

East Dunbartonshire Local Development Plan 2

Draft Guidance Consultation

November 2021

Summary Booklet

Advertisement Consent
Brownfield Land
Design and Placemaking
Developer Contributions
Frontiers of the Roman Empire (FRE) (Antonine Wall)
World Heritage Site
Sustainable Transport



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

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What We Are Consulting on

What is the Local Development Plan and Guidance?

The East Dunbartonshire Local Development Plan (LDP) sets out policies and a spatial framework to guide the determination of all planning applications received by the Council. Current planning regulations encourage LDPs to be as succinct as possible and further information or detailed matters can be set out in additional guidance. The Council currently has 20 pieces of guidance covering a variety of matters such as technical detail providing further information on the subject policies of the plan, town centre strategies and masterplans for specific areas. The full suite of planning guidance is updated and amended where required and can be viewed on the Council's website via the following link <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/planning-guidance>

Which Guidance is part of this consultation?

This consultation relates to a number of pieces of guidance that are currently in place and require to be amended to ensure that they reflect the policies within the emerging Local Development Plan 2 and other known changes/best practice since the guidance was adopted. The draft guidance in the consultation covers the following topics:

1. Advertisement Consent
2. Brownfield Land
3. Design and Placemaking
4. Developer Contributions
5. Frontiers of the Roman Empire (FRE) (Antonine Wall) World Heritage Site
6. Sustainable Transport

What level of detail can I comment on?

It should be noted that the principles of each topic area are established by the policies within the LDP and as such comments are being sought on the additional information provided in each draft guidance. The guidance summaries on pages 6 to 16 of this guide set out for each individual piece of guidance what the LDP covers and what the specific areas expanded upon are. All of the guidance subject to this consultation will replace existing versions and the summaries also set out what the key changes are. Comments are specifically being sought on the proposed changes, however feedback on all detailed matters will be considered.

What is the difference between Supplementary Guidance and Planning Guidance?

Current planning regulations allow for two different types of guidance to be prepared:

- **Supplementary Guidance** – which has statutory status (Design and Placemaking, Developer Contributions and FRE (Antonine Wall) World Heritage Site); and
- **Planning Guidance** – which is non-statutory (Advertisement Consent, Brownfield Land and Sustainable Transport).

All guidance is a material consideration in the assessment of planning applications however Supplementary Guidance has the same level of status as the policies within the LDP and is typically used for matters where important factors or principles are difficult to fully express within the policies within the plan.

Further information is provided in the [Useful Questions section](#).

How to Get Involved

When is the consultation?

Friday 19 November to the end of Friday 14 January 2022.

Where can I view the documents?

The consultation materials are available to view on the Council's website – www.eastdunbarton.gov.uk/planning-guidance-consultation

Alternatively, paper copies will be available to view at all East Dunbartonshire libraries.

How do I make a representation?

Representations should be sent by email to: development.plan@eastdunbarton.gov.uk

OR

By mail to:
Land Planning Policy
East Dunbartonshire Council
Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TP

Please specify clearly which guidance document(s) your comments relate to.

Need help or further information?

1. Attend our online information event at 4pm on Wednesday 8 December 2021. To register your interest please click [here](#), see the Council's website or call the Land Planning Policy Team using the number below.
2. Email a question to development.plan@eastdunbarton.gov.uk
3. Call [0300 1234510](tel:03001234510) and ask for the Land Planning Policy Team

Guidance Summaries



Advertisement Consent (Planning Guidance)

What the LDP Sets Out

Policy 10 Design and Placemaking sets out broad principles for encouraging good design and ensuring that East Dunbartonshire's communities are of a high quality, distinctive and safe.

The policy focusses on the wider role of good design and therefore does not specifically cover the display of adverts and signage. The technical nature of setting out requirements for the display of adverts lends itself well to prescribing the detail within planning guidance rather than policy.

Policy 11 Transport and Policy 19 Historic Environment also set out principles that may influence the display of adverts.

What Guidance Sets Out

The guidance provides a practical interpretation of what the principles of good design in Policy 10 means in real terms for the display of high quality advertisements that contribute positively to our communities.

The guidance sets out detail to ensure that the display of adverts contribute positively to the character of the area, do not negatively impact upon road safety and do not harm the amenity of their surroundings, especially regarding nearby residential properties.

