

# INTRODUCTION

East Dunbartonshire Council is proposing a new cemetery on land to the south of Kirkintilloch Road (A803) bordered on its western edge by Cole Road, Cadder, Bishopbriggs.

The existing Cadder Cemetery is approaching the end of its operational life-span, requiring a replacement/extension. Based on the present burial rate, a new cemetery will be required to replace the existing Cadder Cemetery by 2030.

The Burial and Cremation (Scotland) Act 2016 states that each local authority must provide at least one burial ground within the area of the local authority. East Dunbartonshire Council therefore has a statutory obligation to provide one or more burial grounds.

The development will comprise of a mixture burial types, soft and hard landscaping, new access, vehicle/cycle parking and biodiversity enhancements.

Proposals will come forward through a major development planning application, currently programmed to be submitted to East Dunbartonshire Council in July 2025.



These consultation boards are also available to view online at:

<https://www.eastdunbarton.gov.uk/about/our-council/consultations/A>

Comments can also be made via an online survey hosted by East Dunbartonshire Council



# LOCATION & PLANNING CONTEXT

The site is located to the south of Kirkintilloch Road (A803), and is bordered by Cole Road on the west, and is situated approximately 1km from the existing Cadder Cemetery on Crosshill Road. The site is approximately 14.3 hectares in size and is largely arable farmland with a Glacial Meltwater Channel to the south. A thicket of trees run north-south splitting the site into two parts.

National Planning Framework 4 (NPF4) is Scotland's long term spatial plan to 2050 which established national policies that support sustainable and inclusive growth. The East Dunbartonshire Local Development Plan (LDP) provides the land use planning framework to guide development in East Dunbartonshire up to 2025.

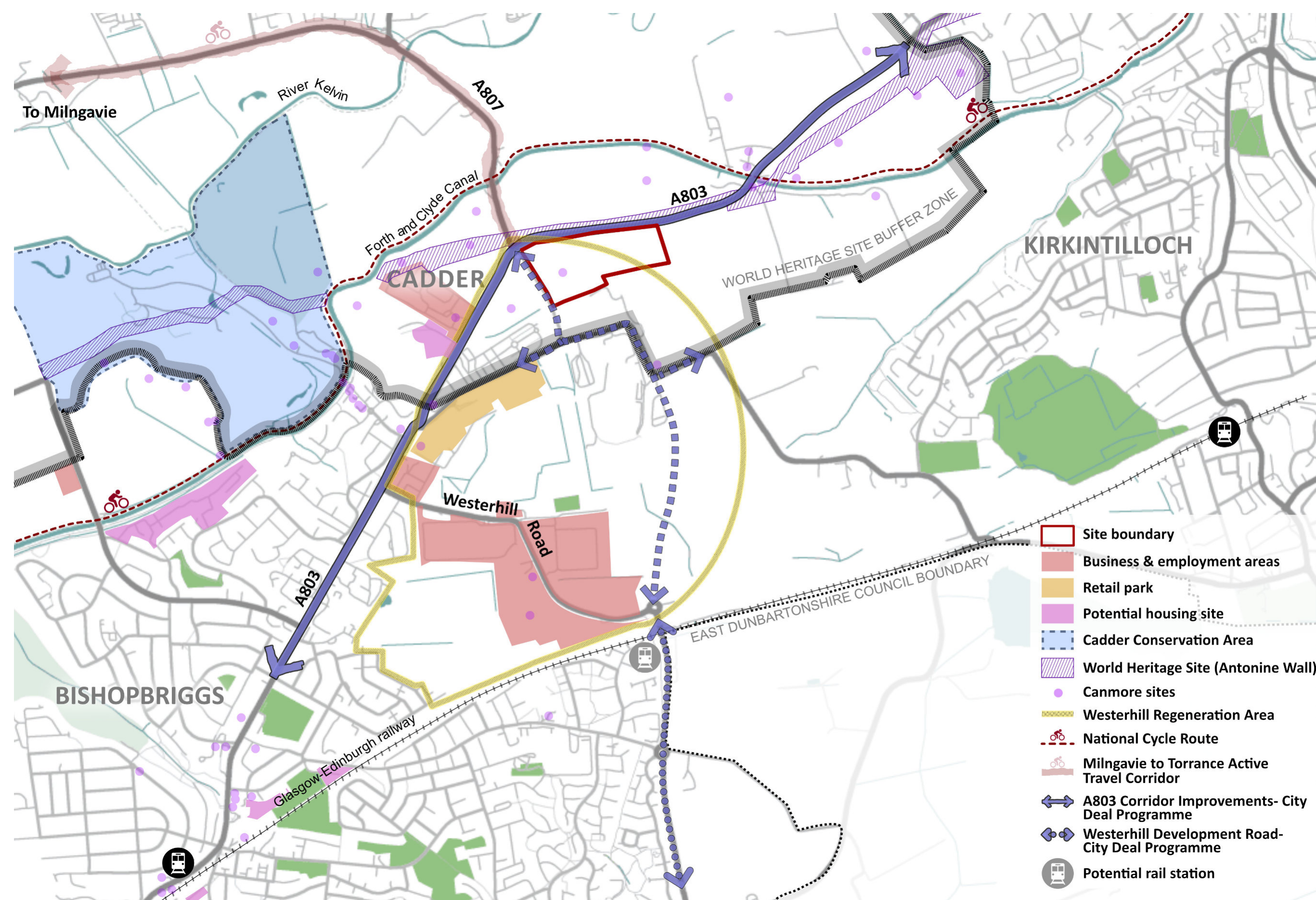
NPF4 Policy 8 'Green Belts' supports the provision of essential infrastructure and new cemeteries through LDP allocation and individual sites.

