

STRATEGIC ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REPORT Addendum

Proposed Local Development Plan



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East Dunbartonshire Council

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Strategic Environmental Assessment & Local Development 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

This document has been prepared in response to the proposed modifications and recommendations made through the LDP Examination process. The section below details the content of this Report and sets out the wider context in which this document should be viewed.

SEA Key Stages

The key SEA stages in the preparation of the Local Development 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 Environment Scotland and the Scottish Environmental Protection Agency.

Environmental Report

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 set 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 provided:

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

Environmental Report - Addendum

This Environmental Report – Addendum should be read in conjunction with the main Environmental Report for the Proposed LDP. The Addendum has been prepared in order to ensure that recommended modifications to the Proposed LDP from the Planning and Environmental Appeals Division (DPEA), through the Examination process, have been fully considered within the SEA process. Within this Addendum, the proposed policy and site-specific modifications have been individually assessed, where new material has been recommended, and the revised Community Group – Cumulative Assessments adjusted to reflect the modifications.

Post-Adoption Statement

Once the Environmental Assessment process, detailed above, is complete and the LDP formally adopted the Post-Adoption Statement will demonstrate 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	Proposed Local Development 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 2016 and is anticipated to cover a 5 year period.
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.
Date	20 th October 2016

Section 2: Assessment of Environmental Effects Environmental

2.1 Assessment Framework

- 2.1.1 There are a number of key assessment stages that were identified for the SEA of the LDP. Each of the stages required a tailored assessment methodology as detailed below:

Table 1: Assessment Framework

Assessment Area	Assessment Method
Vision	<p>The Proposed LDP 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.</p> <p>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 in the strategic hierarchy and has already been subject to its own individual SEA.</p>
Principal Policies and Subject Specific Policies	<p>Identification of reasonable alternatives to each policy direction and compatibility assessment were undertaken against the set of SEA objectives to highlight the SEA Preferred option as part of the planning decision making process and provided through the ER for the Proposed Plan. In order to take into account of the Reporter's recommended modifications through the Examination process; the ER Addendum will provide a revised assessment of each Principal and Subject LDP policy (Appendix A), along with an additional assessment for the one new proposed Policy regarding Developer Contributions.</p>
Site-Specific Proposals	<p>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 has been subject to a detailed assessment using the SEA objectives, site-specific criteria and the assessment key provided. In order to take</p>

	account of the Reporter's recommended site modifications for the LDP this ER Addendum will provide a number of new assessments for proposed modified sites and also amend the related appendices from the Proposed Plan ER to reflect the Reporter's recommended site additions, removals and modifications. This information is available within (Appendices B and C).
Cumulative Impacts	The cumulative impacts have been identified using spatial assessments in conjunction with the individual policy and proposal assessment data. In order to take account of the Reporter's recommended site modifications, additions and removal this ER Addendum will provide a new Cumulative Assessment for each of the four community/settlement groups for the Proposed LDP.
Supplementary Guidance and LDP Action Programme	The Supplementary Guidance and Action Programme which are due to be produced throughout 2016/17 will be subject to SEA either individually or as part of the suite of LDP SEA documentation, where necessary.

2.2 Assessment Methodology

- 2.2.1** The East Dunbartonshire Local Development Plan has been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005.
- 2.2.2** 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.
- 2.2.3** 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 2: SEA Objectives

Factor (Annex 1 of EC Directive)		SEA Objectives
1	Population & Human Health	To improve human health and community wellbeing.
2	Cultural Heritage	To protect, conserve and where appropriate enhance the historic environment.
3	Biodiversity, Flora & Fauna	To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
4	Soil and Geology	To protect and where appropriate use high quality and sensitive soils in a sustainable manner and conserve recognised geodiversity assets.
5	Landscape	To protect and where appropriate restore landscape

		character, local distinctiveness and scenic value.
6	Water Quality	To prevent deterioration and where possible enhance the ecological status of water bodies.
7	Air Quality	To prevent deterioration and where possible enhance air quality.
8	Climatic Factors	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 flood risk secure management measures
10	Material Assets	To promote the sustainable use of natural resources and material assets.

2.3 Alternatives

- 2.3.1. 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.
- 2.3.2. The LDP SEA Environmental Report Addendum represents the third opportunity within the plan preparation process for engaging stakeholders on the finding of the environmental assessment.
- 2.3.3. 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 assessments of these options and consultation responses/representations have influenced the options taken forward within the Proposed LDP. The Reporter's recommended modifications, through the Examination process, along with the corresponding Consultation representations for this Addendum will be taken into consideration and reported to Council Members for adoption.

2.4 Principal and Subject-Specific Policy Assessment Findings

- 2.4.1 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 effects is chosen with the inclusion of relevant mitigation measures.

- 2.4.2 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.
- 2.4.3 Through the Examination process a number of policy modifications were proposed by the Reporter. These modifications have been made to all of the LDP policies and the corresponding policy wording and assessments revised accordingly and collated within [Appendix A](#).
- 2.4.4 In addition to the minor policy modifications proposed through the Examination process, there has also been a new policy added to the policy framework for the LDP since the production of the Proposed LDP. In order to ensure that all new material has been taken into account, assessed and integrated into the ER, the policy assessment ([Table 3](#)) was undertaken and also incorporated into [Appendix A](#).
- 2.4.5 The assessment key for the individual policy assessment is contained below. The SEA Objective numbers within the assessment table relate to the [Table 2: SEA Objectives](#) within [Section 2.2](#).

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

Policy 20 – Developer Contributions

Table 3: Policy 20: Developer Contributions Assessment

Policy 20: Developer Contributions
<p>Development that gives rise to a need for affordable housing, new or improved public infrastructure, public facility and/or environmental mitigation will meet this need through developer contributions. The need from a development can arise either individually or cumulatively and will be met or provided on or off site.</p> <p>Planning obligations will only be required following the consideration of the use of conditions or legal agreements; and will be subject to the policy tests of Scottish Government Planning Circular 3/2012 on Planning Obligations and Good Neighbour Agreements (or any subsequent revision to this advice). The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development.</p> <p>The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the application process and preferably as part of pre-application discussions.</p> <p>Supplementary guidance on developer contributions will set out how this policy will be implemented and the exact levels of contributions required or the methodologies for their application stage potential areas of contribution are/will be highlighted in the Community Strategy sections, supplementary guidance and/or the relevant town centre strategy, development brief or masterplan.</p> <p>Assessment of development will consider the requirement to deliver the following, through developer contributions where necessary. For all development in East Dunbartonshire:</p> <ul style="list-style-type: none"> A. Sustainable transport infrastructure. B. Green network opportunities, open space provision and the support and management of green infrastructure, open space and nature conservation. C. The management of flood risk, provision and management of sustainable drainage systems, and provision of water and sewerage infrastructure. D. The conservation and management of the historic environment, in particular those related to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, public realm or civic space. E. The provision of digital communications infrastructure. <p>For specific developments in East Dunbartonshire:</p> <ul style="list-style-type: none"> F. Proposals which include market housing will deliver 25% affordable housing on site; or for proposals with less than 10 units through a commuted sum. This includes market led specialist housing but does not apply to a proposal for a single house. G. Proposals which include housing will contribute to community facilities, including education facilities, which will be additionally utilized as a result of the

<p>development.</p> <p>H. Retail, commercial or other significant footfall generating development outwith the network of shopping centres will contribute towards implementation of the most relevant town centre strategy.</p> <p>I. Proposals for an alternative use on an identified employment site will create alternative business land or premises nearby.</p> <p>J. Proposals for renewable energy, waste management or mineral working development may require a financial bond or legal agreement to ensure appropriate decommissioning and site restoration and aftercare arrangements. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence.</p>									
SEA Objectives									
1	2	3	4	5	6	7	8	9	10
+/?	+/?	+/?	X	+/?	0/?	+/?	+/?	+/?	+/?
<p>Assessment Commentary</p> <p>This Policy has been incorporated into the Development Plan as a result of the Reporter's recommended modifications through the Examination process.</p> <p>The Policy, along with the corresponding Supplementary Guidance, incorporates the requirements to deliver developer contributions for all development opportunities throughout East Dunbartonshire. The anticipated environmental impacts for all planned developments have been assessed through the spatial strategy for the LDP. Additional proposed developments will be assessed against the policy framework of the LDP and in some cases through an individual SEA in the production of Masterplans or project level Environmental Impact Assessment (EIA).</p> <p>This Policy itself does not propose any additional developments. The aim of the Policy is to outline the process by which contributions are agreed and secured in advance of a planning consent being issued, which will enable the development to proceed. The impacts of the policy are uncertain at this stage until specific sites and developer requirements are considered. Despite this there is potential for positive impacts on the environmental factors illustrated above through this policy's implementation taking into consideration the development criteria (A – E above), which will be sought for all development proposals. For all development sites contained within the spatial strategy for the LDP there are specific SEA mitigation measures to avoid or reduce adverse impacts or enhance existing impacts where possible. This information along with the site Key Requirements should form the basis for Developer Contributions sought by the Council.</p>									

2.5 Proposed Site Alterations through the Examination Process

2.5.1 As part of the LDP process an individual environmental assessment was undertaken for each of the proposed development sites and depending on whether the sites met

the required criteria and combined to produce the required spatial strategy for the Development Plan, these sites were designated as Allocated or Non-Allocated within the Proposed Plan. Through a number of proposed site modifications recommended by the Reporter, outlined below in [Table 4](#), 3 sites are recommended for removal from the proposed development strategy and the remaining sites are either proposed replacements to manage the housing land supply requirements or existing sites which have proposed modifications (including 1 proposed modified Business and Employment site).

Table 4: Proposed Site Additions, Removals and Modifications

Site	Settlement	Proposed Modification
Proposed additions made to the housing land supply through the Examination process (including Proposed Modified Sites)		
LDP 172 Balmore Garden Nursery	Balmore	Additional Site (previously Non-Allocated)
LDP 175 Broomfaulds	Balmore	Additional Site (previously Non-Allocated)
LDP 194 Old Balmore Road	Balmore	Additional Site (previously Non-Allocated)
LDP 4 Birnam Crescent	Bearsden	Additional Site (previously Non-Allocated)
LDP 85 Bearsden Golf Course	Bearsden	Proposed Modified Site
LDP 90 Castlehill Farm	Bearsden	Proposed Modified Site (previously Non-Allocated)
LDP 88 Crofthead	Bishopbriggs	Proposed Modified Site (previously Non-Allocated)
LP2 site Greens Avenue (HMU 52)	Kirkintilloch	Proposed Retained Site (Council proposed removal pre-examination and the Reporter recommended retention of the site and amendments to the flood risk key requirements.)
LDP 8 Braes O' Yetts	Kirkintilloch	Additional Site (previously Non-Allocated)
LDP 185 Duntiblae	Kirkintilloch	Additional Site (previously Non-Allocated)
LDP 190 Chryston Road	Kirkintilloch	Additional Site (previously Non-Allocated)
LDP 21 Lennoxlea	Lennoxtown	Additional Site (previously Non-Allocated)
LP2 site Lenzie Hospital (HMU 2)	Lenzie	Proposed modification to key requirements to include private and affordable accommodation within the existing proposal site.
LDP 87 Fire Station Field	Milngavie	Proposed Modified Site (Council proposed removal pre-examination and the Reporter recommended retention

		of the site and modified boundary.)
LDP 52 Birdston Road	Milton of Campsie	Additional Site (previously Non-Allocated)
LDP 193 Acre Valley Nursery	Torrance	Additional Site (previously Non-Allocated)
LDP 202 West Carlston Garden Centre	Torrance	Additional Site (previously Non-Allocated)
Proposed Modification to Business & Employment Site		
LDP 92 Badenheath	Cumbernauld	Proposed Modified Site
Proposed removal from the housing land supply through the Examination process		
LDP 78 Alloway Terrace	Kirkintilloch	Proposed Removal (previously Allocated Site)
LDP 10 South of Waterside Road	Kirkintilloch	Proposed Removal (previously Allocated Site)
LDP 18 Redmoss farm (North)	Milton of Campsie	Proposed Removal (previously Allocated Site)

2.5.2 In order to determine the environmental impacts and integrate the required mitigation measures in relation to the Reporter's recommended site modifications, the following assessment work has been undertaken:

- New individual site assessments have been carried out for the proposed modified sites ([Section 2.6](#)).
- The recommended additions, removals and modifications are reflected within corresponding changes to ER Appendices ([Appendices B and C](#)).
- Amendments have been made to each of the Community Group and Cumulative Assessments ([Section 2.7](#)) which take into account the proposed site packages.
- Each of the proposed additional and modified sites are illustrated through boundary mapping ([Appendix D](#)).

2.5.3 A number of the proposed additional sites recommended by the Reporter were assessed at the Proposed Plan stage of the LDP process and designated as Non-Allocated due to a number of factors including environmental impacts. These sites, along with their required mitigation measures, have now been integrated into the relevant Community Group packages.

2.5.4 Two of the proposed additional sites with no recommended modifications have not been individually assessed through this SEA proposals process as the sites have been carried forward from the previous Local Plan 2. Proposed site key requirements have been recommended by the Reporter to avoid, reduce, mitigate or offset any identified potential environmental impacts and the sites will also have to accord with the policy framework for the development plan and corresponding supplementary and planning guidance. These sites, along with all other additional or modified sites, have been incorporated into the relevant Community Group package and Cumulative Assessment.

- 2.5.5 In relation to the 3 sites being proposed for removal from the housing land supply through the Examination process ([Table 4](#)), the sites have been removed from their respective Community Group and Cumulative Assessment and integrated into the Non-Allocated package of sites ([Appendix C](#)).

2.6 Proposed Modified Site Assessments

2.6.1 In order to determine the environmental impacts and integrate the required mitigation measures in relation to the Reporter's recommended site modifications, individual site assessments have been carried out for the proposed modified sites (Mapping available with [Appendix D](#)), listed below. These sites have been incorporated into the full list of proposed Allocated Sites ([Appendix B](#)) and integrated into the relevant Community Group and Cumulative Assessments ([Section 2.7](#)).

- LDP 85 Bearsden Golf Course, Bearsden
- LDP 87 Fire Station Field, Milngavie
- LDP 88 Crofthead, Bishopbriggs
- LDP 90 Castlehill Farm, Bearsden
- LDP 92 Badenheath, Cumbernauld

2.6.2 The assessment key for the individual site assessment is contained below. The SEA Objective and Criteria which the sites were assessed against are contained within [Appendix B](#).

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

Table 5: Proposed Modified Site Assessments

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 85 Bearsden Golf Course, Bearsden	-	-/--	?/-	X	?/-	?/-	0	?/-	0
Potential Mitigation:	<p>Population and Human Health; Biodiversity, Flora and Fauna, Material Assets and Landscape – The proposal site is situated in a greenfield location and, although the site avoids much of the green belt area located north of the site as part of the golf course including the Club House, there is the potential that development could result in a reduction in recreation value in relation to the golf course and potential loss of holes. Mitigation within the proposal should be applied, including retaining the existing Club House and golf course facilities and replacement of any part of the golf course that will be lost to development. 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. Whilst there is little wildlife value identified on the proposal site, further investigation will be required to determine the impacts on wider biodiversity within the woodland and water environment in adjacent Garscadden Wood Local Nature Reserve (LNR) (Glasgow City Council boundary), to ensure that the spatial extent and design of the proposal will not have an adverse impact on these resources.</p> <p>Additional mitigation measures should be incorporated in terms of ensuring maximum retention of and enhancement of woodland on 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, especially</p>								

	<p>with further consideration of a new path through the golf course from the Castle Hill area.</p> <p>Cultural Heritage – The proposal site is unlikely to encroach or impact on sites of cultural heritage interest. However, the redesign of the golf course will encroach on the Antonine Wall World Heritage Site and Scheduled Monument and its buffer zone including Castle Hill Roman Fort. It is imperative that the design of the golf course is sensitive to this cultural heritage designation without any adverse impact on its value or setting. Minimal impact on the designation will be best achieved by restricting the expansion of the golf course so that it does not go beyond the Castlehill area in order to avoid the Roman Fort to the west, and retained within the current golf course open space north of Garscadden Wood. There is scope for the redesign of the golf course in response to potential loss of facilities and provision, such as holes, to detract from the value and setting of the Antonine Wall World Heritage Site and Scheduled Monument, particularly in the Castle Hill area. Therefore it is suggested that any designs are in line with the Antonine Wall Management Plan and a 30m boundary is retained around the Wall during any redesigns and works carried out.</p> <p>Water Quality and Climatic Factors – Although there are currently no risks to flooding in this location (SEPA flood risk map 2015) there is the potential that development of this proposal site will impact negatively on drainage, particularly in relation to Thorn Park to the east of the site, which could impact on the flood risk potential. Flood Risk Assessments should be carried out and appropriate flood and drainage management schemes put in place to rectify impacts from development.</p>								
LDP 87 Fire Station Field, Milngavie	-	X	?/+	X	?/-/+	-	X	-	-
Potential Mitigation:	<p>Water Quality, Climatic Factors and Material Assets – Although the proposal site is not situated directly in a surface water flood risk area, there is the potential that there will be secondary issues to the proposal site and flood risk area as a result of development. This could negatively affect drainage and flooding in nearby residential areas south and east of Fire Station Field. As a result, it is vital that further Flood Risk Assessments are carried out in order to determine the developable area to ensure that it is out with the 1:200 year flood event area and appropriate drainage management. The developer must demonstrate that flood risks can be avoided or mitigated prior to any development approval.</p>								

	<p>Population and Human Health and Landscape – The site is considered an area of open space within this already established area so there is the potential that development of this proposal site will result in a loss of open space and greenfield land for recreation. This can impact on overall greenfield locations within East Dunbartonshire and reduce opportunities for local communities to access open space. It is suggested that the open space area south-east of the site is retained as open space.</p> <p>Biodiversity, Flora and Fauna and Landscape – There are potential green network enhancement opportunities as a result of the proposed development in terms of enhancing existing green network assets along the Craighdu Burn south of the proposal site. Any indirect/secondary impacts of construction on biodiversity, whilst there is no identifiable biodiversity value on the site, can be mitigated through the implementation of a full landscape planting scheme along the Burn. This, along with mitigation above regarding open space, can contribute towards mitigation of negative effects on the site such as flooding and loss of open space.</p>								
LDP 88 Crofthead, Bishopbriggs	X	X	?/-	0/+	0/+	?/-	-	?/-	0/+
Potential Mitigation:	<p>Landscape, Soil and Geology and Material Assets – It is anticipated that development on this proposal site will have neutral environmental impacts with the potential for minor positive impacts as it will provide an opportunity to develop brownfield land without any major impact on landscape character and value. The Works to the north of the site will also provide an appropriate boundary for the development site and the woodland planting south of the site around Crofthead Cottage will limit landscape impacts. However, with any developments the existing field boundaries and woodland trees should be retained or replaced as a green network asset in line with Scottish Forestry Policy.</p> <p>Biodiversity, Flora and Fauna, Water Quality and Climatic Factors – There is currently no risk of flooding at this proposal site; however there is the potential for development to impact on drainage with potential impacts to the A803 which runs adjacent to the site. The site also borders Cadder LNCS, and whilst it is unlikely that the development would impact on this natural designation due to the scale of the site, further investigation will be required to determine the nature of species on the site, reduce impacts to habitat connectivity and management of existing woodland.</p>								

	<p>Air Quality and Climatic Factors – The site is within 5 minute walk of bus stop and within 15 minute walk of the shops at Strathkelvin Retail Park but more than 30 minutes from Town Centre and nearest railway station. Therefore likely to contribute towards car based commuting.</p>								
LDP 90 Castlehill Farm, Bearsden	+	?/-	-	X	-	X	X	X	-/+
Potential Mitigation:	<p>Biodiversity, Flora and Fauna, and Landscape – A Local Nature Conservation Site (LNCS) is designated adjacent to the proposed development site (Castle Hill Grasslands), Tree Preservation Orders to the north of the golf course and there are existing hedges to the west and south that form a natural boundary as part of the landscape to buffer the site from both the golf course and the Antonine Wall World Heritage Site & buffer zone to the west. There is the potential for minor negative impacts to both biodiversity and landscape value as a result of development. The development should not encroach on the boundary of the LNCS and further investigation should be carried out to ensure that there is no adverse effect on species, habitat connectivity and a reduction in landscape value. The existing hedges should be retained as a screen.</p> <p>Cultural Heritage – Whilst the proposed boundary of the site will not overlap with the Antonine all World Heritage Site and Buffer Zone, the impacts to this cultural heritage designation are unknown at this stage but there is the potential that without sensitive design the housing development will detract from its value. Therefore it is important that Historic Environment Scotland is consulted on the layout and design of the proposal in order to ensure that there are no adverse impacts.</p> <p>Material Assets and Population and Human Health – The proposal site is located within walking distance to existing sustainable transport infrastructure, a local primary school and 15-30 minutes to the local train station and town centre which means additional transport infrastructure will not be required to accommodate this site and these provisions are likely to benefit communities and encourage occupancy of the site. There is also the potential to improve accessibility to the wider environment through the introduction of a potential core path to the nearby green belt and Roman Fort for recreation and tourism benefits. This will need to consider the impacts described above for cultural heritage and adhere to the key requirements for the site. However,</p>								

	access to the site will be required so there is the potential for negative impacts related to construction of access routes and relevant required infrastructure. Sustainable construction techniques, methods and materials should all be used and 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 residential area (i.e. dust and noise).								
LDP 92 Badenheath, Cumbernauld	+	X	--	-	--	-	-	-	-
Potential Mitigation:	<p>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 particularly in the south-west area of the site. There are risks to developing on the functional flood plain and flood risk area from the Luggie Water so it is suggested that this area is avoided for development. 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.</p> <p>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</p>								

	<p>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 in response to species surveys prior to development. 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 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.</p> <p>In addition to this, studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site.</p> <p>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 local landscape. Further development in this area would exacerbate these impacts and visual amenity of Special Landscape Area. Any development considered within this area should be in line with green belt policy and appropriately designed in terms of low density and low impact on the landscape area.</p> <p>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 other topics (above) would mitigate impacts on such soils, by avoiding development on them.</p> <p>Population and Human Health – Development of this proposal site is likely to have a minor positive impact on this factor due to its close proximity to nearby economic and employment opportunities, such as the Irn Bru</p>
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	Factory, and its relative proximity and accessibility to Cumbernauld town centre.
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2.7 Community Group Proposal Assessment Findings

2.7.1 As part of the LDP process an environmental assessment was undertaken for each of the identified Community Groups, set out below. The assessment includes the package of sites chosen as the development strategy for each of the four community groups (**Tables 6, 7, 8 and 9**) which now incorporate the Reporter's proposed site modifications. Each individual proposal has been assessed (including the proposed modified sites within **Table 5** and incorporated into their corresponding Community Group package of sites 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
- Lennoxton, Clachan of Campsie, Haughhead and Milton of Campsie

2.7.2 Each proposal has been assessed against the set of 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.

2.7.3 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.

2.7.4 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.

- 2.7.5 Recommendations and proposed mitigation have been made where necessary so that environmental considerations are incorporated into the Development Plan process. The assessments also seek to enhance the environmental benefits of the Proposed 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 B](#)) detailed mitigation has been proposed to avoid, reduce or mitigate any identified adverse effects or further enhance any neutral or positive impacts identified.
- 2.7.6 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 such as 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 6: Community Group Assessment Summary: Bishopbriggs, Balmore, Torrance and Bardowie

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	<ul style="list-style-type: none"> ➤ Bishopbriggs <ul style="list-style-type: none"> • LDP 88 Crofthead • LDP 112 Hilton Depot • LDP 118 Bishopbriggs Memorial Hall • LDP 119 Jellyhill Nursery • LDP 120 Balmuirdy Road North ➤ Torrance <ul style="list-style-type: none"> • LDP 116 Kelvindale Nursery • LDP 193 Former Acre Valley Nursery • LDP 202 West Carlston Road ➤ Balmore <ul style="list-style-type: none"> • LDP 172 Balmore Garden Nursery • LDP 175 Broomfaulds • LDP 194 Old Balmore Road <p>The following sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group.</p>									
	<ul style="list-style-type: none"> ➤ Bishopbriggs <ul style="list-style-type: none"> • 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 61 Main Street
 - HMU 62 Kelvin View

Commentary:

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 in Bearsden, LDP 194 in Balmore and LDP 202 in Torrance. Across the entire community group potential development could result in adverse impacts to cultural heritage assets, with the potential for significant negative impacts, particularly in relation to the proximity to the Antonine Wall World Heritage Site and buffer zone, 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 some of the proposal sites, such as 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 significantly 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. In particular the cumulative impacts, as a result of the flood potential, are likely to be significantly negative in Balmore where each of the sites is at a risk of flooding. Similarly, two of the three sites in Torrance are at risk of flooding; this will result in significant risks to localised flooding for both of these community areas. Furthermore, the sites in each community package area 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 7: Community Group Assessment Summary: Bearsden and Milngavie

Community 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
	-	--	-	X	-/-	0	0	-	-	-
Allocated Sites	<ul style="list-style-type: none"> ➤ Bearsden <ul style="list-style-type: none"> • LDP 3 Kessington • LDP 4 Birnam Crescent • LDP 84 Bocclair House, 100 Milngavie Road • LDP 85 Bearsden Golf Course • LDP 90 Castlehill Farm • LDP 106 Garscadden Depot ➤ Milngavie <ul style="list-style-type: none"> • LDP 17 Craigton Road • LDP 61 Crossveggate • LDP 87 Fire Station Field • LDP 107, 18 Strathblane Road <p>The following sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group.</p>									
	<ul style="list-style-type: none"> ➤ Bearsden <ul style="list-style-type: none"> • HMU 02Former St Andrews College • HMU 08 Kilmardinny ➤ Milngavie <ul style="list-style-type: none"> • HMU 08 Kilmardinny • HMU 37 Douglas Academy South 									

- HMU 38 Douglas Academy East
- HMU 58 Keystone Road

Commentary:

The individual proposal assessments identified a number of adverse environmental impacts which would result in a number of anticipated negative impacts 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, although the number of sites in Bearsden specifically with potential flood risks could increase issues related to drainage and water run-off. 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 character. A number of the Bearsden proposals, specifically, are located within or in close proximity to the Antonine Wall World Heritage Site Buffer Zone or close to the line of this cultural heritage site. The impacts related to the construction, design and location of such sites is likely to have a cumulative adverse impact on this asset. Each of these negative impacts are likely to further contribute to adverse impacts involving additional or redeveloped infrastructure such as drainage, path and road networks and the replacement of open space and important habitats.

