der Local Nature be maintained as partially contains east of A803 and I have an adverse	
	framework which	incorporates existin	rin Valley and landscap	oundaries as multifu	nctional open space.		-	-		
	eastern part of the	site and the residua	n designated SEPA Flo al risk posed by the For ain the developable exte	th and Clyde Canal	. Canal currently has	good ecological	status. Additional	Flood Risk Assess	sment / additional	
	minutes from Tov	vn Centre and near	The site is within 5 nest railway station. The 303 which is an Air Qua	erefore likely to co	ontribute towards car	based commuting				
	Material Assets-	The proposed exten	sion to Cadder Cemeter	ry, which would be	on the same site, wo	ıld be unable to g	go ahead if this site	e is developed as p	er the developer's	

LDP 7 Langmuir, Kirkintilloch	X	X			-	0	-	-	-			
Potential Mitigation:	location could potevaluate and conse Soil and Geology and geology assess Landscape – The agricultural value. Water Quality, A water mains runs trequired to ascertai public transport co to travel by car wit	entially 'land lock rve any protected : The site has bee ment will be requiproposal site is will however, the site in Quality and Clausius the cough the site and in the developable rridor and so it is labin the local area.	The site has a high overal of the Local Nature Reservences as part of any future in identified as having an red to determine the exterct thin a greenfield location forms part of the setting of the setting of the setting of the setting of the site relative idealy that access would be Any development would	rve, thus impacting the development. area of deep peat. It and nature of peat. It and nature of peat. It is part of Kirking the no known flooding to accommon to the minor water elargely car based therefore have to describe the development.	Development on landat. This will also ident the fan established reintilloch, from the east ding issues and the sit date any future increarcourse that runs along. This would not suppensure that appropriate	where peat is prify the extent of esidential area. There approach roate is not located as in the number of the southern education travel are active travel are	resent should be at the developable at the land is mainly d. within a SEPA Flor of houses. A Flor ge of the site. The transport and is like angements are included.	ess routes. It wou voided. However, rea. grassland and of le ood Risk Area. Ho ood Risk Assessme e site does not lie a ely to lead to an in luded.	failing this, a soil imited amenity or wever, a strategic ent would also be adjacent to a main crease in the need			
LDP 8 Braes of Yetts Farm,	still accessible. Al	Material Assets – Given the existence of a core path network adjoining this site, it is important that any development ensures that the core path network is maintained and still accessible. Although there is access to the site via the residential area to the north of the site, it would be necessary to improve the existing road infrastructure.										
Kirkintilloch	X	X			-	0	-	-	_			
Potential Mitigation:	Burn. Due to the la development. Land Soil and Geology failing this, a soil a Landscape – A lar the northern part or due to its visual proposed would mitigate pot Water Quality, A suggests a minimum the minor watercool drainage requirement.	arge scale of the sill north of Black But — Land north of the sill	n additional ecological sur- ite, some areas are of mo- irn however, has high bio he Black Burn has been ment will be required to d tureless site, with low her ly flat wet grassland on the ography. Overall, the site in the landscape and wou limatic Factors — There pe buffer on either side. F g the northern edge of the sal site. Development of public transport network a	re limited value the diversity value, particularly value northern edge of does not relate we lid be in keeping ware no known flow the information of the site. Additional of this proposal site	nan others, notably the articularly as a wetland rea of deep peat. Devent and nature of peat. I laries and limited tree of the Kelvin Valley. Tell to the surrounding spith the settlement form oding issues, however a would be required to studies and assessment would increase the mean of the settlement form.	area of land soul and any development on land his will also identified the southern part settlement. Limit in. it is noted that establish the extetts should also be seed to travel with and and also be seed to travel with and and any settlement.	on the of Black Burn of Black Burn of the site is particular development the Black Burn passes and of the development of the de	which may have so this area. resent should be at the developable are farmlands landsca cularly sensitive in the flatter norther sthrough the site able area, relative thing the flood risk	woided. However, ea. pe character area, landscape terms, ern part of the site and the developer o Black Burn and management and			

	is maintained and	still accessible. A sed travel due to the	ce of a core path networ Additional public transpo colocation of developmen	ort facilities and lin	ks would be required	to facilitate a de	velopment of this	scale as there would	be an emphasis
LDP 9 Saddler's Brae, Kirkintilloch	X	X				0	-	-	1
Potential Mitigation:	location could po of any future deve Soil and Geology and geology assest Landscape – Thi agricultural value landscape charact slopes down to the valuable greenbel Water Quality, watercourse runs watercourse. The transport and is liarrangements are Material Assets still accessible.	tentially impact neglelopment. y – The site has been sament will be required. However, the site terrarea to the north the southern half of the tructions which site that the site does not lie are kely to lead to an included. Given the existent Although there is a	The site has a high over gatively upon associated on identified as having a fired to determine the extendible of the setting and the rolling farmlanche site which is mainly reduced by the setting farmlanche site which is mainly reduced by the setting farmlanche site which is mainly reduced by the southern boundary of the southern boundary of diacent to a main public increase in the need to transcript of a core path network the setting farmlanche in the setting farmlanche in the need to transcript of a core path network the setting farmlanche in the setting f	wildlife corridors as a read of deep peat ent and nature of peases prominent landforg of this part of Kids to the south. The rough grassland and imits potential land are are no known flather than the site. A flood rittransport corridors avel by car within the rk adjoining this sitingmuir Road, it we	Development on lar cat. This will also idea rm, lying directly eas rkintilloch, from the chigher northern half I more open. Overall, scape capacity for de cooding issues and the sk assessment would and so it is likely that the local area. Any de e, it is important that	would be essential and where peat is partify the extent of the of site LDP 8. The Langmuir Road. If of the site compation is the landform provelopment. The site is not locate the required to asset access would be evelopment would the tany development.	to evaluate and corresent should be a the developable a The land is mainly It lies at the transcrises tall grassland vides a distinctive ed within a SEP/certain the developed argely car based therefore have to the ensures that the	onserve any protecte avoided. However, farea. To grassland and of lin sition from the broad and unmaintained see edge to the settlement. A flood risk area. Hopable extent of the sit. This would not supple ensure that appropriations of the path of the sit.	d species as part uiling this, a soil nited amenity or I valley lowland crubland, which ent and performs owever, a minor e relative to this oport sustainable ate active travel maintained and
LDP 11 Waterside Road/Gartshore Road	-	X	-	X		-	-		X
Potential Mitigation:	grassland, wild fl views from all dir The proposal is to provide mitigation spatial green belt	owers and taller so rections, including of pretain approximate in in terms of main function in prevent	ad Landscape – The prince the prince of the	lential development access around and the crassland and reinforce settlement, landscerside with Roseba	t at Rosebank to the brough the site. The tree belt along the appendix of the tree belt along the tree belt along the tree belt along the tree belt along the tree belt along the tree belt along the tree belt along the tree bel	g the boundaries of fensible green be elopment within the	aterside developm to screen it from a lt boundary. How he site would leav	nent to the south. The adjoining residential avever, the site performance of t	e site is open to areas. This may ms an important

Biodiversity, Flora and Fauna - An additional Ecological survey indicated limited biodiversity value. The ecological surveys noted low importance for bats, water voles and birds, whereas there was medium importance for badger and otter. Additional survey and assessment work would be required regarding the conservation and protection of any protected species. Mitigation would be required to retain tree resources within the site boundary through appropriate siting and design of the development proposal. Air Quality and Climatic Factors – Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to limited access to the public transport network and the distance from services and amenities, including the town centre. Water Quality and Climatic Factors - The site is not within a SEPA flood risk area, however there are potential flooding issues arising from the watercourse at the southern boundary of the site, which discharges to a culvert at the south western boundary. This area should not be developed. Additional information is required regarding the developable area in relation to the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site. LDP 13 Lenzie Rugby Club, X __ Lenzie **Potential Mitigation:** Population and Human Health – The proposal site is within a greenfield location and would result in the loss of valuable recreation and open space. It is within an LNCS and directly adjacent to Lenzie Moss Local Nature Reserve. In order to mitigate the effects of this, the design and layout of the proposed development should incorporate areas of open space and include appropriate landscaping and links into the Local Nature Reserve. There would also be a requirement for the compensatory provision of sports pitches and facilities of better or equal quality than the existing facilities. Biodiversity, Flora and Fauna and Soil and Geology – The site has a high biodiversity interest and, as a raised bog, is of European importance. Any development is highly likely to harm the hydrology of the bog, and this is unlikely to be compensated by alternative hydrology solutions. Ecological surveys indicate concerns that the loss of the area of mixed habitat will have a negative impact on the adjoining Lenzie Moss Local Nature Reserve, as the proposed site is considered a buffer zone for the LNR itself, protecting the area from the negative effects of development. It also acts as a reservoir and additional habitat for many species of flora and fauna. Landscape – The site lies on the western fringe of Lenzie within the rolling farmlands landscape character area, but is atypical of the wider landscape setting. It is generally enclosed on the north, east and south sides by low-density housing, some of which benefits from a significant urban treescape. Views into the site are not readily possible from the local road network and the visual prominence of the site within the wider landscape is therefore very low apart from immediately neighbouring properties. In landscape terms there is insufficient reason to consider significant sub-division of the site apart from allowing for appropriate soft landscaping to boundary areas as landscape prominence and features are not significant. Should the site be seen as appropriate for development new green belt boundary delineation would be necessary along the western site edge, defined by landscaping and outer domestic curtilages. The western boundary of the site, abutting Lenzie Moss should be screened by significant indigenous planting appropriate to the immediate ecological profile of the site. The western boundary defined by outer curtilage limits would benefit from stone wall treatment to reflect the urban heritage to the east and south and better distinguish the break between settlement and the Moss. Water Quality and Climatic Factors - Whilst the site is not located within a SEPA flood risk area, development would have to consider the existing drain on the site of the proposed playing field. Development of this site is likely to impact negatively upon the hydrology of Lenzie Moss. In particular, the creation of new pitches may impact upon the re-generating peat bog. A full hydrological survey would be required for both the new pitches and the proposed housing, as these areas interconnect with the peat bog. Material Assets - The site incorporates a connection to the Core Path network and the enhancement of this path would be an essential requirement should development take place.

LDP 14 Hunter Road, Milngavie		X		X		X	+/-	+/-	-
Potential Mitigation:	habitat. The site particularly on the Biodiversity, Flor of high ecological that as much of the Significant effects evaluation is required. Should the destruction order to proceed. To otter and may resure that habitat such as roads, which is suggested that	is entirely a greet boundaries of the a and Fauna and importance, and the woodland habit are envisaged through the control of any place. This must be according to a need for are soft these species che have potential full this area may independent of the control	ndscape and Material A field location and forms proposal site in order to recommend to the removal of wet woodle at as possible is retained to the loss of such a hard conservation of protected seen panied by a full mitigate as surrounding running ware not fragmented by deep causing death or injury eed be of too high a valuation should be retained where	s part of the setting of development of the and habitat could pl., but especially the bitat in terms of despecies and retention plan in which rater to be retained evelopment. Species to these animals were to ecology for a	ng of the settlement. The settlement and proposal site will repotentially have negative localised wet wood is ruption to existing so on of important habitate in order to facilitate and the species will be full and improved in order ses, such as badger, showhile they are community development to be	In order to mittovide a robust, de esult in the loss of ive effects on the dland area in the pecies and potent ts. The proposed development to the pecies and potent ts. The proposed development to the pecies and potent ts. The proposed development to the pecies and potent ts. The proposed development to the pecies are the pecies and potent ts.	igate these issues of the substitute of woodland habitate ecology of the substitute fragmentation elopment, licences for the loss of she unce is caused to the fifteen the wider wider range.	large tree belts sit boundary. at. These habitats arrounding areas. In associated hydrof habitats. Furth from SNH will filters. More specificates environment or af areas of broad-lea	and vegetation are t is recommended cological features. er assessment and arst be required in cally, presence of should be taken to fected by barriers eved woodland are
LDP 15 Dougalston Estate, Milngavie	-	-	-	-	-	0/-	0/-		0/-
Potential Mitigation:	including providing conserve and enhat of the current oper site should be protected functions of the gonetworks including A Tree Preservation high biodiversity a important that furtidentify the preserven hanced where possible and Geology	g separation between the site for recompany separation between the site for recompany separation in the site for recompany separation in the site for recompany separation in the site for the site for species of species. A sessible. — There is an area	Itural Heritage, Biodive een two residential com reational use, retain wood to due to development. We tolf course adjacent to the ded. In order to reduce im dland enhancement and combine trees on the site which it. Development should a e carried out in order to chigh level of biodiversit of potentially contaminat al measures should be im	munities, contribution of the contribution of the contribution of the landscare of the land	ating to the setting of and west of the site an quired to be protected ne proposed developm ape character and conn into consideration. In there possible as this liversity value of the sibeen identified around	settlements in tid ensure that the in line with fore ent will not direct entity of habitate addition, a Local has the potential ite and identify a d the Burn that	he area and a conhilltop in the soutl stry policy and with effect this lands, developers show Nature Conservat to adversely impart, protected spectrums through the	re path. Although n-east of the site re ldlife corridors the d, developers should evaluate opposition Site is within ct on the value of ies. Trees should a site which should	the proposal will emains open, 50% at exist within the ald ensure that the rtunities for green the site which has biodiversity. It is also be checked to be protected and

