



Proposed
Local Development Plan 2
2020

Monitoring Statement







September 2020

sustainable thriving achieving
East Dunbartonshire Council
www.eastdunbarton.gov.uk

Local Development Plan 2

MONITORING STATEMENT

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INTRODUCTION

This Monitoring Statement is the first stage in the preparation of the new Local Development Plan for East Dunbartonshire (LDP2). This Monitoring Statement:

- Identifies key changes that have taken place in the area since the current East Dunbartonshire Local Development Plan (LDP1) was prepared (the LDP Monitoring Statement was prepared in 2013) and published in February 2017
- Monitors changes in the principal physical, economic, social, built heritage and environmental characteristics of East Dunbartonshire
- Monitors the impact of the policies and proposals contained in LDP 2017. The Monitoring Statement focuses on the wider impact of the current LDP on area and population-wide indicators and on how far the objectives and vision of the previous plan have been realised.
- Provides/summarises the evidence base for preparing LDP2 and ensure that LDP2's content is justified. This evidence base therefore includes data and information gathering and analysis.
- Provides a policy framework of LDP2, including National Planning Framework and the East Dunbartonshire Local Outcomes Improvement Plan.
- Includes the following essential (as defined in Scottish Government legislation (current and emerging) and guidance) evidence:
    - Size, composition, health and distribution of the population
    - Housing Need and Demand Assessment
    - Housing Land Supply Requirement/Target
    - Transport Appraisal
    - Consideration of infrastructure requirements (including communications, transport and drainage systems and systems for the supply of water and energy, and health care and education facilities) and Open Space Strategy
    - Environmental Assessment
    - Community Engagement (see next bullet point)
    - Any proposed departures from national planning policy

  It should be noted that not all elements of the Planning (Scotland) Act 2019 have been considered as this is not a current statutory requirement and more information is required from regulations/guidance to understand the exact requirements.
- Includes the evidence from the Report of Consultation. The Report of Consultation details the early engagement that was carried out to inform the Main Issues Report and the findings from this engagement.

LEGISLATIVE REQUIREMENT

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 requires that:

- planning authorities produce a Monitoring Statement to inform the preparation of the Local Development Plan and to publish it alongside the publication of the Main Issues Report (Section 16 of Town and Country Planning (Scotland) Act).

The Planning (Scotland) Act 2019 requires that:

- planning authorities prepare an Evidence Report before preparing a LDP (Section 16A of Town and Country Planning (Scotland) Act).

- Identifies issues arising from the evidence (Data analysis, policy framework, consultation) and considers whether these issues are 'main issues' for inclusion in the Main Issues Report.
- Includes an assessment of sites to inform allocations of land as required by the issues identified in this Monitoring Statement (see Appendix 7 Site Assessments).
- Ensure transparency in the process undertaken to produce LDP2.
- Provides a baseline from which to monitor LDP2.
- Signposts to other background reports or studies (See Appendix Table, Glossary and Sources)

This Monitoring Statement is an updated version of the one published at the Main Issues Report stage; however the conclusion section reflects the position of the Monitoring Statement in principally informing the Main Issues Report. A small number of updates have been made to reflect any changes to the evidence base and or legislative context that have occurred between the Main Issues Report and Proposed Plan stages. None of these changes have had any material impact on the preferred approach set out in the MIR, or relevant policies, in terms of either their rationale or objectives. These are summarised below:

- Policy 14: Tourism – An update on the Scottish Governments position on a licensing scheme for short-term lets.
- Policy 15: Renewable Energy and Low Carbon Technology – Addition of 'Climate Ready Scotland: Second Scottish Climate Change Adaptation Programme 2019-2024' to the Policy Framework
- Policy 17: Mineral Resources – An update on the Scottish Governments position on unconventional oil and gas extraction
- Policy 18: Digital Communication – Addition of '5G Strategy for Scotland' to Policy Context

Outwith these changes, the Monitoring Statement contains data that is a point in time and where required, updated data is provided in the Monitoring Statement appendices. It should also be noted that the work to produce the Monitoring Statement, and many of the appendices, was produced prior to the onset of the Covid-19 pandemic. Therefore elements of the evidence base may not reflect current behaviour, at the time of publishing the Proposed Plan, for example transport use, however it is not considered that this has any significant impact on the policies contained within this Plan or that any significant changes have been required to the approach set out in the Main Issues Report as a result of Covid-19.

In addition to the above, a number of updates have been made to various site assessments and these are covered separately in the Site Assessment document.

HOW TO USE THIS MONITORING STATEMENT

This Monitoring Statement is split into three key sections:

1. East Dunbartonshire Today – This provides the overarching context for LDP2 and considers evidence relating to people, the environment, the economy, the policy framework and planning performance. It also includes a section which explains how the objectives included at the Main Issues Report stage were formulated.
2. Our Communities – This section considers evidence, community engagement comments and development and regeneration projects in order to determine the main issues for each community area for inclusion at the Main Issues Report stage.
3. Policy Review – This section considers the policy framework, evidence and community engagement comments for each LDP policy in order to determine the main issues for change to each policy for inclusion at the Main Issues Report stage.

Finally this Monitoring Statement has a conclusion section which brings all the issues together and ends with further information, including details of appendices to this document, a glossary and sources.

EAST DUNBARTONSHIRE TODAY

A Context for Local Development Plan 2

Local Development Plan 2 is being prepared within the context of data relating to East Dunbartonshire's **People, Environment and Economy**. An understand of who lives and works in the area, our environment and economy is essential to be able to plan our land use and ensure the requirements relating to our people, environment and economy can be balanced. In addition, Local Development Plan 2 sits within a **policy framework**, which the Council must take into account. This includes national policy and legislation, regional policy and the Council's own policy on a range of topics. Finally, the Council has to work within a **Planning Performance Framework** and ultimately a principle use of LDP2 will be in determining planning applications, development management therefore provides an important context.

People

This section summarises key demographic trends for East Dunbartonshire. This data underpins the identification of issues in the 'our communities' and 'policy review' sections.

Figure 1 – Summary Statistics East Dunbartonshire

		East Dunbartonshire	Scotland
Population	Population	108,130	5,404,700
Economy	Economically Active	77.2%	77.5%
	Unemployment	3.4%	4.7%
	Average Weekly Pay (gross)	£633.90	£547.70
Housing	Total number of dwellings	46,430	2,595,031
	Average Annual House Price	£233,027	£172,779
	Average Household Size	2.36	2.16
	One Person Households	11.8%	15.8%
Education	Pupils achieving 5+ SCQF Level 3 or better	96%	84%
	School leavers participating in Education, Training or Employment	96.0%	91.1%
Health	Female Life Expectancy	83.5 years	81.1 years
	Male Life Expectancy	80.1 years	77.1 years
	In very good or good health	84.9%	82.2%
	Day to day activities limited a lot	7.8%	9.6%
Community Safety	Crimes and offences per 10,000 population	501	976
	Deliberate dwelling fires per 100,000 population	15.2	23.9

(Source: Area Profile, 2018)

Key Statistics



108,130 total population. 61% are of a working age (16-64)



96% of school leavers participate in some form of further/higher education, training or employment. The national average is 91%



77% of residents are economically active (in full-time or part-time employment)



3.4% of residents are unemployed



8% are self-employed



84% of residents have 'very good' or 'good' health. 4.5% have 'bad' or 'very bad' health



18% of residents have a disability or limiting health problem that affects day-to-day activities



46,430 dwellings in total comprising 31% detached, 33% semi-detached, 15% terraced, 21% flats



81% of households are either owned outright or owned with a mortgage. 12% are living in social rented accommodation

Population and households

Following a period of decline, East Dunbartonshire's population is increasing and is projected to continue to increase. This reflects natural change and migration trends: death rates are higher than birth rates and migration into East Dunbartonshire is increasing. Households have consistently increased and continue to increase.

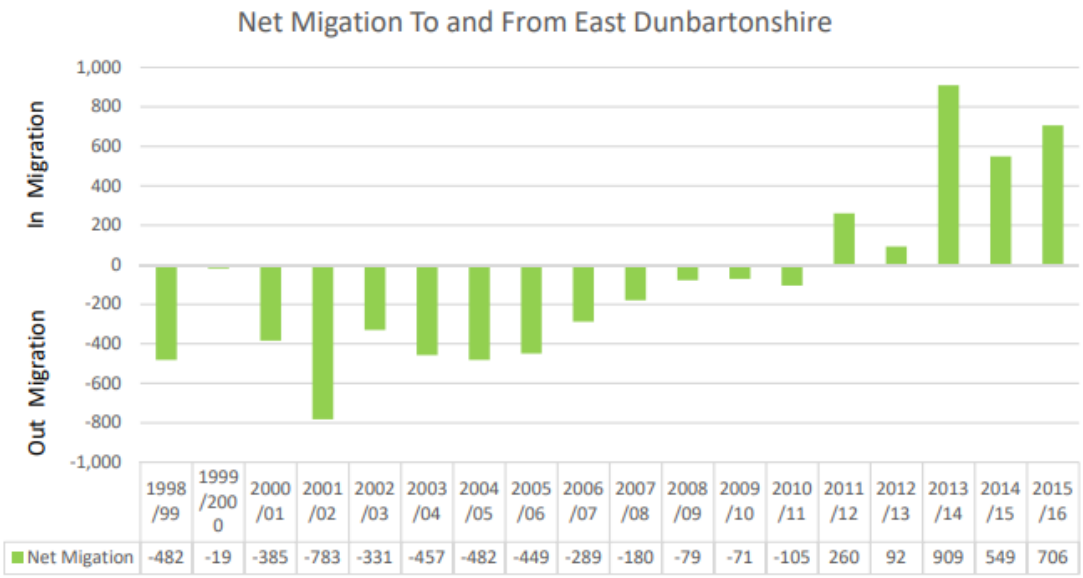
Population in Scotland has increased over the last two decades (1997 – 2017). This is due to positive net migration, in contrast Scotland has a negative natural change with more deaths than births.

East Dunbartonshire has experienced a population decline from 1997 overall, with population declining from 1997 (109,280) to 2010 (104,920). Since 2010 the population has increased to 108,130 in 2017, this increase has therefore not reversed the overall decrease. This reflects positive net migration, in contrast East Dunbartonshire has a negative natural change with more deaths than births. According to National Records of Scotland's recent Migration Report (2015/16), there was an estimated total migration into East Dunbartonshire of 4,196 people and a total out migration of 3,490 people resulting in a positive net migration of 706 people. National Records of Scotland data shows that people are moving to East Dunbartonshire from overseas, other parts of the UK and other parts of Scotland. Migration into East Dunbartonshire is highest from the Glasgow City Council area.

In contrast, numbers of households have consistently increased. National Records of Scotland data is shown from 2001 to 2017, with households increasing from 42,251 to 45,690. A similar trend can be seen across Scotland. The number of physical dwellings reflect this trend, there were 42,910 dwellings in 2001, increasing to 46,430 in 2017.

Population projections (NRS 2017), based on the 2011 census, suggest that the population of East Dunbartonshire will increase from 107,540 in 2016 to 118,171 in 2041, an increase of 9.9%. Whilst household projections show continued increase from 45,690 in 2017 to 48,400 in 2026, this is at a greater rate than population increase.

It should be noted that population projections have limitations. The projections are calculations showing what happens if particular assumptions are made about future fertility, mortality and migration. These assumptions are based on past trends and do not take account of any future changes that may occur as a result of policy initiatives but may reflect the past impact of policy or economic changes. These projections are not, therefore, forecasts of what the government expects to happen based on policy.



	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net Migation	-482	-19	-385	-783	-331	-457	-482	-449	-289	-180	-79	-71	-105	260	92	909	549	706

East Dunbartonshire has an ageing population.

Census data shows that between 2001 and 2011, there was a decrease in those aged 14 and under and those aged 30-39. The highest increase was in the 60-64 age group, followed by those aged 80-84 and 75-79. The 2017 mid-year estimates show that 17.6% of East Dunbartonshire's population were aged 0-15, 60.5% were aged 16-64 and 21.9% were aged 65 and over. Children aged 0-15 are projected to increase by 8.6%. The working age population is predicted to decrease by 4.4%. Pensionable age (based on state pension age) and over are projected to rise by 25.1%. The highest population increase is expected to be seen in those aged 75 and over with a predicted increase of 82.5%. Based on National Records of Scotland's 2017 population projections, by 2041, 17.3% of the population will be aged 0-15, 54.7% will be of working age and 28.1% will be of pensionable age and over.

Life expectancy is high.

Males in East Dunbartonshire can expect to live for 80.1 years, three years higher than the Scottish average. Females can expect to live for 83.5 years, 2.4 years higher than Scotland as a whole. A high percentage of East Dunbartonshire residents (84.9%) reported in the 2011 Census that their health was very good or good, just over 2% higher than the national average.

There are more females than males in East Dunbartonshire and females have a good quality of life.

The population of East Dunbartonshire, based on 2017 mid-year estimates, comprises 51.6% females compared to 48.4% males. This is consistent with Scotland as a whole. There is a higher proportion of females in older age groups, which may be attributed to slightly higher life expectancy for females.

In 2017, East Dunbartonshire came out top as the best place for a woman to live, according to the National Centre for Social Research. Of the 380 local authorities analysed, East Dunbartonshire was rated highly on a number of factors, from happiness to access to green spaces and achieved top scoring on general living and wellbeing. The average full time salary for women in East Dunbartonshire was £15.07 per hour, 46th in Britain.

The majority of the population is White Scottish and ethnic diversity is increasing.

The 2011 Census shows that 88.6% of the population in East Dunbartonshire were White Scottish, 4.8% are White Other British, 4.2% were from a minority ethnic group, an increase of around 1% since the last census in 2001. The Asian population is the largest minority ethnic group (3.3%) in East Dunbartonshire. Within this, Indian is the largest individual category, accounting for 1.5% of the total population.

Home ownership is high.

The 2011 census records 43,473 houses in East Dunbartonshire. Of these 81.2% are owned (either outright or with a mortgage).

Tenure									
	All Households	Owned outright	Owned with a mortgage or loan	Shared owner - ship (part owned & part rented)	Council rented	Other social rented	Private rented	Rented: other	Living rent free
Scotland	2,372,777	27.8%	33.7%	0.4%	13.2%	11.1%	11.1%	1.3%	1.3%
East Dunbartonshire	43,473	39.8%	41.4%	0.2%	8.5%	3.5%	5.1%	0.6%	0.9%

Source: 2011 Census

Household composition is varied

Household Composition	East Dunbartonshire	Scotland
All people in households	104,431	5,196,386
One person households	11.8%	15.8%
• *One person household: Aged 65 and over*	*5.9%*	*6.0%*
• *One person household: Aged under 65*	*5.9%*	*9.8%*
No adults or one adult and one or more children	4.4%	6.2%
One adult aged 16-64 and one aged 65 and over and no children or two adults aged 65 and over and no children	12.9%	10.7%
Two adults and one or two children	20.3%	19.1%
Two adults aged 16-64 and no children	12.7%	17.5%
Two adults and three or more children	5.2%	4.7%
Three or more adults and one or more children	10.6%	8.9%
Three or more adults and no children	22.1%	17.0%

Numbers of dwellings and households are increasing

2017 household estimates gives an estimate of 46,430 dwellings and 45,690 households in East Dunbartonshire. Over the last 10 years these households have been consistently increasing.

Household size is decreasing.

The decrease in average household size is partly due to changes in the way we live and partly due to an ageing population, as older people are more likely to live alone or in smaller households. In addition, a growing proportion of older people are living in their own homes rather than care homes.

The types of houses in East Dunbartonshire differ from the national average and this is reflected in the Council Tax Bands dwellings sit within and the average house price (£233,027).

Dwelling Types 2016					
	% Dwellings – Flats	% Dwellings – Terraced	% Dwellings – Semi Detached	% Dwellings – Detached	% Dwellings - Unknows
Scotland	38%	20%	20%	21%	1%
East Dunbartonshire	21%	15%	33%	31%	0%

Source: National Records of Scotland, 2017 Household Estimates

House price averages in East Dunbartonshire increased by 12.9% over the last decade. The average house price for East Dunbartonshire in 2007/08 was £193,955, while in 2016/17 it was £219,037. The Scottish average house price has increased by 7.7% over the same time period, from £154,810 to £166,681.

Health

Census data shows that East Dunbartonshire's residents report their health positively and therefore above the national average.

84.9% of residents in East Dunbartonshire reported their health as being very good or good, 2% higher than the national average. East Dunbartonshire had a high percentage of residents whose day-to-day activities were not limited by a health problem or disability (82.6%), 2% above the Scottish average. However, 10.8% of residents across East Dunbartonshire provided unpaid care (looked after or gave help or support to a family member, friend, neighbour or other person because of long-term physical or mental ill health or disability, or problems related to old age) to relatives, friends or neighbours compared with 9.3% in Scotland. In 2017, a higher percentage of East Dunbartonshire's elderly population (85 years and older) with high levels of care needs were being cared for at home (41%) than for Scotland as a whole (35%).

East Dunbartonshire's reported rate of behaviour-related health and wellbeing issues remains lower than the Scottish average, but trends show that some problems have gotten worse.

The number of alcohol-related hospital stays in East Dunbartonshire was 469 per 100,000 people in 2017. When compared with Scotland as a whole – which saw 676 alcohol-related hospital stays per 100,000 people in 2017 – East Dunbartonshire appears to be performing better. However, while the Scottish figure for this indicator has fallen by 67 per 100,000 over last 15 years (since 2002), the figure for East Dunbartonshire has increased by 110 per 100,000.

Drug-related hospital stays in East Dunbartonshire have increased by 30 per 100,000 people between 2003 and 2015 (from 35 to 65), with figures for Scotland as a whole also increasing from 85 per 100,000 to 147 during the same period (an increase of 62).

The percentage of women in East Dunbartonshire recorded as smoking during pregnancy has decreased from 17% in 2004 to 9% in 2016, with the Scottish figure also having fallen from 25% to 15%. East Dunbartonshire's alcohol-related-mortality rate has also decreased from 18 per 100,000 people in 2004 to 12 in 2015 (29 to 20 for Scotland).

Compared to Scotland as a whole, East Dunbartonshire has a lower rate of hospitalisation for mental health issues.

There were 247 psychiatric hospitalisations per 100,000 population in East Dunbartonshire in 2003, reducing to 208 in 2016 (the Scottish figures for the same period were 392 and 262 respectively). In

2010, 14% of people in East Dunbartonshire had a prescription for anxiety, depression or psychosis, which increased to 18% in 2017 (compared to an increase from 15% to 19% in Scotland).

Neighbourhoods in East Dunbartonshire score more highly on health and wellbeing indicators than in Scotland on average

74% of adults in East Dunbartonshire rated their neighbourhood as a very good place to live in 2017, which is an increase from 2007 (67%) and also above the percentage for Scotland as a whole (57% in 2017). In 2017, 20% of East Dunbartonshire's population lived within 500 metres of a derelict site (compared to 30% in the whole of Scotland), and 9% of people in East Dunbartonshire lived in one of Scotland's 15% most 'access deprived' areas.

Education

Secondary schools perform well and the annual participation measure of 16-19 year olds is high.

Across East Dunbartonshire 96% of S4 pupils achieved five or more SCQF Level 3 awards or better, 12% higher than Scotland as a whole. A high proportion of school leavers in East Dunbartonshire (96.0%) were participating in education, training or employment, this is higher than Scotland as a whole (91.1%).

Crime

Crime rates are lower than the Scottish average.

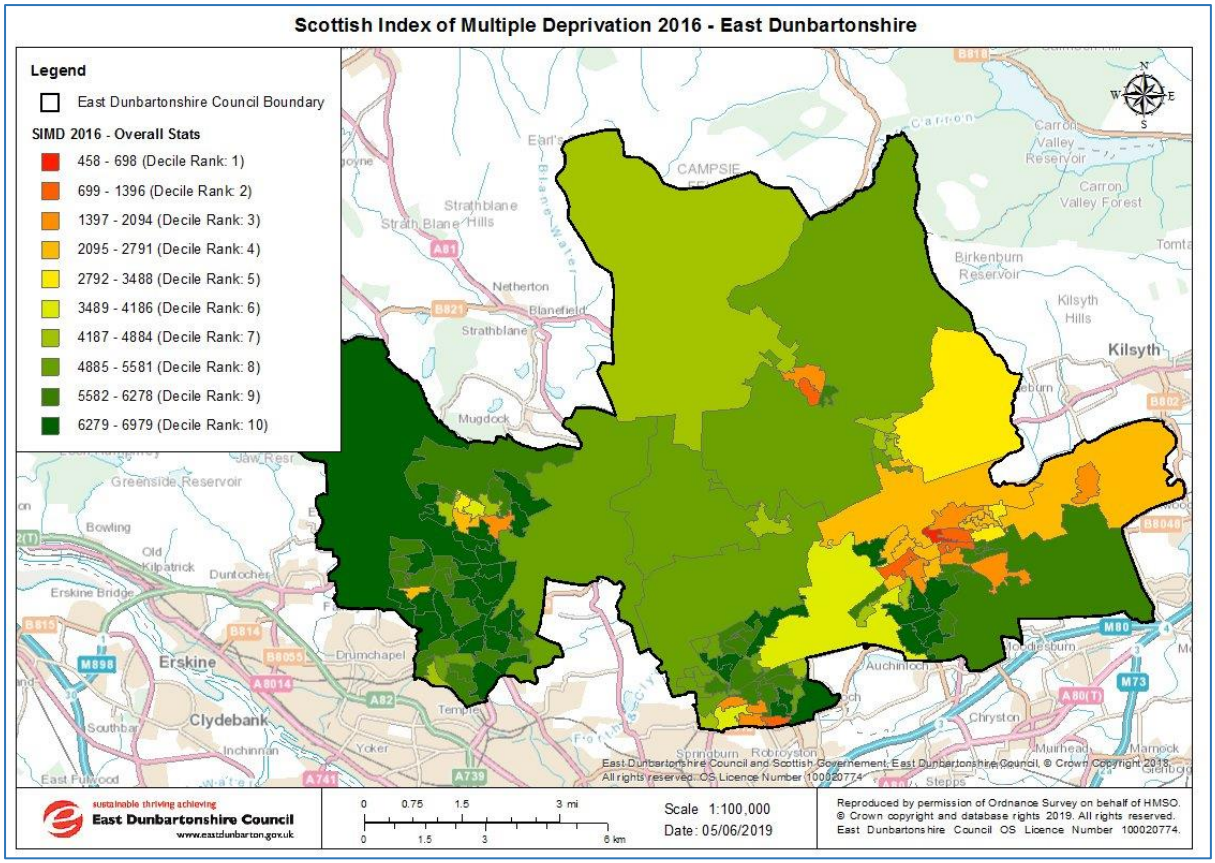
The level of crime in East Dunbartonshire is significantly lower than the Scottish average with 501 crimes and offences per 10,000 of the population in 2016/17 compared to the Scottish average of 976 per 10,000 population.

Scottish Index of Multiple Deprivation

East Dunbartonshire is relatively less deprived than other Scottish local authorities and has 7 data zones in the most deprived 25% in Scotland.

East Dunbartonshire remains relatively less deprived in contrast to other Scottish local authorities with the majority of East Dunbartonshire datazones falling into the least deprived areas of the SIMD and has the second highest proportion of areas in Scotland that are not deprived according to SIMD. Although East Dunbartonshire, as a whole, is relatively less SIMD deprived than other local authorities in Scotland, there are specific areas within East Dunbartonshire that fall below the Scottish average.

East Dunbartonshire has seven datazones in the most deprived 25% in Scotland. These are located in Hillhead, Auchinairn, Lennoxtown and Kirkintilloch West. Hillhead remains the most deprived area in East Dunbartonshire, but SIMD ranks in the area have improved with two datazones moving out of the 5% most deprived in Scotland and the majority of datazones showing less deprivation than in SIMD 2012. One datazone in Kirkintilloch West has entered the 25% most deprived in Scotland. The area wide SIMD map below clearly illustrates that the majority of lower ranked areas are located in the eastern half of East Dunbartonshire.



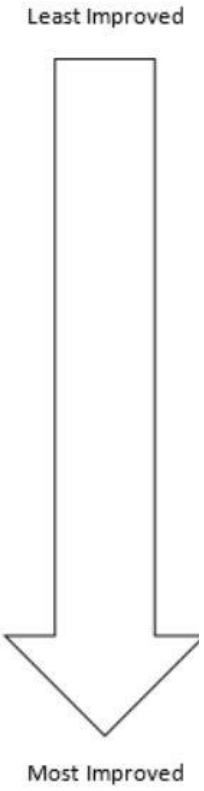
Most Vulnerable

Least Vulnerable

Outcomes	
Within East Dunbartonshire which communities have the poorest outcomes?	**Compared to other, similar communities, do those in East Dunbartonshire fare better or worse than expected?**
Hillhead	Lennoxtown
Harestanes	Westerton East
Lennoxtown	East Clober and Mains Estate
Kirkintilloch West	Auchinairn
Auchinairn	Lenzie North
Lenzie South	Kilmardinny East
Kessington West	Barloch
Kessington East	North Castlehill and Thorn
Rosebank and Waterside	Lenzie South
Kilmardinny East	Rosebank and Waterside

Improvement

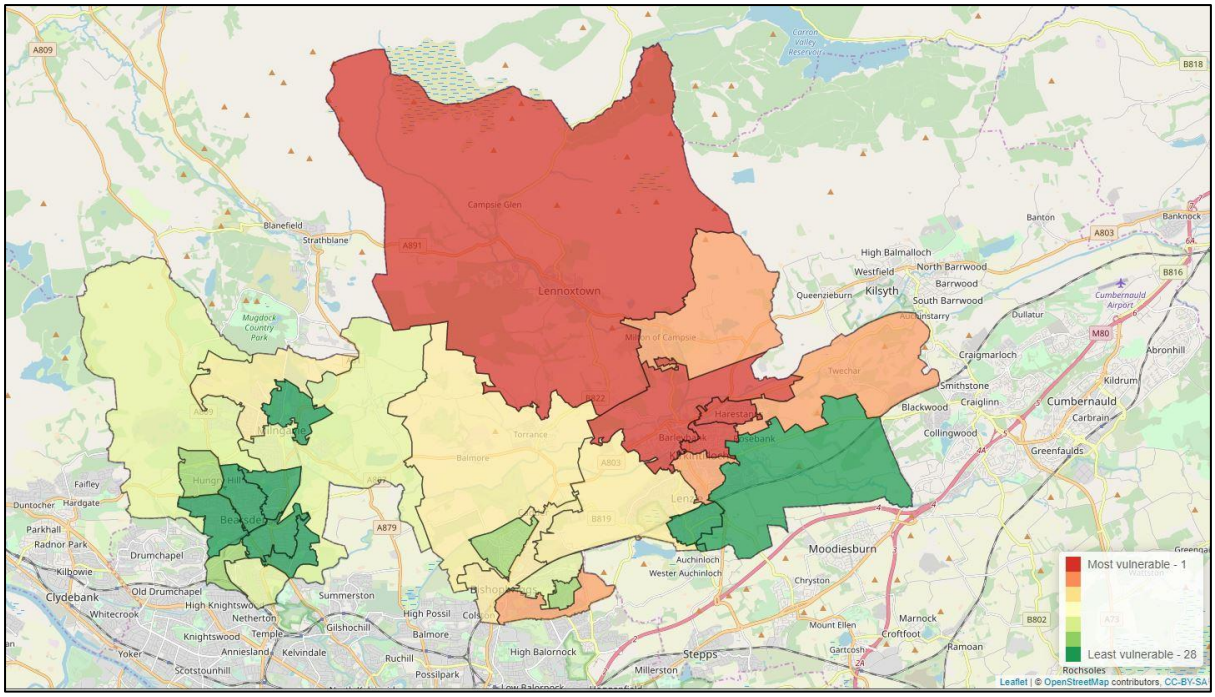
Within East Dunbartonshire which communities have improved the least?	Within East Dunbartonshire which communities have improved the least relative to other similar communities?
Bishopbriggs West and Cadder	Bishopbriggs West and Cadder
West Clober and Mains Estate	West Clober and Mains Estate
Kessington West	Kessington East
Kilmardinny West	Kirkintilloch West
Kessington East	Kirkintilloch South
Bishopbriggs North and Kenmure	Keystone and Dougalston
East Clober and Mains Estate	Kilmardinny East
Hillhead	Bishopbriggs North and Kenmure
Auchinairn	Hillhead
Rosebank and Waterside	Rosebank and Waterside



Source: Improvement Service https://scotland.shinyapps.io/is-community-planning-outcomes-profile/

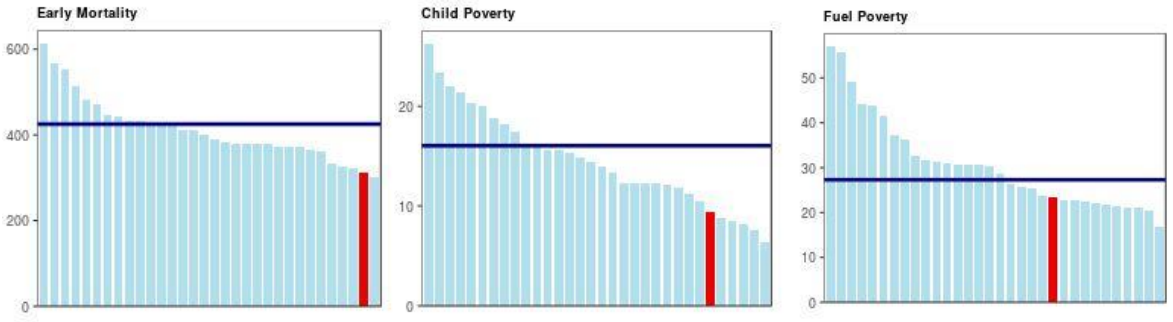
The number of children who live in families with limited resources is considerably lower than Scotland as a whole.

It is estimated by the Scottish Government that 11% of children live in families with limited resources after housing costs, compared to 20.4%. East Dunbartonshire has the 6th lowest child poverty rate in Scotland, and also ranks better than the national average in terms of both fuel poverty and early mortality. The most vulnerable areas are mainly located in the north and eastern part of the area.

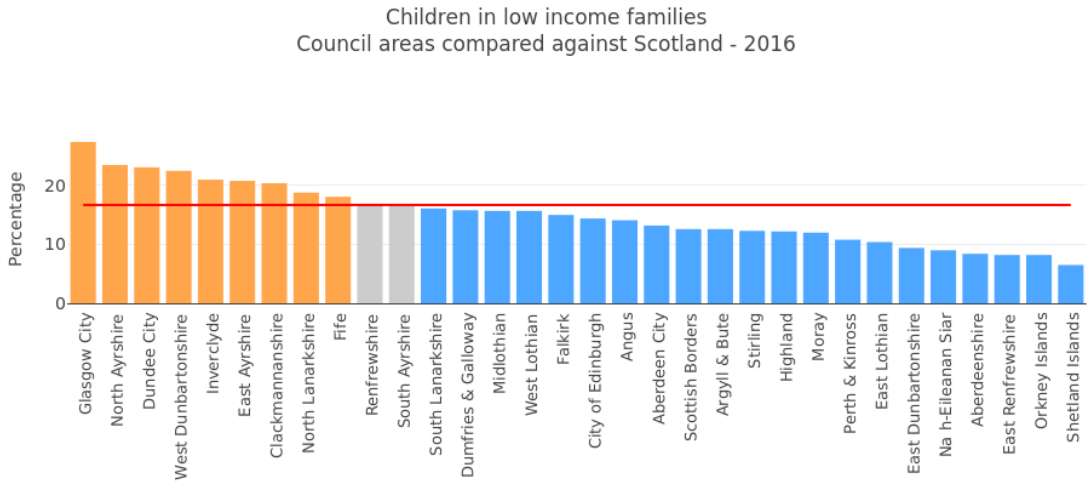


East Dunbartonshire

Scotland



Source: Improvement Service https://scotland.shinyapps.io/is-community-planning-outcomes-profile/



Source: - https://scotland.shinyapps.io/ScotPHO_profiles_tool/

Information on travel patterns, including car ownership can be found in the 'Our Communities' section and also in Policy 4: Sustainable Transport. More information, including on national identity, country of birth, marital status, language, religion, accidental and deliberate fires, teenage pregnancy, adolescent lifestyle and substance use, and child benefit, can be found in the East Dunbartonshire Area Profile. https://www.eastdunbarton.gov.uk/statistics-facts-and-figures Further information can also be found at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme

Environment

East Dunbartonshire has a rich urban, natural and historic environment. The areas many assets provide a context for Local Development Plan 2.

In 2019 (unless alternative date stated), East Dunbartonshire has:

East Dunbartonshire's Environment

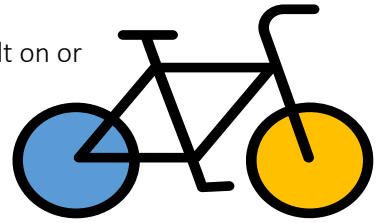
Land Use and Urban Area

- 4 Towns (including 4 town centres)
- 11 Villages (including 4 village centres)
- 1 Retail Park
- 3,010 Businesses (2014)
- 46,430 dwellings (2017)
- 20,172 hectares of urban land (2016)
- 973.46 hectares of urban open space (2013)
- 76 hectares of Vacant and Derelict Land (2018)
- 638 Contaminated Sites (2018)



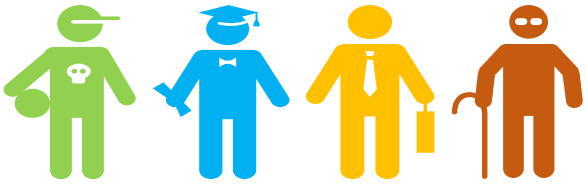
Travel and Transport

- 6 Rail Stations
- 460 Bus Stops, 185 bus shelters and 600 information cases
- 57km of A Roads, 47km of B Roads 34km of C Roads, 369km of unclassified Roads (2018)
- 2 National Cycle Network Routes
- 99 Rights of Way paths (and 82 with seized use, partially built on or overgrown) (2015)
- Core paths network
- 3 Long Distance Walking Paths
- 2 Air Quality Management Areas



Community Facilities

- 33 Primary schools
- 8 Secondary schools
- 2 Special Schools Merge
- 19 Early Learning and Childcare Centres
- Health Centres
- GP Surgeries
- 4 Community Hubs
- Community Centres
- 3 Leisure Centres
- 8 Libraries
- Sports Pitches



Natural Environment

- 6 Strategic Green Network Assets
- 1 Country Park
- 2 Upland Areas
- 6 Sites of Special Scientific Interest
- 3 Local Nature Reserves
- 76 Local Nature Conservation Sites (Biodiversity) (2018)



East Dunbartonshire's Environment

- 34 Local Nature Conservation Sites (Geodiversity) (2018)
- 1 Regionally Important Geological or Geomorphological Site
- 490 Tree Preservation Orders
- Local Landscape Areas
- 94ha of Ancient Woodland (2014)
- 841ha Native Woodland (2014)
- 5% land comprises prime agricultural soil

Water Environment

- Kelvin River, Allander Water, Glazert Water and numerous burns
- 1 Forth and Clyde Canal
- 3 Lochs (2016)
- 3 Reservoirs



Historic Environment & Built Heritage

- 1 UNESCO World Heritage Site Antonine Wall
- 40 Scheduled Monuments (2018)
- 3 Properties in Care (2018)
- 15 Conservation Areas
- 21 Townscape Protection Areas
- 175 Listed Buildings: 15 A Listed, 854 B Listed, 78 C Listed (2018)
- 10 Buildings at Risk (2018)
- 30 Gardens and Designed Landscapes



Infrastructure and Resources

- 1 Wind Turbine
- 2 publicly used biomass systems
- 2 Closed Landfill Sites
- 3 Waste Transfer Stations
- 1 Civic Amenity
- 2 Quarries
- 5 Hazardous Installation



East Dunbartonshire's environment is constantly changing and this change is captured in this Monitoring Statement, either in the 'Our Communities' or 'Policy Review' sections.

A key area of change relates to climate change. It is essential that LDP2 is informed by the opportunities and threats brought about by the changing climate and that LDP2 works to reduce greenhouse emissions associated with land use and development and contributes to climate change adaptation and mitigation.

The following table sets out the legal and policy framework for LDP2 relating to climate change and sustainability.

Legislation / Policy	**Requirement for LDP2**
Climate Change (Scotland) Act 2009 and Climate Change Bill (2018)	Section 72 of the Climate Change (Scotland) Act 2009 introduced the legislative requirement relating to climate change on local development plans. It creates the statutory framework for the reduction of greenhouse gas emissions in Scotland by setting an interim 42% reduction target for 2020. Requires that all new buildings reduce their greenhouse gas emissions by using low and zero-carbon generating technology to rising proportions set by the planning authority. The Scottish Government introduced a new Climate Change Bill to Parliament on 23 May 2018. The Climate Change (Emissions Reduction Targets) (Scotland) Bill seeks to amend the Climate Change (Scotland) Act 2009 and sets a 2045 target for net-zero emissions of all greenhouse gases. It responds to the UNFCCC Paris Agreement which seeks to limit global temperature rises to "well below" 2 degrees C and to "pursue efforts" to limit the increase to 1.5 degrees above pre-industrial levels. In summary, the Bill: • Increases the 2050 target for reduction of greenhouse gas emissions from 80% to 90%; it also increases the target level for 2020 (42% to 56%), and introduces new targets for 2030 (66%) and 2040 (78%). All targets are now expressed in percentage terms, rather than megatonnes of carbon to improve stability and transparency. • Allows for a target of 100% reduction in greenhouse gas emissions (known as a net zero target) from the baseline to be created at a future date. • Makes changes to the way emissions are accounted for when assessing and reporting on targets by removing the adjustment currently allowed through carbon trading (under the EU Emissions Trading Scheme). This means that all changes in domestic emissions are now accounted for. This does not affect the operation of EU ETS in Scotland. • Sets a default limit of zero carbon credit usage for all future years, unless Ministers bring forward regulations (removing the current requirement for Ministers to set a limit in credit use every five years). • Complements the move to percentage based targets by freezing the methods used to measure emissions for rolling periods of up to five years. This means that targets are assessed against the

Legislation / Policy	Requirement for LDP2
	methods that were in place when they were set, and manages the challenges posed by volatile changes to emissions measurement science. • Changes the name of Reports on Policies and Procedures to Climate Change Plans and extends the time available for parliamentary consideration of the Plan from 60 to 90 days. • Rationalises and improves existing annual reporting duties, and stops double reporting. It also puts a new reporting requirement in place to provide further detail on progress against Climate Change Plans.
Climate Change Plan: third report on proposals and policies 2018 to 2032 (RPP3)	The Climate Change Plan sets out how Scotland can deliver its target of 66% emissions reductions, relative to the baseline, for the period 2018-32. States that "the transformation of the way we generate and use our energy, insulate our buildings, grow our food, treat our waste, use our land and travel will create a healthier, more resourceful and resilient Scotland, able to withstand future changes in climate and fluctuations in global markets".
Scottish Government National Outcomes National Indicators	The planning system should: • support the transformational change to a low carbon economy, consistent with national objectives and targets, including deriving: – 30% of overall energy demand from renewable sources by 2020; – 11% of heat demand from renewable sources by 2020; and – the equivalent of 100% of electricity demand from renewable sources by 2020; • support the development of a diverse range of electricity generation from renewable energy technologies – including the expansion of renewable energy generation capacity – and the development of heat networks; • guide development to appropriate locations and advise on the issues that will be taken into account when specific proposals are being assessed; • help to reduce emissions and energy use in new buildings and from new infrastructure by enabling development at appropriate locations that contributes to: – Energy efficiency; – Heat recovery; – Efficient energy supply and storage; – Electricity and heat from renewable sources; and – Electricity and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced. Carbon Emissions • Almost complete decarbonisation of road transport by 2050 • Almost all new vehicles sold will be near zero emission by 2040 • Half of all fossil-fuelled vehicles will be phased-out of urban environments across Scotland by 2030. Fuel and Energy Efficiency The Scottish Government's Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill has a target that by 2040 no more than five per cent of

Legislation / Policy	Requirement for LDP2
	households will be in fuel poverty. There is a commitment to "a suite of legislation" to support energy efficiency, draft regulations for minimum energy efficiency standards in the private rented sector to be published in 2019 and proposals later in 2019 that will put "more meat on the bones" for owner-occupied housing.
Climate Ready Scotland: Scottish Climate Change Adaptation Programme (2014)	Aims "to increase the resilience of Scotland's people, environment and economy to the impacts of a changing climate". The Programme sets out Scottish Ministers' objectives in addressing over 130 climate risks identified for Scotland in the UK Climate Change Risk Assessment 2012. It contains a broad package of measures that: • help Scotland adapt to the effects of climate change; • create a more resilient country for us to live and work in; and • help to protect Scotland's much loved natural environment. The Programme included more than 150 policies and proposals under three themes: (i) natural environment (ii) buildings and infrastructure (iii) society. Key policy areas covered include: flood protection and flood warning, resilience, water supply, energy supply, transport, the National Coastal Change Assessment, planning, historic environment, natural environment and biodiversity.
National Planning Framework 3 (NPF3)	NPF3 is clear that planning must facilitate the transition to a low carbon economy, and help to deliver the aims of the Scottish Government's Report on Proposals and Policies. Spatial priorities range from extending heat networks in our cities and towns to realising the potential for renewable energy generation in our coastal and island areas.
Scottish Planning Policy	Development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations. Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area. Heat Local development plans should use heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply. Heat demand sites for particular consideration include high-density developments, communities off the gas grid, fuel poor areas and anchor developments such as hospitals, schools, leisure centres and heat intensive industry. Local development plans should support the development of heat networks in as many locations as possible, even where they are initially reliant on

Legislation / Policy	Requirement for LDP2
	carbon-based fuels if there is potential to convert them to run on renewable or low carbon sources of heat in the future. Local development plans should identify where heat networks, heat storage and energy centres exist or would be appropriate and include policies to support their implementation. Policies should support safeguarding of piperuns within developments for later connection and pipework to the curtilage of development. Policies should also give consideration to the provision of energy centres within new development. Where a district network exists, or is planned, or in areas identified as appropriate for district heating, policies may include a requirement for new development to include infrastructure for connection, providing the option to use heat from the network. Where heat networks are not viable, microgeneration and heat recovery technologies associated with individual properties should be encouraged. Waste • Plans should give effect to the aims of the Zero Waste Plan and promote the waste hierarchy. • Plans should enable investment opportunities in a range of technologies and industries to maximise the value of secondary resources and waste to the economy, including composting facilities, transfer stations, materials recycling facilities, anaerobic digestion, mechanical, biological and thermal treatment plants. • The planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to protect the environment and public health. • Plans should safeguard existing waste management installations and ensure that the allocation of land on adjacent sites does not compromise waste handling operations, which may operate 24 hours a day and partly outside buildings. • Local development plans should identify appropriate locations for new infrastructure, allocating specific sites where possible, and should provide a policy framework which facilitates delivery. Suitable sites will include those which have been identified for employment, industry or storage and distribution. Minerals The planning system should: • recognise the national benefit of indigenous coal, oil and gas production in maintaining a diverse energy mix and improving energy security;

Legislation / Policy	Requirement for LDP2
	• safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of the construction, energy and other sectors; • minimise the impacts of extraction on local communities, the environment and the built and natural heritage; and • secure the sustainable restoration of sites to beneficial after use Local development plans should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development. Plans should set out the factors that specific proposals will need to address, including: • disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water; • impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy; • benefits to the local and national economy; • cumulative impact with other mineral and landfill sites in the area; • effects on natural heritage, habitats and the historic environment; • landscape and visual impacts, including cumulative effects; • transport impacts; and • restoration and aftercare (including any benefits in terms of the remediation of existing areas of dereliction or instability). Plans should support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times in all market areas through the identification of areas of search. Surface Coal Local development plans should identify areas of search where surface coal extraction is most likely to be acceptable during the plan period and set out the preferred programme for the development of other safeguarded areas beyond the plan period, with particular emphasis on protecting local communities from significant cumulative impacts. Where possible, plans should secure extraction prior to permanent development above workable coal reserves. Unconventional Oil and Gas Extraction For areas covered by a Petroleum Exploration and Development Licence (PEDL), local development plans should also: • identify licence areas; • encourage operators to be as clear as possible about the minimum and maximum extent of operations (e.g. number of wells and duration) at the exploration phase whilst recognising that the factors to be addressed by applications should be relevant and proportionate to the appropriate exploration, appraisal and production phases of operations; • confirm that applicants should engage with local communities, residents and other stakeholders at each stage of operations,

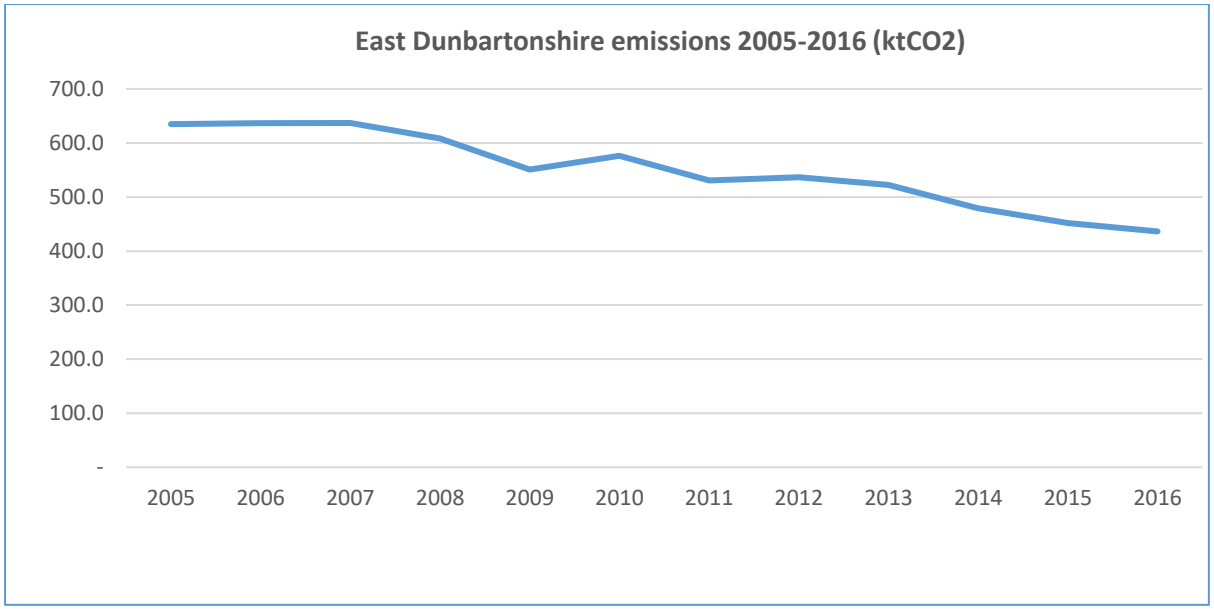
Legislation / Policy	Requirement for LDP2
	beginning in advance of any application for planning permission and in advance of any operations; • ensure that when developing proposals, applicants should consider, where possible, transport of the end product by pipeline, rail or water rather than road; and • provide a consistent approach to extraction where licences extend across local authority boundaries. Peat Policies should protect areas of peatland and only permit commercial extraction in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.
Scottish Energy Strategy: The Future of Energy in Scotland (2017)	Sets out a long term vision to 2050 for Scotland's energy system: "A flourishing, competitive local and national energy sector, delivering secure, affordable, clean energy for Scotland's households, communities and businesses" Recognises the critical role of land use planning in supporting renewable energy and reducing greenhouse gases. Aims to improve the relationship between communities and the planning system, including use of the place standard tool.
Water Environment Water Services (Scotland) Act 2003	Aim to see all water bodies reach good ecological status by 2020 and to prevent the deterioration of all water bodies. River Basin Management Plans work at the national level to meet this Directive.
Flood Risk Management (Scotland) Act 2009	The Flood Risk Management Act (2009) places an onus on local authorities to work together to reduce flood risk. Specific measures within the Act include: • A framework for coordination and cooperation between all organisations involved in flood risk management. • Assessment of flood risk and preparation of flood risk management plans. • A revised, streamlined process for flood protection schemes. • New methods to enable stakeholders and the public to contribute to managing flood risk. • A single enforcement authority for the safe operation of Scotland's reservoirs.
Zero Waste Plan	The planning system should support achievement of Scotland's zero waste targets: • recycling 70% of household waste by 2025 • sending no more than 5% of Scotland's annual waste arisings to landfill by 2025
SEPA position statement on land use planning, health and wellbeing, 2015	This sets out how SEPA planning advice will contribute to health and wellbeing outcomes. It sets out SEPA's expectations for LDP policy. For spatial strategy SEPA advises: • The use of the Spatial Planning Assessment of Carbon Emissions (SPACE) tool to minimise greenhouse gas and other emissions that affect local air quality. • The protection and enhancement of strategic green infrastructure, particularly within urban areas.