Table 8: Community Group Assessment Summary: Kirkintilloch, Lenzie, Waterside and Twechar

Community 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
	-	-	-	?/-	-/-	-	0/-	--	-	-
Allocated Sites	<div> <div>➤ Kirkintilloch</div> <ul style="list-style-type: none"> LDP 8 Braes O'Yetts LDP 12 Fauldhead (South of Waterside) LDP 35 Kirkintilloch Town Hall LDP 36 Lairdsland School, Kerr Street LDP 77 Armour Drive LDP 79 Parts of Cleddans Playing Fields LDP 111 Tom Johnston House LDP 114 Glasgow Road LDP 157 Lairdsland School Canteen LDP 168 High Street / Lairdsland Road Car Park LDP 185 Duntiblae LDP 190 Chryston Road </div> <div> <div>➤ Lenzie</div> <ul style="list-style-type: none"> LDP 47 Claddens South LDP 76 Blackthorn Grove </div> <div> <div>➤ Twechar</div> <ul style="list-style-type: none"> LDP 81 Barrhill Lodge </div> <div> <div>➤ Cumbernauld (boundary)</div> <ul style="list-style-type: none"> LDP 92 Badenheath </div>									
	<p>The following sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group.</p>									
	<div> <div>➤ Kirkintilloch</div> <ul style="list-style-type: none"> HMU 23 & 24 Broomhill Hospital HMU 25 Rob Roy Football Club HMU 28 Woodilee Road/McGavigan's Field HMU 52 Greens Avenue </div>									

- Lenzie
 - HMU 2 Lenzie Hospital
 - 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

Commentary:

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 character and settlement pattern especially in Kirkintilloch, water quality and flooding potential, and the infrastructure provisions required to facilitate the developments. There may also be localised impacts that will result in disturbance of peatland. The individual site assessments identified the flood risk potential of many of the development sites which could result in a significant adverse impact on the local environment, particularly due to the impact from the development of sites such as Greens Avenue, Chryston Road, parts of Cleddens Playing Field and Badenheath. Although there are key requirements for each of the sites as part of the Development Plan that will account for the need for flood risk management, additional mitigation measures have been included within each individual site assessment which should be implemented in order to avoid, mitigate or offset these risks to climatic factors and water quality.

It should be noted a number of sites within this community group are either in semi-rural or rural locations. The distance of these 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. There is also likely to be some alteration to the existing settlement pattern within these settlements due to the impact of rural development sites.

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 such as the Antonine Wall World Heritage Site, 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 9: Community Group Assessment Summary: Lennoxtown, Clachan of Campsie, Haughhead and Milton of Campsie

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
Allocated Sites	-	X	-	X	-	-	--	-	-	-
	<div>➤ Milton of Campsie<ul style="list-style-type: none">LDP 52 Birdston Road</div> <div>➤ Lennoxtown<ul style="list-style-type: none">LDP 21 LennoxleaLDP 110, 132 Main StreetLDP 170 Campsie Golf Club</div> <div>The following sites have been carried forward from the Local Plan 2 and have been integrated into the cumulative impact assessment for each community group.</div> <div>➤ Milton of Campsie<ul style="list-style-type: none">HMU 41 Lillyburn Works, Campsie RoadHMU 60 West Baldoran Farm</div> <div>➤ Lennoxtown<ul style="list-style-type: none">HMU 30 Land NE of Calico WayHMU 32 Lennox Castle HospitalHMU 33 Lennox CastleHMU 57 Former Recreation Centre</div>									
	Commentary: 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 due to the location of the sites in relation to the Campsie Fells Local Landscape Area and Important Wildlife Corridors within the area, 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 due to limitations with regards to access to sustainable transport modes. 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.

2.8 Cumulative Policy Assessment

- 2.8.1 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.
- 2.8.2 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.
- 2.8.3 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.
- 2.8.4 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.

2.8.5 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.

2.8.6 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.

2.8.7 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.

2.8.8 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.

2.8.9 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.

2.8.10 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.

2.9. Cumulative Site Assessment

2.9.1. The cumulative impacts of the proposal sites have been identified and highlighted as part of the Community Group packages of sites (**Section 2.7, Tables 6, 7, 8 and 9** 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 3: Mitigation Measures and Monitoring

3.1. Mitigation Measures

- 3.1.1. 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.
- 3.1.2. 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 Environment Scotland.
- 3.1.3. At this late stage in the production of the LDP, it is not possible to propose additional material changes to the development plan or site key requirements through the SEA process. In order to ensure that all mitigation measures for the proposed additional and modified sites are carried forward, the Council intends to produce Planning Guidance, including Site Briefs which will incorporate all the relevant mitigation proposed through the SEA process.

3.2. Monitoring

- 3.2.1. 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.
- 3.2.2. 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.
- 3.2.3. 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 10: Proposed SEA Monitoring Programme for the LDP

SEA Category	Indicators	Data Source
Population, Human Health	Changes in the deprivation levels in 15% SIMD areas?	SCROL
	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
	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 Heritage	% of development within the area of a historic environmental asset, archaeological resource or sensitive area?	EDC / Historic Environment Scotland
	% of planning applications on a listed building, 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?	
Biodiversity, Flora and Fauna	Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local)?	EDC / SNH
	Number of developments integrating green network opportunities, assets and links?	
	Changes in the extent of wildlife corridors?	
Soil and Geology	Proximity to vacant and derelict land - % of population within 500m?	EDC
	Number of contaminated sites remediated through development proposals?	
	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?	
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?	
Water Quality	A decrease in the number of development related water pollution incidents?	EDC / SEPA
	An increase in the % of water bodies within East Dunbartonshire with good ecological status?	
Air Quality	Number of exceedences of key air quality indicators within development areas?	EDC / SEPA
	Public transport patronage within East Dunbartonshire?	
	% of new developments linking active and sustainable transport alternatives with the development area?	
	Number of AQMA and their performance regarding exceedence levels?	
Climatic Factors	% of new developments incorporating SUDS?	EDC / SEPA
	A reduction in % of new developments at risk of flooding?	
	% of woodland and carbon-rich soil areas lost through development?	
Material Assets	Number of brownfield locations utilised within development proposals?	EDC
	Number of new developments with direct access to the core path network?	
	Waste arising from development projects, including demolition?	

Section 4: Consultation Arrangements and SEA Timetable

4.1 Statutory Consultation

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

24th October 2015 – 21st November 2015

- 4.1.2 Responses should be email or post to the following address details:

Sustainability Policy Team
Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
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4.2 SEA Timetable

- 4.2.1 The SEA activities and approximate timetable for the Local Development Plan are summarised below (Table 11):

Table 11: SEA Timetable

Plan Preparation Stages	SEA Stages	Anticipated Timescale & Consultation Period, if required
<ul style="list-style-type: none"> ➤ Preparation and publication of the Proposed Plan and Action Programme. 	<p>Environmental Assessment</p> <ul style="list-style-type: none"> ➤ Environmental Assessment to be published at the same time as the Proposed Plan. ➤ Assess Policies, Preferred options and reasonable alternatives to site specific proposals ➤ Submit Environmental report to the SEA Consultation Authorities. 	<p>May 2014 – Mar 2015: Preparation of Proposed Plan and corresponding Environmental Report</p> <p>Apr 2015: Publication of Proposed Plan and Environmental Report</p> <p>Apr – May 2015: 8-week public consultation period</p> <p>May – Nov 2015:</p>

	<ul style="list-style-type: none"> ➤ Assess the likely significant environmental effects of suggested modifications. 	Assessment of responses and preparation for examination
<p>LDP Examination</p> <ul style="list-style-type: none"> ➤ 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. 		<p>Dec 2015: Submission to Scottish Ministers</p> <p>Feb - Sept 2016: Examination</p> <p>Sept – Nov 2016: 8-week public consultation period</p>
<ul style="list-style-type: none"> ➤ Appointed person publishes Report of Examination, setting out conclusions and recommendations regarding each unresolved issue. ➤ Preparation and publication of Proposed Plan as modified and 	<p>Environmental Assessment</p> <ul style="list-style-type: none"> ➤ Review Proposed Plan modifications. ➤ Preparation of Environmental Report Addendum to be published prior to adoption of the Plan. 	<p>Sept 2016: Report of Examination published</p> <p>Oct - Nov 2016: Submit ER Addendum to the Consultation Authorities and publish for public consultation (4 week period)</p>

<p>Report listing modifications made and explaining modifications not made.</p> <ul style="list-style-type: none"> ➤ Publicise intention to adopt. ➤ Send to the Scottish Ministers. 		
<p>Adoption of the Local Development Plan (minimum 4 weeks after sending to the Scottish Ministers)</p>		<p>Dec 2016 Submission of the Adopted Plan along with Revised ER to the Scottish Ministers</p>
<ul style="list-style-type: none"> ➤ 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 re-establish Action Programme every 2 years. 	<ul style="list-style-type: none"> ➤ 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. 	<p>Jan 2017 Onwards</p> <p>Mar 2017: Adopt and Publish Action Programme</p>

Section 5: Appendices

Appendix A: Individual Principal and Subject Policy Assessments

Appendix B: Individual Proposal Assessments for Allocated Sites

Appendix C: Individual Proposal Assessments for Non-Allocated Sites

Appendix D: Proposed Additional and Modified Sites – Mapping

Appendix E: Review of LDP SEA ER Addendum Consultation Authority Responses and Council Actions

Appendix A: Individual Principal and Subject Policy Assessments

Assessment 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.

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

	<p>Assessment Commentary</p> <p>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.</p>
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>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) including the Reporter's recommendation through the Examination process:</p> <p>Revised Policy</p> <p>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.</p> <p>All proposals should support sustainable economic growth by ensuring:</p> <ul style="list-style-type: none"> A. the prioritisation of brownfield over greenfield land; B. locating mixed use developments, wherever possible, adjacent to existing settlements; C. the town centre first principle for developments, particularly where these have a high footfall; 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. 	

Revised Assessment Policy 1 Sustainable Economic Growth	++	+	+	++	+	0	+	++	+	++
	Assessment Commentary As above, with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment. Alteration of principle A ensures consistency with Policy 3: Supporting Regeneration and the Strategic Development Plan.									

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	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	++	+	+	+	+	0	+	++	+	+
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, **including compatibility with existing uses**
- B. Provide appropriate linkages to transport, **neighbouring developments** and green infrastructure connections
- C. Be of a high quality, taking into account any relevant guidance or character assessments
- D. Incorporate sustainable materials, energy, design and construction methods. In particular provide energy and heat efficient buildings which make the best use of passive solar gain, shelter and sustainable drainage systems and digital infrastructure
- E. Help to reduce use of the car by prioritising pedestrians, cyclists **and public transport services**
- F. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area
- G. Contribute to a welcoming and safe environment
- H. Promote healthy, active and inclusive lifestyles
- I. **Include details on the provision for storage and collection of waste**

Proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, 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	++	+	++	+	+	0	++	++	+	+
	Assessment Commentary Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter's recommended modifications through the Examination process.									

	<p>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.</p> <p>The modifications to design principles B and E will provide additional benefits in relation to Population and Human Health, Air Quality, Climatic Factors and Material Assets through the direct focus on active travel and public transport alternatives to private car use when considering developments.</p> <p>The policy wording has also been revised to incorporate the Reporter's recommended modifications through the Examination process (highlighted in red). The additional element to the design and placemaking principles for ensuring developments are compatible with existing uses will further strengthen the Policy and existing Development Management procedures in terms of ensuring that the location and surrounding areas of development applications will not result in adverse impacts and could potentially be enhanced through planning proposals depending on their proposed uses.</p>
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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 and Unstable Land

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

Policy 3 Supporting Regeneration and Protection of the Greenbelt	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	+	+	++	+	0	? / -	+	+	+
<p>Assessment Commentary</p> <p>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.</p> <p>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.</p> <p>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.</p>										
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>Not applicable.</p>										

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.

Policy 4 Sustainable Transport	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	+	0	X	+	0	0	0	+	+
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.										

	<p>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.</p>
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>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):</p> <p>Revised Policy</p> <p>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.</p> <p>Reducing Travel through Development in Sustainable Locations</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>Provision of Transport Infrastructure</p> <p>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:</p>	

- A. Public transport **infrastructure**, including connections to existing services.
- B. Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the Core and established path networks.
- C. Road, rail and associated infrastructure. Council car 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 **developer contribution**. This applies to development which either individually or cumulatively requires new or improved infrastructure. In the case of proposed locations beyond maximum acceptable distance of existing public transport routes, contributions for the provision or enhancement of such services will be sought.

Transport assessments and travel plans should take into account the range of transport proposals set out in the 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. The provisions of air quality management plans will be a key consideration in assessing proposals with potential to impact on local air quality in these areas.**

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

Revised Assessment Policy 4 Sustainable Transport	++	+	0	X	+	0	+	+	+	+
	Assessment Commentary Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter's recommended modifications through the Examination process. 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									
	1	2	3	4	5	6	7	8	9	10
	++	+	++	+	++	+	+	++	++	+
<p>Assessment Commentary</p> <p>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.</p> <p>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.</p>										
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>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</p>										

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 **developer contribution**. Detailed opportunities, either required individually by the site or due to its part in a cumulative impact, will be set out in Supplementary Guidance on 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 **Policy 20 and supplementary guidance on Developer Contributions** for green network opportunities, including those identified in the Community Strategies Section and/or Green Network Strategy.

Supplementary Guidance on *Green Infrastructure and Green Network* will identify further information on the functions of green infrastructure; set out considerations and standards for delivery at site level; provide guidance on how to incorporate green infrastructure into new development; define and map the existing and aspirational green network in East Dunbartonshire, including cores/ hubs, corridors, links and stepping stones; identify the role of planning in delivering and principles for planning green networks; identify green network opportunities and an action plan for delivery of these; 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 while also reflecting the Reporter's modifications through the Examination process.									

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	+
<p>Assessment Commentary</p> <p>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.</p> <p>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.</p> <p>Proposed policy alterations:</p> <ul style="list-style-type: none"> - 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.
<p>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 and the Reporter’s recommendations through the Examination process.</p> <p>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.</p> <p>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.</p> <p>Meeting Overall Need Table 1 on the next page outlines the Indicative Housing requirements set out in the Glasgow and Clyde Valley Strategic Development Plan (SDP) 2012. This is a very significant requirement. However, the SDP allows variation in the indicative requirement where justified. Table 1 therefore sets out the Council’s Housing Supply Target plus a 10% margin for generosity as a revised requirement for housing land in east Dunbartonshire. In summary, this variation is justified by:</p> <ul style="list-style-type: none"> • 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). • Availability of public subsidy to fund affordable housing. <p>Table 1 also sets out the housing land supply, which takes into account completions since 2008/9; the established housing land supply that is effective or capable of becoming effective (including new allocations); and the projected contribution from windfall sites. Sites have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site, and protect high nature conservation interest.</p> <p><u>Table 1</u></p>	

Period 1 (2008/9-2020)			
	Private	Affordable	All-tenure
SDP Indicative Requirement	2,700	6,400	9,100
Housing Supply Target*	2,700	1,724	4,424
Housing Land Requirement (add 10% generosity)	2,970	1,896	4,866
Period 2 (2020-2025)			
	Private	Affordable	All-tenure
SDP Indicative Requirement	400	1,200	1,600
Housing Land Supply Target*	400	1,000	1,400
Housing Land Requirement (add 10% generosity)	440	1,100	1,540
Overall period (2008/9-2025)			
	Private	Affordable	All-tenure
SDP Indicative Requirement	3,100	7,600	10,700
Housing Supply Target*	3,100	2,724	5,824
Housing Land Requirement (add 10% generosity)	3,410	2,996	6,406
<i>Minus</i>			
Completions 2008/9-2014/15	1,069	724	1,793
Housing Land Supply**	2,530	804	3,334
Projected windfall 2016-2025***	280	90	370
<i>Equals</i>			
Total Housing Land Supply 2008/9-2025	3,879	1,618	5,497

* Adjusted for local circumstances.

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

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

Housing Delivery

In order to deliver the number of homes 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 **within the** urban area will generally be supported by the Council.

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

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

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

Diverse Communities

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

Specialist Housing

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

Sites for Gypsies/Travellers

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

Affordable Housing

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

- E. On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site.
- F. On housing sites totalling 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 **developer contribution**. 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, mid-market rented accommodation, shared ownership, 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.

Single Houses in the Green belt

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

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

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.

Supplementary Guidance

Proposals should also consider any requirements identified in Policy 20 and supplementary guidance on Developer contributions.

Revised Assessment Policy 6 Creating Inclusive and Sustainable Communities	+/-	0	0	+	0	0	+	+	0	+
	Assessment Commentary The revised assessment reflects the original assessment with the following enhancements through SEA recommendations key agency responses and the Reporter's recommended modifications through the Examination process. - Changes to the excepted category of development due to a shortfall in housing land supply are anticipated to increase housing proposals in sustainably located green belt sites. The environmental implications of this change are unlikely to be significant given that each development application will still have to accord with the LDP policies and Supplementary Guidance providing protection and conservation measures for the natural and historic environment.									

	<ul style="list-style-type: none"> - The inclusion of the statement relating to the balance between housing development needs and reference to Supplementary Guidance: Design and Placemaking within the Diverse 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 facilitating 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.
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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:

- As a first preference be provided on site in a prominent location.
- Be multi-functional, fit for purpose and support healthy outdoor recreation.
- 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.
- 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 outdoor sports facilities and/or useable open space, directly or indirectly, will be resisted except in the following circumstances, where:

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

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

Supplementary Guidance

Proposals should consider any requirements identified in Policy 20 and supplementary guidance on Developer Contributions.

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

Policy 7 Community Facilities and Open Space	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	++	0	++	0	++	0	+	+	+	+
<p>Assessment Commentary</p> <p>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.</p> <p>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.</p> <p>The text highlighted in red represents the proposed modifications through the Examination process which provides criterion alterations under the Protection of Existing Facilities. The modifications ensure the policy is more in line SPP while also providing additional protection and enhancement measures regarding the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The modifications will further enhance the positive nature of the policy in relation to community health and wellbeing, landscape character enhancement and link with the wider green network which will enhance the connectivity of open / green spaces from a species and habitat network perspective.</p>										
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>Not applicable.</p>										

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.

	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	0	++	0	++	+	0	0	+	+
Policy 8 Protecting and Enhancing Landscape Character & Nature Conservation	Assessment Commentary <p>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.</p> <p>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 their 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.</p> <p>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.</p> <p>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.</p> <p>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</p>									

	enhancement.
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>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.</p> <p>The Policy was rewritten to reflect the SEA comments along with responses from the Consultation Authorities.</p> <p>Revised Policy</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Protection and Enhancement of Landscape Character</p> <p>Development will conserve and enhance the landscape character of East Dunbartonshire including the landscape character types of: rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Landscapes will be managed to conserve and enhance landscape character. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. Where there is likely to be an adverse impact on landscape character a landscape and visual assessment will be required.</p> <p>Protected Species</p>	

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

Sites of Special Scientific Interest

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

Local Nature Reserves and Local Nature Conservation Sites

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

General Nature Conservation

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

Development will protect, enhance and **maintain**:

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

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

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

Protection of Soils

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

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

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

Invasive Non Native Species.

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

Supplementary Guidance: *Design and Placemaking* will recognise the importance of the natural environment to the qualities of place and Supplementary Guidance on Green Infrastructure/ Green Network will recognise which elements of the natural environment form part of the green network. Important Wildlife 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 **Policy 20 and supplementary guidance on Developer Contributions** 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	++	0	++	++	++	+	0	+	+	+
	Assessment Commentary Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter's recommended modifications through the Examination process. 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 significant positive impact through the protection of prime or locally important agricultural land and good quality soils for their sustainable uses on									

	<p>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.</p> <ul style="list-style-type: none"> - Additional enhancements are anticipated in relation to the biodiversity value and landscape character through clarification of the protection and conservation of designated sites (LNR and LNCS) from development particularly regarding their ecological value. - 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 conserving and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at the development management 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.
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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.

Policy 9 Enhancing and Managing the Water Environment	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	+	+	+	+	++	0	0	++	+
<p>Assessment Commentary</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>										
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter's recommended modifications (Highlighted in red) through the Examination process.</p> <p>Revised Policy</p> <p>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</p>										

water environment includes watercourses, water bodies and groundwater, especially the central part of the River Kelvin catchment and its tributaries.

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

Water Quality and Drainage

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

Flood Risk

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

Development will:

- A. Take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, infrastructure failure from reservoirs and drainage systems (sewers and culverts), 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. **A Flood Risk Assessment (FRA) will be required for a development in the medium to high category of flood risk, and may be required in the low to medium category in the circumstances described in the framework, or where other factors indicate heightened risk. FRA will usually be required for an application within areas identified at high or medium likelihood of flooding/flood risk as shown in SEPA's**

flood maps. FRA will adhere to the SEPA's technical requirements.

- D. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

Supplementary Guidance

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

Figure 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.

Revised Assessment Policy 9 Enhancing and Managing the Water Environment	+	+	+	+	+	++	0	0	++	+
	Assessment Commentary									
	Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter’s recommended modifications through the Examination process.									
	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.									
	The amendments to the Water Quality and Drainage section will provide further benefits to the water quality environmental factor by safeguarding the ecological status of water bodies is maintained or enhanced to a good or high									

condition which will ensure that the policy is in line with the Scotland River Basin Management Plan.

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.

	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	++	+	0	++	?	0	0	0	+
Policy 10 Valuing the Historic Environment	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.									

	<p>Proposed policy alteration:</p> <ul style="list-style-type: none"> - 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. <p>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.</p> <p>Proposed policy alteration:</p> <ul style="list-style-type: none"> - 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. <p>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.</p> <p>Additional proposed policy alteration:</p> <ul style="list-style-type: none"> - 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.
	<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>The Policy was rewritten to reflect the SEA recommendations (highlighted below) along with responses from the Consultation Authorities particularly Historic Scotland and the Reporter's recommended modifications through the Examination process.</p> <p>Revised Policy</p> <p>East Dunbartonshire has a wide range of historic environment assets including a World Heritage Site, listed buildings, conservation areas, townscape protection areas, Scheduled Monuments, other archaeological resources, and locally important Garden and Designed Landscapes. These are set out in the Communities Section and should be considered as part of development proposals. Buildings of architectural merit in the green belt also contribute to the</p>

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

- A. There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, as defined on the Proposals Map.
- B. There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zones (as defined on the Proposals Map) which would have an adverse impact on the Site and its setting, unless:
 - i) mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and
 - ii) **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 **or its setting shall** preserve the building, its setting and any features of special architectural or historic interest **which it possesses**. The layout, design, materials, scale, siting and land use of the development should be appropriate to its character and appearance of the building and setting. There is a presumption against demolition or other works that adversely affect the listed building or its setting. Listed buildings should not be demolished unless the building: is not of special interest, is incapable of repair, or repair is not economically viable and has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Planning Permission in Principle is not appropriate for proposals related to Listed Buildings as there is a need to fully assess matters of design.

Conservation Areas and Townscape Protection Areas

The conservation areas include town centres, Victorian and pre-World War 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.

Locally Important Gardens and Designed Landscape

East Dunbartonshire contains several locally important Gardens and Designed Landscapes of local interest which include former mansion houses and their grounds, reservoirs, former institutional grounds, a garden suburb, parks, a cemetery and historic woodland. These provide green infrastructure and the majority contribute to the wider green network. Development affecting a 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 Policy 20 and supplementary guidance on Developer Contributions towards the conservation and management of the historic environment, particularly those related to the World Heritage Site, public realm, civic space or green infrastructure/ green network.

[illegible]

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 Lennoxton, 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 Policy 20 and supplementary guidance on Developer Contributions, particularly where there are likely to be any negative effects on town centres. The Council will prepare town centre strategies for each town centre during the life of the Plan. Following the preparation of these strategies, supplementary guidance will be brought forward to cover the spatial elements, to deliver improvements for each town centre.

Policy 11 Network of Centres	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	X	X	X	+	X	+	+	X	0

	<p>Assessment Commentary</p> <p>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.</p> <p>The policy wording has been revised to incorporate the Reporter's recommended modifications through the Examination process (highlighted in red). No additional environmental implications are anticipated as a result of the policy modifications.</p>
<p>Proposed Alteration and Re-assessment (if applicable): Not applicable.</p>	

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:

- A. Town centres
- B. Edge of town centres
- C. Other commercial centres
- D. 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 new public building or office with a gross floorspace over 2,500m² is proposed outwith a town centre, and is contrary to the development plan, an assessment of the impact on the town centre should be carried out. Where a retail or leisure development with a gross floorspace of over 2,500m² is proposed outwith the town centre, and is contrary to the development plan, a retail impact analysis should be undertaken. The planning authority will advise whether a retail impact analysis or similar is necessary for smaller retail or leisure proposals which may have a significant impact on vitality and viability.

Proposals should also consider any requirements identified in [Policy 20 and supplementary guidance on Developer Contributions](#).