LDP 16 Craigton Woods, Milngavie Potential Mitigation:	ancient woodland character. The si community identit design and integra and give consideral losses of carbon si The site has an are development to prove the site has been protected species. Cultural Heritage development. Soil and Geology will be required to although the bus sear-based travel. Here	and is an area of te is also a LNCS y particularly for to tion of additional lation to the designanks and adverse effect of recreation to the event loss of a valuation to the site is a Grant Quality, Water of the entry of the proposition of	the south of the site whited amenity to the comming a high biodiversity alter and Designed Lander Quality and Climater the site is contaminated that However, other americal will include enhancing	the greenbelt has me fee Corridor. Development to the site. To ive planting within dition to this, the another is likely to be remainty. Though further survey though further survey though further survey the feet and remedial menities and services and access to the principle.	any functions includice open of the propose mitigate the impacts the development area national woodland should be evaluated and a contract woodland woodland and a contract woodland woodland and a contract woodland wo	ing shielding deval site would hat on the landscape to reduce any nould be retained in the poment. An area of the determine the first indicate the	elopment with we we an impact on a character the progrative impact on line with forestry of open space for result extent of biods asset should be a site is potentially e is relatively cloidly increase unswhich will reduce	oodland, and adds the existing settlen posal would requir community identity policy to mitigate ecreation should be iversity on the site mitigated through the contaminated. Furse to a primary schustainable travel methe impact on trave	to the landscape nent pattern and re an appropriate of visual amenity against potential created with the and identify any the design of the ther assessments ool and bus stop ethods including l.
	Assessments will be site will cause pote to rail connections Material Assets — well as have an addevelopment and be to the development of the dev	pe required in order ential flood risks or Climatic Factors – . This has the poter Development of the liverse effect for the imit potential conta would also present ts will also be required	ors — The site is within to determine the extent in the proposed housing so. Whilst the site is within tial to increase reliance the site for housing and continuous extent in the site is within tial to increase reliance the site for housing and continuous the settlements near to the similarity to enhance the site of	of the developable site. It is also import on close proximity of on car-based travel club house has the paste. As a result, a ruction runoff polluce recreational proversative transfer of the provision of the pr	area and establish wheat to assess the impart of a primary school and which will adversely obtential to create dust Waste Management Fittion of the nearby Burkision for the local area on required for the property of the pr	ether the Burn the ct of development do bus stop, the significant on air quant the analysis of the control of t	at runs through and ton the watercounter is out-with other ality in the local and at will impact on applemented in order connect to a Core	and along the western reses through the site or facilities and amerea. The nearby watercourt to manage any water to manage an	boundary of the and the Loch. nities and access arses and loch as aste arising from

	determine the infrastructure provision required for the proposed development in terms of drainage and road networks. The local area is currently served by a Scottish Water sewerage system; connection to this system will be required.									
LDP 18 Redmoss Farm (south), Milton of Campsie	-	X		X	-	0		-	+	
Potential Mitigation:	Habitats here inclures idential area. Sp this site should be a However, this habit An Important Wild connected to the wiprevent disturbance should be undertaked. Species surveys proutcome of the species. Furthermore be required in order More specifically, species; care should environment or affer An Important Wild connected to the wiprevent disturbance — Enhance wider could plans and monitorin Air Quality, Clima Air Quality, Clima	de a wild flower recies diversity on retained in its current tat, despite being life Corridor runs ider corridor netwer to wildlife and nen, to avoid weak ior to developmenties surveys. Trovide shelter or on important commore, should destruct to proceed. This presence of otter do be taken to ensected by barriers selife Corridor runs ider corridor netwer to wildlife and nement to the open countryside. The solution of the existing the corridor in the	iodiversity, Flora and meadow, which is likely in the whole across this is rent state, in particular, it an exemplar wild flower along the eastern bound fork or indeed any other minimise the fragmentation ening the connection beto the important features muting corridors for spection of any place of rest must be accompanied by may result in a need for such as roads, which have along the eastern bound fork or indeed any other minimise the fragmentation as pace provision for the string green belt which is soment the proposed created stronger and more do need to be in place to far Material Assets – Add wel due to the location of	to be uncommon wite is greater than whe area to the south meadow and rare wary of the Redmoss green belt land. The on already occurring ween the Munro Drotter, badger, bat are for protected species, such as hedge of a protected species, such as hedge of a protected species are not fee potential for causi arry of the Redmoss green belt land. The on already occurring eastern woodland lalready a strong, at ion of an enhanced efensible to future ocilitate the environmittional public transports.	ithin the wider lands that was found in the of the development of the development lithin the local area, it is south site. This corresponding at this location. Enhance with location in the Wildlife Corridor of the set that was a specific control of the wildlife Corridor of the set that was a found in the wildlife Corridor of the set that was a found of the set that was a found of the set that a corresponding of the set that a corresponding to the wildlife corresponding to	cape, given the ine northern Red Moundary, where is not legally provided appears to content should be senancement to the rand the wider corpriate mitigation. Where possible, and birds, or and der to facilitate a dies will be fully determined and in popment. Species, these animals which idor appears to content should be senancement to the woodland (prove surrounding the lement to the woodland (prove surrounding the lement to the woodland (prove and long-term mounding termined in the provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the lement to the woodland (provession of the surrounding the surrou	ntensity of agricult floss site. Therefore evidence of the hi tected. omprise an area of t back appropriatel open space provisiountryside. on plans should be alongside any propeas offering good ny proposed developmentated for the such as badger, shile they are commomprise an area of t back appropriatel on between the Muteus of the series of the series of the series of the series. Appropriate management of the series	ture and the presence it is recommende it is recommende ghest diversity in provide woodland, though by from this area whom for the eastern very produced as required to see the produced as the produced as the produced to th	the of the adjoining that, if possible to the possible to the woodland belt that is caused to the off from the wide range. This may include the caused to the off from the wide range. The possible to the corridor and the possible to the possib	

LDP 19 Glenmill Works, Campsie Glen, Lennoxtown	-	X	-	+	-	?	-		-
Potential Mitigation:	countryside. Its loc will maintain greet also part of an Im should take this de a high biodiversity biodiversity is mai Soil and Geology- of potentially cont remedial measures Water Quality, C transport or alterna on the local air qua The SEPA Flood M on the northern ed the risk of flooding	ration within a green belt defensibility portant Wildlife C signation into construction in the construction of the constructio	andscape and Biodivers on belt location is not vis and the creation of open orridor and contributes of sideration through further finglen Burn. Appropriate of the previous use of the previous use of the tented. Material Assets and Air issustainable travel. Its proper need for road-based travel for risk of flooding from Finer flood risk assessment of the existing building on development of the site and th	ible from the Clacal space amenity in to the connectivity assessments to do a landscaping and sure the redevelophe site. Further assert Quality- The looking to other servel. Finglen Burn and Cas will be required the site will need to the site	han of Campsie as loc the NW corner of the of habitat networks etermine the biodiversi planting, with native ment of a brownfield sessessments will be requested ocation of the site is nattlements, local services Glazert River. Consequents of the potents of the demolished and a	al landform and site should be considered which should be try value and ide species where provided and has the provided to determine the accessible allows, employment of the accessible allows, employment of the accessible allows, and the propositial developable as such, a Waste	landscaping shield arried out to bene maintained as montify potential propossible, along the potential to providing whether the significant whether the significant whether the significant which is a significant within a area and approprime Management Plan	Is its view. Appropriate the local commuch as possible. Attended species. In particular will ensure the an opportunity to the is contaminated as and its main acconnections has the particular flood rishing the measures implies a should be implented.	oriate landscaping unity. The site is Any development particular, there is that the value of the enhance an area of and appropriate the east is via public otential to impact area particularly emented to offset
LDP 20 South Lodge, Lennox Castle Hospital Site, Lennoxtown	-	-	-	X	-	X	-	-	-
Potential Mitigation:	belts. Further lands be implemented as that the site is sur- determine the biod is also part of a con Landscape and C impact specifically design and integra amenity. It would a Water Quality, A Assessments will be	scaping should be part of the develop rounded by trees a iversity value and re path network proultural Heritager on the local residution of additional also be appropriate air Quality and the required to ascesses local to the site	d Biodiversity, Flora an implemented along the woment. Near to the site at and is part of an Importa any potentially protected oviding residents with according residents with according through nat to conserve the cultural landscaping through nat conserve the same landscape and landscape a	vest and south to e Lennox Castle the int Wildlife Corric species including sess to open space within a location and alter the exist ive planting within heritage features of ough the site is no ent of the site relative y development. T	enhance the green belt ere is a Tree Preservati- dor, important habitats bats should be carried and recreation ameniti- designated as a Histori- ing settlement pattern. In the development are f the gardens and design out identified as a Flo- ive to the small waters he site is within walking	boundary and gi on Order which are likely to be out and mitigatio es. ic Garden and D To mitigate the ea to reduce any aned landscapes a od Risk Area, I courses that run and distance of lo	ves the potential is should be consider impacted by devon measures imple esigned Landscapes se impacts the pro- regative impacts as part of any pote ocalised flooding along much of the cal amenities and	for additional greened prior to any development so furth mented where apple. Any development so on community is on community in the boundary of this sthe core path networks and the co	n infrastructure to velopment. Given er assessments to ropriate. The site on this site will are an appropriate elentity and visual area. Flood Risk site. However, the rork. Despite the

	Material Assets-	Given the existence	of transport due to the disc ce of a core path network ccess to the site via a priv	as part of this sit	e, it is important that	any development	ensures that the c	core path network	
LDP 21 Lennoxlea, Lennoxtown	also no Scottish W	X	the site so an extension o	f the sewerage sys	tem may be required t	o facilitate develo	opment.	-	-
Potential Mitigation:	the proposed devel Landscape – The Area. Through ap of the area could p Water Quality, C Water. The potent pollution. In addit the developable ar could be highlighted Air Quality and C	proposal site is en propriate low den- propriate low den- propriate low den- potentially be mitig limatic Factors a ial for water pollu- ion to this, a signi- ga of the proposal and.	significant proportion of s of this on the existing han tirely within a greenfield sity design and integration gated. and Material Assets— Destroin through development ficant area of to the southing site and by carrying out Despite the access to but ticular emphasis on unsus	I location and won of native plantin evelopment on this t could be mitigatewest of the proposadditional studies as services on the	and their connectivity and alter the existing s g within the landscape s proposal site could p ed through an appropr sal area is within the c and assessments the f A891 and accessibility	could be avoided ettlement patterning of the propose potentially result iately managed si lesignated Flood if flood risk manage	The area is also ded development the in pollution due to the and construction Risk Area. This are ment and drainage network the development.	o designated as a She effects on the la to the close proximon techniques, avoid area could be avoid age requirements for	special Landscape indscape character tity to the Glazert ding any potential ed with regards to the proposal site
LDP 22 Balglass Farm (Site 2), Lennoxtown	0	X	-	X		-	-	-	-
Potential Mitigation:	in terms of the devenhance the connect Landscape - The landscape characte associated with the Castle Woods. In northern part of the would need to proplanting to encoura Water Quality; Cof the proposal sit	relopable area or retivity of habitats proposal site is a rand settlement proposal former hospital sorder to avoid adversite area. Howevide a strong defende the development of the deve	the northern and western be mittigated through appropriated species within and sure within a greenfield locaticattern of Lennoxtown. Do ite. The existing green because visual impacts (e.g., ever this presents built densible boundary and appropriate to settle into the environment to settle into the environment. Appropriate measure area of the site is also with the settle into the settle into the environment.	riate design and c rrounding the proposed on and the Glaze evelopment of this elt boundary to the on valued views for evelopment issues opriate mitigation onment and prevent e northern edge of es would need to	apacity control while cosal area. Art valley Special Landar area would also mean south of the settlement om Crow Road) deve as this area is within for the effects on land to further encroachment the site is bounded by the implemented in terms.	integrating native adscape Area (Brana loss of the cleat is defensible as lopment would not the designated Fascape character that into the green by the Glazert Waterms of construction	c planting through road Valley Lowl ar separation between the it is bordered by eed to be of low dood Risk Area. Through appropriatell southwards.	ands) and will adveen the village are the Glazert Water lensity and limited Any development e design and use of all for pollution through the design and the country are the practices to average and the development through the design and the design and the country are the design and the design are the desi	wersely affect the a and the housing River and Lennox to the lower level south of the river antive woodland ough development roid any potential

	flood risk management and drainage requirements for the proposal site. Air Quality – Despite the access to bus services within 400m on the A891 and accessibility to the core path network the development of this proposal sit need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres									
LDP 23 Balmore Road, Paterson's Laun, Balmore	-	0	?	X	-	-	-	-	1	
Potential Mitigation:	within the surrour assessments will b Non-Native Specie will provide valual Climatic Factors minor watercourse should be impleme contamination to the Cultural Heritage environment. Climatic Factors,	ding countryside e required to deter s (INNS) and mit ole habitats and properties to the southern be the door offset and watercourse. 2- A small stone Air Quality and by car-based trans	odiversity, Flora and F and should link with tomine biodiversity value igation should be impler otection to the site. Land ity- The proposed site is soundary. Flood Risk A by flood risks and potents building has been ident Material Assets- There sport or bus, but this most the local area.	the wider green not and potential protes mented where appropriate	etwork. Development ected species. Further opriate. It is suggested to beneficial along the k area as identified in required to determine water quality. As of the site which will stoom the site to local a	on the site has assessments will d that new landsce green belt bound in the Local Plan 2 are the full extent part of any development of any development in the Local Plan 2 are the full extent part of any development of any	the potential to ralso be required to aping along the roary to enhance the 2 and local flooding of flooding within the lopment, a Waste assessments to de s, employment cere	educe open space of determine the product North and Sour green network. In gissues are known the site and approximate and approximate termine its impact attest and rail connectors.	amenity. Further esence of Invasive ath-East of the site on to result from a copriate mitigation will help prevent on the historical ections. The site is	
LDP 24 Kirkintilloch Gateway, Kirkintilloch	0	X	-/0	0	0	-/?	-		0	
Potential Mitigation:	employment and h Corridor associated development shou proposed site also enhancement. Air Quality and 0 this site, by provi greenhouse gas em Water Quality and	ousing as a result I with the Kirkinti d take this design has the opportun Climatic Factors ding business and issions. d Climatic Facto	iodiversity, Flora and F i. However, the develope illoch Link Road at the value nation into consideration ity for wetland and wood - Whilst the site is withing it retail opportunity, will in result of the site is out-with the site to take into consideration	ment would enlarg vestern edge of the a through further a odland creation, ar in 15 minutes' wal 1 increase traffic 1 the Flood Risk Ar	e the size of the settl site. The connectivit ssessments to determ d open space enhance king distance to a buse evels to the site whi	lement and alter to yof habitat network ine the biodiversizement which shows stop and is accept has the potentials been a history of	the settlement patt orks should be mainty value and iden ould be considered essible to local ser- tial to adversely in of flooding. A floo	ern. There is an I intained as much a tify potential proted as part of potent wices and amenitie impact air quality	mportant Wildlife s possible and any seted species. The ial green network s, development of and contribute to	