Legislation / Policy	Requirement for LDP2
	For policy framework SEPA advises: A. Providing a positive policy framework to ensure places are designed to promote health and wellbeing through: • good air quality; • avoidance of flood risk; • sustainable resource management including the facilitation of zero waste objectives, the re-use of waste heat and district heating; • sustainable water management including SUDS; and, • the provision of green infrastructure. B. Providing a positive policy framework to facilitate low carbon, low emission energy developments.
Glasgow & Clyde Valley Strategic Development Plan 2, Clydeplan	*Spatial Development Strategy* Establishes the compact city region model and encourages development to create high quality places through an overarching placemaking policy. It supports a presumption in favour of sustainable development that contributes to economic growth. *Heat Mapping* Local Development Plans should: • consider the use of heat mapping to support developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and in the surrounding area; and, • set out the factors to be taken into account in considering proposals for energy development dependent on the scale of the proposal and its relationship to the surrounding area. *Renewable Heat* Local Development Plans should support renewable energy and heat targets by: • seeking to identify key settlements or major growth areas with potential for district and heating networks, and promoting district heating and cooling networks including across Local Authority boundaries; and, • seeking to identify opportunities for heat efficiency and renewable heat, for example waste water treatment works and industries producing surplus heat. *Onshore Wind* • In order to support onshore wind farms, Local Development Plans should finalise the detailed spatial framework for onshore wind for their areas in accordance with SPP, confirming which scale of development it relates to and the separation distances around settlements. Local Development Plans should also set out the considerations which will apply to proposals for wind energy development, including landscape capacity and impacts on communities and natural heritage. Proposals should accord with

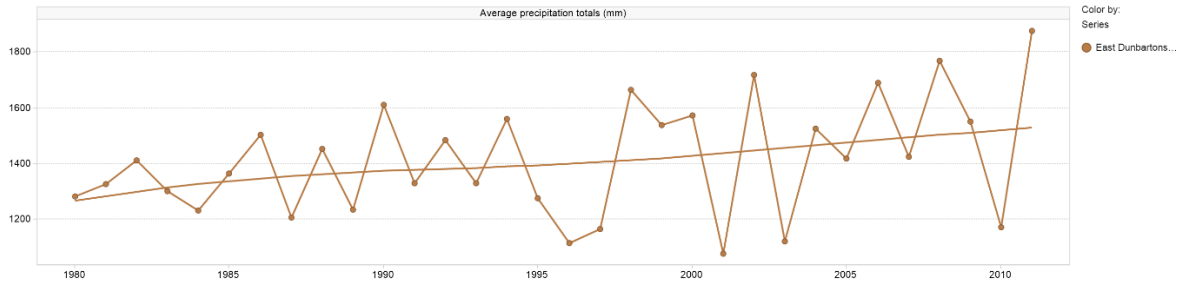
Legislation / Policy	Requirement for LDP2
	the spatial framework set out in Diagram 6 and finalised in Local Development Plans.
Climate Ready Clyde: Glasgow City Region Climate Change Adaptation Strategy (emerging)	Climate Ready Clyde will shortly publish its assessment of climate change risks and opportunities for Glasgow City Region. This will serve as a stepping off point on the overall approach to a City Region Adaptation Strategy and Action plan, which is due to be completed in March 2020. This will need to be taken into account at the Proposed Plan stage.
East Dunbartonshire Sustainability and Climate Change Framework 2016	This sets out the Council's key priorities as • Zero carbon: reducing carbon emissions • Maximising resilience to the impacts of climate change • Zero waste: reducing material use and waste generation • Reversing biodiversity decline • Use of sustainable materials • Maximising opportunities to promote health and wellbeing • Supporting fairness and reducing inequality locally and globally • Promoting community empowerment • Supporting local businesses.
East Dunbartonshire Carbon Management Plan	Policies, plans, programmes, strategies and masterplans ('PPSs') are required to be written and amended with reference to the Council's Policy Development Framework and Committee Checklist. These tools will be developed, through the Sustainability and Climate Change Framework, to provide a means of ensuring that PPSs adhere to legislative and corporate requirements relating to carbon, including the public bodies' duties under the Climate Change (Scotland) Act 2009.
East Dunbartonshire Climate Change Adaptation Strategy (Emerging)	The Council will be producing a Climate Change Adaptation Strategy in parallel with the new LDP 2. This will support the development planning process by outlining a vision and opportunities for more sustainable forms of development, transport provision and infrastructure including electric car charging points. It will be important to build on this within the next LDP by ensuring that sustainability and a commitment to low carbon remains at the heart of the development plan system.

The most recent climate change data relevant to East Dunbartonshire, as illustrated in the charts below, shows that:

- Carbon dioxide emissions in East Dunbartonshire are continuing to decrease
- Annual precipitation levels are following and upwards trend
- Average temperature has increased overall, although appears to have stabilised slightly since 2005
- Heavy rainfall events have increased slightly overall, although there are significant year on year fluctuations

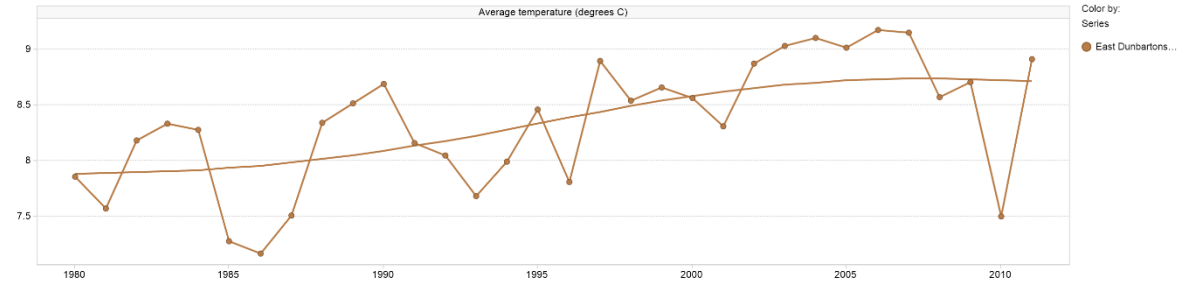


Source: National Statistics - UK local authority and regional carbon dioxide emissions estimates: 2005 to 2016 (Department for Business, Energy and Industrial Strategy)



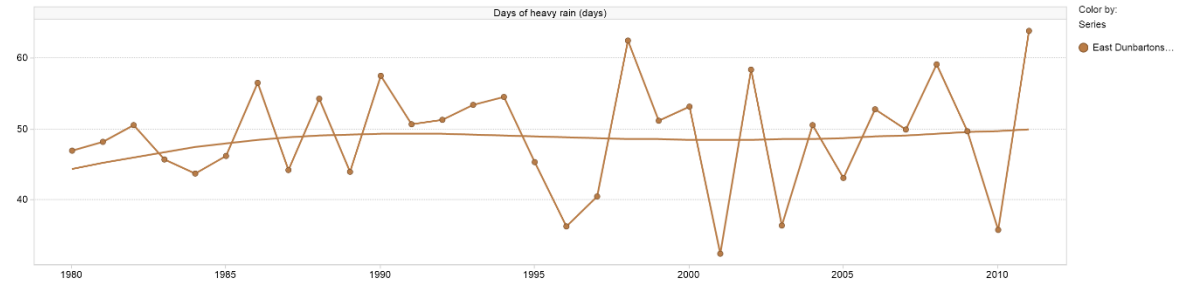
Time series statistics - entire time series

Climate variable	Averaging period	Maximum	Minimum	Mean	Standard deviation
Average precipitation totals (mm)	Annual	1877.34	925.38	1323.63	198.71



Time series statistics - entire time series

Climate variable	Averaging period	Maximum	Minimum	Mean	Standard deviation
Average temperature (degrees C)	Annual	9.17	6.75	7.99	0.57



Time series statistics - entire time series

Climate variable	Averaging period	Maximum	Minimum	Mean	Standard deviation
Days of heavy rain (days)	Annual	63.84	29.91	45.72	8.26

Source: Scotland's Environment, 2019 (https://www.environment.gov.scot/data/data-analysis/climate-trends/

Economy

Introduction

East Dunbartonshire's economy changes over time and this change is captured in this Monitoring Statement, either in the 'Our Communities' or 'Policy Review' sections. A number of broad changes have an impact on East Dunbartonshire's economy.

UK Economy

The UK's upcoming departure from the European Union has created a landscape of economic uncertainty.

In the event of a no-deal Brexit, Reuters have stated that the UK economy is set to lose 3.5% of GDP, and the International Monetary Fund have predicted a loss of £70 billion from the economy within two years. With the outcome of the Brexit process still unknown at this point in time, and economic predictions tied to assumptions about the possible consequences, there is widespread uncertainty in the UK's markets. Investment has fallen, house price growth has cooled in the first three months of 2019, and high-street spending has also fallen recently after a small period of growth. The Bank of England have revised their growth forecast for the UK in 2019 from 1.7% to 1.2%.

The internet is changing the way we do business across the UK – challenging traditional business models and creating new ones.

In recent years, the means through which consumers access goods and services has been revolutionised by the online world. It is possible to have products delivered directly to your door at short notice via online shopping; entertainment services can be streamed directly to televisions, computers and mobile devices; and online platforms can be used to book travel, accommodation, activities and appointments. In 2017 the UK Cards Association produced a report showing that UK shoppers spend more online than in any other country (the equivalent of £4,611 per household).

The internet has become so integral to people's lives and livelihoods that not having internet access (due to lack of local coverage, lack of technological training or other barriers) is regarded as a disadvantage. This is of particular concern at a time when access to essential public services is becoming increasingly reliant on technology, some notable examples being banking services and benefits – such as the new application and account management process for Universal Credit, which is online only.

Scottish Economy

Ten years on from the 2008 financial crisis, Scotland's economy is improving and unemployment figures have fallen dramatically.

The Scottish economy continued to grow in the latter half of 2018, and the overall GDP growth for 2018 was 1.3%. The broad base of this growth was across the Services, Production and Construction sectors. In the winter of 2018 Scotland's unemployment rate was at its lowest ever recorded (3.4%), and was lower than the wider UK rate (3.9%). The employment rate for those of working age now stands at 75.3%.

Scotland has experienced a growth in exports over the past year.

Scotland's international exports increased by 6.2% in 2017 to £32.4 billion – the highest annual growth rate since 2011. Scotland's top ten export products (in order of economic importance) are: beverages; fish and seafood; petroleum and related products/materials; power-generating machinery and

equipment; leather and related products; crude rubber and related products; transport equipment; chemical materials and products, N.E.S.; animal oils and fats; live animals other than fish and seafood.

Stronger global growth, alongside the weaker value of Sterling, has fed through to export growth. This can be seen in manufactured exports (representing around half of the total value of onshore international Scottish exports) which grew 2.1% in 2018; the pace of this growth did, however, slow as the year progressed, contracting in the third quarter (-0.7%).

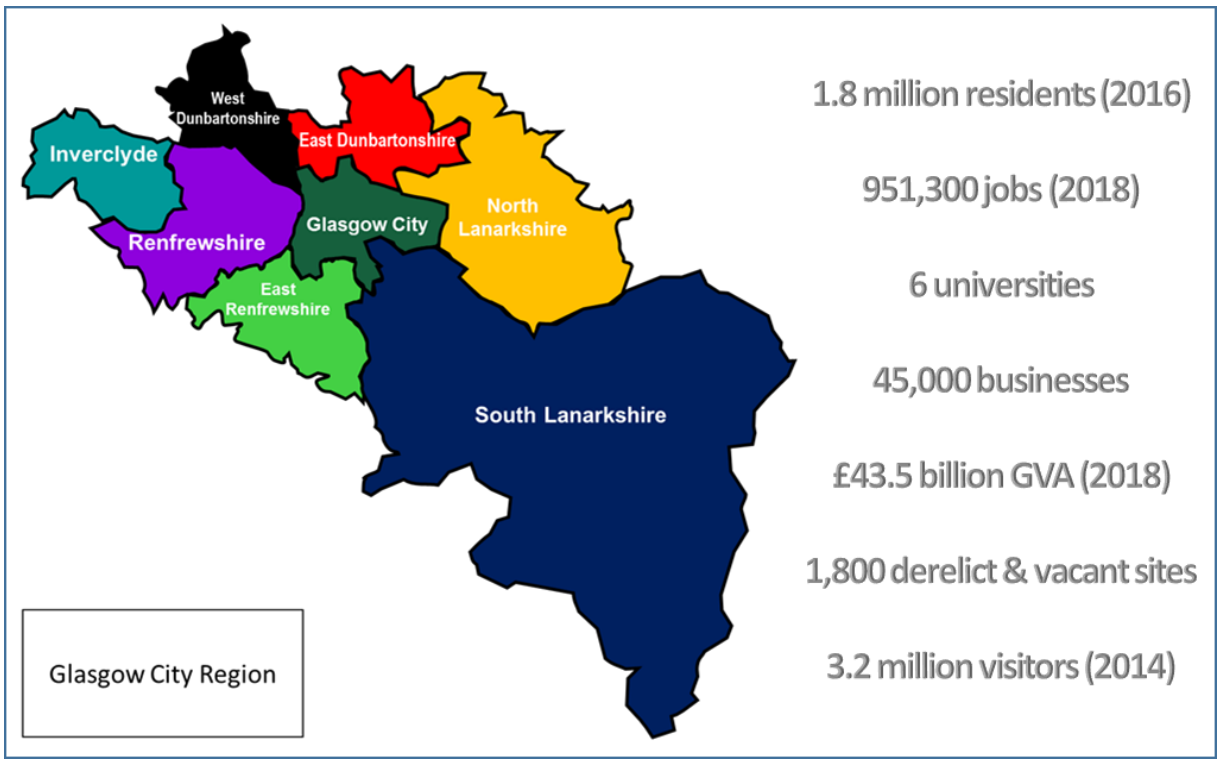
Despite positive forecasts, Key Economic Indicators for Scotland show that Brexit uncertainty is having an impact in Scotland.

Independent forecasts for the Scottish economy in 2019 expect growth between 1 and 1.5 per cent, but these remain tentative until the conditions surrounding the EU exit are finalised. There is evidence that both businesses and consumers have lost confidence in the market. The Scottish Consumer Sentiment Indicator produced its lowest reading since its conception (in 2013) and analysis has shown investment decisions by businesses to have been skewed towards supply issues (distribution, warehousing and stocks) or put on hold entirely. The increase in levels of employment seen in Scotland and the wider UK may also be indicative of companies choosing to invest in increasing their workforce rather than making potentially more risky business decisions).

<u>Glasgow City Region</u>

Glasgow City Region is Scotland's largest metropolitan area.

The Glasgow City Region is comprised of eight local authorities, and with 1.8 million residents (approximately a third of Scotland's total population) it is the largest metropolitan area in Scotland. There are around 45,000 businesses in the City Region, and GVA (Gross Value Added) was £43.5 billion in 2018, which is 32% of the total Scottish output for that year (£134.7 billion). Glasgow City Region has an international reputation as a location for business, leisure and culture – 3.2 million people visited in 2014.



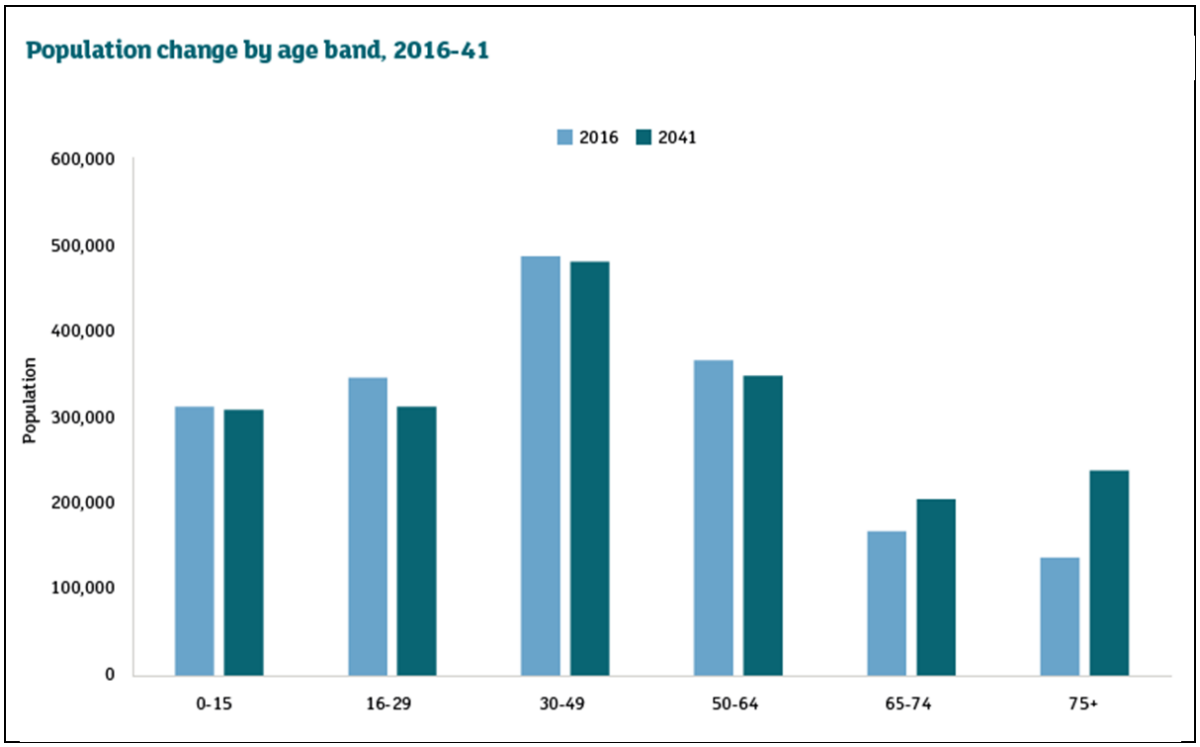
In 2018 there were 951,300 jobs in Glasgow City Region, the majority of which were in the service sector.

The largest percentage of workers were employed in human health and social work (16%), wholesale and retail (14%) or administrative and support services (10%). The sectors which contributed the most GVA were real estate, human health and social work, and wholesale and retail. With the exception of Inverclyde and West Dunbartonshire, it is forecast that all local authorities in the City Region will see an increase in the number of people in employment between 2018 and 2028. In the same period it is expected that almost half (46%) of jobs created in Scotland will be in Glasgow City Region.

The economic challenges facing Glasgow City Region include high levels of inequality, a falling working age population, a large amount of derelict land, and comparatively low exports.

Despite having six well-regarded universities, only 39.8% of Glasgow City Region residents are qualified at or above NVQ Level 4 and around 11% have no qualifications. The City Region is also disproportionately affected by poverty, with 60% of the most deprived wards in Scotland within its boundaries. In addition to inequality across the Region as a whole, there are disparities between its constituent local authorities. For example, in 2017, Glasgow City had the lowest employment rate in the City Region (66%; 8.3% below the Scottish figure), with Renfrewshire having the highest (76.1%; 1.8% above the Scottish figure).

In 2016, 66% of Glasgow City Region's population were of working age. National Records of Scotland Projections for 2041 show the working age population falling to 60%, while the percentage of those over 75 years old is expected to increase by 75%.



In 2017 it was estimated that there were over 1,800 derelict and vacant sites in Glasgow City Region. In their current state, derelict sites break up the continuity of the urban fabric and have a negative impact on the perceived desirability of neighbourhoods for residential or business uses. Some of these sites may be particularly challenging to develop due to constraints such as contaminated land or poor

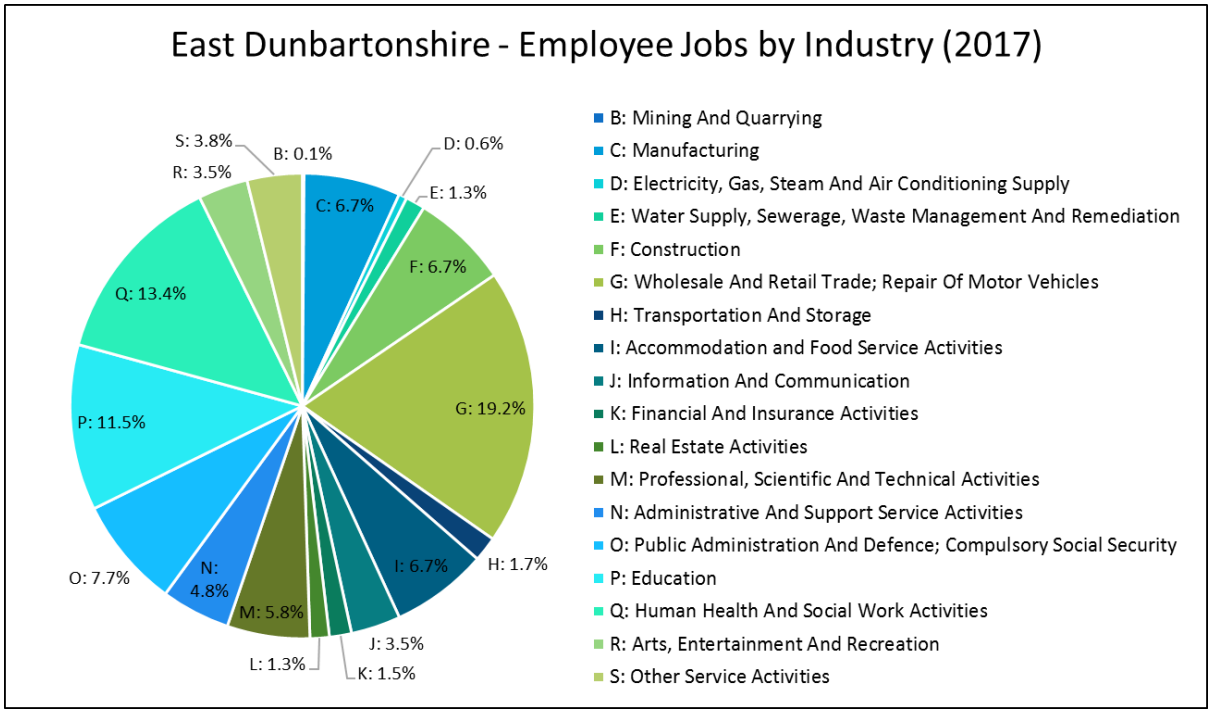
accessibility. However, a surplus of brownfield land could also be viewed as an opportunity if sites can be brought back into productive use.

Although the economy of Glasgow City Region is reasonably diverse, the dominance of the service sector means that there is only a small number of businesses involved in high value exports. Increasing exports could greatly improve the City Region's economic growth, but in the current economic climate it is extremely challenging to achieve.

Business and Employment in East Dunbartonshire

East Dunbartonshire has a diverse local economy, which is not overly reliant on a single dominant sector or industry.

The top three types of employment within the council area are in industry group 'G': Wholesale and Retail Trade; Repair of Motor Vehicles (19.2%), group 'Q': Human Health and Social Work Activities (13.4%), and group 'P': Education (11.5%).



East Dunbartonshire's economy produces goods and services valued at £1.56 billion per annum2 (GVA) and supports 27,000 jobs. GVA has increased by 71% since 1998 on an annual rate of 3%. However over the last 10 years the pace of growth has decreased to 2% per annum. It should be noted though that the post recessionary rate (post 2012) has recovered to 3%.

The majority of East Dunbartonshire's enterprises are classed as micro businesses.

A total of 3,010 businesses are currently active in East Dunbartonshire. This represents 2% of all businesses in Scotland. The vast majority (91%) of all the enterprises in East Dunbartonshire are micro businesses of up to 9 employees' capacity. There are only 5 business with 250+ employees and 25 with 50-250 employees. Start-ups in the local area are supported by the Business Gateway service, and can apply for a business loan through the West of Scotland Loan Fund. According to data from Business Gateway, 88% of the start-ups that accessed their services in 2015 were still in business after 12 months. ONS data shows that 95% of businesses survived their first year of trading in 2013.

The internet can offer new business opportunities, especially to smaller businesses and entrepreneurs.

The internet has had a significant impact in terms of levelling the playing field for small businesses and start-ups by making it possible for them to access the information and resources they need without requiring the capital and influence of a larger organisation. With minimal start-up costs, entrepreneurs can use the online world to make even the most niche of business ideas a reality – networking with partners worldwide; building an online presence to market their products to potential customers; storing information and carrying out transactions. Many small businesses also use the internet to boost their finances through passive income streams, such as selling advertising space on their websites. Most of the enterprises in East Dunbartonshire are classed as micro-businesses, and therefore the business possibilities offered by the internet for small-business owners will be locally significant.

Employment in East Dunbartonshire is high, but the average earnings of those who work here are lower than those of the average resident.

East Dunbartonshire has a high percentage of people in employment (75.6%). Unemployment in East Dunbartonshire has decreased from 4.3% in 2015 to 3.4% in 2017. The largest category of occupation in East Dunbartonshire was Professional Occupations (26.7%), closely followed by Associate Professional and Technical (19.1%). There is a significant discrepancy between the earnings of those who live and those who work in East Dunbartonshire – residents earn £94.20 per week more than the Scottish average, but those who work in the area earn £164.70 less than residents. This implies that the area has a business base with a lower value than other areas, and that people who work here cannot afford to live here.

Average weekly earnings are high, however the gender pay gap is larger than the Scottish average.

The average gross weekly earnings for full time workers living in East Dunbartonshire in 2017 was £633.90. This was substantially higher than Scotland as a whole (£547.70). Female full time workers living in East Dunbartonshire earned £137.80 less than male full time workers, representing a 20% gender pay gap for full time workers, compared to the Scottish gap of 14%. Both female and male full time workers living in East Dunbartonshire had higher gross weekly earnings compared to males and females across Scotland as a whole.

The number of working age benefit claimants is lower than the Scottish average.

6.4% of East Dunbartonshire's working age population claimed out of work benefits in 2016. This is lower than Scotland as a whole (10.2%). Those aged 18-24 had the largest proportion claiming out of work benefits.

<u>Business Sites</u>

32 business sites were identified in East Dunbartonshire's Business Land Review.

An audit of the business and employment land in East Dunbartonshire is currently underway. Together, the Business Land Review and Audit should allow the Council to assess whether the current business land portfolio is meeting demand effectively, gain a better understanding of local business activity, and identify opportunities for future economic growth and investment.

Of the sites thus far identified, fourteen have the potential for further business development (either through intensification of present uses or development of vacant land). As per the Local Development Plan, the permitted land uses for allocated business and employment sites are Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution). The majority of existing uses on the allocated sites fit into these use classes, however there is also evidence of some other uses on business land, including Class 1 (Shops), Class 10 (Non-residential institutions), Class 11 (Assembly and Leisure),

or uses which do not fit into any of the defined classes, such as trade wholesalers, car garages, vehicle hire, etc.

77% of local businesses surveyed were satisfied with their current accommodation

A survey of businesses in East Dunbartonshire was carried out as part of the Business Land Review, and 77% of those who responded were satisfied with their location and existing premises. Those who were unsatisfied had plans to upgrade and expand in the near future.

Town Centres and Retail

In 2018, Scotland's retail growth was subdued compared to previous years.

Retail sales in Scotland only grew by 0.9% in 2018 (compared to Great Britain's 2.7%). This is the slowest growth seen in the sector since 2012, and is consistent with the ongoing issues with reduced consumer demand. One of the potential reasons for people spending less on retail could be increased pressure on household finances due to comparatively slow real wage growth.

The shift towards online retail and services may be another possible explanation for the way in which UK High Streets have struggled to recover since the 2008 financial crisis.

Many major high street retailers have collapsed in the years since the crisis, and competition from online businesses – which can offer a greater variety of products, unburdened by the cost of renting prime retail space – is likely to have hastened their demise. In 2016, the number of people employed in retail in the UK fell by 62,000. For local-scale town centres like those in East Dunbartonshire the changes in consumer habits may be viewed as a threat to maintaining the high street as a vibrant commercial space. The closure of high street retail units and loss of town centre employment has other knock-on effects for communities – such as decreasing demand for public transport and the loss of quality public space.

Around 3,500 people in East Dunbartonshire work in retail.

Figures from 2015/16 show the retail sector providing 12.8% of East Dunbartonshire's employment – the second-highest rate for all local authorities in Scotland. High streets in East Dunbartonshire appear to be performing better than those in other Scottish local authorities, as the level of shop vacancies (6%) is lower than for wider Scotland (9%).

East Dunbartonshire has 4 town centres, 1 commercial centre and 13 smaller-scale village and local centres.

According to the Network of Centres strategy set out in the area's Local Development Plan (Policy 11) East Dunbartonshire's four town centres are: Kirkintilloch, Bishopbriggs, Bearsden and Milngavie. The only commercial centre identified is Strathkelvin Retail Park in Bishopbriggs. There are also smaller village or local centres within each of the area's largest settlements which, in addition to the four towns already mentioned, include Lenzie, Torrance, Twechar, Milton of Campsie and Lennoxtown.

Visitor Economy

Tourism plays an important role in the economy of East Dunbartonshire, and of Scotland in general – contributing £6 billion of the Scottish economy's GDP.

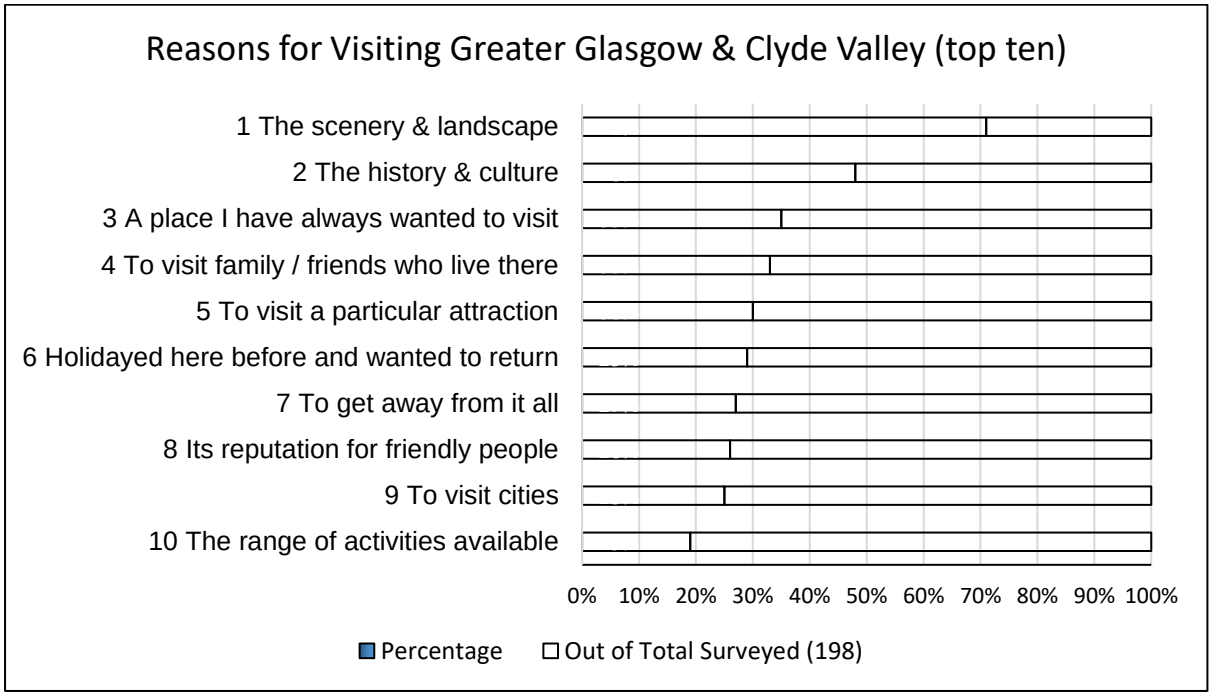
In 2016, total expenditure by visitors to Scotland was valued at around £9.7 billion. There are over 14,000 tourism businesses in Scotland, which is around 1 In 12 of Scotland's registered businesses. Sustainable Tourism is a growth sector in Scotland, employing 207,000 people in 2016, which is a 12% increase since 2011.

Being north of the city of Glasgow, East Dunbartonshire has a strategic position between Scotland's largest urban region and the rural Highlands. Due to this advantageous location, and the area's rich

heritage, the tourism industry is a significant local employer. The visitor economy is essential to business in several sectors, including: transport; recreation; retail; food and drink; and accommodation.

The main attractions for visitors are the beautiful landscapes and sites of historic and cultural interest, all of which can be found in East Dunbartonshire.

Visit Scotland's most recent visitor survey, carried out over 2015 and 2016 and published in 2017, revealed the top ten reasons people come to Greater Glasgow and the Clyde Valley.



71% of respondents mentioned the scenery and landscape and 48% listed history and culture among the main reasons for their visit. Both of these categories could be applied to assets which East Dunbartonshire has within its own tourism offerings:

- Scenery and Landscape: the Campsie Fells; the Kilpartrick Hills; the West Highland Way; Mugdock Country Park; the Forth and Clyde Canal; etc.
- History and Culture: the Antonine Wall, Roman bathhouse, Peel Park and other sites of Roman interest; Thomas Muir trail; Trails and Tales; Museum; Art Gallery; etc.

<u>City Deal</u>

East Dunbartonshire is one of eight neighbouring local authorities involved in the Glasgow City Region City Deal.

The objective of the City Deal is to boost the local economy of the Glasgow City Region as a whole through strategic investment in 27 different projects. These projects will be funded by grants from the UK and Scottish Governments, and will focus on improving infrastructure, creating growth in the life sciences sector, supporting business innovation (and entrepreneurship) and tackling unemployment.

Although there are no City Deal projects which specifically target locations within East Dunbartonshire yet, the region-wide improvements should still benefit the local economy and communities.

For example, several of City Deal's major projects involve improving transport networks across the Glasgow and Clyde Valley area, which will make it easier for East Dunbartonshire's businesses to access key markets and labour. The skills and employment schemes will help to widen the pool of available

talent for local employers. Businesses across the Glasgow City Region should also have increased networking opportunities as a result of cooperation between the constituent local authorities.

More information can be found in the East Dunbartonshire Area Profile.

Policy Framework

East Dunbartonshire Council is committed to ensuring a high quality development plan that provides a clear and visionary planning framework to support and guide development in the right places. The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 and, going forward, the Planning (Scotland) Bill, set out the requirements of LDPs. This includes a range of policy documents that must be taken into account during the preparation of the LDP and that the LDP must align with. In addition, Scottish Planning Policy sets out a range of broader policy areas, and associated documents, with which LDPs must take into account.

LDP2 must, therefore, reflect a wider policy framework comprising a range of strategies and policies set out in the diagram below.

LDP2 Policy Framework



This section then provides a broad of overview of the policy framework within which LDP2 must operate within. Within the 'Our Communities' and Policy Review' sections of this Monitoring Statement, more detail is provided as necessary and relevant strategies and policies are referred to and the requirements for LDP2 are set out. The following sections provide more detail on key documents highlighted in the policy framework set out above. Links to these documents can be found in the 'Glossary and Sources' section.

National Policy

Scottish Government National Outcomes - National Outcomes were set for the Scottish Government, and were updated in 2011. These include:

- We live in a Scotland that is the most attractive place for doing business in Europe.
- We realise our full economic potential with more and better employment opportunities for our people.
- We are better educated, more skilled and more successful, renowned for our research and innovation.
- Our young people are successful learners, confident individuals, effective contributors and responsible citizens.
- Our children have the best start in life and are ready to succeed.
- We live longer, healthier lives.
- We have tackled the significant inequalities in Scottish society.
- We have improved the life chances for children, young people and families at risk.
- We live our lives safe from crime, disorder and danger.
- We live in well-designed, sustainable places where we are able to access the amenities and services we need.
- We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.
- We value and enjoy our built and natural environment and protect it and enhance it for future generations.
- We take pride in a strong, fair and inclusive national identity.
- We reduce the local and global environmental impact of our consumption and production.
- Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it.
- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

National Planning Framework (NPF) 3 (2014) – Together with Scottish Planning Policy (SPP) (2014), NPF 3 sets out the Scottish Government's spatial strategy for Scotland in order to deliver sustainable development, the national outcomes and the objectives contained within the Government Economic Strategy. It sets out key planning outcomes for Scotland:

- A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places
- A low carbon place – reducing our carbon emissions and adapting to climate change
- A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use
- A connected place – supporting better transport and digital connectivity

SPP (2014) – Is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. This includes Scottish Government's view of the purpose of planning and concise subject planning policies which include the implications for development planning.

Getting The Best From Our Land: A Land Use Strategy for Scotland 2016-2021 – The Land Use Strategy considers land as a fundamental resource and sets a policy agenda for all land in order to ensure an integrated and strategic approach to the use of land. It sets a goal of long term, well integrated, sustainable land use delivering multiple benefits for all in society. It includes a vision to 2050: 'A Scotland where we fully recognise, understand and value the importance of our land resources, and where our plans and decisions about land use will deliver improved and enduring benefits, enhancing the wellbeing of our nation.' It includes 3 objectives:

1. Land based businesses working with nature to contribute more to Scotland's prosperity
2. Responsible stewardship of Scotland's natural resources delivering more benefits to Scotland's people
3. Urban and rural communities better connected to the land, with more people enjoying the land and positively influencing land use

The Land Use Strategy also contains principles for sustainable land use. The Strategy notes that: 'National Planning Framework 3 and Scottish Planning Policy recognise their value when making decisions about the use and management of Scotland's land.' The principles are:

a. Opportunities for land use to deliver multiple benefits should be encouraged.
b. Regulation should continue to protect essential public interests whilst placing as light a burden on businesses as is consistent with achieving its purpose. Incentives should be efficient and cost-effective.
c. Where land is highly suitable for a primary use (for example food production, flood management, water catchment management and carbon storage) this value should be recognised in decision-making.
d. Land use decisions should be informed by an understanding of the functioning of the ecosystems which they affect in order to maintain the benefits of the ecosystem services which they provide.
e. Landscape change should be managed positively and sympathetically, considering the implications of change at a scale appropriate to the landscape in question, given that all Scotland's landscapes are important to our sense of identity and to our individual and social wellbeing.
f. Land-use decisions should be informed by an understanding of the opportunities and threats brought about by the changing climate. Greenhouse gas emissions associated with land use should be reduced and land should continue to contribute to delivering climate change adaptation and mitigation objectives.
g. Where land has ceased to fulfil a useful function because it is derelict or vacant, this represents a significant loss of economic potential and amenity for the community concerned. It should be a priority to examine options for restoring all such land to economically, socially or environmentally productive uses.
h. Outdoor recreation opportunities and public access to land should be encouraged, along with the provision of accessible green space close to where people live, given their importance for health and well-being.
i. People should have opportunities to contribute to debates and decisions about land use and management decisions which affect their lives and their future.
j. Opportunities to broaden our understanding of the links between land use and daily living should be encouraged.

The Land Use Strategy states that: 'The planning system and local planning authorities are already delivering against the Objectives of the Land Use Strategy and the application of the Principles is a

matter of good planning. Opportunities for community engagement are built into both the preparation of development plans and decision making. In addition, development plans contain detailed policy on areas such as flood risk, the protection of landscape and biodiversity, green networks, and renewable energy development which, through decision making on planning applications, help to deliver the Land Use Strategy 2016 - 2021 and the Principles for Sustainable Land Use.'

Regional Policy

Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017 – The current Strategic Development Plan was approved in July 2017. Clydeplan sets the following visions for the city region: 'The Place We Want to Create – By 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region attracting and retaining, investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland's foremost city region.'

SDP's Compact City Region spatial land use model sets out the outcomes for delivery, in the vision section. This includes outcomes for A Centres, B Regeneration, C Economy, D Low Carbon Infrastructure, E Placemaking.

Regional Economic Strategy 2017-2035 and Glasgow City Region Economic Action Plan 2017 – The Regional Economic Strategy was developed by the Glasgow City Region and adopted in 2017. It sets out a vision, opportunities and challenges, 11 objectives and an action plan. The vision is
"A strong, inclusive, competitive and outward-looking economy, sustaining growth and prosperity with every person and business reaching their full potential."

The objectives are:

- Attract and retain talent and enterprises relocating to Glasgow City Region.
- Improve economic outcomes for all through addressing long-standing barriers in the labour market such as skills and health, both for those who are currently out of work and those on low incomes.
- Create a skills and employment system that meets the current and future needs of Glasgow City Region businesses and supports our residents to access jobs and progression opportunities.
- Grow the presence of Scotland's Growth Sectors in the city region so that we increase the total number of Glasgow City Region's businesses and employees who work in these sectors.
- Significantly improve the productivity of Glasgow City Region's diverse business base through increased investment, innovation and exporting.
- Increase the number of sustainable and high growth start-ups surviving beyond five years.
- Grow Glasgow City Region supply chain activity whose growth underpins the success of Glasgow City Region sectors.
- Building on the City Deal bring forward in parallel strategic programmes, projects, and associated investment that maximise the value of the Deal.
- Maximise the potential of the key Glasgow City Region economic assets.
- Actively promote Glasgow City Region globally, with a focus on international investment opportunities.
- Increase the number of housing and commercial completions and decrease the amount of derelict and vacant land

Priorities for place include building on city deal programmes, projects and associated infrastructure; maximise potential of key economic assets; increase number of housing and commercial completions and decrease the amount of derelict and vacant land.

Regional Transport Strategy 2008-2021: A Catalyst for Change – The RTS for the Strathclyde area presents a vision for "A world class, sustainable transport system that acts as a catalyst for an improved quality of life for all". The RTS has the following objectives:

- Safety and Security - to improve safety and personal security on the transport system;
- Modal Shift - to increase the proportion of trips undertaken by walking, cycling and public transport;
- Excellent Transport System - to enhance the attractiveness, reliability and integration of the transport network;
- Effectiveness and Efficiency - to ensure the provision of effective and efficient transport infrastructure and services to improve connectivity for people and freight;
- Access for All - to promote and facilitate access that recognises the transport requirements of all;
- Environment and Health - to improve health and protect the environment by minimising emissions and consumption of resources and energy by the transport system; and
- Economy, Transport and Land-use Planning - to support land-use planning strategies, regeneration and development by integrating transport provision.

Through these objectives, the RTS aims to facilitate the following outcomes, aligned with the Scottish Government's National Outcomes:

- Improved connectivity
- Access for all;
- Reduced emissions and
- Attractive, seamless, reliable travel.

Local Policy

East Dunbartonshire Community Planning Partnership Local Outcome Improvement Plan (LOIP) 2017-2027 and Locality Plans - The LOIP outlines the strategic direction, priorities and local outcomes for East Dunbartonshire Council that will be delivered in partnership with the Community Planning Partners. The LOIP sets out the Council's core vision, which is: "Working together to achieve the best with the people of East Dunbartonshire". It also includes six local outcomes:

1. East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest.
2. Our people are equipped with knowledge and skills for learning, life and work.
3. Our children and young people are safe, healthy and ready to learn.
4. East Dunbartonshire is a safe place in which to live, work and visit.
5. Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles.
6. Our older population and more vulnerable citizens are supported to maintain their independence and enjoy a high quality of life, and they, their families and carers benefit from effective care and support services.

Place Plans (Locality Plans) have been prepared for Hillhead and Harestanes, Auchinairn, Lennoxtown and Twechar and provide a distinctive local expression of the Vision, Outcomes and Guiding Principles

of the LOIP. They therefore analyse data relating to the particular community, are underpinned by community engagement, and include a series of actions.

Local Development Plan 2017 – 2022 – The LDP for East Dunbartonshire sets the framework for the growth and development of East Dunbartonshire up to 2022 and beyond. It was adopted in 2017, following preparation over the previous 5 years. The LDP includes a range of Supplementary Guidance and Planning Guidance. This includes three Town Centre Strategies (2018). Whilst LDP2 will replace the LDP, the current LDP and associated guidance provides the foundation for LDP2.

Local Transport Strategy 2013-17 and Draft LTS 2019 – The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. The 2019 Draft LTS sets out six transport planning objectives:

- Increase modal shift towards more sustainable modes of travel for both travel to work/study and leisure trips
- Reduce inequality by providing high quality access for all
- Reduce emissions through reduced vehicle mileage in East Dunbartonshire
- Facilitate sustainable economic growth by improving connections across our boundaries and between our communities
- Improve health by increasing walking and cycling rates
- Improve safety on all modes of transport

Economic Development Strategy 2017-20 – The EDS sets out a vision that: "East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest". It includes four priorities:

- Town and Village Centres
- Business Support and Growth
- Increasing Tourism
- Sustainable Development

Open Space Strategy 2015-2020 – The Strategy sets the framework for current and future open space provision in the Council area, meeting the requirement of Scottish Planning Policy for local authorities to prepare an Open Space Audit and Strategy.

Green Network Strategy 2017-2022 – The Strategy defines the existing strategic green network in East Dunbartonshire using GIS mapping analysis to identify opportunities for the enhancement of the existing green network in both urban and rural locations. The opportunities mapping methodology was used to guide the identification of areas that are eligible for the expansion and/or enhancement of the green network in order to improve habitat connectivity, increase active travel provision and enhance access to open spaces, as well as health and wellbeing benefits and opportunities for adaptation to the effects of climate change.