	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	X	X	X	+	X	+	+	X	0
Policy 12 Retail and Commercial Developments	Assessment Commentary <p>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:</p> <ul style="list-style-type: none"> E. retail and commercial leisure F. offices G. community and cultural facilities H. public buildings such as libraries, education and healthcare facilities <p>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.</p> <p>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.</p> <p>The policy wording has been revised to incorporate the Reporter's recommended modifications through the Examination process (highlighted in red). No additional environmental implications are anticipated as a result of the policy modifications.</p>									

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

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

The Council will therefore support:

- A. Proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development, which are listed in the Communities Strategies section.
- B. Business and industry uses on other sites, where these uses are compatible with the character of the area and are not in conflict with other LDP Policies.
- C. Proposals for class 4 business uses in town centres.
- D. Proposals within the 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:

- A. The existing use harms the character of the area.
B. The property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success, or
C. 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;
D. Permanent employment would be created by the new use, or
E. Alternative business land or premises will be created nearby, which may need to be provided through a **developer contribution**. **Proposals should also consider any requirements identified in Policy 20 and supplementary guidance on Developer Contributions.**

Policy 13 Creating a Supportive Business and Employment Environment	SEA Objectives									
	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: <ul style="list-style-type: none"> - 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. The policy wording has also been revised to incorporate the Reporter's recommended modifications through the										

	Examination process (highlighted in red). The modification to ensure developments are compatible with existing business uses and operations reflects the addition in Policy 2: Design and Placemaking. This will further strengthen the Policy and existing Development Management procedures in terms of ensuring that the location and surrounding areas of development applications will not result in adverse impacts and could potentially be enhanced through planning proposals depending on their proposed uses.
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 Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	+	+	0	+	0	+	+	0	+
Policy 14 Tourism	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.									

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

	<p>Assessment Commentary</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Proposed policy alteration:</p> <ul style="list-style-type: none"> - 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.
	<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>The Policy was rewritten to reflect the SEA recommendations along with responses from the Consultation Authorities.</p> <p>Revised Policy</p> <p>Development will support the change to a low-carbon economy by ensuring that all new development reduces emissions and energy use in new buildings</p>

and considers the potential to develop heat networks. Energy infrastructure proposals should follow criteria for locations, siting and design. The locations of a wind farm proposal should be guided by the spatial framework for wind-farm development.

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

Reducing Emissions and Energy Use in New Buildings

Development proposals will reduce emissions and energy use by contributing to: energy efficiency, heat recovery, efficient energy supply and storage 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. **Proposals should investigate the potential for the co-location of existing and proposed heat sources with a high demand energy user to maximise the potential for heat recovery. Proposals which co-locate to maximise heat recovery and/or utilise decentralised energy centres, micro-generation of heat and heat recovery technologies will be supported. The East Dunbartonshire Heat Map supplementary guidance will be taken into consideration when assessing proposals. The heat map should be used to identify potential connections to existing or planned heat networks and/or any opportunities for significant anchor development with heat demand, when this produced.**

Energy Infrastructure

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

- A. Amenity of existing or allocated uses in the surrounding area, including visual impact, noise **and shadow flicker.**

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

Restoration & Aftercare

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

Supplementary Guidance

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

Spatial Framework for Wind Farm Development

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

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

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

Group 2: Areas of significant protection:

Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be

required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.										
National and International designations: I. Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and its setting; J. Sites of Special Scientific Interest (SSSI).			Other Nationally important mapped environmental interests: K. Carbon rich soils, deep peat and priority peatland habitats.				Community separation for consideration of visual impact: L. An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on land form and other features which restrict views out from the settlement.			
Group 3: Areas with potential for wind farm development: Beyond groups 1 and 2, windfarms are likely to be acceptable, subject to detailed consideration against identified policy criteria, in particular in the criteria set out in the Energy Infrastructure section.										
Revised Assessment Policy 15 Renewable Energy and Low Carbon Economy	0	?	?	?	?	?	?	++	0	++
	Assessment Commentary									
	Policy revised taking cognisance of SEA assessment commentary, consultation authority responses and the Reporter’s recommended modifications through the Examination process (highlighted in red).									
	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 promotion and integration of renewable heat technologies within developments will provide further benefits to the existing significant positive impacts anticipated for Climatic Factors and material Assets through this policy’s implementation.									
The revision of the policy now encompasses all energy infrastructure developments and incorporates specific policy criteria to avoid, reduce or mitigate any potential identified environmental or community impacts. The policy mitigates 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 Development Management stage.										

	<p>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.</p> <p>The Spatial Framework for Wind Farm Developments 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 peatland habitats.</p>
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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 for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.

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

Policy 16 Managing Waste	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+	0	0	0	0	?	0	++	0	++
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										

	<p>watercourses.</p> <p>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.</p> <p>The policy wording has been revised to incorporate the Reporter's recommended modifications through the Examination process (highlighted in red). No additional environmental implications are anticipated as a result of the policy modifications.</p>
<p>Proposed Alteration and Re-assessment (if applicable): Not applicable.</p>	

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.

Policy 17 Mineral Resources	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	0	0	0	--	?	0	0	+/-	0	+
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:										

	<p>- 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.</p>
<p>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.</p> <p>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.</p> <p>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. The areas identified on the proposals Map with mineral resources should be safeguarded from development in order to prevent unnecessary sterilisation.</p> <p>Onshore Hydrocarbon Extraction There is a Petroleum Exploration and Development Licence (PEDL) area covering part of East Dunbartonshire, see map 2. There is a current moratorium on granting consents for unconventional oil and gas developments in Scotland; however should this be lifted the Council would only support proposals subject to the assessment criteria below.</p> <p>Assessment Criteria for Mineral Workings, including Onshore Hydrocarbon 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:</p> <ul style="list-style-type: none"> A. Local communities, individual houses, sensitive receptors and economic uses important to the local economy arising from noise, blasting, vibration, odour, dust, fumes, and other nuisances or impacts. B. the natural and water environment, including habitat networks, good quality soils, peat and other carbon rich soils; 	

- C. the green network and other leisure, culture and sport assets;
- D. the historic environment;
- E. visual impact and the character of the surrounding landscape;
- F. the local economy;
- G. transportation, including the local network.

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

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

Peat

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

Sterilisation

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

Supplementary Guidance

Proposals should also consider any requirements identified in Policy 20 and supplementary guidance on Developer Contributions, particularly in relation to the mitigation of impacts during excavation and any restoration works. In particular, a financial bond or legal agreement may be required to ensure appropriate decommissioning and site restoration arrangements are secured. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence.

In addition, Supplementary Guidance on *Green Infrastructure and Green Network* provides information on the green network and opportunities to enhance it.

<p>Revised Assessment Policy 17 Mineral Resources</p>	0/+	0	0/+	-	?	0	0	+	0	+
	<p>Assessment Commentary Policy revised taking cognisance of SEA assessment commentary and consultation authority responses.</p> <p>The assessment of the revised policy is similar to the original with the following enhancements:</p> <p>‘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’ This element will ensure that only low value areas of peatland are disturbed and continued conservation of high value carbon soils are protected. This addition 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.</p> <p>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.</p> <p>The policy wording has been revised to incorporate the Reporter’s recommended modifications through the Examination process (highlighted in red).</p> <p>The addition of ‘Onshore Hydrocarbon Extraction’ section and minor amendments to the policy wording will provide further clarification as to the remit of the policy which will enhance existing benefits in relation to Material assets. The assessment criteria modification will provide additional safeguards against adverse impacts from proposals on local communities, clarification on proposals related to the PEDL area from developers and operators; and also align the policy with ‘Onshore Hydrocarbon Extraction’ amendments. No significant changes would be necessary for the</p>									

	<p>environmental factor ratings through these modifications; however, minor benefits will be anticipated from a population and human health perspective through additional protection and safeguards now implemented.</p> <p>The Reporter's recommended modifications in relation to sterilisation replaces and enhances the existing policy wording regarding the possible extraction of workable mineral resources prior to the development of any permanent development proposals. The full assessment implications of this are uncertain at this stage until more specific proposals are identified, including locations, natural and historic environmental constraints and minerals content and extent. The policy is modified to be more in line with SPP.</p>
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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 **developer contributions**, including for off-site works, **Proposals should also consider any requirements identified in Policy 20 and Supplementary Guidance on Developer Contributions.**

Commercial Telecommunications

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

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

Siting and Design

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

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

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

Policy 18 Digital Communications	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	0	?	0	0	?	0	+	+	0	0
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. The policy wording has been revised to incorporate the Reporter's recommended modifications through the										

	Examination process (highlighted in red). No additional environmental implications are anticipated as a result of the policy modifications. The reorganisation of the 'Siting and Design' and 'Commercial Telecommunications' sections ensures greater clarity regarding developer requirements in relation to all related proposals and the installation of telecommunication infrastructure. The impact of telecommunications development in terms of compatibility with the character and appearance on the surrounding area and buildings are addressed in more detail within Principal Policy 2: Design and Placemaking (including Supplementary Guidance) and Policy 10: Valuing the Historic Environment.
Proposed Alteration and Re-assessment (if applicable): Not applicable.	

Policy Assessment Table 19

19. Safeguarding Airport and Hazardous Installations

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

Hazardous Installations Safeguarding

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

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

Airport Safeguarding

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

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

H. Developments which include aviation activities.

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

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. The policy wording has been revised to incorporate the Reporter's recommended modifications through the Examination process (highlighted in red).										

Policy Assessment Table 20

20. Developer Contributions

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

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

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

Supplementary guidance on developer contributions will set out how this policy will be implemented and the exact levels of contributions required or the methodologies for their application stage potential areas of contribution are/will be highlighted in the Community Strategy sections, supplementary guidance and/or the relevant town centre strategy, development brief or masterplan.

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

- K. Sustainable transport infrastructure.
- L. Green network opportunities, open space provision and the support and management of green infrastructure, open space and nature conservation.
- M. The management of flood risk, provision and management of sustainable drainage systems, and provision of water and sewerage infrastructure.
- N. The conservation and management of the historic environment, in particular those related to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, public realm or civic space.
- O. The provision of digital communications infrastructure.

For **specific developments** in East Dunbartonshire:

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

Policy 20 Developer Contributions	SEA Objectives									
	1	2	3	4	5	6	7	8	9	10
	+/?	+/?	+/?	X	+/?	0/?	+/?	+/?	+/?	+/?
<p>Assessment Commentary</p> <p>This Policy has been incorporated into the Development Plan as a result of the Reporter's recommended modifications through the Examination process.</p> <p>The Policy, along with the corresponding Supplementary Guidance, incorporates the requirements to deliver developer contributions for all development opportunities throughout East Dunbartonshire. The anticipated environmental impacts for all planned developments have been assessed through the spatial strategy for the LDP. Additional proposed developments will be assessed against the policy framework of the LDP and in some cases through an individual SEA in the production of Masterplans or project level EIA.</p> <p>This Policy itself does not propose any additional developments. The aim of the Policy is to outline the process by which contributions are agreed and secured in advance of a planning consent being issued, which will enable the development to proceed. The impacts of the policy are uncertain at this stage until specific sites and developer requirements are considered. Despite this there is potential for positive impacts on the environmental factors illustrated above through this policy's implementation taking into consideration the development criteria (A – E above), which will be sought for all development proposals. For all development sites contained within the spatial strategy for the LDP there are specific SEA mitigation measures to avoid or reduce adverse impacts or enhance existing impacts where possible. This information along with the site Key Requirements should form the basis for Developer Contributions sought by the Council.</p>										
<p>Proposed Alteration and Re-assessment (if applicable):</p> <p>Not applicable.</p>										

Appendix B: Individual Proposal Assessments for Allocated Sites

Environmental Factor (Annex 1)	SEA Objective	SEA Criteria Will the proposal:
Population, Human Health	1. To improve human health and community wellbeing.	Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?
		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, locally important gardens & designed landscapes, archaeological sites?
		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 biodiversity and encourage habitat connectivity.	Directly or indirectly impact on designated sites of importance?
		Affect the connectivity of habitats?
Soil & Geology	4. 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?
		Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?
		Affect rocks or deposits that form the interest of Local Geodiversity Sites?
Landscape	5. 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?
		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?
Water Quality	6. 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?
		Have an impact on water quality?
		Affect the groundwater or existing water table status?
Air Quality	7. To prevent deterioration and where possible enhance air quality.	Significantly increase the need to travel? (Access to facilities.)
		Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?

		Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?
		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.)
		Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?
Material Assets	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?
		Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks?
		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?
	10. To promote the sustainable use of natural resources and material assets.	Provide access to public open space, enhance recreational provision or affect the core path network?

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

Environmental Report - Addendum

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 3 Kessington, Bearsden	X	X	-	X	-	0	X	X	+
Potential Mitigation:	<p>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 their protection and conservation.</p> <p>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.</p> <p>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.</p>								
LDP 4 Birnam Crescent, Bearsden	0	-/+	-	X	-	X	-	-	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape – The site is entirely within a greenbelt location and provides a high level of spatial functionality and greenbelt defensibility. The proposal intends to retain an area of woodland and create landscaping in the east of the site which will contribute to the defensibility of the site. Land in the north-east of the site has been designated as a Bearsden Tree Preservation Order which development should avoid. The majority of the site has medium biodiversity value but priority should be given to ensure that potential loss of mature trees on the lower, marshy part of the site is reduced. Development of the site should enhance and protect existing habitats where possible and provide an opportunity to connect the site with the wider green network.</p>								

	<p>Additional surveys will also be required to determine the biodiversity value and potential Protected Species in the site. Such assessments should ideally be carried out in late spring/summer.</p> <p>Cultural Heritage – The Antonine Wall and its buffer zone is to the east of the site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. However, the proposal intends to include landscaping in the east of the site to mitigate against such effects by providing a screen from the Antonine Wall. In addition, the development should also provide mitigation in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and in consultation with Historic Scotland. Scheduled Monuments have also been identified as part of this site. Development should avoid these in order to protect World Heritage Site status.</p> <p>Air Quality and Climatic Factors – Although the site is within walking distance to a bus stop for public transport access, the bus service is infrequent and the site is out-with local facilities and amenities, the town centre and rail connections. This has the potential to put emphasis on unsustainable modes of transport and increase reliance on car-based travel. As a result, additional greenhouse gases will be emitted and local air quality will be affected.</p> <p>There is a drain along the southern edge of the site which has the potential for flood risks to the site. Further flood risk assessments will be required and appropriate measures should be implemented to reduce flooding. It is suggested that SUDS be implemented to address drainage issues.</p> <p>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.</p>								
LDP 8 Braes O'Yetts Farm, Kirkintilloch	X	X	--	--	-	0	-	-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – An additional ecological survey indicated high wildlife value with important links to the nearby Merkland Local Nature Reserve via Black Burn. Due to the large scale of the site, some areas are of more limited value than others, notably the area of land south of Black Burn which may have some potential for development. Land north of Black Burn however, has high biodiversity value, particularly as a wetland and any development should avoid this area.</p>								

	<p>Soil and Geology – Land north of the Black Burn has been identified as an area of deep peat. Development on land where peat is present should be avoided. However, failing this, a soil and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area.</p> <p>Landscape – A largely open and featureless site, with low hedges on the boundaries and limited tree coverage. It lies within the rolling farmlands landscape character area, the northern part comprising relatively flat wet grassland on the northern edge of the Kelvin Valley. The southern part of the site is particularly sensitive in landscape terms, due to its visual prominence and topography. Overall, the site does not relate well to the surrounding settlement. Limiting development to the flatter northern part of the site would mitigate potential prominence in the landscape and would be in keeping with the settlement form.</p> <p>Water Quality, Air Quality and Climatic Factors – There are no known flooding issues, however it is noted that Black Burn passes through the site and the developer suggests a minimum 5 metre landscape buffer on either side. Further information would be required to establish the extent of the developable area, relative to Black Burn and the minor watercourse that runs along the northern edge of the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site. 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.</p> <p>Material Assets – Given the existence of a core path network running through the centre of this site, it is important that any development ensures that the core path network is maintained and still accessible. Additional public transport facilities and links would be required to facilitate a development of this scale as there would be an emphasis on private car based travel due to the location of development. There may also be implications relating to sewer connections, drainage and local road access, given the large numbers of units proposed</p>								
LDP 12 Fauldhead (South of Waterside), Kirkintilloch	--	X	-	?	--	--	0	0/-	-
Potential Mitigation:	<p>Population and Human Health; Landscape and Material Assets – The proposal site is entirely a greenfield location to the south of Kirkintilloch. Development of the proposal site would have a significant effect of the landscape character and settlement pattern and result in the loss of a significant area of open space. The southern part of the site merits retention for providing a key rural view, framing the Campsie Fells, from the Chryston road westbound. The large site is notable for its position, locally steep slopes, and key features of the copse and lochan. These provide a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site</p>								

	<p>(site preparation underway). The need to retain the integrity of the green belt function is incompatible with such a large capacity housing proposal with the potential risk of coalescence with Waterside requiring more than just the incised valley to remain undeveloped and conserved.</p> <p>Biodiversity, Flora and Fauna – The development site lies adjacent to the Luggie Water Important Wildlife Corridor to the south east, with another Important Wildlife Corridor running along the railway line to the immediate south. This opens up a network by which wildlife may travel easily across the wider landscape, increasing the 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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p>
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>								
LDP 17 Craigton Road, Milngavie	--	X	-	X	--	X	+	+ / -	-
Potential Mitigation:	<p>Population and Human Health – The proposed development would result in the loss of a section of Clober Golf Course and valuable open / recreational space. In order to mitigate the effects of this for the local residents, the design and layout of the proposed development should incorporate areas of open space and include appropriate landscaping and links into the wider countryside. An area of open space should be retained along Craigton Road which would ensure the conservation of the green network connectivity between central Milngavie and the countryside.</p> <p>Biodiversity, Flora and Fauna and Climatic Factors – The boundary of the proposal site along Craigton Road is</p>								

	<p>encompassed by an Important Wildlife Corridor. The site hosts mature parkland and trees. Through appropriate siting and design of the proposal site and by evaluating the trees for potential conservation of protected species and providing appropriate landscaping within the developable area for habitats and species connectivity the effects on biodiversity may be avoided or mitigated.</p> <p>Landscape – The proposal site is entirely within a greenfield location and would result in altering the existing settlement pattern and landscape distinctiveness. Through managing the potential capacity of the proposal site, incorporating sensitive and appropriate design techniques the impact on landscape may be mitigated. The Golf Club has a strong green belt boundary with mature tree belts and property boundary garden fencing. Mitigation would need to be included regarding the potential for a stronger, more defensible green belt boundary for the proposed new development area backing on to the newly designed golf course.</p> <p>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:</p> <ul style="list-style-type: none"> - 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 21 Lennoxlea, Lennoxtown	0	X	-	X	-	-	-	-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – A significant proportion of the proposal site area is within an Important Wildlife Corridor. Through appropriate design and landscaping of the proposed development the effects of this on the existing habitats and species and their connectivity could be avoided or mitigated.</p> <p>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 Area. Through 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.</p> <p>Water Quality, Climatic Factors and Material Assets– Development on this proposal site could potentially result in</p>								

	<p>surface-water run-off and pollution of the Glazert Water due to its close proximity. The potential for water pollution through development could be mitigated through an appropriately managed site and construction techniques, avoiding any potential pollution. In addition to this, a significant area to the south-west of the proposal area is within the designated Flood Risk Area from the Glazert Water. This area could be avoided with regards to the developable area of the proposal site and by carrying out additional studies and assessments the flood risk management and drainage requirements for the proposal site could be highlighted.</p> <p>Air Quality and Climatic Factors - Despite the access to bus services 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 centres and rail connection.</p>								
LDP 35 Kirkintilloch Town Hall, Kirkintilloch	0	-	0	X	X	X	+	+	+
Potential Mitigation:	<p>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 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.</p> <p>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.</p>								
LDP 36 Lairdsland School, Kerr Street, Kirkintilloch	0	-	0	X	X	X	+	+	+/-
Potential Mitigation:	<p>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.</p> <p>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.</p>								

	<p>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).</p>								
LDP 47 Claddens South, Lenzie	0	X	--	-	--	--	-	--	-
Potential Mitigation:	<p>Population and Human Health and Landscape – The proposal site is within a greenfield location and development of this site could have a detrimental impact on the settlement pattern and landscape character of the area. These impacts could be mitigated through the creation of open / recreational spaces within the design of the development area particularly on the eastern and southern boundaries, with structured landscaping in the form of tree belts which could provide a sufficient and defensible green belt boundary and buffer zone between the proposed development and Initiative Road bypass. These mitigation measures along with a low density development may potentially lessen the visual impact on the landscape of such a development.</p> <p>Biodiversity, Flora and Fauna; Water Quality and Climatic Factors – The marshy grassland habitat within the Study Area, the Millersneuk Wetland LNCS, 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 Kirkintilloch Link Road. Therefore it is recommended that this area is left undeveloped and that an appropriate buffer is considered between this area and any future development in order to minimise disturbance and further negative impacts. This includes retention and enhancement of the existing tree line along the northern edge of this area.</p> <p>The Cult Burn runs parallel to the southern boundary of the proposal site and is completely encompassed by the designated Flood Risk Area which extends north into approximately 40% of the site area. Additional studies should be carried out regarding the flood risk / management and drainage requirements of the potential development together with environmental surveys for protected species to ensure their protection and conservation.</p> <p>The large area consisting of arable land in the north half of the Study Area is of low ecological importance owing to its poor diversity of species, which are common and widespread within the local area, and being subject to regular cutting. The removal of such habitat in order to allow a new development should have no great effect on nature conservation of</p>								

	<p>the surrounding areas.</p> <p>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.</p> <p>Soil and Geology – It is likely that part of the site within 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.</p> <p>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.</p> <p>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.</p>								
LDP 52 Birdston Road, Milton of Campsie	0	--	-	X	--	X	-	-	0
Potential Mitigation:	<p>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.</p>								

	<p>Cultural Heritage and Landscape – The proposal site is adjacent to Kincaid House which is a category ‘A’ listed building and it’s locally important 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 setting of Kincaid House 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.</p> <p>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.</p>								
LDP 61 Crossveggate, Milngavie	X	X	X	X	X	X	X	-	-
Potential Mitigation:	<p>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.</p> <p>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).</p>								
LDP 76 Blackthorn Grove, Lenzie	+	X	-	X	X	X	X	-	-
Potential Mitigation:	<p>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</p>								

	<p>nature reserve occur as a result of the proposed development.</p> <p>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.</p> <p>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).</p> <p>Population and Human Health – The site currently has access to adjacent playing fields for local communities which allows residents to have access to open space and recreational facilities. By incorporating a requirement for development on this site to ensure appropriate access to the adjacent sports pitch and retainment or replacement, where necessary, of the pitch provision has the potential to result in minor positive impacts for local communities.</p>								
LDP 77 Armour Drive, Kirkintilloch	X	X	X	X	X	X	X	X	-
Potential Mitigation:	<p>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.</p>								

LDP 79 Cleddens Playing Fields, Kirkintilloch	-	--	X	X	X	-	X	-	X
Potential Mitigation:	<p>Population and Human Health – There is the potential that the proposal site will encroach on existing public open space in the form of playing fields which provide valuable open space provision for the local residents. Key requirements to replace outdoor sports facilities or off-site replacement provisions, where appropriate can help to reduce the negative impacts to this environmental factor. This requirement will form appropriate mitigation in terms of enhanced open space provision within the site design and a low density development.</p> <p>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.</p> <p>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 water body.</p>								
LDP 81 Barrhill Lodge, Twechar	+	--	-	X	-	-	--	-	-
Potential Mitigation:	<p>Cultural Heritage – The proposal site is on the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. The 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 Wall as 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 on the World Heritage Site and adjacent Scheduled Monument.</p> <p>Biodiversity, Flora and Fauna – The site is encompassed by an Important Wildlife Corridor which follows the path of the Forth and Clyde Canal. The proposal site also has trees protected by a Tree Preservation Order within its boundaries. 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 protection and conservation within the developments design.</p>								

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p>								
LDP 84 Bocclair House, 100 Milngavie Road, Bearsden	X	+/?	--	X	X	X	X	X	0
Potential Mitigation:	<p>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.</p> <p>Biodiversity, Flora and Fauna – Approximately 50% of the proposal site (western boundary) is encompassed by an</p>								

	<p>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.</p> <p>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).</p>								
LDP 85 Bearsden Golf Course, Bearsden	-	-/--	?/-	X	?/-	?/-	0	?/-	0
Potential Mitigation:	<p>Population and Human Health; Biodiversity, Flora and Fauna, Material Assets and Landscape – The proposal site is situated in a greenfield location and, although the site avoids much of the green belt area located north of the site as part of the golf course including the Club House, there is the potential that development could result in a reduction in recreation value in relation to the golf course and potential loss of holes. Mitigation within the proposal should be applied, including retaining the existing Club House and golf course facilities and replacement of any part of the golf course that will be lost to development. 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. Whilst there is little wildlife value identified on the proposal site, further investigation will be required to determine the impacts on wider biodiversity within the woodland and water environment in adjacent Garscadden Wood Local Nature Reserve (LNR) (Glasgow City Council boundary), to ensure that the spatial extent and design of the proposal will not have an adverse impact on these resources.</p> <p>Additional mitigation measures should be incorporated in terms of ensuring maximum retention of and enhancement of woodland on 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, especially with further consideration of a new path through the golf course from the Castle Hill area.</p>								

	<p>Cultural Heritage – The proposal site is unlikely to encroach or impact on sites of cultural heritage interest. However, the redesign of the golf course will encroach on the Antonine Wall World Heritage Site and Scheduled Monument and its buffer zone including Castle Hill Roman Fort. It is imperative that the design of the golf course is sensitive to this cultural heritage designation without any adverse impact on its value or setting. Minimal impact on the designation will be best achieved by restricting the expansion of the golf course so that it does not go beyond the Castlehill area in order to avoid the Roman Fort to the west, and retained within the current golf course open space north of Garscadden Wood. There is scope for the redesign of the golf course in response to potential loss of facilities and provision, such as holes, to detract from the value and setting of the Antonine Wall World Heritage Site and Scheduled Monument, particularly in the Castle Hill area. Therefore it is suggested that any designs are in line with the Antonine Wall Management Plan and a 30m boundary is retained around the Wall during any redesigns and works carried out.</p> <p>Water Quality and Climatic Factors – Although there are currently no risks to flooding in this location (SEPA flood risk map 2015) there is the potential that development of this proposal site will impact negatively on drainage, particularly in relation to Thorn Park to the east of the site, which could impact on the flood risk potential. Flood Risk Assessments should be carried out and appropriate flood and drainage management schemes put in place to rectify impacts from development.</p>									
LDP 87 Fire Station Field, Milngavie	-	X	?/+	X	?/-/+	-	X	-	-	
Potential Mitigation:	<p>Water Quality, Climatic Factors and Material Assets – Although the proposal site is not situated directly in a surface water flood risk area, there is the potential that there will be secondary issues to the proposal site and flood risk area as a result of development. This could negatively affect drainage and flooding in nearby residential areas south and east of Fire Station Field. As a result, it is vital that further Flood Risk Assessments are carried out in order to determine the developable area to ensure that it is out with the 1:200 year flood event area and appropriate drainage management. The developer must demonstrate that flood risks can be avoided or mitigated prior to any development approval.</p> <p>Population and Human Health and Landscape – The site is considered an area of open space within this already established area so there is the potential that development of this proposal site will result in a loss of open space and greenfield land for recreation. This can impact on overall greenfield locations within East Dunbartonshire and reduce opportunities for local communities to access open space. It is suggested that the open space area south-east of the site is retained as open space.</p>									