	Soil and Geology - Proposed development on this site will ensure the redevelopment of brownfield land and has the potential to provide an opportunity to enhance potentially contaminated land given the previous use of the site. However, the land is potentially contaminated from former gasworks despite Phase 1 of remedi been completed. Further assessments will be required to determine whether the site is contaminated and appropriate remedial measures should be implemented. Material Assets — Development of the site has the potential to impact on existing infrastructure including drainage, paths and road networks which will maintained to manage the additional footfall associated with the site. It is also important that developments are connected to the nearby Scottish Water sewer However, the site has the opportunity to connect to the core path network near the site.									
LDP 25 North of Old Mains	_	_	_	X			_		X	
Farm, Milngavie	_	_	_	Λ	_	_	_	_	Λ	
Potential Mitigation:	Tree Preservation development along Additional assessing protection and con Cultural Heritage landscapes. The si Special Landscape within this proposidensity and appropedge provides a structural transfer and the second	Order. Mitigation with appropriate tents and environs servation. and Landscape te is within a gree Area. Considera all site. The views riate landscaping ong defensible boreen belt defensib	indiversity, Flora and Information for any adverse effect to landscaping on the boundaries of the landscaping on the boundaries and the landscaping on the boundaries and the landscape of the la	s could take the foundaries to avoid e carried out regard jacent to Kincaid E portant for the settl the impact on the set of its listing and gorder to protect the e woodland habitat	rm of the creation of or mitigate any imparing the potential for purpose of the potential for purpose which is a category entering of Kincaid Hougrounds and should be integrity of the histoprotected by a Tree purpose.	open / recreation cts on the woodle rotected species in ory 'A' listed built racter by providin use and views from the protected. In or orical resource and reservation Order	a space provision and surrounding in and around the plant and around the plant and around the plant around it's local g an open, green on the lodges and der to mitigate the landscape value. Any proposed d	within the designs the site as a result proposal site in orde ally designated garde entrance to the settle grounds as a result ese impacts the design of the area. The cuevelopment would response to the settle of the settle of the area.	of the proposed of construction. It to ensure their them and designed the ement within the of development tign, positioning, arrent green belt need to take into	
LDP 46 Boghead Road/Crosshill Road, Lenzie		X					0	-	0	
Potential Mitigation:	and open space. It proposed develops requirement for the Biodiversity, Flor (Local Nature Reso on the Lenzie Mos	is partly within an nent should incon- compensatory pro- a and Fauna and erve) and is of Eurs s Local Nature Re	The proposal site is within LNCS and directly adjates areas of open spovision of sports pitches I Soil and Geology – The opean importance as a haserve, as the proposed sial habitat for many specific sports.	acent to Lenzie Mo pace and include and facilities of be as south eastern parabitat. Ecological s te is considered a b	ss Local Nature Reser appropriate landscapir tter or equal quality th t of the site includes a urveys indicate concer- ouffer zone for the LNI	ve. In order to m ng and links into an the existing fac an active peat bog rns that the loss of R itself, protecting	itigate the effects the Local Natur cilities. g which forms par the area of mixed g the area from the	of this, the design a re Reserve. There v t of Local Nature Co d habitat will have a e negative effects of	and layout of the would also be a conservation Site negative impact development. It	

present at Lenzie Moss Local Nature Reserve and as such is of the highest ecological importance of all habitat types present at Lenzie Moss. The Dunbartonshire Biodiversity Action Plan red list species affected include: Skylark; Meadow Pipit; Reed Bunting; Kestrel; Dragonfly spp; Common Shrew; Round leafed sundew; Devil's-bit Scabious; amphibian spp; and water vole. The nationally rare Bog Rosemary is present in one colony to the south west of the peat bog. There are concerns that this development will negatively impact upon this species as the proposed development extends close to where this species is located. Landscape – Any development would extend the settlement of Lenzie south and west and reduce the separation of the settlement from the small holdings and Bishopbriggs. There are significant views from the Moss onto the site, with housing to the north and west. It is visible from the B road and provides a countryside setting for the settlement, linked to the Local Nature Reserve to the east. In landscape terms there may be capacity for limited development close to Crosshill Road, if screened from Moss. Water Quality and Climatic Factors - Development would have an adverse impact on hydrology of the peat bog, which is crucial to the habitat areas associated with the LNR. This is unlikely to be compensated by alternative hydrology solutions. Whilst the site is not located within a SEPA flood risk area, development would have to consider the nearby Stand Burn and Park Burn to the west. A culverted minor watercourse runs under part of this site at considerable depth so there is no opportunity for restoration. A FRA/ additional information will be required to ascertain the developable extent of the site relative to any minor watercourses to the immediate east of the site. Material Assets - The site incorporates a connection to the Core Path network and the enhancement of this path would be an essential requirement should development take place. LDP 49 Tambowie Farm, X X 0/-Milngavie **Potential Mitigation:** Population and Human Health, Biodiversity, Flora and Fauna and Landscape – The site is within the green belt and has a high level of green belt defensibility in terms of tree belts. The site contributes to the landscape setting of Milngavie and as such, development would have a significant adverse impact on visual amenity, settlement pattern and alter the Drumlin Foothill landscape. The site prevents coalescence between the countryside and built-up area. To mitigate the impacts on the landscape character and archaeological site the proposal would require an appropriate design and integration of additional landscaping through native planting within the development area to reduce any negative impact on community identity and visual amenity. The development should also retain the tree belts which should be provided for under the Woodland Creation Scheme. Any development of this site should consider potential opportunities for wetland, woodland and grassland creation and enhancement of access There is moderate biodiversity value in the north-east of the site and there is an Important Wildlife Corridor that runs along the Craigton Burn in the north and through the site. Further assessments will be required to determine the biodiversity value and identify any protected species. Development should avoid areas of high biodiversity and the Important Wildlife Corridor. Water Quality, Air Quality and Climatic Factors – The site is within the designated Flood Risk Area and there is potential flooding from the Craigton Burn in the northeast of the site and a small burn in the south of the site. A further Flood Risk Assessment would be required to determine the potential developable area taking into consideration the watercourses on site. The site's proximity to the Craigton Burn could result in potential pollution through development. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. To limit the risks of flooding, it is suggested that the Craigton Burn is realigned with Craigton Road to prevent it crossing under the road at various points. However, this is likely to have an adverse impact on water quality so appropriate measures will be needed to reduce any impact. Whilst the site is within a 15 minutes' walk to the primary school and bus stop, the bus service for this area is infrequent. The site is also out-with other facilities and amenities in the town centre and rail connections. As a result, the site will be predominantly accessed by car and result in an increase of carbon dioxide emissions from vehicles. Material Assets - Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, path and road networks. It is also vital that development is connected to the Scottish Water sewerage system to the south of the site.

LDP 52 Birdston Road, Milton of Campsie	0		-	X		X	-	-	0	
Potential Mitigation:	Population and Human Health; Biodiversity, Flora and Fauna – An existing woodland habitat surrounds the proposal site to the north and west and is designated as a Tree Preservation Order. Mitigation for any adverse effects could take the form of the creation of open / recreation space provision within the designs of the proposed development along with appropriate landscaping on the boundaries to avoid or mitigate any impacts on the woodland surrounding the site as a result of construction Additional assessments and environmental surveys should be carried out regarding the potential for protected species in and around the proposal site in order to ensure their protection and conservation. Cultural Heritage and Landscape – The proposal site is adjacent to Kincaid House which is a category 'A' listed building and it's locally designated gardens and designed landscapes. The site is within a greenfield location and is important for the settlement pattern and character by providing an open, green entrance to the settlement within the Special Landscape Area. Consideration should be given to the impact on the settlement pattern and views from the lodges and grounds as a result of development within this proposal site. The views are an important aspect of its listing and grounds and should be protected. In order to mitigate these impacts the design, positioning density and appropriate landscaping should be considered in order to protect the integrity of the historical resource and landscape value of the area. The current green belt edge provides a strong defensible boundary in the form of the woodland habitat protected by a Tree preservation Order. Any proposed development would need to take into consideration the green belt defensibility and protection. Air Quality and Climatic Factors - Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from services and amenities.									
LDP 54 Antermony Road, Milton of Campsie	0	X	-	X		X	-	-	0	
Potential Mitigation:	Landscape – The terms of the green Campsie Fells to development. By while retaining the	proposal is within belt value and / or the north of the si incorporating suffi- landscape character Climatic Factors -	The proposal site has a transfor the proposed development of this proposed development of the Camp Development of this proposed the Camp Development of this proposed in the Camp Development of this proposed development of the Camp Development of this proposed in the Camp Development of this proposed development of the Camp Development of this proposed in the Camp Development of the Camp Development o	opment to ensure in a situated within posal site is of implements could take the fature tree belts cosie Fells through a	its protection. a Special Landscape Apportance for its landscorm of appropriate depretaining the proposal well-designed low determined to the state of the state	Area. Developn ape visual amen sign, low densit site the newly consity developme	nent of this propos ity value in relatively development are reated green belt on the site area	al site would not pon to vistas which nd landscaping wit boundary would be available.	rovide benefits in it provides of the hin the proposed more defensible	

LDP 56 Tower Farm, Torrance	-	-/?	-	X		0/?		-	-	
Potential Mitigation:	Population and Human Health, Landscape and Cultural Heritage – The proposal is entirely within a greenfield location and is also in close proximity to Torrance To which is a site of archaeological importance. The proposed site area has a high existing green belt defensibility in the form of the woodland habitat on the north, bour gardens and fencing to the south and Local Nature Conservation Site and Tree Preservation Order to the east. The green belt spatial functionality is significant as it pre settlement coalescence and provides access to open and recreation space in and around the site for the local residents. Development of the proposal site would hainpact on the existing settlement pattern and community identity particularly for the local residents adjacent to the site. To mitigate the impacts on the landscape charand archaeological site the proposal would require an appropriate design and integration of additional landscaping through native planting within the development are reduce any negative impact on community identity and visual amenity. In addition to this, potential impacts on Torrance Tower should be evaluated and mitigation propriate for any development. Landscape – The proposal site is entirely within a greenfield location and would alter the existing settlement pattern. The area is also designated as a Special Landscape. The proposal site is entirely within a greenfield location and would alter the existing settlement pattern. The area is also designated as a Special Landscape. The proposal site is on the landscape character of the site, appropriate low density design and integration of native planting within the landscaping of the proposed develop the effects on the landscape character of the area could potentially be mitigated. Furthermore, appropriate landscaping would be required to the west of the proposal site to ensure greenbelt defensibility. Biodiversity, Flora and Fauna, Water Quality and Climatic Factors – The north and eastern borders are proposed Local Nature Conservation Site									
LDP 57 Gartshore, East of Kirkintilloch	0	0		+	-	0			0	
Potential Mitigation:	Population and Human Health – Development of the site could provide new employment opportunities by facilitating new business development. This would support regeneration of nearby Twechar. Biodiversity, Flora and Fauna, Landscape and Material Assets – The site is an area of high landscape quality and sensitivity as it is a Garden and Designed Landscape situated on a ridge visible from the main train line. The site is also a Local Nature Conservation Site, it is of recreational value as has a core path running through it. It is likely that the area provides important habitats for wildlife. There is good potential for screening development through extensive landscaping and using existing woodland to form a tree belt around the perimeter. Mitigation against negative effects could be delivered through: - conserving and enhancing the wildlife corridor, adjacent Garden and Designed Landscape. - protect the woodland in line with Forestry policy.									

	- ensure provision	for the sport and rec	hich would establish pereational needs of the office for wetland, grassland	development and g	good walking and cycl		e.				
		Soil and Geology – Development may provide an opportunity to cap previously contaminated land. The site previously provided a location for an industrial plant, which may have left significant residual contamination. Air Quality – The development would be likely to increase vehicular traffic in the vicinity of the site location, generating an overall negative effect on air quality. This could be partly mitigated by provision of viable active travel infrastructure and improved connections to public transport. However there is still some distance to major public transport links and significant barriers against active travel would remain for a significant period. Climatic Factors – Access via sustainable transport is currently poor and development is likely to significantly increase private car usage in the area, generating an increase in CO ₂ emissions. Any loss of woodland on the site would have negative effects on carbon capture potential and reduce mitigating effects.									
	be partly mitigate transport links and Climatic Factors										
	III CO ₂ emissions.	Ally loss of woodia	id on the site would ha	ve negative effects	s on carbon capture po	dential and reduce	e minigating effects	S.			
LDP 80 Carlston Walled Gardens, Torrance	X		X	X		X	-	-	0		
Potential Mitigation:	Cultural Heritage – The proposal site is in close proximity the boundary of the Antonine Wall World Heritage Site Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects. Biodiversity, Flora and Fauna and Landscape – The proposal site is entirely within a greenfield location and within a designated Special Landscape Area. Any proposal should be sensitively designed to take these factors into consideration in terms of low density and low profile development to reduce any impacts on the designated landscape character and scenic value of the area. Air Quality and Climatic Factors – Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and bus and rail connection. Material Assets - Additional studies and assessments should be carried out regarding the drainage requirements for the proposal site and the path and road network connectivity and additional infrastructure required.										
LDP 100 Woodilee Road, Kirkintilloch	-	X		+	X	0		-	-/0		
Potential Mitigation:	Population and Human Health – Although development of this site would result in the redevelopment of brownfield land, the site is part of a flagship area for economic development. The proposed development has the potential to result in a loss of employment opportunities. In order to mitigate the loss of potential employment opportunities a site of similar quality would need to be offered to replace it. Biodiversity, Flora and Fauna – There is an Important Wildlife Corridor associated with the site. The connectivity of habitat networks should be maintained as much as possible and any development should take this designation into consideration through further assessments to determine the biodiversity value and identify potential protected species. The proposed site also has the opportunity for wetland and woodland creation, and open space enhancement which should be considered.										
			•		. 1						

Soil and Geology - Proposed development on this site will ensure the redevelopment of brownfield land and has the potential to provide an opportunity to enhance an area of potentially contaminated land given the previous use of the site. Further assessments will be required to determine whether the site is contaminated due to its former business and industrial uses and appropriate remedial measures should be implemented. Air Quality and Climatic Factors - The site is within a 5 minutes walking distance to a bus stop but there would be an increased emphasis on unsustainable methods of travel and an increased reliance on car-based travel to access the town centre for additional facilities and amenities. Locating a supermarket outside the town centre is likely to lead to an increased use of car-based travel in particular. It could be mitigated by ensuring that the site was accessible to users through active travel. Water Quality and Climatic Factors – The site is out-with the Flood Risk Area; however a Flood Risk Assessment will be required to ascertain the developable extent of the site to take into consideration the minor watercourses that run adjacent to the site that have a history of flooding. The site has the potential to encourage water quality restoration through the integration of SuDS. Material Assets – As the site is within an area with an existing sewerage system, any developer must ensure that proposal is connected to the system. Additional access to the site following development has the potential to degrade the existing road network and specific transport access to the site could be required. Improvements to access via the existing pathway will also be needed. However, development of this site has the potential to upgrade current vacant/ derelict land and provide an opportunity to connect to the core path network nearby. LDP 102 West Baldoran X X X X 0 Farm, Milton of Campsie **Potential Mitigation:** Population and Human Health- The site is currently designated in LP2 as a development of 100% affordable housing. Replacement of this with market housing would result in affordable housing need not being met and therefore having a negative impact upon community wellbeing through the provision of affordable accommodation. Biodiversity, Flora and Fauna- Site has limited biodiversity value although the semi wooded grounds of Baldoran House, which are protected by a TPO which lie immediately west of the site. Opportunity to improve biodiversity value through development. Landscape- This site was assessed by a Scottish Government Reporter as part of the Examination of LP2. It was concluded that there would be little landscape or environmental impact as a consequence of developing this site. A belt of mixed broadleaf and conifer trees along the site's northern edge, in time, will help to define a more visible boundary. Air quality and Climatic Factors- Site lies close to bus stop but this is not part of a major public transport corridor, however site is very accessible to village centre. There would be an increased emphasis on unsustainable methods of travel and an increased reliance on car-based travel to access the town centre for additional facilities and amenities. Protection of the trees to the north of the site will protect and increase their contribution to carbon capture.