Specific guidance is given relating to the following types of signage and/or locations:

- Listed Buildings, Conservation Areas and Townscape Protection Areas
- Advance Warning Signs
- Shops and Offices
- Hotels, Public Houses and Restaurants
- Garages and Petrol Filling Stations
- Industrial Buildings
- Free Standing and Functional Signs





Summary of Changes

The following proposed changes have been made to the current guidance:

- General changes to improve usability and updates to policy and legislative references
- Additional guidance on the display of digital and moving adverts
- Minor wording changes to provide additional protection for residential amenity
- Minor wording changes to strengthen detail relating to Listed Buildings, Conservation Areas and Townscape Protection Area.
- Removal of sections regarding tourist signposting and local authority boundary signage which are undertaken through separate processes (see note below)

In What Circumstances is the Guidance Used?

The purpose of the guidance is to assist in the determination of applications for advertisement consent under the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

It should be noted that the guidance does not apply to road signs, other advertisements within the carriageway of roads or signage by the Local Authority, all of which are undertaken through processes different to the 1984 regulations and are not handled by the Planning Authority.

Brownfield Land (Planning Guidance)



What the LDP Sets Out

Policy 1 The East Dunbartonshire Development Strategy sets out a clear direction that new development should be directed to sustainably located brownfield sites and that development on green belt sites, except where the proposal is for a compatible use, will not be acceptable.

In addition, Policy 10 Design and Placemaking addresses the importance of redeveloping potentially contaminated land through good design to ensure the creation of high quality places.



What Guidance Sets Out

The guidance provides practical information to assist the consideration and determination of applications relating to brownfield land by:

- Defining what is meant by the terms 'brownfield land' and 'contaminated land'
- Describing the benefits of bringing brownfield land back into use
- Providing detailed information on the role of the development management process and associated regulations
- Setting out standards for Site Investigation reports which are generally required for the redevelopment of brownfield land
- General guidance relating to competency and Health and Safety as well as sources of further information



Summary of Changes

The draft guidance seeks to update and replace the current guidance entitled 'Brownfield Sites and Non-Native Invasive Species.'

The changes are:

- Providing an even greater focus on the re-use of brownfield land
- Links to a forthcoming Vacant and Derelict Land Audit to be published alongside the final version of guidance
- Updates to procedures for addressing contaminated land including risk assessments, site investigations and reporting
- Removal of text regarding non-native invasive species which is now covered in the Natural Environment Planning Guidance



Design and Placemaking (Supplementary Guidance)

What the LDP Sets Out

Policy 10 sets out the main principles of design and placemaking that all new development will be expected to meet. These include (but not limited to):

- Positive impact on the character, function, identity and amenity of the area
- High quality design
- Limiting of greenhouse gas emissions, incorporate sustainable materials and provide links to sustainable transport
- Promoting healthy lifestyles

Policy 10 states that the following design tools may be required for different types of proposals:

- Design and Access Statement (for major developments)
- Design Statement (for sites covered by historic or natural designations)
- Masterplan

Policy 10 also addresses the importance of integrating green infrastructure into new development.

What Guidance Sets Out

Design is an extremely important but often detailed aspect of the planning process. This guidance interprets the main principles of Policy 10 into practical guidelines, interventions and examples for addressing a variety of different site requirements and types of developments.

Detailed standards are provided for (but not limited to):

- Residential Development standards; including garden sizes, daylight and sunlighting, location of parking and design of affordable and accessible housing
- Single House Plots and Small Infill Sites
- House Extensions and Alterations
- Designing for Business and Employment
- Tourist Accommodation
- Active Travel provision
- Safe and Attractive Public Realm & Supporting Town Centres
- Protecting the Historic and Natural Environment
- Waste and Recycling
- Broadband and Digital Infrastructure

Detailed advice also:

- Explains what is meant by 'Placemaking,'
- Sets out who the guidance is for and the main stages in the design process; and
- Provides guidance on carrying out site appraisals



Summary of Changes

This guidance updates the existing document which was adopted in 2017 and consolidated 14 previous pieces of guidance associated with Local Plan 2.

The updates to this version continue the streamlining and general improvements to guidance, and includes the following changes:

- Additional wording to ensure that outdoor seating or other street furniture does not obstruct vulnerable users such as the visually impaired
- Additional guidance on the standard of play space expected as part of larger development
- Additional guidance on appropriate bin storage
- Updated broadband and digital infrastructure requirements
- Strengthened wording to protect daylight and sunlight of neighbouring habitable rooms
- Additional detail on meeting targets for wheelchair and accessible housing
- Additional wording to address applications to replace single houses with small flatted development
- Additional/ amended guidance on house alterations including rear extensions to terraced properties, appropriate screening for decking and design of fences and boundary treatments
- Enhanced wording to reflect the increase in working from home



Developer Contributions (Supplementary Guidance)

What Regulations and the LDP Sets Out

Developer contributions are sought where a development would have a negative impact upon local infrastructure and services. Any contributions collected by the Council can only be spent on projects which relate to and address the specific impacts of development.