	Biodiversity, Flora and Fauna and Landscape – There are potential green network enhancement opportunities as a result of the proposed development in terms of enhancing existing green network assets along the Craighdu Burn south of the proposal site. Any indirect/secondary impacts of construction on biodiversity, whilst there is no identifiable biodiversity value on the site, can be mitigated through the implementation of a full landscape planting scheme along the Burn. This, along with mitigation above regarding open space, can contribute towards mitigation of negative effects on the site such as flooding and loss of open space.								
LDP 88 Crofthead, Bishopbriggs	X	X	?/-	0/+	0/+	?/-	-	?/-	0/+
Potential Mitigation:	<p>Landscape, Soil and Geology and Material Assets – It is anticipated that development on this proposal site will have neutral environmental impacts with the potential for minor positive impacts as it will provide an opportunity to develop brownfield land without any major impact on landscape character and value. The Works to the north of the site will also provide an appropriate boundary for the development site and the woodland planting south of the site around Crofthead Cottage will limit landscape impacts. However, with any developments the existing field boundaries and woodland trees should be retained or replaced as a green network asset in line with Scottish Forestry Policy.</p> <p>Biodiversity, Flora and Fauna, Water Quality and Climatic Factors – There is currently no risk of flooding at this proposal site; however there is the potential for development to impact on drainage with potential impacts to the A803 which runs adjacent to the site. The site also borders Cadder LNCS, and whilst it is unlikely that the development would impact on this natural designation due to the scale of the site, further investigation will be required to determine the nature of species on the site, reduce impacts to habitat connectivity and management of existing woodland.</p> <p>Air Quality and Climatic Factors – The site is within 5 minute walk of bus stop and within 15 minute walk of the shops at Strathkelvin Retail Park but more than 30 minutes from Town Centre and nearest railway station. Therefore likely to contribute towards car based commuting.</p>								
LDP 90 Castlehill Farm, Bearsden	+	?/-	-	X	-	X	X	X	-/+
Potential Mitigation:	Biodiversity, Flora and Fauna, and Landscape – A Local Nature Conservation Site (LNCS) is designated adjacent to the proposed development site (Castle Hill Grasslands), Tree Preservation Orders to the north of the golf course and there are existing hedges to the west and south that form a natural boundary as part of the landscape to buffer the site from both the golf course and the Antonine Wall World Heritage Site & buffer zone to the west. There is the potential for minor negative impacts to both biodiversity and landscape value as a result of development. The development should								

	<p>not encroach on the boundary of the LNCS and further investigation should be carried out to ensure that there is no adverse effect on species, habitat connectivity and a reduction in landscape value. The existing hedges should be retained as a screen.</p> <p>Cultural Heritage – Whilst the proposed boundary of the site will not overlap with the Antonine all World Heritage Site and Buffer Zone, the impacts to this cultural heritage designation are unknown at this stage but there is the potential that without sensitive design the housing development will detract from its value. Therefore it is important that Historic Environment Scotland is consulted on the layout and design of the proposal in order to ensure that there are no adverse impacts.</p> <p>Material Assets and Population and Human Health – The proposal site is located within walking distance to existing sustainable transport infrastructure, a local primary school and 15-30 minutes to the local train station and town centre which means additional transport infrastructure will not be required to accommodate this site and these provisions are likely to benefit communities and encourage occupancy of the site. There is also the potential to improve accessibility to the wider environment through the introduction of a potential core path to the nearby green belt and Roman Fort for recreation and tourism benefits. This will need to consider the impacts described above for cultural heritage and adhere to the key requirements for the site. However, access to the site will be required so there is the potential for negative impacts related to construction of access routes and relevant required infrastructure. Sustainable construction techniques, methods and materials should all be used and 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 residential area (i.e. dust and noise).</p>								
LDP 92 Badenheath, Cumbernauld	+	X	--	-	--	-	-	-	-
Potential Mitigation:	<p>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 particularly in the south-west area of the site. There are risks to developing on the functional flood plain and flood risk area from the Luggie Water so it is suggested that this area is avoided for development. 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</p>								

	<p>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.</p> <p>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 in response to species surveys prior to development. 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 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.</p> <p>In addition to this, studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site.</p> <p>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 local landscape. Further development in this area would exacerbate these impacts and visual amenity of Special Landscape Area. Any development considered within this area should be in line with green belt policy and appropriately designed in terms of low density and low impact on the landscape area.</p>
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	<p>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 other topics (above) would mitigate impacts on such soils, by avoiding development on them.</p> <p>Population and Human Health – Development of this proposal site is likely to have a minor positive impact on this factor due to its close proximity to nearby economic and employment opportunities, such as the Irn Bru Factory, and its relative proximity and accessibility to Cumbernauld town centre.</p>							
LDP 106 Garscadden Depot, Bearsden	0	-	0	X	0	-	-	-
Potential Mitigation:	<p>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.</p> <p>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 impacts on habitat loss or fragmentation.</p> <p>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.</p> <p>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 site 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 and the potential effects of development on the water body particularly during the construction stage due to such close proximity to the water course.</p>							

	<p>Air Quality and Climatic Factors – Redevelopment 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, 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 Bearsden train station in order for employees to access the site using a sustainable alternative.</p> <p>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).</p>							
LDP 107 18 Strathblane Road, Milngavie	X	- / +	X	X	X	X	X	-
Potential Mitigation:	<p>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.</p> <p>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).</p>							

LDP 110, 132 Main Street, Lennoxtown	X	X	-	X	0	-	-	-	-
Potential Mitigation:	<p>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.</p> <p>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 incorporated into designs for the proposed development which would positively impact on the settlement and landscape character.</p> <p>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.</p> <p>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 centres and rail connection.</p>								
LDP 111 Tom Johnston House, Kirkintilloch	X	X	X	X	X	0	X	-	--
Potential Mitigation:	<p>Water Quality and Climatic Factors – The majority of the site area is encompassed by the designated Flood Risk Area due to the proximity to the Park Burn. Additional studies and assessments should be carried out regarding the flood risk management and infrastructure requirements for the proposal site including drainage and utilities.</p> <p>Material Assets – Potential development of the site would require the demolition of existing structures and redevelopment of the existing site for retail 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</p>								

	road network connections. A waste management plan should also be produced in order to manage the significant construction and demolition waste produced from the site and its potential effects on the surrounding area and population (i.e. dust and noise).								
LDP 112 Hilton Depot, Bishopbriggs	X	-	X	X	X	-	0	X	-
Potential Mitigation:	<p>Cultural Heritage – The northern boundary of the proposal site is on the edge of 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. In addition to this, the proposal site is also adjacent to a locally important Garden and Designed Landscape (Wilderness Plantation). This site should also be considered when designing the layout of the proposal site in terms of producing a low density development which would reduce any adverse impact on the setting of either historic environmental asset including tree belts on the boundaries which shield the development from the Forth and Clyde Canal (Scheduled Monument) which is close proximity to the south of the site.</p> <p>Landscape – The redevelopment of this proposal site could enhance the visual amenity of the area by providing appropriate landscaping in the form of tree belts to 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.</p> <p>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.</p> <p>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 waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).</p>								

LDP 114 Glasgow Road, Kirkintilloch	+	0	0	X	X	0	X	0	0
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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.</p>								
LDP 116 Kelvindale Nursery, Torrance	X	X	X	X	0	X	0	0	0/-
Potential Mitigation:	<p>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.</p> <p>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.</p>								

LDP 118 Bishopbriggs Memorial Hall, Bishopbriggs	0	0/-	X	X	X	X	++	+	-
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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.</p>								
LDP 119 Jellyhill Nursery, Bishopbriggs	0/+	X	-	X	X	0/-	--	0/-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – The area north of the proposal area is designated within an Important Wildlife Corridor which follows the Forth and Clyde Canal. The northern boundary of the site could harm the existing edge of the Wildlife Corridor. Through mitigation these effects could be minimised by appropriately landscaping using native planting and trees to ensure the connectivity of the species and habitats are conserved.</p> <p>Water Quality and Climatic Factors - The proposal site is in close proximity to the Forth and Clyde Canal and is situated just out with the designated Flood Risk Area 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. Additional studies and assessments should be carried out regarding the flood risk management for the proposal site.</p> <p>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 and frequency of bus and train services and local amenities.</p>								

	<p>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 construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the surrounding residential areas.</p> <p>Population and Human Health – The proposal has the potential to result in a loss of existing outdoor sports facilities. However, requirements for replacement outdoor sports facilities or satisfactory off-site contributions will be required will neutralise the impact on communities with the potential to have a positive impact on health and wellbeing.</p>								
LDP 120 Balmuirdy Road, North, Bishopbriggs	--	-	-	X	-	-	--	--	-
Potential Mitigation:	<p>Population and Human Health – The proposal site is currently an area of well utilised and valued open / recreation space with open grasslands, a large number of trees and red ash football pitch. The proposed development of this site would result in the direct loss of public open space for housing purposes. This adverse impact of the loss of such land could be mitigated by incorporating areas of open space within the proposal site design for the local residents to utilise. The loss of recreational open space to development could be further mitigated through sensitive off-site recreational enhancement of the Canal Wildlife Corridor; the net effects will still be negative in nature.</p> <p>Cultural Heritage and Biodiversity Flora and Fauna – The proposal area is adjacent to the Forth and Clyde Canal Scheduled Monument and is encompassed by an Important Wildlife Corridor associated with the canal. This Important Wildlife Corridor is also the means by which the Study Area is linked to an important Statutory Designated site, Possil Marsh. Development of the proposal site could therefore adversely impact the setting of the Scheduled Monument and habitat connectivity as a result of over development. Trees within this northern part of the site should be retained and, where possible, enhanced as a buffer between the town and the wildlife corridor, in order to prevent fragmentation of important conservation habitats in the wider area. A minimum buffer should allow for a suitable distance which will not damage roots of the trees being retained, in order that they remain viable in order to provide cover and limit disturbance to any wildlife using this important corridor.</p> <p>Mitigation should be implemented in terms of the design of the proposed development to take this historical asset, its setting and species and habitat connectivity into consideration through a well-designed low density development and enhancing tree belts along the northern border to reduce the impact of any development while retaining the importance</p>								

	<p>of the site for species and habitat connectivity.</p> <p>Further survey work is required in respect of protected species, namely, otter, water vole, badger, bat and nesting bird and appropriate mitigation plans produced as required.</p> <p>Species such as badgers may also add an additional element of consideration due to the context of the site. Good badger habitat is found east of the site and north of canal. Connectivity between these two areas is through the Study Area and across the Balmuildy Road bridge, at the western edge of the site. As badgers prefer not to swim, they may use the road bridge and any development which increases traffic and activity across this bridge may need to account for its use by wildlife. 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.</p> <p>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.</p> <p>Landscape – The proposal area is within the built up area of Bishopbriggs, however the existing open / recreation space provides an important function in terms of an attractive green entrance into the settlement from the north on Balmuildy Road. By excluding an area to the west of the site from development and incorporating appropriately enhanced landscaping on the north and west boundaries, the adverse impact on the settlements landscape character could be mitigated and enhanced further.</p> <p>Water Quality, Climatic Factors and Material Assets – The proposal site is directly adjacent to the Forth and Clyde Canal and a large proportion of the proposal site area is within the designated Flood Risk Area and 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.</p> <p>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 to and frequency of bus and train services and local amenities.</p>
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LDP 157 Lairdsland School Canteen, Kirkintilloch	X	-	X	X	X	X	X	X	-
Potential Mitigation:	<p>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 should enhance the setting of the Conservation Area through appropriate landscaping and design.</p> <p>Material Assets – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing 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 construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the adjacent residential areas.</p>								
LDP 168 High Street / Lairdsland Road Car Park, Kirkintilloch	0	--	X	X	X	X	X	0	0
Potential Mitigation:	<p>Cultural Heritage - The proposal site is on land situated on the line of Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and in consultation with Historic Scotland.</p> <p>Climatic Factors and Material Assets – The River Kelvin is east of the proposal site and is completely encompassed by a Flood Risk Area. The proposal site is out with the boundary of the risk area, although additional studies and assessments should be carried out regarding the flood risk management, drainage requirements, and other infrastructure provision including path networks and road connectivity for the proposal site.</p>								
LDP 170 Campsie Golf Club, Lennoxton	-	X	0	X	--	-	--	-	-
Potential Mitigation:	<p>Population and Human Health and Landscape – The proposal site is situated in a greenfield location and if developed would result in the loss of valuable open / recreation space. The site is situated within a Special Landscape Area and as such the proposal should incorporate appropriate landscaping and retain the existing mature tree boundaries to screen the proposed development and to reduce the impact on the setting of the settlement and the Campsie Fells to the north, while providing a defensible green belt boundary. In addition to this, further mitigation through planting to</p>								

	<p>strengthen and extend the treed western edge, and avoidance of development on the most elevated northern corner of the site (above the 90m contour).</p> <p>Water Quality and Climatic Factors – The proposal site has a burn to the east of the proposal area and a drain to the west. The proximity of these watercourses to the proposal site may result in potential risk of pollution during development. 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 and drainage requirements for the proposal site.</p> <p>Air Quality and Climatic Factors - Despite the access to a bus service 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 centres and rail connection.</p> <p>Material Assets – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing development 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).</p>								
LDP 172 Balmore Garden Nursery, Balmore	X	--	0	X	-	0	--	--	-
Potential Mitigation:	<p>Cultural Heritage - The proposal site is on land situated entirely within the designated Buffer Zone of the Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and in consultation with Historic Scotland.</p> <p>Biodiversity, Flora and Fauna – The proposal site is adjacent to Balmore Haughs Local Nature Conservation Site. Any proposed development on this site should incorporate appropriate mature landscaping as a buffer between the proposal site and the Local Nature Conservation Site to the south to avoid any adverse impact on the designated area.</p>								

	<p>Landscape - The proposal site area is in a greenfield location as it is out with the designated village envelope of Balmore. However, the site is adjacent to the village (separated by a local road) and is a brownfield site. The existing green belt boundary to the north of the proposal site has a high defensibility due to the area south (including the proposal site) of the village hosting a number of different natural and historic environment constraints (Antonine Wall World Heritage Site Buffer Zone, Local Nature Conservation Site and the village is also encompassed by the designated Flood Risk Area).</p> <p>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 relatively remote location, the distance from other settlements, public transport services, employment centres and amenities.</p> <p>Climatic Factors and Material Assets - The proposal area is within the designated Flood Risk Area due to the proximity of the proposal site to the River Kelvin. Additional studies and assessments should be carried out regarding the flood risk management, drainage, and utilities infrastructure and path and road connectivity requirements for the proposal site.</p>								
LDP 175 Broomfaulds, Balmore	X	X	-	-	-	-/?	--	--	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape- The site is situated within a green belt area with low defensibility out with the village envelope so will have little impact on existing settlements in Balmore. Woodland creation is suggested to improve its defensibility, maintain the green belt character and integrate the site within a green network. Although the site itself is not an Important Wildlife Corridor, a number of different Important Wildlife Corridors exist near to the site which might be disrupted by development at Broomfaulds. To reduce any negative impact to habitats, biodiversity and species nearby, these environmental considerations should be taken into account and further assessments should be carried out to ensure the protection and conservation of any Protected Species or biodiversity of value.</p> <p>Soil and Geology- Given the site’s location next to a water treatment works there is the potential for contamination. An assessment will be required to determine the presence of contamination and remedial measures should be implemented if needed.</p> <p>Air Quality, Climatic Factors and Material Assets- It has been identified that pluvial and sewer flooding affects the site and its adjacent sites. A Flood Risk Assessment will be required to determine the extent of flooding and mitigation measures should be implemented where appropriate. In addition, any development on the site will require further infrastructure development by ensuring that the site is connected to a Scottish Water sewerage system.</p>								

	<p>The site is inaccessible to local amenities and services by walking as the closest facilities are located in Bishopbriggs or Milngavie. As a result, the proposal will increase the need for car-based travel and will not promote sustainable means of travel.</p> <p>The adjacent water treatment works is a Control of Major Accidents and Hazards (COMAH) site. As such, any development will be required to adhere to COMAH legislation until the current status of the Works changes.</p>								
LDP 185 Duntiblae, Kirkintilloch	-	X	-	?	--	?	-	-	?/-
Potential Mitigation:	<p>Population and Human Health, Landscape and Material Assets – The proposal site is a greenfield location to the south of Kirkintilloch. Development of the proposal site would have an adverse effect on the landscape character and settlement pattern and contribute to coalescence with Waterside village which is seen as a separate settlement. The site provides a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site (site preparation underway). The need to retain the integrity of the green belt function is incompatible with development on this site and with the potential risk of coalescence with Waterside requiring more than just the incised valley to remain undeveloped and conserved.</p> <p>Biodiversity, Flora and Fauna – Environmental surveys indicate moderate biodiversity importance, although there will be a loss of a toad feeding ground area. The hawthorn hedge bounding the site should be retained as part of any development. Similarly, 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.</p> <p>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 water body to the south 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.</p>								

	<p>Air Quality - 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</p> <p>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. The site may be served by the local Scottish Water sewer network, although capacity would require further investigation. Should connection be required, this may be constrained by the distance and elevation from network lines.</p>								
LDP 190 Chryston Road, Kirkintilloch	--	X	-	?	--	-	0	-	-/?
Potential Mitigation:	<p>Population and Human Health; Landscape and Material Assets – The proposal site is entirely a greenfield location to the south of Kirkintilloch. Development of the proposal site would have a significant effect of the landscape character and settlement pattern and result in the loss of a significant area of open space. The site contributes to a key rural view, framing the Campsie Fells from the Chryston Road and railway line immediately south of the site. The site provides a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site (site preparation underway). Overall, it has a low landscape capacity for development and the need to retain the integrity of the green belt function on this prominent ridge is incompatible with such a housing proposal. Mitigation should comprise Noise Impact Assessments and relevant management to address the impact of the development in terms of its proximity to the railway line.</p> <p>Biodiversity, Flora and Fauna – The development site lies close to the Luggie Water Important Wildlife Corridor to the north east, with another Important Wildlife Corridor running along the railway line to the immediate south. This opens up a network by which wildlife may travel easily across the wider landscape, increasing the likelihood of important wildlife to be within the vicinity of the Study Area. Care should be taken to preserve the integrity of this corridor and to prevent fragmentation from occurring across the landscape as a whole. This may be achieved by allowing an appropriate</p>								

	<p>buffer to be retained, and where possible enhanced through additional woodland, 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>								
LDP 193 Former Acre Valley Nursery, Torrance	0	0	0	0	-	-	-	-	0
Potential Mitigation:	<p>Landscape– In general this site offers high landscape capacity for development. Minor effects on the landscape could be mitigated by retaining the boundary hedge and planting to maintain boundary setting.</p> <p>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 and further investigation to address the potential site access issues in terms of width of site entrance will be required.</p> <p>Climatic Factors - The area is served by a low frequency of bus services to existing bus stop within 5 minutes' walk of</p>								

	<p>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 CO₂ emissions and some adverse effect on air quality.</p> <p>There is some potential for solar capture for energy generation from south facing sections of proposed site.</p>								
LDP 194 Old Balmore Road/ Balmore Farm, Balmore	0	--	-	0	-	-	--	--	0
Potential Mitigation:	<p>Cultural Heritage and Landscape – The proposal site is wholly within the Antonine Wall World Heritage Site buffer zone so it is unlikely any development could be designed to mitigate any adverse impact on the setting of the WHS. However Historic Scotland has no objection to a sensitively designed development which would merge with existing development in Balmore.</p> <p>Biodiversity, Flora and Fauna, Water Quality and Climatic Factors – The site is within a SEPA Designated Flood Risk Area and there are acknowledged local flooding issues. 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.</p> <p>There is no wildlife value on site excluding mature trees but EDC Greenspace suggests there would be some effect on an Important Wildlife Corridor. There is a Local Nature Conservation Site on south west of the site which, along with the mature trees in situ, should be conserved and enhanced to mitigate against adverse effects of development.</p> <p>The area is served by a low frequency of bus services to existing bus stop within 5 minutes' walk of site. The site is 15-30 minutes' walk to the school and beyond 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 CO₂ emissions and some adverse effect on air quality.</p>								
LDP 202 West Carlston Garden Centre, Torrance (formerly Campsie Road)	0	0	-	0	-	-	-	-	0

<p>Potential Mitigation:</p>	<p>Population and Human Health, Biodiversity, Flora and Fauna, Landscape and Material Assets – There is likely to be some impact on biodiversity at the vacant field to the west of the site. There is limited wildlife value except at marshy area at western edge of the site.</p> <p>The site is contained by sloping hill, road and field hedge. SNH advise that development is likely to visually extend the settlement edge eastward eroding green belt function. Any housing extension in this area should follow the settlement pattern, in order to reduce effects on the landscape character, be low density and be associated with the main road.</p> <p>Some mitigation could be achieved by conserving marshy area and landscape planting along the boundary to create a new settlement edge.</p> <p>Air Quality, Water Quality and Climatic Factors –There is some potential for solar capture for energy generation from south facing sections of proposed site. The site is consistent with the principle of development on brownfield land.</p> <p>The area is served by a low frequency of bus services to existing bus stop within 5 minutes’ walk of site. The site is 15 minutes’ 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 CO₂ emissions and some adverse effect on air quality.</p> <p>Preference for connection to sewer in this area, potential connection nearby but capacity check with Scottish Water is required.</p> <p>There may be localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>
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Appendix C: Individual Proposal Assessments for Non-Allocated Sites

Environmental Factor (Annex 1)	SEA Objective	SEA Criteria Will the proposal:
Population, Human Health	11. To improve human health and community wellbeing.	Encourage employment opportunities within town centres or to areas in need of physical and social regeneration?
		Through new development impact on noise or light pollution in existing settlements?
		Encroach upon areas of public open space or recreational provision?
Cultural Heritage	12. 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, locally important gardens & designed landscapes, archaeological sites?
		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	13. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.	Directly or indirectly impact on designated sites of importance?
		Affect the connectivity of habitats?
Soil & Geology	14. 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?
		Provide the opportunity to enhance existing areas of potentially contaminated land either through capping or remedial work?
		Affect rocks or deposits that form the interest of Local Geodiversity Sites?
Landscape	15. 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?
		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?
Water Quality	16. 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?
		Have an impact on water quality?
		Affect the groundwater or existing water table status?
Air Quality	17. To prevent deterioration and where possible enhance air quality.	Significantly increase the need to travel? (Access to facilities.)
		Be located in close proximity to the existing public transport network or promote wider sustainable modes of travel?

		Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on the air quality of adjoining areas?
Climatic Factors	18. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.	Be accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car based travel?
		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.)
		Have a significant impact on woodland habitat, soils and groups of trees, loss or enhancement?
	19. 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?
Material Assets	20. To promote the sustainable use of natural resources and material assets.	Require additional infrastructure or utilise existing infrastructure, including drainage, paths and road networks?
		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?
		Provide access to public open space, enhance recreational provision or affect the core path network?