LDP 104 Chestnut Lane North, Milngavie	0	-	-	X	-	-		-	0
Potential Mitigation:	functionality for the Craigdhu Burn rundevelopment. App The proposal site taking into consider Biodiversity, Flow settlement pattern proposal site boundalso has a further need to take these value and potential Air Quality and the need to trave	he setting of the sand directly through propriate measures is out-with the deseration the waterco ra and Fauna and. Through approphication present environmental asset Protected Species Climatic Factors-	d Landscape – The green riate low density design potential defensible green to the site in the form of sets into consideration and the site in the site being with the	the eastern apprail area from west to the tented in terms of an However, a further tented location of and the introduct and the introduct of an Important W do potentially carry thin a close proximation.	oach to the Mains G o east. The site's pro- construction and deve- ther Flood Risk Asse. The proposal site and tion of appropriate na- tion of approp	ardens and Designation of the Crassment would be do its position on attive planting and e character and to hencompasses the ents to ensure the frequency of the	gned Landscape vigdhu Burn could sto avoid any pot required to deter the urban edge vid landscaping who cal distinctiveness e Craigdhu Burn. protection and cubus (1 per hour, a bus (1 per hour, a could bus (1 per hour, a	which straddles the result in potential put in potential pollution of to mine the potential control would alter the west ich will be required as could be mitigate. Any proposed devonservation of the stall day) would significant to propose the stall day would significant in potential potential to the result in potential to the stall day would significant in potential potenti	Craigdhu Burn. collution through he water course. developable area tern edge of the d to enclose the d. The proposal elopment would cities biodiversity ficantly increase
LDP 105 Chestnut Lane South, Milngavie	Employment centr	X	-	X	-	-		-	0
Potential Mitigation:	altered by develop currently has a his of appropriate nation the western edge the form of an Im development would sites biodiversity was the potential development in potential potential potential pollution. Air Quality and the need to trave employment centrements of the material Assets-	oment along the weigh green belt defentive planting and large) the impacts on portant Wildlife Cld need to take the value and potential and Climatic Facto to lopable area taking pollution through of the water cours. Climatic Factors-I with a particular es and rail connects Given the existence.	Despite the site being wi	ent pattern and incence which woule equired to enclose ocal distinctivenes ses the Craigdhu Ento consideration a within the site sho out-with the design tercourse, the Cra- te measures would thin a close proxinable methods of the adjacent to the site	apact both, its setting d be altered by development of the proposal site bours are could be mitigated. Burn. There is biodivided potentially carry of all of the proposal site bours of the proposal site bours are could also be assessed to the proposal site of th	and visual ameni opment. Through dary and create a The proposal stersity interest, sput further assess to evaluate the preca. However, a Florthern edge of the nted in terms of frequency of the ar-based travel dany development	ty especially from happropriate low potential defensite also has a furthecifically to the nents to ensure the sence of bats. The site of bats of the sence of bats of bats. The site of bats	the 'A' road near a density design and ble green belt bound are designation pressorth-east of the sittle protection and content would be required and the Craig development practicall day) would significate from other settle core path network is	the site. The site the introduction lary (particularly ent on the site in e. Any proposed enservation of the red to determine gdhu Burn could ces to avoid any ficantly increase ments, services,

	arrangements shoul	d be sought to con	nect to a Scottish Water	sewerage system.					
LDP 109 Well Lane, Lennoxtown	-	X		0/?	-	-	-		-
Potential Mitigation:	impacts on habitats and design the dev Important Wildlife Species (INNS) sho Development on the and open space amount of the particular, the effect Landscape. The sidevelopment will make the location. Air Quality and C Local flooding issue to prevent flooding support sustainable Material Assets. A accessible to and find the design of the side of the second content of the	and species and the elopment in such a Corridor. Japanese buld be carried out its site has the potential and Water Quale land. However, fits of past contamirate is designated as nitigate any negative limatic Factors. As the site is withing molecula menities.	Biodiversity, Flora an heir connectivity the property and their connectivity the property of t	oposal will be requimpact. Low densien identified on the ld be avoided. Alter open space so work to be required to deteater and Burn should Designed Area. Appe character. In additional to enhance the travel is likely to improve the sewerage system in transport, additional to the design of the sewerage system in the system of the sewerage system in the system of th	ired to assess and every development and site so further assess and every development and conditions are also development site with the extent of condition and respectively. The event do be evaluated and respectively are also development of the evaluated as a condition, redevelopment of the evaluated as a condition o	aluate the biodive native planting and sments to determine be carried out to consideration of accordance the majority portamination on the medial measures in the decided of this site should see extent of the decided. Access to facilities at ensure that project in the project of the decided	resity value of the additional distribution of the additional	area, avoid areas of could be implement lextent of this Inve Japanese Knotwoace will enhance that been carried all measures should be appropriate. the landscaping spectscape to maintath of the fecting the southerd, where appropriate to the tothe system. All to the system. All	of particular value ted to protect this vasive Non-Native reed from the site. The green network out to offset any be introduced. In pecification of the in the character of the site. The provements noxtown does not though the site is
LDP 113 Broomhill Depot, Kirkintilloch	0	X	X	X	X	-/?			-/?
Potential Mitigation:	the site area. There Additional studies a Air Quality and C due to the distance Material Assets – studies to determine	e are existing flood and assessments sh Climatic Factors – from employment More information e the infrastructure ed in order to man	s – The entire proposal defences in the form o ould be carried out regardless. Development of this period centres, bus and train sets required regarding to provision required for age the potential constitution work required.	f flood banks (Rive arding the flood risk roposal site would ervices and local and the potential developments the proposed developments	r Kelvin Flood Protect management and dra increase the need to nenities. pment regarding the opment in terms of dra	ction Scheme) run ninage requiremen travel with a partic uses of the site. rainage, paths and	ning along the nor ts for the proposal cular emphasis on This proposal wil road network con	thern boundary of site. unsustainable me I require additional nections. A waste	thods of transport al assessment and management plan

LDP 169 Langmuir Road, Kirkintilloch	X	X	X	X		-		-	-				
Potential Mitigation:	area will not enhar proposal should be the settlement. Water Quality, Cl development of the pollution of the warequirements for th	Landscape – The proposal site is in an exposed greenfield location to the east of Kirkintilloch and is detached from the main settlement area. Development of the proposal area will not enhance the green belt defensibility or be relevant for a green belt function or recreation. In order to mitigate the impact of the proposed development, the proposal should be of a low density and incorporate significant landscaping and tree belts to contain the site and reduce the impact on the landscape character and setting of the settlement. Water Quality, Climatic Factors and Material Assets – The proposal area has a water course on the northern boundary. As a result the potential for pollution through development of the proposal site is a risk. Appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course. Additional studies and assessments should be carried out regarding the flood risk management, drainage and path and road connectivity requirements for the proposal site. Air Quality and Climatic Factors – Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from and frequency of bus and train services and local amenities.											
LDP 172 Balmore Garden Nursery, Balmore	X		0	X	-	0			-				
Potential Mitigation:	development of the be considered and iline with the Councillation wi	proposal site coulcimplemented in ter- cils Supplementary a and Fauna – Triate mature landsco proposal site area and road) and is a broof the village hostifund the village is all climatic Factors – y remote location, the and Material Assand assessments	te is on land situated end potentially result in sigms of designing a sensitive Planning Guidance and the proposal site is adjudance as a buffer between the proposal site. The existing a number of different so encompassed by the end between the proposal site. The proposal are should be carried out	gnificant detriment tive and appropriate in consultation with acent to Balmore een the proposal si on as it is out with ing green belt bour t natural and histor designated Flood R opposal site would is settlements, public	al environmental effece low density proposal the UNESCO and History Haughs Local Nature te and the Local Nature to the designated villated and the the north of the convironment constisk Area).	ets on the cultural lin order to prote oric Scotland. Conservation Si are Conservation ge envelope of B are proposal site haraints (Antonine variety with a particiployment centres Area due to the	heritage asset and ect and conserve to the Any propose Site to the south almore. Howevers a high defensib Wall World Heritagular emphasis on and amenities.	d its setting. Mitighe Antonine Wall and development of to avoid any adver, the site is adjactility due to the area age Site Buffer Zounsustainable met proposal site to t	ation will need to and it's setting in this site should ree impact on the ent to the village a south (including one, Local Nature thods of transport the River Kelvin.				

LDP 173 Cemex, Gartshore Works, Twechar	-	0		+	-	0	-		0
Potential Mitigation:	Biodiversity, Flor landscape situated through it. It is li woodland to form a Mitigation could as - conserving and er - protect the woodl - carry out a Flood - ensure provision - identify green net Soil and Geology which may have let Air Quality – The mitigated by provision of the conserving and the carry out a Flood - identify green net	a and Fauna, La on a ridge visible kely that the area a tree belt around t gainst negative effet thancing the wildli and in line with Fo Risk Assessment of for the sport and re work opportunities — Development m ft significant conta development would sion of viable active	ects could be delivered the fe corridor, adjacent gard prestry policy. which would establish pot creational needs of the de- s for wetland, grassland a ay provide an opportunit	Assets – The site. The site is also idlife. There is go rough: In and designed lential water contavelopment and go and woodland creatly to cap previous thicular traffic arold improved conne	e is an area of high I a Local nature Conse pod potential for scree andscape. mination mitigating m ood walking and cyclin tion. ly contaminated land. und the site location, g ctions to public transp	andscape quality ervation Site and ening developme neasures. The site previous generating an over	and sensitivity as is of recreational nt through extenses.	s it is a local gare value as it has a c sive landscaping a cation for a Ceme t on air quality. The	den and designed core path running nd using existing x industrial plant, his could be partly
LDP 174 North Langmuir Av/Whitehill Av, Kirkintilloch Potential Mitigation:	Population and F Development would proposal should co cycling routes alon terms of drainage, be present on the si The proposal site is has the potential to	Any loss of woodle Iuman Health, Cld involve the rem g the Forth and Cl for example the in- tte. Additional surves within the bounds significantly impa	cultural Heritage, Biodi coval of this woodland covered the Substitution of Su	versity, Flora and over which has the through the created and of a woodland bettermine the biodic onine Wall World asset. The propose	on carbon capture pot on Garbon capture pot on Garbon capture pot on Garbon capture pot on Garbon capture pot de Pauna, and Mate de potential to lead to de required to determin nabitat also has the pot versity value and presenteritage Site and with sed development area	erial Assets- The issues with drain open space as we e the infrastructure tential to alter or ence of Protected in the protected I should be subjected.	e site is within an age and carbon cell as connecting the provision requiremove vital habit Species. Buffer Zone for the to additional sur	n area with some capture. To mitigate he green network red for the propose ats for a range of see historical asset.	woodland cover. te this impact the with walking and ed development in species that might Any development ents with regard to

	Cultural Heritage, Water Quality and Climatic Factors- The proposal site is out-with the designated Flood Risk Area and there are no locally known flood However, there is a potential risk of residual flooding from the Forth and Clyde Canal adjacent to the site which is designated as a Scheduled Monument. A further Risk Assessment would be required to determine the potential developable area taking into consideration the watercourse. Water resilient measures and collaborates are considered in the Forth and Clyde Canal and result in adverse impacts to this designated historical asset. Appropriate measures would need to be implemented in terms of consideration the vater course to avoid any potential pollution of the water course. Any proposed development should also be in line with existing Supplementar Guidance and design in relation to a low density proposal to mitigate these effects on the adjacent Scheduled Monument. Air Quality and Climatic Factors — Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of due to the relatively remote location, the distance from other settlements, public transport services, employment centres and amenities.										
LDP 175 Broomfaulds, Balmore	X	X	-	-	-	-/?			-		
Potential Mitigation:	envelope so will h integrate the site w site which might considerations show of value. Soil and Geology presence of contam Air Quality, Clim will be required to further infrastructu The site is inaccess need for car-based	ave little impact of thin a green network be disrupted by all be taken into a compact of the site's are development by the compact of the site's are development by the compact of the site of the sit	odiversity, Flora and Fon existing settlements in cork. Although the site it development at Brooms account and further assess location next to a water lial measures should be in Material Assets- It has ent of flooding and mitigate ensuring that the site is ities and services by wall a promote sustainable measures is a Control of Major the Works changes.	a Balmore. Woodla self is not an Impo faulds. To reduce sments should be contract treatment works in the same trea	and creation is suggestant Wildlife Corricany negative impararried out to ensure there is the potentialed. It pluvial and sewer a buld be implemented titish Water sewerage facilities are located	ested to improve it dor, a number of d act to habitats, bithe protection and al for contamination flooding affects the where appropriate e system.	ts defensibility, nifferent Importan odiversity and s conservation of a on. An assessment e site and its adjact. In addition, any r Milngavie. As a	naintain the green t Wildlife Corridor pecies nearby, the any Protected Spec nt will be required cent sites. A Flood development on the result, the proposa	belt character and rs exist near to the ese environmental cies or biodiversity I to determine the Risk Assessment the site will require al will increase the		

LDP 180 Dougalston Golf Course, Milngavie		-		X		0	-/0		-			
Potential Mitigation:	formal and informal loss of open space wetland habitats. It that, as part of the into the entire net sites. Although the of sports facility ar The site is also a h need to consider th The site has high development has the development should water Quality and medium risks in the golf course and cl Craigmaddie Rese Assessments will be Development of th The proposal will the creation of word Air Quality and Connections, it is unsustainable method water and a second connections, it is unsustainable method.	al access with high for It represents Iowever, development, woo work of the site. Cliproposal will enhad the provisions of the provisions	Itural Heritage, Biodive I landscape sensitivity and an area of high recreatio nent for housing has the dland is replaced and enh hanges to the landscape seance the current golf coun utlined in relevant Scottis and Designed Landscap and mind and avoid any such e, although further assentificantly impact on the letton of the green network rs – The site is within a where there is a pond and om risks of flooding fro nt should implement me blish the extent of the de- cortunities for water envir of woodland which has the eventual transport of the site. - Although the site is with p of a steep hill. This s ding car-based travel. Th ments will also be require the site will also give pote	d clear greenbelt be and value with co- potential to result anced where possistetting can be mitigate and health club she Planning Policy e, TPO and is the she development that assements regarding ocal natural heritage and appropriate lated appropriate late and appropriate definition of the company of the company of the potential to result thin a 15 minutes we steep hill might dies will have an imped to determine the	oundaries, particularly re paths and access to in the removal of the ble and, through site of gated through the plan facilities, sportscotla should be adhered to. setting for a 'B' listed twill be detrimental to the biodiversity value in terms of green nondscaping and plantir. Flood Risk Area and d high river flood risk ie Burn that runs adjuthat infrastructure contained in and improvements to the time of the province of the particular consulting with flood and improvements to the secourage access to be pact on air quality and the infrastructure province in the path of the	y on higher ground Dougalston Goese habitats. These design, the existinating of native spand should be considered and Lothers. I Dovecote and Lot	ad. Development of Course. The size impacts could provide a management of Course. The size impacts could provide a management of the value of broducers of protected spectrative. In order to the value of broducers of locally known of locally known of the value of broducers of locally known of locally	of this site will pot te encompasses copotentially be mitigwetland habitats shiping as well as lovery consultee regard ervation Site. Any ecies will be required mitigate potential diversity is maintain own flooding. In pathe proposal intended in the proposal intended in	entially involve a re woodland and gated by ensuring ould be expanded with density housing ing potential loss development will ared. In addition, adverse impacts, need. In addition, adverse impacts, need.			
LDP 181 Blacklands Place, Lenzie	0	X		-		-			-			
Potential Mitigation:	development of thi	opulation and Human Health and Landscape – The proposal site is within a greenfield location on the eastern side of the Kirkintilloch Link Road (KLR) and evelopment of this site could have a detrimental impact on the settlement pattern and landscape character of the area. The site is elevated, prominent and highly visible on the hillside open to views from a wide area. These impacts could be partially mitigated through the creation of open / recreational spaces within the design of the evelopment area, but it is unlikely that compensatory measures would avoid adverse landscape and visual impacts around Lenzie and an erosion of the character of the										