LDP Policy 3.CFI 'Community Facilities' notes Expansion to Cadder Cemetery, with the following key requirements:

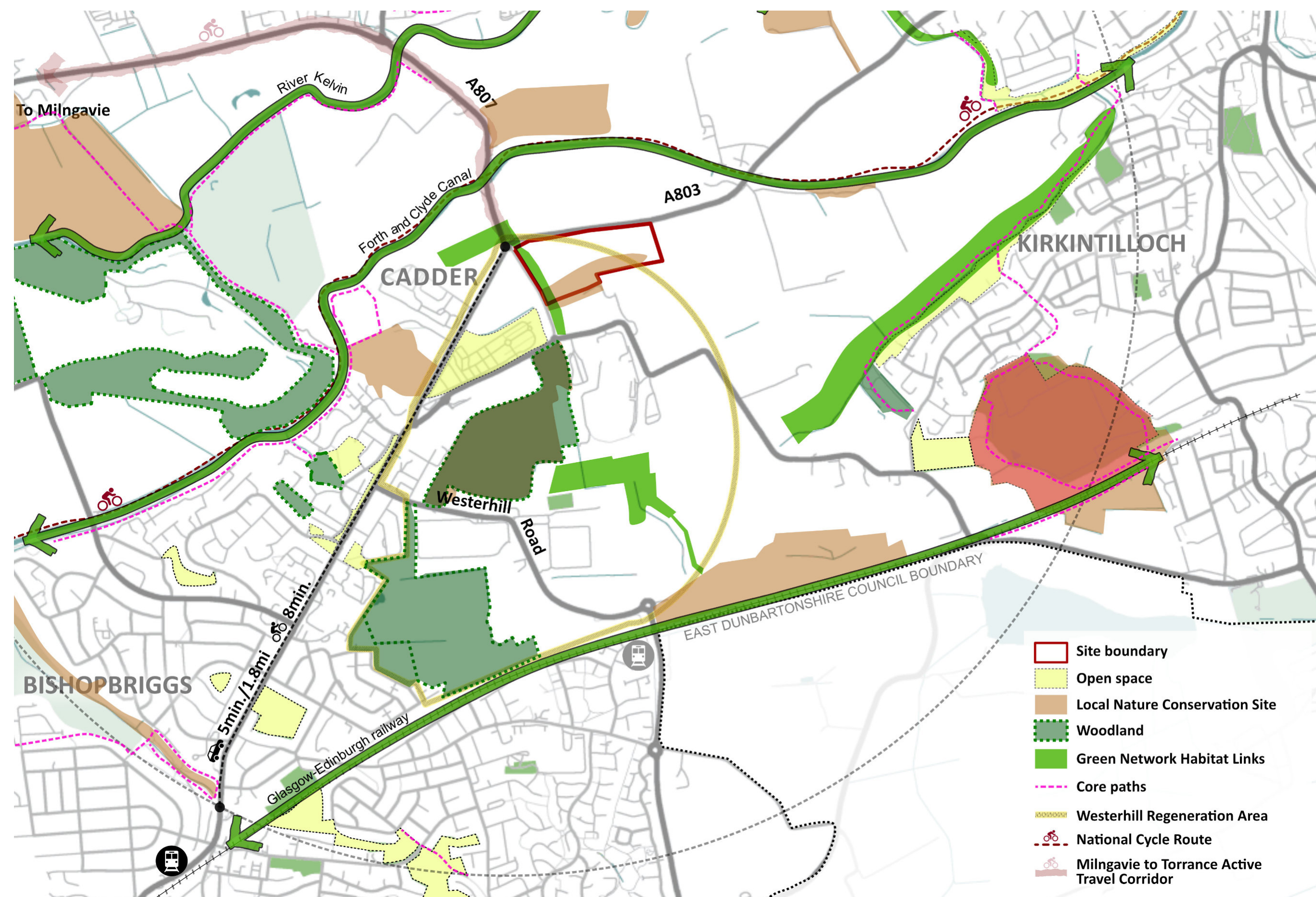
- (i) Protect and enhance the setting of the Antonine Wall World Heritage Site, as the site is in its Buffer Zone, and prior archaeological investigation including excavation required.
- (ii) Landscaping plan for the site to address: retention and enhancement of woodland and hedgerows on or adjacent to the site and protect and enhance the Meltwater Channel, a Local Nature Conservation Site– Geodiversity; opportunity for green network biodiversity and access improvements; findings from a Protected Species survey.
- (iii) Create path links to bus stops and National Cycle Route 754 (Forth and Clyde Canal).
- (iv) Meet Flooding and Drainage Policy, including establish culverts related to the site, and carry out a prior assessment of the impact of the cemetery on groundwater.
- (v) Air quality impact assessment and noise impact assessment, due to proximity to A803; ground investigation required, in particular due to size of site; and mitigate any light issues from neighbouring land uses.
- (vi) Meets the requirements of Policy 3.R Westerhill Regeneration Area and Masterplan

Policy 3.R. Development at the Westerhill Regeneration Area will deliver a mix of land uses in order to regenerate brownfield land, deliver business and employment growth, provide a green network and transport network throughout the site and link Westerhill to the town centre and Auchinairn.

Uses forming part of this masterplan will include:  
Cemetery – Expansion of existing cemetery



Information on this map is extracted from East Dunbartonshire LDP 2 (2022) & City Deal Programme





# SITE CHARACTERISTICS & CONSTRAINTS

## TopographyA

- The southern section of the site comprises of a Glacial Meltwater Channel. The rest of the site generally falls from southern edge along the centre, in the direction of the Meltwater Channel towards the east and west periphery of the site.

## Existing GreencoverA

- A band of mature trees run north-south along the centre of the site. Rows of trees on the north-east and south-west periphery of the site and hedgerow boundaries provide a partial visual buffer to the site from the road, whilst supporting local biodiversity.