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

Environmental Report - Addendum

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 1 Bearsden Golf Club, Bearsden	-	--	0	X	--	0	0	-	0
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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 sensitive and appropriate way to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and consultation with Historic Scotland.</p>								

LDP 2 Langfaulds, Bearsden	0	--	-	-/+	--	0/+	-	-	-/0
Potential Mitigation:	<p>Population and Human Health and Biodiversity, Flora and Fauna – The site is within a greenbelt location and is currently classed as greenfield. The proposed development will result in the relocation of an existing area of public open space farther to the west, which will make it less accessible to existing residents of Bearsden to the east. Newly created open space should be created to the same or a higher standard to the existing open space. The site is entirely a greenfield location and which contributes to the setting of this proposal site. In order to mitigate these issues large tree belts should be retained particularly on the boundaries of the proposal site in order to minimise the impact on the current settlement pattern and provide a robust, defensible green belt boundary.</p> <p>There is an Important Wildlife Corridor as part of the site and the north-east corner of the Manse Burn that runs through the proposed site which has been identified as having high biodiversity value. There is existing woodland within the site with additional wildlife value. Areas with high biodiversity value will either have to be avoided in terms of the developable area or mitigated through appropriate design and capacity control while integrating native planting through the development area to retain and enhance the connectivity of habitats and species within and surrounding the proposal area. Any development should take the Important Wildlife Corridor designation into consideration and carry out further assessments to determine the biodiversity value and identify potential protected species.</p> <p>Cultural Heritage and Landscape – The proposal site is on land situated entirely within the designated Buffer Zone of the Antonine Wall World Heritage Site. A direct impact of the development of the proposal site could potentially result in significant detrimental environmental effects on the cultural heritage asset and its setting. Mitigation will need to be considered and implemented in terms of designing a sensitive and appropriate low density proposal in order to protect and conserve the Antonine Wall and it's setting in line with the Councils Supplementary Planning Guidance and in consultation with Historic Scotland. The site has also been identified as an Important Archaeological Site from the Roman period in the south-west which should be protected and enhanced where possible.</p> <p>The site, with a high level of greenbelt defensibility across the majority of the site, provides significant spatial functionality in respect to sprawl, prevention of coalescence between Bearsden and Faifley. There is low landscape capacity for development on the majority of this greenfield site and medium landscape capacity for development on the north eastern part of the proposal site where land is elevated. Therefore any development on the north eastern part of the site should integrate appropriate landscaping to the north and west of the site and reinforce new green belt boundary along the hedgerow to west. The site is also well-seen from Castle Hill due to its wide and open setting.</p>								

	<p>Developments should be of low density and sensitively designed to prevent obstructions to this view and avoid elevated land. The proposal also intends to dedicate part of this site for sports facilities. This should be designed to protect field pattern, rolling slopes and the skyline.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p>
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LDP 5 Wester Lumloch and Westerhill Farms, Bishopbriggs	-	0	--	0	--	-	--	--	-
Potential Mitigation:	<p>Population and Human Health – Development of this site for housing would represent removal of a greenbelt between settlements and detract from rural environment.</p> <p>Biodiversity, Flora and Fauna, Landscape, Soil and Geology and Material Assets – The site represents a sensitive green belt wedge between settlements and Glasgow particularly given development of Robroyston. Significant landscaping is suggested to mitigate visual impact. Development would be visually prominent, spilling over nearby drumlins and would dramatically alter the rural character of the B812.</p> <p>Wildlife value at site is limited excluding occasional use by geese. Remnant peat bog is present in centre of site and evaluation and mitigation of this is required. Developer’s report stated ecological importance was: high for birds, medium for badger and otter, low for bats and voles.</p> <p>Woodland/open space proposed to north and south of site. However open space provision is unlikely to compensate for loss of recreational opportunity of open countryside.</p> <p>Water Quality, Air Quality and Climatic factors – The site does not lie within a SEPA Designated Flood Risk Area and there are no locally known flooding issues. Most 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.</p> <p>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.</p> <p>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.</p>								

LDP 6 Bishopbriggs North and Crofthead, Bishopbriggs	X	--	--	-/+	-	0	--	--	-
Potential Mitigation:	<p>Cultural Heritage- Four of the five parts of this site are on or adjacent to the Antonine Wall and all five are in the buffer zone of the WHS. Three of the parts are adjacent to the canal Scheduled Monument and form part of its setting. Scheduled Monument areas must be excluded to protect WHS, while impacts upon setting will be a very considerable constraint on capacity due to greenfield nature of site. Development has potential to have a significant detrimental impact on the setting of the Antonine Wall, canal their setting and also the archaeological site in north west field. Historic environment could be conserved through significant mitigation such as native planting and sympathetic design.</p> <p>Biodiversity, Flora and Fauna- It has been identified that the site has a high wildlife value which should be retained. Part of site located within Cadder Local Nature Conservation Site and the canal wildlife corridor with significant potential impacts upon both. If developed the field boundaries, trees and canalside should be maintained as green network assets.</p> <p>Soil and Geology- The site contains a Local Geodiversity Site, Meltwater Channel, east of Cole Road which could be affected by the development. Site partially contains brownfield land and there is some room for this to be improved through development.</p> <p>Landscape—High Greenbelt defensibility with mostly low landscape capacity for development. Exceptions to general greenbelt functions for this site are east of A803 and Cole Road which are lower quality for landscape features and east of Cole Road which has low visual prominence. Development on valley fringe would have an adverse impact on rural character of the Kelvin Valley and landscape setting of the canal, Bishopbriggs and Torrance. Any development will be required to contain a landscape framework which incorporates existing tree belts and field boundaries as multifunctional open space.</p> <p>Water Quality – The site is not within designated SEPA Flood Risk Area but locally known flooding issues are related to the minor watercourse that runs through the south-eastern part of the site and the residual risk posed by the Forth and Clyde Canal. Canal currently has good ecological status. Additional Flood Risk Assessment / additional information will be required to ascertain the developable extent of the site relative to the minor watercourse through the south east of the site. Water resilient measures may also be required.</p> <p>Air Quality and Climatic Factors – The site is within 5 minute walk of bus stop and within 15 minute walk of the shops</p>								

	<p>at Strathkelvin Retail Park but more than 30 minutes from Town Centre and nearest railway station. Therefore likely to contribute towards car based commuting. Large number of units (500) has potential to put significant number of cars onto the A803 which is an Air Quality Management Area through Bishopbriggs.</p> <p>Material Assets- The proposed extension to Cadder Cemetery, which would be on the same site, would be unable to go ahead if this site is developed as per the developer's proposal.</p>								
LDP 7 Langmuir, Kirkintilloch	X	X	--	--	-	0	-	-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – The site has a high overall wildlife value, including important links to the Merkland Local Nature Reserve. Any development at this location could potentially 'land lock' the Local Nature Reserve, thus impacting negatively upon associated wildlife corridors and access routes. It would be essential to evaluate and conserve any protected species as part of any future development.</p> <p>Soil 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 soil and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area.</p> <p>Landscape – The proposal site is within a greenfield location, immediately south of an established residential area. The land is mainly grassland and of limited amenity or agricultural value. However, the site forms part of the setting of this part of Kirkintilloch, from the eastern approach road.</p> <p>Water Quality, Air Quality and Climatic Factors – There are no known flooding issues and the site is not located within a SEPA Flood Risk Area. However, a strategic water mains runs through the site and so would require upgrading to accommodate any future increase in the number of houses. A Flood Risk Assessment would also be required to ascertain the developable extent of the site relative to the minor watercourse that runs along the southern edge of the site. The site does not lie adjacent to a main public transport corridor and so it is likely that access would be largely car based. This would not support sustainable transport and is likely to lead to an increase in the need to travel by car within the local area. Any development would therefore have to ensure that appropriate active travel arrangements are included.</p> <p>Material Assets – Given the existence of a core path network adjoining this site, it is important that any development</p>								

	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.								
LDP 9 Saddler's Brae, Kirkintilloch	X	X	--	--	--	0	-	-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – The site has a high overall wildlife value, including important links to the Merkland Local Nature Reserve. Any development at this location could potentially impact negatively upon associated wildlife corridors and access routes. It would be essential to evaluate and conserve any protected species as part of any future development.</p> <p>Soil 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 soil and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area.</p> <p>Landscape – This is a sensitive greenfield location due to its prominent landform, lying directly east of site LDP 8. The land is mainly grassland and of limited amenity or agricultural value. However, the site forms part of the setting of this part of Kirkintilloch, from the Langmuir Road. It lies at the transition from the broad valley lowland landscape character area to the north and the rolling farmlands to the south. The higher northern half of the site comprises tall grassland and unmaintained scrubland, which slopes down to the southern half of the site which is mainly rough grassland and more open. Overall, the landform provides a distinctive edge to the settlement and performs valuable greenbelt functions which should be retained. This limits potential landscape capacity for development.</p> <p>Water Quality, Air Quality and Climatic Factors – There are no known flooding issues and the site is not located within a SEPA flood risk area. However, a minor watercourse runs through and along the southern boundary of the site. A flood risk assessment would be required to ascertain the developable extent of the site relative to this watercourse. The site does not lie adjacent to a main public transport corridor and so it is likely that access would be largely car based. This would not support sustainable transport and is likely to lead to an increase in the need to travel by car within the local area. Any development would therefore have to ensure that appropriate active travel arrangements are included.</p> <p>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 Langmuir</p>								

	Road, it would be necessary to improve the existing road infrastructure and ensure that access to the adjacent residential area at Badenoch Road is not adversely affected.								
LDP 10 South of Waterside Road, Kirkintilloch	-	X	--	X	-	?	X	?	+
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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.</p>								
LDP 11 Waterside Road/Gartshore Road	-	X	-	X	--	-	-	--	X
Potential Mitigation:	<p>Population and Human Health and Landscape – The proposal site is within a greenfield location and occupies an undulating open field of unimproved wet tussock grassland, wild flowers and taller scrub, lying between residential development at Rosebank to the north, and the Waterside development to the south. The site is open to views from all directions, including core paths and informal access around and through the site.</p> <p>The proposal is to retain approximately half the site as wet grassland and reinforce the tree belt along the boundaries to screen it from adjoining residential areas. This may provide mitigation in terms of maintaining the setting of the</p>								

	<p>settlement, landscape character and defensible green belt boundary. However, the site performs an important spatial green belt function in preventing coalescence of Waterside with Rosebank to the north. Development within the site would leave an isolated pocket of undeveloped land to the west which is likely to come under increased development pressure, further reducing the green belt in this area.</p> <p>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.</p> <p>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.</p> <p>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.</p>								
LDP 13 Lenzie Rugby Club, Lenzie	-	X	--	--	+/-	--	0	-	0
Potential Mitigation:	<p>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.</p> <p>Biodiversity, Flora and Fauna and Soil and Geology – The site has a high biodiversity interest and, as a raised bog, is of</p>								

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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LDP 14 Hunter Road, Milngavie	--	X	--	X	--	X	+/-	+/-	-
Potential Mitigation:	<p>Population and Human Health; Landscape and Material Assets – The proposed development will result in the loss of an area of public open space, currently a woodland habitat. The site is entirely a greenfield location and forms part of the setting of the settlement. In order to mitigate these issues large tree belts should be retained particularly on the boundaries of the proposal site in order to retain the setting of the settlement and provide a robust, defensible green belt boundary.</p> <p>Biodiversity, Flora and Fauna and Climatic Factors – The development of this proposal site will result in the loss of woodland habitat. These habitats and vegetation are of high ecological importance, and the removal of wet woodland habitat could potentially have negative effects on the ecology of the surrounding areas. It is recommended that as much of the woodland habitat as possible is retained, but especially the localised wet woodland area in the northeast, and any associated hydrological features. Significant effects are envisaged through the loss of such a habitat in terms of disruption to existing species and potential fragmentation of habitats. Further assessment and evaluation is required to ensure the conservation of protected species and retention of important habitats.</p> <p>Should the 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 and 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.</p> <p>It is suggested that this area may indeed be of too high a value to ecology for any development to be permitted within. Similarly, other areas of broad-leaved woodland are likely to be of ecological value and should be retained where possible. As a consequence, the preferred area for development is limited to small areas of non-woodland habitat.</p>								

LDP 15 Dougalston Estate, Milngavie	-	-	-	-	-	0/-	0/-	--	0/-
Potential Mitigation:	<p>Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna, and Landscape – The site is within a greenbelt location which has multiple functions including providing separation between two residential communities, contributing to the setting of settlements in the area and a core path. Although the proposal will conserve and enhance the site for recreational use, retain woodland in the north and west of the site and ensure that the hilltop in the south-east of the site remains open, 50% of the current open space will be lost due to development. Woodland will be required to be protected in line with forestry policy and wildlife corridors that exist within the site should be protected. There is a golf course adjacent to the site. Although the proposed development will not directly effect this land, developers should ensure that the functions of the golf course are retained. In order to reduce impact to the landscape character and connectivity of habitats, developers should evaluate opportunities for green networks including wetland and woodland enhancement and creation.</p> <p>A Tree Preservation Order protects the trees on the site which should be taken into consideration. In addition, a Local Nature Conservation Site is within the site which has high biodiversity and wildlife interest. Development should avoid the LNCS where possible as this has the potential to adversely impact on the value of biodiversity. It is important that further assessments are carried out in order to determine the biodiversity value of the site and identify any protected species. Trees should also be checked to identify the presence of species. A high level of biodiversity value has also been identified around the Burn that runs through the site which should be protected and enhanced where possible.</p> <p>Soil and Geology – There is an area of potentially contaminated land along the north bank of the Loch. Further assessments will be required to determine whether the site is contaminated and appropriate remedial measures should be implemented.</p> <p>Water Quality and Climatic Factors – The site is within a designated Flood Risk Area particularly in the south of the site near Dougalston Loch. Further Flood Risk Assessments will be required in order to determine the extent of the developable area and establish whether the Burn that runs through and along the western boundary of the site will cause potential flood risks on the proposed housing site. It is also important to assess the impact of development on the watercourses through the site and the Loch.</p> <p>Air Quality and Climatic Factors – Whilst the site is within close proximity of a primary school and bus stop, the site is out-with other facilities and amenities and access to rail connections. This has the potential to increase reliance on car-</p>								

	<p>based travel which will adversely impact on air quality in the local area.</p> <p>Material Assets – Development of the site for housing and club house has the potential to create dust and pollution that will impact on the nearby watercourses and loch as well as have an adverse effect for the settlements near to the site. As a result, a Waste Management Plan should be implemented in order to manage any waste arising from development and limit potential contamination through construction runoff pollution of the nearby Burn.</p> <p>The development would also present an opportunity to enhance recreational provision for the local area and potentially connect to a Core Path Network.</p> <p>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; connection to this system will be required.</p>								
LDP 16 Craigton Woods, Milngavie	-	-	--	- / +	--	0	-	-	-
Potential Mitigation:	<p>Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape – The site is entirely within a greenbelt location, mainly exists of ancient woodland and is an area of high visual amenity. The greenbelt has many functions including shielding development with woodland, and adds to the landscape character. The site is also a LNCS and Important Wildlife Corridor. Development of the proposal site would have an impact on the existing settlement pattern and community identity particularly for the local residents adjacent to the site. To mitigate the impacts on the landscape character 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, visual amenity and give consideration to the designations of this site. In addition to this, the ancient woodland should be retained in line with forestry policy to mitigate against potential losses of carbon sinks and adverse effects on drainage.</p> <p>The site has an area of recreation to the south of the site which is likely to be removed due to development. An area of open space for recreation should be created with the development to prevent loss of a valued amenity to the community.</p> <p>The site has been identified as having a high biodiversity although further surveys will be required to determine the full</p>								

	<p>extent of biodiversity on the site and identify any protected species.</p> <p>Cultural Heritage – The site is a Garden and Designed Landscape. This should be evaluated and any impacts to this asset should be mitigated through the design of the development.</p> <p>Soil and Geology, Air Quality, Water Quality and Climatic Factors – Former uses of the site as a quarry means the site is potentially contaminated. Further assessments will be required to determine whether the site is contaminated and remedial measures should be implemented. The site is relatively close to a primary school and bus stop although the bus service is infrequent. However, other amenities and services are out-with the area which will potentially increase unsustainable travel methods including car-based travel. However, the proposal will include enhancing access to the primary school via a path through the site which will reduce the impact on travel.</p> <p>There is potential flooding from a small burn north-west of the site. A Flood Risk Assessment will be required to determine the extent of the developable area in terms of flood risk and provide mitigation where appropriate.</p> <p>Material Assets – Additional or updated infrastructure will be required to enhance the path to the local primary school and further assessments will also be required to 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.</p>								
LDP 18 Redmoss Farm (north), Milton of Campsie	-	X	-	X	-	0	-	-	+
Potential Mitigation	<p>Population and Human Health; Biodiversity, Flora and Fauna and Landscape</p> <p>Redmoss North site falls within the bounds of Redmoss Grasslands LNCS; however, the part of this designated site which is subject to potential development shows signs of intense disturbance occurring at some stage in the past and is, as a result, currently an area of low ecological value.</p> <p>An Important Wildlife Corridor, the Glazert Water, encompasses the northern area of the development site. Should any development be proposed for the Redmoss North site, the trees within this area should be retained in order to form a buffer between the development and this important area for wildlife. This corridor opens up a network by which wildlife may travel easily across the wider landscape, increasing the likelihood of important wildlife to be within the</p>								

	<p>vicinity of the Red Moss north site.</p> <p>If the proposal site is allocated for development a number of mitigation measures will be required, including:</p> <ul style="list-style-type: none"> - A high quality green belt edge to be developed (as proposed) to reduce impacts on the Glazert Valley Special landscape Area (Broad valley Lowlands). This would require not only appropriate planting but also integration with the layout design of housing, which could face outward. - Sensitive and careful design and construction of the northern access road to absolutely minimise loss of the northern woodland belt. <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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LDP 18 Redmoss Farm (south), Milton of Campsie	-	X	--	X	-	0	--	-	+
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape - Habitats and vegetation within the Redmoss South Site are of high ecological value. Habitats here include a wild flower meadow, which is likely to be uncommon within the wider landscape, given the intensity of agriculture and the presence of the adjoining residential area. Species diversity on the whole across this site is greater than what was found in the northern Red Moss site. Therefore it is recommended that, if possible, this site should be retained in its current state, in particular, the area to the south of the development boundary, where evidence of the highest diversity in plants was evident. However, this habitat, despite being an exemplar wild flower meadow and rare within the local area, is not legally protected.</p> <p>An Important Wildlife Corridor runs along the eastern boundary of the Redmoss South site. This corridor appears to comprise an area of woodland, though it is not connected to the wider corridor network or indeed any other green belt land. Therefore, any development should be set back appropriately from this area where possible to prevent disturbance to wildlife and minimise the fragmentation already occurring at this location. Enhancement to the open space provision for the eastern woodland belt should be undertaken, to avoid weakening the connection between the Munro Drive Wildlife Corridor and the wider countryside.</p> <p>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.</p> <p>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.</p> <p>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.</p>								

	<p>An Important Wildlife Corridor runs along the eastern boundary of the Redmoss South site. This corridor appears to comprise an area of woodland, though it is not connected to the wider corridor network or indeed any other green belt land. Therefore, any development should be set back appropriately from this area where possible to prevent disturbance to wildlife and minimise the fragmentation already occurring at this location.</p> <p>- Enhancement to the open space provision for the eastern woodland belt, to avoid weakening the connection between the Munro Drive Wildlife Corridor and the wider countryside.</p> <p>The entire site is also within the existing green belt which is already a strong, attractive and defensible woodland (protected by a Tree preservation Order) green belt. If the proposal site is allocated for development the proposed creation of an enhanced Local Nature Reserve surrounding the site the western boundary of the green belt of Milton of Campsie could potentially be made stronger and more defensible to future expansion of the settlement to the west. Appropriate management, legal agreements, action plans and monitoring indicators will need to be in place to facilitate the environmental enhancements and long-term management of the site.</p> <p>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.</p>								
LDP 19 Glenmill Works, Campsie Glen, Lennoxton	-	X	-	+	-	?	-	--	-
Potential Mitigation:	<p>Population and Human Health, Landscape and Biodiversity, Flora and Fauna- The site is within a green belt area with a high level of defensibility within the open countryside. Its location within a green belt location is not visible from the Clachan of Campsie as local landform and landscaping shields its view. Appropriate landscaping will maintain green belt defensibility and the creation of open space amenity in the NW corner of the site should be carried out to benefit the local community. The site is also part of an Important Wildlife Corridor and contributes to the connectivity of habitat networks which should be maintained as much as possible. Any development should take this designation into consideration through further assessments to determine the biodiversity value and identify potential protected species. In particular, there is a high biodiversity interest around Finglen Burn. Appropriate landscaping and planting, with native species where possible, along the Burn will ensure that the value of biodiversity is maintained.</p> <p>Soil and Geology- Proposed development on this site will ensure the redevelopment of a brownfield site and has the</p>								

	<p>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 and appropriate remedial measures should be implemented.</p> <p>Water Quality, Climatic Factors, Material Assets and Air Quality- The location of the site is not accessible along walking routes and its main access is via public transport or alternative methods of unsustainable travel. Its proximity to other settlements, local services, employment centres and rail connections has the potential to impact on the local air quality and increase the need for road-based travel.</p> <p>The SEPA Flood Map identifies a high risk of flooding from Finglen Burn and Glazert River. Consequently, the proposal site is within a potential flood risk area particularly on the northern edge of the site. Further flood risk assessments will be required to determine the potential developable area and appropriate measures implemented to offset the risk of flooding such as SUDS. The existing building 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 contamination through construction runoff pollution of the nearby Burn.</p>								
LDP 20 South Lodge, Lennox Castle Hospital Site, Lennoxtown	-	-	-	X	-	X	-	-	-
Potential Mitigation:	<p>Population and Human Health and Biodiversity, Flora and Fauna- The site is within a green belt location and is currently conserved by a local road system and tree belts. Further landscaping should be implemented along the west and south to enhance the green belt boundary and gives the potential for additional green infrastructure to be implemented as part of the development. Near to the site at Lennox Castle there is a Tree Preservation Order which should be considered prior to any development. Given that the site is surrounded by trees and is part of an Important Wildlife Corridor, important habitats are likely to be impacted by development so further assessments to determine the biodiversity value and any potentially protected species including bats should be carried out and mitigation measures implemented where appropriate. The site is also part of a core path network providing residents with access to open space and recreation amenities.</p> <p>Landscape and Cultural Heritage- The proposed site is also within a location designated as a Historic Garden and Designed Landscape. Any development on this site will impact specifically on the local residents adjacent to the site and alter the existing settlement pattern. To mitigate these impacts the proposal would require an appropriate design and integration of additional landscaping through native planting within the development area to reduce any negative impacts on community identity and visual amenity. It would also be appropriate to conserve the cultural heritage features of the locally important gardens and designed landscapes as part of any potential development.</p>								

	<p>Water Quality, Air Quality and Climatic Factors- Although the site is not identified as a Flood Risk Area, localised flooding is known in the area. Flood Risk Assessments will be required to ascertain the developable extent of the site relative to the small watercourses that run along much of the boundary of this site. However, the existing watercourses local to the site should not be affected by development. The site is within walking distance of local amenities and the core path network. 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 centres and rail connection.</p> <p>Material Assets- Given the existence of a core path network as part of 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 a private access to the North of the site, it would be beneficial to improve the existing road infrastructure. There is also no Scottish Water sewer near to the site so an extension of the sewerage system may be required to facilitate development.</p>								
LDP 22 Balglass Farm (Site 2), Lennoxtown	0	X	-	X	--	-	-	-	-
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – The northern and western boundary of the site is encompassed by an Important Wildlife Corridor. This area will either have to be avoided in terms of the developable area or mitigated through appropriate design and capacity control while integrating native planting through the development area to retain and enhance the connectivity of habitats and species within and surrounding the proposal area.</p> <p>Landscape - The proposal site is within a greenfield location and the Glazert valley Special Landscape Area (Broad Valley Lowlands) and will adversely affect the landscape character and settlement pattern of Lennoxtown. Development of this area would also mean a loss of the clear separation between the village area and the housing associated with the former hospital site. The existing green belt boundary to the south of the settlement is defensible as it is bordered by the Glazert Water River and Lennox Castle Woods. In order to avoid adverse visual impacts (e.g. on valued views from Crow Road) development would need to be of low density and limited to the lower level northern part of the site area. However this presents built development issues as this area is within the designated Flood Risk Area. Any development south of the river would need to provide a strong defensible boundary and appropriate mitigation for the effects on landscape character through appropriate design and use of native woodland planting to encourage the development to settle into the environment and prevent further encroachment into the green belt southwards.</p>								

	<p>Water Quality; Climatic Factors and Material Assets - The northern edge of the site is bounded by 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. This area of the site is also within the designated Flood Risk Area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.</p> <p>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 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 rail connection.</p>								
LDP 23 Balmore Road, Paterson's Laun, Balmore	-	0	?	X	-	-	-	-	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape - The proposal site is within a green belt location, the site has medium/high defensibility within the surrounding countryside and should link with the wider green network. Development on the site has the potential to reduce open space amenity. Further assessments will be required to determine biodiversity value and potential protected species. Further assessments will also be required to determine the presence of Invasive Non-Native Species (INNS) and mitigation should be implemented where appropriate. It is suggested that new landscaping along the roads North and South-East of the site will provide valuable habitats and protection to the site. Landscaping will also be beneficial along the green belt boundary to enhance the green network.</p> <p>Climatic Factors and Water Quality- The proposed site is within a flood risk area as identified in the Local Plan 2 and local flooding issues are known to result from a minor watercourse to the southern boundary. Flood Risk Assessments will be required to determine the full extent of flooding within the site and appropriate mitigation should be implemented to offset any flood risks and potential alterations to the water quality. As part of any development, a Waste Management Plan will help prevent contamination to the watercourse.</p> <p>Cultural Heritage- A small stone building has been identified in the East of the site which will require further assessments to determine its impact on the historical environment.</p> <p>Climatic Factors, Air Quality and Material Assets- There is limited access from the site to local amenities, services,</p>								

	employment centres and rail connections. The site is primarily accessed by car-based transport or bus, but this mode requires an additional 15 minute walk from the site. Any development will significantly increase the need for travel and will increase emissions to the local area.								
LDP 24 Kirkintilloch Gateway, Kirkintilloch	0	X	-/0	0	0	-/?	-	-	0
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape –The site is out-with the town centre of Kirkintilloch but will present an opportunity for employment and housing as a result. However, the development would enlarge the size of the settlement and alter the settlement pattern. There is an Important Wildlife Corridor associated with the Kirkintilloch Link Road at the western edge of 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 as part of potential green network enhancement.</p> <p>Air Quality and Climatic Factors - Whilst the site is within 15 minutes’ walking distance to a bus stop and is accessible to local services and amenities, development of this site, by providing business and retail opportunity, will increase traffic levels to the site which has the potential to adversely impact air quality and contribute to greenhouse gas emissions.</p> <p>Water Quality and Climatic Factors – The site is out-with the Flood Risk Area; however, there has been a history of flooding. A flood risk assessment will be required to ascertain the developable extent of the site to take into consideration the minor watercourse (Bothlin Burn) to the south of the site.</p> <p>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. However, the land is potentially contaminated from former gasworks despite Phase 1 of remediation having been completed. Further assessments will be required to determine whether the site is contaminated and appropriate remedial measures should be implemented.</p> <p>Material Assets – Development of the site has the potential to impact on existing infrastructure including drainage, paths and road networks which will need to be maintained to manage the additional footfall associated with the site. It</p>								

	is also important that developments are connected to the nearby Scottish Water sewerage system. However, the site has the opportunity to connect to the core path network near the site.								
LDP 25 North of Old Mains Farm, Milngavie	-	-	-	X	-	-	-	-	X
Potential Mitigation:	<p>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.</p> <p>Cultural Heritage and Landscape – The proposal site is adjacent to Kincaid House which is a category ‘A’ listed building and it’s locally important 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 setting of Kincaid House 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.</p> <p>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.</p>								

LDP 46 Boghead Road/Crosshill Road, Lenzie	--	X	--	--	--	--	0	-	0
Potential Mitigation:	<p>Population and Human Health – The proposal site is within a greenfield location on the south western fringe of Lenzie and would result in the loss of valuable recreation and open space. It is partly 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.</p> <p>Biodiversity, Flora and Fauna and Soil and Geology – The south eastern part of the site includes an active peat bog which forms part of Local Nature Conservation Site (Local Nature Reserve) and is of European importance as a habitat. Ecological surveys indicate concerns that the loss of the area of mixed habitat will have a negative impact on the 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. The proposed development area of Lenzie Moss is the only unworked area of peat bog 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.</p> <p>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.</p> <p>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</p>								