green belt. Housing on the site would not relate well to the existing built up area in terms of visual relationships or physical (non-vehicular) links. Biodiversity, Flora and Fauna; Water Quality and Climatic Factors – The marshy grassland habitat within the Millersneuk Wetland LNCS, adjoining the site to the south, has a high ecological value on a local scale, particularly with respect to water voles, and as a purpose-built compensation for the creation of the KLR. Development is likely to have a negative impact on wintering geese including a loss of habitat. It could also cause disturbance to geese, waders, duck and skylark. Therefore, it is recommended that an appropriate buffer is considered between this area and any future development in order to minimise disturbance and further negative impacts. Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats such as linear features which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as the wetland areas used by otters. Furthermore, should destruction of any place of rest of a protected species be required in order to facilitate any proposed development, licences from SNH will first be required in order to proceed. This must be accompanied by a full mitigation plan in which the species will be fully compensated for the loss of shelters. 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 or, moreover, the ecological integrity of the whole area. In terms of the water environment, Cult Burn runs close to the southern edge of the site and so additional studies should be carried out regarding any flood risk / management and drainage requirements of the potential development together with environmental surveys for protected species to ensure their protection and conservation. Soil and Geology – It is possible that the southern part of the site adjoining the wetland Local Nature Conservation Site has peaty soils. The proposed mitigation for Biodiversity and other topics would mitigate the impacts on such soils, by avoiding development on them. Air Quality and Climatic Factors - Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other bus and train services and local amenities including the town centre. Material Assets – The proposal provides no enhancements to open / recreational space provision and will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. LDP 184 Balviebank, ? 0 __ Milngavie **Potential Mitigation:** Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape- The proposal site is in a greenbelt location but would involve the redevelopment of brownfield land on a small part of the site. Development of the site would not relate well to the settlements of Craigton and Milngavie. Mature trees have been identified that form part of the Garden and Designed Landscape that exists along the A809 that lines the site. An Important Wildlife Corridor is within the site and a Tree Preservation Order (TPO) is present. Development would involve the removal of woodland cover and has the potential to result in the loss of trees with TPO status and influence drainage issues. Mitigation will need to be put in place regarding the protection of the woodland assets in terms of a sensitive design and reduced density. The proposal site will also need to incorporate appropriate landscaping to reduce the impact on the settlement and protect the part of the site designated as a Garden and Designed Landscape. Through the removal of woodland habitats, this could significantly affect the value of biodiversity and species on the site. Additional surveys will be required to determine the biodiversity value and potential Protected Species. Air Quality and Climatic Factors- Although the site is within walking distance to a bus stop for public transport access, the site is out-with local facilities and amenities, the town centre and rail connections which has the potential to put emphasis on unsustainable modes of transport and increase reliance on car-based travel. Loss of woodland habitats through development could decrease the site's ability for carbon capture contributing to additional greenhouse gases. Replacement woodland could mitigate this impact. Water Quality and Climatic Factors- Although out-with the Flood Risk Area, a Flood Risk Assessment will be required to ascertain the developable extent of the site. The

introduction of water quality improvements opportunities and SUDS through construction could provide an appropriate level of mitigation for the water environment and

	drainage issues.											
	Material Assets- Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, path a road networks. The local area is currently served by a Scottish Water sewerage system although it will be required that connection issues due to the site's distance a elevation to the sewerage network and capacity should be checked before the design stage of development.											
LDP 185 Duntiblae Road, Kirkintilloch	-	X	-	?		?	-	-	?/-			
Potential Mitigation:												
	settlement. The signer preparation underwith Waterside recommended by the should be retained hedgerows used by wild animals are full plans, outlining sit water Quality and the south east of the Additional studies Air Quality - Devother bus and train Material Assets - and additional assets	ite provides a distinway). The need to requiring more than justing more than justing and Fauna — Endanger and Fauna — Endanger and birds, or bound. This can include-specific and target and assessments should be considered as a service and local and assessment should be considered.	ctive, valuable landscretain the integrity of a st the incised valley to navironmental surveys all be retained as part alongside any propose areas offering good for de covering excavation ted mitigation techniques.—The site is not located mitigation is required out also be carried out opposal site would increamentities, including the proposal site to the carried out in this rega	ape setting for Wa the green belt funct remain undevelope indicate moderate of any development ed development. To oraging habitat for oras, timing of works ues, should be design ted in a flood risk a d regarding the devel tregarding the floo ease the need to tra e town centre e Gartshore Colliery ard. The site may b	t pattern and contribut terside and Duntiblae, tion is incompatible we and conserved. biodiversity importan- th. Similarly, habitats for this may include habit species such as badgers through the year and to gned based on the findi- trea, however there may elopable area regarding and risk management and well with a particular en- try and the possibility of e served by the local Stance and elevation from	and will do so ith development ce, although the cound to provide ats which form s. Best practice he day, direction ags of the detail by be localised su the potential ef d drainage requiremphasis on unsufamine shafts she cottish Water so	for the new housing ton this site and we have a loss of shelter or other impairment to mmu mitigation technique all lighting, and poped protected species of acceptance water flood righter than the properties on this water rements for the properties at a light that the properties of	g immediately weith the potential rist of a toad feeding ortant features for ting corridors for uses should always llution control. Hos surveys. sk associated with course in close proposal site. of transport due to consideration. Fur	est of the site (site isk of coalescence ground area. The protected species species, such as be applied where owever, mitigation the water body to eximity to the site.			

LDP 186 Glassford House, Milngavie	-	-		X	-	-			-
Potential Mitigation:	defensibility and a residential homes a open space. It is into the north-west of the ecological funbiodiversity value development should be development should be development within the development within the development of the sarea. It is likely the implemented to reflood plain. Air Quality and Costop which is an inthus additional green and the same of the same	distinct greenbelt and Findlay Rise to apportant to retain the findlay Rise to apport to retain the fitness to a fitness and a fitness and the site and identified avoid the LNCS and the transport of the site is a Gamouse and the import area will reduce the different from the pattern of the	siodiversity, Flora and edge due to treescape to be the east. Development of the greenbelt defensibility also concern over developalston Burn, although the tify any protected species where possible as this hand and Designed Lands act a housing development of the tify and protected species and programment in the tify and protected species where possible as this hand and protected and protected and protected and the tify and tify and the tify an	the west of the si of this site has the which should be a pment and infrastre majority of the s. Appropriate des s the potential to a cape and an 'A' limit prior to allocate such designation designated Flood th the site's access or the Burn which tercourse. Developminutes' walk from the site will put ties to air quality.	te. The site has a distipotential to alter the lachieved through approucture having potential site is of low ecologign including landscapid versely impact on the sted building is on its tion. Appropriate desis. Risk Area and there is road. A Flood Risk thas the potential to alter the potential the potential to alter the potential the	nctive character's andscape setting a priate landscapin adversities to the ical value. Additiong will reduce a evalue of biodive premise. It is encoign and integrations a high risk of f Assessment will later its morphologuest suited to avoid in station and tow stainable travel merequired for the properties and the integration of the i	setting by prevent and settlement partial settlement partial grand ensure that e ecological corricional surveys will my potential loss ersity Duraged by Historion of additional looding from Doube required to ascey and water qualid land adjacent to m centre and is meethods and an incorproposed develop	ing coalescence bettern and result in connection is made of present in the self bettern and result in connection is made of present in the self bettern and specific Scotland that deandscaping through a galston Burn that the extent of the Burn which one than 5 minutes reased reliance or ment in terms of comment in terms of co	etween an area of the loss of valued de to the core path site and impact on fully establish the ecies. As a LNCS, evelopers consider gh native planting truns through the of the developable leasures should be has functions of a si walk from a bus in car-based travel,
LDP 187 Glen Road, Lennoxtown	-	-				?/-	-	-	-
Potential Mitigation:	has important spati of the green belt to this into account at Developers will no existing habitats. T Glen Road is with through its access t Amphibians are fo	al functions of rest the west of the sit and efforts should be ded to consider poor ree/orchard plantir in a Special Lands to open space. Deve and on the site so	diversity, Flora and Fauricting sprawl from Lenne, extending into broad we made to ensure that the ssible measures to enhang should also be consider cape Area so any developelopment will result in the measures should be imply quired to determine the bole.	oxtown to Clacha alley lowland land core path networ- ce the wetland ar- red to enhance the pment will advers e loss of vital oper lemented to protect	n of Campsie. Develop discape. There is a core k is enhanced and cond ad grassland in line we green network and ha ely affect the landscap in space and recreation ct and conserve them	pment on this site path network wit nected in the Nor ith Glasgow Clyc s additional benefice character. It al- for the local com- as much as possil	would alter the s thin close access to the of the site. The de Valley Green I fits to mitigate ago so represents enviantly. ble. Relocating the	etting and result in to the site. Develop e site also presents Network which is ainst greenhouse g ironmental and co eir habitat would	n the infringement pment should take is a green network. turn will support gases. Information to the control of the post of the control of the control of the post of the control of the control of the control of the post of the control of the cont

	Cultural Heritago	e- There are drystar	ne dykes and ancient hed	gerows within the	site which should be r	etained in order to	o protect the histo	ric environment.			
		and Geology- The site has been identified as having an area of deep peat. Development on land where peat is present should be avoided. However, failing this, a soi geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area.									
	site. A Flood Risk any adverse effect identify any localis Air Quality and (for car-based trave	Assessment will to see to the water qual sed flooding issues Climatic Factors-	rs- The site is a SEPA D be required to determine ity and additional floodi . The proximity of the site limit any impacts to the	the potential deveng, Appropriate Su	lopable area and appruDS design are sugge	opriate measures sted as an impro- stainable travel in	implemented to evement as well as	offset the risk of float a review of a surf	ooding. To offset ace water map to reduces the need		
LDP 188	public transport.										
Hayhill/Robinsfield,	_		_	X	_		_		_		
Bardowie				1.							
Potential Mitigation:	Nature Conservation planting within the landscaping would Development on the potential to limit extra LNCS of Barnhawthorn hedges the landscape of the landscap	on Site (Bardowie e landscaping of the landscaping of the landscaping of the landscaping of the landscaping to entire the landscaping for dowie Loch serves that exist within the landscaping landscap	odiversity, Flora and F Loch) and the entire site ne proposed developmen sure greenbelt defensibil have a significant impac- rom expanding into weste as as a valued wet woodla site, further surveys will in this countryside locati	is considered as a t the effects on the ity and developme t as an important so ern Bardowie. It is and habitat which be required to determine	Special Landscape A e landscape character nt should be limited of etting of Bardowie Ca suggested that develop could be adversely in ermine the biodiversit	rea. Through ap of the area coul on the southern a astle and Robinsfi pment within this appacted by disrup ty value and poter	propriate low den d potentially be r spect of the site w ield House and de part of the site sh otion or removal on itial Protected Spe	sity design and into mitigated. Furthern thich has a high lar velopment on part ould be avoided to of the habitat. In ac- ecies.	egration of native more, appropriate ndscape capacity. of the site has the limit this risk. ddition to ancient		

Cultural Heritage- The proposal site is within the boundary of the line of the Antonine Wall World Heritage Site and within the protected Buffer Zone for the historical asset. Any development has the potential to significantly impact on the cultural heritage asset. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site.

Air Quality and Climatic Factors- A bus stop is located within a 5 minute walking distance of the site. However, the bus service is infrequent and the site is out-with local services and amenities, the town centre and rail connections. This will put an emphasis on unsustainable modes of transport and increase reliance on car-based travel.

Water Quality and Climatic Factors- The site is within a SEPA Designated Flood Risk Area and there is a high risk of local flooding on the northern edge of the site along Bardowie Loch. Further Flood Risk Assessments will be required to ascertain the developable extent of the site. Given the Loch's unclassified nature as a man-made loch there is little through-flow and the loch has been known to hold discharge from the local communities. Any development has the potential to alter the water quality as a habitat and recreational facility for sailing by polluting the Loch. Further assessments will be required to determine the water quality and appropriate measures would need to be implemented in terms of construction and development practices to avoid any potential pollution of the water course.

Material Assets- Further assessments will be required to determine the infrastructure provision required for the proposed development in terms of drainage, path and road

	networks. In terms of sewerage systems, the slope of the site will need to be reviewed as it has the potential to impact on the ability to connect to a local Scottish sewer by resulting in a pumping system being implemented.											
LDP 189 Castlehill Farm, Bearsden	0		-	X	-	0	-	-	0/-			
Potential Mitigation:	Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape – The site is within the green belt and is part of Castle Hill which is an important landscape feature for the setting of Bearsden. The site is divided into two halves; the eastern part of the site is low lying and is separated from the western part of the site by hedges and the western part of the site is part of the buffer zone of the World Heritage Site of the Antonine Wall. Any development has the potential to significantly impact on the cultural heritage asset. The proposed development area should be subject to additional surveys and assessments with regard to its historic importance in conjunction with UNESCO and Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site. However, it is unlikely that development on the eastern part of the site will have potential adverse impacts on the Antonine Wall if development is carefully designed and of low density. Development in the western part of the site, however, should be avoided. A Tree Preservation Order exists on the site which should be conserved in order to protect biodiversity and screen any development in the east. Further assessments will be required to determine the full biodiversity value and identify potential protected species. Water Quality, Air Quality and Climatic Factors – Wells and springs exist in and around the adjacent former farm buildings on the site. As a result, a Flood Risk Assessment will be required and mitigation measures should be implemented where appropriate. Appropriately designed SuDS could be implemented as a means to mitigate against potential flood risks and drainage issues. The site is relatively out-with access to local facilities and amenities due to an infrequent bus stop and its proximity to the nearest town centre and rail connections. This is likely to increase car-based travel and encourage other forms of unsustainable travel. Its positioning up											
LDP 190 Chryston Road, Kirkintilloch		X	-	?		0	-	-	-/?			
Potential Mitigation:	proposal site woul a key rural view, setting for Waters development and the Biodiversity, Flo Corridor running likelihood of impo occurring across	d have a significate framing the Campide and Duntiblae, the need to retain the rail and Fauna — along the railway ortant wildlife to be the landscape as a significant or significant can be seen as a significant wildlife to be the landscape as a significant or significant can be seen as a significant can b	andscape and Materia and effect of the landscape sie Fells from the Chry and will do so for the notate integrity of the green. The development site liline to the immediate se within the vicinity of the a whole. This may be order to prevent these has	e character and settleston Road and railes housing immediate belt function on this less close to the Lugouth. This opens up he Study Area. Carachieved by allowing the study area.	ement pattern and res way line immediately ately west of the site of s prominent ridge is i ggie Water Importan p a network by whice e should be taken to ng an appropriate b	ult in the loss of a y south of the site (site preparation uncompatible with the Wildlife Corridh wildlife may trepreserve the integuiffer to be retain	a significant area of e. The site provid underway). Overall such a housing pro- or to the north east avel easily across grity of this corrido ted, and where po	open space. The es a distinctive, v l, it has a low land oposal. st, with another In the wider landscar and to prevent fressible enhanced t	site contributes to aluable landscape scape capacity for mportant Wildlife ape, increasing the agmentation from			

Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys. Water Quality and Climatic Factors - The site is not located in a flood risk area, however there may be localised surface water flood risk associated with the Luggie Water to the north east of the site. Additional information is required regarding the developable area regarding the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site. Due to the sites elevated position, there may be potential for the incorporation of renewable energy technology, and this should be a key requirement of any future development. Material Assets – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard. LDP 191 Wardend Road, 0 0/-**Torrance Potential Mitigation:** Population and Human Health, Landscape - Whilst the development proposed is relatively small, there could be an adverse effect on scenic value of the site, viewed from the nearby core path. Development on the paddocks would affect the setting of the path and village and would set a precedent for development north of Torrance. Landscape planting along north could mitigate against this. Biodiversity, Flora and Fauna, Landscape and Material Assets - There is no Local Nature Conservation Site or Important Wildlife Corridor nearby, although it is likely that development could have a potential negative effect on mature trees and on bat habitats. Further surveys will be required to determine biodiversity value and identify protected species. Mitigation against negative effects could be delivered through: - conserving and enhancing the wildlife corridor, - connect to and enhance core path to the south and conserve and enhance Special Landscape Area, - conserve trees and hedge in wildlife corridor, - landscape planting along north edge to contain development, Climatic Factors – Access to the site via sustainable transport is currently poor although a core path is nearby and development is likely to increase private car usage in the area, generating an increase in CO₂ emissions. There is some potential for solar capture for energy generation from south facing sections of proposed site. An FRA would be required to establish viability of connecting to sewer to ensure capacity is not an issue.