## Water MainsA

- A water main is located along the north-east site boundary, the associated buffer zone of which is shown on plan.

## ViewsA

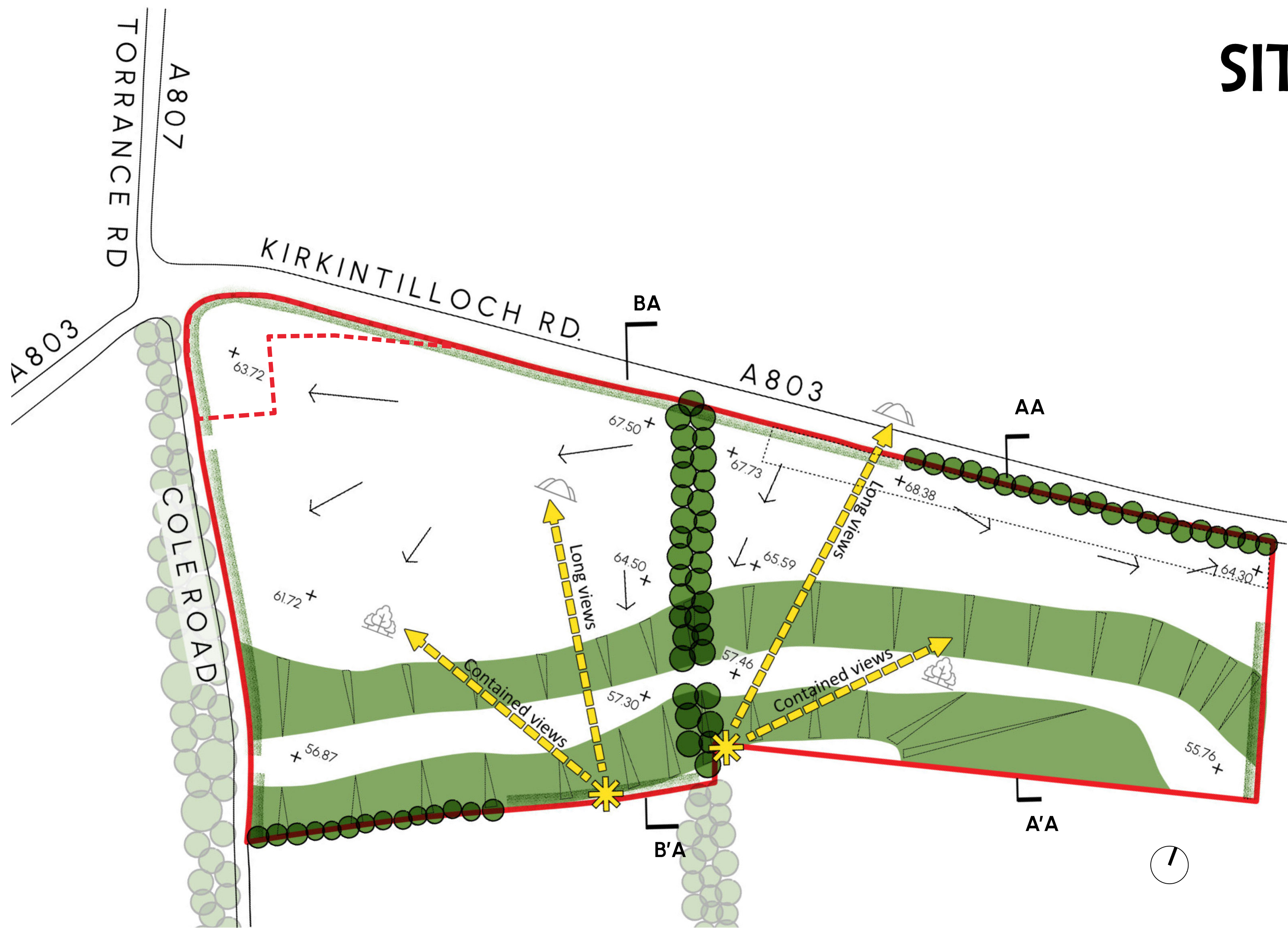
- The southern edge of the site offers long views to the Campsie Hills to the north, and contained views of trees and the meltwater channel on the site.

## WatercourseA

- The Forth & Clyde Canal runs within a 400m radius of the northern boundary of the site.