	<p>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.</p> <p>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.</p>								
LDP 49 Tambowie Farm, Milngavie	-	X	-	X	--	--	-	--	0/-
Potential Mitigation:	<p>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 routes.</p> <p>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.</p> <p>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 north-east 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.</p>								

	<p>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.</p> <p>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.</p>								
LDP 54 Antermoney Road, Milton of Campsie	0	X	-	X	--	X	-	-	0
Potential Mitigation:	<p>Biodiversity, Flora and Fauna – The proposal site has a tree resource protected by a Tree Preservation Order. Any impacts in relation to this could be mitigated by incorporating the trees into any designs for the proposed development to ensure its protection.</p> <p>Landscape – The proposal is within the current green belt and is situated within a Special Landscape Area. Development of this proposal site would not provide benefits in terms of the green belt value and / or defensibility. The proposal site is of importance for its landscape visual amenity value in relation to vistas which it provides of the Campsie Fells to the north of the site. Mitigation measures could take the form of appropriate design, low density development and landscaping within the proposed development. By incorporating sufficient landscaping and mature tree belts containing the proposal site the newly created green belt boundary would be more defensible while retaining the landscape character and vistas to the Campsie Fells through a well-designed low density development on the site area available.</p> <p>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.</p>								

LDP 56 Tower Farm, Torrance	-	-/?	-	X	--	0/?	--	-	-
Potential Mitigation:	<p>Population and Human Health, Landscape and Cultural Heritage – The proposal is entirely within a greenfield location and is also in close proximity to Torrance Tower which is a site of archaeological importance. The proposed site area has high existing green belt defensibility in the form of the woodland habitat on the north, boundary 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 prevents 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 have an impact on the existing settlement pattern and community identity particularly for the local residents adjacent to the site. 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. In addition to this, potential impacts on Torrance Tower should be evaluated and mitigation proposed if necessary as a result of any development.</p> <p>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 Area. 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. Furthermore, appropriate landscaping would be required to the west of the proposal site area to ensure greenbelt defensibility.</p> <p>Biodiversity, Flora and Fauna, Water Quality and Climatic Factors – The north and eastern borders are proposed Local Nature Conservation Sites. Further evaluation is required to determine the biodiversity value to ensure the conservation of potential Protected Species and bird interest throughout the site, particularly on the marshy grassland on lower ground. Green network opportunities exist for the wetland, grassland and recreational access, particularly in lower areas along Tower Burn. The proposal site is out-with the designated flood risk area. A Flood Risk Assessment will be required to ascertain the developable extent of the site relative to the minor watercourse that runs through the west of the site. It is noted that a well is also located on site. The introduction of water quality improvements opportunities and SuDS through construction could provide an appropriate level of mitigation for the water environment.</p> <p>Air Quality and Climatic Factors - Despite the access to bus services on the A803/B822 and accessibility to the core path network the development of this scale of proposal site would significantly increase the need to travel with a</p>								

	particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and rail connection.								
LDP 57 Gartshore, East of Kirkintilloch	0	0	--	+	-	0	--	--	0
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>Mitigation against negative effects could be delivered through:</p> <ul style="list-style-type: none"> - conserving and enhancing the wildlife corridor, adjacent Garden and Designed Landscape. - protect the woodland in line with Forestry policy. - carry out a Flood Risk Assessment which would establish potential water contamination mitigating measures. - ensure provision for the sport and recreational needs of the development and good walking and cycling links are made. - identify green network opportunities for wetland, grassland and woodland creation. <p>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.</p> <p>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.</p> <p>Climatic Factors – Access via sustainable transport is currently poor and development is likely to significantly increase</p>								

	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.							
LDP 78 Alloway Terrace, Kirkintilloch	X	-	X	X	X	X	X	-
Potential Mitigation:	<p>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.</p> <p>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).</p>							
LDP 80 Carlston Walled Gardens, Torrance	X	--	X	X	--	X	-	-
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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.</p>							

	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:	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>								

	<p>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.</p>								
LDP 102 West Baldoran Farm, Milton of Campsie	--	X	+	X	0	X	-	0	X
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>								

LDP 104 Chestnut Lane North, Milngavie	0	-	-	X	-	-	--	-	0
Potential Mitigation:	<p>Biodiversity, Flora and Fauna, Cultural Heritage, Water Quality and Climatic Factors - The proposal site is entirely within a greenfield location which has moderate functionality for the setting of the settlement and is also on the eastern approach to the Mains Locally Important Gardens and Designed Landscape which straddles the Craighdu Burn. Craighdu Burn runs directly through the centre of the proposal area from west to east. The site's proximity to the Craighdu 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. The proposal site is out-with the designated Flood Risk Area. However, a further Flood Risk Assessment would be required to determine the potential developable area taking into consideration the watercourse.</p> <p>Biodiversity, Flora and Fauna and Landscape – The greenfield location of the proposal site and its position on the urban edge would alter the western edge of the settlement pattern. Through appropriate low density design and the introduction of appropriate native planting and landscaping which will be required to enclose the proposal site boundary and create a potential defensible green belt boundary the impacts on landscape character and local distinctiveness could be mitigated. The proposal also has a further designation present on the site in the form of an Important Wildlife Corridor which encompasses the Craighdu Burn. Any proposed development would need to take these environmental assets into consideration and potentially carry out further assessments to ensure the protection and conservation of the sites biodiversity value and potential Protected Species.</p> <p>Air Quality and Climatic Factors- Despite the site being within a close proximity to a bus stop the frequency of the bus (1 per hour, all day) would significantly increase the need to travel with a particular emphasis on unsustainable methods of transport including car-based travel due to the distance from other settlements, services, employment centres and rail connection.</p>								

LDP 105 Chestnut Lane South, Milngavie	-	X	-	X	-	-	--	-	0
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape – The greenfield location of the proposal site and its position on the urban edge would be altered by development along the western edge of the settlement pattern and impact both, its setting and visual amenity especially from the ‘A’ road near the site. The site currently has a high green belt defensibility preventing coalescence which would be altered by development. Through appropriate low density design and the introduction of appropriate native planting and landscaping which will be required to enclose the proposal site boundary and create a potential defensible green belt boundary (particularly on the western edge) the impacts on landscape character and local distinctiveness could be mitigated. The proposal site also has a further designation present on the site in the form of an Important Wildlife Corridor which encompasses the Craighdu Burn. There is biodiversity interest, specifically to the north-east of the site. Any proposed development would need to take these environmental assets into consideration and potentially carry out further assessments to ensure the protection and conservation of the sites biodiversity value and potential Protected Species. Trees within the site should also be assessed to evaluate the presence of bats.</p> <p>Water Quality and Climatic Factors - The proposal site is out-with the designated Flood Risk Area. However, a Flood Risk Assessment would be required to determine the potential developable area taking into consideration the watercourse, the Craighdu Burn, on the northern edge of the site. The site’s proximity to the Craighdu 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.</p> <p>Air Quality and Climatic Factors- Despite the site being within a close proximity to a bus stop the frequency of the bus (1 per hour, all day) would significantly increase the need to travel with a particular emphasis on unsustainable methods of transport including car-based travel due to the distance from other settlements, services, employment centres and rail connection.</p> <p>Material Assets- Given the existence of a core path network adjacent to the site, it is important that any development ensures that the core path network is maintained and connected to the site. Whilst there are properties on Chestnut Lane which have septic tanks, it is advised by Scottish Water that a sewer extension is required and arrangements should be sought to connect to a Scottish Water sewerage system.</p>								

LDP 109 Well Lane, Lennoxtown	-	X	--	0/?	-	-	-	--	-
Potential Mitigation:	<p>Population and Human Health and Biodiversity, Flora and Fauna- The site is situated within an Important Wildlife Corridor. In order to mitigate any potential negative impacts on habitats and species and their connectivity the proposal will be required to assess and evaluate the biodiversity value of the area, avoid areas of particular value and design the development in such a way that reduces any impact. Low density development and native planting and landscaping should be implemented to protect this Important Wildlife Corridor. Japanese Knotweed has also been identified on the site so further assessments to determine the location and extent of this Invasive Non-Native Species (INNS) should be carried out and development should be avoided. Alternatively, works can be carried out to remove or mitigate Japanese Knotweed from the site. Development on this site has the potential to reduce access to open space so woodland creation and consideration of access to the open space will enhance the green network and open space amenity.</p> <p>Soil and Geology and Water Quality- The proposal is a brownfield urban development site where the majority of remediation has been carried out to offset any contamination of the land. However, further assessments will be required to determine the extent of contamination on the site and remedial measures should be introduced. In particular, the effects of past contamination on the Glazert Water and Burn should be evaluated and remedial measures implemented where appropriate.</p> <p>Landscape- The site is designated as a Special Landscape and Designed Area. Appropriate low density design and native planting within the landscaping specification of the development will mitigate any negative effects on the landscape character. In addition, redevelopment of this site should reinforce the streetscape to maintain the character of the location.</p> <p>Air Quality and Climatic Factors- Adjacent to the Glazert Water, the site has been designated as a SEPA Flood Risk Area especially affecting the southern part of the site. Local flooding issues have also been noted. Flood Risk Assessments will be required to determine the extent of the developable area and, where appropriate, improvements to prevent flooding will provide an appropriate level of mitigation to enhance the water environment. Access to facilities and services not provided in Lennoxtown does not support sustainable travel and increases reliance on car-based travel is likely to impact on air quality and resultant emissions levels.</p>								

	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. Although the site is accessible to and from local amenities by walking and public transport, 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.								
LDP 113 Broomhill Depot, Kirkintilloch	0	X	X	X	X	-/?	--	--	-/?
Potential Mitigation:	<p>Water Quality and Climatic Factors – The entire proposal site is encompassed 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 and drainage requirements for the proposal site.</p> <p>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 employment centres, bus and train services and local amenities.</p> <p>Material Assets – More information is required regarding the potential development regarding the uses of the site. 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 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 any demolition and construction work required.</p>								
LDP 169 Langmuir Road, Kirkintilloch	X	X	X	X		--	-	--	-
Potential Mitigation:	<p>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.</p>								

	<p>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.</p> <p>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.</p>								
LDP 173 Cemex, Gartshore Works, Twechar	-	0	--	+	-	0	-	--	0
Potential Mitigation:	<p>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.</p> <p>Biodiversity, Flora and Fauna, Landscape and Material Assets – The site is an area of high landscape quality and sensitivity as it is a local garden and designed landscape situated on a ridge visible from the main train line. The site is also a Local nature Conservation Site and is of recreational value as it has a core path running through it. It is likely that the area provides habitat for wildlife. There is good potential for screening development through extensive landscaping and using existing woodland to form a tree belt around the perimeter.</p> <p>Mitigation could against negative effects could be delivered through:</p> <ul style="list-style-type: none"> - conserving and enhancing the wildlife corridor, adjacent garden and designed landscape. - protect the woodland in line with Forestry policy. - carry out a Flood Risk Assessment which would establish potential water contamination mitigating measures. - ensure provision for the sport and recreational needs of the development and good walking and cycling links are made. - identify green network opportunities for wetland, grassland and woodland creation. <p>Soil and Geology – Development may provide an opportunity to cap previously contaminated land. The site previously</p>								

	<p>provided a location for a Cemex industrial plant, which may have left significant contaminated land.</p> <p>Air Quality – The development would be likely to increase vehicular traffic around 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.</p> <p>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 CO₂ emissions. Any loss of woodland on the site would have negative effects on carbon capture potential and reduce mitigating effects.</p>								
LDP 174 North Langmuir Av/Whitehill Av, Kirkintilloch	-	--	-	X	0	-	--	--	-
Potential Mitigation:	<p>Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna, and Material Assets- The site is within an area with some woodland cover. Development would involve the removal of this woodland cover which has the potential to lead to issues with drainage and carbon capture. To mitigate this impact the proposal should consider the enhancement of a green network through the creation of woodland and open space as well as connecting the green network with walking and cycling routes along the Forth and Clyde Canal. Further assessments will also be required to determine the infrastructure provision required for the proposed development in terms of drainage, for example the inclusion of SuDS. Removal of a woodland habitat also has the potential to alter or remove vital habitats for a range of species that might be present on the site. Additional surveys will be required to determine the biodiversity value and presence of Protected Species.</p> <p>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 Historic Scotland to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site.</p> <p>Cultural Heritage, Water Quality and Climatic Factors- The proposal site is out-with the designated Flood Risk Area and there are no locally known flooding issues. 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 Flood Risk Assessment would</p>								

	<p>be required to determine the potential developable area taking into consideration the watercourse. Water resilient measures and collaboration with Scottish Canals regarding appropriate management of the canal banks adjoining the site will also be required. Development on the site could result in potential pollution to 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 construction and development practices to avoid any potential pollution of the water course. Any proposed development should also be in line with existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects on the adjacent Scheduled Monument.</p> <p>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 relatively remote location, the distance from other settlements, public transport services, employment centres and amenities.</p>								
LDP 180 Dougalston Golf Course, Milngavie	--	-	--	X	--	0	-/0	--	-
Potential Mitigation:	<p>Population and Human Health, Cultural Heritage, Biodiversity, Flora and Fauna and Landscape – The site is within the greenbelt and is locally significant in terms of formal and informal access with high landscape sensitivity and clear greenbelt boundaries, particularly on higher ground. Development of this site will potentially involve a loss of open space for It represents an area of high recreational value with core paths and access to Dougalston Golf Course. The site encompasses core woodland and wetland habitats. However, development for housing has the potential to result in the removal of these habitats. These impacts could potentially be mitigated by ensuring that, as part of the development, woodland is replaced and enhanced where possible and, through site design, the existing woodland and wetland habitats should be expanded into the entire network of the site. Changes to the landscape setting can be mitigated through the planting of native species and landscaping as well as low density housing sites. Although the proposal will enhance the current golf course and health club facilities, sportscotland should be consulted as a statutory consultee regarding potential loss of sports facility and the provisions outlined in relevant Scottish Planning Policy should be adhered to.</p> <p>The site is also a high quality Garden and Designed Landscape, TPO and is the setting for a ‘B’ listed Dovecote and Local Nature Conservation Site. Any development will need to consider these designations in mind and avoid any such development that will be detrimental to these.</p> <p>The site has high biodiversity value, although further assessments regarding the biodiversity value and presence of protected species will be required. In addition, development has the potential to significantly impact on the local</p>								

	<p>natural heritage in terms of green network and biodiversity. In order to mitigate potential adverse impacts, development should avoid fragmentation of the green network and appropriate landscaping and planting will ensure that the value of biodiversity is maintained.</p> <p>Water Quality and Climatic Factors – The site is within a SEPA designated Flood Risk Area and there are also areas of locally known flooding. In particular there are medium risks in the west of the site where there is a pond and marshy grass and high river flood risks on the eastern edge where there the proposal intends to enhance the golf course and clubhouse. Aside from risks of flooding from the Craigmaddie Burn that runs adjacent to the site, there is potential residual risk of flooding from the Craigmaddie Reservoir. Development should implement measures to ensure that infrastructure can withstand additional water in the reservoir. Further Flood Risk Assessments will be required to establish the extent of the developable area and consulting with flood prevention officer will provide a means to mitigate against flooding. Development of this site presents opportunities for water environment restoration and improvements to water quality through careful SuDS design.</p> <p>The proposal will result in removal of woodland which has the potential to result in drainage issues. SUDS or other appropriate drainage schemes will be required as well as the creation of woodland habitats elsewhere on the site.</p> <p>Air Quality and Climatic Factors – Although the site is within a 15 minutes walking distance to the town centre with access to local amenities and services as well as rail connections, it is situated at the top of a steep hill. This steep hill might discourage access to both housing and the golf course by walking and therefore increase unsustainable methods of travel including car-based travel. This will have an impact on air quality and increase greenhouse gas emissions.</p> <p>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. Development of the site will also give potential opportunities to provide and enhance recreational provisions and a core path network.</p>								
LDP 181 Blacklands Place, Lenzie	0	X	--	-	--	-	--	--	-
Potential Mitigation:	<p>Population and Human Health and Landscape – The proposal site is within a greenfield location on the eastern side of the Kirkintilloch Link Road (KLR) and development 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</p>								

	<p>within the design of the development 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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	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, Milngavie	-	-	--	0	-	?	-	-	-
Potential Mitigation:	<p>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 setting of 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.</p> <p>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.</p> <p>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.</p> <p>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 it will be required that connection issues due to the site’s distance and elevation to</p>								

	the sewerage network and capacity should be checked before the design stage of development.								
LDP 186 Glassford House, Milngavie	-	-	--	X	-	-	--	--	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape - The site is situated within a greenbelt location with a high level of greenbelt defensibility and a distinct greenbelt edge due to treescape to the west of the site. The site has a distinctive character setting by preventing coalescence between an area of residential homes and Findlay Rise to the east. Development of this site has the potential to alter the landscape setting and settlement pattern and result in the loss of valued open space. It is important to retain the greenbelt defensibility which should be achieved through appropriate landscaping and ensure that connection is made to the core path to the north-west of the site. There is also concern over development and infrastructure having potential adversities to the ecological corridor present in the site and impact on the ecological functions along Dougalston Burn, although the majority of the site is of low ecological value. Additional surveys will be required to fully establish the biodiversity value of the site and identify any protected species. Appropriate design including landscaping will reduce any potential loss of habitats and species. As a LNCS, development should avoid the LNCS where possible as this has the potential to adversely impact on the value of biodiversity</p> <p>Cultural Heritage – The site is a Garden and Designed Landscape and an ‘A’ listed building is on its premise. It is encouraged by Historic Scotland that developers consider the setting of the house and the impact a housing development prior to allocation. Appropriate design and integration of additional landscaping through native planting within the development area will reduce any negative impact to such designations.</p> <p>Water Quality and Climatic Factors – The site is within a designated Flood Risk Area and there is a high risk of flooding from Dougalston Burn that runs through the south-west of the site and from the pond that passes underneath the site’s access road. A Flood Risk Assessment will be required to ascertain the extent of the developable area. It is likely that the proposal will require a new bridge over the Burn which has the potential to alter its morphology and water quality. Appropriate measures should be implemented to reduce the risk of potential damage to the watercourse. Development would also be best suited to avoid land adjacent to the Burn which has functions of a flood plain.</p> <p>Air Quality and Climatic Factors – The site is more than 30 minutes’ walk from primary school, train station and town centre and is more than 5 minutes’ walk from a bus stop which is an infrequent service. Therefore, development of the site will put an emphasis on unsustainable travel methods and an increased reliance on car-based travel, thus</p>								

	additional greenhouse gas emissions and potential adversities to air quality. 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.								
LDP 187 Glen Road, Lennoxtown	-	-	--	--	--	?/-	-	-	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna, Landscape, Climatic Factors and Material Assets- The proposed site is situated within a green belt and has important spatial functions of restricting sprawl from Lennoxtown to Clachan of Campsie. Development on this site would alter the setting and result in the infringement of the green belt to the west of the site, extending into broad valley lowland landscape. There is a core path network within close access to the site. Development should take this into account and efforts should be made to ensure that the core path network is enhanced and connected in the North of the site. The site also presents a green network. Developers will need to consider possible measures to enhance the wetland and grassland in line with Glasgow Clyde Valley Green Network which in turn will support existing habitats. Tree/orchard planting should also be considered to enhance the green network and has additional benefits to mitigate against greenhouse gases.</p> <p>Glen Road is within a Special Landscape Area so any development will adversely affect the landscape character. It also represents environmental and community benefits through its access to open space. Development will result in the loss of vital open space and recreation for the local community.</p> <p>Amphibians are found on the site so measures should be implemented to protect and conserve them as much as possible. Relocating their habitat would be an appropriate alternative. Further surveys will be required to determine the biodiversity value and presence of protected species within the site as well as any mitigation methods to reduce any negative impact where it is possible.</p> <p>Cultural Heritage- There are drystone dykes and ancient hedgerows within the site which should be retained in order to protect the historic environment.</p> <p>Soil 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 soil and geology assessment will be required to determine the extent and nature of peat. This will also identify the extent of the developable area.</p>								

	<p>Water Quality and Climatic Factors- The site is a SEPA Designated Flood Risk Area and there is a high flood risk from surface water in the South-Western corner of the site. A Flood Risk Assessment will be required to determine the potential developable area and appropriate measures implemented to offset the risk of flooding. To offset any adverse effects to the water quality and additional flooding, Appropriate SuDS design are suggested as an improvement as well as a review of a surface water map to identify any localised flooding issues.</p> <p>Air Quality and Climatic Factors- The proximity of the site by walking to a bus stop promotes sustainable travel in order to access local facilities. This reduces the need for car-based travel locally and will limit any impacts to the local air quality. However, accessing other facilities out-with Lennoxton is reliant on car-based travel and public transport.</p>								
LDP 188 Hayhill/Robinsfield, Bardowie	-	--	-	X	-	--	-	--	-
Potential Mitigation:	<p>Population and Human Health, Biodiversity, Flora and Fauna and Landscape- The site is within a greenbelt location with the north of the site designated as a Local Nature Conservation Site (Bardowie Loch) and the entire site is considered as a Special Landscape Area. Through 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. Furthermore, appropriate landscaping would be required to ensure greenbelt defensibility and development should be limited on the southern aspect of the site which has a high landscape capacity. Development on this site would also have a significant impact as an important setting of Bardowie Castle and Robinsfield House and development on part of the site has the potential to limit existing buildings from expanding into western Bardowie. It is suggested that development within this part of the site should be avoided to limit this risk.</p> <p>The LNCS of Bardowie Loch serves as a valued wet woodland habitat which could be adversely impacted by disruption or removal of the habitat. In addition to ancient hawthorn hedges that exist within the site, further surveys will be required to determine the biodiversity value and potential Protected Species.</p> <p>The site provides valued open space in this countryside location which could be lost due to development. As a result, open space should be retained as much as possible and relocated if necessary.</p> <p>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 Historic Scotland in order to avoid or mitigate any adverse</p>								

	<p>impacts on the historic environment through development of this proposal site.</p> <p>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.</p> <p>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.</p> <p>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 Water sewer by resulting in a pumping system being implemented.</p>								
LDP 189 Castlehill Farm, Bearsden	0	--	-	X	-	0	-	-	0/-
Potential Mitigation:	<p>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 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.</p>								

	<p>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.</p> <p>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 a steep hill is also likely to discourage active travel.</p> <p>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 capacity check will be required.</p>								
LDP 191 Wardend Road, Torrance	-	0	-	0	-	-	-	-	0/-
Potential Mitigation:	<p>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.</p> <p>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.</p> <p>Mitigation against negative effects could be delivered through:</p> <ul style="list-style-type: none"> - 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, 								

	<p>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.</p>							
LDP 195 Meadowbank Farm, Kelvin View, Torrance	--	--	--	0	--	-	-	--
Potential Mitigation:	<p>Population and Human Health – There would be significant loss of green space in the area due to development and developments of the scale are likely to adversely affect noise and light pollution in the area.</p> <p>Biodiversity, Flora and Fauna, Cultural Heritage, Landscape and Material Assets – This site has moderate biodiversity value and EDC Greenspace commented that there would be some impact on an Important Wildlife Corridor.</p> <p>The eastern half of the site has significant spatial functionality as it provides a buffer between the river and the development. Development could set a precedent for further development in the fields of the east. SNH commented on the scale of the proposal as a significant expansion of the existing settlement that will affect the landscape character and features including mature trees and hedgerows. The area provides locally important 'edge' to south west Torrance and development is likely to erode the Green Network and green belt functions in the wider area.</p> <p>The development site is entirely within the World Heritage Site buffer zone so it is unlikely any development could be designed to mitigate any adverse impact on the setting of the WHS. However Historic Scotland has no objection to a sensitively designed development due to the close proximity of existing development at Torrance.</p> <p>Climatic Factors, Air Quality, and Water Quality - The area is served by low frequency of bus services to existing bus stop within 5 minutes' walk of site. The site is 15 minutes' 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 CO₂ emissions and some adverse effect on air quality.</p> <p>The development would be likely to increase vehicular traffic around 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. A link could be made to a core path to the north of</p>							

	<p>the site to improve sustainable access.</p> <p>There is some potential for solar capture for energy generation from south facing sections of proposed site.</p> <p>The site is within a SEPA Designated Flood Risk Area and there are some locally known flooding issues, in particular the area is classed as a medium surface water flood risk to the north of site. There is potential for water environment restoration and connection to the public sewer.</p>								
LDP 196 Auchinairn Road/Crowhill Road, Bishopbriggs	-	X	0/?	+/-	X	X/-	-	-	-
Potential Mitigation:	<p>Population and Human Health – The site is currently used for business/industrial opportunities. However, redevelopment of the site for housing has the potential to lead to a loss of employment opportunities as the site is currently designated for employment and economic development.</p> <p>Biodiversity, Flora and Fauna – Through development of the site, there is a potential opportunity to connect to and enhance the Glasgow and Clyde Valley Green Network which has additional benefits for local biodiversity. Through the development proposal, it is suggested that a woodland habitat is created in order to connect with two other woodlands that border the site to avoid fragmentation. The connectivity of habitat networks should be maintained as much as possible and any development should take this into consideration through further assessments to determine the biodiversity value and identify potential protected species.</p> <p>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. 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.</p> <p>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</p>								

	<p>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.</p> <p>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.</p>								
LDP 197 Balcarrach Steading, Lennoxtown	X	X	-	+/-	--	X	--	--	-
Potential Mitigation:	<p>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.</p> <p>Balcarrach 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.</p> <p>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.</p> <p>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.</p>								