Local Housing Strategy 2017-22 – LHS gives an overview of the Local Housing System in the East Dunbartonshire area and highlights the strategic challenges and priorities. It considers the housing system as a whole and includes a housing supply target covering all tenures based on the outcomes of the housing need and demand assessment. The LHS works towards directing housing investment and developing housing services across the locality over five years. It sets out five key outcomes, those relevant to planning are:

- People successfully access suitable and affordable housing in their community and tenure of choice.
- More people enjoy the benefits of living in diverse communities and sustainable places.

The LHS is accompanied by the Strategic Housing Investment Plan which sets out the investment priorities for affordable housing over a five year period to achieve outcomes in the LHS. It therefore focusses on prioritisation and deliverability of specific sites.

East Dunbartonshire Surface Water Management Implementation Plan 2016-2022 (SWMP) – The Clyde and Loch Lomond Flood Risk Management Strategy has set the following high level objective for all SWMP areas: "Avoid an overall increase in flood risk including surface water flood risk". This has been set for the Local Plan District and includes all areas in East Dunbartonshire including the SWMP areas. Objectives have also been set for the SWMP areas, these include:

- Reduce surface water flood risk in Bearsden (cycle 1);
- Reduce surface water flood risk in Bishopbriggs (cycle 1);
- Reduce surface water flood risk in Milngavie (cycle 1);

The SWMP partnership should then set more detailed objectives. The guidance for Surface Water Management Planning provides the following principals in setting the detailed objectives in the SWMP, these are:

- Main impacts and sources of flooding should be referenced;
- Where appropriate, specific return periods should be used. The return periods can be used to define the "avoid" objectives;
- Baseline levels of flood risk should be included within the objectives to enable tracking of progress;
- Objectives should focus on the flood risk reduction; and
- Objectives should not set limits on the degree of flood risk avoidance or reduction.

Planning Applications and the Planning Performance Framework

A key function of the LDP is to provide the framework and policies for determining planning applications. Therefore a critical element of this Monitoring Statement has been to understand planning applications that have been determined in recent years, the types of applications received, how they have been determined and whether the LDP has provided all the policies required for these applications. Therefore as relevant, the policy sections of this Monitoring Statement include details on these matters.

This also reflects the wider performance framework that the LDP sits within, the Council as a planning authority is monitored on an annual basis through its Planning Performance Framework. As such, it is critical that the LDP provides the framework to determine planning applications timeously, ensure good quality development can be achieved and provide certainty of process and advice. In considering changes required to policies, ensuring that good performance can be maintained is therefore critical. More information on the Planning Performance Framework can be found at:

https://www.eastdunbarton.gov.uk/council/about-council/development-applications-performance-monitoring

Conclusion – Understanding the Drivers for LDP2 and Forming Objectives

This section draws together the policy and evidence drivers set out in this section (East Dunbartonshire Today) and considers potential objectives for LDP2. Further work was carried out through the SEA process to develop preferred objectives for the Main Issues Report.

The following section sets out the requirements for LDPs which impact on the potential high level objectives of a LDP.

Town and Country Planning (Development Planning) (Scotland) Regulations 2008
This identifies information and considerations for preparing the development plan. The planning authority should have regard to:

- Resources available or likely to be available for carrying out policies and proposals
- Strategic Development Plan
- Regional and Local Transport strategy
- River Basin Management Plan
- Local Housing Strategy
- National Waste Management Plan
- Objectives of preventing major accidents and limiting the consequence of such accidents. The need in the long term to maintain appropriate distances between establishments and residential areas, areas of public use and areas of particular natural sensitivity or interest.

Planning Circular 6/2013 – Development Planning
The Planning etc. (Scotland) Act 2006, Section 3E requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. In doing so they must have regard to any guidance Scottish Ministers issue for this purpose. This guidance is included within Scottish Planning Policy.

Section 44 of the Climate Change (Scotland) Act 2009 sets out that public bodies (which includes planning authorities) must, in exercising their functions, act in the way best calculated to contribute to the delivery of the climate change targets set out in that Act.

Section 72 of the Climate Change (Scotland) Act 2009 introduced section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires LDPs to include policies requiring all developments in the plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use.

Section 3D of the Town and Country Planning (Scotland) 1997 Act requires that functions relating to the preparation of the National Planning Framework by Scottish Ministers and development plans by planning authorities must be exercised with the objective of contributing to sustainable development. Under the Act, Scottish Ministers are able to issue guidance on this requirement to which planning authorities must have regard. The Principal Policy on Sustainability is guidance under section 3E of the Act.

The Objectives of The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. The 4 Key Planning Outcomes for Scotland, set out in NPF3 are:

- A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places
- A low carbon place – reducing our carbon emissions and adapting to climate change
- A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use
- A connected place – supporting better transport and digital connectivity

Scottish Planning Policy

In delivering heat and electricity subject policy, policy principle section notes that the planning system should support the transformational change to a low carbon economy, consistent with national objectives and targets

In the subject policy for a 'natural resilient place', local nature conservation sites should contribute to national and local biodiversity objectives.

In connected place, subject policy Promoting Sustainable Transport and Active Travel policy consideration should be given to how proposed development will contribute to fulfilling the objectives of *Switched on Scotland – A Roadmap to Widespread Adoption of Plug-in Vehicles*.

In subject policy 'Supporting Digital Connectivity', consideration should be given to how proposals for infrastructure to deliver new services or infrastructure to improve existing services will contribute to fulfilling the objectives for digital connectivity set out in the Scottish Government's World Class 2020 document.

Scottish Government 2013, Creating Places

A policy statement on architecture and place for Scotland set out a strategy for architecture and place. Its policies include:

- Architecture And Planning - Everyone responsible for Scotland's built and natural environment must recognise that architecture and places are not simply elements of the planning process – they are among the most important outcomes that the process exists to support, and their quality should be a priority.

- Investment: decisions informed by place - Communities and places benefit from investment decisions that consider all impacts – societal, environmental as well as economic. Decisions should prioritise long term benefits. The public sector should set an example by ensuring high design standards are adhered to in public procurement.

- Developing our potential - All areas of policy and practice should utilise and promote design as a tool to deliver value, sustainable outcomes and high quality. Scotland's design heritage and design talent should be celebrated and the next generation developed and promoted.

- Design for a low carbon economy - Low carbon design and planning should be a priority. Project clients, commissioners, designers and approvers should encourage design innovation and take advantage of locally-sourced materials to facilitate sustainable development. A 're-use not replace' approach should be considered first when dealing with our existing built environment.

- Cultural Connections - Creative responses should be taken to enhancing and preserving our existing built heritage. The development of creative places and culture-led regeneration should be encouraged as an effective approach to delivering sustainable, high quality environments.

- Engagement And Empowerment - Design processes should harness and utilise the knowledge of communities and encourage active participation in the process, to deliver places with local integrity and relevance. Engagement must be meaningful, early and proportionate.

Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans

This states that under the Act one of the functions of the Monitoring Statement is to identify how far the objectives and vision of the existing plan have been realised. This should inform the content of the main issues report.

The section on general principles identifies that the Main Issues Report should identify not only what reasonable alternatives are available, but also the preferred option. The starting point for deciding on possible reasonable alternatives should be the objectives and geographical scope of the plan.

In the section on proportionality, Schedule 3(5) of the Environmental Assessment (Scotland) Act 2005 (the 2005 Act) requires the environmental report to identify the environmental protection objectives which are relevant to the development plan, and explain the way those objectives and any environmental considerations have been taken into account during its preparation. Objectives should be excluded if there are no clear connections between them and the plan which is being assessed.

In the section assessment methods that are fit for purpose - The use of SEA objectives to assess the plan can help to articulate the direction in which the plan should be moving from an environmental perspective, but can be difficult to define and apply in a meaningful way. Qualitative judgements of the performance of the plan in relation to SEA objectives can be significantly strengthened by the application of baseline evidence to the findings.
A thematic approach can provide a reasonable impression of the environmental performance of a plan as a whole and be particularly helpful for considering strategic aims. However, it may be too "broad brushed" for Local Development Plans.

In the section on identifying significant environmental effects Identifying significant environmental effects is crucial. These are the effects of actual outcomes from the plan, as opposed to judgements on the alignment between the policies of the plan and the SEA objectives.

Heads of Planning Scotland support the 4 key planning outcomes for Scotland and National outcomes announced by the Scottish Government, in particular the planning related areas:

- We have a globally competitive entrepreneurial, inclusive and sustainable economy
- We live in communities that are inclusive, empowered, resilient and safe
- We are healthy and active
- We value, enjoy, protect and enhance our environment

HOPS consider that the vision for the new planning system has to be bold, radical and world class in its ambitions and HOPS plays its part. To deliver the purpose of HOPS this must be undertaken with a view to achieving meaningful outcomes where Planning Services do make a positive and constructive

contribution in making Scotland a successful, sustainable and well connected place to contribute to the quality of life for its people. Within that context the objectives of HOPS are set out below:

- Supporting sustainable economic growth
- Protecting natural assets
- Delivering quality places that are well connected
- Developing a greater understanding of the community requirements for the planning service
- Supporting the continued learning and training of staff
- Promoting partnership working on improvement projects across local authorities and areas

---

This table shows an audit of outcomes set out in legislation and policy and considers how they relate to potential objectives.

Outcome	Objective						
	Economic growth and regeneration	Towns, villages and rural areas which are successful places with high quality built and natural environment	Prioritise access by walking, cycling and public transport and finally by car.	Sustainable development which reduces carbon emissions and addresses climate change mitigation and adaptation	Diverse, inclusive residential communities	Improve health and wellbeing by providing opportunities for social interaction and physical activity	Make efficient use of or provide infrastructure
Planning Circular 6/2013 – Development Planning. The Planning etc. (Scotland) Act 2006, Section 3E requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. In doing so they must have regard to any guidance Scottish Ministers issue for this purpose. This guidance is included within Scottish Planning Policy.				✓			
Section 44 of the Climate Change (Scotland) Act 200912 sets out that public bodies (which includes planning authorities) must, in exercising their functions, act in the way best calculated to contribute to the delivery of the climate change targets set out in that Act.				✓			

Outcome		Objective						
Section 72 of the Climate Change (Scotland) Act 2009 introduced section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires LDPs to include policies requiring all developments in the plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use.					✓			
SPP and NPF3 Outcomes	1 successful, sustainable place	✓	✓	✓	✓	✓	✓	✓
	2 Low Carbon Place				✓			
	3 Natural, Resilient Place		✓		✓			
	4 More Connected Place			✓				✓
Zero Waste Plan 2010, Vision & Outcomes. A zero waste Scotland will:	This vision describes a Scotland where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted into separate streams for reprocessing, leaving only limited amounts of waste to go to residual waste treatment, including energy from waste facilities.	✓			✓			✓
	be where everyone – individuals, the public	✓			✓			

Outcome		Objective						
	and business sectors - appreciates the environmental, social and economic value of resources, and how they can play their part in using resources efficiently;							
	reduce Scotland's impact on the environment, both locally and globally, by minimising the unnecessary use of primary materials, reusing resources where possible, and recycling and recovering value from materials when they reach the end of their life;	✓			✓			
	help to achieve the targets set in the Climate Change (Scotland) Act 2009 of reducing Scotland's greenhouse gas emissions by 42% by 2020 and 80% by 2050;				✓			
	contribute to sustainable economic growth by seizing the economic and environmental business	✓						

Outcome		Objective						
	and job opportunities of a zero waste approach.							
	The principle of the waste hierarchy as set out in the European Waste Framework Directive is central to this vision. The hierarchy identifies the prevention of waste as the highest priority, followed by reuse, recycling, recovery of other value (eg, energy), with disposal as the least desirable option. The waste hierarchy will guide our overall approach to managing Scotland's waste.	✓			✓			
SDP Compact City Region	A Centres		✓					
	B Regeneration	✓		✓				✓
	C Economy	✓						✓
	D Low Carbon Infrastructure			✓	✓			✓
	E Placemaking		✓	✓	✓		✓	
Local Outcomes	1 - East Dunbartonshire has a sustainable and resilient economy with busy town and village	✓	✓		✓			

Outcome		Objective						
	centres, a growing business base, and is an attractive place in which to visit and invest.							
	2 - Our people are equipped with knowledge and skills for learning, life and work.	✓						
	3 - Our children and young people are safe, healthy and ready to learn.		✓				✓	✓
	4 - East Dunbartonshire is a safe place in which to live, work and visit.		✓					
	5 - Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles.		✓				✓	
	6 - Our older population and more vulnerable citizens are supported to maintain their independence and enjoy		✓			✓	✓	

Outcome		Objective						
	a high quality of life, and they, their families and carers benefit from effective care and support services.							
Local Transport Strategy 2013-17	Delivering a safe transport network across all modes			✓				✓
	Improving the health and wellbeing of the community through promoting sustainable travel and attractive well designed streets and/or active travel routes throughout East Dunbartonshire			✓			✓	✓
	Improving the accessibility of services, facilities and businesses in East Dunbartonshire, which promote social inclusion	✓	✓					
	Delivering reliable and efficient public transport services through close working with key transport partners and			✓				

Outcome		Objective						
	providers in order to achieve modal shift							
	Ensuring that existing roads and footways are maintained incorporating high environmental and design standards		✓	✓			✓	✓
	Developing a transport network that supports both the local and wider region through delivering sustainable economic growth and travel, while conserving and enhancing the natural and historic environment where possible	✓	✓					
	Ensuring that the impacts from transportation on the environment and air quality are mitigated in order to work towards the targets set out in the Climate Change Act 2008.				✓			

Outcome		Objective						
Economic Development Strategy 2017 – 20	Town and Village Centres	✓	✓					
	Business Support and Growth	✓						
	Increasing Tourism	✓						
	Sustainable Development				✓			
Local Housing Strategy 2017 - 22	People successfully access suitable and affordable housing in their community and tenure of choice.					✓		
	More people enjoy the benefits of living in diverse communities and sustainable places.		✓		✓	✓		

Local Development Plan Principles organised by Overarching Theme. This table identifies the key policy principles for development in the Plan, overarching themes and the policies which help meet these.

Objective	Principal Policy					Subject Policy														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Economic Growth and Regeneration	y		y			y					y	y	y	y			y			Y
Prioritise use of brownfield before greenfield release			Y			y					Y		Y			Y				

Town centre first principle for developments with high footfall	Y										Y	Y	Y	Y						Y
Regenerating brownfield/ vacant and derelict land/ buildings or site aftercare and restoration	Y		y		y					y	Y		Y		y	y	y			y
Provision of permanent employment opportunities	Y										Y	Y	y	Y	Y	Y	Y	Y		
Improve health and wellbeing by providing opportunities for social interaction and physical activity				y	y	y	y	y			y								y	Y
Promote healthy, active and inclusive lifestyles		Y	Y	y	y	y	Y	Y		Y	Y			Y						Y
Safeguard or provide new services and facilities necessary for residents or working people in new development.					y		y				y	y	y							y
Diverse, Inclusive Residential Communities						y														y
Provision of affordable housing to contribute towards community need	Y					y														Y
Maintain a five year supply of housing land						y														

Promote diverse and inclusive communities by providing a range of house types and sizes.						y														
Towns, Villages and rural areas which are successful places with high quality built and natural environment		y			y			y		y	y									
A high quality environment for people to live and work	Y	y	y	y	y		Y	Y	Y	Y	Y		Y	Y	Y		Y			Y
Improve quality of life		Y	y		y		Y	Y		Y	Y									Y
Create places which are distinctive		Y	y	y	y		Y	Y	Y	Y	Y			Y	Y	Y	Y			y
Create places which are safe and pleasant					y	y	Y	Y	Y	Y	Y			Y	Y	Y			Y	
Create places which are welcoming					y	y	Y	Y		Y	Y		Y	Y						
Compatible with and positive impact on character, function and amenity of surrounding area		Y	Y	y	y		Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Protect and enhance biodiversity		y			y		y	y	y	y				y	y	y	y			Y
Sustainable development which reduces carbon emissions and addresses Climate Change Mitigation or Adaption		y			y			y	y						y	y	y	y		y
Use of sustainable methods and materials to support a low carbon economy.	Y	y			y			Y	Y	Y	Y				Y	Y	Y	Y		

Climate change mitigation or adaptation	Y			y	y		Y	Y	Y		Y				Y	Y	Y	Y		Y
Create places which are adaptable				y	y		Y	Y	y	Y	Y		Y		Y	Y		Y		Y
Create places which are resource efficient				y	y		Y	Y	y	Y	Y		Y		Y	Y	Y	Y	Y	Y
Provide green infrastructure connections		Y	Y	y	y		Y	Y	y	Y	Y		Y	y	Y	Y	Y			Y
Safeguard workable mineral resources and facilitate their responsible use.																	y			
Water Environment																				
Prioritise access by walking, cycling and public transport and finally by car.				y	y															Y
Development to be accessed sustainably and contribute to the Development of an active travel network	Y	y		y	y		Y				Y	Y		Y		Y	Y			Y
Create places which are easy to move around and beyond			Y	Y	y		Y	Y		Y	Y			Y	Y		Y			Y
Make efficient use of or provide Infrastructure				y	y				y						y	y		y	y	y
Make the best use of or provide new infrastructure required to deliver and service development.	y	y		y	y				Y		y				y	y		Y	Y	Y

OUR COMMUNITIES

Bearsden

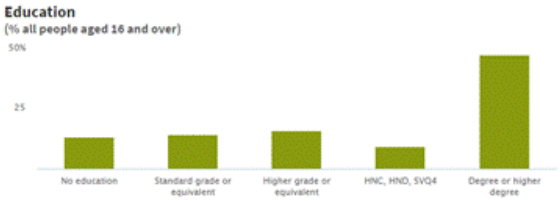
What does the evidence tells us?

Bearsden has a highly educated and healthy population, and is one of the least deprived parts of the wider Glasgow City Region

Bearsden is located on the north-western fringe of Greater Glasgow, approximately 6 miles (9.7km) from the City Centre, and is effectively a suburb, with a prevalence of higher income and private housing. In 2005, Bearsden was ranked the 7th wealthiest area in Britain and has the least social housing of any town in Scotland. Bearsden and the surrounding area is one of the least deprived parts of East Dunbartonshire and the wider Glasgow city region.

28,023 total population. 57% are of a working age (16-64)

48% are educated to degree level or above



54% of residents are in full-time or part-time employment

2% of residents are unemployed

10% are self-employed

88% of residents have 'very good' or 'good' health. 2.8% have 'bad' or 'very bad' health

14% of residents have a disability or limiting health problem that affects day-to-day activities

11,314 dwellings in total comprising 45% detached, 30% semi-detached, 10% terraced, 15% flats

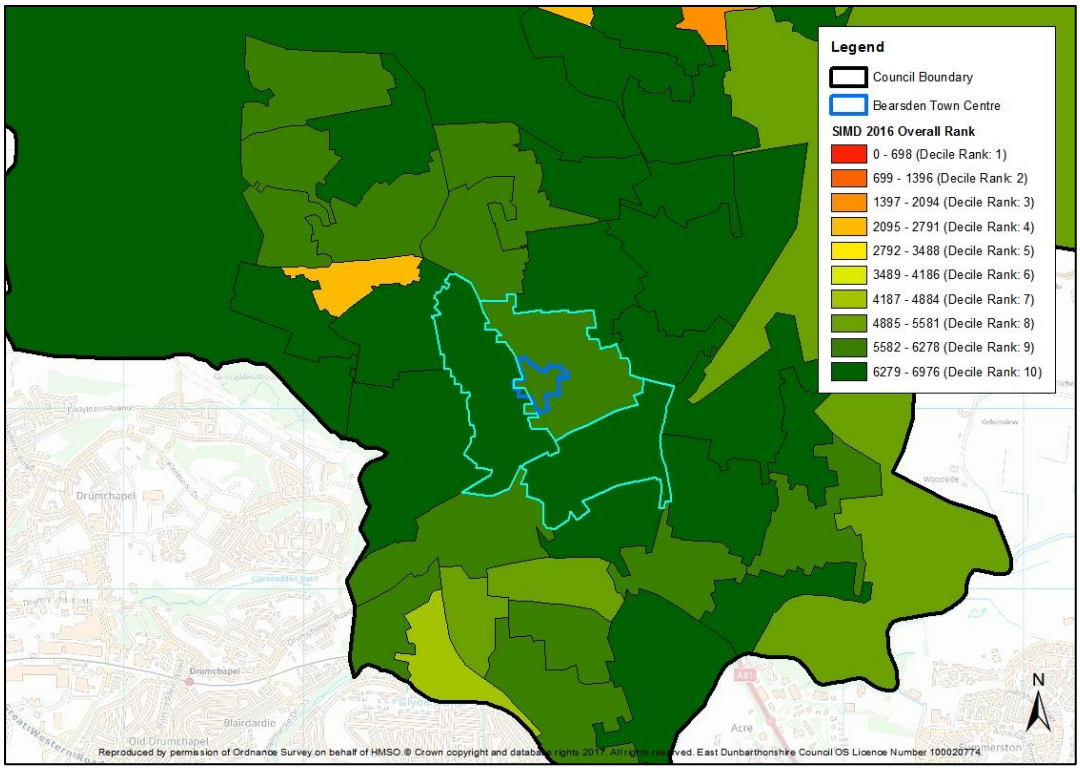
91% of households are either owned outright or owned with a mortgage. 5% are living in social rented accommodation

Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) is a tool for identifying areas of poverty and inequality across Scotland. It can help organisations invest in those areas that need it most. 'Deprived' does not just mean 'poor' or 'low income' – it can also mean people have fewer resources and opportunities, for example in health, education and housing.

SIMD ranks small areas (called data zones) from most deprived (ranked 1) to least deprived (ranked 10). It provides a wealth of information to help improve the understanding about the outcomes and circumstances of people living in the most deprived areas in Scotland. As illustrated below, the vast majority of Bearsden is identified as being in the least deprived SIMD categories. The town centre itself, within the Kilmardinny West datazone, is ranked 9, while both South Castlehill and Thorn and Kessington West are ranked 10 – the least deprived decile.

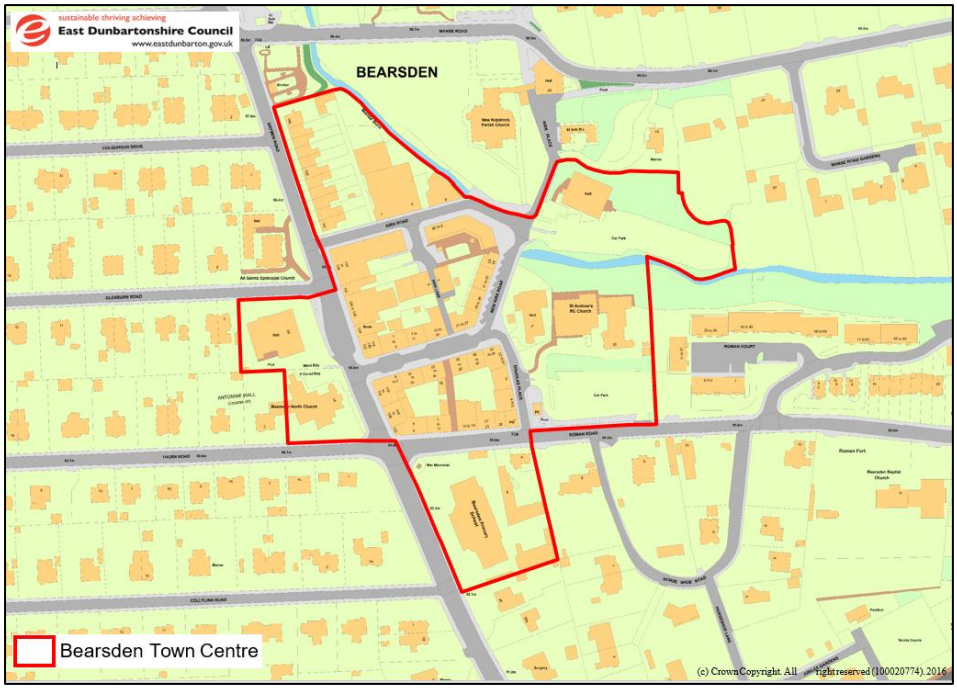
SIMD 2016 Overall Ranking

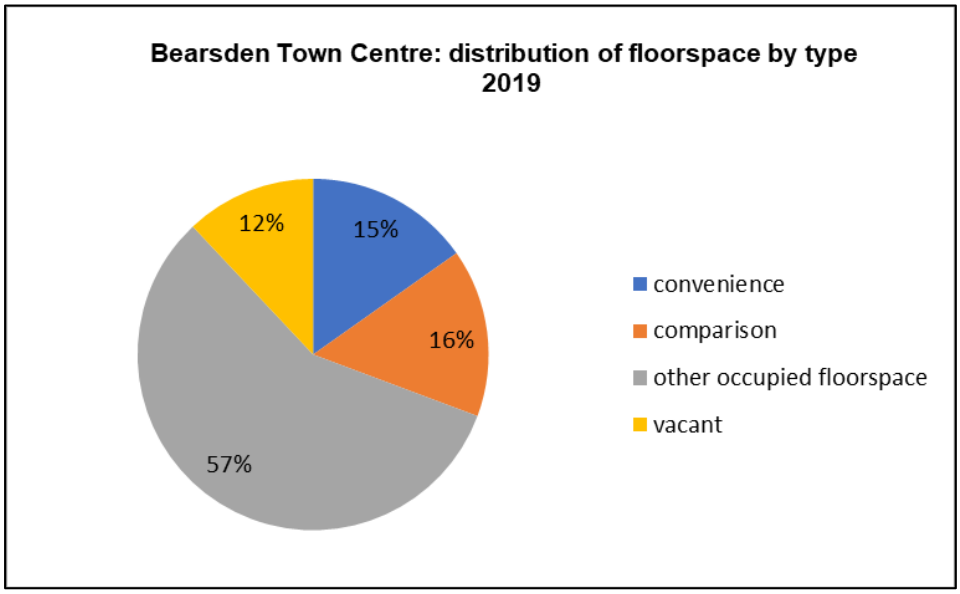


Bearsden Town Centre is performing well with a strong independent presence, with minimal requirement for new retail floorspace

Bearsden town centre, as shown below, is a relatively small and self-contained town centre. The most recent health check (2019) indicates that the town centre is performing relatively well, with a low vacancy rate and good range of uses. It has five multiple retailers representing 20% of the total retail units, with the rest being independent retailers. Thus, multiple retailer representation, is limited. There are no large supermarket operators, or discount food retailers, located within the town centre.

The multiple retailers include M&S Simply Food, RS McCall's, Greggs, Timpson and Optical Express. The vacancy rate is 10%. It is the smallest of the four town centres in East Dunbartonshire.





The health check concluded that no major changes or actions are required at this time. However, improvements to the pedestrian environment and signage for visitors would benefit the town centre.

Convenience Retail Capacity

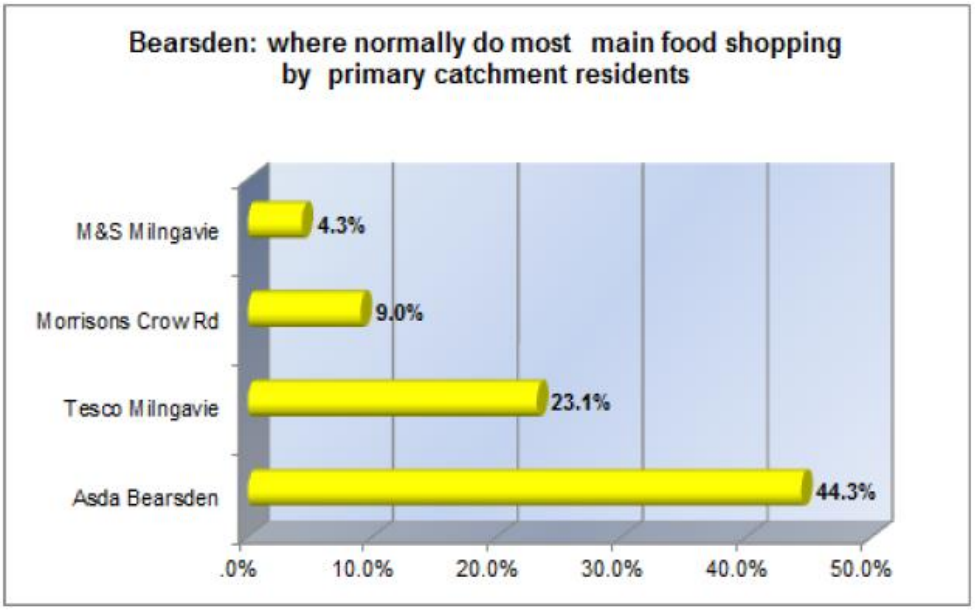
Convenience goods are everyday items such as food, drinks, non-durable household goods, newspapers, tobacco etc. The following table is an extract from the East Dunbartonshire Retail Capacity Assessment 2019 and shows the projected spare capacity within the Bearsden retail catchment for 'convenience' shopping, up to 2029. It shows that up to 2024 there is negative spare expenditure capacity for new convenience retailing (£12.5m) and also up to 2029, albeit of a slightly lower level (£39m). The majority of residents (67%) do their main food shop in either Bearsden or Milngavie.

Table 8.1 Bearsden catchment: forecast spare convenience expenditure capacity (in 2018 prices)			
	2019-24 £million	2024-29 £million	2019-29 £million
(a) Current under-trading (Table 7.11)	-14.3		-14.3
(b) Growth in retained expenditure (turnover)- Table 7.4	1.8	3.5	5.4
(c) Less planning commitments:	0		0
Spare capacity (a+b-c)	**-12.5**	**3.5**	**-9.0**
Note: figures are rounded			

Source: East Dunbartonshire Retail Capacity Assessment 2019

A network of supermarkets and smaller local shopping precincts supports the town centre (see table below). These provide a range of goods and services to local communities. Asda Bearsden accounts for over 44% of food shopping (as a main destination), with a significant number of residents also using Tesco Milngavie.

Name	Location	Type
Asda	Milngavie Road, Kessington	Supermarket
Baljaffray	Grampian Way, NW Bearsden	Local Centre
Bearsden Station	East of Bearsden Station	Local Centre
Canniesburn	North of Canniesburn Toll	Local Centre
Hillfoot	Milngavie Road	Local Centre
Kessington	Milngavie Road	Local centre



Source: East Dunbartonshire Retail Capacity Assessment 2014

Comparison retail capacity

Comparison shopping covers durable items such as books, clothing, furniture, hardware & DIY, electrical goods etc. The following table is an extract from the East Dunbartonshire Retail Capacity Assessment 2019 and shows the projected spare capacity within the Bearsden & Milngavie retail catchment for 'comparison' shopping, up to 2029. This captures both a high and low estimate. Under the high estimate, there would be potential for up to 1,000 sqm floorspace until 2024 or 2,400 until 2029. Under the low scenario, there is capacity for 400sqm until 204 or 1,600sqm until 2029.

Table 10.1 Bearsden & Milngavie catchment: forecast spare comparison expenditure capacity (in 2018 prices)			
	2019-24 £million	2024-29 £million	2019-29 £million
High estimate (a) Growth in retained expenditure (turnover)- Table 9.4 (b) Less planning consents - none	5.0	8.8	13.8
High estimate (a-b)	**5.0**	**8.8**	**13.8**
Low estimate (a) Growth in retained expenditure (turnover)- Appendix 10 (b) Less planning consents - none	1.9	6.8	8.8
Low estimate (a-b)	**1.9**	**6.8**	**8.8**
Equivalent comparison floorspace	£ per sq m	£ per sq m	
Turnover/ floorspace ratio- high	5,248	6,147	
Turnover/ floorspace ratio- low	4,931	5,632	
	sq m net	sq m net	sq m net
High	*1,000*	*1,400*	*2,400*
Low	*400*	*1,200*	*1,600*
Note Gross equivalent floorspace estimates have not been shown, as net /gross formats vary widely. *Figures are rounded.* * The turnover ratio derives from the current turnover ratio in Milngavie TC £ 4,734 The ratio is increased to relate to 2024 and 2029, based on % turnover growth in E Dunbartonshire -Table 9.6 (high) and Appendix 10 (low)			

Source: East Dunbartonshire Retail Capacity Assessment 2019

Bearsden has seen a fairly high amount of new housing building in the last 5 years and contains approximately half of all care homes beds in East Dunbartonshire.

House Completions in Bearsden from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Private	491
Intermediate (inc shared equity and mid-market rent)	25
Social Rent	67
Total	**583**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Bearsden

House Tenure Type	Programmed New Units
Private	233
Intermediate (inc shared equity and mid-market rent)	9
Social Rent	42
Total	284

12.5% of applicants on the Council's Housing Waiting List state Bearsden as their first preference

Waiting List Demand for Bearsden by Number of Bedrooms

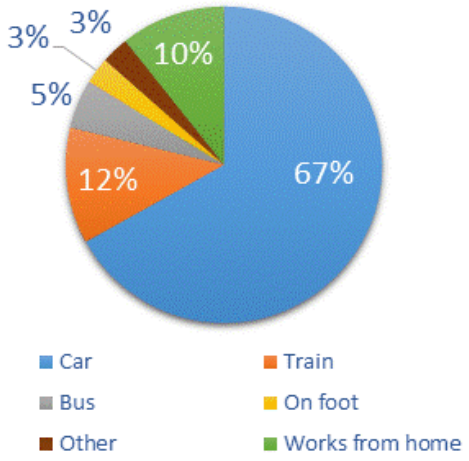
Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
1,222	689 (56%)	318 (26%)	159 (13%)	44 (4%)	12 (1%)

Older Peoples and Specialist Housing Provision in Bearsden

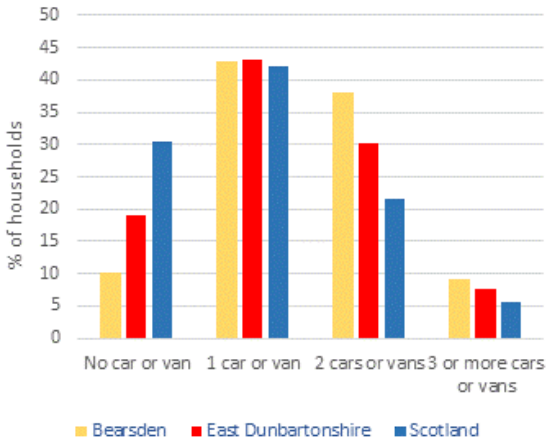
Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	478	49% of all care home beds in East Dunbartonshire are located within Bearsden.
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	139	20 Shared equity. Remainder social rent.
Private Housing Units Specifically for Older People (including retirement living complexes)	23	All 23 constructed in 2018/19 at Switchback Rd

Bearsden has a very high level of car ownership, a higher than average level of rail use and lower than average levels of walking, cycling and bus usage

Method of Travel to Work



Car ownership levels by household

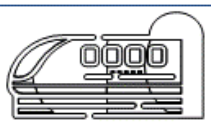




138 Bus Stops and shelters

Destinations include:

- Duntocher
- Gartnavel Hospital
- Balfron
- Milngavie
- Kirkintilloch
- Easterhouse
- Laurieston
- Glasgow



Hillfoot - Bearsden - Westerton

2017/18 – 1.64 Million users

12% since 2008/09

2% since 2014/15



2 Electric vehicle charging points

840 Uses of the charging points in 2018

190 Car Park spaces

Air Quality

An area of Bearsden was designated as an Air Quality Management Area in 2011 due to exceedances of Scottish Air Quality Objective Levels of Nitrogen Dioxide (NO2) and small Particulate Matter (PM10)

Scottish Air Quality Objective	Year of last exceedance
NO2 - 40µg/m3 – Annual Mean	2016
PM10 - 18µg/m3 – Annual Mean	2011

Council commitment to continuing investigation into preferred strategy for A81 sustainable transport enhancements

The Council have continued to investigate ways to deliver a more sustainable transport network on the A81 corridor in recent years through studies which follow the Scottish Transport Appraisal Guidance (STAG). The STAG methodology has been used to assess a number of options including a potential rail station at Allander, bus improvements, walking and cycling projects and parking enhancements at rail stations. The results of the previous STAG studies have been incorporated into the emerging Local Transport Strategy.

The performance of the Milngavie railway line has been highlighted as an evidenced based issue and the Council have committed to produce a further STAG study which will include partnership working with Network Rail to develop options for improving performance on the line.

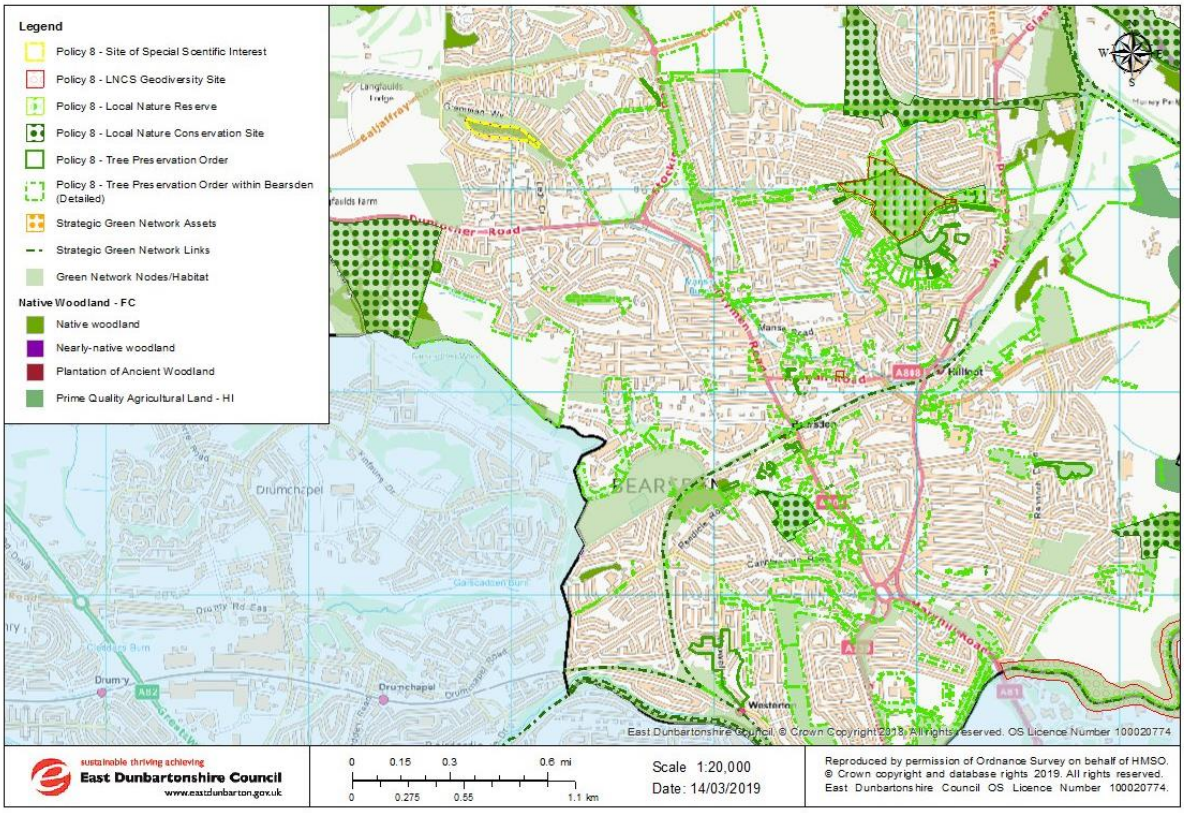
Bearsden has a large amount of open space and an established green network

There are 36 separate areas of open space within Bearsden, totalling 104 hectares. Of this, 54 hectares is classified as 'multi-functional', giving a total of 2 hectares per 1,000 of the population. The town is made up of a large areas of residential houses set within large gardens, with modest open spaces on the periphery of the heart of the town. Bearsden is unusual as it lacks a centrally located formal public park or large open space. However, the open spaces of Kilmardinny Loch (BR2), Colquhoun Park (BR1) and King George V Park (BR4) form a triangle of large accessible open spaces around the town centre. Other smaller parks include:

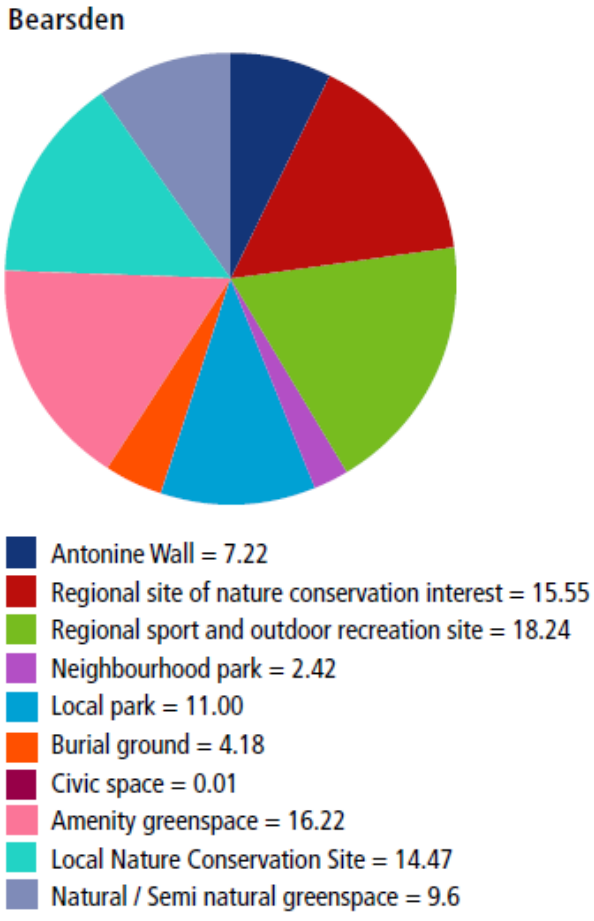
- Langfaulds Field (BR3)
- Heather Avenue Open Space (BR6)
- Mosshead Park (BR12)
- Westerton Park (BR10).

There are a number of large amenity open spaces providing levels of informal recreational opportunity. Overall Bearsden is well provided for in terms of the hierarchy of regional greenspace and neighbourhood provision. There is only a small area to the south of Bearsden at Cairnhill that is not located within 400m of a local park or 840m of a neighbourhood/regional greenspace.

The following map illustrates the various green network components throughout Bearsden.



Division of open space in Bearsden (hectares)



Source: Open Space Strategy 2015-22

At a regional level, all residential areas are within 2km of a Regional Greenspace (Regional Site for Sport & Outdoor Recreation, Regional Historic/Natural Attraction, Regional Site of Nature Conservation Interest). Kilmardinny Loch LNR (BR2) provides a well used open space resource to the north of the town centre, Thorn Park (BR7) provides sports facilities and Colquhoun Park (BR1) is a large park to the west, while King George V Park (BR4) is located to the east.

At the neighbourhood level, provision of park space is varied. There is a lack of neighbourhood and local park functions in the north west of the town. Heather Avenue Open Space (BR6) is the only park in the north, with the other open spaces being mainly amenity open space or woodland. Quantity of open space provision in this part of the settlement is good, but there is a notable lack of formal and informal play and recreational facilities. The opportunities for core path connections around Bearsden is limited due to land use and a lack of linear features (former railway lines, waterways), with only short sections of paths where opportunity allows.

Open spaces are generally of a good quality although tend to be small and dispersed. Recent re-design works at Colquhoun Park in Bearsden as part of a flood alleviation scheme have provided excellent green network co-benefits for the local community. The work included opening previously culverted burns and creating a biodiversity friendly detention pond and wetland area to increase storage during periods of heavy rainfall. There is limited scope to create new green corridors within the urban fabric. However, there are a number of opportunities on the edge of the settlement area to improve green connections to other settlements and the wider countryside such as access to the Kilpatrick Hills and the River Kelvin Walkway.

Natural Environment designations and areas of interest are listed in the table below:

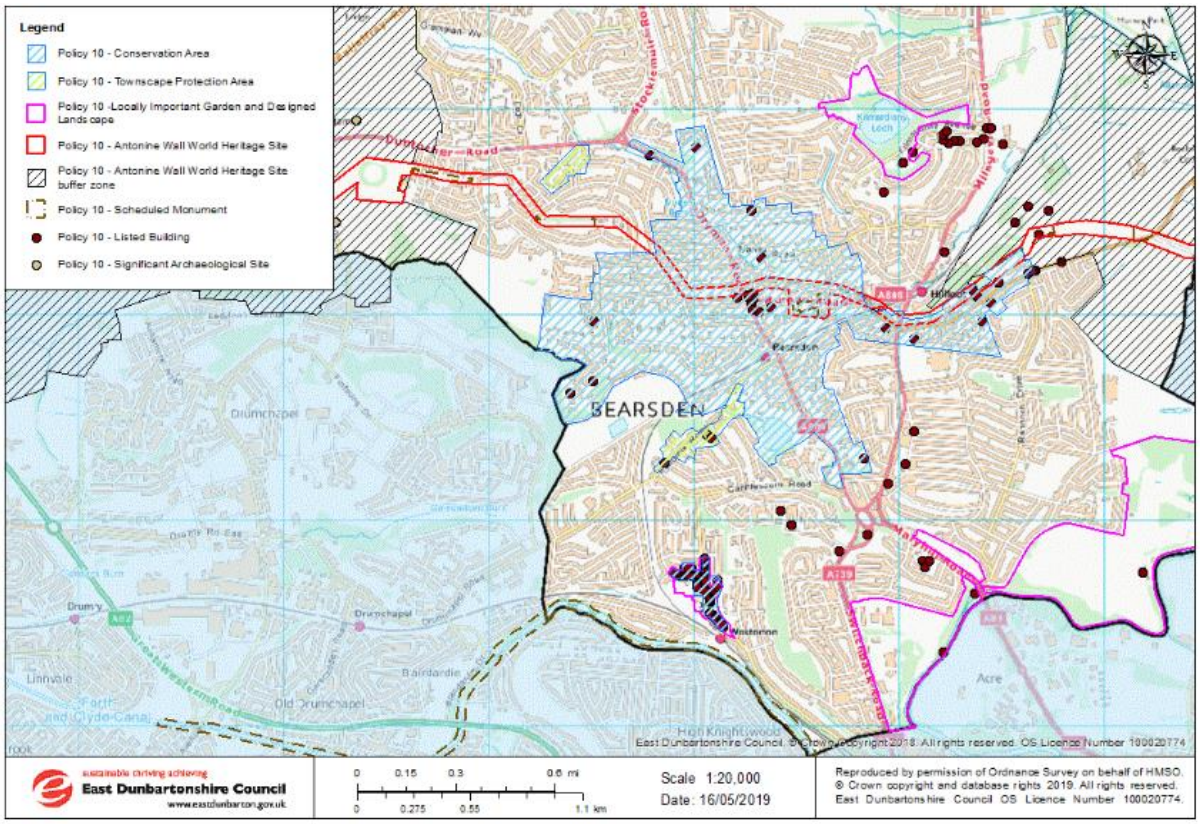
Designation	Comment
Strategic green network	• Strategic access and habitat network of the Forth and Clyde Canal, • Strategic habitat network of the River Kelvin.
Landscape character	• Broad Valley Lowland of the River Kelvin to the east • Rolling Farmlands to east • Drumlin Foothills to north
Biodiversity Interest	• 1 SSSI • Kilmardinny Local Nature Reserve • 10 Local Nature Conservation Sites – Biological • 3 Local Nature Conservation Sites – Geological
Native Woodland	To east and west

Bearsden has a rich heritage and varied historic environment

The motto on the Bearsden town crest is 'Bear the Gree' which translates as '*to take first place*'. The town centre lies directly on the line of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, although there are no visible parts of the wall present. The remains of the Roman Bath House scheduled monument, which is part of the World Heritage Site, are located a short walk to the east of the centre. The traditional town centre, known locally as 'The Cross' has a rich heritage of Victorian and Edwardian stone-built buildings. It is also located within the Old Bearsden Conservation Area and has a high proportion of listed buildings, including the notable buildings at Bearsden Cross of the war memorial, Bearsden Primary School, tenements and former North Church. Traditional

decorative street lamps throughout the centre contribute to its general character and help create a pleasant ambience. Other buildings of interest in Bearsden include the Victorian Former Shaw Institute, The category B listed, with its landmark tower and the category A listed New Kilpatrick Parish Church, situated just outwith the town centre boundary. The church was built in Georgian times and enlarged further in the Victorian and Edwardian era. The category B listed Boclair House Hotel, with its prominent arcaded frontage was converted from offices to a hotel in 2016, it was formerly the Buchanan retreat for working class residents of Glasgow.