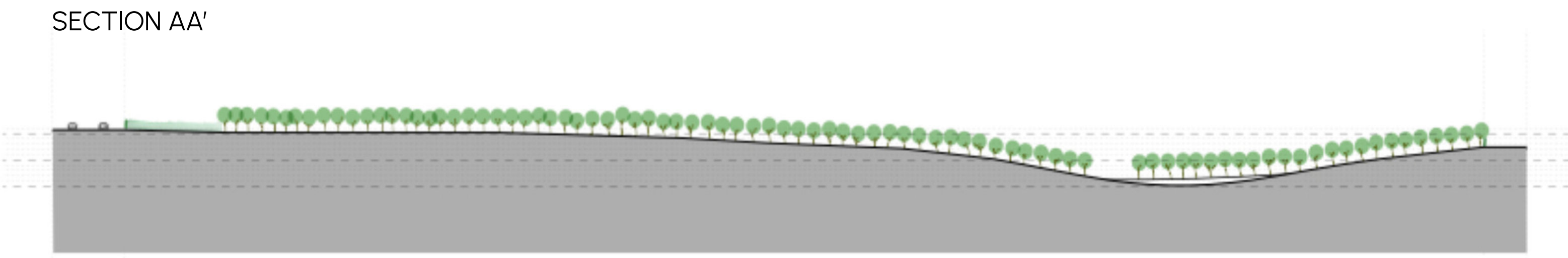
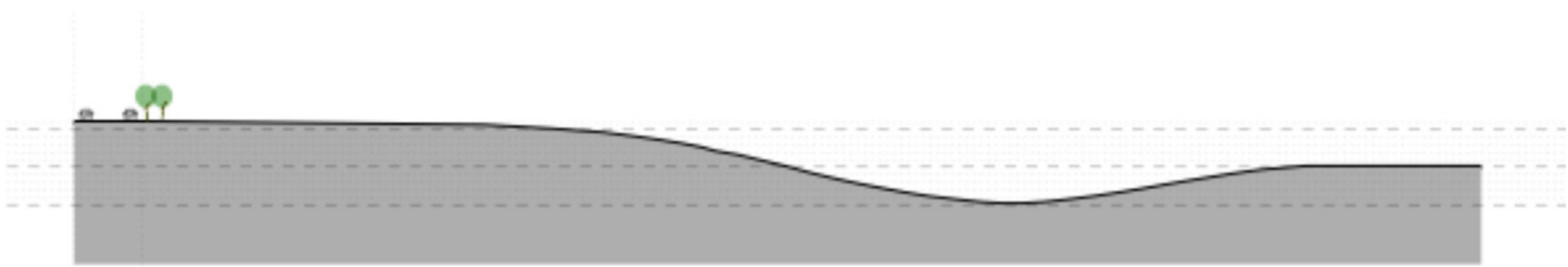
## World Heritage SiteA

- The site falls within the World Heritage Site Buffer Zone, with the remains of the Antonine wall on the northern edge of Kirkintilloch Road.



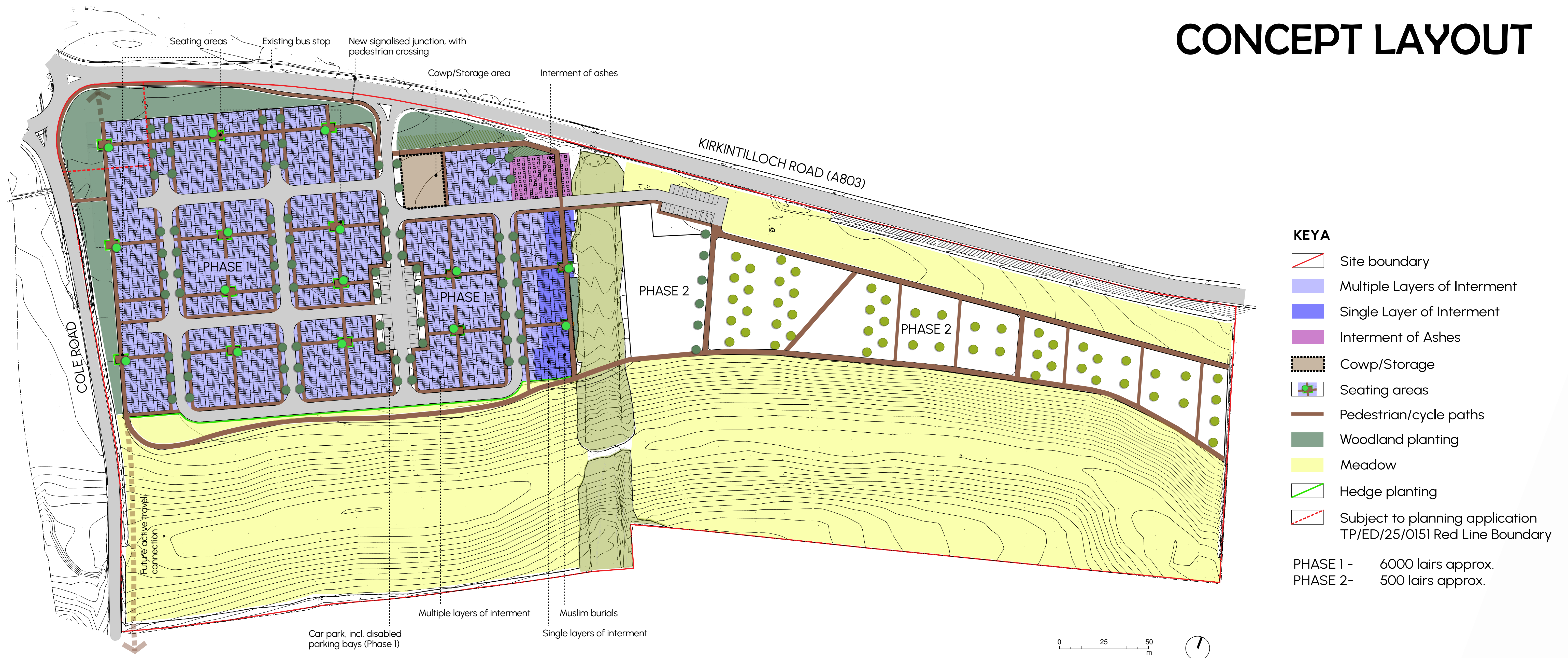
### KEYA

- |                        |   |
|------------------------|---|
| Site boundary          | Hedgerow  |
| Water main buffer zone | Mature trees  |
| Meltwater channel      | Subject to planning application TP/ED/25/0151 Red Line Boundary |





# CONCEPT LAYOUT



## Design PrinciplesA

- Maximise the site potential for provision of future burial lairs.
- Create a zoning arrangement for different burial types that responds to the site levels, available soil depths and landscape form.
- Reflect existing landscape character and setting maximising long views to the Campsie Hills.
- Protect and increase awareness of the Meltwater Channel Local Nature Conservation Site.
- Establish a high quality greenspace which is appropriate to its use and provides areas for peaceful contemplation.
- Develop biodiversity and planting opportunities that support both local and national action plans.
- Implement a section of the future green network corridor to facilitate active travel.
- Improve path links to public transport.
- Protect and enhance the setting of the Antonine Wall World Heritage Site as the site sits within its buffer zone.
- Future proof the site's character from the impact of potential surrounding development.