LDP 193 Former Acre Valley Nursery, Torrance	0	0	0	0	-	-	-	-	0			
Potential Mitigation:	Landscape—In general this site offers high landscape capacity for development. Minor effects on the landscape could be mitigated by retaining the boundary hedge an planting to maintain boundary setting. Water Quality, Climatic Factors and Material Assets — The site is within a designated SEPA Flood Risk Area due to high risk of surface water flood from the burn to north of site. Development would need to connect to sewer pending investigation of capacity with Scottish Water. FRA would be required to establish necessary mitigation measures. Climatic Factors — The area is served by a low frequency of bus services to existing bus stop within 5 minutes' walk of site. The site is 15minutes' walk to the school and more than 30 minutes' walking distance to local centre and railway station. It is therefore likely that there will be a rise in private car usage with a corresponding rise in Commissions and some adverse effect on air quality. There is some potential for solar capture for energy generation from south facing sections of proposed site.											
LDP 194 Old Balmore Road/ Balmore Farm, Balmore Potential Mitigation:	designed to mitigate with existing development. Biodiversity, Florissues. There is a life FRA outcome requirement. There is no wildlift Nature Conservation development. The area is served	te any adverse impopment in Balmore a and Fauna, Wat ow risk of floodin ires it. The value on site ex on Site on south was by a low frequence entre and railway s	The proposal site is we pact on the setting of the set. ter Quality and Climatic g from river but protecticulating mature trees but west of the site which, a set of the set of the site which, a set of the set	WHS. However H. c Factors – The son already exists in EDC Greenspace long with the mating bus stop within	ite is within a SEPA in embankment defendance trees in situ, should be suggested in the state of situation of situations and situations in the state of situations and situations in the state of situations in th	Designated Flood ces. A Flood Ris I be some effect ald be conserved site. The site is 1	Risk Area and the Assessment is run on an Important and enhanced to	ed development white ere are acknowledge equired and associa Wildlife Corridor. To mitigate against act	ed local flooding ted mitigation if There is a Local diverse effects of beyond walking			

LDP 195 Meadowbank				0					
Farm, Kelvin View, Torrance				0		-	-		
Potential Mitigation:	noise and light portion of the WHS. How Climatic Factors minutes' walk to twith a correspond The development of viab significant barriers.	ra and Fauna, Cume impact on an Imf the site has significated fields of the east including matter in belt functions in the site is entirely with ever Historic Scotla, Air Quality, and the school and moring rise in CO ₂ emitted would be likely to leactive travel information in the sagainst active travel at SEPA Designate	There would be significant whitural Heritage, Landson portant Wildlife Corridor ficant spatial functionality st. SNH commented on the trees and hedgerows, the wider area. In the World Heritage Si and has no objection to a land with the World Heritage Si and has no objection to a land with the World Heritage Si and has no objection to a land with the world Heritage Si and some adverse increase vehicular traffic frastructure and improve well would remain for a signature for energy generation and Flood Risk Area and the optical for water environment.	cape and Materia or. y as it provides a b the scale of the pr The area provides te buffer zone so it sensitively designe ea is served by low ng distance to loca effect on air qualit e around the site loc d connections to p gnificant period. A n from south facing here are some loca	I Assets – This site had been significated as a significated as a significated and cally important 'edge is unlikely any development due to a frequency of bus send centre and railways sy. Cation, generating an abublic transport. How link could be made to a sections of proposed lly known flooding is	er and the develor and expansion of ge' to south west' opment could be to the close proximation. It is therefore the expansion of the close proximation. It is therefore the expansion of the close proximation and the expansion of the close proximation of the expansion of the exp	pment. Developmenthe existing settle Forrance and development to mitigate the state of the state	ent could set a present that will affelopment is likely to the any adverse impresent at Torra minutes' walk of sere will be a rise in the sould be put to major public true to improve sustain	e commented that cedent for further ect the landscape o erode the Green oact on the setting nce. site. The site is 15 private car usage artly mitigated by ansport links and able access.
LDP 196 Auchinairn Road/Crowhill Road,	_	X	0/?	+/-	X	X/-	-	-	-
Bishopbriggs Potential Mitigation:			The site is currently used to use the site is currently desired.				ment of the site for	r housing has the p	otential to lead to
	which has addition woodlands that bo	nal benefits for loc order the site to avo	nrough development of the al biodiversity. Through bid fragmentation. The cossessments to determine the	the development ponnectivity of habit	oroposal, it is suggeste at networks should be	ed that a woodlan e maintained as m	d habitat is create uch as possible ar	d in order to conne	ect with two other
	Soil and Geology	- Proposed develo	opment on this site will e	nsure the redevelop	pment of brownfield	land and has the p	ootential to provid	e an opportunity to	o enhance an area

of potentially contaminated land given the previous use of the site. However, there is potential contamination of the site still as the site forms part of the former Huntershill Quarry which has known issues of instability. Further assessments will be required to determine whether the site is contaminated due to its former business and industrial uses and appropriate remedial measures should be implemented. Air Quality and Climatic Factors – The site is within close proximity to a bus stop, primary school, town centre and rail connections and so promotes the use of sustainable travel methods such as public transport and active travel. However, development of housing has the potential to result in an increased reliance on car-based travel which would have an adverse impact on air quality. As Bishopbriggs town centre is designated as an AQMA, measures should be implemented to put further emphasis on the use of public transport and promote active travel. Material Assets – Additional infrastructure including path and road networks have the potential to be impacted by development of this site. As a result, improvements to existing infrastructure will be required. The existing buildings on the site will need to be demolished and as such, a Waste Management Plan should be implemented in order to manage any waste arising from the redevelopment of the site and limit potential pollution and dust to the local area. Connection to a local sewerage system would also be required. Whilst there is potential to connect to a nearby system, a capacity check will be required. LDP 197 Balcorrach X X X +/-Steading, Lennoxtown **Potential Mitigation:** Biodiversity, Flora and Fauna and Landscape- The proposed site acts as an Important Wildlife Corridor which will be required to remain connected within the wider area. Although it is suggested that there is limited biodiversity value on the site, with the exception of mature trees which should be conserved and enhanced, further surveys will be required to determine the extent of biodiversity value. There are also Greylag geese nearby which might be adversely affected by development. Their presence and habitats should be assessed prior to development. Balcorrach Steading is situated in a visually sensitive Special Landscape Area which is prominent from the A891 road corridor. Through avoidance of higher parts of the site, appropriate low density design and integration of native planting within the landscaping of the proposed development the effects on the landscape character of the area could potentially be mitigated. The proposed site is also entirely within a green belt area of high defensibility. Appropriate landscaping should be maintained and enhanced to protect the green belt boundary. Soil and Geology- The site is partially contained in an area of contaminated land. Assessments will be required to determine the location, nature and scope of contamination of the site and will give an indication to the extent of the potentially developable area. Climatic Factors and Air Quality- SEPA has identified this site as a Flood Risk Area and local flood issues have been identified including medium to high fluvial flooding from the Kirk Burn. Further Flood Risk Assessments will be required to ascertain the developable extent of the site relative to the Kirk Burn that runs adjacent to the site. Improvements to mitigate adverse flooding to the site should be implemented where appropriate. Due to the location of local amenities, services, employment centre and rail connections there is an increased need for car-based travel although the nearest bus stop is within a 5 minute walking distance. The local primary school and village are within a 15-30 minute walking distance. The site does not encourage the use of sustainable modes of or active travel and has the potential to adversely impact on the local air quality. Material Assets- Developers will be required to undertake assessments to establish capacity for a public septic tank or connection to the local sewerage system to determine its feasibility.

LDP 198 St Mary's Road, Bishopbriggs	X	-	-	-/+		-	-		0/-
Potential Mitigation:	Biodiversity, Flor part of site has lit should consolidate Soil and Geology negative effect on Landscape – The been identified tha and enhance the a housing, landscape Water Quality – need to connect to Air Quality and within 30 minutes rise in private car in Material Assets— the access for this	and Fauna- The tle biodiversity into habitats and expander of the southern passoil and geology. The southern passoil and geology. The site has medium the the site has varied the realise imports esting of Kenmur. The site is within sewer pending involutions and the site is within sewer pending involutions. The site is indicate as with a correst of the site is indicate site currently server.	e site are part of an Impererest and is capable of and associated networks. Surt of site contains brown on high Greenbelt defension of high Greenbelt defension of high Green Network funteres Secure Unit and seminal designated SEPA Floor estigation of capacity with a designated SEPA Floor estigation of capacity with a first of the site is within 5 mintre and Train Station. A ponding rise in CO ₂ emind adjacent to an existing est the adjacent pitch/spoimpeded by any future defined and in the site of the si	ortant Wildlife Corsome development Site is also adjacent infield land which consider that the actions. The smaller natural habitat and od Risk Area due to the Scottish Water. It inutes' walk of a braithough the development facility also, spoort facility also, spo	ridor. EDC Green spa without impact. Site to core wetland and record be improved that a landscape capacity the northern site would be southern site may have existing green network of medium/high risk of the site of the site could be required us stop but with low layers effect on air quality sport facility. Any development of the site could be referred to the site	ace notes potential encompasses conjunction of the	al impact on mature acid grassland habitats and could ant; however development of existing developments housing however deed. In the current bound to existing developments however deed. It is a subject to be designed to mature acid mature in the current bound and the current bound an	re and old hawthor and woodland hab be used to expand topment of norther dary is a defensible ment or landscape careful design to receive of north site. Demeasures.	on trees. Southern pitats. Site design those networks. In site could have the road and it has exetting. Preserve elate it to existing the velopment would the some the road and the some the southern the
LDP 200 West Gartshore Farm, Kirkintilloch	-	0		+/-		-			-
Potential Mitigation:	the rural setting of Biodiversity, Flor hawthorn trees. The site is on oper for further develop nested within a bi	adjacent Gartconn ra and Fauna, Lar n countryside form ment to the east or road valley. Housin	Development of the site content of the site content of the site of the town. SNH comments on this site would clearly clear on this site would clear include retaining eastern	ssets – The site has or Kirkintilloch and nted that the site is early alter the settle	development would belevated and highly versent pattern and the	value but there w breach a defensib visible from a wice	ould be some pote ble green belt bour de area and does r	ntial impact on mandary and could also elate well to the ex	ture trees and old

	It is mossible that th	is possible that the site, given the size of the proposed development would require road infrastructure improvements.							
	1		1 1			•			
	Soil and Geology -	Quality, Water Quality, and Climatic Factors – The proposed development would be likely to increase vehicular traffic around the site location, generating an overal ative effect on air quality. This could be partly mitigated by provision of viable active travel infrastructure and improved connections to public transport. However there it ill some distance to major public transport links and significant barriers against active travel would remain for a significant period.							tion measures.
	negative effect on a								
	Access via sustaina	cess via sustainable transport is currently poor and development is likely to significantly increase private car usage in the area, generating an increase in CO ₂ emissions.							
		the Black Burn.	Flood Risk Area. Locally An FRA is required for						
LDP 202 Campsie Road, Torrance	0	0		0	-	-	-	-	0
Potential Mitigation:			odiversity, Flora and Fa			- There is likely t	to be some impact	on biodiversity at t	the vacant field to
			road and field hedge. SN hould follow the settlement						
	Some mitigation co	ould be achieved b	y conserving marshy area	a and landscape pla	anting along the bour	ndary to create a no	ew settlement edg	e.	
			imatic Factors –There is opment on brownfield lar		or solar capture for e	nergy generation f	from south facing	sections of propose	ed site. The site is
		istance to local ce	cy of bus services to ex ntre and railway station.						
			this area, potential conness on the site. This should					e flood prevention	officer.
LDP 203 Former Westerhill Railway Sidings, Bishopbriggs	+	0/-		+					
Potential Mitigation:			There is potential for e						

Biodiversity, Flora and Fauna, Landscape, Soil and Geology and Material Assets – The site is suggested for business development associated with a rail station and Park and Ride facility. This would however require removal of scrub woodland, which is a Local Nature Conservation Site of high biodiversity value. The development presents an intrusion into a sensitive wildlife corridor and a Local Nature Conservation Site. SNH has advised against release of the site and recommend that the biodiversity and landscape value is carefully considered in the decision making process. If this site is taken to capacity study stage then SNH advised that the study should take full account of potential biodiversity loss on site and potential effects on wider ecological networks. Mitigation will be required to avoid, mitigate or offset the adverse effects mentioned including the need to conserve and enhance the Local Nature Conservation Site.

SNH also advised that if this site is taken to capacity study stage consider existing landform, landscape pattern, open views into the site and the potential screening effects of existing regenerative birch woodland. The site encompasses core acid grassland, heathland, woodland and wetland habitats, thus if site were to be developed, design should consolidate existing habitats and expand associated networks. Of those habitats, the acid grassland and heathland are least common in East Dunbartonshire and would therefore be deemed a priority for mitigation.

EDC Greenspace has objected to development of site due to risks of a loss of a complete woodland in a wildlife corridor and Local Nature Conservation Site. Development would be on deep peat and constitute loss of areas of unimproved grassland, acid peatland plant species and a disturbance/loss to a Raised Peat Bog. There would also be a significant adverse impact on breeding birds.

There is potentially Contaminated Land on the site. Development could potentially present an opportunity for enhancement of existing areas either through capping or remedial work.