The two Conservation Areas in the area are different in character. Old Bearsden Conservation Area includes the cross and surrounding residential areas made up of spacious streets of detached stone built Victorian and Edwardian houses, with large gardens fringed with trees and shrubs. Westerton was Scotland's first garden suburb, laid out in 1913 to give ordinary people the opportunity to live in a well-designed co-operatively run community. Houses were built in the Arts and Crafts style along with a Village Hall, and Tennis Club & Bowling Club.



Summary table:

Designation	Site
World Heritage Sites / Scheduled Monuments	• Forth & Clyde Canal • Antonine Wall and Roman Fort
Category A Listed Buildings	3 (Kilmardinny House, New Kilpatrick Parish Church, 27 Boclair Road)
Category B Listed Buildings	27
Category C Listed Buildings	34
Conservation Area (CA)/ Townscape Protection Area (TPA)	2 CA, 2 TPA
Significant Archaeological Sites	0
Garden and Designed Landscape	4 locally important

Bearsden has a relatively small, but high value, employment base

In 2018/19, a comprehensive review of the business, industrial and employment land and premises within East Dunbartonshire was carried out. The purpose of this exercise was to gain a better understanding of current activity and identify opportunities for future economic growth and investment within East Dunbartonshire. It will also allow the Council to review whether business land and premises is currently meeting demand effectively. The table below provides details of the key sites within the Bearsden community area. It shows that there are limited opportunities for business and employment expansion within the area.

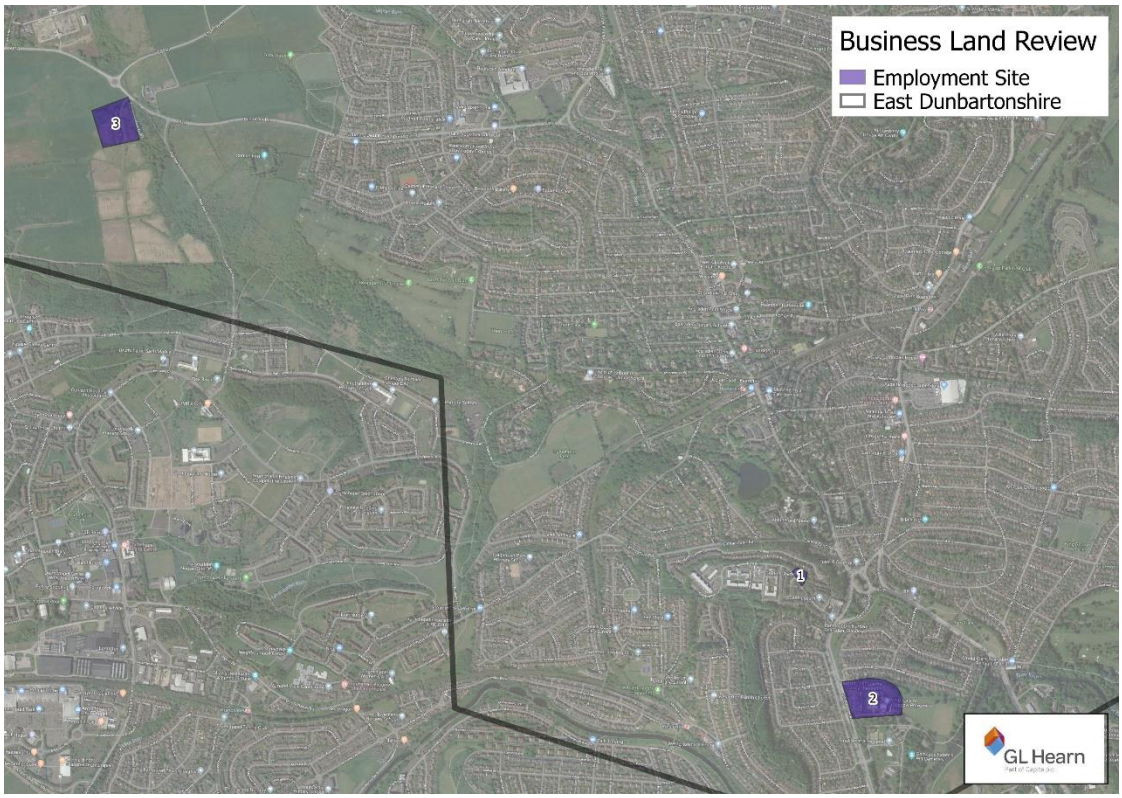
Key Industry

- Beatson Institute for Cancer Research- Cancer Research UK (rentals around £20/sqft pa)

Extract from Business Land Review

Site Ref	Site Name and LDP Ref	Site Classification	Comments
Bearsden			
1	Canniesburn Gate (LDP 13.1)	Fully developed Emp. site	Canniesburn is an active, well maintained employment site that relies on its location for strong access to the markets it serves. There are no opportunities for intensification on the site. The employment use at the site should be protected.
2	Garscube Estate (LDP 13.5)	Developed Emp. site, with vacant land	The site is strategically located, within proximity to the A739 and neighbouring research facilities, making it an attractive location for institution and research uses. The site would provide a natural expansion to the existing employment area. The vacant sites around the Beatson Institute for Cancer should be considered within the employment

			land supply, although the nature of the site would suggest that this is only for the institute itself.
3	Garscadden Depot (LDP 13.4)	Vacant former civic amenity site	The brownfield site is in a commercially attractive location due to its proximity to the A810. There is an opportunity for the site to operate as its former use and provide facilities for waste or bad neighbour uses should there be demand, given access to the markets these uses serve via the strategic road network. It is therefore recommended that the vacant site is included within the employment land supply.



Bearsden has a modern digital communications infrastructure and no significant infrastructure requirements

- Fibre broadband has been available from July 2014.
- There have been eight significant telecommunications infrastructure applications in Bearsden since 2012, all of which have been approved
- No significant waste management facilities
- No significant mineral operations
- Located within the Glasgow Airport Safeguarding Zone

Bearsden has a range of community facilities

Please refer to the 'Development & Regeneration Projects' table below for further information.

What have communities and stakeholders have told us?

It is important to continue to:

- Protect open spaces and the green belt.
- Maintain the separation between Bearsden and Milngavie
- Prioritise development of brownfield land.
- Promote sustainable transport, particularly the safeguarding of land for a potential rail halt at Allander

The following key issues were identified:

- Provision of specialist housing for older people
- Reduction in traffic congestion, carbon emissions and mitigating climate change
- Enhancing the local transport network, particularly local bus services serving key destinations
- Promotion Bearsden's historic and cultural assets

Transport Scotland Comments

- Transport Scotland stated they would not support further work on an additional station at Allander and also noted that it would not be prudent to include long term safeguarded proposals within the LDP without the prospect of work being undertaken to determine their future deliverability.

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Bearsden?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status / Comments
Town, Village and Neighbourhood Centres			
Manse Burn	Bearsden Town Centre Strategy	By 2022	Access improvements to be progressed within lifespan of town centre strategy
Bearsden North Church	Bearsden Town Centre Strategy	By 2022	Work with the owners of Bearsden North Church and other relevant stakeholders to establish an appropriate town centre use for the currently vacant building
Green infrastructure within town centre	Bearsden Town Centre Strategy	By 2022	To be progressed within lifespan of town centre strategy
Improve the quality of the public realm and pedestrian environment.	Bearsden Town Centre Strategy	By 2022	To be progressed within lifespan of town centre strategy
Improved cycling infrastructure/storage at strategic points in and around the town centre	Bearsden Town Centre Strategy	By 2022	To be progressed within lifespan of town centre strategy
New Kilpatrick Old Hall	Bearsden Town Centre Strategy	By 2022	Continue to engage with the owner of New Kilpatrick Old Halls in relation to its potential refurbishment or renewal as a valuable community resource. This should include establishing the potential to link with enhancements to the public realm.
Canniesburn Toll	Local Development Plan	n/a	Local Centre
Hillfoot	Local Development Plan	n/a	Local Centre
Kessington	Local Development Plan	n/a	Local Centre
Baljaffray	Local Development Plan	n/a	Local Centre
Bearsden Station	Local Development Plan	n/a	Local Centre

Site	Project Source	Indicative Timescales	Current Status / Comments
Community Facilities			
Brookwood Villa	Brookwood Futures Group		Explore appropriate community uses within Brookwood Villa through the Brookwood Futures Group. This includes the Council committed investment to deliver nursery provision in line with the 1140 hours commitment within the former Brookwood Library site.
Allander Leisure Centre	Culture, Leisure and Sport Strategy EDC 10-Year Capital Investment Plan	By 2023	Replacement of Allander Sports Centre on existing site by 2023 as part of a commitment to new sports facilities. £33m redevelopment will be overseen by East Dunbartonshire Council and operated by EDLC.
Milngavie & Bearsden Sports Club	Culture, Leisure and Sport Strategy	2021	Development of a Community Sports Hub for Milngavie & Bearsden by 2021 as part of a commitment to Sport & Physical Activity Partnership Support. This will be undertaken by EDLC, Sport Scotland and the Community Health Partnership
Boclair Academy	EDC 10-Year Capital Investment Plan	By 2022	£30m development, construction to begin in 2020
Killermont Primary School	Planning Application	2019	Application submitted by the Council in March 2019 for extension to front elevation with additional room to rear of building.
Transport			
Drymen Road to Stockiemuir Avenue	Active Travel Strategy	Long term	Improvements to core path and surrounding linkages including feasibility, detailed design and construction.
Bearsden – Whole Area	Active Travel Strategy	Long term	Enhancement of path and cycle network
A807 – Torrance to Milngavie/Bearsden	Active Travel Strategy	Long term	Investigate feasibility of providing a connecting route between Torrance and Milngavie and Bearsden
Westerton, Hillfoot and Bearsden Stations	Active Travel Strategy	Short term	Secure cycle storage

Site	Project Source	Indicative Timescales	Current Status / Comments
Allander Rail Halt	Local Development Plan	Long term	The current LDP has safeguarding for "land sufficient to locate a rail station at Allander/Kilmardinny which could be easily connected to the existing rail line" as well as land "for a potential car park to act as a park and ride facility adjacent to the potential rail station site".
Work with partners to deliver parking and infrastructure improvements, such as shelter facilities, associated with cycling at railway stations	Local Transport Strategy	By 2020	Active Travel Intervention
Work with bus operators and SPT to develop real time information on primary bus routes and at key stops	Local Transport Strategy	2021+	Public Transport Intervention
Continue to improve bus infrastructure including the upgrade of shelters and lay-bys and measures such as priority signals and lanes, which will be undertaken in line with high environmental and design standards: • A81 Corridor through Bearsden and Milngavie • Road network adjacent to Hillfoot Station	Local Transport Strategy	2021+	Public Transport Intervention
Assess and implement bus priority measures such as signals and lanes to reduce bus journey time and improve punctuality	Local Transport Strategy	By 2020	Public Transport Intervention
Work with bus operators to assess the viability of developing new express bus services	Local Transport Strategy	By 2020	Public Transport Intervention
Work with SPT to develop an integrated transport network that could improve connectivity between residential areas and railway stations	Local Transport Strategy		Public Transport Intervention

Site	Project Source	Indicative Timescales	Current Status / Comments
Investigate and work with SPT and bus operators to explore an opportunity to improve the current frequency of bus services between Bearsden /Milngavie and Bishopbriggs/Kirkintilloch	Local Transport Strategy	By 2020	Public Transport Intervention
Work with partners to promote priority car share parking at railway stations	Local Transport Strategy	2020	Roads and Parking Intervention
Examine the feasibility of either increasing car park capacity or develop a Park-&-Ride facility adjacent to railway stations and bus routes and deliver proposed intervention(s)	Local Transport Strategy	2021+	Roads and Parking Intervention
Continue to deliver improvements to the A81 Route Corridor to mitigate congestion and improve air quality	Local Transport Strategy	2021+	Roads and Parking Intervention
Investigate the possibility of key roads (such as the A806 and A810) being adopted as Trunk Roads by Transport Scotland	Local Transport Strategy	2020	Roads and Parking Intervention
Investigate and install road traffic counters on key roads	Local Transport Strategy	2020	Roads and Parking Intervention
Develop and implement road safety measures in relation to the A809	Local Transport Strategy	2020	Roads and Parking Intervention
Housing			
6.1 Bearsden Golf Course	Local Development Plan	By 2022	Key requirements apply, including landscaping, protection of Antonine Wall and its setting, flood risk assessment, green network enhancements and improved access to open space.
6.2 Birnam Crescent	Local Development Plan	By 2022	Under construction
6.4 Castlehill Farm	Local Development Plan	By 2022	Consideration of footpath to green belt, Castlehill Fort and core path.
6.12 Kilmardinny	Local Development Plan	By 2022	To be developed in line with masterplan. Under construction.

Site	Project Source	Indicative Timescales	Current Status / Comments
2B Crarae Avenue (Former Church)	Planning consent TP/ED/16/0311		
172 Drymen Rd	Planning consent TP/ED/14/0906		Under construction.
Netherton Farm Lane	Planning consent TP/ED/15/0382		
8 Switchback Road	Planning consent TP/ED/16/0293		Retirement housing. Under construction.
Natural Environment			
Baillie Drive Open Space	Green Network Strategy		Upgrade core path network through open space to provide better connection to Craigdhu Wedge.
Bearsden Golf Course Housing Site	Green Network Strategy		There is opportunity for woodland and grassland habitat creation and improvements to access to open space. In addition native habitat connections and buffer should be incorporated into the layout design to ensure appropriate buffer to the adjacent LNR within Glasgow. Access to this LNR from East Dunbartonshire could be improved together with access to the adjacent Thorn Park.
Cairnhill Woods	Green Network Strategy	2017 – 2019 (WIAT) 2021 – 2022 (LNR)	Seek funding from Woodland In and Around Towns (WIAT) scheme to carry out woodland management and access improvements as detailed in the woodland management plan for the site. Investigate the potential for the size to be declared a Local Nature Reserve.
Canniesburn	Green Network Strategy	By 2022	Opportunity for broadleaved woodland habitat creation and possible enhancement of core path
Craigdhu Wedge	Green Network Strategy	By 2022	Opportunity for improved farmland and possible enhancement of core paths.
Kilmardinny (Bearden/Milngavie)	Green Network Strategy	By 2022	Green network opportunity. Conditions set on each individual development application within the site to deliver the overall landscaping

Site	Project Source	Indicative Timescales	Current Status / Comments
			and management plan for the masterplan area.
Kessington (Bearsden) Housing Site	Green Network Strategy	By 2022	Green network opportunity. New open space area incorporating biodiversity friendly SuDS, wildflower meadows, new tree planting, access paths and boardwalk
Pendicle Road Area	Green Network Strategy	By 2022	Opportunity for broadleaved woodland habitat creation associated with low quality open space
Switchback	Green Network Strategy	By 2022	Opportunity for broadleaved woodland habitat creation and access to open space enhancement opportunity with possible core path improvements.
Templehill Woods (Bearsden)	Green Network Strategy	2018 – 2022 EDC	LNCS. Seek funding from Woodland In and Around Towns (WIAT) scheme to produce woodland management plans.
Castlehill	Local Development Plan		LNCS
Garscube Park	Local Development Plan		Locally Important Gardens and Designed Landscapes
Hutcheson Hill	Local Development Plan		LNCS
Killermont House	Local Development Plan		Locally Important Gardens and Designed Landscapes
Kilmardinny	Local Development Plan		Locally Important Gardens and Designed Landscapes
Kilmardinny Loch	Local Development Plan		Local Nature Reserve / LNCS
Manse Burn	Local Development Plan		SSSI
St Germains Loch	Local Development Plan		LNCS
Westerton Garden Suburb	Local Development Plan		Locally Important Gardens and Designed Landscapes
Historic Environment			
Colquhouns of Garscadden Burial Enclosure	Buildings at Risk Register	n/a	Current Status - At risk (high) Condition - very poor
Forth and Clyde Canal Blairdairdie Rd to Netherton Farm	Local Development Plan	n/a	Scheduled Monument

Site	Project Source	Indicative Timescales	Current Status / Comments
Old Bearsden	Local Development Plan	n/a	Conservation Area
Pendicle Rd	Local Development Plan	n/a	Townscape Protection Area
Roman Baths	Local Development Plan	n/a	LNCS / Scheduled Monument
Westerton Garden Suburb	Local Development Plan	n/a	Conservation Area
Whitehurst	Local Development Plan	n/a	Townscape Protection Area
Frontiers of the Roman Empire (Antonine Wall)	Local Development Plan	n/a	World Heritage Site/Scheduled Monument
Garscube Park (Bearsden)	Local Development Plan		Locally Important Garden & Designed Landscape
Westerton Garden Suburb (Bearsden)	Local Development Plan		Locally Important Garden & Designed Landscape
Killermont House (Bearsden)	Local Development Plan		Locally Important Garden & Designed Landscape
Kilmardinny (Bearsden)	Local Development Plan		Locally Important Garden & Designed Landscape
Business and Employment			
Canniesburn Business Centre	Local Development Plan	n/a	Business and Employment Site
Garscube Estate	Local Development Plan	n/a	Business and Employment Site
Garscadden Depot	Vacant and Derelict Land Survey	2022	Designated in current LDP
Lower Kilmardinny	Vacant and Derelict Land Survey	2022	Designated in current LDP
Maryhill/Bearsden/Milngavie corridor	Strategic Development Plan	2022	Identified as a strategic economic investment location in Clydeplan and suggests potential public transport change options could be to improve the heavy rail service frequency and a quality bus corridor. This would support the West of Scotland Science Park.

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any

amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What can the LDP do to address problems on the A81 transport corridor?	• Scottish Planning Policy • Local Transport Strategy • Active Travel Strategy • Transport Options Report 2018	• Evidenced based problems are identified in the A81 Options Appraisal Study and the Local Transport Strategy background report. Problems include: • High level of car use • Low levels of walking and cycling • Low levels of bus use • Congestion at key points on the network	• Overwhelming community support for new station at Allander and associated parking • Transport Scotland did not support further feasibility work on a potential station at Allander and advised against including safeguarding of land for a new station without the commitment to undertaking further feasibility work.	No	Yes
What is the most appropriate way of integrating the Bearsden Town Centre Strategy into LDP 2?	Bearsden Town Centre Strategy	High volume of traffic through Bearsden town centre	Improvements to pedestrian environment and signage would benefit town centre	Yes	Yes
Where should new housing in Bearsden be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	Overwhelming concern from the community to protect greenfield land and open space and restrict the allocation of new housing	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
			sites in and around Bearsden.		
Where should new cemetery provision in Bearsden go?	See Policy 7 Community Facilities and Open Space	See Policy 7 Community Facilities and Open Space		Yes	Yes
How can the LDP support and promote the visitor economy in Bearsden?	Economic Development Strategy		Visit Scotland response.	Yes	Yes

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue 1 – What can LDP 2 do to address problems on the A81 transport corridor?					
Option 1 – Implement the Local Transport Strategy and the Active Travel Strategy	• This option focuses on delivering actions and projects that have been identified through the Local Transport Strategy and Active Travel Strategy. These actions aim to work towards achieving the Local Transport Strategy Transport Planning Objectives. • The actions and projects include: • Enhancement of the path and cycle network in Bearsden • A quality bus corridor on the A81 • Investigating increasing parking capacity at rail stations on the A81 corridor • Undertake a STAG study to assess options for improving performance of the Milngavie railway line	Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. In particular, this option would support the rail halt at the Allander in response to demand for improved rail services in Bearsden and better connectivity to Glasgow. Furthermore, the LDP will encourage a commitment to increasing and enhancing	Both strategies include measures to enhance accessibility for all users, including marginalised groups, along the A81 corridor.	Marginal. Delivery of certain aspects dependent on other organisations including Transport Scotland and SPT. Will contribute to Local Outcome 1 in terms of ensuring a sustainable and resilient economy and being an attractive place in which to visit and invest.	✓

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
	• Safeguard land for a potential rail station and associated parking at Allander • Deliver junction improvements on the A81 • Improve Canniesburn Toll for all road users	connectivity for the active travel network.			
Option 2 – Implement LTS and ATS but remove Allander safeguarding from plan	• As option 1, but may result in land being developed for alternative use	As above. However this option would not support the potential delivery of a rail halt at the Allander. As a result opportunities to integrate rail travel in Bearsden would not be encouraged; with future developments demand for rail travel might increase so this option could have a negative impact on road infrastructure, congestion and air quality.	Removal of Allander safeguarding may have long-term negative impact on certain marginalised groups who depend on railway network for travel	Risk that land will be targeted for inappropriate use if safeguarding is removed. May have negative impact on Local Outcome 5 in terms of good physical and mental health with access to a quality built and natural environment	
Issue 2 – What is the most appropriate way of integrating the Bearsden Town Centre Strategy into LDP2?					
Option 1 - Incorporate all actions identified in the Bearsden town centre strategy within LDP 2.	• Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result.	Positive impact on equalities groups in terms of ensuring that the agreed actions, including improved accessibility	Insignificant	✓

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
	development management process • This option would ensure that relevant proposals are required to support the objectives of the strategy. • Ensures that the 'town centre first principle' is promoted in LDP 2 • Helps protect the vitality and viability of Bearsden town centre	Through this option, it will ensure that relevant actions are integrated from the Bearsden Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy.	and public realm enhancements, are given enhanced status within the planning process.		
Option 2 – Retain town centre strategy as planning guidance and cross refer where appropriate	Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance). • This option would require relevant proposals to take the strategy into account	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the	This option could mean that the strategy is not afforded sufficient weight in the development management process, potentially having a negative impact on actions relevant to equalities groups	Risk to delivery of actions within indicative timescales	

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
	• Strategy would remain non-statutory guidance • Actions would not be given statutory status in the planning process	development plan spatial strategy reduced.			
Issue 3 - Where should new housing in Bearsden be located?					
Option 1 – Allocate the sites from the preferred housing package (see Policy 6) in Bearsden to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the preferred housing package in the Bearsden area (in addition to the sites within the current LDP): • S311, 190-196 Milngavie Rd (Housing for older people) • S360 Nithsdale Crescent (100% Affordable Housing)	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓
Option 2 – Allocate the sites from the alternative housing package (see Policy 6) in Bearsden to meet alternative option 1 for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and	This option would only allocate the preferred housing sites above as there are no sites in Bearsden within the alternative housing package.	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
Sustainable Communities).					
Issue 4 – Where should new cemetery provision in Bearsden be located?					
Option 1 - Allocate a new cemetery site south of existing cemetery north of Baljaffray Road.	This option would take advantage of current infrastructure associated with cemetery and has a site specific locational need.	This policy approach will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemetery in Bearsden. The specific site in question was assessed through the LDP2 site assessment process. The assessment identified potential negative impacts in relation to water quality, air quality, climatic factors, material assets and cultural Heritage (Antonine Wall buffer zone). Project level mitigation measures have been proposed to avoid, reduce or offset elements of the impacts identified where possible.	No impact	None	✓
Option 2 – No reasonable alternative					
Issue 5 – How can the LDP support and promote the local visitor economy in Bearsden?					
Option 1 - Provide criteria to encourage appropriate new visitor economy or tourism	This would set out a spatial strategy for tourism within Bearsden, based around identified Tourism Asset Areas.	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular,	Improved access to local tourist and/or visitor attractions for all people with disabilities	Green belt, appropriate development	

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
development, with specific focus on 'Tourism Asset Areas'	Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and be connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Bearsden (all link in with the green network):	due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Bearsden's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing		If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the areas will need to be very clearly defined, otherwise this may cause confusion. There is a risk of being overly-prescriptive	

Policy Option	Policy Option Description	MIR Assessments			
		SEA	Equalities	Risk	Preferred Option
	• Antonine Wall WHS (New Kilpatrick Cemetery, Roman bath house and fort, Roman Park and Castlehill). • Bearsden town centre (see also: Town Centre Strategy)	circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would be further enhanced by implementing this option.		when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	
Option 2 - Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.	Improved access to local tourist and/or visitor attractions for all people with disabilities	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	

Bishopbriggs

What does the evidence tells us?

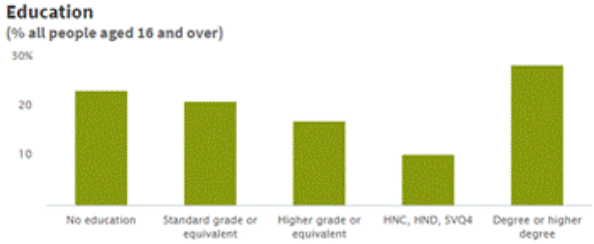
Bishopbriggs has a high proportion of owner occupied housing, its residents generally have good health and more than half of the population is in employment.

Bishopbriggs is a suburb of Glasgow. Its growth from a tiny hamlet in the 17th century has largely reflected the expansion of Glasgow, particularly in the 20th century. It maintained a business profile with the Infant Formula production, Blackies/Collins publishing, Wimpey construction and others. It currently has a range of local service companies.

Bishopbriggs now has a prevalence of higher income and private housing. A large proportion of people own their home or have a mortgage (84%). The proportion of the population of working age (62%) is similar to the East Dunbartonshire average and approximately half of residents are in full or part time employment with only 3% unemployed. A large number of people have very good or good health (84%). There is also a high proportion of people in professional employment. Many residents own two or more cars. Overall Bishopbriggs has low levels of deprivation, however Auchinairn has high levels of deprivation.

23,753 total population. 62% are of a working age (16-64)

28% are educated to degree level or above



54% of residents are in full-time or part-time employment

3% of residents are unemployed

8% are self-employed

84% of residents have 'very good' or 'good' health. 4.4% have 'bad' or 'very bad' health

18% of residents have a disability or limiting health problem that affects day-to-day activities

9,981 dwellings in total comprising 25% detached, 45% semi-detached, 12% terraced, 17% flats

86% of households are either owned outright or owned with a mortgage. 7% are living in social rented accommodation

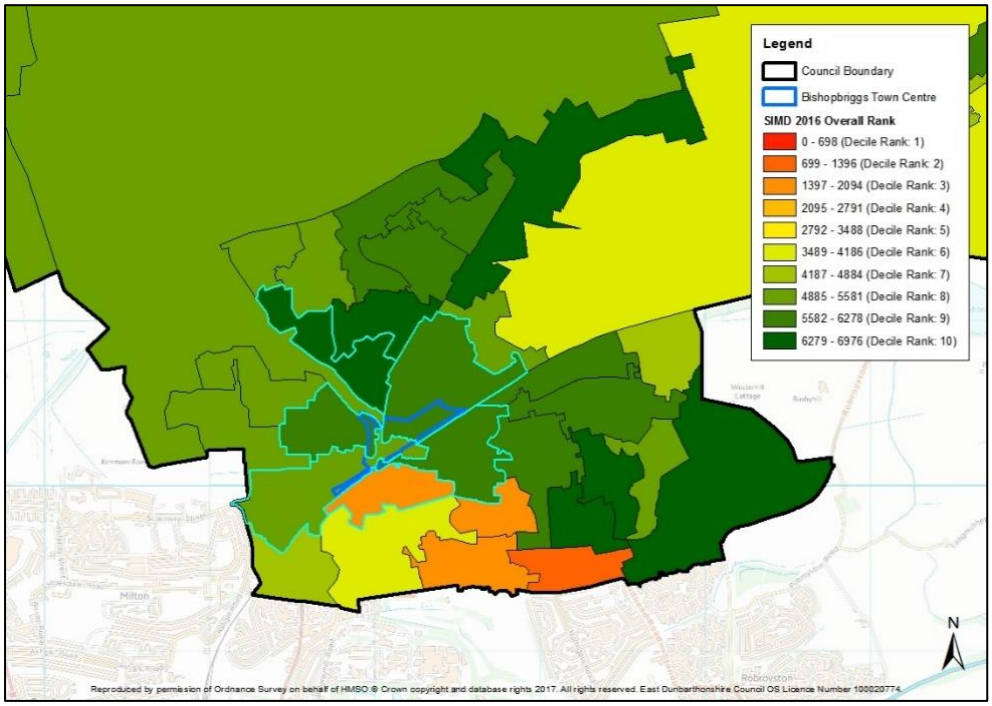
Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) identifies small area concentrations of multiple deprivation across all of Scotland in a consistent way. It allows effective targeting of policies and funding where the aim is to wholly or partly tackle or take account of area concentrations of multiple deprivation.

SIMD ranks small areas (called data zones) from most deprived (ranked 1) to least deprived (ranked 10). It provides a wealth of information to help improve the understanding about the outcomes and circumstances of people living in the most deprived areas in Scotland. Bishopbriggs is rated highly overall. Bishopbriggs West and Cadder 03 & 04 are both ranked in the second highest decile (9), while

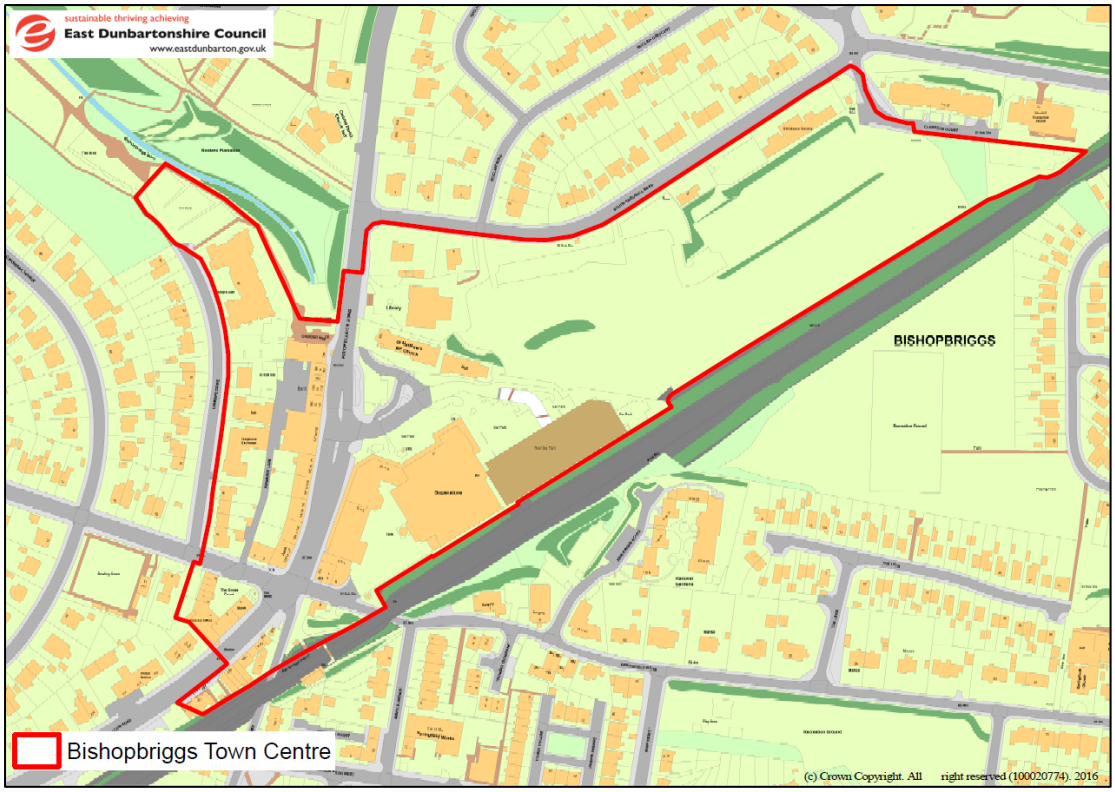
Bishopbriggs North & Kenmure 06 is ranked in the top decile (10) meaning it is one of the least deprived areas in East Dunbartonshire. However, the datazones to the south of the town centre are significantly more deprived, with Auchinairn 02 ranked in the third lowest decile (3). Datazones in the wider Auchinairn area are all in the lowest five deciles, including Auchinairn 06, which makes it one of the seven most deprived datazone areas within East Dunbartonshire and also the lowest 25% in Scotland.

SIMD 2016 Overall Rank



Bishopbriggs town centre is in transition and has struggled to adapt to retail trends

Bishopbriggs town centre contains six multiple retailers alongside a range of independent shops serving mainly local people. It is the second smallest of the four town centres in East Dunbartonshire (see map below). Multiple retailer representation is good at 33%. The multiples include Morrison's, Savers health & beauty, Specsavers, Timpson, Boots and Apollo Blinds. Closures within Bishopbriggs town centre include Gregg's, TUI and Thomas Cook. Clydesdale Bank and the Royal Bank of Scotland have both closed branches, the latter having just been sold. The vacancy rate is however relatively low at 7% (national average 12%). The majority of occupied floorspace within the town centre is for non-retail uses.

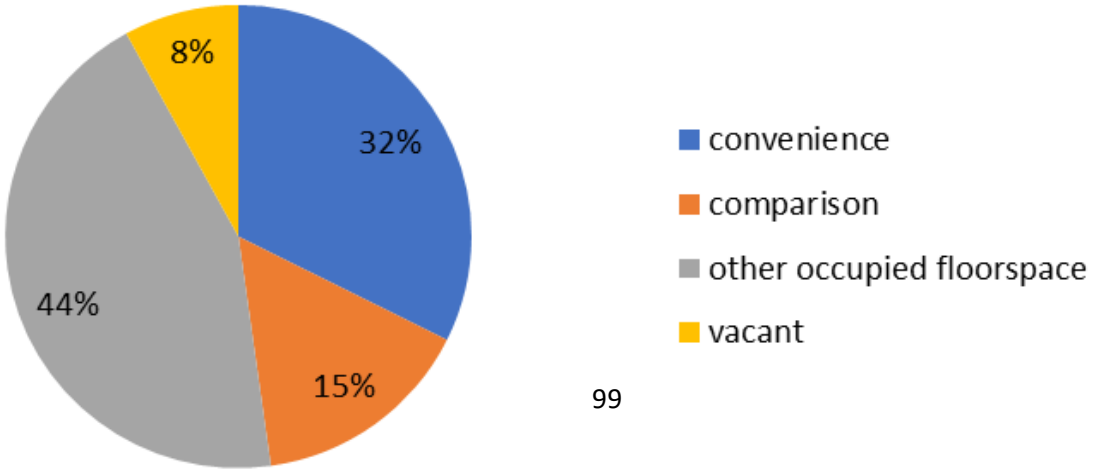


Two retail units are currently available at 219 sq m (2,357 sq ft) which are being formally marketed at the Triangle Shopping Centre. In addition, the first-floor offices previously occupied by East Dunbartonshire Council are available and suitable for Class 3 Food and Drink use. There has been a total of 21 retail units taken-up in Bishopbriggs since 2010, an average of two per year.

A planning application was received in March 2019 for redevelopment of the existing Morrison's superstore and car park to create a replacement store, car park, petrol filling station, access, landscaping and associated works (TP/ED/19/0186).

Strathkelvin Retail Park, around 1.6 miles from the town centre, provides large, modern retail units. There are 14 occupied non-food retail units (see Appendix 6), plus M&S Simply Food, and coffee/ fast food chains Costa, Burger King and Tim Horton's.

Bishopbriggs Town Centre: distribution of floorspace by type 2019



A vacant site of some 3.3 ha lies within the town centre boundary, by South Crosshill Road. It is the site of a former school which has been demolished and the site has been cleared of buildings. It is totally included within the proposal by Morrison's to demolish their existing store and replace it.

Quality of the built environment - Bishopbriggs town centre, known as 'The Bishopbriggs Cross', is set out in a linear form, with the shops and services concentrated on both sides of Kirkintilloch Road. This is a busy traffic route along the A803 to Glasgow, and as such traffic dominates the town centre. There is no obvious focal point within the town centre such as a public square or any other significant civic space. The buildings comprise a mix of traditional tenements, with ground floor retail units and flats above, and more modern buildings such as the Triangle Shopping Centre. There are three listed buildings within the town centre – the library, Crow Tavern and St Matthew's Church.

Recent and proposed investment - Morrison's has submitted a planning application (TP/ED/19/0186) for redevelopment of their existing superstore and car park to create a replacement store, car park, petrol filling station, access, landscaping and associated works. East Dunbartonshire Council recently invested £2m in refurbishing Bishopbriggs Library to create a new community hub. The Community Hub incorporates the library alongside council and cultural services.

Accessibility - Bishopbriggs town centre is accessible by car with parking available at Morrisons/The Triangle Shopping Centre. Bishopbriggs train station is located within the town centre with services to Glasgow and Edinburgh. There are also a number of bus services connecting the town centre to Glasgow, Kilsyth, Kirkintilloch and other East Dunbartonshire towns. There are no pedestrian areas within the town centre. Due to the volume of traffic passing through the town centre, signalised crossing points are in place to cross Kirkintilloch Road.

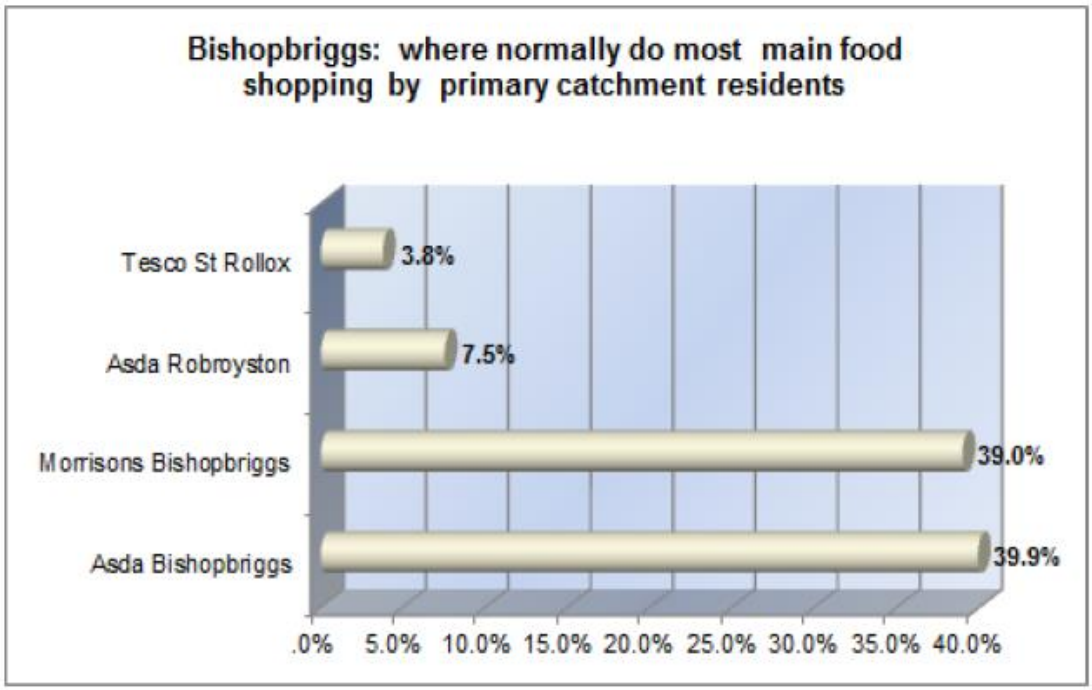
Sense of place - Bishopbriggs town has a less strong sense of place than Bearsden and Milngavie. This is due, in part, to the linear layout along a busy trunk road and the presence of Strathkelvin Retail Park on the outskirts. It also has limited public space and historic buildings.

Convenience Retail Capacity

The following table is an extract from the East Dunbartonshire Retail Capacity Assessment 2019 and shows the projected spare capacity within the Bishopbriggs retail catchment for 'convenience' shopping, up to 2029. It shows that up to 2024 there spare expenditure capacity of £3.1m for new convenience retailing and £8.1m up to 2029.

Table 8.3
Bishopbriggs catchment: forecast spare convenience expenditure capacity (in 2018 prices)

	2019-24 £million	2024-29 £million	2019-29 £million
(a) Current over-trading (Table 7.11)	0.5		0.5
(b) Growth in retained expenditure (turnover)- Table 7.6	2.6	5.1	7.7
(c) Less planning commitments:	0		0
Spare capacity (a+b-c)	**3.1**	**5.1**	**8.1**
Note: figures are rounded			



Bishopbriggs has seen a fairly high amount of new housing building in the last 5 years and has the highest proportion of housing units for older people in East Dunbartonshire (but considerably less care home beds).

House Completions in Bishopbriggs from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Private	376
Intermediate (inc shared equity and mid-market rent)	10
Affordable	133
Total	**519**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Bishopbriggs

House Tenure Type	Programmed New Units
Private	224
Intermediate (inc shared equity and mid-market rent)	28
Social Rent	65
Total	**317**

14.4% of applicants on the Council's Housing Waiting List state Bishopbriggs as their first preference.

Waiting List Demand for Bishopbriggs by Number of Bedrooms

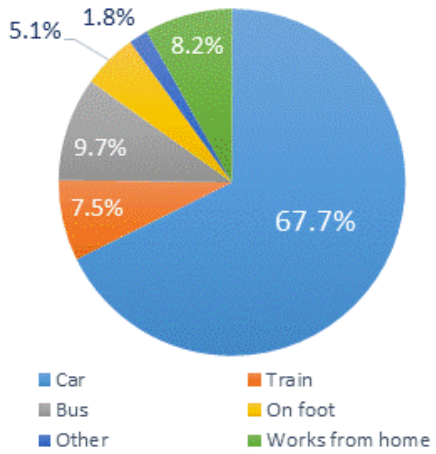
Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
1,415	763 (54%)	404 (29%)	187 (13%)	52 (4%)	9 (0.5%)

Older Peoples and Specialist Housing Provision in Bishopbriggs

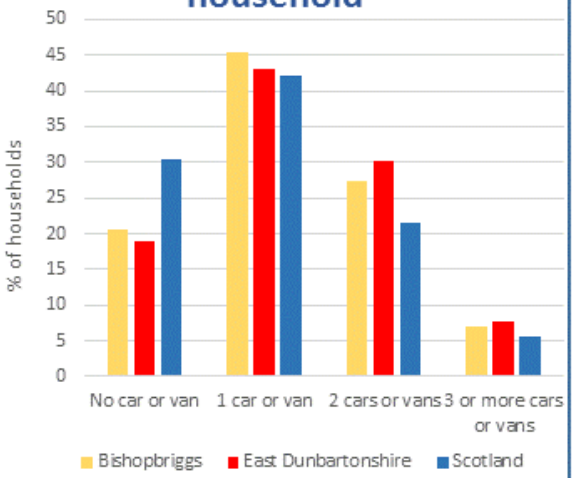
Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	60	1 Care Home
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	135	All social rent
Private Housing Units Specifically for Older People (including retirement living complexes)	180	

Transport

Method of Travel to Work



Car ownership levels by household

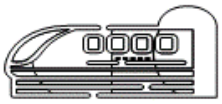




107 Bus Stops and shelters

Destinations include:

- Torrance
- Kirkintilloch
- Silverburn
- Laurieston
- Glasgow



Bishopbriggs Rail Station

2017/18 – 772,256 users

8.7% since 2008/09

7.7% since 2014/15



2 Electric vehicle charging points

360 Uses of the charging points in 2018

56 Spaces at Kenmure Drive Car Park

Air Quality

An area of Bishopbriggs was designated as an Air Quality Management Area in 2005 due to exceedances of Scottish Air Quality Objective Levels of Nitrogen Dioxide (NO2) and small Particulate Matter (PM10)

Scottish Air Quality Objective	Year of last exceedance
NO2 - 40µg/m3 – Annual Mean	No recorded exceedance
PM10 - 18µg/m3 – Annual Mean	2010

Bishopbriggs has a good variety of community facilities including recently upgraded Bishopbriggs Library/ Community Hub and War Memorial Hall in the town centre, the new Thomas Muir Primary School and the Huntershill Playing Field. The town has good access to open spaces, however the majority of those south of the railway do not meet the Council's quality standard.

The Open Space Strategy 2015-22 assesses the amount and quality of open spaces throughout Bishopbriggs and identifies priority areas for future enhancements.

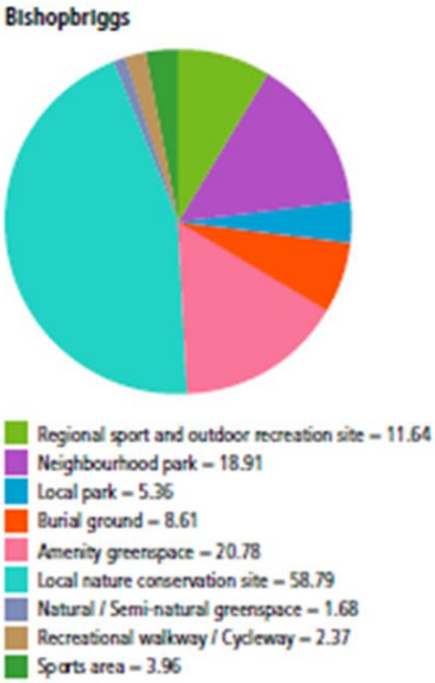


Chart 11: Division of open space in Bishopbriggs (hectares)

Bishopbriggs is reasonably well provided for in terms of the quantity and accessibility of its open space. The amount of open space is just above the East Dunbartonshire Council minimum standards of provision. However, the quality of provision is variable, with some residential areas having large expanses of open space of poor quality and functionality. This is particularly significant in the residential areas to the south of the main line railway that runs through the centre of the town. The average score for parks was 56%, which is below the East Dunbartonshire Council standard. The open spaces of Woodhill Park 3 (BBR1), Callieburn Park (BBR2), Etive Park (BBR5) and Lennox Crescent (BBR9), all scored between 45 and 55% (fair to good), therefore priority improvement projects were identified for a number of these.