# GREEN INFRASTRUCTURE

The planting for this site is based on using a palette of species already present in the woodland which dissects it. There is a mixture of native species already in and around the site which will be incorporated into the new cemetery development. Key components include:

- Small leaved trees will establish strong north south avenues across the site giving visual formality and aligning with the existing woodland block.
- Native tree mix with understorey planting is proposed to the north west boundary to screen the site from the road.
- A grid of multi-stemmed birch trees will establish a different character within the east of the site and a soft visual backdrop to this area of the Meltwater Channel.
- Mixed native hedges are used to delineate boundaries of the site and enclose seating areas.
- Small feature trees are incorporated at internal seating areas within the site to add visual interest.
- Mixture of maintained amenity grass lawns and meadow to demarcate keys areas of burials and to enhance the biodiversity of the site.
- Introduction of mixed bulb species alongside roads and at the key entrance from the A803 to provide year-round interest.

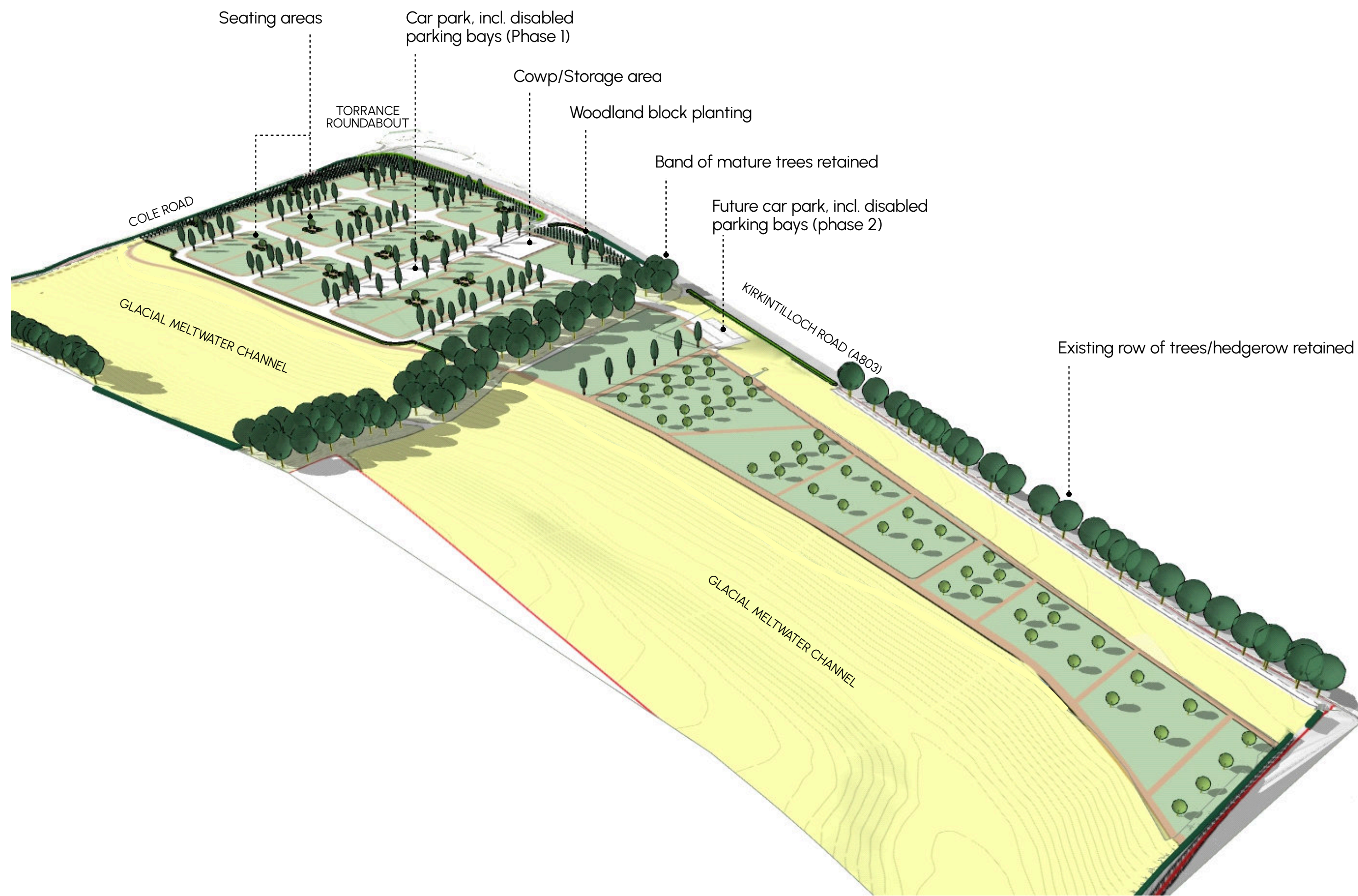


## KEYA

	Site boundary		Mixed native woodland planting
	Key avenue trees		Mature trees retained
	Small feature trees at seating areas		Future tree removal- Phase 2
	Multi-stemmed Birch grid planting		Meadow
	Existing hedgerow retained		Amenity grass
	Hedge planting		Subject to planning application TP/ED/25/0151 Red Line Boundary