Policy 24 Developer Contributions sets out the broad types and scope of developer contributions that will be required from new development, these are:

- Sustainable Transport
- Green Infrastructure, Open Space and Biodiversity
- Flood Risk, SUDs and Sewerage
- Historic Environment – Antonine Wall World Heritage Site
- Digital Communications
- Affordable Housing
- Education (Schools)
- Primary Healthcare
- Other Community Facilities
- Business and Employment Sites
- Retail and Commercial Development
- Renewable Energy, Waste Management and Mineral Workings (restoration)

Policy 24 also sets out exemptions for each contribution type where in certain circumstances contributions would normally not be sought; such as for smaller development proposals or where the specific nature of the development would not relate to the impact that the contribution seeks to address (for example older peoples specialist housing being exempt from making contributions towards extra capacity at schools).



What Guidance Sets Out

The guidance provides the following information to support the implementation of Policy 24 and assist in the negotiation of legal agreements:

- Interpretation of the regulations and broader context for seeking developer contributions
- The methods and process to be used for securing each type of contribution
- Exact costs and the associated methodologies for contributions towards Green Infrastructure and Open Space, Education and Primary Healthcare
- A detailed formula for calculating Sustainable Transport contributions based on the impacts identified in each case by a Transport Assessment
- Additional technical detail regarding affordable housing contributions
- The use of a Bedroom Adjustment that applies to residential proposals and seeks to make contributions proportionate to the size and type of units being built (in line with Appendix 3 of the Proposed Plan)



Summary of Changes

The guidance updates the existing Developer Contributions guidance and includes the following changes:

- Updating of all existing costs to reflect inflation
- Significant changes to the accompanying text explaining the process for seeking education contributions (however no adjustment has been made to the methodology itself)
- Introduction of a methodology and costs for seeking primary healthcare contributions in accordance with the Proposed LDP
- Expanded use of bedroom adjustment



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

What Regulations and the LDP Sets Out



Policy 19 Historic Environment sets out a presumption against development which would have an adverse impact upon the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.

The Policy also states there will be a presumption against development which would have an adverse impact upon the Buffer Zone, except where suitable mitigation can be undertaken.

Policy 19 states that further information will be provided in Supplementary Guidance, including the Statement of Outstanding Universal Value, for which the site was inscribed.

What is the Role of Other Local Authorities?



Given the cross boundary nature of the Antonine Wall the Supplementary Planning Guidance was prepared jointly by the five local authority areas that the wall passes through (West Dunbartonshire, East Dunbartonshire, Glasgow, North Lanarkshire and Falkirk) in consultation with Historic Environment Scotland.

Each of the authorities will be consulting upon and adopting the guidance to support the relevant policies within their respective LDPs.



What Guidance Sets Out

The guidance provides the following information to support the consideration of applications affecting the wall and buffer:

- Further detail on the background, context and protection of the wall
- Guidance on the key stages of the application process including pre-application discussions and undertaking a site audit
- Assessing the impact of development
- Design criteria and how impacts can be mitigate.

Summary of Changes

The draft guidance seeks to update and replace the current guidance which was prepared in 2010.

The changes are minor in nature and include:

- Wording changes in the site audit section
- Wording changes regarding impacts on the setting of the wall
- Wording changes regarding design criteria
- Adding a glossary of terms
- Updating references to Historic Environment Scotland and guidance



Sustainable Transport (Planning Guidance)

What the LDP Sets Out

Policy 11 Sustainable Transport sets an integrated approach to transport where new development will support the creation of a sustainable transport system that will facilitate economic growth and fulfil the area's development needs.

This will be achieved through the following requirements for new development:

- Reducing the need to travel through locating development in sustainable locations
- Prioritising sustainable travel by integrating the Sustainable Travel Hierarchy into the development
- Providing electric vehicle charging in all residential, employment, business and retail development
- Providing a comprehensive transport assessment and travel plan for all significant travel-generating proposals



What Guidance Sets Out

The guidance expands upon the requirements of Policy 11 in 3 key areas:

Transport Assessments and Travel Plans – once the need for a Transport Assessment (TA) or Travel Statement is established, the guidance provides information on the required elements to be addressed in detail by the TA. The guidance also sets out information to guide the content and implementation of travel plans.