Overall the provision and quality of parks and open spaces north of the railway line is good. In particular Bishopbriggs Public Park (BBR4) provides an excellent quality multi-functional park in the centre of the town. The Low and High Moss and Cadder Local Nature Conservation Sites provide areas of biodiversity value and natural amenity north east of the town, with good/ very good quality scores.

The open space assessment concluded that there was a lack of local park functions, formal and informal play facilities in the east of the town. Callieburn Park was identified as fair quality, and not fit for purpose and in need of improvement.

There is a need to explore the opportunity to improve the access networks around the town where possible, along with extending path links to open spaces in neighbouring areas and to the surrounding countryside. This should be informed by the East Dunbartonshire Council Access Strategy and Core Path Plan and strengthened through potential linkages created by new developments. The Green Network Strategy also identifies potential actions.

The development proposal at Jellyhill will result in provision of a play area and open space on site, trim trail on Hilton Park and path networks to link park and the adjacent Forth and Clyde Canal strategic green network.

Site suggested during Call for Sites

S342	Bishopbriggs North - Site D	Bishopbriggs	Non residential and upgraded playing field for community uses or cemetery

Natural and Historic Environment

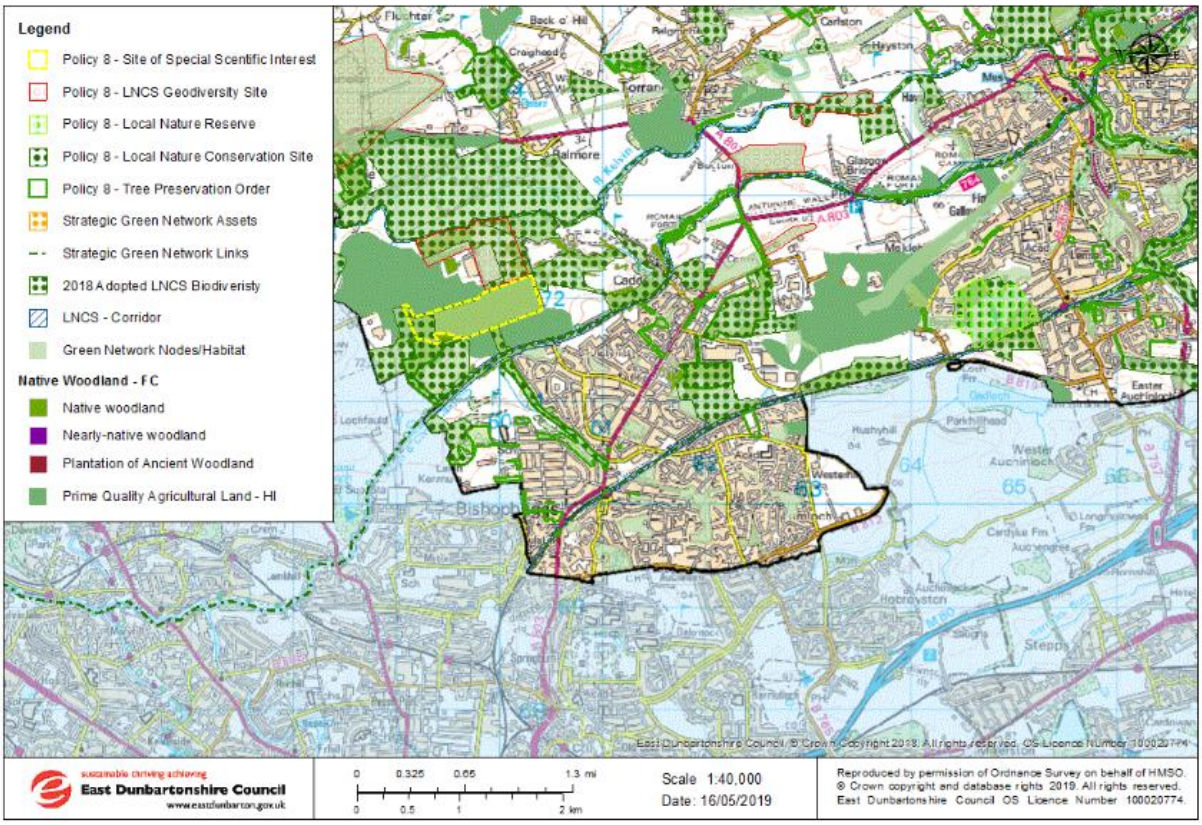
Bishopbriggs has a diverse natural environment setting, in particular to the north and west along the canal corridor.

The green network strategic asset of the Forth and Clyde Canal is of value for alleviating surface water flood risk, recreation and biodiversity. The green network hubs and Local Nature Conservation Sites of the raised lowland peat bogs of Low and High Moss, west of the town, are of value for climate change mitigation as they absorb greenhouse gases and surface flood water and are of biodiversity value.

The Council is working to protect and enhance the local natural environment, with the Local Biodiversity Action Plan, Green Network Strategy. Natural Environment designations and areas of interest include:

Designation	Comment
Strategic green network	The strategic access and habitat network of the Forth and Clyde Canal, the strategic habitat network of the River Kelvin.
Landscape character	Broad Valley Lowland of the River Kelvin to the north Rolling Farmlands to east and west.
Biodiversity Interest	Cadder Wilderness SSSI, 12 Local Nature Conservation Sites – Biological around the town 2 Local Nature Conservation Sites – Geological north of the town.
Native Woodland	North of the town
Deep Peat and Carbon Rich Soils	Lowland Raised Bogs at Low Moss and High Moss
Prime Quality Agricultural Land	North east of the town.

Map of green network components and prime quality agricultural land around Bishopbriggs.



Bishopbriggs has a varied Historic Environment with a cluster of protected sites in the north west around Cawder House and the Forth and Clyde Canal.

The countryside area north of the Forth and Clyde Canal contains particularly important historic environment. This includes the canal itself and important buildings of the adjacent Georgian Cadder Church and seventeenth century Cawder House. These buildings are set within the parkland and/or woodland of Cadder and Wilderness Plantation locally important garden and designed landscapes.

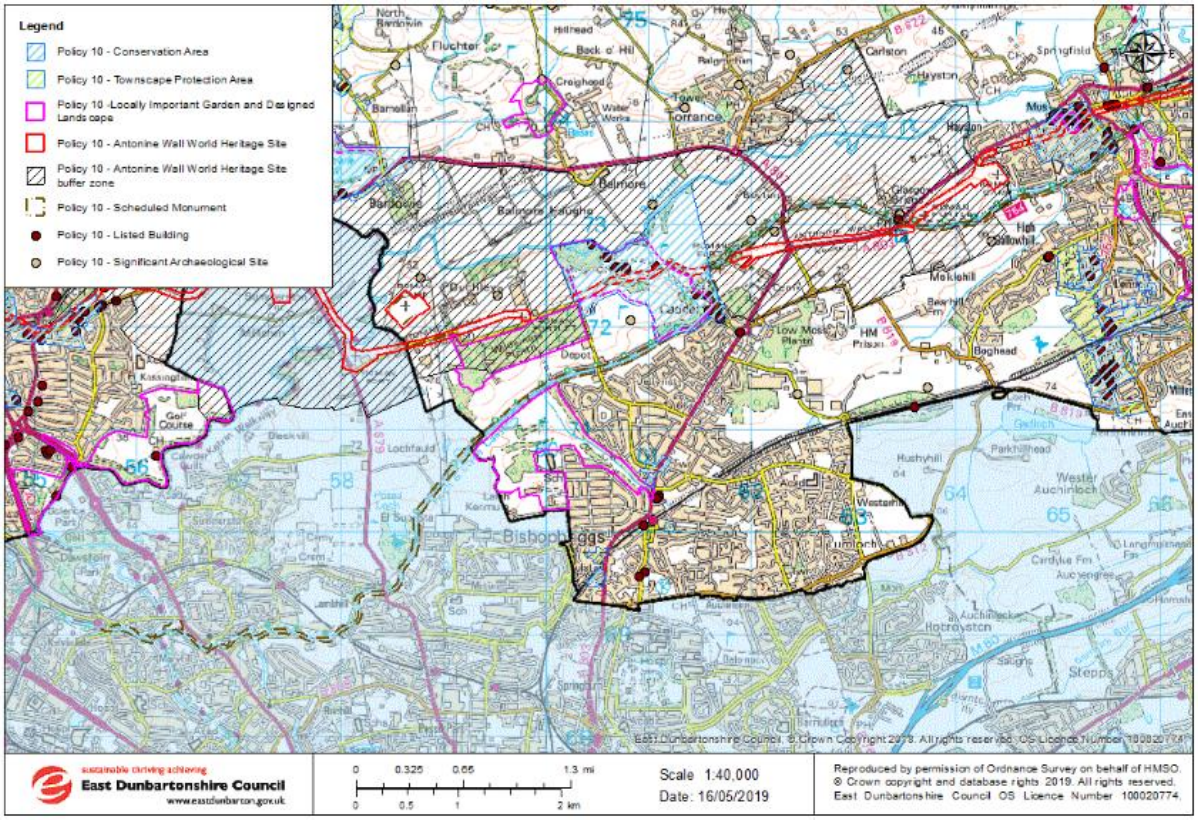
Development has resulted in improvements to a number of historic buildings including the refurbishment of the war memorial Hall and Victorian Bishopbriggs community hub/ library, formerly a school.

There are three buildings at risk which include the former Cawder House Stables, Cadder Smithy and Huntershill House.

Bishopbriggs includes the following historic environment designations:

Designation	Site
World Heritage Sites / Scheduled Monuments	• Forth & Clyde Canal • Antonine Wall and Roman Fort
Category A Listed Buildings	1 - Cawder House
Category B Listed Buildings	6
Category C Listed Buildings	4
Conservation Area (CA)/ Townscape Protection Area (TPA)	3 CA, 2 TPA
Significant Archaeological Sites	
Garden and Designed Landscape	6 locally important

Source Historic Environment Scotland, Council



Bishopbriggs has a good range of employment land and premises and areas of vacant and derelict land at Westerhill.

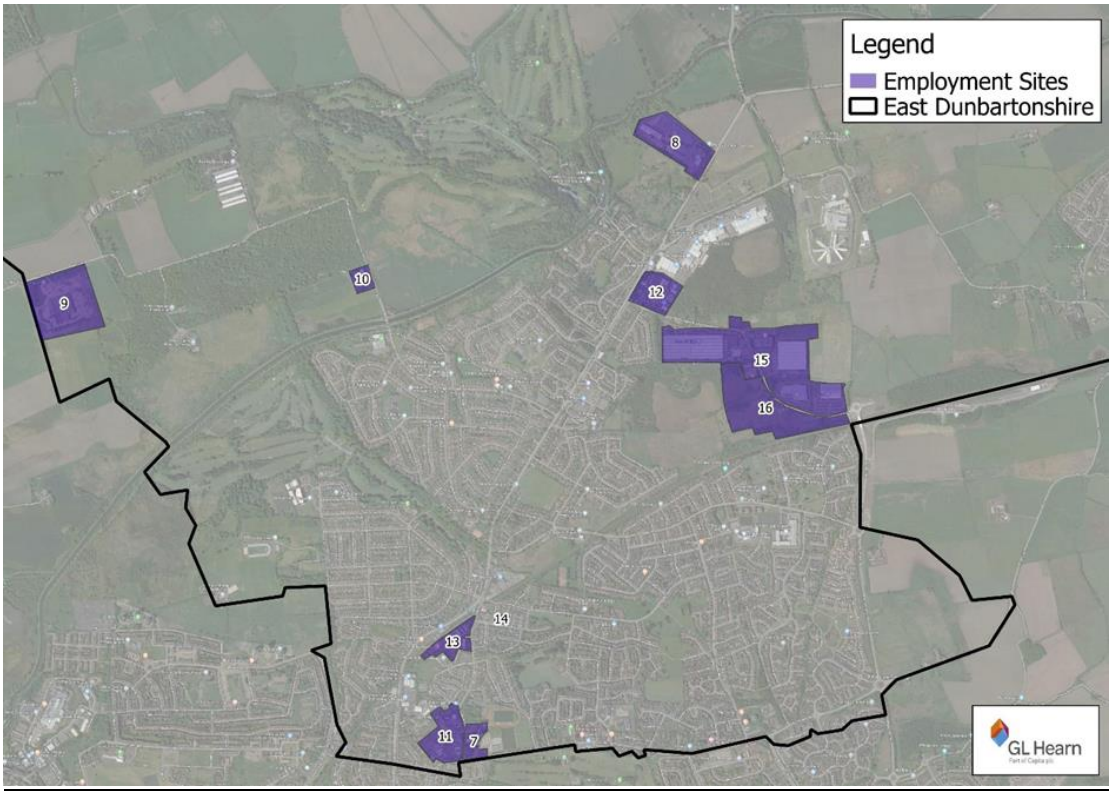
In 2018/19, a comprehensive review of the business, industrial and employment land and premises within East Dunbartonshire was carried out. The purpose of this exercise was to gain a better understanding of current activity and identify opportunities for future economic growth and investment within East Dunbartonshire. It will also allow the Council to review whether business land and premises is currently meeting demand effectively. The key sites within the Bishopbriggs community area are shown on the map below and further details are provided in the table. It shows that there are a good range of opportunities for business and employment expansion within the area.

Key Industries

- A collection of smaller scale industrial estates and a start-up incubator "Huntershill Village" with businesses occupying porta cabins. Bishopbriggs also accommodates manufacturing companies such as ICL tech (plastic engineering), stationary manufacturers and book publishers (rentals around £18/sqft pa). Westerhill provides some longstanding major employers such as Harper Collins and new blue-chip arrivals in the shape of Aviva.

Summary points:

- Some sites have been identified with intensification opportunities, however the extent of their potential is reliant on the nature of current operations on the site as there may be occupiers that have specific locational requirements and need the space they operate in.
- The identified vacant brownfield sites contribute a large amount of development opportunities. Westerhill Business Park South has been marketed for some time with little market interest. The location and size of the site presents opportunities for employment led mixed use development.
- Removing the Westerhill Business Park South site from the list provides 19.86 Ha of vacant brownfield land which is beyond the identified need of 13.2 Ha.



Extract from Business Land Review

Site Ref	Site Name and LDP Ref	Site Classification	Comments
7	Bishopbriggs Industrial Estate (LDP 13.15)	Partly developed Emp. site, with vacant land	This is an established, local employment site but improvements are required to continue the attractiveness of this location. It is recommended that the vacant site to the north is included within the employment land supply. The vacant site to the south is currently under construction.
8	Cadder Works (LDP 13.10)	Single occupier site, fully developed	This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any further expansion depends on the current occupiers. No specific policy response required although if the site wishes to expand there is likely to be capacity within neighbouring plots to do so.
9	Former Balmuidy Brickworks (LDP 13.12)	Single occupier site, fully developed	This is a well-functioning single occupier site which meets the requirements of the current occupier. The site is fully built out and any further expansion is reliant on expansion into surrounding farmland. No specific policy response required.
10	Hilton Depot (LDP 13.14)	Fully developed Emp. site	This is a well-functioning single occupier site which meets the requirements of the current occupier. The site is likely to be vacated in the long term and the Council should exhaust opportunities for other employment generating uses before other uses are considered. No specific policy response required
11	Huntershill Village (LDP 13.8 and 13.9)	Developed Emp. site with potential for more permanent buildings	This is a well-established and active local employment site with low vacancies. The site attracts demand from the local industrial market. It is recommended that the site is retained as a key employment location. There is also scope for intensification which could be supported
12	Low Moss Industrial Estate (13.15)	Developed Emp. site, with vacant land	This is an established, local employment site which attracts demand from local population serving businesses. The site is performing well with a low vacancy rate. It is recommended that the site is retained as

			an employment site and the vacant site is included within the employment land supply.
13	Springfield House, St Mungo Street	Developed Emp. site, with vacant land	Although this is an established, local employment site that currently meets the need of the local industrial market it is however in poor quality and has a high vacancy rate. The site however has been de-allocated and this site should no longer form part of the supply.
14	Springfield Works (LDP 13.11)	Fully developed Emp. site	This is an established, accessible local employment site. There are no opportunities for intensification within the existing area. The employment uses currently on the site should be protected.
15	Westerhill Business Park North (LDP 13.17)	Developed Emp. site, with vacant land	The north of the site is a well-established employment site which should be supported for continued employment uses. It is recommended that the northern sites are included within the employment land supply.
16	Westerhill Business Park South (LDP 13.17)	Vacant land	The southern site is of a scale for which there is limited demand and has been vacant for some time. However, it is probably the best placed of the three major sites (along with Woodilee and Badenheath) to deliver substantial growth and as a brownfield site should be considered an option should major inward investment appear. The southern site should therefore be retained while the market considers the improved road links of if further investment such as access is improved. If this is achieved the site could be considered for employment-led mixed use development although in the longer term.

What have communities and stakeholders have told us?

Questionnaire Feedback

It is important to continue to:

- Protect residential environment, protect from flood risk and maintain easy access to green spaces.
- Deliver the Bishopbriggs Town Centre Strategy – Members of the public told us that in the town centre there is: poor retail offer, not enough for young people to do, poor pedestrian routes and the Cross needs upgraded.
- Deliver the Local Transport Strategy to maintain easy access to Glasgow, address traffic congestion on A803 and its impact on air quality, provide for cycling on streets and address lack of parking in the town centre.
- Promote the cultural and historical heritage of Bishopbriggs, in particular the Antonine Wall and Canal

The following issues were identified for the communities:

- Need better range of house styles and sizes, including for families and specialist housing for older people.
- The former High school site should be developed, including affordable housing and activities for young people, like bowling and soft play. No petrol station is needed

Stakeholder Feedback

The following issues were identified:

- Could any city deal proposals be included in the Plan?

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Bishopbriggs?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status / Comments
Town and Neighbourhood Centres			
Review public realm and accessibility.	Bishopbriggs Town Centre Strategy	By 2022	Any enhancements should link with the redeveloped Morrison's/ Former High School site for uses specified in Local Development Plan Policy 11.
Masterplan for Former Bishopbriggs High School site	Bishopbriggs Town Centre Strategy	By 2019	To be prepared by landowner, taking account of town centre objectives and including full engagement with the local community and other key stakeholders. Current planning application for supermarket, petrol filling station and car parking on part of site.
Support new residential development in town centre.	Bishopbriggs Town Centre Strategy	After 2022	On upper floors where possible and explore opportunities to include housing for older people.
Strengthen connections between town centre and Glasgow/ Kirkintilloch by supporting A803 corridor improvements.	Bishopbriggs Town Centre Strategy	By 2022	
Improve pedestrian and cycling access to surrounding areas of green space and the path network from town centre	Bishopbriggs Town Centre Strategy	By 2022	

Site	Project Source	Indicative Timescales	Current Status / Comments
New or improved facilities at Lennox Crescent Park	Open Space Strategy, Bishopbriggs Town Centre Strategy	Aspirational	
Relocate and install new play park at Callieburn Park	Bishopbriggs Town Centre Strategy	By 2019	
Upgrade playpark in Bishopbriggs Park	Bishopbriggs Town Centre Strategy	By 2019	
Auchinairn Local Centre	Local Development Plan		
Community Facilities			
A6 - Auchinairn	Auchinairn Place Plan, Local Development Plan		The Auchinarin Community and Early Years Centre has been completed. The other priority actions relate to community capacity building and employability rather than land use planning.
7.5 Bishopbriggs Community Hub	Local Development Plan		Completed 2018
7.6 Expansion to Cadder Cemetery	Open Space Strategy, Local Development Plan, Green Network Strategy		Conduct ground investigations to determine viable options for extending Cadder Cemetery. Potential for enhancement of adjacent geodiversity Local Nature Conservation Site and provision of improved access links to the canal.
7.7 Huntershill Community Facility	Local Development Plan, Culture, Leisure and Sport Strategy		Huntershill Sports Hub was completed in 2017
7.8 New primary school on site of existing Woodhill Primary	Local Development Plan		Thomas Muir Primary School was opened in 2017
BBR11 Cloan Crescent	Open Space Strategy		Play equipment upgrade
BBR6 Doune Crescent	Open Space Strategy		Open space improvements
BBF1 Cadder Cemetery	Open Space Strategy		Potential for memorial garden

Site	Project Source	Indicative Timescales	Current Status / Comments
BBR1 Woodhill Park 3	Open Space Strategy		Masterplan required
BBR2 Callieburn Park (part owned by East Dunbatonshire Council)	Open Space Strategy		Core path enhancement along with open space improvements: new playpark
BBR5 Etive Park	Open Space Strategy, Draft Food Growing Strategy		Potential site for allotments along with open space Improvements, Masterplan, Climate Ready Park project.
BBR7 Hilton Park	Open Space Strategy		Access and biodiversity improvements, signature tree planting
BBR8 Meadowburn Park	Open Space Strategy		Upgrade park facilities including access and biodiversity improvements
BBS6 High Moss	Open Space Strategy		Potential for improved access from Westerhill to Bishopbriggs along the southern border
BBS7 Low Moss	Open Space Strategy		Access improvements, wetland creation, biodiversity improvements and interpretation required,
Community Growing Spaces	Open Space Strategy, Emerging Food Growing Strategy		Out to consultation in April 2019. The Open Space Strategy identifies Etive Park, Bishopbriggs as an opportunity for a community growing space, for further consideration. The potential location/s for this will be decided after consideration of the findings of the Draft Food Growing Space Strategy 2019

Site	Project Source	Indicative Timescales	Current Status / Comments
Green Network Opportunity - Forth & Clyde Canal	LDP Policy 5, Community Strategy		-
Green Network Opportunity - Woodhill Park			Masterplan commissioned for park improvements
Green Network Opportunity - Auchinairn Road			-
Green Network Opportunity - Wester Cleddens			-
Transport			
Sustainable Transport project 4.5 Bishopbriggs Relief Road Phase 4	LDP Policy 4, Community Strategy		Complete
Sustainable Transport project 4.4 Undertaking a Transport Appraisal of the Kirkintilloch/ Lenzie-Bishopbriggs-Glasgow area. Safeguard Land at Westerhill to provide a location for a potential Bus Park and Ride scheme and associated car park with a minimum of 300 spaces.			Transport Options Report Consultation carried out, including this proposal.
Sustainable Transport project 4.5 Bishopbriggs Relief Road Phase 5			Transport Options Report Consultation carried out, including this proposal.
Active Travel Projects	Active Travel Strategy		For more information and other opportunities see Active Travel Strategy Monitoring Report
Lenzie to Bishopbriggs path link			Detailed design for an off-road trail from Lenzie to Bishopbriggs will be completed in May 2018, including impact on other green network components, such as Lenzie Moss Local Nature Reserve.
Housing			
6.17 Bishopbriggs Town Centre	Local Development Plan		
6.19 Former Cadder Sewage Works at Jellyhill	Local Development Plan		Under construction

Site	Project Source	Indicative Timescales	Current Status / Comments
(Bishopbriggs) and Meadowburn (West) Phase 2 and Balmuildy Rd North (Bishopbriggs) and Jellyhill Nursery			
6.20 Crofthead (Bishopbriggs)	Local Development Plan		Current planning application
6.27 Thomas Muir Avenue (Bishopbriggs)	Local Development Plan		
St Mungo Street	Planning consent TP/ED/17/0717		Under construction
Natural Environment			
Jellyhill (Bishopbriggs) - Site north of Jellyhill Meadowburn	Local Development Plan, Green Infrastructure Green Network Supplementary Guidance, Green Network Strategy		Green Network opportunity. Proposals include biodiversity friendly SuDS and retention of area of open space to be managed for biodiversity. Conditions set for the developer to work with Scottish Canals to upgrade the south side canal path adjacent to the development site; to ensure protection of trees and retained grassland during construction and delivery of the landscaping and biodiversity management plans.
			Green Network opportunity.
	LDP Policy 8, Community Strategy, Green Infrastructure Green Network Supplementary Guidance		LNCS Review completed since 2013. New LNCS Designated at: Low Moss Extension, Forth & Clyde Canal, Mainline Railway, River Kelvin.
Cadder Wilderness	Local Development Plan		SSSI
Buchley Farm	Local Development Plan		Local Nature Conservation Site - Biological

Site	Project Source	Indicative Timescales	Current Status / Comments
Buchley Sand Pit	Local Development Plan		Local Nature Conservation Site - Biological
Cadder	Local Development Plan		Local Nature Conservation Site - Biological
Cadder Yard	Local Development Plan		Local Nature Conservation Site – Biological
Cawder Golf Course Woods	Local Development Plan		Local Nature Conservation Site - Biological
High Moss Plantation	Local Development Plan		Local Nature Conservation Site - Biological
Low Moss Plantation & Extension	Local Development Plan		Local Nature Conservation Site – Biological. May 2018 further bog habitat restoration works at Low Moss, benefiting butterfly conservation.
Rookery Plantation/Old Ammunition Dump	Local Development Plan		Local Nature Conservation Site - Biological
Wilderness Woods (west & east)	Local Development Plan		Local Nature Conservation Site - Biological
Bishopbriggs to Croy Mainline Railway Corridor	Local Development Plan		Local Nature Conservation Site – Biological, Strategic Green Network – habitat link
Forth & Clyde Canal	Local Development Plan		Local Nature Conservation Site – Biological, Strategic Green Network – habitat and access link
River Kelvin	Local Development Plan		Local Nature Conservation Site – Biological, Strategic Green Network – habitat link

Site	Project Source	Indicative Timescales	Current Status / Comments
Meltwater Channel, Cadder	Local Development Plan		Local Nature Conservation Site - Geological
Wilderness Plantation	Local Development Plan		Local Nature Conservation Site - Geological
Historic Environment			
Cadder CA	Local Development Plan		Conservation Area
Coltpark Avenue/Stuart Drive CA	Local Development Plan		Conservation Area
Kirkintilloch Road/Balmuildy Road CA	Local Development Plan		Conservation Area
Parts of Viewfield Road and Kirkintilloch Road, etc, Bishopbriggs TPA	Local Development Plan		Townscape Protection Area
Ruskin Square TPA, Bishopbriggs	Local Development Plan		Townscape Protection Area
D5 Cadder House LGDL	Local Development Plan		Locally Important Garden and Designed Landscape The 2006 survey recommends that Cawder Garden and Designed Landscape has potential for application to HES for consideration for the Scottish Inventory of Gardens and Designed Landscapes
D7 Kenmure House LGDL	Local Development Plan		Locally Important Garden and Designed Landscape
D9 Wilderness Plantation LGDL	Local Development Plan		Locally Important Garden and Designed Landscape
Cawder House Stables, Cawder Golf Club, Bishopbriggs (Listed Category B)	Building at Risk Scotland Register		Very poor condition, high category of risk
Cadder Smithy, Cadder Road, Cadder, Bishopbriggs (Unlisted – in Conservation Area?)	Building at Risk Scotland Register		Restoration in Progress

Site	Project Source	Indicative Timescales	Current Status / Comments
Huntershill House, Crowhill Road, Bishopbriggs (Listed Category B)	Building at Risk Scotland Register		poor condition, moderate category of risk 25 July 2016: Consent is being sought for alterations and change of use to form a care home ref: TP/ED/16/0444
Business and Employment			
Work with landlords	Economic Development Strategy		
Development and delivery of a Masterplan for Westerhill	Economic Development Strategy		This could be part of the Glasgow City Deal or planning guidance.
Enhanced infrastructure around successful tourism attractions	Economic Development Strategy		Upgraded paths, public toilets, bike racks. Around The Forth and Clyde Canal, Antonine Wall
Develop a Masterplan for the Canal Corridor.	Economic Development Strategy		This should establish priorities for general improvements and new facilities and explore the potential for a larger tourism pull and how it can be used for leisure and tourism opportunities throughout the year.
A7 - Vacant & Derelict Land - Crofthead Quarry, Kirkintilloch Road	LDP Policy 3, Community Strategy		LNCS & allocated housing site
A8 - Vacant & Derelict Land - Barrage Balloon Site, Crosshill Road			
A9 - Former Filling Station, Kirkintilloch Road			Residential development complete
B1 - Vacant & Derelict Land - Rear of Low Moss Industrial Estate, Wellington Road			Developed as staff car park
B2 - Vacant & Derelict Land - Former Bishopbriggs High School,			Vacant & Derelict Land

Site	Project Source	Indicative Timescales	Current Status / Comments
South Crosshill Road			
B3 - Vacant & Derelict Land - Low Moss Industrial Estate, Lancaster Road			Vacant & Derelict Land
B4 - Vacant & Derelict Land - Former Sand Quarry, Meadowburn			Vacant & Derelict Land
B5 - Vacant & Derelict Land - Westerhill Road South			Vacant & Derelict Land
B6 - Vacant & Derelict Land - Ex-Oil Terminal, Westerhill Road			Vacant & Derelict Land
Bishopbriggs Town Centre Provides a mix of convenience retail, commercial and community uses which are important to surrounding communities and the overall strength of the network. A masterplan is required for the site which should: a. Provide new convenience retail floorspace that links well with existing uses b. Provide new residential development c. Provide centrally-located building(s) suitable for community uses d. Provide a new central civic area and improve existing public realm e. Improve connectivity and link Kirkintilloch Road with new development f. Improve non-vehicular access by providing well-defined street patterns and all-ability pedestrian and cycle routes, cycle lanes and cycle storage g. Increase parking to accommodate new development h. Provide unrestricted long-stay parking facilities to	LDP Policy 11, Community Strategy Retail Capacity Study 2018 Draft Local Transport Strategy		• Refurbishment of Memorial Hall and Community Hub completed • Redevelopment of St Matthews Church (RC) under in progress • Town Centre Strategy approved 2018 • The draft Local Transport Strategy includes a series of recommendations for the A803

Site	Project Source	Indicative Timescales	Current Status / Comments
encourage town centre footfall and reduce through-flow of commuter traffic on Kirkintilloch Road.			
Strathkelvin Retail Park, Commercial Centre Primarily retail development which cannot be located within traditional town centres. Generally provides larger goods which require larger display areas. Also offers recreation and leisure opportunities including restaurants and cafes.			
Auchinairn Local Centre - Smaller-scale centre that provides a range of essential goods and local services to local communities and neighbourhoods. Many less mobile and elderly people depend on these smaller centres for convenience shopping and other essential services and so the LDP will strongly protect their respective role and function.			

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What is the most appropriate way to ensure any proposals for land use change or development in	Emerging Auchinairn Place Plan.	Place Plan evidence base.	Community consultation carried out as part of Place Plan process.	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Auchinairn reflect the priorities identified in the Auchinairn Place Plan?					
What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy into LDP 2?	Bishopbriggs Town Centre Strategy	Vacant units, loss of services, competition from retail park	Former High School site should be developed as a priority	Yes	Yes
How should the Westerhill area be regenerated?	LDP, EDS, Existing LDP policy safeguarding for Bishopbriggs Relief Road Phase 5 and sustainable transport projects will not change, as identified in current LTS and Transport Options Report for the next LTS.	GL Hearn Business Land Review and East Dunbartonshire Council Business Land Audit have set out schedules for each business and employment site, including at Westerhill, and given recommendations as to how they can be regenerated / developed. (see Appendix 1 - Business Land Audit) City Deal Business Case Policy 11 Network of Centres requires the development of high footfall uses including leisure and recreation, retail and food and drink to be directed to the town centres at Bishopbriggs or Kirkintilloch.		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		Land for interventions has been identified near the site in the Draft East Dunbartonshire Local Transport Strategy, which should be safeguarded by development.			
Should land at Westerhill Railway Sidings be allocated for mixed uses including a park & ride facility	Policy 4 supports the principle of a rail halt at Westerhill		Good access to relief road	No	No
Where should new housing in Bishopbriggs be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	Greenfield land and open space should be protected. A better mix of housing and housing for older people is required.	Yes	Yes
Should land be allocated for a new cemetery in Bishopbriggs?	Policy 7 supports the provision of new open space / community facilities.	The Council has identified the need to provide a new cemetery in Bishopbriggs to meet its legal requirements to provide a burial site.		Yes	Yes
How can the LDP support and promote the visitor economy in Bishopbriggs?	Economic Development Strategy		Visit Scotland response.	Yes	Yes

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – What is the most appropriate way to ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Auchinairn Place Plan?					
Option 1 - Include the Place Plan priorities relevant to development and land use change in LDP2.	The Auchinairn Place Plan is currently under development with the community, following ongoing discussions and engagement. This work follows the opening of the Early Years and Community Centre in 2018. Initial discussions have identified a desire for affordable homes (see issue 11 which allocates S333 Former Auchinairn Primary School , Beech Road, for 100% affordable housing), environmental improvements and active travel links. It is anticipated that the Place Plan will be published prior to production of the Proposed Plan and therefore priorities and actions identified in the Place Plan which are relevant to development and land use change can be reflected in LDP2.	This option would ensure that priorities related to the Auchinairn Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of	This option would increase equality in Auchinairn by bringing the self-identified needs of local people directly into LDP2, ensuring that they are at the forefront of planning decisions. Providing more affordable housing would help to support those on lower incomes, and improvements to active travel links would make it easier for people of all ages and abilities to travel around the local area.	The risk of this option is that the Place Plan priorities would become statutory requirements as part of LDP2, and since the Place Plan will be published in advance of LDP2 being produced it must be ensured that these will be deliverable and in line with the other policies.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan.	public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.			
Option 2 – Cross refer to the Place Plan on a case by case basis at planning application stage.	The Place Plan priorities would not be included within LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance). This option would require relevant proposals to take into account the Place Plan. Place Plan would remain non-statutory guidance. Priorities would not be given sufficient status in the planning process	Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.	By not including the Place Plan priorities directly in LDP2 this option might diminish the input of local communities into the planning process and further marginalise disadvantaged groups.	The risk of not putting the Place Plan priorities directly into LDP2 is that they will not be regarded as having the same level of importance as the other LDP2 policies.	
Issue - What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy into LDP 2?					
Option 1 - Incorporate all actions identified in the Bishopbriggs town centre strategy within LDP 2.	• Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process	This option relates to a procedural and formatting issue and therefore no significant environmental	Positive impact on equalities groups in terms of ensuring that the agreed objectives, including availability of social and leisure facilities and	None	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	• This option would ensure that relevant proposals are required to support the objectives of the strategy. • Ensures that the 'town centre first principle' is promoted in LDP 2 • Helps protect the vitality and viability of Bishopbriggs town centre	impacts are anticipated as a result. Through this option, it will ensure that relevant actions are integrated from the Bishopbriggs Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy.	accessibility, are given enhanced status within the planning process.		
Option 2 – Retain town centre strategy as planning guidance and cross refer where appropriate	Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance).	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result.	This option could mean that the strategy is not afforded sufficient weight in the development management process, potentially having a negative impact on actions relevant to equalities groups	Risk to delivery of actions within indicative timescales	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	• This option would require relevant proposals to take the strategy into account • Strategy would remain non-statutory guidance • Actions would not be given statutory status in the planning process	Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced.			
Issue - How should the Westerhill area be regenerated?					
Option 1 - Extend the Westerhill area for potential mixed use development	Work with landowners to ensure that a masterplan is produced for the area. The Masterplan must set out land use zones, key adjacencies and connections, conceptual layouts and design criteria in order to meet the requirements set out below. It must include a phasing and implementation schedule. Engagement must form part of the Masterplan process, including between businesses and landowners, the local authority and the local community. This could form the basis of a Masterplan Consent Area / Simplified Planning Zone.		The mixed-use nature of the proposal would have a positive impact on equality locally by providing services and places of employment at a more accessible distance from residential properties. The updates to the road and active travel networks included in the proposal would also benefit people of all ages and abilities in the wider community. Another benefit of mixed-use neighbourhoods is that pedestrian activity is increased at all times of the day and evening, which will make the	The main risks are the scale of this project and the complexities involved in delivering a quality mixed-use development – it must be ensured that funding is procured, all stakeholders are involved, and that the scale, mix and density of uses are appropriate.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below. Examples of funding sources could include City Deal Place and Growth Programme funding, and funds awarded from external providers for example related to active travel and green network. Uses forming part of this masterplan will include: - Business development – existing and proposed to include land for large floorspaces and microbusiness / start up units. - Residential – potential for a limited element of housing, including affordable housing, to enable business development, subject to City Deal and Masterplan processes. - Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food		area safer for vulnerable members of the community and reduce social isolation.		

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	and drink where there is a specific locational need and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported. - Low Moss and High Moss Nature Conservation Sites – protected and enhanced with active travel / recreation links to surrounding area. The potential for the creation of a Local Nature Reserve covering these areas will be investigated. - Cemetery – Expansion of existing cemetery - Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site Transport infrastructure which will form part of this masterplan will include:				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	- Bishopbriggs Relief Road Phase 5. - Comprehensive active travel routes including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible. - Investigation of the feasibility of and potentially deliver a bus based Park and Ride facility. - A803 Quality Bus Corridor. - Safeguarding of land for a potential rail station, working with North Lanarkshire Council. Delivery of all required utilities infrastructure, including digital connectivity, renewable energy and renewable heat, as part of the masterplan. Delivery of green infrastructure integrated with surrounding green network as part of the masterplan				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	delivering health, carbon reduction, climate change adaptation and biodiversity benefits whilst creating a high quality environment for investment. This must include protection of Tree Preservation Order, Native Woodland areas and protection and restoration of peatland. As part of a range of surveys and investigation which will be required to be undertaken as part of developing the Masterplan, the following are examples of technical investigation required to inform developable areas or remediate land for development as part of the masterplan: - Flood Risk Assessment and delivery of required management. - Protection of deep peat and carbon rich soils. Category 1 peatland must be protected from development or disturbance. Review of extent of Prime Quality Agricultural Land.				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	- Contamination and ground investigations. - Air quality and Noise Impact Assessment. - Ecological Appraisal, including a full extended Phase 1 Habitat Survey of the entire project area				
Option 2 - Promote the redevelopment of existing business and employment and / or brownfield land at Westerhill for mixed uses in line with the current LDP.	This option would continue to protect allocated land in LDP for mixed use with an emphasis on business and employment land but be restricted to the current LDP designations for business and employment land (LDP 13.17 Westerhill), Bishopbriggs Relief Road, Potential Rail Station, Open Space / Local Nature Conservation Site at Low Moss and High Moss, Tree Preservation Order and Strathkelvin Retail Park. A masterplan would be required, in accordance with LDP, but it would be limited in scope to the above sites. This option includes promoting the site for business and employment		The proposal would benefit all groups as it would provide a mix of business, residential and commercial uses.	None	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	uses in line with the East Dunbartonshire Economic Development Strategy It provides opportunity for residential development, which enables business and employment uses. In line with Policy 11 Network of Centres the development of high footfall uses including leisure and recreation, retail and food and drink are directed to the town centres at Bishopbriggs or Kirkintilloch. It safeguards land for interventions identified in the Draft East Dunbartonshire Local Transport Strategy. It continues to protect biodiversity habitats and species and open spaces identified in the Local Biodiversity Action Plan, Open Space Strategy and Green Network Strategy, including Low Moss and High Moss Local Nature Conservation Sites and their associated lowland peatland habitat.				
Issue - Should land at Westerhill Railway Sidings be allocated for mixed uses including a park & ride facility?					

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 1 – Retain current greenbelt status of site	Site currently has high greenbelt defensibility and any development at this location would not be contained by the Bishopbriggs Relief Road defensible boundary (further details in Westerhill issue above). Development of mixed uses at this site would not comply with the town centre first principle. Such uses should be directed to Bishopbriggs town centre.	There is evidence of deep peat and carbon rich soils at the eastern end of the site, and it is largely covered by a LNCS designation, which has high biodiversity value. SNH have previously advised against release of this site on the basis of biodiversity loss, negative impact on wider ecological networks and high landscape value.	No impact	None	✓
Option 2 – Allocate site for suitable greenbelt use.	This option is likely to create local employment opportunities. It may also help reduce road congestion in the long term and contribute to economic growth. A more detailed assessment of the suitability of this site for park & ride can be found in the Local Transport Strategy.	Development could present an opportunity for enhancement of potentially contaminated land. Encompassing habitats (core acid grassland, heathland, woodland and wetland habitats) should be taken into consideration particularly the acid grassland and heathland which are least common in East Dunbartonshire and would therefore be deemed a priority for mitigation.	Minor negative impact in terms of reduced access to job opportunities for certain groups.	None	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		There is a 'C' listed milestone post at Cadder Yard to the south of the site along the rail line. Development is likely to have minimal impact from a cultural heritage perspective. Development would be in an area of deep peat (east of proposal site) and constitute the loss/disturbance to a Raised Peat Bog. Proposed development would require removal of scrub woodland LNCS of high biodiversity value			
Issue - Where should new housing in Bishopbriggs be located?					
Option 1 – Allocate the sites from the preferred housing package (see Policy 6) in Bishopbriggs to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and	This option would allocate the following sites from the preferred housing package in the Bishopbriggs area (in addition to the sites within the current LDP): • S333 Former Auchinairn Primary School, Beech Road, (100% affordable housing) • S330 Duncryne Place/ Brackenbrae Rd (100% affordable housing)	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Sustainable Communities).	• S306 Former Bishopbriggs High School (additional capacity) • S303, S312, S318, S362 & S363 Westerhill* (including Birkhill Ave and Stanley Drive) *Subject to further assessment This option would also seek to deallocate the following sites from the existing LDP which are deemed no longer to be suitable for housing development: • 6.20 Crofthead • 6.27 Thomas Muir Ave				
Option 2 – Allocate the sites from the alternative housing package (see Policy 6), none of which are in Bishopbriggs, to meet alternative option 1 for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would only allocate the preferred housing sites above as there are no sites in Bishopbriggs within the alternative housing package. This option would also seek to deallocate the following sites which are deemed no longer to be suitable for housing development: • 6.20 Crofthead • 6.27 Thomas Muir Ave	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - Where should new cemetery provision in Bishopbriggs go?					
Option 1 - Allocate a new cemetery site east of Cole Road in Bishopbriggs (S356).	This site is being subject to a feasibility study and its suitability and ground conditions are being investigated. It is also close to the site with planning permission for a crematorium. If allocated the community will have the opportunity to comment on this proposed site south east of Torrance Roundabout on the A803 and east of Cole Road.	This policy approach will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemetery in Bishopbriggs. The specific sites in questions were assessed as a whole through the LDP2 site assessment process. The assessment identified potential negative impacts in relation to all SEA environmental factors and significant impacts for biodiversity, soil and geology, landscape and air quality. Project level mitigation measures have been proposed to avoid, reduce or offset elements of the impacts identified where possible.	No impact	None	✓

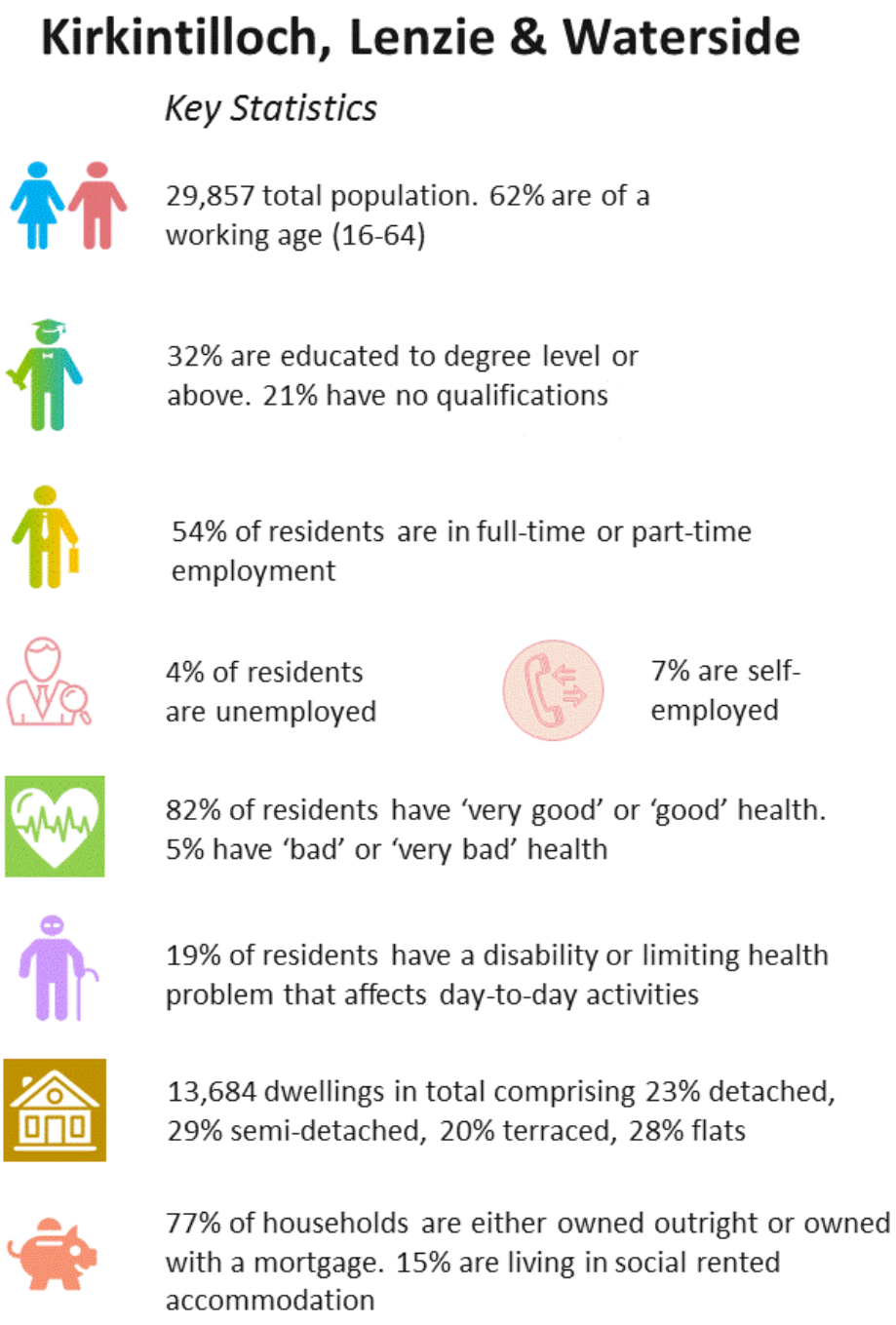
Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 – No reasonable alternative					
Issue – How can the LDP support and promote the local visitor economy in Bishopbriggs?					
Option 1 - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'	This would set out a spatial strategy for tourism within Bishopbriggs, based around identified Tourism Asset Areas Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and be connected to existing tourism assets via active travel networks.	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Bishopbriggs's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits	Improved access to local tourist and/or visitor attractions for all people with disabilities	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the areas will need to be very clearly defined, otherwise this may cause confusion.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Bishopbriggs (all link in with the green network): • Forth and Clyde Canal (including Westerton) • Antonine Wall WHS (Roman fort at Cadder) • Bishopbriggs town centre (see also: Town Centre Strategy)	by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would be further enhanced by implementing this option.		There is a risk of being overly-prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	
Option 2 - Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of	Improved access to local tourist and/or visitor attractions for all people with disabilities	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
(Tourism Asset Area approach)	changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	the town centre, while also encouraging tourism related proposals.		development as required in the EDS.	