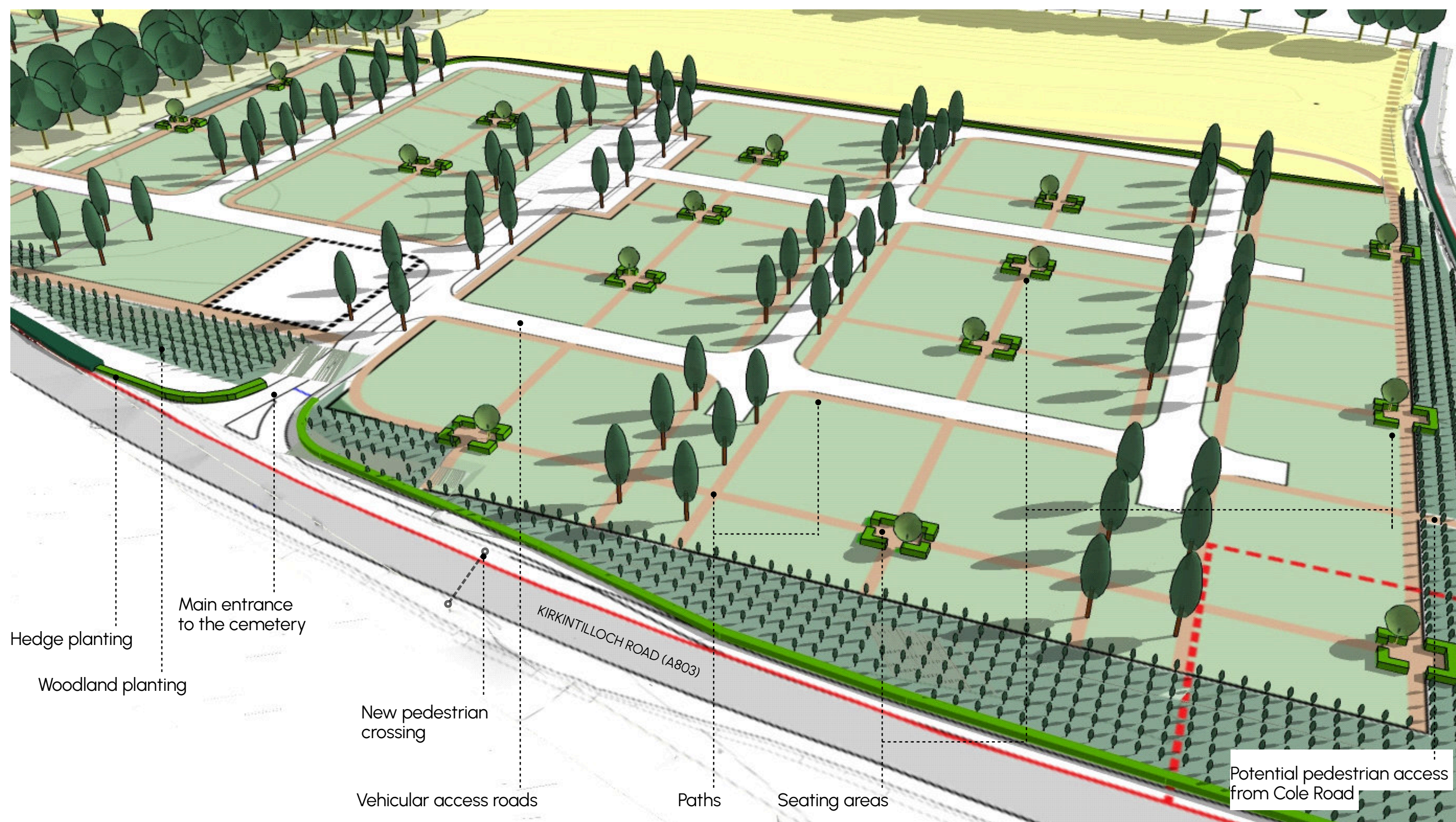
# VISUALISATIONS



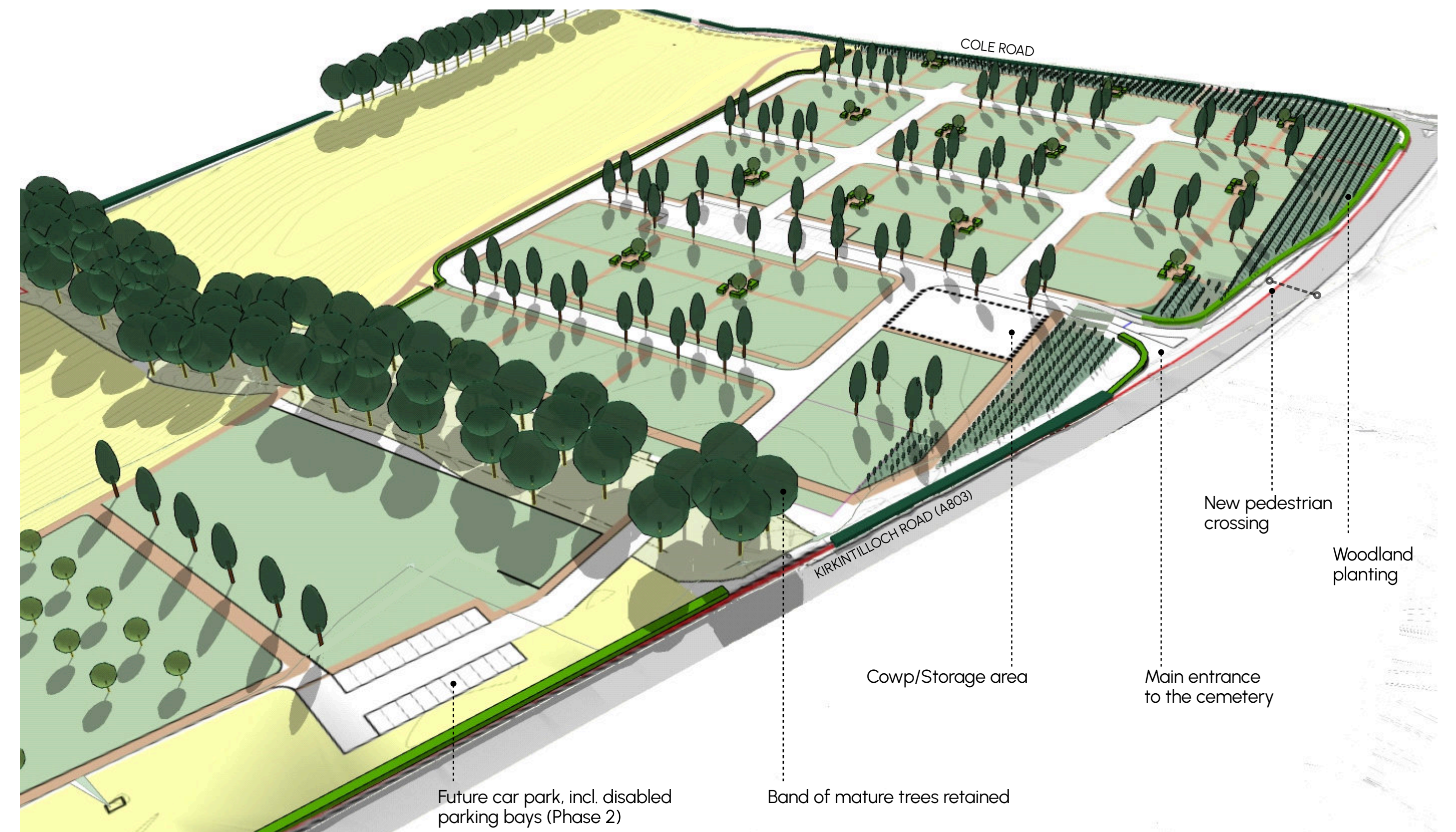
Visual looking at the whole site, looking North-West A