	<p>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.</p> <p>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.</p>								
LDP 198 St Mary's Road, Bishopbriggs	X	-	-	- / +	--	-	-	--	0/-
Potential Mitigation:	<p>Cultural Heritage- The site is located within Garden and Designed Landscape which will development will be required to enhance and conserve through mitigation through planting and design.</p> <p>Biodiversity, Flora and Fauna- The site are part of an Important Wildlife Corridor. EDC Green space notes potential impact on mature and old hawthorn trees. Southern part of site has little biodiversity interest and is capable of some development without impact. Site encompasses core acid grassland and woodland habitats. Site design should consolidate habitats and expand associated networks. Site is also adjacent to core wetland and neutral grassland habitats and could be used to expand those networks.</p> <p>Soil and Geology – The southern part of site contains brownfield land which could be improved through development; however development of northern site could have negative effect on soil and geology.</p> <p>Landscape – The site has medium to high Greenbelt defensibility with medium landscape capacity for development. The current boundary is a defensible road and it has been identified that the site has varied biodiversity interest. SNH consider that the northern site would not relate well to existing development or landscape setting. Preserve and enhance the area to realise important Green Network functions. The smaller southern site may have potential for housing however careful design to relate it to existing housing, landscape setting of Kenmure Secure Unit and semi natural habitat and existing green network would be required.</p> <p>Water Quality – The site is within a designated SEPA Flood Risk Area due to medium/high risk of surface water along northern edge of north site. Development would need to connect to sewer pending investigation of capacity with Scottish Water. FRA would be required to establish necessary mitigation measures.</p>								

	<p>Air Quality and Climatic Factors – The site is within 5 minutes’ walk of a bus stop but with low bus service frequency, within 15 minutes’ walk to Primary school and within 30 minutes’ walk to Town Centre and Train Station. Although the development of the site could encourage some active travel it is still likely that there will be some rise in private car usage with a corresponding rise in CO₂ emissions and some adverse effect on air quality.</p> <p>Material Assets- The site is indicated adjacent to an existing pitch and outdoor sport facility. Any development needs to be designed to ensure no conflict between uses. As the access for this site currently serves the adjacent pitch/sport facility also, sportscotland request that any development ensures that the needs of the club are appropriately considered. Access should remain unimpeded by any future development.</p>								
LDP 200 West Gartshore Farm, Kirkintilloch	-	0	--	+/-	--	-	--	--	-
Potential Mitigation:	<p>Population and Human Health – Development of the site could create new light and noise pollution to an otherwise quiet rural edge of Kirkintilloch. It would also reduce the rural setting of adjacent Gartconner Primary School.</p> <p>Biodiversity, Flora and Fauna, Landscape and Material Assets – The site has limited biodiversity value but there would be some potential impact on mature trees and old hawthorn trees.</p> <p>The site is on open countryside forming the eastern setting for Kirkintilloch and development would breach a defensible green belt boundary and could also set a precedent for further development to the east of the town. SNH commented that the site is elevated and highly visible from a wide area and does relate well to the existing settlement, nested within a broad valley. Housing on this site would clearly alter the settlement pattern and the setting of Kirkintilloch by extending the eastern border of the town eastward. Mitigation measures could include retaining eastern hedges and mature trees.</p> <p>It is possible that the site, given the size of the proposed development would require road infrastructure improvements.</p> <p>Soil and Geology – The site is partially located in an area of potentially contaminated land. Development would require potential land contamination mitigation measures.</p>								

	<p>Air Quality, Water Quality, and Climatic Factors – The proposed development would be likely to increase vehicular traffic around 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.</p> <p>Access via sustainable transport is currently poor and development is likely to significantly increase private car usage in the area, generating an increase in CO₂ emissions.</p> <p>The site is within SEPA Designated Flood Risk Area. Locally known flooding issues manifest at this location, including an area of medium flood risk from surface water on the north east from the Black Burn. An FRA is required for this site and investigation into possibility of connecting to public sewer. Check with Scottish Water on sewer capacity would be required.</p>								
LDP 203 Former Westerhill Railway Sidings, Bishopbriggs	+	0/-	--	+	--	--	--	--	--
Potential Mitigation:	<p>Population and Human Health – There is potential for employment creation at this site as a result of proposed development. There is potential to create new rail infrastructure on the site, thereby improving general transport conditions, potential reduction of road congestion and rail journey times across the region, contributing to economic growth.</p> <p>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.</p> <p>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</p>								

	<p>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.</p> <p>EDC Greenspace has objected to development of site due to risks of a loss of 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 bird's spp.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
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	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:	<p>Population and Human Health – There is potential for employment creation at this site as a result of proposed development.</p> <p>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.</p> <p>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 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.</p> <p>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 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 CO₂ emissions and adverse effect on air quality.</p>								
LDP 205 East of Alder Road, Milton of Campsie	X	-	--	X	--	-	--	--	+
Potential Mitigation:	<p>Cultural Heritage- The Category A listed Kincaid House and its garden and designed landscape are adjacent to the site, to the north. They are partially screened from the site by trees on the site. Protect the setting of the Category A listed</p>								

	<p>Kincaid House and its garden and designed landscape, to the north.</p> <p>Biodiversity, Flora and Fauna- There is moderate/ high biodiversity value on the site and development is likely to result in potential impact upon TPO trees. There is also good mosaic habitat of scrub, young, mature trees and grassland. Site is community woodland. SNH note that this site possesses important Green Network qualities which should limit the extent of development across the site. SNH advise that there may be limited opportunities to extend the existing settlement provided capacity exists in the landscape.</p> <p>Landscape- The site has high Greenbelt defensibility, medium to high visual and environmental quality, and low capacity for development. Conserve the trees and hedges on the site to provide a landscape framework to reduce impact upon landscape.</p> <p>Water Quality- The site is within a SEPA Designated Flood Risk Area and review of the surface water 1 in 200 year flood map shows that there may be localised flooding issues on the site although no locally known flooding issues. Areas of medium flood risk from surface water on the burn to the north of the site. Further information in the form of a FRA required.</p> <p>Air quality and Climatic Factors- The site lies close to bus stop but this is not part of a major public transport corridor and site is less accessible to local services, town centre and the nearest railway station. Therefore it is likely that access would be largely car based. This would not support sustainable transport and is likely to lead to an increase in the need to travel by car within the local area. Any development would therefore have to ensure that appropriate active travel arrangements are included. If the tree belts on the site are retained this will protect their existing and future contribution to carbon capture.</p> <p>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.</p> <p>Material Assets- Opportunity to connect to and enhance core paths through the site.</p>								
LDP 206 Westerhill, Bishopbriggs	--	X	--	-/+	-	-	--	--	--

<p>Potential Mitigation:</p>	<p>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 for 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.</p> <p>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 badger, water vole and barn owl would be adversely affected by development through the disturbance or loss of their habitat. Mature trees, shrubs and a mosaic of other habitats are present within the site which has the potential to result in loss through development. It is preferable that such 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.</p> <p>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 its biodiversity value will be required.</p> <p>Water Quality and Climatic Factors – The site is within a SEPA designated Flood Risk Area and there is a risk of flooding from surface water, particularly in the north-east of the site. Flood Risk Assessments will be required to determine the extent of the developable area and, where appropriate, improvements to prevent flooding will provide an appropriate level of mitigation to enhance the water environment through the integration of SUDS. With regards to local flooding issues, a flood prevention officer will be required to be consulted with to establish the extent of local flooding.</p> <p>Soil and Geology, Air Quality and Climatic Factors – As the peat bog of Low Moss provides benefits to mitigate against the effects of climate change, proposals would need to demonstrate that the development can proceed without impacting on this role.</p>
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	<p>The site is within close proximity to a bus stop with frequent bus services. However, it is out-with local services and amenities which has the potential to put a greater emphasis on unsustainable most of transport and reliance on car-based travel to the town centre and for access to rail connections. The site is just out-with the Bishopbriggs AQMA so the need for car-based travel has the potential to adversely impact on local air quality. Appropriate measures should be implemented to put further emphasis on the use of public transport and promote active travel.</p> <p>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. However, there is potentially contaminated land on this site in 2 different areas and an area of previously remediated land. 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.</p> <p>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 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 to the local community.</p>								
LDP 207 Boclair Farm, Bearsden	0/-	--	--	X	--	0	-	--	-
Potential Mitigation:	<p>Population and Human Health and Landscape – The site is within a green belt location that is detached from the edge of Bearsden. It is an open hill east of Bearsden which contributes to its setting and visual amenity as it is viewed from the 'B' road to the east of the site. Development of the site will have a potential adverse impact on the settlement pattern on the local area as it will not provide a coherent extension to Bearsden. Any development should make efforts to conserve and enhance the hedges and trees that contribute to the setting and form part of the greenbelt boundary. Through appropriate low density design and the introduction of appropriate native planting and landscaping which will be required to enclose the proposal site boundary the impacts on landscape character and local distinctiveness could also be mitigated. A TPO exists within the site which development should avoid.</p> <p>The proposed site is also within the Glasgow Airport Safeguarding Zone and next to golf course to the north of the site.</p>								

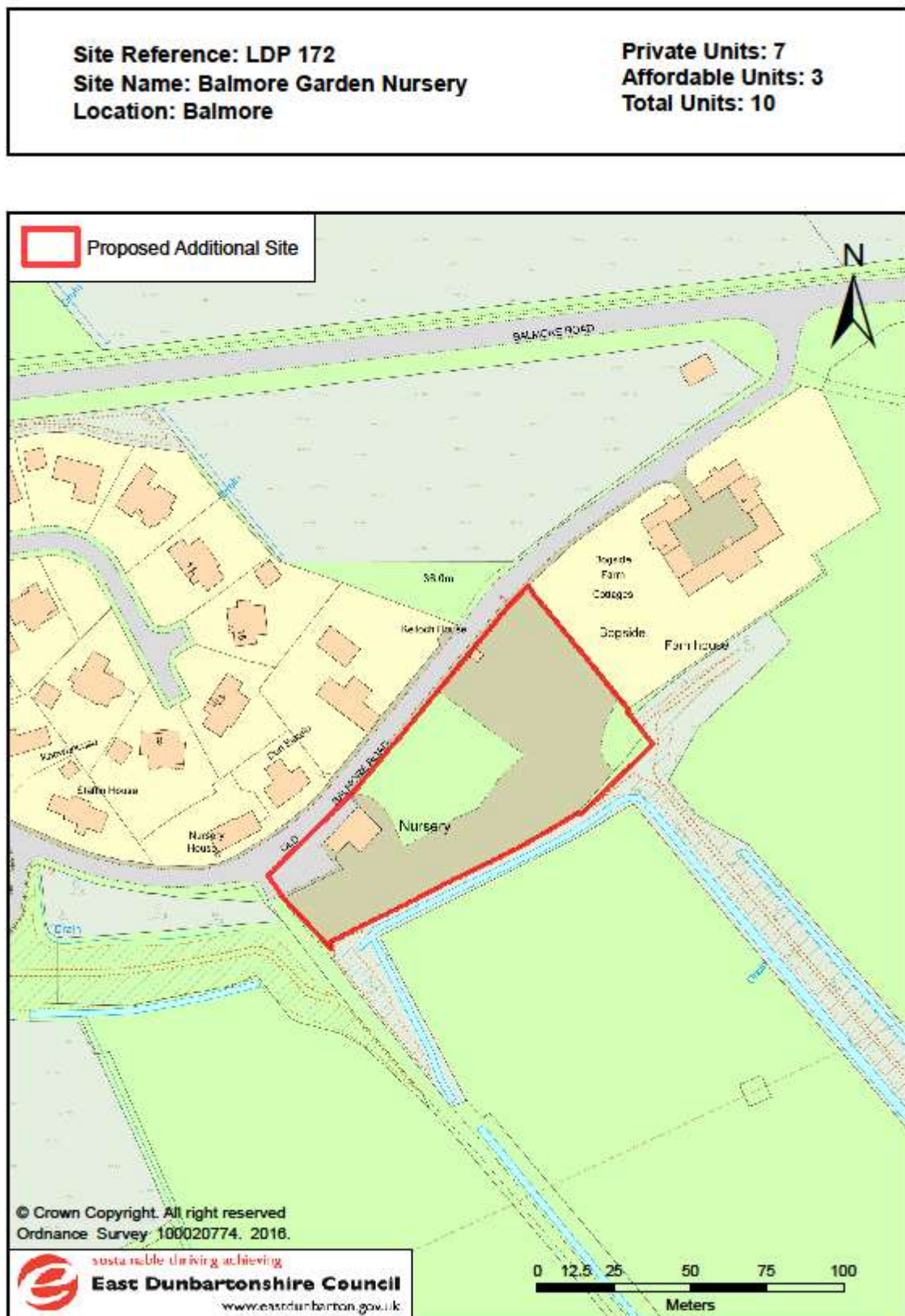
	<p>It will be required that development does not have a negative impact on the operation and safety of Glasgow Airport and efforts should be made so as to not conflict with the use of the golf course for recreation.</p> <p>Cultural Heritage - The proposal site is within the protected Buffer Zone for 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 Historic Scotland in order to avoid or mitigate any adverse impacts on the historic environment through development of this proposal site.</p> <p>Biodiversity, Flora and Fauna – A number of species including Brown Hare and Wintering Geese have been identified on or near the site. Development has the potential to remove habitats for these important species. To mitigate any negative impact on the biodiversity and wildlife, the trees and hedges should be conserved and existing habitats maintained.</p> <p>Water Quality and Climatic Factors –The site is within a designated Flood Risk Area and there is an additional risk of flooding in the north-east corner of the site. As a result, a further Flood Risk Assessment will be required in order to ascertain the full extent of the developable area and mitigate adverse effects where appropriate.</p> <p>Air Quality and Climatic Factors – The site is out-with local facilities and amenities and the infrequency of the nearby bus services has the potential to increase the need for unsustainable methods of travel including an increased reliance on car-based travel. This will potentially result in adverse effects to the local air quality through additional vehicular greenhouse gas emissions.</p> <p>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 not served by a Scottish Water sewerage system so an investigation will be needed to determine the deliverability of connection to a local system as well as a capacity check.</p>								
LDP 209 North East Westerhill, Bishopbriggs	-	X	--	--	-	-	--	--	--

<p>Potential Mitigation:</p>	<p>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.</p> <p>Biodiversity, Flora and Fauna and Soil and Geology– There are Tree Preservation Orders and Important Wildlife Corridor within the vicinity of Westerhill although development of the north-east of the site should not directly impact on this. However the development should aim to prevent disturbance to wildlife and avoid these areas to give protection to trees and other habitats. A number of protected species including badger, water vole and barn owl have been identified within the LNCS near to this site. Disturbance to these species and impacts to the connectivity of their habitats should be prevented. Further surveys will be required to ascertain the complete biodiversity value and identify other protected species within the site.</p> <p>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 its biodiversity value will be required.</p> <p>Water Quality and Climatic Factors – The site is within a SEPA designated Flood Risk Area and there is a risk of flooding from surface water. Flood Risk Assessments will be required to determine the extent of the developable area and, where appropriate, improvements to prevent flooding will provide an appropriate level of mitigation to enhance the water environment through the integration of SuDS. With regards to local flooding issues, a flood prevention officer will be required to be consulted with to establish the extent of local flooding.</p> <p>Soil and Geology, Air Quality and Climatic Factors – As the peat bog of Low Moss provides benefits to mitigate against the effects of climate change; proposals would need to demonstrate that the development can proceed without impacting on this role.</p>
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	<p>The site is within close proximity to a bus stop with frequent bus services. However, it is out-with local services and amenities which has the potential to put a greater emphasis on unsustainable most of transport and reliance on car-based travel to the town centre and for access to rail connections. However, the need to travel to access other facilities is dependent on the type of businesses that will locate here following development. The site is just out-with the Bishopbriggs AQMA so the need for car-based travel has the potential to adversely impact on local air quality. Appropriate measures should be implemented to put further emphasis on the use of public transport and promote active travel.</p> <p>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.</p> <p>Material Assets – Although the site has an existing road infrastructure for the current businesses on site, redevelopment of this site has the potential to put pressure on this existing infrastructure and require it to be upgraded. 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. Although there is scope to reuse existing buildings on site, it is likely that the existing buildings on 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 to the local community.</p>								
LDP 222 Balgrass Farm, Lennoxtown	-	0	--	0	--	-	--	-	-
Potential Mitigation:	<p>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 southern setting for the town.</p> <p>Biodiversity, 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.</p> <p>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</p>								

	<p>South and West by woods.</p> <p>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 CO₂ emissions and equally adverse effect on local air quality.</p> <p>Water Quality - The large proposed unit numbers as part of the development would require further water and sewerage investigation. Development would be required to ensure connection to Scottish Water sewer as this is within a Scottish Water sewerage system area. A FRA / additional information will be required to ascertain the developable extent of the site relative to the minor watercourses that run through and adjacent to the site.</p>
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Appendix D: Proposed Additional and Modified Sites – Mapping



Site Reference: LDP 175
Site Name: Broomfaulds, Glenorchard Road
Location: Balmore

Private Units: 2
Affordable Units: 0
Total Units: 2



Site Reference: LDP 194
Site Name: Old Balmore Rd
Location: Balmore

Private Units: 2
Affordable Units: 0
Total Units: 2



Site Reference: LDP 4
Site Name: Birnam Crescent
Location: Bearsden

Private Units: 15
Affordable Units: 5
Total Units: 20



Site Reference: LDP 85
Site Name: Bearsden Golf Course
Location: Bearsden

Private Units: 30
Affordable Units: 10
Total Units: 40



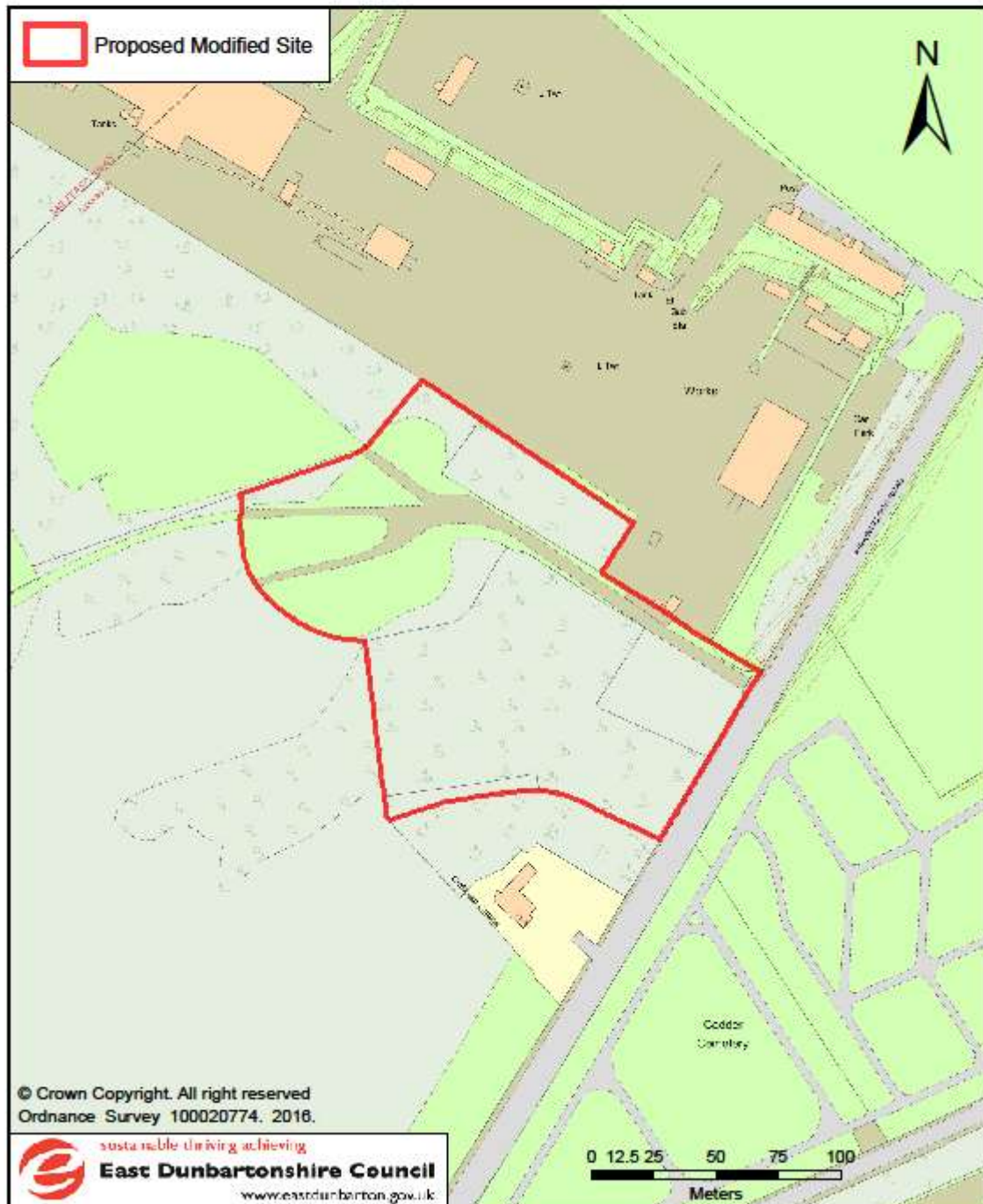
Site Reference: LDP 90
Site Name: Castlehill Farm
Location: Bearsden

Private Units: 7
Affordable Units: 0
Total Units: 0



Site Reference: LDP 88
Site Name: Crofthead
Location: Bishopbriggs

Private Units: 25
Affordable Units: 8
Total Units: 33



Site Reference: HMU 52
Site Name: Greens Avenue
Location: Kirkintilloch

Private Units: 24
Affordable Units: 8
Total Units: 32



Site Reference: LDP 8
Site Name: Braes O' Yetts
Location: Kirkintilloch

Private Units: 150
Affordable Units: 50
Total Units: 200



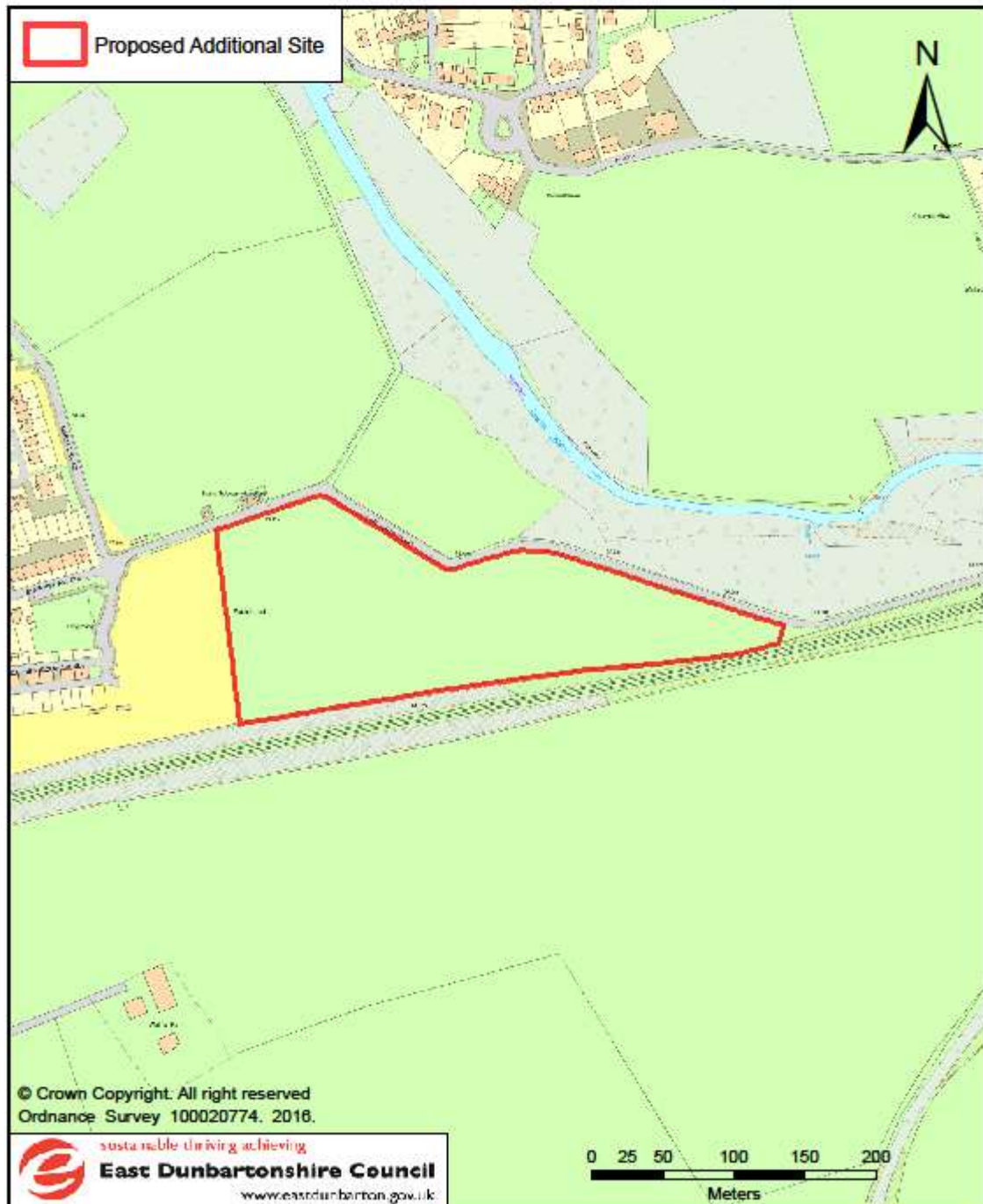
Site Reference: LDP 185
Site Name: Duntiblae
Location: Kirkintilloch