Parking Standards – setting out detailed and comprehensive parking standards, including cycle parking, for all common types of new development. The guidance also sets out preferred standards regarding the design and dimensions of parking spaces.

Electric Vehicle Charging – practical and technical standards including the type of charging points required and the number of spaces to be provided.



Summary of Changes

The guidance merges the current 'Roads Layout and Design and Parking Standards' and 'Transport Assessments and Travel Plans' guidance into a single document and includes the following detailed changes to the content:

Transport Assessments and Travel Plan – No significant changes

Parking Standards:

- Creation of 'Public Transport Access Areas' where new development may be permitted to deviate from the normal parking standards
- Simplification of requirements for flatted housing – no longer based on number of bedrooms in each flat
- Introduction of specific standards for affordable housing
- Increased cycle parking standards for certain residential development
- Alignment of standards for residential institutions with Scottish Planning Policy
- Streamlining of standards for non-residential development
- Additional technical and best practice detail regarding parking space design and dimensions

Electric vehicle charging – this is an additional standard reflecting the inclusion of new requirements in policy 11 of LDP2.





1 How does the Guidance being consulted on relate to the existing LDP 2017 and the Proposed Plan 2020?

The draft guidance is being prepared to support the Proposed East Dunbartonshire LDP 2 which is currently undergoing examination that should lead to formal adoption of the plan by the Council in 2022. Although the guidance has been produced to accompany the Proposed Plan, each document is considered to be compatible with the current LDP 2017 and that the guidance can now be used as a material consideration in the assessment of planning applications.

2 What impact could the ongoing Examination of the Proposed Plan have on the guidance?

Some of the broad elements within the relevant policies of the Proposed Plan, which in turn set the context for the detail within the draft guidance, have been objected to by stakeholders as part of the consultation on the plan. The Proposed LDP2 is currently being examined by independent Reporters working on the behalf of the Scottish Government. These Reporters will scrutinise the objections and will make a determination on each matter based on the requirements of Scottish Planning Policy and planning regulations. In the event that the Reporter recommends changes to the parent policies, the Council will consider the implications for the relevant guidance, which in extreme cases may require further stakeholder consultation.

3 Doesn't the Planning (Scotland) Act 2019 remove supplementary guidance?

The 2019 Act does remove supplementary guidance from the planning system however it should be noted that the provisions of the 2019 act are being implemented in stages and that new regulations relating to development planning have not yet been enacted. Therefore the Proposed Plan, which is currently being examined on the behalf the Scottish Government, is being progressed under the existing system. Once adopted the LDP2 and associated guidance will guide the decision making on planning applications in East Dunbartonshire until such time that they are replaced by a new plan prepared under the forthcoming system.

It should be noted that the 2019 act does not limit authorities from continuing to use and produce non-statutory planning guidance. However, the likely need for producing non-statutory guidance and its usefulness in the new system is unknown and will become more apparent as work on the reforms progress.

4 Will other pieces of guidance be prepared or updated?

The Council will continue to monitor and update the current suite of guidance as appropriate. Any future updates or revisions to the existing guidance will be subject to consultation and promotion in a similar manner to this consultation. Further information regarding the status of each current piece of guidance can be found in Report PNCA/085/21/AL to the Place, Neighbourhood & Corporate Assets committee on 11 November 2021 via the following link <https://www.eastdunbarton.gov.uk/council/committees-councillors/search-documents/current-committee-documents-search>

The Council may also introduce new planning guidance to address specific circumstances where these arise and would also be subject to consultation and promotion.

5 What is the process going forward to formally adopt the draft guidance?

Once the consultation has concluded the Council will analyse the representations received for each piece of guidance and will consider if any amendments are required. The finalised guidance will then be taken to committee for approval for formal adoption by the Council. The consultation findings for the FRE (Antonine Wall) WHS Supplementary Guidance will also need to be considered by Falkirk, Glasgow, North Lanarkshire & West Dunbartonshire Councils. In the cases of guidance on Design and Placemaking, Developer Contributions and FRE (Antonine Wall) WHS, which are Supplementary Guidance intended to have statutory status, the Council must send a copy to Scottish Ministers before adoption. After 28 days have elapsed the authority may adopt the Supplementary Guidance unless Scottish Ministers have directed otherwise. The other pieces of guidance subject to this consultation are non-statutory Planning Guidance and notification to the Ministers before approval is not required.

6 Does the guidance require Strategic Environmental Assessment (SEA)?

An SEA screening determination has been undertaken for each piece of guidance subject to this consultation. In all six cases it has been determined that SEA is not required. The screening determinations have been published in the documents section of the webpage.





Other formats and translation

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

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