Cultural Heritage – There is a 'C' listed milestone post at Cadder Yard to the south of the site alongside the railway line, although cultural loss from development of site would be minimal. No other listed buildings, conservation areas or archaeological sites are in vicinity of the site.

Water Quality, Air Quality and Climate Change – The site lies within a SEPA Designated Flood Risk Area and there are locally known flooding issues. There are areas of medium and low flood risk from surface water on the northern edge and east of the site. There are some natural drains in the area so consideration of drainage arrangements should include appropriate SuDS design. There should be a preference for connection to Scottish Water sewer although this may be some distance from the site.

Despite having good access to frequent bus services within 15 minutes walking distance, development would represent a significant loss of woodland and therefore potential for carbon capture. Possibility of a new rail station and park and ride at the site could increase modal shift to sustainable transport and generate an overall reduction in CO₂ emissions, however this would involve increased car journeys to the site, with a clear adverse effect on local air quality. The overall effect on CO₂ emissions from land use as a rail station is uncertain. It is suggested that plants and trees are replace on and off site for carbon capture without compromises to the development potential.

The overall effect on CO₂ emissions resulting from development on the site is dependent on other factors such as viability and deliverability of the site as a rail station and Park and Ride. If development were to take place and subsequently a rail station was deemed undeliverable, there would be a risk of development serving other industrial purposes, increasing the likelihood of increased private vehicle traffic which would have a corresponding rise in CO₂ emissions and a negative effect on air quality. This prospect is exacerbated by the fact that the western part of site is within a 5 minute walk of a six buses per hour all day bus stop, however the eastern part of site is a 15 - 30 minute walk from existing public transport infrastructure. Mitigation is required to address access to the site so it is suggested that proposals consider the potential connection to core path over railway to the West and potentially to Lenzie in the East.

LDP 204 East of Ferryhill Motors, Torrance	+	0	-	0	0	-	-	-	0
Potential Mitigation:	Biodiversity, Flor biodiversity on the off by Ferrymill M	Population and Human Health – There is potential for employment creation at this site as a result of proposed development. Biodiversity, Flora and Fauna, Landscape, Water Quality and Climatic Factors – The site has relatively low greenbelt defensibility. There is likely to be some biodiversity on the vacant site emphasised by the mature hedges enclosing the site the site also has a sloping hill. There is a Right of Way running through the site blocked off by Ferrymill Motors. The site has a well-established large ancient hawthorn hedges which should be retained and managed. The site is not located within a SEPA Designated Flood Risk Area; however there is a small area of medium surface water flood risk to the north west of the site. There is							
	also potential for c that there may be let the site is served by	also potential for connection to public sewer nearby, but a capacity check with Scottish Water would be required. Review of the surface water 1 in 200 year flood map shows that there may be localised flooding issues on the site. This should be investigated further in consultation with the Flood Prevention Officer to ascertain flood risks to the site. The site is served by a 1 bus per hour bus service from the existing bus stop within 5 minutes' walk of site. The site is 15-30 minutes' walk to the school and beyond walking listance to local centre and railway station. It is therefore likely that there will be a rise in private car usage with a corresponding rise in CO ₂ emissions and adverse effect on							flood map shows d risks to the site. d beyond walking
LDP 205 East of Alder Road, Milton of Campsie	X	-		X		-			+
Potential Mitigation:	Biodiversity, Flor good mosaic habit should limit the ex landscape. Landscape- The s on the site to provi Water Quality- T issues on the site a form of a FRA req Air quality and C centre and the near increase in the nee	site. Protect the se a and Fauna- The at of scrub, young tent of developme ite has high Green de a landscape fran me site is within a lithough no locally uired. Climatic Factors- rest railway station d to travel by car	listed Kincaid House and etting of the Category A lister is moderate/ high biod a mature trees and grasslant across the site. SNH a belt defensibility, medium nework to reduce impact SEPA Designated Flood known flooding issues. The site lies close to bus a Therefore it is likely the within the local area. An will protect their existing	sted Kincaid House diversity value on and. Site is communicative that there must be in the property of the pro	the site and developm inity woodland. SNH hay be limited opportund and environmental qualities of the surface was flood risk from surface of part of a major public largely car based. To build therefore have to	ent is likely to re note that this sit inities to extend lity, and low cap ter 1 in 200 year water on the b lic transport con This would not su ensure that appr	see, to the north. esult in potential in e possesses impor the existing settler acity for developm flood map shows urn to the north of	mpact upon TPO tr tant Green Networ ment provided capa ment. Conserve the that there may be I f the site. Further in ss accessible to loc transport and is lil	ees. There is also k qualities which acity exists in the trees and hedges ocalised flooding information in the cal services, town sely to lead to an

	Climatic Factors- There is acknowledged local flooding issues on the site. There is a low risk of flooding from river but protection already exists in embankment defences A Flood Risk Assessment is required and associated mitigation if FRA outcome requires it. Material Assets- Opportunity to connect to and enhance core paths through the site.						
LDP 206 Westerhill, Bishopbriggs	X/+						
Potential Mitigation:	Population and Human Health and Landscape — Development of this site would result in a refocus of business/industrial land for housing. This has the potential to result in a significant loss of economic development land and reduce employment opportunities. Redevelopment of this site would also impact negatively on current tenants who should be appropriately relocated or compensated for a loss in premises. There is also an area of open space to the north of the site for the local communities which will be reduced or lost due to development. To mitigate this effect, the proposal should include an opportunity or open space creation. The open space within the site also contains at least 1 grass pitch. Sportscotland should be consulted to determine whether the grass pitch is over 0.2ha in size and if so development of this should be avoided in order to avoid opposition from sportscotland. The eastern edge of the site is within a greenbelt which is safeguarded against development through the Local Plan 2. This part of the site should be avoided to prevent the loss of valued greenbelt land. Biodiversity, Flora and Fauna and Soil and Geology—There are Tree Preservation Orders and Important Wildlife Corridor within the site. Any development should aim to prevent disturbance to wildlife and avoid these areas to give protection to trees and other habitats. A LNCS also exists in the west corner of the site as wet woodland with a high biodiversity value. A number of protected species including badager, water vole and barn owl wooled be adversely affected by development through the disturbance or loss of their habitat. Mature trees, shrubs and a mosaic of other habitats are maintained and enhanced where possible. Further surveys will be required to ascertain the complete biodiversity value and identify other protected species within the site. The land adjacent to the site is an actively management peat bog (Low Moss) which represents significant benefits for biodiversity. Enhancement and preservation of this peat bog for i						
	Material Assets – Development of this site for housing will require additional and upgraded infrastructure including drainage, path and road networks. It is also vital that the site is connected to a local Scottish Water sewerage system. However, capacity for this will be required to be checked. Existing buildings on the site will need to be						

	demolished and as pollution to the loc		anagement Plan should	be implemented in	order to manage an	ny waste arising f	from the redevelop	pment of the site a	and limit potential
LDP 207 Boclair Farm, Bearsden	0/-			X		0	-		-
Potential Mitigation:	which contributes settlement pattern trees that contributed landscaping which within the site whith the site whith the site whith the proposed site negative impact or the contribution of	to its setting and vicon the local area as the to the setting and will be required to ch development she is also within the Gathe operation and set of the operation and se	Glasgow Airport Safegusafety of Glasgow Airport e is within the protectement area should be sud or mitigate any advernamer of species included in the state of th	ewed from the 'B' re- coherent extension to inbelt boundary. The ite boundary the im- ite bou	and to the east of the consequence of the consequence of the course to the pacts on landscape of the course to the course of the course to the course of the	site. Development relopment should vidensity design a naracter and local me north of the site of conflict with the same development have been identified wildlife, the trees as an additional ristelopable area and quency of the neall potentially result required for the	t of the site will he make efforts to cound the introduction distinctiveness cound the introduction distinctiveness councille. It will be require the use of the golf councille the distinctiveness of the golf councille the potential to be its historic important of this proposal ed on or near the search and hedges should be distincted in the mitigate adverse of the proposed developer proposed developer.	ave a potential advonserve and enhand on of appropriate nould also be mitigated that developme eourse for recreation of significantly importance in conjunctial site. Development had be conserved and the north-east corne effects where appropriates the potential to exect to the local attempts of comment in terms of comment in terms of comment of the server and enhanced in terms of comment in terms of comm	erse impact on the ace the hedges and ative planting and ted. A TPO exists and does not have a n. act on the cultural on with UNESCO has the potential to d existing habitats are of the site. As a opriate. Increase the need in quality through drainage, path and

LDP 209 North East Westerhill, Bishopbriggs	-	X			-	-			
Potential Mitigation:									
	on the site. This current tenants who the local communi alongside the busin pitch is over 0.2ha which is safeguard	Population and Human Health and Landscape – The proposal for the north east of the site offers business opportunities to upgrade existing business/industrial premises on the site. This has the potential to result in economic development land and improve employment opportunities. However, there is potential to impact negatively on current tenants who should be appropriately relocated or compensated for a loss or change to current business. There is also an area of open space to the north of the site for the local communities which will be reduced or lost due to development. To mitigate this effect, the proposal to ensure that the open space is retained as much as possible alongside the business development. The open space within the site also contains at least 1 grass pitch. Sportscotland should be consulted to determine whether the grass pitch is over 0.2ha in size and if so development of this should be avoided in order to avoid opposition from sportscotland. The site also borders an area of greenbelt land which is safeguarded against development through the Local Plan 2. This part of the site should be restrict the size of development and be of low density to prevent the loss of valued greenbelt land and impact on its landscape character.							
	development of the give protection to the Disturbance to the	north-east of the rees and other has se species and in	nd Soil and Geology— e site should not directle abitats. A number of propacts to the connective peccies within the site.	y impact on this. Ho otected species inclu	wever the developme uding badger, water vo	nt should aim to pole and barn owl	prevent disturbance have been identifie	e to wildlife and aved within the LNC	void these areas t S near to this site
	The land adjacent peat bog for its bio		actively management prill be required.	eat bog (Low Moss)	which represents sig	nificant benefits	for biodiversity. E	nhancement and pr	reservation of thi
	will be required to	determine the ex environment thre	ors – The site is within tent of the developable ough the integration of 3.	area and, where app	propriate, improvemen	nts to prevent floo	oding will provide	an appropriate leve	el of mitigation t
			d Climatic Factors – A			nefits to mitigate	against the effects	of climate change	; proposals woul
	emphasis on unsus facilities is depend	tainable most of ent on the type on the type on the type on the type of type of the type of type of the type of ty	to a bus stop with free transport and reliance of of businesses that will y impact on local air q	n car-based travel to locate here followin	the town centre and f	or access to rail c site is just out-wi	onnections. However the the Bishopbrigg	ver, the need to trav gs AQMA so the n	vel to access othe need for car-base
	contaminated land	given the previo	will ensure the redeve ous use of the site. Fur edial measures should b	ther assessments wi					
	existing infrastruct required to be chec	ure and require i ked. Although t	e has an existing road it to be upgraded. It is here is scope to reuse enented in order to mana	also vital that the sit xisting buildings on	e is connected to a lo site, it is likely that the	cal Scottish Wate	er sewerage system ags on will need to	n. However, capaci be demolished and	ty for this will b l as such, a Wast

LDP 222 Balgrass Farm, Lennoxtown	•	0		0	-	-		-	-
Potential Mitigation:	southern setting for Biodiversity, Flora	Population and Human Health – The south of two sites on this farm, it lies between a road to a farm and woods. These sloping, prominent fields are important part of the outhern setting for the town. Stodiversity, Flora and Fauna, Landscape and Material Assets – The site has a moderate/ high wildlife interest, any development should avoid the Important Wildlife Corridor with boundaries enhanced through native planting. LNCS to south west should be enhanced where possible and protected from any proposed development.							
	Strathkelvin Walky Climatic Factors, distance to the loca	Across defensible green belt boundary of river, sloping fields merge into higher woodlands and form part of southern setting for settlement, particularly when viewed from Strathkelvin Walkway and Crow Road. The site is bounded to the South and West by woods. Climatic Factors, Air Quality – The site is served by a bus stop within 5-15 minutes' walk of site. The site is 5-15 minutes' walk to the school, 5-15 minutes walking distance to the local centre and more than 30 minutes to the railway station. Despite reasonable public transport links, it is likely that there will be a considerable rise in private car usage with a corresponding rise in CO ₂ emissions and equally adverse effect on local air quality.							
	ensure connection	to Scottish Water	d unit numbers as part of r sewer as this is within to the minor watercourse	a Scottish Water	sewerage system ar	ea. A FRA / add			

Appendix G: MIR-ER Consultation Authority Responses

Scottish Environment Protection Agency (SEPA) MIR – ER Response 4 th November 2013	
Comment in relation to the MIR - ER	Action taken by EDC
In general we are satisfied that a detailed assessment of the Main Issues Report has been carried out. We also welcome the commentary which clearly outlines the findings of the assessment including cumulative impact.	Noted.
Flood Risk It should be noted that the cornerstone of sustainable flood management is the avoidance of flood risk in the first instance. The Council might want to consider making a slight change in wording of the SEA flood risk objective to better reflect the avoidance principle. A suggested change of wording is; "To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures".	Climatic Factors – Flooding objective altered to reflect SEPA comments.
Site Assessments In our pre-MIR site assessment response we indicated that a number of sites would require an additional assessment of flood risk. It is noted that the submission of additional flood risk information has been put forward as a mitigation measure for these sites.	Noted.
We also objected in principle to LDP21 Lennoxlea, Lennoxtown and LDP47, Lenzie, Claddens Smith as a significant proportion of these sites is within the 1 in 200 year flood outline on SEPA's Indicative River and Coastal Flood Map. The SEA assessment suggests that the area at risk of flooding could be avoided. It may be that further flood risk assessments would show that only a small area of the site would be developable.	Noted.
Monitoring Programme The monitoring indicator for flood risk is the "% of developments at risk of flooding", an indicator that would better reflect avoidance of flood risk might be a "reduction in % of new developments at risk of flooding". This would be a better indicator of whether new	

development had avoided flood risk and also whether the flood risk to existing developments= had been reduced.

Flooding and Water Quality indicators altered to reflect SEPA comments and suggested changes.

Similarly with the water quality indicators you might want to consider changing the indicators top

- i) A decrease in the number of development related water pollution incidents?
- ii) An increase in the % of water bodies within East Dunbartonshire with good ecological status?

This would better reflect the aim of the SEA water quality objective.