Visual looking North-West A



Visual looking South-East A



Visual looking South-West A



# DESIGN TEAM RESPONSE TO COMMENTS

As part of the first consultation event, an online survey was shared with the local community via the East Dunbartonshire Council consultation page. The consultation page was viewed 1,197 times and a total of 43 individuals responded to the survey, with 34 (79%) expressing support for the development and 9 (21%) opposing it. The table below summarises key comments received, both from in-person attendees and online survey participants..

1	Site Access	Concern was raised about introducing an access road on the A803 instead of Cole Road, which is directly beside the existing cemetery.	Access to the cemetery was initially considered from Cole Road or the A803. Following a site visit and meetings with EDC Roads and the Westerhill Development Road Team, Cole Road was deemed unsuitable due to poor road geometry, drainage, lack of footways, and lighting. EDC therefore preferred access via the A803, which will include a signalised junction with controlled pedestrian crossings to improve safety and connectivity to Bishopbriggs and nearby bus stops.
2	Site Layout	<ul style="list-style-type: none"><li>• The site appears to have a low density of graves.</li><li>• Will the expansion include a sufficient number of benches, given the existing cemetery's inadequate provision?</li><li>• Will there be a suitable number of parking space? Including disabled spaces?</li><li>• Foot and cycle paths should be incorporated within the development to facilitate links with existing and future developments.</li></ul>	<p>The layout has been developed to maximise space for lairs where the ground is suitable. No lairs can be accommodated within the Meltwater Channel. Overall approximate capacity is 6500.</p> <p>The proposed cemetery will include 15 benches, primarily in the western parcel where most burials are planned. Benches will be placed at key path intersections and centrally within burial areas to provide quiet resting spots, away from internal roads for a peaceful setting.</p> <p>Two parking areas will offer 52 spaces, including 6 accessible bays, based on demand at similar sites to ensure adequate provision.</p> <p>Pedestrian and cycle paths will run along the site's perimeter, with future access via the A803 connecting to Bishopbriggs and future developments. The Design Team is coordinating with the Westerhill Regeneration Area to align long-term path connections with the wider masterplan.</p>
3	Biodiversity	Concern was raised regarding the threat the development could have on biodiversity and wildlife habitats.	<p>The development is guided by a Preliminary Ecological Appraisal and a Tree Survey, undertaken to assess existing habitats, identify ecological constraints, and inform biodiversity enhancements. Key natural features—including a mature tree belt through the site's centre, boundary tree rows, and existing hedgerows—will be retained, aligning with Policy 3.CFI of the LDP to protect green infrastructure.</p> <p>The design promotes high-quality greenspace using native species already present on site. Key landscaping elements include:</p> <ul style="list-style-type: none"><li>• Small-leaved trees forming north–south avenues for structure and alignment with existing woodland;</li><li>• A native tree and understorey mix along the northwest boundary to screen the site from the road;</li><li>• A grid of multi-stemmed birch trees in the east for visual variety and softness;</li><li>• Mixed native hedges defining boundaries and seating areas;</li><li>• Feature trees at internal rest points;</li><li>• A mix of amenity grass and wildflower areas to define burial zones and support biodiversity;</li><li>• Mixed bulbs along roads and the A803 entrance for year-round interest.</li></ul>
4	Land Allocation	<ul style="list-style-type: none"><li>• Requests were made to locate the cemetery site in Kirkintilloch, with concerns expressed regarding travel distance, additional costs, and accessibility for regular visits.</li><li>• Concerns were expressed regarding development taking place on arable land.</li><li>• The development may strip away valuable green space.</li><li>• Concerns were raised about health and safety due to the busy roads adjacent to the site.</li></ul>	<p>The site is allocated for cemetery use in the East Dunbartonshire Local Development Plan under Policy 3.CFI 'Community Facilities'. The proposed low-intensity development preserves the site's open character while meeting long-term community needs.</p> <p>Site selection followed SEPA guidance, prioritising protection of groundwater and nearby watercourses. Alternative sites were excluded early due to environmental risks.</p> <p>The layout is informed by site assessments, aiming to enhance green features through native planting, tree retention, and walking paths. The design also supports the nearby Meltwater Channel Local Nature Conservation Site.</p> <p>As cemetery use generates low and infrequent traffic, the development will have minimal impact on the local transport network. A Road Safety Audit will be undertaken to guide the detailed junction design.</p>
5	Westerhill Development Road	Concerns were raised regarding the Westerhill Development Road, which is in its final stages of development. Concerns mainly related to how these roadworks will impact the transport network near the proposed development site.	The cemetery proposal has been developed in the context of ongoing and planned infrastructure improvements in the area; it should is noted that these improvements form part of a separate project however liaison between the project teams is ongoing to ensure coordination
6	Burials	<ul style="list-style-type: none"><li>• Queries were raised as to when lairs will be available to purchase.</li><li>• Can a wooded area for green burials be provided?</li></ul>	<p>East Dunbartonshire Council Policy does not permit pre purchase of lair space.</p> <p>Green burials are provided locally at Langfaulds Cemetery</p>