Kirkintilloch, Lenzie and Waterside

What does the evidence tells us?



Kirkintilloch town centre is still adapting to a new role and function but is improving overall

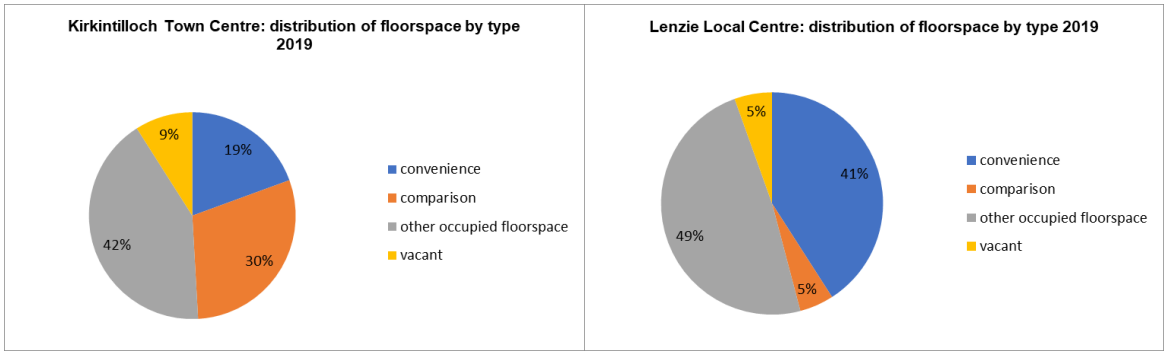
Kirkintilloch town centre is the largest of the four town centres in East Dunbartonshire, with a total retail and non-retail service floorspace of 33,443 sq.m. gross, excluding vacant units. In the convenience sector, the multiples include *Sainsbury's, Farmfoods, Tesco (Regent Centre), Greggs* and *Vapouriz.*

Comparison goods multiple retailers include *Boots, Boots Opticians, Superdrug, New Look, M & Co, Specsavers, Pep & Co, Optical Express, Semi Chem, Ramsdens Jewellers, Poundland, The Card Factory, Lloyds Pharmacy, Timpson, Poundstretcher and WH Smith.*

Closures include *Brighthouse, Burton and Johnson Cleaners*, along with a number of local retailers. Pep&Co, the discount clothing retailer owned by Poundland, recently expanded into the unit previously occupied by Brighthouse. Since 2010, there have been a total of 54 leasing deals for retail property in Kirkintilloch; an average of six deals per year.

In the local centre at Lenzie, the floorspace is mainly non-retail services and convenience floorspace.

Distribution of floorspace (Kirkintilloch and Lenzie only)



Quality of the built environment - the town centre is in the form of a long north-south strip with Cowgate to the north of the Forth & Clyde Canal and Townhead to the south. The southern end of Cowgate has a church and further up, parades of two storey shop units, among which the Regent Shopping Centre has a frontage. The buildings are a mix of 19th century (some with peeling paint) and probably 1970s developments of rather bleak appearance. Further north along Cowgate, the parades of shops intensify. There are unattractive 1960s style, two storey units with shops on the ground floor and storage/ offices on the first floor, on one side. Facing them on the other side of the street are mainly three storey units with residential use on the upper floors and shops on the ground floor with a continuous canopy a 1960s/70s style. Many of the units are vacant. Some of the shop fronts are poor quality and design. The relatively up-to date William Patrick Library forms north end to Cowgate. The relatively new road surfacing, modern paving work and lighting and street fixtures at the north end of Cowgate are good quality. Townhead is a mix of building styles, with 1960s style units, tenement blocks, including shops units, and flats. There are small office units above the shops at 74 Townhead (Kirkintilloch Business Centre) on the southern edge of the town centre.

Recent and proposed investment - public realm works in Cowgate, including a major street design project. It was undertaken in 2016/17, at a cost of £3.2 million, funded by the Council and Sustrans Scotland, with support from Strathclyde Passenger Transport.

Accessibility - Kirkintilloch is on the A806 which runs south to link with the M80, which gives access to Glasgow City Centre via the M8. The M80/M8 junction also connects to reach The Fort Shopping Centre. The A803 links with Bishopbriggs to the southwest. Minor roads extending east from Kirkintilloch towards Cumbernauld are twisty and slow for travelling. There is no direct rail access to Kirkintilloch, as the nearest station is at Lenzie, where the station has parking for 149 cars. The town is served by various buses though, including links to Lenzie Station. The Forth & Clyde Canal passes through the town centre, providing pleasant amenity and linkages for leisure users.

Within the town centre, recent street works in the Cowgate have greatly improved the pedestrian/ traffic interrelationship, with wider space being given to pedestrians.

Retailer representation and demand - multiple retailer representation is good at 33%, with 21 multiples.

Vacancy rate - in the town centre is 14%, with 36 vacant units. The vacancy rate is the highest among the four towns in East Dunbartonshire. Vacant units in Cowgate and the Regent Centre are of some concern, as it is the prime shopping areas.

Leisure and cultural facilities, including the evening economy - there are a few bars in the Kirkintilloch town centre and several cafes, restaurants of a mainly fast food nature, plus take-aways which comprise the limited 'hospitality' floorspace. In total there are 21 units in these categories. In addition, there are 17 betting shops, snooker club, bowling club premises, the Auld Kirk Museum, William Patrick Library, a nightclub and various other clubs and associations, plus various halls. The evening economy is limited.

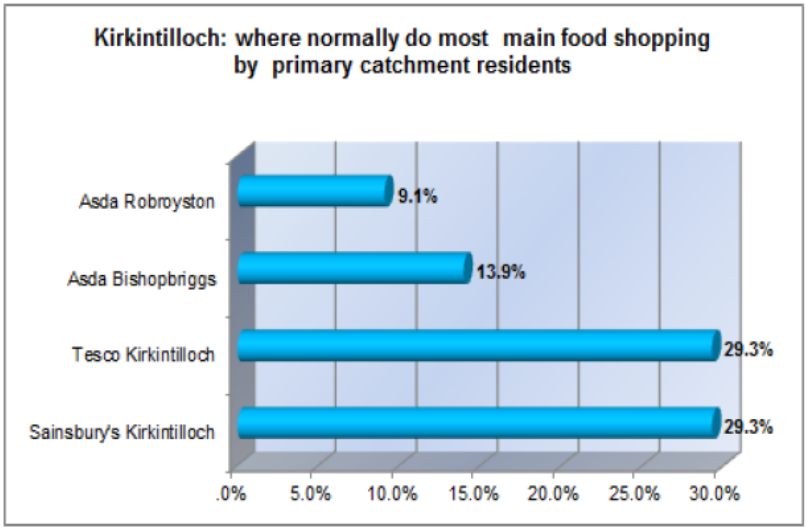
Convenience Retail Capacity

The following table is an extract from the East Dunbartonshire Retail Capacity Assessment 2019 and shows the projected spare capacity within the Kirkintilloch, Lenzie & Waterside retail catchment for 'convenience' shopping, up to 2029. It shows that up to 2024 there spare expenditure capacity of £3.1m for new convenience retailing and £8.1m up to 2029.

Table 8.4
Kirkintilloch catchment: forecast spare convenience expenditure capacity (in 2018 prices)

	2019-24 £million	2024-29 £million	2019-29 £million
(a) Current under-trading (Table 7.11)	-11.0		-11.0
(b) Growth in retained expenditure (turnover)- Table 7.7	1.7	3.3	4.9
(c) Less planning commitments:	0		0
Spare capacity (a+b-c)	**-9.4**	**3.3**	**-6.1**
Note: figures are rounded			

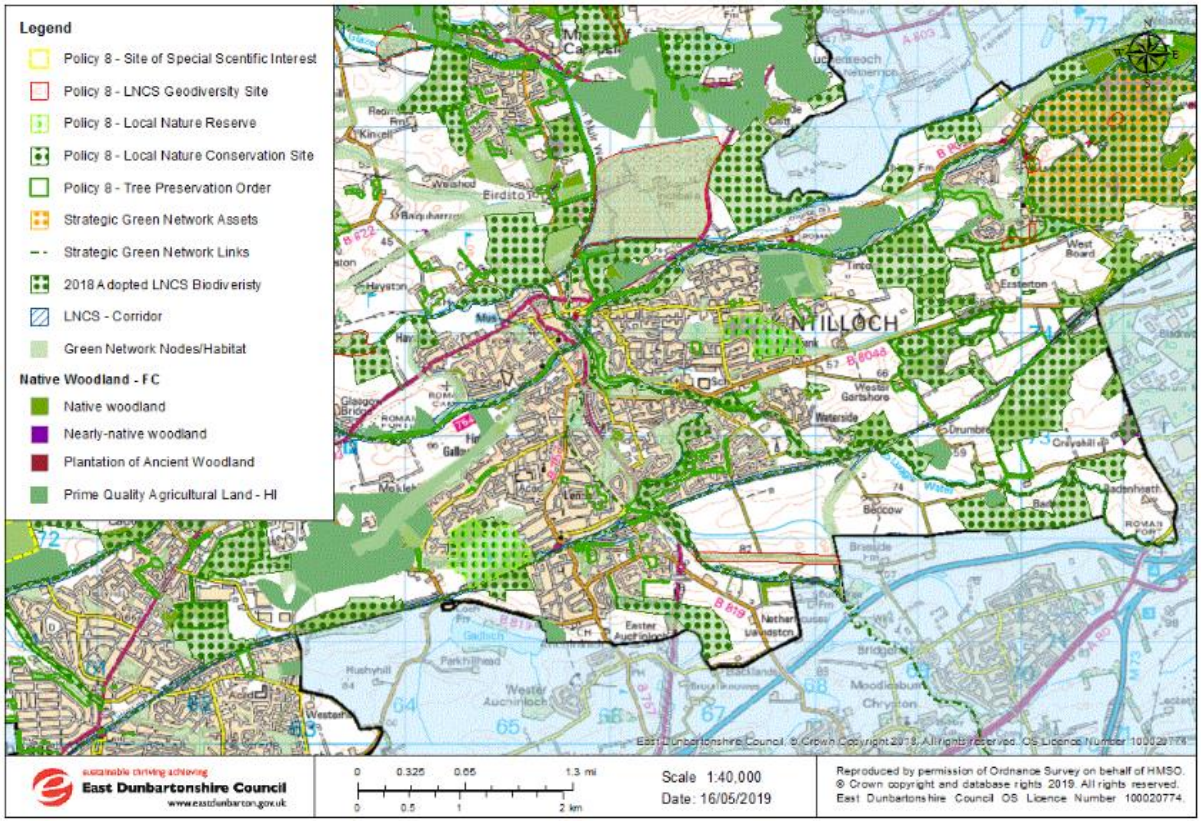
The majority of people stay within the Kirkintilloch catchment area for their main grocery shop.



Natural Environment designations and areas of interest include:

Designation	Comment
Strategic green network	The strategic access and habitat network of the Forth and Clyde Canal, the strategic habitat network of the River Kelvin.
Landscape character	Broad Valley Lowland of the River Kelvin to the north Rolling Farmlands to east and west.
Biodiversity Interest	Lenzie Moss and Merklands Local Nature Reserve 17 Local Nature Conservation Sites – Biological 2 Local Nature Conservation Sites – Geological
Native Woodland	To south and east
Deep Peat and Carbon Rich Soils	Lenzie Moss
Prime Quality Agricultural Land	To west

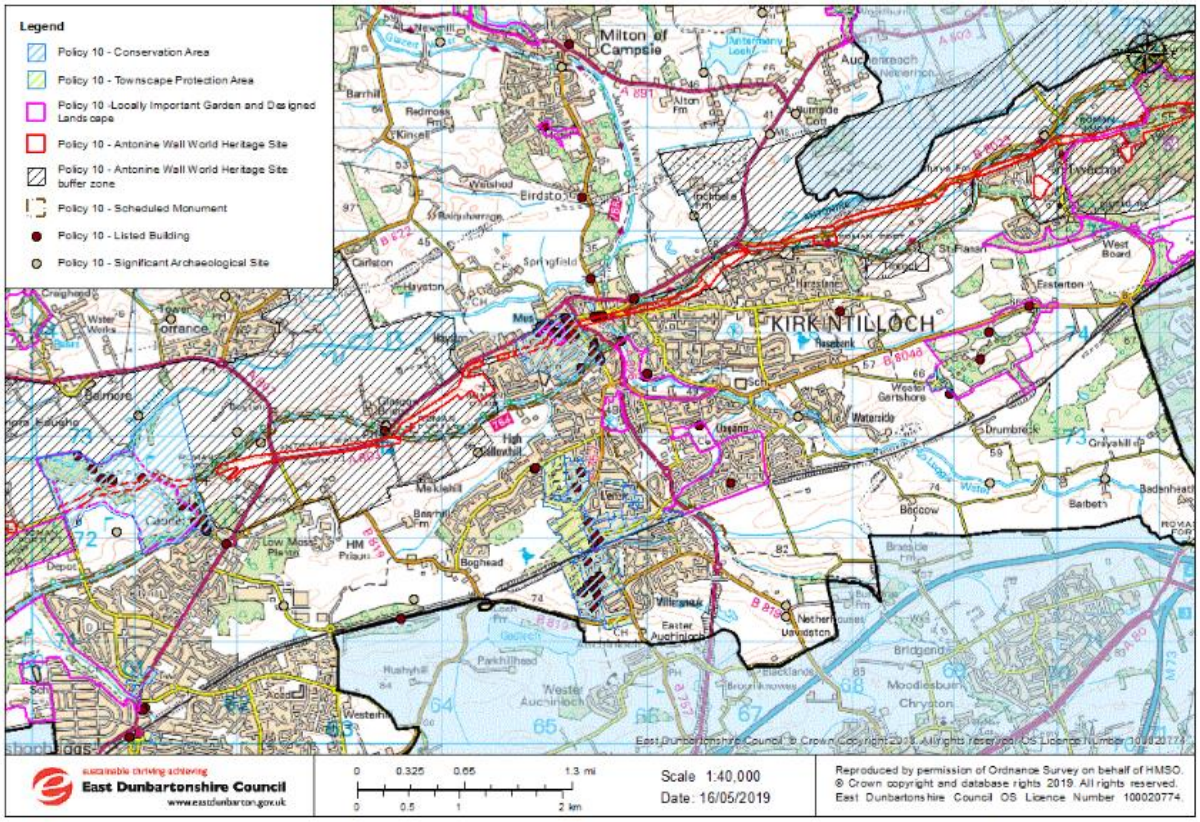
Source: Council



Kirkintilloch has a rich industrial heritage, associated with ironworking, boatbuilding and the Forth and Clyde Canal and a good quality historic environment.

Kirkintilloch includes the following historic environment designations:

World Heritage Sites / Scheduled Monuments	• Forth & Clyde Canal • Antonine Wall and Roman Fort
Category A Listed Buildings (and Parish and	Kirkintilloch Burgh - Old Parish Church of St Mary; Auld Aisle Cemetery, watch house, gatelodge and gatepiers; Luggie Water Aqueduct and Bridge Cadder Parish (Lenzie) - 27 Victoria Road, Lenzie; Warwick Croft, Heriot Road and 43 Alexandra Road, Lenzie
Category B Listed Buildings	Kirkintilloch Burgh - 14 Kirkintilloch Parish - 5 Cadder Parish (Lenzie) - 7
Category C Listed Buildings	Kirkintilloch Burgh - 13 Kirkintilloch Parish - 3 Cadder Parish (Lenzie) - 7
Conservation Area (CA)/ Townscape Protection Area (TPA)	3 CA, 9 TPA
Significant Archaeological Sites	0
Garden and Designed Landscape	6 locally important



Historic Environment Scotland – Designations Map Search (Extracts)

This community contains both the most new houses built in the last 10 years and the most predicted completions in the Housing Land Audit, and compared to other areas a high proportion is affordable housing.

House Completions in Kirkintilloch, Lenzie and Waterside from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Private	1024
Intermediate (inc shared equity and mid-market rent)	25
Social Rent	397
Total	**1446**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Kirkintilloch, Lenzie and Waterside

House Tenure Type	Programmed New Units
Private	488
Intermediate (inc shared equity and mid-market rent)	50
Social Rent	438
Total	**976**

29.1% of applicants on the Council's Housing Waiting List state Kirkintilloch (including Lenzie) as their first preference; 12% seeking accommodation specifically in Hillhead with the remaining 17.1% in the rest of Kirkintilloch and Lenzie. 5.7% of applicants on the Council's Housing Waiting List state Waterside as their first preference.

Waiting List Demand for Kirkintilloch and Lenzie by Number of Bedrooms

Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
2,847	1,694 (60%)	703 (25%)	330 (12%)	107 (4%)	13 (0.5%)

Waiting List Demand for Waterside by Number of Bedrooms

Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
562	353 (63%)	121 (22%)	63 (11%)	23 (4%)	2 (0.5%)

Older Peoples and Specialist Housing Provision in Kirkintilloch

Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	112	1 Care Home
Specialist Care Home Beds	22	All at Campsie House Neurological Care Centre
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	127	All social rent.
Private Housing Units Specifically for Older People (including retirement living complexes)	0	

Older Peoples and Specialist Housing Provision in Lenzie

Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	0	
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	34	20 Shared equity (all constructed in 2019). Remainder social rent.
Private Housing Units Specifically for Older People (including retirement living complexes)	0	

There is no known older peoples or specialist housing within Waterside.

What have communities and stakeholders have told us?

Kirkintilloch:

- Places must be designed inclusively and accessible for all – no more shared spaced.
- More accessible housing for older people needed.
- Sportscotland - There have been some issues recently regarding access to pitches in Kirkintilloch. Our procedure is to object unless compensatory provision can be demonstrated.

Lenzie:

- Lenzie requires proper parking enforcement and more retail provision
- Public transport links to new development. There are no buses through Woodilee.

Waterside:

- It is important that Waterside retains its own identity.
- Concern about impact of Assisted Special Needs school at Waterside. Community Council estimating 2000 extra vehicles on one road.

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Kirkintilloch, Lenzie and Waterside?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status
Town and Village Centres			
Produce refreshed Kirkintilloch Town Centre strategy			Currently reviewing when, community work, co-production, BID proposal Kirkintilloch and District Community development trust Your Kirky consultation
Monitoring of Cowgate Street Design Project	Kirkintilloch Town Centre Masterplan 2013		Since implementation of the project in 2017, monitoring of how the scheme has operated has been ongoing.
Regents Gardens	Kirkintilloch Town Centre Masterplan 2013		
Townhead / Luggiebank Streetscape and connections	Kirkintilloch Town Centre Masterplan 2013		
Enlivening Southbank and The Canal Corridor	Kirkintilloch Town Centre Masterplan 2013		
Maintain existing anchor uses	Kirkintilloch Town Centre Masterplan 2013		
Populate Vacant Floorspace	Kirkintilloch Town Centre Masterplan 2013		
Lenzie Village	Local Development Plan 2017		Designated Local Centre.
Millersneuk	Local Development Plan 2017		Designated Local Centre.

Site	Project Source	Indicative Timescales	Current Status
Merkland	Local Development Plan 2017		Designated Local Centre.
Community Facilities			
Kirkintilloch Community Sports Centre, Donaldson St/ Southbank Rd	Culture, Leisure and Sport Strategy 2017 Planning Application TP/ED/17/0418		Planning consent granted.
New Early Years Education Facility at Southbank Road, Kirkintilloch	Planning Application TP/ED/19/0238		Planning consent granted.
Continue food growing initiative at Rosebank and explore opportunities to extend elsewhere within the area.	Hillhead and Harestanes Place Plan 2018 - 2023 Draft Food Growing Strategy 2019	Ongoing	
Redesign and upgrade of open space at Afton View, Kirkintilloch	Hillhead and Harestanes Place Plan 2018 - 2023	Medium – long term	
Regent gardens open space	Open Space Strategy 2015 - 2020	2020	Installation of Play Facilities
Old Aisle Cemetery	Open Space Strategy 2015 - 2020	2020	Planting of Garden of Remembrance
Various actions to improve access to local community facilities and services in Waterside	Waterside Community Action Plan 2019 - 2024	2024	
Transport			
Kirkintilloch/ Lenzie to Bishopbriggs route	Active Travel Strategy 2015	2020	Provision of an off road route adjacent to railway line connecting east Bishopbriggs with Kirkintilloch/ Lenzie.
Pilot Kirkintilloch as an Active Travel Town	Active Travel Strategy 2015	2020	
East Dunbartonshire Loop	Active Travel Strategy 2015	2020	Creation of an East Dunbartonshire circular route connecting the majority of settlements and plugging existing gaps
Improve access by active travel to Christine's Way, Greenwood to Park Burn, Park Burn, Millersneuk Marsh LNCS	Active Travel Strategy 2015	2020	Support the delivery of the action within the Open Space Strategy

Site	Project Source	Indicative Timescales	Current Status
Secure cycle storage at rail stations and town centres	Active Travel Strategy 2015	2020	At Lenzie station and town centres
Incorporate improvements to the bus stop network in Kirkintilloch into the refresh of the Kirkintilloch Town Centre Masterplan	Draft Local Transport Strategy 2019	2025	The Council will work with SPT and local bus operators to assess the current layout of bus stops and access arrangements to and from these areas to determine if there are any potential improvements.
Continue to work with SPT to investigate ways of improving bus provision between Kirkintilloch, Lenzie and Woodilee	Draft Local Transport Strategy 2019	2025	On an ongoing basis the Council are working with SPT to continue to assess the options for improving bus provision between Kirkintilloch, Lenzie and Woodilee. This will continue to ensure any possible opportunities are considered to deliver improvements to the level of bus provision in this area.
Cowgate Street Design	Kirkintilloch Town Centre Masterplan 2013	Complete subject to ongoing monitoring and updates	
Improve the layout and associated transport infrastructure at Townhead, Kirkintilloch	Kirkintilloch Town Centre Masterplan 2013, Draft Local Transport Strategy 2019	2025	The Council will foster strong partnership working with community groups and an external consultant which will ensure this is a community led project. The community and the consultant will develop options for the project, indicating which options are preferred and through its role as the roads authority for the area, the Council will deliver the final project.

Site	Project Source	Indicative Timescales	Current Status
Improved pedestrian links at key gateways to the town centre	Kirkintilloch Town Centre Masterplan 2013	Ongoing	A number have been completed including West High Street Pedestrian Link. Additional links will be provided through: • Luggiebank Road Streetscape •
Car Park Improvements	Kirkintilloch Town Centre Masterplan 2013	Ongoing	Barleybank, William Patrick Library upgrades - Complete, Car parking charging reviewed 2018. Parking Strategy to be produced.
Upgrade paths at Merkland Local Nature Reserve	Hillhead and Harestanes Place Plan 2018 - 2023	Medium – long term	Completion due August 2019
Housing			
6.30 Armour Drive Lock Ups, Kirkintilloch	Local Development Plan 2017		100% affordable housing. Planning consent granted.
6.32 Blackthorn Grove, Lenzie	Local Development Plan 2017		Supported accommodation. Planning consent granted.
6.33 Braes O'Yetts, Kirkintilloch	Local Development Plan 2017		Under construction.
6.34 Broomhill Hospital, Kirkintilloch	Local Development Plan 2017		Under construction.
6.35 Chryston Road, Kirkintilloch	Local Development Plan 2017		
6.36 Claddens South, Lenzie	Local Development Plan 2017		Under construction.
6.37 Cleddans Playing Field, Kirkintilloch	Local Development Plan 2017		
6.38 Duntiblae, Kirkintilloch	Local Development Plan 2017		
6.39 Fauldhead, Kirkintilloch	Local Development Plan 2017		
6.40 Glasgow Rd, Kirkintilloch	Local Development Plan 2017		
6.42 Former Lairdsland Canteen Regent Street, Kirkintilloch	Local Development Plan 2017		
6.43 Former Lairdsland School, Kirkintilloch	Kirkintilloch Town Centre Masterplan 2013		Planning consent granted.

Site	Project Source	Indicative Timescales	Current Status
	Local Development Plan 2017		
6.44 Former Lenzie Hospital, Lenzie	Local Development Plan 2017		Under construction.
6.46 Meadowburn Avenue, Lenzie	Local Development Plan 2017		
6.57 Adamslie Park/ Former Rob Roy Football Ground, Kirkintilloch	Local Development Plan 2017		Planning consent granted.
David Gray Drive/ Fossil Grove, Kirkintilloch	Planning consent TP/ED/17/0296		
62 – 72 High Street – Former Van Hire, Kirkintilloch	Planning consent TP/ED/16/0466		Under construction
Oxgang Holdings, Kirkintilloch	Planning consent TP/ED/14/0706		Developer in administration.
Saddlers Brae Farm, Kirkintilloch	Planning consent TP/ED/16/0367		Four dwellings within curtilage of farm building
Former St Agatha's Primary School, Kirkintilloch	Planning consent TP/ED/17/0831		Includes conversion of existing school building.
85 to 97 Townhead, Kirkintilloch	Planning consent TP/ED/18/0033		
Natural Environment			
Improvements at Lenzie Moss Local Nature Reserve	Green Network Strategy		Including restoration of lowland raised bog and upgrade existing boardwalk access.
Improvements at Merkland Local Reserve, Kirkintilloch	Green Network Strategy		Including new pond creation.
Woodhead Park improvements, Kirkintilloch	Open Space Strategy 2015 - 2020		Policy planting and ornamental beds
Waterside Park improvements	Open Space Strategy 2015 - 2020		Woodland habitat creation and open space enhancement
Langmuir Park improvements, Kirkintilloch	Open Space Strategy 2015 - 2020		Woodland creation and open space enhancements
Peel Park Restoration	Open Space Strategy 2015 - 2020		
Lenzie Moss	Local Development Plan 2017		Local Nature Reserve and LNCS
Merkland	Local Development Plan 2017		Local Nature Reserve and LNCS
Bridgend Marshes	Local Development Plan 2017		LNCS
Broomhill Ox-bow Lake & Broomhill Marsh	Local Development Plan 2017		LNCS

Site	Project Source	Indicative Timescales	Current Status
Easterton Woods	Local Development Plan 2017		LNCS
Gartshore Moss, Grayshill Woods, and Gartshore Woods	Local Development Plan 2017		LNCS
Harestanes	Local Development Plan 2017		LNCS
Hayston Oxbows	Local Development Plan 2017		LNCS
Inchbelle Quarry	Local Development Plan 2017		LNCS
Luggie Water	Local Development Plan 2017		LNCS
Millersneuk Wetland	Local Development Plan 2017		LNCS
Oxgang (Woodilee Hospital Woods)	Local Development Plan 2017		LNCS
Springfield Marsh	Local Development Plan 2017		LNCS
Torphichen Dyke	Local Development Plan 2017		LNCS
Waterside Bing	Local Development Plan 2017		LNCS
Waterside Flood Pool and Barbeth Pool	Local Development Plan 2017		LNCS
Historic Environment			
Implement key recommendations in the approved Antonine Wall World Heritage Site interpretation plan and access strategy including improving signage, interpretation, visitor information, access routes and visitor facilities at individual sites along the wall.	Active Travel Strategy 2015, Kirkintilloch Town Centre Masterplan 2013	2020	
Historic and built fabric projects: • Bring Peel Cottage back to life • Fixing holes and repairing the fabric (various) • Heritage Trail • Brighten up New Lairdsland Road wall • Town Centre Dressing & Enlivening	Kirkintilloch Town Centre Masterplan 2013		

Site	Project Source	Indicative Timescales	Current Status
Forth and Clyde Canal	Local Development Plan 2017		Scheduled Monument
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zone	Local Development Plan 2017		Scheduled Monument
Beech Rd/ Garngaber Avenue Conservation Area, Lenzie	Local Development Plan 2017		
Central Kirkintilloch Conservation Area	Local Development Plan 2017		
South Lenzie Conservation Area	Local Development Plan 2017		
Lenzie Townscape Protection Areas: • Alexandra Ave • Auchinloch Rd • Crosshill Rd • Douglas Ave, Douglas Gardens and Middlemuir • Heath and Fern Ave • Kirkintilloch Rd, Willow Ave and Cedar Dr • Seven Sisters	Local Development Plan 2017		
Wester Gartshore Townscape Protection Area, Kirkintilloch	Local Development Plan 2017		
Bankhead Road Townscape Protection Area, Waterside	Local Development Plan 2017		
Kirkintilloch Locally Important Garden & Designed Landscapes: • Auld Aisle Cemetery • Gartshore Estate • Luggie Park/ Waverley Park • Peel Park • Woodhead Park	Local Development Plan 2017		
Woodilee Hospital Locally Important Garden & Designed Landscape, Lenzie	Local Development Plan 2017		
Business and Employment			
13.18 Broomhill Industrial Estate, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.20 Canal Street, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.21 East High Street, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.22 Eastside/ Kilsyth Rd, Kirkintilloch	Local Development Plan 2017		Business and Employment Site

Site	Project Source	Indicative Timescales	Current Status
13.23 Kirkintilloch Gateway/ Initiative Rd, Kirkintilloch/ Lenzie	Local Development Plan 2017		Mixed use opportunity
13.24 Kirkintilloch Industrial Estate, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.25 Milton Road, Kirkintilloch	Local Development Plan 2017		Mixed use opportunity
13.26 Old Mill Park, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.27 Pit Road, Waterside	Local Development Plan 2017		Business and Employment Site
13.28 Ramsay Industrial Estate, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.29 Southbank Business Park, Kirkintilloch	Local Development Plan 2017		Business and Employment Site
13.31 Former Tom Johnstone House/ Whitegates Industrial Estate, Kirkintilloch	Local Development Plan 2017		Mixed use opportunity
Tourism			
Use of the Canal: • Schools • Outdoor pursuits • Enlivening Southbank and The Canal Corridor	Kirkintilloch Town Centre Masterplan 2013		

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and	Hillhead and Harestanes Place Plan.	Place Plan evidence base.	Community consultation carried out as part of Place Plan process.	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Harestanes Place Plan?					
Where should new housing be located in Kirkintilloch, Lenzie and Waterside be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	Comments on the need to protect greenbelt land and open space, and the importance in retaining Waterside's local identity.	Yes	Yes
How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long term strategy for the Town Centre?	EDS 2017 Draft LTS 2019 Planning Bill/ Planning (Scotland) Act 2019 SPP	Retail Capacity Assessment 2019 recommends changes to the Town Centre boundary.	Community led engagement	Yes	Yes
Should the LDP continue to safeguard land at Woodilee for a potential new rail halt?	2015 Route Corridor Study Draft Local Transport Strategy Transport Options Report			Yes	Yes
Should the LDP revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?	Economic Development Strategy	Appendix 1 – Business Land Audit Appendix 2 – Business Land Review Planning applications		Yes	Yes
Should additional business land be allocated at Waterside Bing (s315)?	Economic Development Strategic	Appendix 1 – Business Land Audit Appendix 2 – Business Land Review		No	No
How can the LDP support and promote the	Economic Development Strategy		Visit Scotland response.	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
visitor economy in Kirkintilloch, Lenzie and Waterside?					
Should retail be included as a potential land use at the Kirkintilloch Business Gateway?	Economic Development Strategic Kirkintilloch Business Gateway Masterplan		Call for Sites	No	No

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?					
Option 1 - Include the Place Plan priorities relevant to development and land use change in LDP2.	Hillhead and Harestanes Place Plan 2018 – 2023 sets out the seven priorities: 1. Economy and Employment 2. Children, young people & families 3. Community Safety 4. Community Learning and Development 5. Environment and Transport 6. Financial Fitness 7. Health Improvement for All The publishing of the Place Plan follows significant investment in housing in the area and the opening of the Hillhead Community Centre in 2014. As such, priorities and actions identified in the Place Plan which are relevant to	This option would ensure that priorities related to the Hillhead and Harestanes Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as	This option would increase equality in Hillhead and Harestanes by bringing the self-identified needs of local people directly into LDP2, ensuring that they are at the forefront of planning decisions. The priorities directly address the issues which are important to citizens of all ages, abilities and backgrounds.	The risk of this option is that the Place Plan priorities would become statutory requirements as part of LDP2, and since the Place Plan will be published in advance of LDP2 being produced it must be ensured that these will be deliverable and in line with the other policies.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	development and land use change in LDP2 relate to improving active travel links to Hillhead and Harestanes and open space improvements. These actions can be reflected in LDP2. This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan.	improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.			
Option 2 – Cross refer to the Place Plan on a case by case basis at planning application stage.	The Place Plan priorities would not be included within LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance). This option would require relevant proposals to take into account the Place Plan. Place Plan would remain non-statutory guidance. Priorities	Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects	By not including the Place Plan priorities directly in LDP2 this option might diminish the input of local communities into the planning process and further marginalise disadvantaged groups.	The risk of not putting the Place Plan priorities directly into LDP2 is that they will not be regarded as having the same level of importance as the other LDP2 policies.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	would not be given sufficient status in the planning process.	and would not ensure that the actions are given further consideration as part of a higher level document.			
Issue - Where should new housing in Kirkintilloch, Lenzie and Waterside be located?					
Option 1 – Allocate the sites from the preferred housing package (see Policy 6) in Kirkintilloch, Lenzie and Waterside to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the preferred housing package in the Kirkintilloch, Lenzie and Waterside area (in addition to the sites within the current LDP): • S111 Former Tom Johnstone House* (100% affordable housing) & S226 Whitegates*, Kirkintilloch • S326 Merkland School (100% affordable housing), Kirkintilloch • S24, S100, S346, S347 Kirkintilloch Gateway* (S24 100% affordable housing) • S366 Campsie View School, Lenzie • S367 Former Lenzie Primary School	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	• S353 Moss Rd* (100% affordable housing), Waterside • S365 Langmuir Road* (potentially 100% affordable housing), Kirkintilloch *Site subject to further assessment				
Option 2 – Allocate the sites from the alternative housing package (see Policy 6) , of which none are in this community area, to meet alternative option 1 for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would only allocate the preferred housing sites above as there are no sites in this community area within the alternative housing package.	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	
Issue – How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long-term strategy for the Town Centre?					
Option 1 –Produce a Town Centre Strategy	This option would reflect on the progress, successes,	This policy approach would ensure that the	The refreshed Town Centre Strategy would	The preparation of the refreshed Town	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
that refreshes the existing Kirkintilloch Town Centre Masterplan, embeds the aspirations and actions of local community groups and aligns with the LDP and the strategies for the other Town Centres.	delivery and challenges of the Kirkintilloch Town Centre Masterplan to produce an updated strategy that: • Reviews the progress made to date and amends the longer-term priorities and actions where appropriate. • Embeds the consultation and actions by 'Your Kirky' and other community groups and initiatives. • Aligns with the other Town Centre Strategies to ensure that the 4 town centres in the Council area have long-term strategies in place that support the planning process. • Considers if the Town Centre boundary requires to be amended. This option would ensure that the Town Centre Strategy is integrated with the Local Development Plan and therefore given more prominence in the planning	existing Masterplan is updated and refreshed to take into account the actions that have been implemented since the Masterplan was adopted and review and amend the remaining long-term actions as a result. The full environmental impacts of this approach are uncertain at this stage (Masterplan update will be subject to an individual SEA review) although it is likely to result in benefits in relation to community wellbeing, landscape character and local distinctiveness (significance to be determined).	continue to improve the vitality and viability of the Town Centre. Access to good quality local services is particularly important for older people, disabled persons and those experiencing poverty who are less likely to be able to, or wish to, travel greater distances to access those services. Any refresh of the strategy should include engagement with equality groups to ensure that their needs are met within the aims and actions of the strategy.	Centre Strategy will require resources to be available. There is currently capacity within the Council to undertake this work however in the event that there is significant reduction in future workforce resources, or where there are other competing demands, there is risk that the strategy could not be prepared in the lifetime of the next LDP. The implementation of the strategy is also susceptible to the risk of reductions in local authority resources however there are alternative funding and delivery routes, such as government project funds, developer	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	process than the existing Masterplan.			contributions and community delivery.	
Option 2 – Update the Kirkintilloch Town Centre Masterplan using the same framework and without embedding into the LDP.	This option would update the Kirkintilloch Town Centre Masterplan as a standalone strategy and would not follow the rough format of the Town Centre strategies for Bearsden, Bishopbriggs and Milngavie or be embedded into the LDP. The current Masterplan has led to a number of transformational changes in the Town Centre however it is unlikely that the update would seek to emulate this scale of change and therefore a different approach is considered more appropriate.	This policy approach would continue with the current actions set out within the Strategy. This would not take into account the progress that has been made to date or consider the changing policy framework as part of the new LDP2. Despite this the Masterplan is likely deliver minor benefits in relation to community wellbeing, landscape character and local distinctiveness.	The refreshed Town Centre Masterplan would continue to improve the vitality and viability of the Town Centre. Access to good quality local services is particularly important for older people, disabled persons and those experiencing poverty who are less likely to be able to, or wish to, travel greater distances to access those services. Any refresh of the masterplan should include engagement with equality groups to ensure that their needs are met within the aims and actions of the masterplan.	This approach would also be at risk from the possible resource issues set out above. Note however that funding achieved through developer contributions could be less in this option if it is not embedded in the LDP.	
Issue - Should the LDP continue to safeguard land at Woodilee for a potential new rail halt?					

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 1 – Remove land safeguarding and designation for new rail halt at Woodilee and continue to focus on alternative improvements to accessing public transport.	This option would reflect the preferred approach in the Transport Options Report (TOR) and the Draft Local Transport Strategy (LTS) by removing the designation of a possible rail halt at Woodilee. The TOR and Draft LTS focus instead on improving access to public transport through improvements to local bus infrastructure and services and physical improvements in the Lenzie station/ village centre area. The land reserved for the potential rail halt is also currently designated as both open space and green belt and the removal of the safeguarding would not alter either of these designations.	Given the findings of the Route Corridor Studies and corresponding SEA, the safeguarding option wasn't even included as a preferred or alternative option as part of the Transport Options Report. This policy option to remove the safeguarding designation as part of the LDP2 process will be in line with the emerging LTS and corresponding SEA Environmental Report. Additional benefits in relation to population and human health, air quality and climatic factors are anticipated by the focus being directed towards public transport improvements in terms of access and infrastructure within this community area.	Please see supporting information for the Transport Options Report and Draft Local Transport Strategy which has considered the impact of the preferred and alternative options on equality groups.	There is risk that future studies in the longer-term could reach a different conclusion regarding the feasibility of the project as pressures and priorities change. However, given that the land will remain protected from development as open space and greenbelt, and as there could potentially be alternative locations for a new station this risk is considered minimal and acceptable.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 – Retain land safeguarding and designation for rail halt at Woodilee.	This option would involve retaining the existing designation of a new station at Woodilee and associated safeguarding of the land as a very pre-cautionary measure. Although the Transport Options Report and Draft Local Transport Strategy do not take this project forward it does not categorically rule it out in the very long-term. However given the unlikelihood of the project being progressed, and as there are potentially alternative locations for the rail halt, the risk is sufficiently very low to allow the safeguarding to be removed.	This policy option would retain the safeguarding designation for the rail halt. There are a number of preliminary environmental issues within this site being used for such a purpose including the site currently being designated as open space, the majority covered by mature trees providing a buffer to the railway line and also recognised as an LNCS corridor.	Please see supporting information for the Transport Options Report and Draft Local Transport Strategy which has considered the impact of the preferred and alternative options on equality groups.	Negligible.	
Issue - Should the LDP revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?					
Option 1 – Revaluate employment land and business designations and allow some alternative uses to be developed to facilitate new business development.	This option would revaluate the existing employment land and business designations in Kirkintilloch and potentially allow alternative uses such as housing to be developed where this would facilitate some new business development. In the case of	This policy approach has the potential to facilitate some new business development by evaluating existing employment and business designations, allowing alternative uses where appropriate. If	Given the healthy supply of business land in Kirkintilloch, the loss of a measured amount of this land, whilst still providing a generous supply, will not reduce opportunities for new job creation locally and	It is considered very unlikely that any land released would directly result in any potential businesses not being able to locate in the area, provided that a measured and	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	housing, any potential reallocations must ensure that new housing would be compatible with the existing uses surrounding the site and would not adversely impact upon the operation of any businesses. The Business Land Review and Business Land Audit (Appendices 1 and 2) demonstrate that there are a number of business sites within Kirkintilloch which whilst active sites have areas of vacant land. The amount of vacant business land in Kirkintilloch totals 7 ha. There is pressure for alternative uses on the sites and some planning applications have been consented. The Council requires to deliver its Economic Development Strategy and facilitate local employment opportunities, therefore LDP2 should include adequate land	housing proposals are being considered as enabling business development then they must ensure no adverse impacts on business operations, be for compatible uses and be sustainably located. This option has the potential to provide additional benefits through inward investment into the area and also encourage development of brownfield land/vacant and derelict land ahead of greenfield release. This option could have significant environmental benefits in relation to community wellbeing, landscape character, air quality and climatic factors. The full nature of the effects will be outlined	subsequently no negative impact upon improving access to jobs for those experiencing poverty. Moreover, if some enabling development is carried out to facilitate new business space this will improve access to employment.	generous supply is retained. If land is released to housing, for example, to facilitate new business development, it must be made very clear how this will be achieved and what safeguards will be put in place to make sure that business use is part of any development plans and prevent other uses from encroaching upon land put aside for business. It is particularly important to retain a sufficient portion of the site for business use given that the Business Land Audit found that the sites being suggested for mixed use are those with the best development	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	for business and retain some vacant land for expansion and new businesses. • S111, S226 - Tom Johnstone House / Whitegates Industrial Estate (LDP 13.31, Business Land Audit Site 22) – Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: – Business land – protection of existing businesses on site. Additional units to be provided. – Housing – Some housing, including affordable housing, may be acceptable on	in the individual site assessments for the sites noted in this option.		prospects for meeting East Dunbartonshire's future business and employment land needs.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered. – Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	mixed use regeneration as set out above. • Milton Road (LDP 13.25, Business Land Audit Site 23) – Continue to protect in Local Development Plan for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs. • Southbank Works (LDP 13.29, Business Land Audit Site 26) – Deallocate land required for community sports facility and continue to protect remaining land in Local Development Plan for business use. • S24, S100, S346, S347 - Woodilee Industrial				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	Estate / Kirkintilloch Gateway (LDP 13.23, Business Land Audit Site 27) – Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: – Business land – protection of existing businesses on site. Additional units to be provided. – Housing – Some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing				

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	suitability on the site to be considered. – Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out above.				
Option 2 – Retain employment land and business designations on current brownfield sites.	This option would continue allocating the current volume of land in Kirkintilloch for business and industrial uses. This would be a pre-cautionary approach as the Business Land Review demonstrates that the amount of land currently	Given the outcome of the Business Land Review it is unlikely that the majority of these sites on brownfield/vacant and derelict land would progress without incorporating enabling	No impacts.	If all of the existing business land is retained as is there is risk that it will remain as vacant brownfield land in the longer-term and at the same time there could be additional risk of	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	designated for business in East Dunbartonshire as a whole is sufficient to meet projected short-term requirements for the local authority area. It could be argued that some of the business sites in Kirkintilloch are in sustainable locations and could be suitable for uses such as housing, however the well-located sites are also those best placed to cater for future business land requirements and the most likely to be developed for their allocated purpose. Additionally, the Business Land Audit has revealed that not all current occupiers on business sites are what would strictly be classed as 'business uses' (i.e. use classes 4, 5 and 6). It is possible that a less restrictive policy on what uses are permitted on business sites will stimulate development without need for deallocation – and will result in alternative uses	uses. This will result in continued pressure on alternative unsustainable / greenfield locations/open space for housing, which could result in significant adverse environmental impacts contrary to the preferred option above.		other uses such as housing seeking to gain consent on greenfield land, when a proportion could have been delivered on brownfield land.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	which are more compatible with existing business uses that housing for example.				
Issue – Should additional business land be allocated at Waterside Bing (S315)?					
Option 1 – Retain in the green belt.	This option would protect the site as part of the green belt reflecting its existing allocation as an LNCS. This option would reflect the lack of requirement for additional business land. Appendix 1 – Business Land Audit includes the adjacent land at Pit Road, which is allocated for business land in the LDP, and notes that further discussion is required on the site and its operations. This option would reflect the location of the site and poor access to the strategic road network.	The individual site assessment for this site notes the following: • Site is entirely within the Waterside Bing LNCS, is part of the wider green network and also has a significant amount of native woodland throughout the site. • The whole site is within an area of potentially contaminated land (Pit Road Industrial Estate). • The southern edge of the site is within the SEPA flood risk area (fluvial) in relation to the Luggie Water and the majority of the site is also at high or medium risk of	None.	None.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		surface water flooding. • The eastern edge of the site is within an area of organic soils and potential peat. • The site is not in close proximity to a main public transport corridor and unlikely to support sustainable transport options given the distance to local amenities and services. Therefore private vehicular travel is likely to increase with this development which is likely to significantly impact on local air quality and increase transport related emissions levels. Retaining this site in the green belt will ensure that the environmental constraints are not			

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		impacted, although there are uncertain effects with the potential for negative impacts on Soil and Geology as this could be a potentially missed opportunity to remediate contaminated land. However, overall impacts of not developing this site for business is anticipated to result in no significant effects to all other environmental factors.			
Option 2 – Develop as business land.	This option would create employment opportunities and facilitate the remediation of the Bing. However, Appendix 1 – Business Land Audit, Appendix 2 - Business Land Review and the evidence section of Policy 13 below set out that no additional land is required for business use. The site is allocated as a LNCS and has other environmental	In light of the site assessment, as noted above, developing this site for business has the potential to present significant negative impacts to Biodiversity, Flora and Fauna, Soil and Geology, Landscape, Water Quality, Air Quality, Climatic Factors and Material Assets due to impacts on the LNCS designation, potential to	Although this option could create additional local employment opportunities the poor access to the site means that people experiencing poverty or disabled persons may be disadvantaged.	As per the Business Land Review no additional land is required and therefore there is risk that physical changes are made to the site (such as removal of bing material) but new business or employment development is not delivered.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	constraints as set out in the site assessment (s315).	remove native woodland, peat in the eastern edge of the site, flood risk (fluvial and pluvial). In its current state, the site is not accessible by sustainable transport options and therefore will have a minor negative impact on Population and Human Health. A number of mitigation measures will be required to avoid, reduce or prevent the above negative impacts as described in the individual site assessment for Waterside Bing. However, this option would create employment opportunities and provide an opportunity to remediate the Bing for positive impacts to Population and Human			

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		Health and Soil and Geology.			
Issue – How can the LDP support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?					
Option 1 - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'	This would set out a spatial strategy for tourism within Kirkintilloch, Lenzie and Waterside, based around identified Tourism Asset Areas Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Kirkintilloch, Lenzie and Waterside's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed.	Improved access to local tourist and/or visitor attractions for all people with disabilities	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the areas will need to be very clearly defined, otherwise this may cause confusion. There is a risk of being overly-	✓

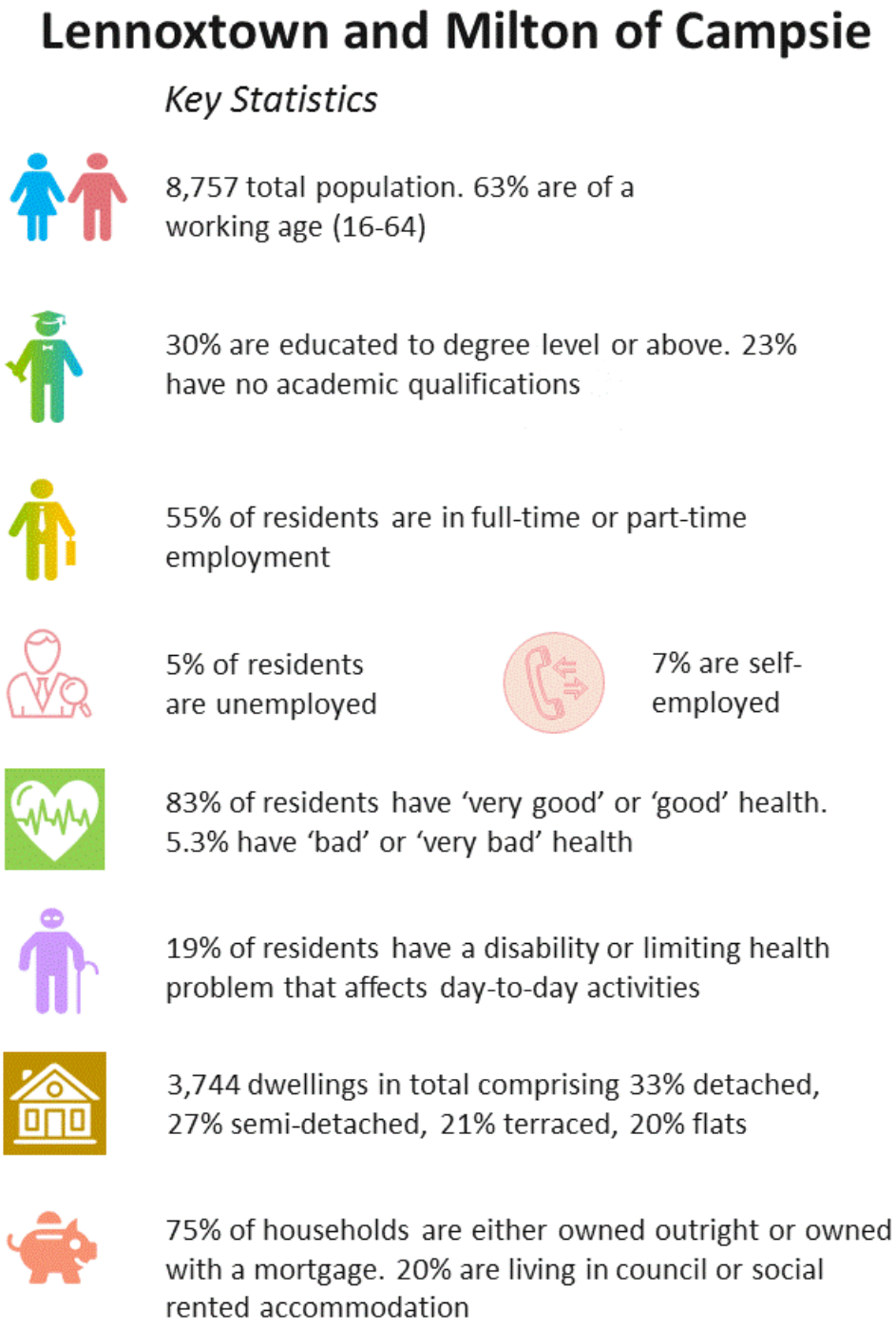
Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	be connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Kirkintilloch, Lenzie and Waterside (all link in with the green network): • Forth and Clyde Canal • Antonine Wall WHS (Peel Park, Easter Cadder and Glasgow Bridge) • Kirkintilloch town centre, including Auld Kirk Museum (see also: Town Centre Strategy)	This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human		prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		health, biodiversity and landscape character would be further enhanced by implementing this option.			
Option 2 - Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.	Improved access to local tourist and/or visitor attractions for all people with disabilities	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	
Issue - Should retail be included as a potential land use at the Kirkintilloch Business Gateway site?					
Option 1 – Do not include retail as part of a masterplan approach	Retail capacity assessment concludes that there is no significant capacity for new convenience retail development within the area.		No impact	None	✓
Option 2 - Restrict any retail development to comparison retail	This would help to redevelop a long standing area of brownfield land and also help		No impact	Retail development at this out of centre location could have	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	to protect the viability of existing convenience retailers within the town centre. However, there is no significant requirement for retail, as established by the Retail Capacity Study. This option may also conflict with the town centre first principle. In addition, the site has poor active travel links and is not easily accessible to the town centre.			adverse impacts on the viability and vitality of Kirkintilloch town centre, and potential lead to further vacancies.	
Option 3 – Include unrestricted retail as part of the site allocation	This option would create employment opportunities and increase the retail offer within the local area. However, the retail capacity assessment concluded that there is no further requirement for retail provision within the area. This would also directly conflict with the town centre first principle. In addition, the site has poor active travel links and is not easily accessible to the town centre.		No impact	Retail development at this out of centre location could have adverse impacts on the viability and vitality of Kirkintilloch town centre, and potential lead to further vacancies.	

Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

What does the evidence tells us?



Lennoxtown Place Plan (2018-23)

This sets out four areas of priority:

- Land Use and Physical Assets
- Environment and Safety
- Leisure and Activities
- Health and Care

Priorities and actions identified in the Place Plan which are relevant to development and land use change in LDP2 include: Development of and improvements to Campsie Memorial Hall, Main Street improvements and environmental and active travel improvements.

Changes in the Village Centres:

- Former Milton of Campsie Church – application to convert this historic feature building in the village centre to a house.
- Craighead Library within community centre due to close, Lennoxtown library closed
- New Co-op building in village centre.
- New care home in Main Street, Lennoxtown
- Lennoxtown Hub completed, incorporating library, health centre and meeting rooms
- Former health centre site & Leisure Centre site redeveloped for housing/ under construction.

A significant amount of East Dunbartonshire's current housing land supply is located in this community area (compared to the population), and the community contains a high proportion of the authorities care home beds.

House Completions in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Private	103
Intermediate (inc shared equity and mid-market rent)	12
Social Rent	85
Total	**200**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie

House Tenure Type	Programmed New Units
Private	418
Intermediate (inc shared equity and mid-market rent)	5
Social Rent	36
Total	**459**

8.2% of applicants on the Council's Housing Waiting List state Milton of Campsie as their first preference. 6.8% of applicants on the Council's Housing Waiting List state Lennoxtown as their first preference.

Waiting List Demand for Milton of Campsie by Number of Bedrooms

Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
801	452 (56%)	200 (25%)	107 (13%)	36 (4%)	6 (0.5%)

Waiting List Demand for Lennoxtown by Number of Bedrooms

Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
672	386 (57%)	163 (24%)	84 (13%)	35 (5%)	4 (0.5%)

Older Peoples and Specialist Housing Provision in Lennoxtown

Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	155	Across 2 Care Homes
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	36	All social rent.
Private Housing Units Specifically for Older People (including retirement living complexes)	0	

Lennoxtown contains the second highest concentration of care home beds in East Dunbartonshire at 15% (behind Bearsden at 49%).

Older Peoples and Specialist Housing Provision in Milton of Campsie

Accommodation Type	Number	Comments
Care Home Beds (Non-specialist)	119	Across 1 Care Home Campus
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	0	
Private Housing Units Specifically for Older People (including retirement living complexes)	0	

Community Facilities

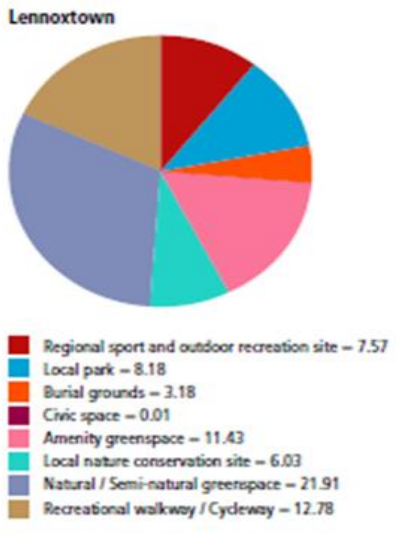


Chart 16: Division of open space in Lennoxtown (hectares)

Woodmill Park and West Balgrochan Play area and the other six open spaces are good quality.

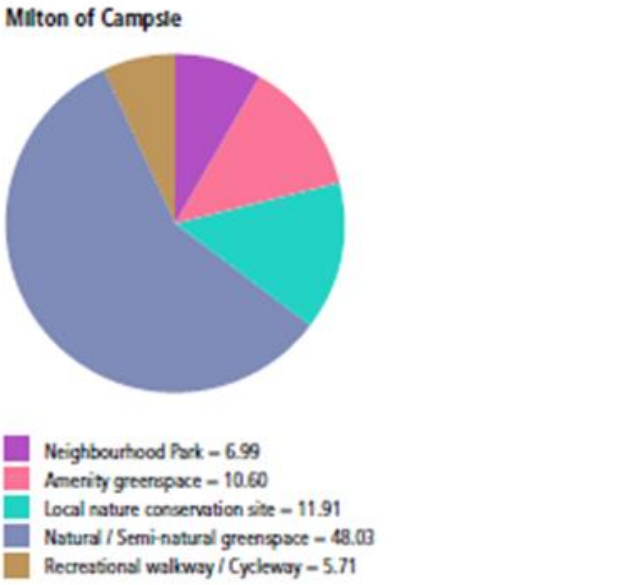


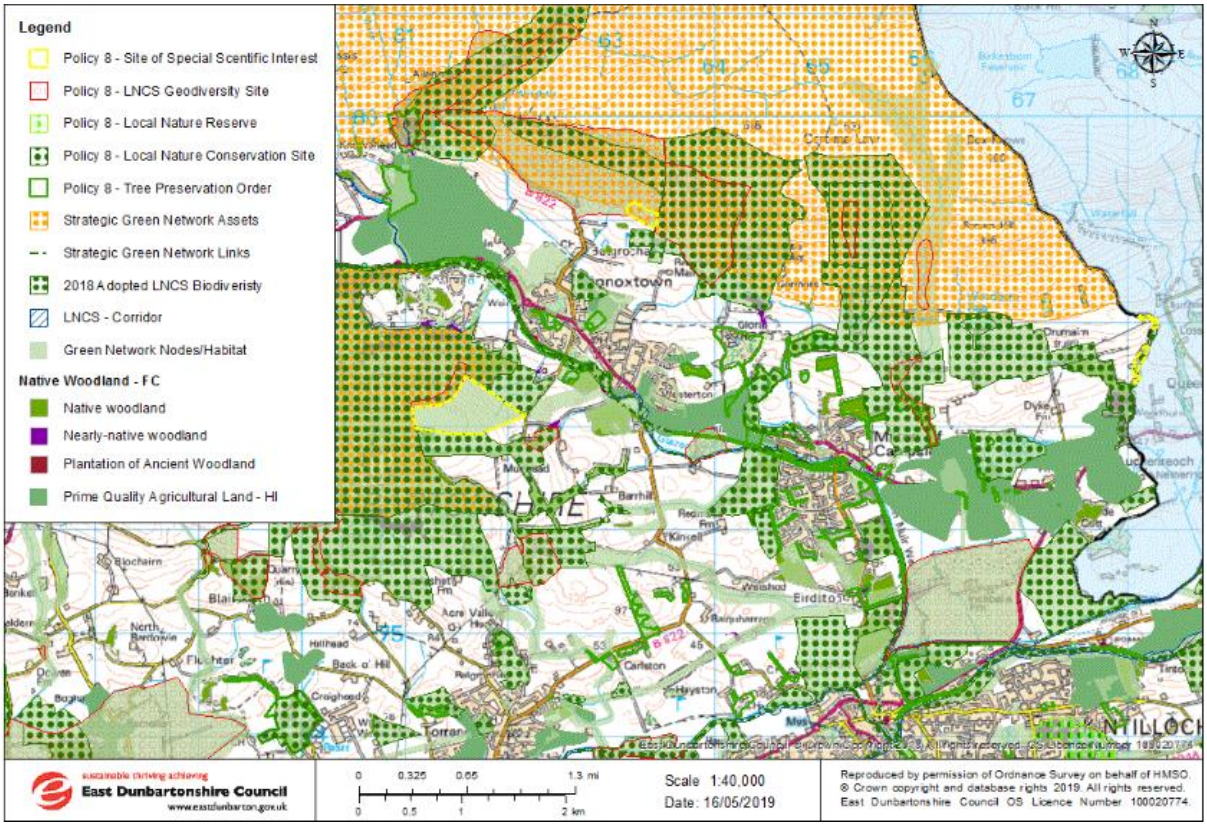
Chart 17: Division of open space in Milton of Campsie (hectares)

Natural and Historic Environment

Natural Environment designations and areas of interest include:

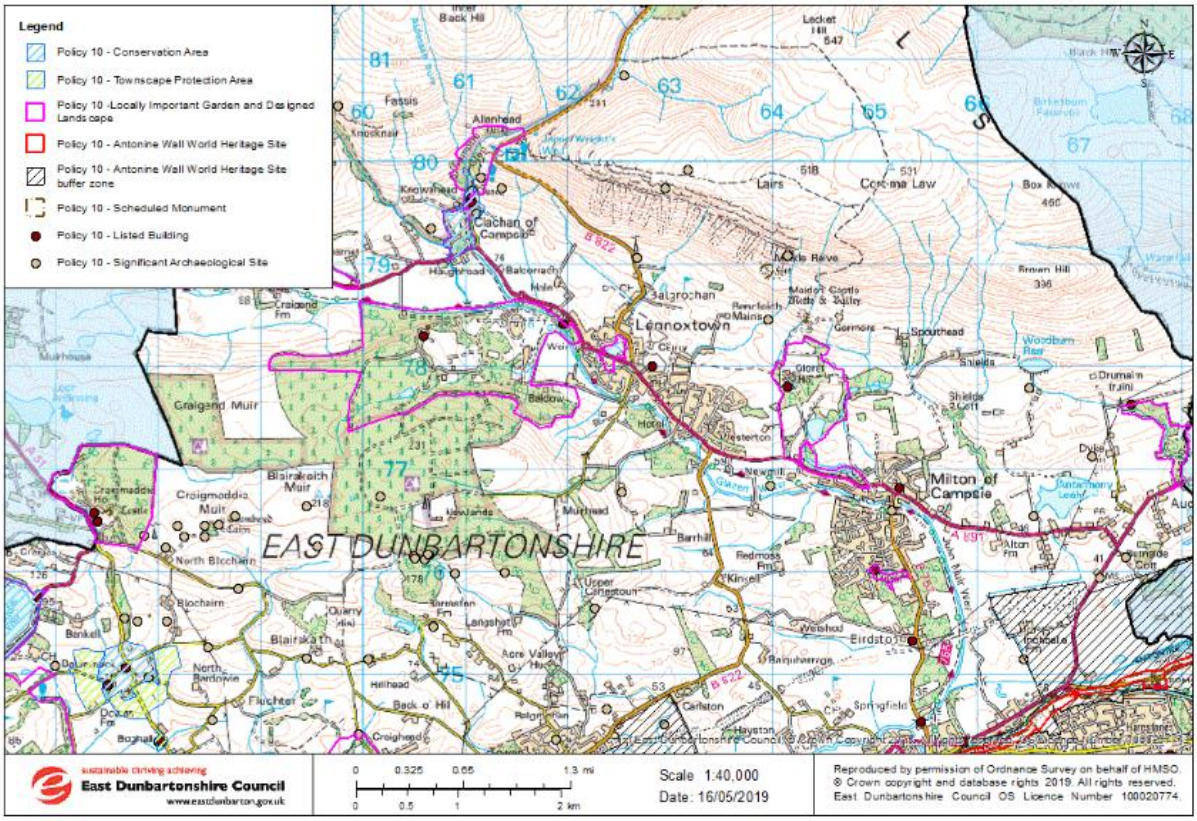
Designation	Comment
Strategic green network	The strategic access and habitat network of the Forth and Clyde Canal, the strategic habitat network of the River Kelvin.
Landscape character	Broad Valley Lowland of the Glazert Water, Rugged Moorland Hills of Campsie Fells to north Drumlin Foothills to south Glazert Valley Local Landscape Area Campsie Fells Local Landscape Area
Biodiversity Interest	3 SSSI 22 Local Nature Conservation Sites – Biological 9 Local Nature Conservation Sites – Geological
Native Woodland	To south, north
Deep Peat and Carbon Rich Soils	Campsie Fells
Prime Quality Agricultural Land	

Source: Council



The area includes the following historic environment designations:

World Heritage Sites / Scheduled Monuments	Meikle Reive, Fort Maiden Castle, Motte
Category A Listed Buildings	(Campsie Parish) - High Church of Campsie; Lennox Castle, Kincaid House Hotel
Category B Listed Buildings	6
Category C Listed Buildings	3
Conservation Area (CA)/ Townscape Protection Area (TPA)	1 CA
Garden and Designed Landscape	9 locally important



<u>Lennoxtown has business in and adjacent to the village centre.</u>

In 2018/19, a comprehensive review of the business, industrial and employment land and premises within East Dunbartonshire was carried out. The purpose of this exercise was to gain a better understanding of current activity and identify opportunities for future economic growth and investment within East Dunbartonshire. It will also allow the Council to review whether business land and premises is currently meeting demand effectively. The map below shows the location of the key sites within the Lennoxtown community area and the table below provides further details.

Key Industries

Lennoxtown includes a small fully occupied enterprise centre and a Highland Spring water factory, on Station Road, south of the Main Street.



Extract from Business Land Review

Site Ref	Site Name and LDP Ref	Site Classification	Comments
Lennoxtown			
29	Lennoxtown Enterprise Centre (LDP 13.32)	Fully developed Emp. site	This is a small, highly accessible and centrally located site which provides good quality office space and workshop units. Further efforts could be made to enhance the take up of the vacant units.
30	Veitch Place (Highland Spring) (LDP 13.32)	Fully developed Emp. site	This is a centrally located site which accommodates town occupiers who sit either side of Veitch Road. The very small amount of vacant land to the north west is not considered suitable for development given the dominance of the current two occupiers and the likely accessibility constraints.

What have communities and stakeholders have told us?

Questionnaire Feedback – Lennoxtown

It is important to continue to:

- Develop existing housing sites, such as Former Lennox Castle Hospital, to support local services.
- Improve access to services by bus and reduce feelings of isolation, delivering the Local Transport Strategy.
- Enhance the John Muir Way for visitors and realise the visitor and tourist potential of the village, improving public realm and facilities.

The following issues were identified for the communities:

- Travelling Peoples site in Lennoxtown could be utilised for tourism purposes, including a potential caravan site.

Questionnaire Feedback – Milton of Campsie

It is important to continue to:

- Protect the landscape setting, green spaces and wildlife around Milton of Campsie and prevent further development in the green belt.
- Enhance the valued local path network, delivering the Green Network Strategy and Active Travel Strategy.
- Improve access to services by bus services, delivering the Local Transport Strategy.

The following key issues were identified:

- There is a need for better facilities for community services, including the running of the village hall, use of the library and information for tourists.
- Needs more than 25% affordable housing and there is a need for a better mix of house types in Milton of Campsie.

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

In Lennoxtown, a number of responses complained that there is a lack of retail offer within the village. No other comments relating specifically to this community area were made. More information relating to individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Lennoxtown, Milton of Campsie, Clachan of Campsie & Haughhead?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status
Town/ Village Centre			
Lennoxtown village centre	Local Development Plan		Monitoring of vitality and viability, any vacant units.
Milton of Campsie village centre	Local Development Plan		
Community Facilities			
Extension to Campsie Memorial Hall	Lennoxtown Place Plan		feasibility study due
High Park	Open Space Strategy, Lennoxtown Place Plan, Corporate Asset Plan, Green Network Strategy		Pond Area Enhancement, New sport pitches
Whitefield Open Space	Open Space Strategy		Additional planting of trees and shrubs ongoing naturalisation of the lade at Whitefield Pond
Station Road Playing Fields	Open Space Strategy, Green Network Strategy		Opportunity for broadleaved woodland, habitat creation and some access enhancement
Ferguson Park	Open Space Strategy, Green Network Strategy		Upgrade open space facilities
Redhills Woodland	Open Space Strategy		Upgrade the path network and entrances, signage to and around the site,

Site	Project Source	Indicative Timescales	Current Status
			woodland management
Southfield Woodland	Open Space Strategy		Upgrade the path network and entrances, upgrade paths, signage and woodland management
Redhills View Grassland	Open Space Strategy		Grassland habitat enhancement, access improvements and woodland management
Balgrochan Marsh	Open Space Strategy		Restoration and enhancement
Chapel Square	Open Space Strategy		Upgrade open space facilities
Milton Public Park	Open Space Strategy		Additional recreational improvements required
Red Moss Grassland	Open Space Strategy		Open space enhancement combined with creation, expansion or management of grassland habitat and some woodland expansion
Antermony Road (Craigfoot Field)	Open Space Strategy; Draft FGS, due for consultation		Potential for allotments
Lennoxtown Community Growing Space	Draft FGS, due for consultation		Potential community growing space
Glazert Water River Basin Management	Green Network Strategy		Improvements to River morphology at Glazert Wood
Transport			
East Dunbartonshire Loop Route	Green Network Strategy, Active Travel Strategy		feasibility study, completed in May 2018
Commission feasibility work to develop options for public realm improvements in the area identified in	Lennoxtown Place Plan, Local Transport Strategy		

Site	Project Source	Indicative Timescales	Current Status
the Charrette process. This includes: new multi-functional village space; traffic calming measures; reconfigurations and enhancements to street layout; and street furniture upgrades throughout the Main Street area			
As part of the public realm feasibility look at options to create better and additional pedestrian crossing opportunities along the main street	Lennoxtown Place Plan, Local Transport Strategy		
Increase and improve safe parking options in the east and west Main Street, Service Street, and Crosshill Street areas.	Lennoxtown Place Plan, Local Transport Strategy		
Carry out roads and footway audits in partnership with the local community to help identify any potential future upgrade works	Lennoxtown Place Plan, Local Transport Strategy		
Review all path surfaces and local signage to identify areas of improvement to make the village disability and dementia friendly	Lennoxtown Place Plan, Local Transport Strategy		
Create a link between the Strathkelvin Railway Path and the village centre via Station Road	Lennoxtown Place Plan, Local Transport Strategy		
Create a foot link in the High Church area to support additional	Lennoxtown Place Plan, Local Transport Strategy		

Site	Project Source	Indicative Timescales	Current Status
walking choices from east to west			
Create more consistent pedestrian signage that will help to move around Main Street and to the wider path network	Lennoxtown Place Plan, Local Transport Strategy		
Provide secure cycle storage in the village centre	Lennoxtown Place Plan, Local Transport Strategy		
Market and promote the village as part of existing and future cycle and active travel routes around East Dunbartonshire	Lennoxtown Place Plan, Local Transport Strategy		
Promote journey and ticketing information from all transport providers	Lennoxtown Place Plan, Local Transport Strategy		
Housing			
6.50 Baldoran House, Campsie Road, Milton of Campsie	Local Development Plan		Under construction
6.51 Birdston Road, Milton of Campsie	Local Development Plan		Under construction
6.52 Campsie Golf Club, Lennoxtown	Local Development Plan		
6.53 East of Aldessan House, Clachan of Campsie	Local Development Plan		Planning consent granted
6.54 Former Recreation Centre, Lennoxtown	Local Development Plan		Under construction
6.56 Lennox Castle Hospital - Remaining Phases, Lennoxtown	Local Development Plan		
6.57 Lennox Castle (Conversion), Lennoxtown	Local Development Plan		
6.58 Lennoxlea, Lennoxtown	Local Development Plan		
6.61 Redhills Primrose Way, Lennoxtown	Local Development Plan		Land to be safeguarded at this site for the provision of

Site	Project Source	Indicative Timescales	Current Status
			pitches for the Gypsy/ Traveller community subject to the outcome of a review in demand.
Lochmill Farm, Antermony Road, Milton of Campsie	Planning consent TP/ED/13/0382		Under construction
Watshod Farm, Milton of Campsie	Planning consent TP/ED/17/0199		
Natural Environment			
Campsie Fells Local Landscape Area			
Glazert Valley Local Landscape Area			
Southbraes SSSI			
Corrie Burn SSSI			
Sculliongour Limestone Quarry SSSI			
Pow Burn			Local Nature Conservation Site – Biological
Almeel Burn			Local Nature Conservation Site – Biological
Campsie Glen			Local Nature Conservation Site – Biological
Craigbarnett			Local Nature Conservation Site – Biological
Fin Glen			Local Nature Conservation Site – Biological
Balgrochan Marsh (Geelong Gardens Wetlands)			Local Nature Conservation Site – Biological
Campsie Glen Golf Course			Local Nature Conservation Site – Biological
Finniescroft			Local Nature Conservation Site – Biological
Glazert Wood			Local Nature Conservation Site – Biological

Site	Project Source	Indicative Timescales	Current Status
Lennox Forest			Local Nature Conservation Site – Biological
Meikle Reive			Local Nature Conservation Site – Biological
South Brae Marsh			Local Nature Conservation Site – Biological
Glazert Water			Local Nature Conservation Site – Biological
Alloch Dam & Mount Dam			Local Nature Conservation Site – Biological
Antermony Loch			Local Nature Conservation Site – Biological
Ashenwell Dams			Local Nature Conservation Site – Biological
Birdston Meadows			Local Nature Conservation Site – Biological
Redmoss Grasslands (North)			Local Nature Conservation Site – Biological
Redmoss Grasslands (South)			Local Nature Conservation Site – Biological
Spouthead			Local Nature Conservation Site – Biological
Woodburn Reservoir & Glen			Local Nature Conservation Site – Biological
Kierhill			Local Nature Conservation Site – Biological
Campsie Glen			Local Nature Conservation Site – Geological
Baldow Glen			Local Nature Conservation Site – Geological

Site	Project Source	Indicative Timescales	Current Status
Crow Road			Local Nature Conservation Site – Geological
Finniescroft Wood			Local Nature Conservation Site – Geological
Pattie's Bught, Craigend Muir			Local Nature Conservation Site – Geological
Burniebrae Burn , Shields Farm			Local Nature Conservation Site – Geological
Cowies Glen			Local Nature Conservation Site – Geological
Gallow Hill			Local Nature Conservation Site – Geological
Spouthead Burn, Spouthead Farm			Local Nature Conservation Site – Geological
Glazert Water, Lennoxtown – to enhance water quality, reduce flood risk to communities downstream within the River Kelvin catchment and revitalise and enhance the wildlife and recreational value of the water corridor.	LDP Policy 5, Community Strategy, GNS, Partnership project with SEPA, LBAP GNS	2019/20	Strategic Green Network habitat link Feasibility study complete
High Park/Balgrochan Marsh, Lennoxtown	GNS, Place Plan, OSS		Potential Local Nature Reserve
	GNS (LGN72?), Place Plan, OSS, CLSS		Feasibility study completed. Initial community consultation conducted as part of Lennoxtown Place Plan consultation
Redhills, Lennoxtown	GNS		
Redmoss Grassland – Enhancement of open space to include management of	GNS (LGN76), LBAP?		Community meeting held, local residents to liaise with site owner.

Site	Project Source	Indicative Timescales	Current Status
grassland habitat with potential for some woodland expansion			
Campsie Fells	GNS, Clydeplan F&WS		Strategic Green Network Asset
Lennox Forest	GNS, Clydeplan F&WS		Strategic Green Network Asset
Historic Environment			
Lennox Castle	Building at Risk Register, Scotland		Category A listed building at risk, ruinous condition, critical category of risk
High Kirk of Campsie, Lennoxtown	Building at Risk Register, Scotland		Category A listed building at risk, ruinous condition, low category of risk
Clachan of Campsie	Local Development Plan		Conservation Area
Baldoran and Mount Dam	Local Development Plan		Locally Important Garden & Designed Landscape
Ballencleroch	Local Development Plan		Locally Important Garden & Designed Landscape
Campsie Glen	Local Development Plan		Locally Important Garden & Designed Landscape
Craigbarnet	Local Development Plan		Locally Important Garden & Designed Landscape
Glorat House	Local Development Plan		Locally Important Garden & Designed Landscape
Kincaid House	Local Development Plan		Locally Important Garden & Designed Landscape
Lennox Castle	Local Development Plan		Locally Important Garden & Designed Landscape
Whitefield Dam	Local Development Plan		Locally Important Garden & Designed Landscape
Woodburn House	Local Development Plan		Locally Important Garden & Designed Landscape

Site	Project Source	Indicative Timescales	Current Status
Business and Employment			
Lennoxtown Enterprise Centre	Local Development Plan		Safeguarded for business and employment uses
Infrastructure			
Inchbelle Quarry	Recent Planning permission		Currently a sand and gravel quarry
Main Street, Active Travel and streetscape improvements	LTS, ATS		

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What is the most appropriate way to ensure proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan?	Lennoxtown Place Plan.	Place Plan evidence base.	Community consultation carried out as part of Place Plan process.	Yes	Yes
Where should new housing in Lennoxtown, Milton of Campsie and the villages be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	It is important to protect the landscape around the villages and develop the existing sites in Lennoxtown.	Yes	Yes
Should Lennox Castle (Conversion) continue to be designated for housing?	Policy 10	HLA questions the viability of this site, due to the ruinous state of the Category A listed building		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the LDP support and promote the visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?	Economic Development Strategy		Visit Scotland response.	Yes	Yes

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – What is the most appropriate way to ensure any proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan?					
Option 1 - Include the Place Plan priorities relevant to development and land use change in LDP2.	The Lennoxtown Place Plan 2018 – 2023 sets out four areas of priority: 1. Land Use and Physical Assets 2. Environment and Safety 3. Leisure and Activities 4. Health and Care Priorities and actions identified in the Place Plan which are relevant to development and land use change in LDP2 include: Development of and improvements to Campsie Memorial Hall, Main Street improvements and environmental and active travel improvements. These actions can be reflected in LDP2.	This option would ensure that priorities related to the Lennoxtown Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services	This option would increase equality in Lennoxtown by bringing the self-identified needs of local people directly into LDP2, ensuring that they are at the forefront of planning decisions. The priorities directly address the issues which are important to citizens of all ages, abilities and backgrounds.	The risk of this option is that the Place Plan priorities would become statutory requirements as part of LDP2, and since the Place Plan will be published in advance of LDP2 being produced it must be ensured that these will be deliverable and in line with the other policies.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	This option would ensure that the Place Plan actions are directly included in LDP2, given sufficient status in the planning process and allow development to support implementation of the Place Plan.	(each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.			
Option 2 – Cross refer to the Place Plan on a case by case basis at planning application stage.	The Place Plan priorities would not be included within LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance). This option would require relevant proposals to take into account the Place Plan. Place Plan would remain non-statutory guidance. Priorities would not be given sufficient status in the planning process.	Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further consideration as part of a higher level document.	By not including the Place Plan priorities directly in LDP2 this option might diminish the input of local communities into the planning process and further marginalise disadvantaged groups.	The risk of not putting the Place Plan priorities directly into LDP2 is that they will not be regarded as having the same level of importance as the other LDP2 policies.	
Issue - Where should new housing in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead be located?					
Option 1 – Allocate the sites from the preferred housing package (see Policy 6), none of which are in the northern villages, and focus on	This option would allocate the following sites from the preferred housing package in the Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead area (in addition to the sites within the current LDP):	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
existing LDP sites to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	• S321 – St Machan's Way* *Site subject to further assessment This option would also seek to deallocate the following site from the existing LDP which is deemed no longer suitable for housing development: • 6.57 Lennox Castle (Conversion) – see issue below.				
Option 2 – Allocate the sites from the alternative housing package (see Policy 6) in Bishopbriggs to meet alternative option 1 for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the alternative housing package in the Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead area (in addition to the preferred option and sites within the current LDP): • S322 Derrywood Road, Milton of Campsie (100% affordable housing) This option would reassess the suitability of the following sites: • 6.56 Remaining phases at Lennox Castle Hospital	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	This option would also seek to deallocate the following site from the existing LDP which is deemed no longer suitable for housing development: 6.57 Lennox Castle (Conversion) – see issue below.				
Issue - Should Lennox Castle (Conversion) continue to be designated for housing?					
Option 1 - Remove Lennox Castle as a housing allocation	This option would remove the current housing allocation but the building would retain its listed status. This is because Lennox Castle is no longer effective as part of the housing land supply. The building is currently in a ruinous condition but redevelopment for housing is constrained by its listed building status. In addition, it is constrained by poor vehicular access.	This option would prevent any negative impacts associated with the potential development of sites not expected to come forward in the short term. However, in doing so, there would be no guarantee of remediation of these sites and has the potential to encourage other sites with constraints to be identified to meet business and employment needs.	No impact	None	✓
Option 2 - Identify Lennox Castle as an opportunity for reuse / redevelopment of a listed building in the green belt.	The Castle is constrained in its current designation as a housing site for 33 units by its' Category A listed status as a building of national importance and cost of vehicular access to a housing site. However if all or part of the building was to be promoted for	This policy option seeks to alter the number/nature of enabling development units to a bespoke development and is intended to enable building restoration works and improved access provision. Given the location and surrounding environmental	Reuse of the building would benefit all groups.	None	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	reuse/ redevelopment for a use that generated fewer vehicle movements, such as leisure/ recreation, commercial or one or two housing units then access is less likely to be a constraint. The castle interiors have been lost and is now in ruinous condition so if it was made available for a greater range of uses the more stable elements are more likely to be reused and restored rather than deteriorating further.	constraints this is the only viable option to ensure the conservation of the Structure. Impacts on landscape and cultural heritage as a whole could potentially be significantly positive but also adverse in nature if the proposals aren't sympathetic to the historic value of the structure, its setting and the potential impacts on woodland. These impacts along with potential impacts in relation to air quality, climatic factors, mainly in relation to the poor vehicular access and poor access to public transport, will be dependent on proposal details and design but are likely to be of a more minor level given the change to proposed enabling development units.			
Issue – How can the LDP support and promote the local visitor economy?					
Option 1 - Provide criteria to encourage appropriate new visitor economy or tourism development, with	This would set out a spatial strategy for tourism within Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie, based around identified Tourism Asset Areas	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and	Improved access to local tourist and/or visitor attractions for all people with disabilities	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
specific focus on 'Tourism Asset Areas'	Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and be connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Lennoxtown, Milton of Campsie,	promote tourism. This approach could encourage and focus tourism. By directing tourism towards Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism		proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the areas will need to be very clearly defined, otherwise this may cause confusion. There is a risk of being overly-prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	Haughhead and Clachan of Campsie (all link in with the green network): • Campsie Glen and Lennox Forest (including Western John Muir Way) • Town/village centres (see Town Centre Strategy)	attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would be further enhanced by implementing this option.			
Option 2 - Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.	Improved access to local tourist and/or visitor attractions for all people with disabilities	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	

Milngavie

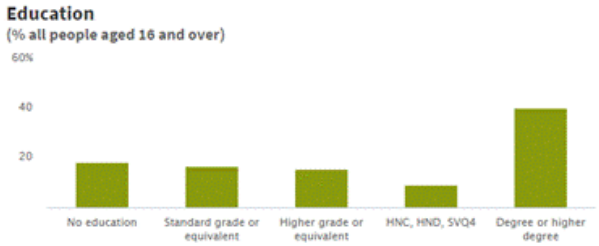
What does the evidence tells us?

Milngavie has a well-educated and healthy population

Milngavie is located to the north west of Glasgow in the valley of the Allander Water. In the 19th century it had a number of industries including mills for corn and textiles. The railway arrived in 1863 and since then it has continued to develop as a suburb for Glasgow. A large proportion of the population are over 45, and many are retired. Many people own their home. There is also a high proportion of people in professional employment and a high proportion of residents are educated to HNC level or above. Many residents own two or more cars.

12,490 total population. 59% are of a working age (16-64)

40% are educated to degree level or above



52% of residents are in full-time or part-time employment

3% of residents are unemployed

10% are self-employed

84% of residents have 'very good' or 'good' health. 3.7% have 'bad' or 'very bad' health

17% of residents have a disability or limiting health problem that affects day-to-day activities

5,543 dwellings in total comprising 30% detached, 31% semi-detached, 17% terraced, 22% flats

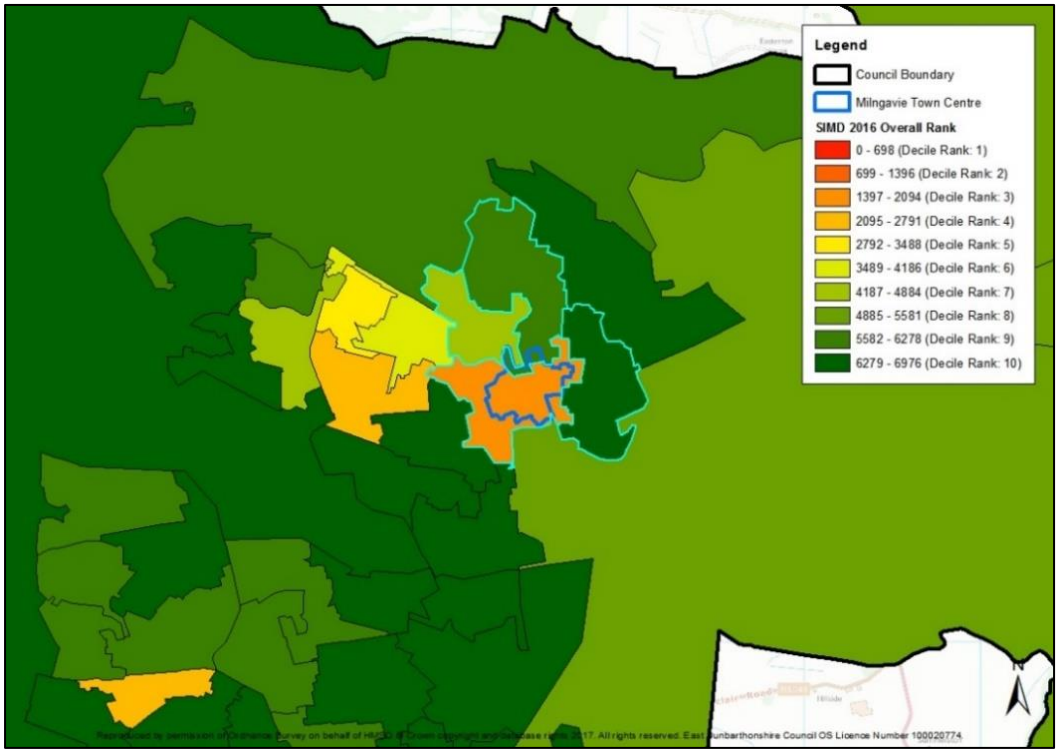
81% of households are either owned outright or owned with a mortgage. 12% are living in social rented accommodation

Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) is a tool for identifying areas of poverty and inequality across Scotland. It can help organisations invest in those areas that need it most. 'Deprived' does not just mean 'poor' or 'low income' – it can also mean people have fewer resources and opportunities, for example in health, education and housing.

SIMD ranks small areas (called data zones) from 'most deprived' (ranked 1) to 'least deprived' (ranked 10). It provides a wealth of information to help improve the understanding about the outcomes and circumstances of people living in the most deprived areas in Scotland. As illustrated below, most of Milngavie is assessed as being within rank 6 or above. However, the town centre has an overall decile rank of 3. This is the third lowest SIMD rank and the lowest within the wider Milngavie & Bearsden area. It is clear that there is a significant degree of disparity within Milngavie, with the town centre and its immediate surroundings displaying a significantly lower a SIMD rating than the rest of the town.

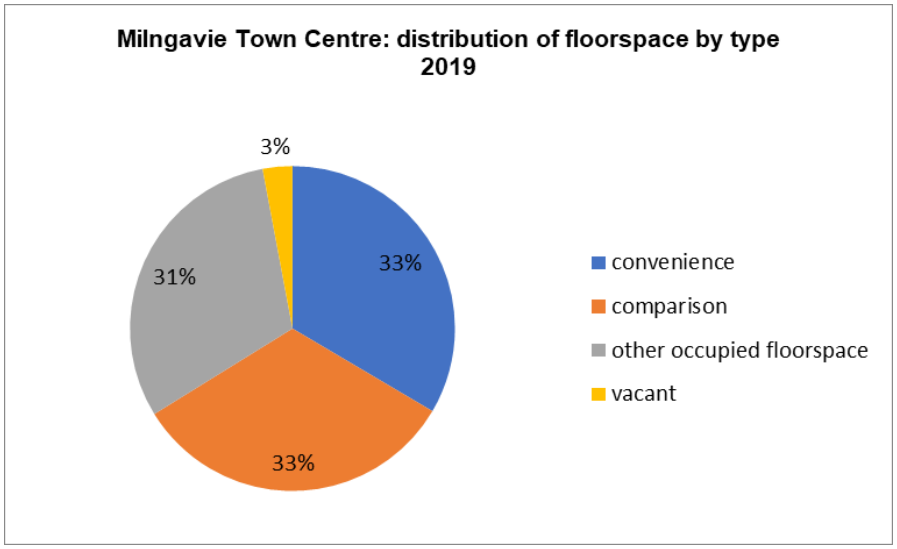
SIMD 2016 Overall Rank



Milngavie town centre continues to thrive with a balanced mix of uses and an active town centre community

Overall, Milngavie has a relatively healthy local retail sector. There is a high level of diversity in comparison with towns of a similar size and the mix of retail operators is very good. This includes a wide range of food offer comprising major supermarket brands and independent shops. Multiple retailer representation stands at 31%, which is a good level. The Tesco store is the main grocery shopping destination for local residents and leakage to stores outwith the area is lower than other towns within East Dunbartonshire. Milngavie also offers a range of independent shops and serves both residents and visitors, particularly those walking the West Highland Way. However, there is a noticeable lack of 'discounter' type retailers.

Vacancies have remained low throughout the past 10 years, and the town centre has seemingly fared reasonably well since the economic downturn from 2008. Indeed, Milngavie does not appear to have any significant or long-term issue with vacancies. The vacancy rate is low at just 4%. Recent closures in Milngavie town centre include a branch of *Santander Bank,* which closed in November 2018, *Johnson Cleaners* and *Poundstretcher*. There are currently three retail properties available within Milngavie town centre. Outside the town centre, Waitrose has a store located on Glasgow Road. Aldi and Home Bargains will open shortly at West Retail Park, beside Waitrose. Overall, there is an almost equal balance of convenience, comparison and other services.



Quality of the built environment

Most of Milngavie town centre falls within the Milngavie Conservation Area and includes three listed buildings - the railway station, Black Bull hotel building and Gavin's Mill. The existing town centre is situated around the original village centre and was largely pedestrianised during the 1970s. The buildings within the town centre contain a mix of older and modern properties but are generally no more than two-storey in height. Some of the older buildings are notable for their architectural features, particularly those built during the inter-war years. These are characterised by half-timber facades, rosemary roof tiles and astragal oriel windows. Overall, the town centre appears attractive and well-maintained.

Recent and proposed investment

The children's playpark located in the Milngavie Precinct has recently been upgraded with new play equipment installed at the cost of £40,000. The Council is also in the early stages of identifying a suitable location for a new Community Hub in consultation with the local community.

Cultural and social events

The Milngavie Makers market, held in Milngavie town hall, is a monthly indoor artisan market. The Town Hall also regularly hosts music events, other markets and public events. The Milngavie BID, established in May 2014, has organised events in the town centre including a beer festival and a classic car show. The Bearsden and Milngavie Highland Games are held annually, outside the town centre at the West of Scotland Football Club.

Convenience Retail Capacity

The following table is an extract from the East Dunbartonshire Retail Capacity Assessment 2019 and shows the projected spare capacity within the Milngavie retail catchment for 'convenience' shopping, up to 2029. It shows that up to 2024 there is slight negative spare expenditure capacity for new convenience retailing (£-0.9m) but up to 2029 there is spare capacity of £4.2m.

Table 8.2
Milngavie catchment: forecast spare convenience expenditure capacity (in 2018 prices)

	2019-24 £million	2024-29 £million	2019-29 £million
(a) Current under-trading (Table 7.11)	-3.5		-3.5
(b) Growth in retained expenditure (turnover)- Table 7.5	2.6	5.1	7.7
(c) Less planning commitments:	0		0
Spare capacity (a+b-c)	**-0.9**	**5.1**	**4.2**

Note: figures are rounded

New house completions in Milngavie in the last 10 years have been comparatively less than the other towns in East Dunbartonshire, and has a high proportion of East Dunbartonshire's specialist housing for older people.

House Completions in Milngavie from 2009/10 to 2018/19

House Tenure Type	**Number of Completions**
Private	67
Intermediate (inc shared equity and mid-market rent)	0
Social Rent	48
Total	**115**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Milngavie

House Tenure Type	Programmed New Units
Private	162
Intermediate (inc shared equity and mid-market rent)	0
Social Rent	52
Total	214

12% of applicants on the Council's Housing Waiting List state Milngavie as their first preference

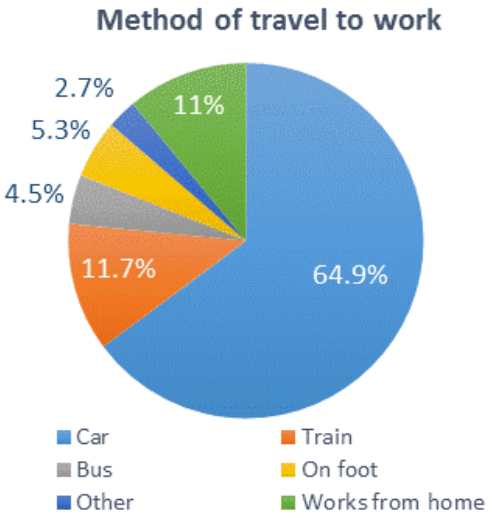
Waiting List Demand for Milngavie by Number of Bedrooms

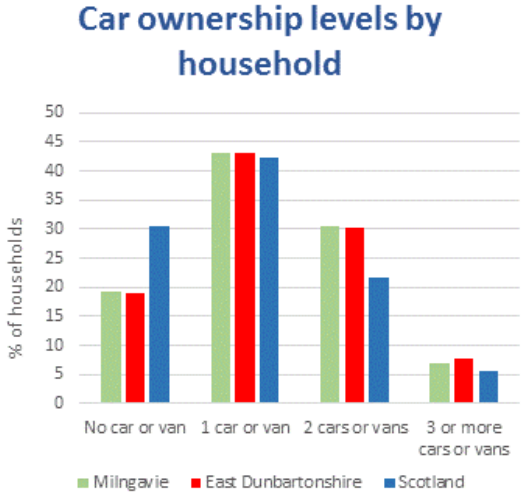
Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
1,173	668 (57%)	296 (25%)	155 (13%)	43 (4%)	11 (1%)

Older Peoples and Specialist Housing Provision in Milngavie

Accommodation Type	**Number**	**Comments**
Care Home Beds (Non-specialist)	45	1 Care Home
Affordable Housing Units for Older People (including Sheltered Housing and Intermediate Tenure Housing)	98	Check Sanctuary are all SR, may be SE. 12 units under development (Craigdhu Rd)
Private Housing Units Specifically for Older People (including retirement living complexes)	161	49 units under construction (Craigdhu Rd)

Milngavie has a high level of car ownership



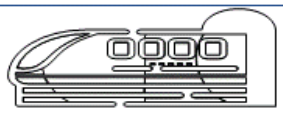




58 Bus Stops and shelters

Destinations include:

- Balfron
- Bearsden
- Kirkintilloch
- Easterhouse
- Laurieston
- Glasgow



Milngavie Rail Station

2017/18 – 940,026 users

11% since 2008/09

5% since 2014/15



2 Electric vehicle charging points

900 Uses of the charging points in 2018

367 Car Park spaces

Air Quality

A continuous air quality monitor is located on the corner of Park Road and Main Street. No exceedances of Scottish Air Quality Objective levels have been recorded since recording began in 2012. Detailed air quality data from this site can be accessed at:
http://www.scottishairquality.scot/

Council commitment to continuing investigation into preferred strategy for A81 sustainable transport enhancements

The Council have continued to investigate ways to deliver a more sustainable transport network on the A81 corridor in recent years through studies which follow the Scottish Transport Appraisal Guidance (STAG). The STAG methodology has been used to assess a number of options including a potential rail station at Allander, bus improvements, walking and cycling projects and parking enhancements at rail stations. The results of the previous STAG studies have been incorporated into the emerging Local Transport Strategy.