Historic Scotland	
MIR – ER Response 18 th November 2013	
Comment in relation to the MIR - ER	Action taken by EDC
I am pleased that the comments we returned at scoping stage on 12 July 2012 have been largely taken into account during the preparation of this ER. We commend the approach to involvement in drafting the MIR and wish to continue this engagement as the plan progresses. The ER provides a clear explanation of how environmental assessment of the MIR was undertaken and the methodology used has been consistently applied. We note the thorough assessment of proposed areas of change and the alternative options, which should contribute towards making sure that any significant impacts are identified as early as possible and that any mitigation measures can be carefully considered.	Noted.
1. SEA Objective for Cultural Heritage	
We note that the SEA objective relating to cultural heritage have been altered since we	
reviewed it in July last year. It appears that an element of mitigation has been	
incorporated into this objective as it now reads: 'to protect, conserve and where	Cultural Heritage objective amended and new objective
appropriate enhance the historic environment and their setting through responsible	integrated into Proposed Plan ER.
design and appropriate siting of all development'. We suggest that the mitigation part	

(highlighted in bold) is deleted from this objective and only the first half is retained 'to	
protect, conserve and where appropriate enhance the historic environment'. This	
would make it more clear that any assessment of impacts against this objective is	
carried out prior to mitigation measures being taken into account. We recommend that	
the suggested change is applied throughout the entire ER, including its appendices.	
2. Appendix A - Other Relevant PPS, Legislation and Environmental Protection	
Objectives	
We welcome the inclusion of the Scottish Historic Environment Policy (SHEP). For	Noted.
information, this was revised in December 2011 and includes updates in relation to	
Inventory designed landscapes and battlefields: www.historic-	
scotland.gov.uk/index/heritage/policy/shep.htm.	
3. Appendix B: MIR – ER Options and Reasonable Alternatives Assessment	
We are content with a detailed assessment of preferred options and reasonable	
alternatives, including cumulative impact. We welcome the commentary box which	
clearly outlines the findings of the assessment and the reasoning behind the	Noted.
conclusions reached.	
4. Appendix C: MIR - ER Individual Proposal Assessments	
Regardless of our comments made in point 1, we note that the findings in the ER do not	
seem to be affected by incorporation of mitigation measure within the cultural heritage	Noted.
SEA objective and we largely agree with the conclusions reached for sites within our	
remit.	
Whilst we recognise that there is a potential for development in a number of allocations	
to impact on nationally important heritage assets, careful consideration of site layout	Noted.
and masterplanning are likely to be adequate to mitigate any significant impacts.	Noteu.
We note that scheduled monuments and the Antonine Wall (AW) World Heritage Site	
are likely to be the most sensitive to impacts from development. It is reflected in our	Noted.
comments returned to MIR consultation and your own SEA findings. You may be aware	
that the Frontiers of the Roman Empire World Heritage Site: Antonine Wall	

Ī	Management Plan (AWMP) 2014-2018 was put in front of your Council for adoption last	
	month. You may wish to consider the use of the Sustainability Checklist (Appendix C-	
	page 42) included within the Management Plan when developing policies or projects	
	along the line of the wall.	
	We note that a number of proposed new Local Nature Conservation Sites (LNCS) do not	
	appear to have been captured in the individual proposal assessments. This comment	
	relates to: Wilderness Woods-West LNCS and Wilderness Woods-East LNCS; Castle Hill	All INCC sites noted have been used as additional data as part
	Grasslands LNCS; New Kilpatrick LNCS and Easterton Woods LNCS. All of these sites are	All LNCS sites noted have been used as additional data as part of the proposal assessments.
	located either along the line of the Antonine Wall or within its buffer zone. We would	of the proposal assessments.
	require further information regarding what is proposed within these sites to be able to	
	determine what implications these might have for the AW.	
Ī	5. Monitoring	
	Table 9: Proposed SEA Monitoring Programme for the LDP-We welcome that our	Noted.
	comments relating to the monitoring indicators of the likely significant effects of	Noteu.
	implementing the plan on Cultural Heritage have been taken into account.	

Scottish Natural Heritage (SNH) MIR – ER Response 1 st November 2013						
Comment in relation to the MIR - ER	Action taken by EDC					
We commented at the scoping stage in our letter of 10 July 2012. We are pleased that much of our advice has been incorporated into the ER, including refinement of the assessment scoring categories. We consider that, in general, the ER copes well with the structure of the MIR. It is understandable that cumulative effects have only been considered within each Issue for each settlement (Housing, Employment, etc). We trust that the cumulative assessment in the ER of the Proposed Plan will be able to consider potential cumulative effects <i>across</i> all types of planning allocation.	Noted.					
In the Assessment section, the commentaries are mostly clear, including on the one instance where the SEA Preferred Option has not translated into the MIR Preferred	Noted.					

Option. The generally detailed approach to realistic mitigation is very welcome.	
We believe it is important that the Indicators for monitoring are made more consistent	
and more closely aligned with the criteria used for assessment. Our detailed	
suggestions, plus various other detailed comments, are in the Annex to this letter.	
We are content with the SEA timetable set out in section 5. In the interest of helping	
the SEA process to genuinely inform preparation of the LDP, we may be able to provide	
input to a draft of the next Environmental Report before the Proposed Plan is finalised.	
SEA Objectives	
We support the inclusion of the word "enhance in the Objective for the Landscape	Noted and objective alteration made within the highlighted
topic. This appears in Appendix C but it is omitted in Table 1	table and carried forward into the proposed Plan ER.
topic. This appears in Appendix C but it is offlitted in Table 1	table and carried forward into the proposed Flan Ex.
Bishopbriggs: Travel	
We do not agree with the Appendix B Commentary that impacts of the BRR Phase 5 on	
Landscape are "likely to be minimal". The route passes through Green Belt, not along	
the urban edge, and "limited public access" is not an overriding factor in landscape	
sensitivity. We suggest that as additional mitigation, the degree of urban intrusion could	
be minimised through sensitive design of its curtilage and boundary treatments.	Comments accepted and alterations made to reflect SNH
It is surprising that the Commentary mentions potential loss of or damage to peat under	response.
Climatic factors, but not under Soil & Geology. Indeed such effects might justify	
changing the assessment for Soil and Geology for the whole Option from Neutral to	
Minor Negative. The adjacent Low Moss offers the ideal opportunity for off-site	
mitigation in terms of raised bog enhancement.	
Bishopbriggs: Employment and Environment	
We note the intention that master-planning of Westerhill will be subject to separate	Noted.
SEA.	
Kirkintilloch: Employment	The noted sites were incorporated into the cumulative
For all 4 settlements, the MIR Preferred Option 'removes' various LP2 sites from the	assessment for each of the four community groups.
employment allocation. In our opinion this does have genuine Positive effects, and we	
trust these have influenced the cumulative assessment of the Preferred Options.	MIR Alternative Option altered to reflect SNH comments.

However, the proposal in the MIR Alternative Option to retain the Badenheath site as	
Green Belt is different. It avoids some of the Negative effects of the Preferred Option,	Broomhill Hospital Site – Proposed exclusion of the wetland
but by definition it does not change the allocation of the site. Therefore we advise that,	LNCS from development has been integrated.
contrary to statements in the Commentary (para 1), this proposal does not contribute	
any Positive environmental effects. The overall cumulative effect of the MIR Alternative	
Option may therefore be less Positive, or even Neutral.	
For the Broomhill Hospital site, the proposed mitigation for impacts on Biodiversity and	
other topics is vague, relying partly on further investigation. In our MIR response we	
recommend specifically that the wetland LNCS should be excluded from development.	
Individual proposal assessments - Appendix C	
LDP 119 – Jellyhill Nursery, Bishopbriggs	
We consider that new housing on this site could harm the existing edge of the Wildlife	Adia share share de to the accessor out to well act CNU accessor at
Corridor, and could only have positive effects on Biodiversity through mitigation	Adjustment made to the assessment to reflect SNH comment.
measures. Therefore the assessment for Biodiversity should be Minor Negative rather	
than Neutral.	
LDP 120 – Open Space at Balmuildy Rd North, Bishopbriggs	
The loss of recreational open space to development could be further mitigated through	Additional mitigation incornary and to reflect CNUL comment
sensitive off-site recreational enhancement of the Canal Wildlife Corridor, although we	Additional mitigation incorporated to reflect SNH comment.
are not certain whether this could reduce the Major Negative effects to Minor.	
LDP 3 – Kessington, Bearsden	
The proposed mitigation for impacts on Biodiversity and Landscape is vague. In our MIR	
response we recommend specifically that the new Green Belt edge should be formed by	
response we recommend specifically that the new dieen beit edge should be formed by	Additional mitigation incorporated to reflect CNU comment
the marshy valley floor rather than the site's east edge. We also recommend that any	Additional mitigation incorporated to reflect SNH comment.
	Additional mitigation incorporated to reflect SNH comment.
the marshy valley floor rather than the site's east edge. We also recommend that any	Additional mitigation incorporated to reflect SNH comment.
the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both	Additional mitigation incorporated to reflect SNH comment.
the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east.	Additional mitigation incorporated to reflect SNH comment.
the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. LDP 25 – North of Old Mains Farm, Milngavie	Additional mitigation incorporated to reflect SNH comment. Adjustment made to the assessment to reflect SNH comment.
the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. LDP 25 – North of Old Mains Farm, Milngavie We consider the assessment for Population & Human Health should be Negative rather	
the marshy valley floor rather than the site's east edge. We also recommend that any development should retain and enhance views towards the Campsie Fells, from both within the site and the drumlin to the east. LDP 25 – North of Old Mains Farm, Milngavie We consider the assessment for Population & Human Health should be Negative rather than Positive, because development here at any realistic scale would diminish	

quality open space along both Wildlife Corridors within the site.	
LDP 27 – Badenheath, Cumbernauld	
It is likely that the part of this site within the Luggie Water floodplain has peaty soils.	
Therefore we consider the assessment for Soil & Geology should be Negative rather	
than No Significant Effect. The proposed mitigation for Biodiversity and other topics	Adjustment made to the assessment to reflect SNH comment.
would mitigate impacts on such soils, by avoiding development on them. Please note	
that should the floodplain habitats be of LNCS quality, as previously suggested by the	
Council, the assessment for Biodiversity should change from Minor to Major Negative.	
LDP 47 – Claddens South, Lenzie	
It is likely that the part of this site within the wetland LNCS has peaty soils. Therefore	
we consider the assessment for Soil & Geology should be Negative rather than No	Adjustment made to the assessment to reflect SNH comment.
Significant Effect. The proposed mitigation for Biodiversity and other topics would	
mitigate impacts on such soils, by avoiding development on them.	
LDP 18 – Redmoss Farm, Milton of Campsie	
We agree that enhancement of the overlapping LNCS as a Local Nature Reserve (which	
is part of the proposal rather than mitigation) could help offset impacts on Population &	The site has been divided into two parts with only one being
Human Health. However this would not be sufficient to avoid a net Negative effect,	carried forward into the Proposed Plan.
because the entire LNCS already provides local people with multiple greenspace	carried forward into the Froposed Fidin.
benefits. We agree with the proposed mitigation of legal agreements, action planning	
and monitoring to secure the Local Nature Reserve proposal.	
LDP 112 – Hilton Depot, Bishopbriggs	
We do not agree that redevelopment on this site is likely to affect the notified	
woodland interest of the adjoining Cadder Wilderness SSSI. Therefore we believe the	
assessment for Biodiversity should be No Significant Effect. The proposed landscaping	
on the northern boundary could partly benefit the SSSI, but it is not required mitigation.	
	Adjustment made to the assessment to reflect SNH comment.
This site is assessed as Neutral / Minor Positive for Landscape, presumably due to the	
potential for landscaping and density control as proposed. However, unless these	
proposals are a formal part of the business/employment allocation, we suggest the	
assessment should be amended to No Significant Effect.	

The part of this site that overlaps with the LNCS appears to have negligible biodiversity value, and is divorced from the LNCS wetland by the flood prevention bund. Therefore guegest the assessment for Biodiversity should be changed from Minor Negative to No bignificant Effect. The proposed landscaping could indeed partly benefit habitat hetworks, but it is not required mitigation. LDP 130 – Antermony Rd (Open Space), Milton of Campsie We note that the community growing proposal includes protection of woodland and reres, and might introduce different wildlife. However it appears that recreational disturbance of wildlife would increase, and semi-natural grassland would be lost (in contrast to proposed growing space at LDP 142 Woodhill Park Bishopbriggs, which is argely amenity grassland). Therefore we suggest the assessment for Biodiversity should be amended from Minor Positive to Neutral, or even Negative. LDP 170 – Campsie Golf Club, Lennoxtown With regard to the predicted negative effects on Landscape, we agree with the proposed mitigation but believe the following would also be necessary: planting to strengthen and extend the treed western edge, and avoidance of development on the most elevated northern corner of the site (above the 90m contour). Table 9 – Monitoring Indicators We recommend that most of the Indicator questions proposed for monitoring should be amended to more closely match the criteria questions already used for assessment (Appendix C). The different role of the Indicator questions merely requires, in most cases, prefacing with "Number of developments" or similar wording. This point not both. We suggest the SEA monitoring will be mere effective if these are revised where possible to take a more complete approach. Specifically we recommend the		
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	but not both. We suggest the SEA monitoring will be more effective if these are revised	
following with regard to natural heritage-related Indicators:	where possible to take a more complete approach. Specifically we recommend the	
	following with regard to natural heritage-related Indicators:	

- a) Reported damage to protected sites this Indicator could refer instead to "net negative or positive effects...". This is because impacts on a nature conservation site can often be compensated (including off-site, for local/regional sites).
- b) Number of developments incorporating access to the area's Green Network this Indicator appears to address recreational access. Therefore we suggest it belongs not under Biodiversity but Population & Human Health, where it could be merged with the Indicator *Proximity of new developments integrating active and sustainable transport*. The fourth question under Population could be amended to refer to "formal recreation facilities", to avoid overlap.
- c) Reported damage/loss in relation to protected species we anticipate that planning decisions will always be in accordance with wildlife law. In that case impacts on protected species will only be permitted that do not amount to an offence and do not adversely affect a species' conservation status. This means this Indicator is not particularly useful. In fact one of the biggest potential impacts on protected species in East Dunbartonshire is addressed by the following Indicator, Changes in the extent of wildlife corridors.
- d) Number of developments resulting in loss of... carbon-rich soils as in (a) above, we suggest this Indicator should refer to net effects. Damage to peatland, for example, can sometimes be offset by enhancement to peatland elsewhere.
- e) Number of [developments] within... Special Landscape Areas again, we suggest that to be meaningful this Indicator should refer to net effects. Certain
- developments within such areas could bring about net enhancements, e.g. by addressing degraded landscape quality.
- f) Number of applications approved or refused within Green Belt due to significant effects the wording is unclear; approval cannot be 'due to' significant effects, and refusal may be for a variety of reasons. Also, because refusals do not in themselves

bring about change in the environment, the reference to them appears unhelpful in monitoring terms. It also brings inconsistency to the monitoring (it features only in one other question, under Cultural Heritage). We do acknowledge that a reference instead to net positive and negative effects could be difficult to measure, but this might be overcome through referring to the relevant policy once it is prepared.

- g) % of development resulting in loss [of] or impact on Local Geological Sites we recommend this issue is addressed in revised wording under two separate topics (please see our scoping advice regarding this distinction):
- i. under Soil and Geology: "Developments having net negative or positive effects on geological Local Nature Conservation Sites".
- ii. under Landscape: "Developments having net negative or positive effects on the landscape expression of geological Local Nature Conservation Sites".
- h) % of development projects accompanied by outline landscape design in our experience the submission of landscape design documents certainly does not guarantee that design will enhance landscape character and sense of place, nor does it guarantee effective implementation. Therefore we doubt that this Indicator would be useful.