# NEXT STEPS

## Commenting on ProposalsA

Thank you for taking part in our consultation. We welcome your feedback and you can make a comment or ask a question in the following ways:

### Online Survey:A

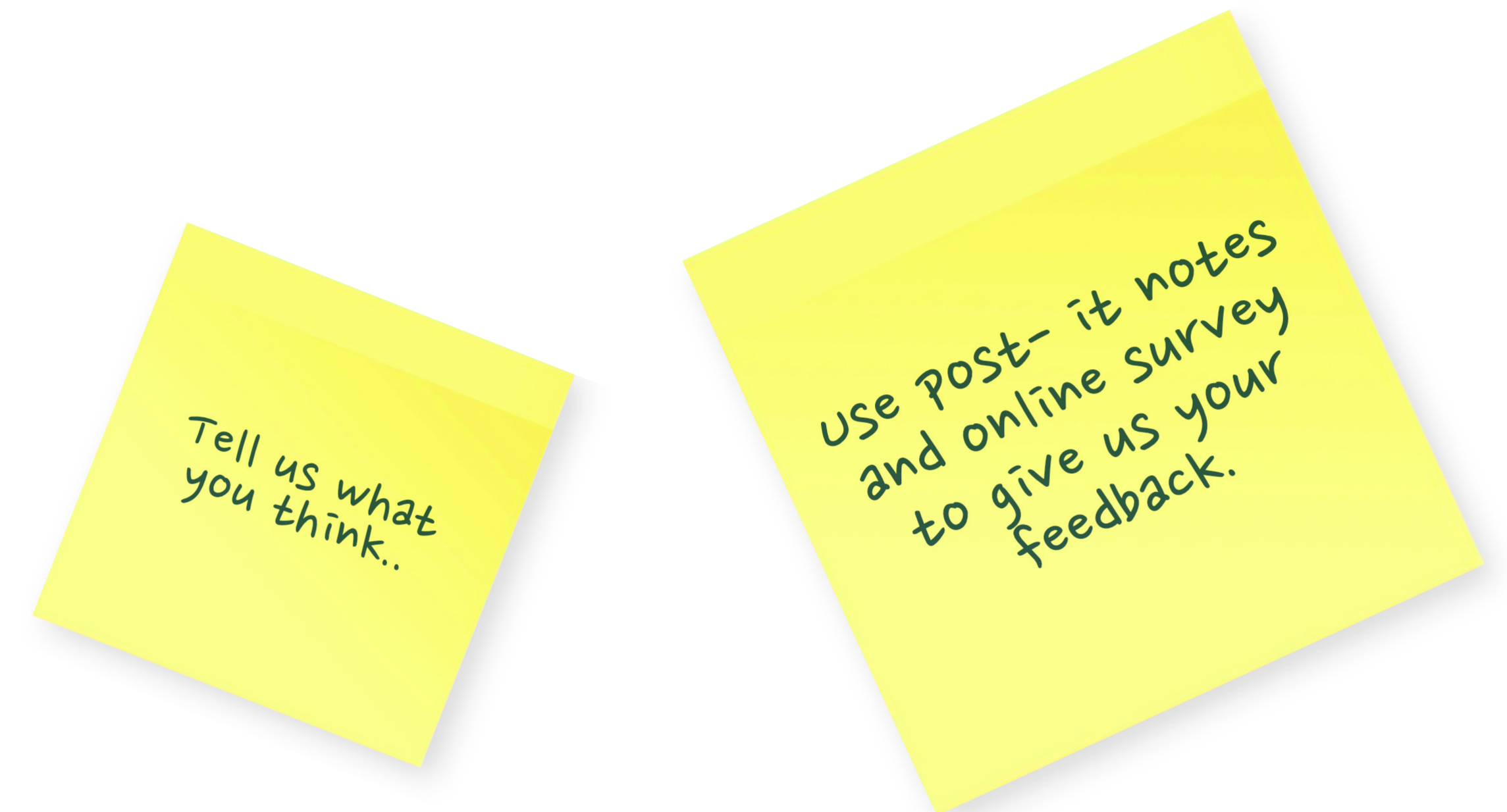
<https://www.eastdunbarton.gov.uk/about/our-council/consultations/>

Or scan the QR code belowA



### Next StepsA

- The Design Team will consider all the comments received to date and further develop the proposals prior to submitting a Planning Application for the site in the coming weeks.



**Comments made are not official representations to theA planning authority but will be recorded in a report to theA Council.A**

**If a planning application is subsequently submitted to East Dunbartonshire Council, normal neighbour notification and publicity will be undertaken at that timeA and you will have the opportunity to make formal representations regarding the proposal at that time.A**