Private Units: 10
Affordable Units: 3
Total Units: 13



Site Reference: LDP 190
Site Name: Chryston Road
Location: Kirkintilloch

Private Units: 26
Affordable Units: 9
Total Units: 35



Site Reference: LDP 21
Site Name: Lennoxlea
Location: Lennoxtown

Private Units: 40
Affordable Units: 13
Total Units: 53



Site Reference: HMU 2
Site Name: Lenzie Hospital
Location: Lenzie

Private Units: 49
Affordable Units: 16
Total Units: 65



Site Reference: LDP 87
Site Name: Fire Station Field
Location: Milngavie

Private Units: 15
Affordable Units: 5
Total Units: 20



Site Reference: LDP 52
Site Name: Birdston Road
Location: Milton of Campsie

Private Units: 40
Affordable Units: 13
Total Units: 53



Private Units: 7
Affordable Units: 3
Total Units: 10

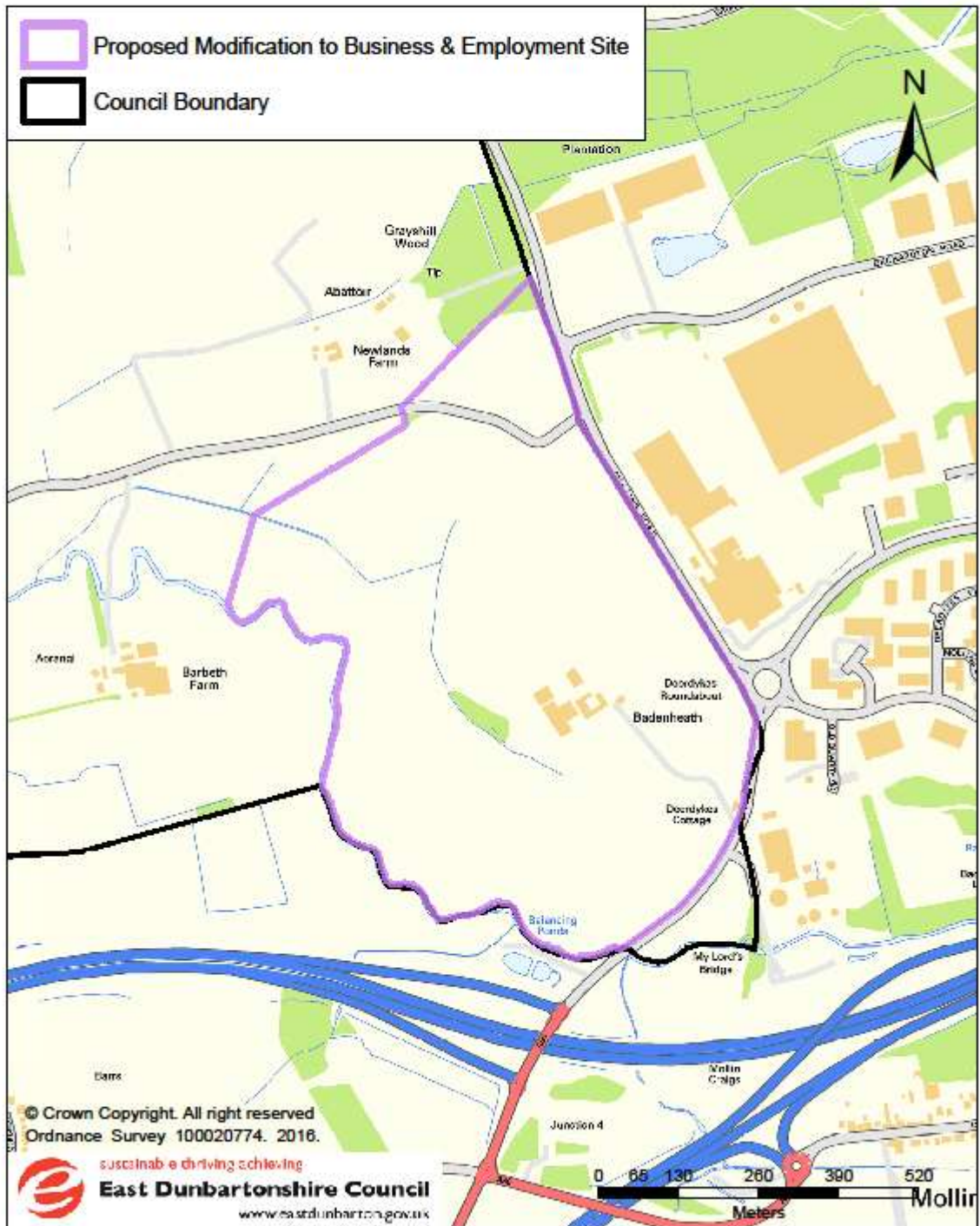


Site Reference: LDP 202
Site Name: West Carliston Garden Centre
Location: Torrance

Private Units: 19
Affordable Units: 6
Total Units: 25



Site Reference: LDP 92
Site Name: Badenheath
Location: Cumbernauld



Appendix E: Review of LDP SEA ER Addendum Consultation Authority Responses and Council Actions

The following table outlines a response to each of the comments raised by the Consultation Authorities. The recommendations, responses and any amendments will also be reflected in the Post-Adoption Statement and final Environmental Report.

SCOTTISH NATURAL HERITAGE (ER Addendum Response 17.11.16)		
Subject/Issue	Comment (relevant to actions taken)	How has this been addressed?
Content of the ER Addendum	We are broadly satisfied with the findings of the report and welcome the mitigation measures presented that could prevent, reduce or offset any adverse effects on the environment.	The Council is committed to ensuring that mitigation measures proposed for the additional and modified sites assessed within the ER Addendum will be carried forward in the form of Planning Guidance and/or Site Briefs for the relevant sites.
SCOTTISH ENVIRONMENT PROTECTION AGENCY (ER Addendum Response 21.11.16)		
Subject/Issue	Comment (relevant to actions taken)	How has this been addressed?
LDP 87 – Fire Station Field, Milngavie	<ul style="list-style-type: none"> Part of the site is within the 1 in 200 year flood extent of the surface water hazard map, which in this instance is indicative of fluvial flooding issues from the Craigdhu Burn which runs along the southern boundary of the site. A surface water flood hazard has been identified and should be discussed with the Flood Prevention Authority (FPA) and Scottish Water. Appropriate surface water management measures should be adopted. The site appears to be undeveloped/sparsely developed therefore we would be unsupportive of any development within the functional floodplain. We consider that findings from the April 2016 Kaya Consulting Flood Risk Assessment (FRA) should be used to represent the functional floodplain at this site to help inform the developable extent. As recommended by the FRA development in floodplain areas should be avoided. If this occurs the proposal should comply with the principles of Scottish Planning Policy (SPP). 	The site assessment and proposed mitigation measures for LDP 87 were generally reflected within the detailed comments provided by SEPA. It is considered that the issues raised can be appropriately managed through mitigation measures and prevention of development that would increase flood risk by adversely affecting the functional floodplain.
LDP 92 – Badenheath	<ul style="list-style-type: none"> Large parts of the site (approximately 50%) are within the 1 in 200 year fluvial flood extent of the Luggie Water. 	The site assessment and proposed mitigation measures for LDP 92 were generally reflected within the

	<ul style="list-style-type: none"> • There are a number of small watercourses located within the site. • The site appears to be undeveloped/sparsely developed therefore we would be unsupportive of any development within the functional floodplain. • We would require provision of a FRA to inform the developable extents of the site. 	<p>detailed comments provided by SEPA. It is considered that the issues raised can be appropriately managed through mitigation measures and prevention of development that would increase flood risk by adversely affecting the functional floodplain.</p>
LDP 8 – Braes O’Yetts Farm	<ul style="list-style-type: none"> • Part of the site is within the 1 in 200 year flood extent of the surface water hazard map, which in this instance is indicative of fluvial flooding issues from the Black Burn and another unnamed watercourse which flow through the site/along the site boundary. • We hold a record of flooding at the site from November 1998 due to insufficient culvert capacity on the Black Burn. • The site appears to be undeveloped/sparsely developed therefore we would be unsupportive of any development within the functional floodplain. • We consider that findings from the Kaya Consulting FRA should be used to represent the functional floodplain at this site to help inform the developable extent. Development in floodplain areas should be avoided. If this occurs we would view that the proposal complies with the principles of Scottish Planning Policy (SPP). • Page 121 of the Addendum to the Environmental Report states “no known flooding issues” which we disagree with. Reference is also made to a 5m buffer on the Black Burn however we would stress the results of the site specific FRA should be used to inform the developable extent of the site. 	<p>Whilst the site assessment and proposed mitigation measures for LDP 8 generally reflect the detailed comments provided by SEPA, we agree that evidence of historical flooding and parts of the site being within the 1 in 200 year flood extent of the surface water hazard map demonstrates the potential for flood risks on the site. However it is considered that the issues raised can be appropriately managed through mitigation measures. The consideration of the application that seeks to deal with matters specified in conditions is pending.</p>
LDP 172 – Balmore Garden Nursery	<ul style="list-style-type: none"> • We hold a record of fluvial flooding at the site from the River Kelvin in December 1994. • It is thought that this site is protected by the 1998 River Kelvin Flood Protection Scheme to a 1:200 year level of protection. This to be confirmed by the local Flood Prevention Authority. • We recommend that East Dunbartonshire, in their capacity as the local Flood Prevention Authority, consider what secondary measures should be implemented to mitigate the potential increase in flood risk associated with a change of land use from a garden centre to residential. 	<p>The site assessment and proposed mitigation measures for LDP 172 were reflected within the detailed comments provided by SEPA, therefore no amendments to the assessment commentary or mitigation measures were necessary.</p>
LDP 175 –	<ul style="list-style-type: none"> • The site is adjacent to the 1 in 200 year flood extent of the surface water hazard map. We 	<p>The site assessment and proposed</p>

<p>Broomfaulds, Baltimore</p>	<p>therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system.</p> <ul style="list-style-type: none"> • We hold a record of surface water flooding at the site in December 2006 and sewer flooding in October 2008. • A surface water flood hazard has been identified adjacent to the site and should be discussed with the FPA and Scottish Water. Appropriate surface water management measures should be adopted. 	<p>mitigation measures for LDP 175 were reflected within the detailed comments provided by SEPA, therefore no amendments to the assessment commentary or mitigation measures were necessary.</p>
<p>LDP 202 – West Carlston Garden Centre, Torrance</p>	<ul style="list-style-type: none"> • The site is within the 1 in 200 year flood extent of the surface water hazard map. The surface water hazard map combines pluvial and sewer model outputs. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. • A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. 	<p>The site assessment and proposed mitigation measures for LDP 202 were reflected within the detailed comments provided by SEPA. It is considered that the issues raised can be appropriately managed through mitigation measures.</p>
<p>LDP 88 – Crofthead, Bishopbriggs</p>	<ul style="list-style-type: none"> • The site is adjacent to the 1 in 200 year flood extent of the surface water hazard map. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. • A surface water flood hazard has been identified adjacent to the site and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. We note no mention of potential surface water flooding issues is made in the Addendum to the Environmental Report. 	<p>The site assessment and proposed mitigation measures for LDP 88 were reflected within the detailed comments provided by SEPA. In order to address the potential risk of surface water flooding as identified by the new Surface Water Flood Hazard Map, it is considered that the issue raised can be appropriately managed through mitigation measures.</p>
<p>LDP 194 – Old Baltimore Road, Baltimore</p>	<ul style="list-style-type: none"> • We hold a record of fluvial flooding at the site from the river Kelvin in December 1994. We hold a further record of flooding of Old Baltimore Road in March 2005. • It is thought that this site is protected by the 1998 River Kelvin Flood Protection Scheme to a 1:200 year level of protection. This to be confirmed by the local Flood Prevention Authority. • Given the residual risk, and uncertainty as to the level of freeboard included in the design, we recommend that East Dunbartonshire, in their capacity as the local Flood Prevention Authority, consider what secondary measures should be implemented to mitigate the 	<p>The site assessment and proposed mitigation measures for LDP 194 were generally reflected within the detailed comments provided by SEPA. However, it is considered that the need for secondary measures to mitigate the potential increase to</p>

	potential increase in flood risk associated with a potential change of land use.	flood risk due to a potential change of land use will be adequately addressed through mitigation measures in liaison with the local Flood Prevention Officer and SEPA.
LDP 21 – Lennoxlea, Lennoxtown	<ul style="list-style-type: none"> The site is within the 1 in 200 year flood extent of the surface water hazard map. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. The site is also adjacent to the 1 in 200 year fluvial flood extent of the Glazert Water. The site appears to be undeveloped/sparsely developed therefore we would be unsupportive of any development within the functional floodplain. We are aware of previous consultations regarding this site and a study which has previously been undertaken to assess flood risk from the Glazert Water. Note we are aware of a FRA undertaken by Kaya Consulting however we believe there are various pieces of technical information we would still require before we could fully support the findings of this study. We would require provision of a FRA to inform the developable extent of the site. Development in floodplain areas should be avoided. If this occurs we would view that the proposal complies with the principles of Scottish Planning Policy (SPP). 	The site assessment and proposed mitigation measures for LDP 21 were reflected within the detailed comments provided by SEPA. It is considered that the issues raised can be appropriately managed through mitigation measures and prevention of development that would increase flood risk by adversely affecting the functional floodplain.
LDP 4 – Birnam Crescent, Bearsden	<ul style="list-style-type: none"> Part of the site is within the 1 in 200 year flood extent of the surface water hazard map, which in this instance is indicative of fluvial flooding issues from the small watercourse which runs along the southern boundary of the site. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. We would require provision of a FRA to inform the developable extent of the site. 	The site assessment and proposed mitigation measures for LDP 4 were reflected within the detailed comments provided by SEPA. In order to address the potential risk of surface water flooding as identified by the new Surface Water Flood Hazard Map, it is considered that the issue raised can be appropriately managed through mitigation measures.
LDP 85 –	<ul style="list-style-type: none"> The site is adjacent to a number of small watercourses (to the south of the site). 	The site assessment and proposed

Bearsden Golf Club		mitigation measures for LDP 85 were reflected within the detailed comments provided by SEPA, therefore no amendments to the assessment commentary or mitigation measures were necessary.
LDP 90 – Castlehill Farm, Bearsden	<ul style="list-style-type: none"> A minor watercourse flows along the site boundary which could represent a potential flood risk. We would require provision of a FRA to inform the developable extents of the site. No mention is made to the small watercourse on the site boundary in the Addendum to the Environmental Report; therefore we recommend this be updated to reflect the potential flood risk from this source. 	The site assessment and proposed mitigation measures for LDP 90 were reflected within the detailed comments provided by SEPA. In order to address the potential risk of flooding from the minor course on the site boundary, it is considered that the issue raised can be appropriately managed through mitigation measures
LP2 (HMU 52) – Greens Avenue, Kirkintilloch	<ul style="list-style-type: none"> Fully within the 1 in 200 year floodplain of the Park Burn. New development within this area is therefore viewed as unacceptable. Historical incidents of flooding: We have multiple incidents of pluvial flooding on and adjacent to Parkburn Avenue, Kirkintilloch. Dates include: October 2005, September 2006, November 2006, and October 2008. We are aware of a study undertaken in 2014 on behalf of East Dunbartonshire Council to assess flood risk from the Park Burn. This identifies all of the site as being within the 1 in 200 year floodplain. The site appears to be in a sparsely developed area therefore we would be unsupportive of any development within the functional floodplain. The Addendum to the Environmental Report acknowledges flood risk and recognises that the flood risk potential of many of the development sites in the community group; Kirkintilloch, Lenzie, Waterside and Twechar could result in significant adverse impact on the local environment. It is noted that a key requirement in the development plan for Greens Avenue is further investigation into the developable area and flood risk mitigation is required in addition to the existing flood risk assessment. However detailed mitigation 	We acknowledge the flood risk potential of this site and its cumulative impact on the wider local area, and agree it is unlikely that the potential flood risk that may arise from the development of site could be adequately mitigated against through the development management process. Additionally, a review of the site against the environmental factors in light of SEPA's recommendations, with a specific focus on flood risk potential, indicated a further significant negative impact on Climatic Factors and Water Quality due to significant

	<p>measures are not provided. Given the site appears to be in a sparsely developed area and is fully within the functional floodplain we would recommend removal of this allocation.</p> <ul style="list-style-type: none"> This is a change in our position since we were previously last consulted on this site, as we have now been provided further information in the form of a detailed modelling study which shows the whole site to be within the functional floodplain. 	<p>risk of flooding as well as the potential for surface water run-off and off-setting flood potential in the nearby residential areas. Therefore it is recommended, from a SEA perspective, that the site is removed from allocation in the proposed LDP. This change in view is also likely to alter the rating and commentary for the Kirkintilloch, Lenzie, Waterside and Twechar community cumulative impact assessment which will be addressed as part of the Post-Adoption Statement and final Environmental Report.</p>
<p>LDP 185 – Duntiblae, Kirkintilloch</p>	<ul style="list-style-type: none"> The site is adjacent to the 1 in 200 year flood extent of the surface water hazard map. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. 	<p>The site assessment and proposed mitigation measures for LDP 185 were reflected within the detailed comments provided by SEPA. It is considered that the issue raised can be appropriately managed through mitigation measures.</p>
<p>LDP 190 – Chryston Road, Kirkintilloch</p>	<ul style="list-style-type: none"> The site is adjacent to the 1 in 200 year fluvial flood extent of the Luggie Water. We would require provision of a basic FRA to inform the developable extents of the site. 	<p>The site assessment and proposed mitigation measures for LDP 190 were reflected within the detailed comments provided by SEPA, therefore no amendments to the assessment commentary or mitigation measures were necessary.</p>
<p>LP2 (HMU 2) – Lenzie Hospital, Lenzie</p>	<ul style="list-style-type: none"> The site is adjacent to the 1 in 200 year fluvial flood extent of the Luggie Water. We would require provision of a basic FRA to inform the developable extents of the site. 	<p>Given that this site was previously carried forward from LP2, no individual site assessment was</p>

		undertaken within the LDP as per the agreed methodology. However, all sites including those carried forward were incorporated into the relevant Community Group and Cumulative Assessments. As with all additional or modified sites detailed within the ER Addendum, the proposed mitigation suggested by SEPA will be appropriate to deal with the issues raised.
LDP 52 – Birdston Road, Milton of Campsie	<ul style="list-style-type: none"> A minor watercourse with potentially culverted sections flows adjacent to the site which could represent a potential flood risk. The site is adjacent to the 1 in 200 year flood extent of the surface water hazard map, which in this instance is indicative of fluvial flooding issues from the small watercourse to the north of the site. We hold records of flooding at Birdston Road in July 2003 and February 2008. We would require provision of a basic FRA to inform the developable extent of the site. No mention is made to the small watercourse adjacent to the site in the Addendum to the Environmental Report, therefore we recommend this be updated to reflect the potential flood risk from this source. 	The site assessment and proposed mitigation measures for LDP 52 were generally reflected within the detailed comments provided by SEPA. In addition, a Flood Risk Assessment has been carried out for the site, taking into account the small watercourse adjacent to the site including the culverted sections. It is considered that any other issues raised can be appropriately managed through mitigation measures.
LDP 193 – Acre Valley Nursery, Torrance	<ul style="list-style-type: none"> A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. Part of the site is within the 1 in 200 year flood extent of the surface water hazard map, which in this instance is indicative of fluvial flooding issues from the unnamed watercourse which flows along the site boundary. The site is within the 1 in 200 year flood extent of the surface water hazard map. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system. 	The site assessment and proposed mitigation measures for LDP 193 were reflected within the detailed comments provided by SEPA, therefore no amendments to the assessment commentary or mitigation measures were necessary.

	<ul style="list-style-type: none"> A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. We would require provision of a FRA to inform the developable extents of the site. 	
HISTORIC ENVIRONMENT SCOTLAND (ER Addendum Response 21.11.16)		
Subject/Issue	Comment (relevant to actions taken)	How has this been addressed?
PART 1: MODIFIED PROPOSED PLAN		
General Comments	We have included comments here regarding the proposed changes identified in the Environmental Report addendum on the assumption that these will form part of the Plan.	Recommendations to the modified Proposed Plan have been relayed to the Planning Policy Team for review and addressed where necessary.
Comments on the policy elements of the Plan	<p>Policy 10: Valuing the Historic Environment –We note that the section on Supplementary Guidance at the end of the policy no longer refers to supplementary guidance specifically for the Historic Environment and it may be useful to consider adding this back in.</p> <p>Policy 15: Renewable Energy and Low Carbon Technology – there is a slight error in the text of the revised wording at the section on Energy Infrastructure; the first sentence appears to be missing the phrase ‘adverse impacts’ following ‘... no unacceptable individual or cumulative...’ and before the next sentence begins.</p>	The recommendations from HES have broadly been reflected as part of the ER addendum. However, the sentence error should be read as ‘...no unacceptable individual or cumulative <i>impacts</i> ’; this change will be reflected as part of the Post-Adoption Statement process and final Environmental Report.
COMMENTS ON THE REVISED PROPOSED ALLOCATIONS		
LDP 4: Birnam Crescent, Bearsden	We recommend that the eastern boundary of the site should be redrawn to prevent the allocation from encroaching on the line of the Antonine Wall World Heritage Site and the scheduled monument, Antonine Wall, field boundary S of Boclair to Crow hill (SM 7480) [to] prevent any direct impacts on the World Heritage Site (WHS) and scheduled monument. We also recommend that Historic Environment Scotland should be consulted on any proposals for landscaping or screening at the eastern end of the allocation to ensure that there is no adverse impact on the setting of the WHS and scheduled monument.	The site assessment and proposed mitigation measures for LDP 4 were generally reflected within the detailed comments provided by Historic Environment Scotland (HES). It is considered that the issues raised can be appropriately managed through mitigation measures and restriction of the extent of built development on the site where necessary to protect the site and setting of the scheduled monument.
LDP 52: Birdston	Historic Environment Scotland consider that any development should respect the setting of the	The site assessment and proposed

Road, Milton of Campsie	category A listed Kincaid House (LB 4357) .	mitigation measures for LDP 52 were reflected within the detailed comments provided by HES, therefore no amendments to the assessment commentary or mitigation measures were necessary.
LDP 81: Barhill Lodge, Twechar	Historic Environment Scotland has previously requested that the boundary of this allocation is redrawn to exclude the scheduled area of the Forth and Clyde Canal: Kirkintilloch-Auchinstarry (SM 6769) and the Antonine Wall WHS . Development within the remaining allocation area will need to follow the FRE (AW) WHS Supplementary Planning Guidance with regards to setting. Early consultation with HS is recommended. Any development within the scheduled areas of the Antonine Wall and Forth and Clyde Canal would require scheduled monument consent to be granted by Historic Environment Scotland on behalf of Scottish Ministers. It is unlikely that such consent would be granted, if the proposals were to have any adverse impacts on the site or setting of either monument. Sensitive design, following the FRE(AW)WHS supplementary planning guidance, would be required and early pre-application consultation with Historic Environment Scotland is recommended.	The site assessment and proposed mitigation measures for LDP 81 were generally reflected within the detailed comments provided by HES. It is considered that the issues raised can be appropriately managed through mitigation measures and restriction of the extent of built development on the site where necessary to protect the site and setting of the scheduled monument.
LDP 85: Bearsden Golf Course, Bearsden	<p>During the course of the Examination we provided further information to the Reporter regarding the proposals for the extension to the golf course itself. We requested that the indicative proposal be redesigned to avoid works within the scheduled monument (Antonine Wall, Peel Glen Road to Castlehill, SM 6839), that the redesign should continue to avoid holes that play across the line of the Antonine Wall WHS and that earthmoving works within 30m of the scheduled monument or that might affect the setting of the monument or WHS should be avoided.</p> <p>We are currently in discussion with the developer regarding the proposals for the golf course. We would request that the criteria for this allocation should include a requirement for continued consultation with Historic Environment Scotland regarding the development proposals for the golf course.</p>	The site assessment and proposed mitigation measures for LDP 89 were generally reflected within the detailed comments provided by HES. It is considered that the issues raised can be appropriately managed through mitigation measures.
LDP 90/189: Castlehill Farm, Bearsden	We consider that with sensitive design it will be possible to accommodate development within the new boundary without causing significant adverse impacts to the setting of the monument or WHS. We would welcome early engagement with the developer regarding this site.	The recommendations and detailed comments from HES were reflected within the ER Addendum, therefore no amendments were necessary.

PART 2: ENVIRONMENTAL REPORT		
General Comments	References to Historic Scotland throughout should be replaced by references to Historic Environment Scotland.	These references have been updated in the ER addendum.
Appendix A: Individual Principle and Subject Policy Assessments	<p>We welcome the references to the various Supplementary Guidance (SG) documents which will assist developers, however we note that a reference to SG specifically for the historic environment is no longer present and we recommend that this is reinserted.</p> <p>Policy 15: Renewable Energy and Low Carbon Technology –You may wish to consider adding a reference to any Supplementary Guidance for the historic environment in the SG section of this policy to allow developers to easily access detailed advice.</p>	The recommendations and detailed comments from HES were reflected within the ER Addendum, therefore no amendments were necessary.
Appendix B: Individual Proposal Assessments for Allocated Sites	<p>In general we found this aspect of the addendum more difficult to use as the revisions to this appendix (additional allocations which were previously non-allocated) from the previous version of the SEA Environmental Report were not clearly identified which meant that it was frequently necessary to cross reference to the ER.</p> <p>In particular there seems to be some confusion over allocations LDP 90 and LDP 189 which both seem to refer to the same site, Castlehill Farm, Bearsden. It would be helpful if the confusion over these two site references could be clarified.</p>	<p>In future assessments we will consider a revised format to ensure that the assessments are easier to cross-reference and use. However, a table was included in the main text of the ER addendum highlighting any changes to sites as a result of recommendations from the Reporter, including the sites that had been moved to Allocated, sites that are now Non-Allocated and LP2 sites that are carried forward.</p> <p>LDP 189 has been amended as a result of Reporter recommendations and therefore has been moved and is now part of the Non-Allocated site assessments. The assessment for LDP 90 reflects the recommended changes to the sites and is now the only reference to Castlehill Farm within the allocated sites assessments.</p>

<p>Appendix C: Individual Proposal Assessments for Non-Allocated Sites</p>	<p>As for Appendix B, this element of the addendum does not clearly identify where alterations have been made since the ER and required cross-referencing to the ER to be certain of the revisions made.</p> <p>We note that LDP 10 has been removed as an allocation and that the scoring for this site in the assessment has been revised from no significant effect for cultural heritage to minor negative/minor positive for cultural heritage. There has been no revision to the narrative for this site and therefore it is not clear why the scoring has been altered. We note, however, that significant effects for cultural heritage are not predicted for this site but it may be useful to clarify the revised score in the narrative for the site.</p>	<p>In future assessments we will consider a revised format to ensure that the assessments are easier to cross-reference and use. However, a table was included in the main text of the ER addendum highlighting any changes to sites as a result of recommendations from the Reporter, including the sites that had been moved to Allocated, sites that are now Non-Allocated and LP2 sites that are carried forward.</p> <p>The scoring for LDP 10 has been amended back to the ratings it was given in the Environmental Report.</p>
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