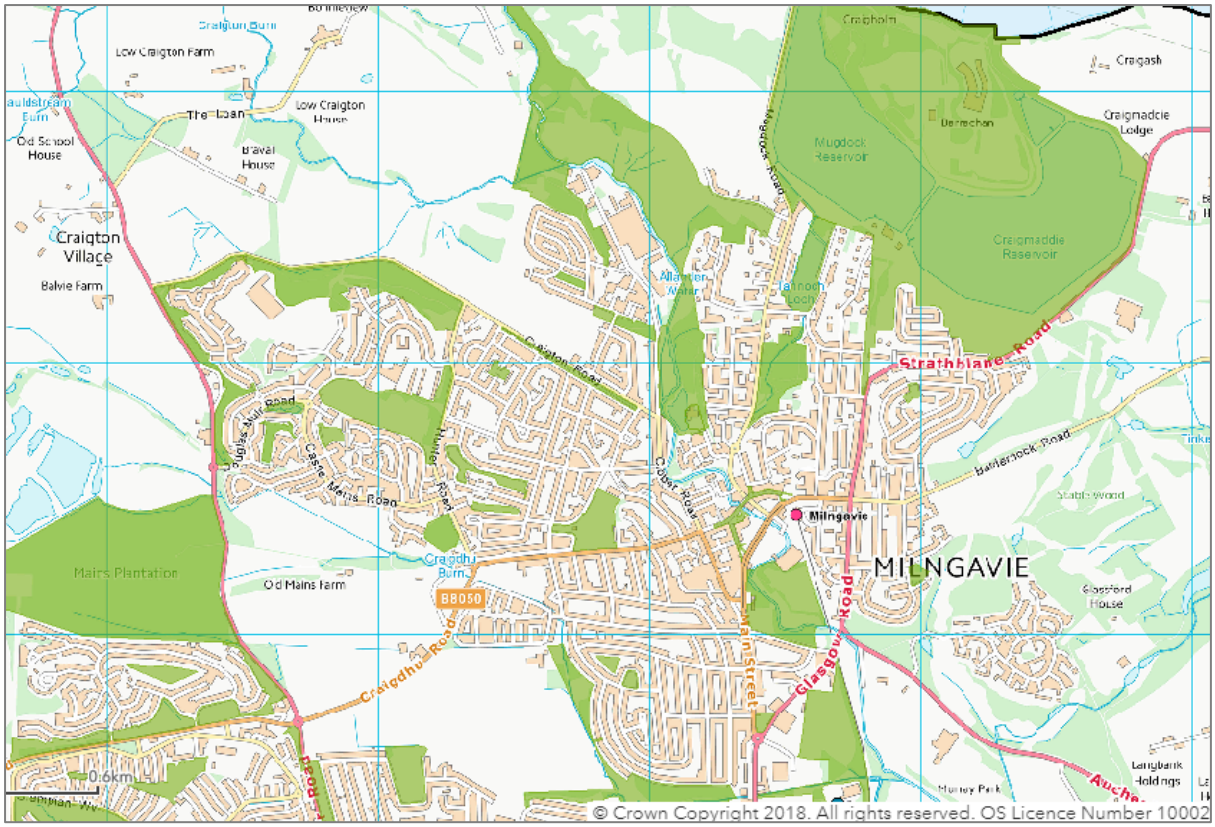
The performance of the Milngavie railway line has been highlighted as an evidenced based issue and the Council have committed to produce a further STAG study which will include partnership working with Network Rail to develop options for improving performance on the line.

Milngavie has a range of community facilities and a highly active community base

Milngavie has a good range of community facilities overall. This includes the well-used Fraser Centre in the heart of the precinct which is an important local resource for social events and community meetings. The Milngavie Town Hall is also an important facility, although is not located in the heart of the town centre. It contains a significant amount of hire space for local clubs, events and meetings. The Lillie Art gallery, adjacent to the town hall, continues to have a strong reputation for exciting exhibitions and is an important part of the town's cultural identity. It is under the management of East Dunbartonshire Leisure & Culture Trust and holds a collection of around 450 works of art. Similarly, the library and education centre is an important focal point for a wide range of community services, but is disadvantaged by not being located within the town centre. Please refer to the 'Development & Regeneration Projects' table below for further information.

Milngavie possesses a large amount of high quality recreation and open space with good access to surrounding path networks, although there are opportunities for improvement in some areas

Milngavie is well provided for in terms of the quantity and accessibility of its open space. It has acted as a 'green lung' for people from the city since the first reservoir opened over 150 years ago, and serves as the start of the West Highland Way. The town is made up of a large area of residential houses set within large gardens, with a Victorian Park (Lennox Park MR3) within easy walking distance from the town centre. Other public parks include Oakburn Park (MR6), Mains Park (MR4) and Barloch Moor (MR5). There are a number of large amenity open spaces providing levels of informal recreational opportunity.

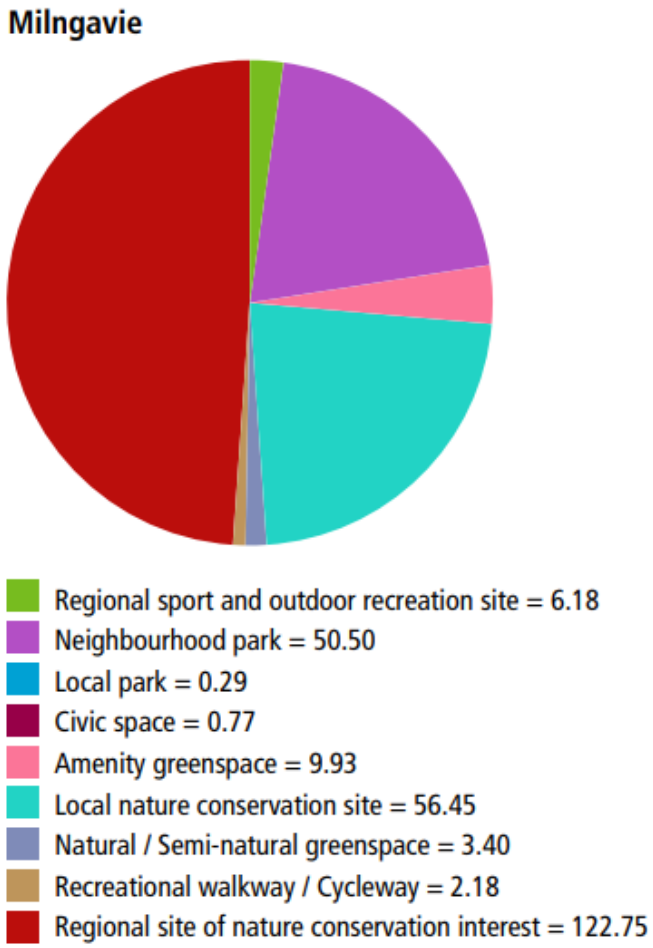


The amount of open space is above the East Dunbartonshire Council standards and therefore there is very good overall provision. Milngavie Reservoirs (MF1) on the northern boundary of the town provides an attractive place to walk and enjoy the views over the town and greatly increases the town's open space provision.

The quality of the open space is very good overall, with all regional and amenity open spaces meeting the East Dunbartonshire Council standard, However, the average score for parks was 62%, which is below the East Dunbartonshire Council standard, though better than other settlements in East Dunbartonshire. Only 1 out of the 6 parks met the standard (over 65%). Of particular importance are the open spaces of:

- Antonine Gardens (MR7),
- Barloch Moor (MR5),
- Allander Park (MR1)
- Mains Park (MR4)

There are no open spaces that are not considered to be fit for purpose. However, open spaces that have been identified for improvement are included in the 'development and regeneration projects' table in the section below.



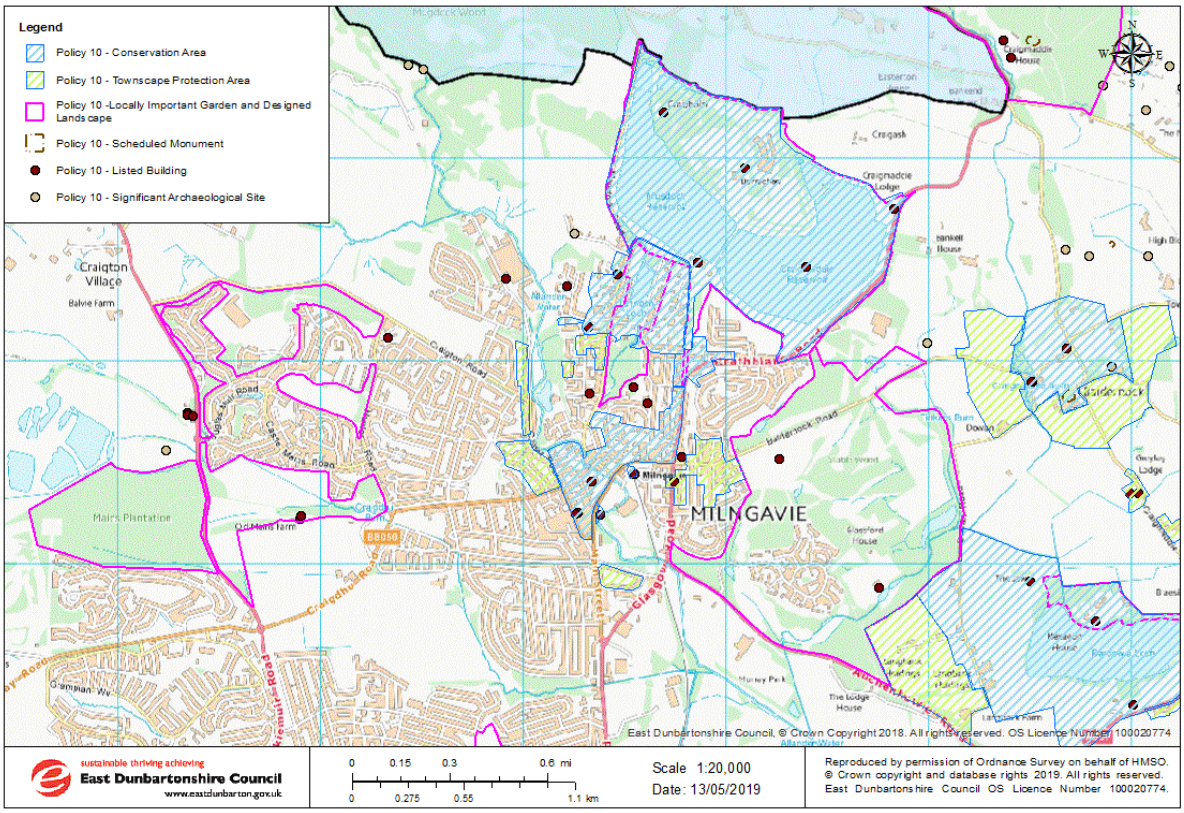
Other natural Environment designations and areas of interest include:

Designation	Details
Strategic green network	• The strategic habitat network of the Allander Water and River Kelvin • the Strategic Green Network Asset of the Kilpatrick Hills and Mugdock Country Park
Landscape character	• Broad Valley Lowland of the River Kelvin to the south • Drumlin Foothills to the north, east and west. • Kilpatrick Hills Local Landscape Area
Biodiversity Interest	• Manse Burn and Mugdock Woods/ Drumclog SSSI • 14 Local Nature Conservation Sites – Biological • 4 Local Nature Conservation Sites – Geological
Native Woodland	To north, east and west
Deep Peat and Carbon Rich Soils	Kilpatrick Hills

Source: East Dunbartonshire Council

Milngavie has a wide variety of historic designations, but no nationally important features

Milngavie has no scheduled monuments and only two significant archaeological sites, but a significant number of B and C listed buildings scattered throughout the area. These are illustrated in the map below.



Summary table:

World Heritage Sites / Scheduled Monuments	0
Category A Listed Buildings	Baldernock Parish Bardowie Castle Milngavie Burgh Factor's House, Dougalston New Kilpatrick Parish Mugdock & Craigmaddie Reservoirs
Category B Listed Buildings	10
Category C Listed Buildings	11
Conservation Area (CA)/ Townscape Protection Area (TPA)	3 CA, 7 TPA
Significant Archaeological Sites	2
Garden and Designed Landscape	1 national inventory site, 4 locally important

Milngavie has a relatively small business and employment base but a good range of industries

In 2018/19, a comprehensive review of the business, industrial and employment land and premises within East Dunbartonshire was carried out. The purpose of this exercise was to gain a better understanding of current activity and identify opportunities for future economic growth and

investment within East Dunbartonshire. It will also allow the Council to review whether business land and premises is currently meeting demand effectively. The table below provides details of the key sites within the Milngavie community area. It shows that there are limited opportunities for business and employment expansion within the area.

Key industries

- accounting services
- tour operators
- non-profit organisations
- architects
- manufacturing

Extract from Business Land Review

Site Ref	Site Name and LDP Ref	Site Classification	Comments
Milngavie			
4	Cloberfield Industrial Estate (LDP 13.2)	Developed Emp. site, with vacant land	There is an opportunity for intensification in the north-west of the site. The close proximity of Allander Water which could suggests that there may be a flood risk. There is also a derelict site that could brought back into employment-making industrial use. The remainder of the site should be retained as a key industrial location.
5	Crossveggate Business Park (LDP 13.3)	Fully developed Emp. site	Crossveggate Business Park is fully developed and there is no room for expansion. The business park is made of local businesses and is fully let.
6	Milngavie Enterprise Centre (LDP 13.7)	Fully developed Emp. site	Milngavie Enterprise Centre is fully let and there is no room for expansion on the site. It is recommended that encouragement should be given to helping to create further enterprise centres where opportunities exist in appropriate locations.



Milngavie has a modern digital communications infrastructure and no significant infrastructure requirements

- Fibre broadband has been available from July 2014.
- There have been two significant telecommunications infrastructure applications in Milngavie since 2012, both of which were approved
- No significant public waste management facilities
- One significant mineral extraction site at Douglasmuir Quarry
- Located within the Glasgow Airport Safeguarding Zone

What have communities and stakeholders have told us?

It is important to continue to:

- Protecting the natural environment and access to green spaces, notably the 'Craigdhu Wedge' area.
- Maintain the separation between Milngavie and Bearsden
- Support the town centre by ensuring a good quality public realm and range of shop
- Support the requirements of the many clubs and societies in the area.

The following key issues were identified:

- Enhancing the visitor experience within Milngavie, notably enhancements for West Highland Way walkers.
- Lack of affordable housing, older peoples housing and the high cost of housing overall
- Traffic and parking issues relating to A81 congestion and Milngavie Station
- Improved walking and cycling networks
- Provide additional parking for a future Allander Rail Halt

Transport Scotland Comments

- Transport Scotland stated they would not support further work on additional stations at Allander and Westerhill and also noted that it would not be prudent to include long term safeguarded proposals within the LDP without the prospect of work being undertaken to determine their future deliverability.

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Milngavie?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Source	Indicative Timescales	Current Status / Comments
Town, Village and Neighbourhood Centres			
Milngavie Town Centre	LDP Designation		
Milngavie 'Precinct'	Milngavie Town Centre Strategy		Long-term commitment to enhance public realm. To be taken forward with BID, Community Council and other key stakeholders
Milngavie Station	Milngavie Town Centre Strategy 2018		Improved access
Community Facilities			
Bankell Farm	Local Development Plan	2022	Waste transfer station
Milngavie Community Hub	Milngavie Town Centre Strategy & Culture, Leisure and Sport Strategy		Site selection process ongoing
Library and Community Education Centre	Milngavie Town Centre Strategy		
Milngavie Town Hall	Milngavie Town Centre Strategy		Improved access to town centre by 2022
Allander Leisure Centre	Culture, Leisure and Sport Strategy	2023	Replacement sports centre on existing site
Health Centre			
Transport			
Enhancement of path and cycle network	Active Travel Strategy	2020	
East-West connectivity improvements – Allander Walkway to Cadder Bridge	Active Travel Strategy	2020	
Pilot Milngavie as an Active Travel Town	Active Travel Strategy	2020	
A807 – Torrance to Milngavie/Bearsden (Investigate feasibility of providing a connecting route between Torrance and Milngavie and Bearsden)	Active Travel Strategy	2020	
East Dunbartonshire Loop	Active Travel Strategy	2020	
Improve access by active travel to Milngavie Reservoirs and Lennox Park	Active Travel Strategy	2020	

Site	Source	Indicative Timescales	Current Status / Comments
Secure cycle storage at rail stations and town centres	Active Travel Strategy	2020	
Investigate the design and implementation requirements of parking options at rail stations on the A81 corridor	Local Transport Strategy		
Undertake a study in line with Scottish Transport Appraisal Guidance on the A81 Corridor to assess options for enabling a shift to sustainable transport, including options for improving performance of the Milngavie railway line	Local Transport Strategy		
Continue to safeguard land in the emerging Local Development Plan 2 for a potential rail station at Allander including land for an associated park and ride facility	Local Transport Strategy		
Continue to support ongoing work by the Milngavie BID group, Community Development Trust and other key partners to enhance the public realm within the town centre. Priority measures could include: • Enhancements to underpasses • Improve pedestrian surfaces • Provision of appropriate seating • Better use of public space • Remove unnecessary street furniture and clutter • Improved signage and information on active travel routes and key buildings	Bearsden Town Centre Strategy, Local Transport Strategy	Long	

Site	Source	Indicative Timescales	Current Status / Comments
Level crossing options at Woodburn Way			
Improved pedestrian access arrangements between the 'precinct' and the Town Hall	Bearsden Town Centre Strategy, Local Transport Strategy	Long	
Undertake a review of road and footpath lighting infrastructure	Bearsden Town Centre Strategy, Local Transport Strategy	Medium	
Upgrade existing access to Milngavie Enterprise Centre, current Library and Education Centre neighbouring residential areas	Bearsden Town Centre Strategy, Local Transport Strategy	Medium	
Carry out a review of the existing surfacing, hard and soft landscaping in Milngavie Town Centre and assess the feasibility of improvements to enhance its environmental quality and appearance, and opportunities to improve green infrastructure and enhance the green network. The Council will consider the outcomes of the review and the potential opportunities for green infrastructure as part of planned replacement of grey infrastructure.	Bearsden Town Centre Strategy, Local Transport Strategy	Short	
Review the availability of cycle storage within the town centre and strategic points around the town centre	Bearsden Town Centre Strategy, Local Transport Strategy	Long-term / Aspirational	
Continue work to assess how the town centre is currently connected to tourism attractions and walking, cycling and public transport routes. Carry out work to ensure: • Signposting to town centres • Links to active parts of town centres	Bearsden Town Centre Strategy, Local Transport Strategy	Short	

Site	Source	Indicative Timescales	Current Status / Comments
Consistent and clear signage.			
Support improved accessibility by walking and cycling by piloting Milngavie as an Active Travel Town	Bearsden Town Centre Strategy, Local Transport Strategy	Short	
• Provision of real time bus information at key bus stops	Bearsden Town Centre Strategy, Local Transport Strategy	Ongoing	
Measure the effectiveness of East Dunbartonshire's Decriminalised Parking Enforcement programme in regards to turnover of parking and spaces for shoppers and town centre users.	Bearsden Town Centre Strategy, Local Transport Strategy	Short	
Progress Traffic Regulation Orders in streets surrounding Milngavie Station	Bearsden Town Centre Strategy, Local Transport Strategy	Ongoing	
Consider the outcome of the A81 route corridor study and opportunities to improve reliability of the train service at Milngavie Train Station.	Bearsden Town Centre Strategy, Local Transport Strategy	Short	
Develop high quality shared use path connecting town centre with new Kilmardinny development site	Bearsden Town Centre Strategy, Local Transport Strategy	Short	
Investigate options to improve access to Lennox Park, including from rear of Tesco and disabled access	Bearsden Town Centre Strategy, Local Transport Strategy	Long	
Maryhill/Bearsden/Milngavie transport corridor	Strategic Development Plan	2022	Identified as a strategic economic investment location in Clydeplan and suggests potential public transport change options could be to improve the heavy rail service frequency and a quality bus corridor. This would support the West of Scotland Science Park.
Housing			
6.5 Craigton Road (Clober Golf Course)	Local Development Plan	2022	

Site	Source	Indicative Timescales	Current Status / Comments
6.9 Craigdhu Road (Fire Station Field)	Local Development Plan		Under construction
6.11 Keystone Road	Local Development Plan	2022	Under construction
6.14 18 Strathblane Road	Local Development Plan	2022	
Bankell Farm	Planning consent TP/ED/16/0205		Under construction
Natural Environment			
North Baljaffray/Mains Plantation	Green Network Strategy	Ongoing	Open Space enhancement combined with creation or expansion of woodland, grassland, wetland habitat mosaic. Potential for enhancement of core path
Craigdhu Wedge LNCS site	Green Network Strategy (Additional or Aspirational Opportunity)	Ongoing	Upgrade core path network through Craigdhu Wedge and connection west to Heather Avenue Open Space, including management of drainage on paths. This area also requires biodiversity enhancement such as pond creation, management of water vole habitat, woodland and grassland management. It also suffers from pooling of water that requires drainage improvements.
Craigton Wood LNCS site/Douglas Academy	Green Network Strategy (Additional or Aspirational Opportunity)	Ongoing	Upgrade core path network to north west of Craigton Wood Local Nature Conservation Site
Dougalston Golf Course	Green Network Strategy (Additional or Aspirational Opportunity)	Ongoing	Upgrade core path network around and adjacent to the golf course.
Allander Park and Barloch Moor	Green Network Strategy (Commitment)	2022	Seek funding from Woodland In and Around Towns (WIAT) scheme to produce woodland management plans.
Allander Water	Green Network Strategy (Commitment)	2017-18	Conduct a Natural Flood Management Study for the Allander Water upstream of Milngavie and investigate the feasibility of delivering green network co-benefits for biodiversity and health and wellbeing through

Site	Source	Indicative Timescales	Current Status / Comments
			habitat creation, control of invasive non-native plant species and access improvements.
Cloberfield Open Space	Green Network Strategy (Commitment)	Ongoing	Meander the lade at Cloberfield Open Space and improve habitat with planting of emergent vegetation.
West Highland Way at Milngavie Community Library and Education Centre (Milngavie)	Green Network Strategy (Commitment)	Ongoing	Seek funding to upgrade West Highland Way between Milngavie Community Library and Education Centre and bridge at Cloberfield car park.
Lennox Park	Green Network Strategy (Commitment) & Town Centre Strategy	2021	Produce a master plan for Lennox Park which incorporates Habitat creation and enhancement, access improvements, climate change mitigation, improvements to park facilities and opportunities for sustainable economic activity. Also improve linkages to town centre.
Craigton Road Housing Site	Green Network Strategy (Opportunity)		There is opportunity for habitat creation and access enhancements including requirements to enhance the Clober Burn habitat corridor.
Auldmurroch Burn and Woods	Local Development Plan	2022	LNCS
Barloch Moor	Local Development Plan	2022	LNCS
Carbeth Wood	Local Development Plan	2022	LNCS
Craigangawn Quarry	Local Development Plan	2022	LNCS
Craigmore Mire	Local Development Plan	2022	LNCS
Craigton Woods	Local Development Plan	2022	LNCS
Douglas Muir	Local Development Plan	2022	LNCS
Douglas Muir Quarry	Local Development Plan	2022	LNCS Geodiversity, Sand and gravel extraction
East Mugdock Quarry	Local Development Plan	2022	LNCS
Kilpatrick Hills	Local Development Plan	2022	Local Landscape Area
Mains Plantation	Local Development Plan	2022	LNCS
Mugdock Woods and Drumclog	Local Development Plan	2022	LNCS/SSSI
SE Hilton Park Golf Course	Local Development Plan	2022	LNCS

Site	Source	Indicative Timescales	Current Status / Comments
West Mugdock Quarry	Local Development Plan	2022	LNCS
Historic Environment			
Clober Road	Local Development Plan	2022	Townscape Protection Area
Milngavie Reservoirs	• Local Development Plan Green Network Strategy (Commitment) • Culture, Leisure and Sport Strategy	Ongoing	Locally Important Gardens and Designed Landscape. Work with the local community and Scottish Water to help implement actions as set out in the Milngavie Reservoirs Conservation and Recreation Management Plan.
Craigmaddie Castle, Baldernock	Local Development Plan	2022	Scheduled Monument
Ferguson Avenue/Balvie Rd/Clober Road	Local Development Plan	2022	Townscape Protection Area
Glasgow Road/Baldernock Rd	Local Development Plan	2022	Townscape Protection Area
High Blochairn, Baldernock	Local Development Plan	2022	Scheduled Monument
Iddesleigh Avenue	Local Development Plan	2022	Townscape Protection Area
Kettlehill Dun, Baldernock	Local Development Plan	2022	Scheduled Monument
Keystone Avenue/Keystone Road/Main St	Local Development Plan	2022	Townscape Protection Area
Dougalston House	Local Development Plan	2022	Locally Important Gardens and Designed Landscape
Mains Estate	Local Development Plan	2022	Locally Important Gardens and Designed Landscape
Milngavie Town Centre	Local Development Plan	2022	Conservation Area
Mugdock Rd/Sandfield Avenue/Woodlands St	Local Development Plan	2022	Townscape Protection Area
Tannoch Loch and Barloch Moor	Local Development Plan	2022	Locally Important Gardens and Designed Landscape
Business and Employment			
Former James Watt site, Cloberfield Industrial Estate	Vacant and Derelict Land Survey 2017/18	Ongoing	Suitable for business and industry use. Site at risk of flooding and mitigation measures are planned. FRA required.
Cloberfield Industrial Estate	Local Development Plan	2022	Business and Employment site (safeguarded)
Milngavie Enterprise Centre	Local Development Plan & Milngavie Town Centre Strategy	2022	Safeguard for business and employment and improve access to town centre
Crossveggate	Local Development Plan	2022	Business and Employment site (safeguarded)
Tourism			

Site	Source	Indicative Timescales	Current Status / Comments
West Highland Way	Milngavie Town Centre Strategy 2018, Culture, Leisure and Sport Strategy		Enhancement ongoing
Mugdock Country Park	Milngavie Town Centre Strategy		Enhanced access

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the LDP support and promote the visitor economy in Milngavie?	Economic Development Strategy	Popularity of West Highland Way – user numbers continuing to remain high	Support for improved facilities and a more welcoming experience for visitors. Visit Scotland response.	Yes	Yes
What can the LDP do to address problems on the A81 transport corridor?	• Scottish Planning Policy • Local Transport Strategy • Active Travel Strategy • Transport Options Report 2018	Evidenced based problems are identified in the A81 Options Appraisal Study and the Local Transport Strategy background report. Problems include: • High level of car use • Low levels of walking and cycling • Low levels of bus use	• Overwhelming community support for new station at Allander and associated parking • Transport Scotland did not support further feasibility work on a potential station at Allander and advised against including safeguarding of land for a new station	No	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		• Congestion at key points on the network	without the commitment to undertaking further feasibility work.		
What is the most appropriate way of integrating the Milngavie Town Centre Strategy into LDP 2?	Milngavie Town Centre Strategy	Renewal of Milngavie BID	Need to ensure a high quality pubic realm and a wide range of shops	Yes	Yes
Where should new housing in Milngavie be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	Overwhelming concern from the community to protect greenfield land and open space and restrict the allocation of new housing sites in and around Milngavie. There is a lack of suitable housing for older people.	Yes	Yes
How can the Council provide parking for the proposed Allander rail station?	Local Transport Strategy		Milngavie Community Council suggested land should be compulsory purchased from Scottish Water near to the proposed Allander rail station site	No	No

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – How can the LDP support and promote the local visitor economy in Milngavie?					
Option 1 - Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'	This would set out a spatial strategy for tourism within Milngavie, based around identified Tourism Asset Areas Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Milngavie's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential	Improved access to local tourist and/or visitor attractions for all people with disabilities	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	area. All proposals will also need to be in a sustainable location, and be connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Milngavie (all link in with the green network): • West Highland Way & Mugdock Country Park (inc Lillie Art Gallery & Milngavie Reservoirs) • Milngavie Town Centre	environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would be further enhanced by implementing this option.		areas will need to be very clearly defined, otherwise this may cause confusion. There is a risk of being overly-prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	
Option 2 - Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that changes of use in TC's will only be supported where it is	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.	Improved access to local tourist and/or visitor attractions for all people with disabilities	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	demonstrated that a town centre location is essential.				
Issue 2 – What can LDP 2 do to address problems on the A81 transport corridor?					
Option 1 – Implement the Local Transport Strategy and the Active Travel Strategy	• This option focuses on delivering actions and projects that have been identified through the Local Transport Strategy and Active Travel Strategy. These actions aim to work towards achieving the Local Transport Strategy Transport Planning Objectives. • The actions and projects include: • Enhancement of the path and cycle network in Milngavie • A quality bus corridor on the A81 • Investigating increasing parking capacity at rail stations on the A81 corridor • Undertake a STAG study to assess options for improving performance of the Milngavie railway line	Supporting the implementation of the LTS and ATS will contribute to positive impacts in terms of supporting greater access to public transport and shifts towards more sustainable travel options, resulting in a network that will potentially accommodate improved journey times, traffic flow, reduce congestion and encourage a change in behaviour towards more sustainable modes of transport in order to improve air quality and reduce the transport-related effects of climate change. In particular, this option would support the rail halt at the Allander in response to demand for improved rail services in Milngavie and better connectivity to Glasgow. Furthermore, the LDP will encourage a commitment to increasing and enhancing connectivity for the active travel network.	Both strategies include measures to enhance accessibility for all users along the A81 corridor.	Delivery of certain aspects dependent on other organisations including Transport Scotland	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Safeguard land for a potential rail station and associated parking at Allander • Deliver junction improvements on the A81 • Improve Canniesburn Toll for all road users				
Option 2 – Implement LTS and ATS but remove Allander safeguarding from plan	May result in land being developed for alternative use	As above. However this option would not support the potential delivery of a rail halt at the Allander. As a result opportunities to integrate rail travel in Milngavie would not be encouraged; with future developments demand for rail travel might increase so this option could have a negative impact on road infrastructure, congestion and air quality.	Removal of Allander safeguarding may have long term negative impact on people who depend on railway network	None	
Issue 3 – What is the most appropriate way of integrating the Milngavie Town Centre Strategy into LDP 2?					
Option 1 - Incorporate all actions identified in the Milngavie town centre strategy within LDP 2.	• Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process • This option would ensure that relevant proposals are required to support the objectives of the strategy.	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, it will ensure that relevant actions are integrated from the Milngavie Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the	Positive impact on equalities groups in terms of ensuring that the agreed actions including accessibility and public realm upgrades are given enhanced status within the planning process.	None	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Ensures that the 'town centre first principle' is promoted in LDP 2 • Helps protect the vitality and viability of Milngavie town centre	development plan for this community area and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy.			
Option 2 – Retain town centre strategy as planning guidance and cross refer where appropriate	Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance). • This option would require relevant proposals to take the strategy into account • Strategy would remain non-statutory guidance • Actions would not be given statutory status in the planning process	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced.	This option could mean that the strategy is not afforded sufficient weight in the development management process, potentially having a negative impact on actions relevant to equalities groups	Risk to delivery of actions within indicative timescales	
Issue 4 - Where should new housing in Milngavie be located?					

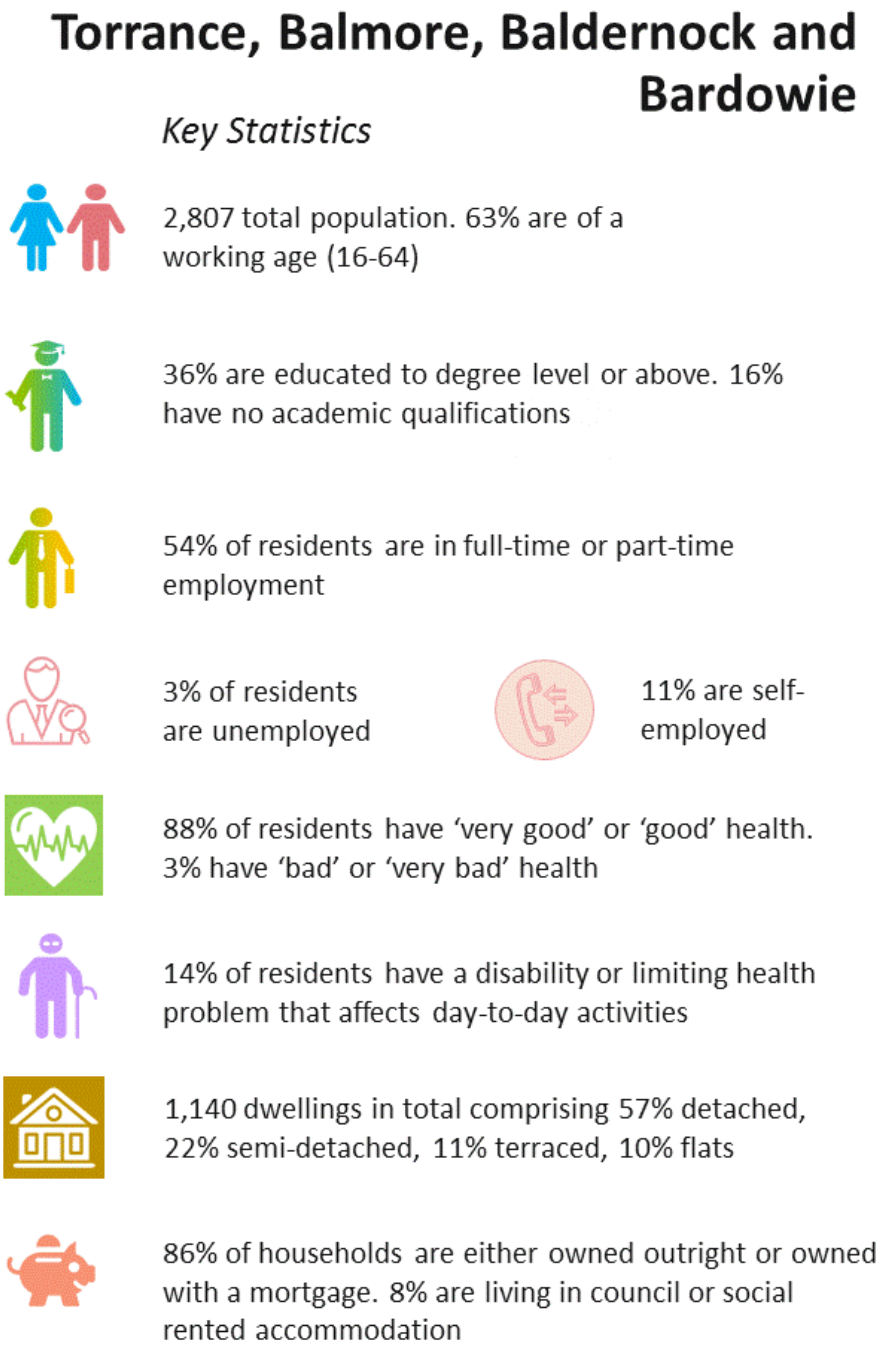
Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 1 – Allocate the sites from the preferred housing package (see Policy 6) in Milngavie to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the preferred housing package in the Milngavie area (in addition to the sites within the current LDP): • S361 Drumclog	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓
Option 2 – Allocate the sites from the alternative housing package (see Policy 6), to meet alternative option 1 for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the alternative housing package in this community area (in addition to the preferred option and sites within the current LDP): • S227 'Halley's Garage' site (Arnold Clark) (possibly for age exclusive/ retirement housing)	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	
Issue 5 - How can the Council provide parking for the proposed Allander rail station?					

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Option – Implement the Local Transport Strategy	This option would see the continued safeguarding of land in the vicinity of the proposed Allander rail station site for a park and ride facility for 150 spaces.	This approach would see a range of positive impacts in relation to a commitment to preserving an opportunity to support sustainable transport with additional benefits to reduced car journeys and associated emissions, and better connectivity. However the location is within the Antonine Wall World Heritage Site Buffer Zone and an area of medium flood risk so could result in negative impacts to the heritage of this asset and increase the risk of flooding locally. The full assessment for this is contained within the Environmental Report for the Local Transport Strategy.	This option would increase the access to a potential rail station, however, given the proposed land use it will benefit those who own and can financially operate a private vehicle. However, having land close to the potential site will aid the accessibility for groups with mobility issues and the elderly.	None	✓
Option – Investigate compulsory purchasing land from Scottish Water at a location near the site of the proposed Allander rail station.	This option would see the Council purchase land from Scottish Water adjacent to Milngavie and Bearsden sports club. • This option would require the removal of greenspace and would be constructed on SEPA flood risk areas. • The location and proposed land use of the site would increase the volume of vehicular	There are a number of constraints associated with this site as detailed in the individual site assessment. This has the potential to result in significant negative impacts to air quality, climatic factors and material assets in relation to the potential increase in car usage, traffic congestion on the Burnbrae roundabout and resulting emissions levels in the local area, particularly at peak times. Significant changes to infrastructure would be required. Furthermore the site is adjacent to the Allander LNCS and flood risk potential	This option would increase the access to a potential rail station, however, given the proposed land use it will benefit those who own and can financially operate a private vehicle. Due to the distance of the car park to the proposed Allander rail station site it would also not be suitable for all users, especially for those who are elderly	There is risk in this option for the Council. The main risk is that the land would not be able to be used as a park and ride facility due to the uncertain timescales for the delivery of an aspirational Allander rail station. This would mean that the Council's	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	traffic in the local area. This increase in vehicular traffic would impact on the Burnbrae roundabout and the A807 Auchenhowie Road junction. This could increase congestion in the local area with potential negative implications for local air quality. • The location would increase the distance required to walk from the park and ride facility to the train which would be less favourable and would reduce the ability of the facility to facilitate a shift to sustainable travel.	from the Allander Water; use of this site has the potential to negatively impact on this designation and local flood risk. Development of this site would, however, create an opportunity to remediate the area of potentially contaminated land on site.	and/or have mobility issues.	investment is not utilised for its intended purpose in the short to medium term.	

Torrance and Baldernock

What does the evidence tells us?



The retail market is typical of this type of settlement

The Torrance and Baldernock community area has a very limited retail market. This is typical for relatively small village settlements of this type.

- There are 20 units in total, with no vacant units at present.

- The majority of floorspace is devoted to non-retail services and convenience stores serving the local market.
- There is a total of 1,212 sq m floorspace, comprising 669 sqm convenience, 209 sqm comparison and 334 sqm other floorspace.
- Annual turnover for the village currently stands at £1.2m

There has been limited new house building in Torrance and Baldernock, and Torrance is popular on the Council's housing waiting list comparative to the size of the village.

House Completions in Torrance and Baldernock from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Private	19
Intermediate (inc shared equity and mid-market rent)	0
Social Rent	0
Total	19

Draft 2019 Housing Land Audit New Housing Currently Programmed in Torrance and Baldernock

House Tenure Type	Programmed New Units
Private	16
Intermediate (inc shared equity and mid-market rent)	4
Social Rent	63
Total	**83**

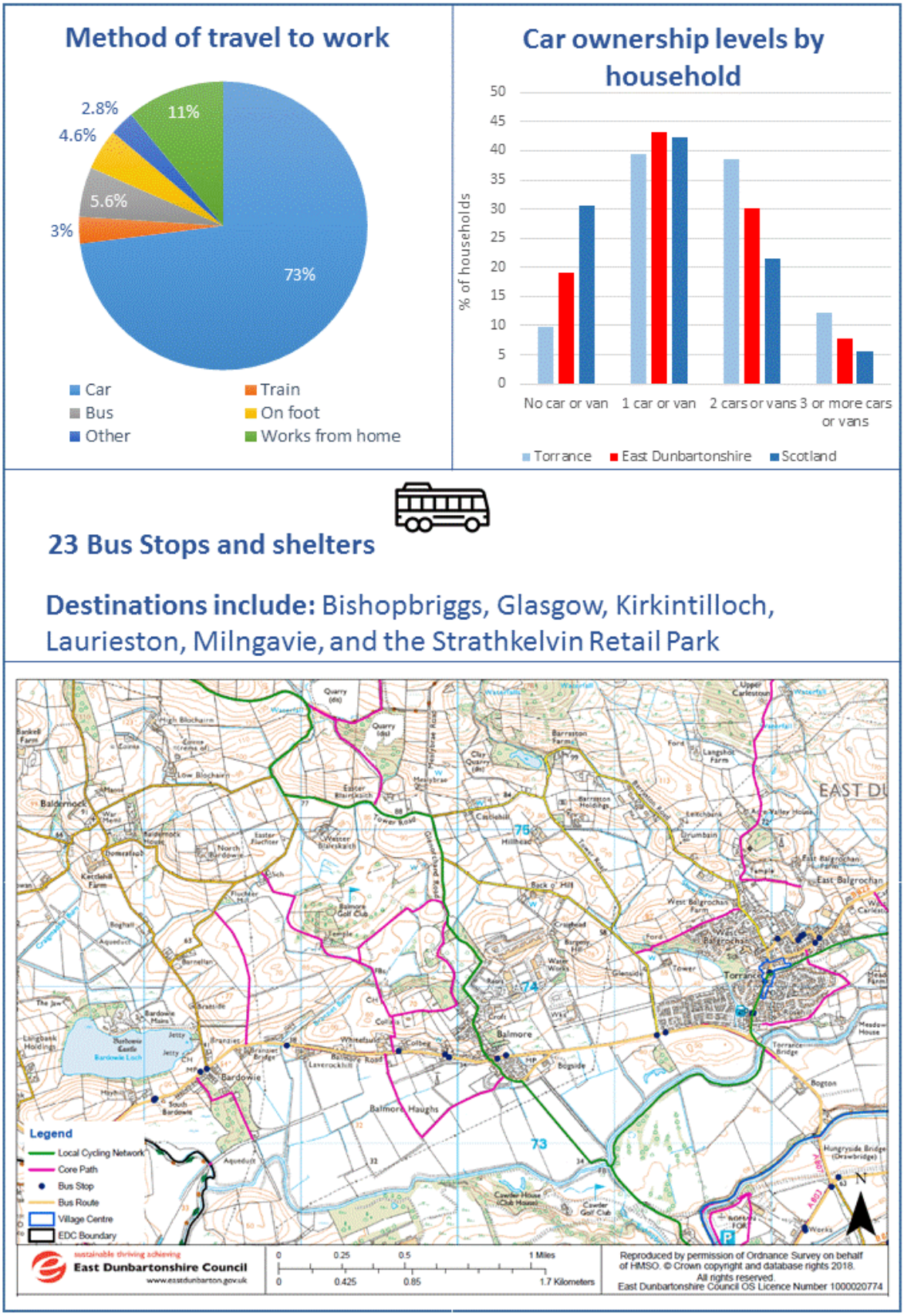
8.1% of applicants on the Council's Housing Waiting List state Torrance as their first preference.

Waiting List Demand for Torrance by Number of Bedrooms

Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
790	430 (54%)	215 (27%)	104 (13%)	34 (4%)	7 (1%)

Theirs is currently no known older peoples and specialist housing provision however Kelvindale Nursery is allocated in the Local Development Plan for affordable housing for older people.

Transport


Method of travel to work
2.8%
11%
4.6%
5.6%
3%
73%
Car
Train
Bus
On foot
Other
Works from home
Car ownership levels by household
% of households
50
45
40
35
30
25
20
15
10
5
0
No car or van
1 car or van
2 cars or vans
3 or more cars or vans
Torrance
East Dunbartonshire
Scotland
23 Bus Stops and shelters
Destinations include: Bishopbriggs, Glasgow, Kirkintilloch, Laurieston, Milngavie, and the Strathkelvin Retail Park
Legend
Local Cycling Network
Core Path
Bus Stop
Bus Route
Village Centre
EDC Boundary
East Dunbartonshire Council
www.eastdunbarton.gov.uk
0
0.25
0.5
1 Miles
0
0.425
0.85
1.7 Kilometers
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Community Facilities and Open space

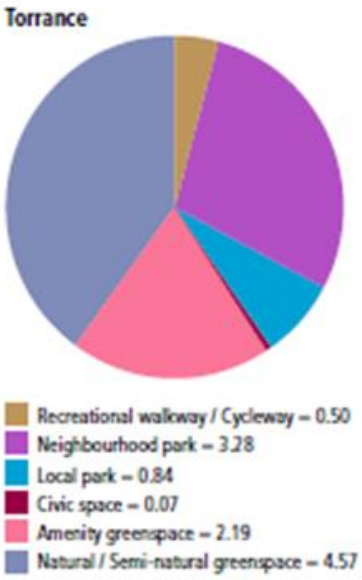


Chart 12: Division of open space in Torrance (hectares)

Accessibility to Open Space

Provision of and accessibility to park space in Torrance is good, with most of the settlement within 840 metres of Woodmill Park and the majority of residential areas within 400 metres of the Neighbourhood Equipped Play Area at West Balgrochan. The south western part of Torrance does not meet the accessibility standard to a local park. Balmore is served by a Local Equipped Play Area.
Quality of Open Space Provision.

Torrance is well provided for in terms of overall quantity and accessibility of open space. It has the Local Nature Conservation Sites to the south west of West Balgrochan Marsh and Tower Burn/ Grasslands. The quality of open space ranges includes very good quality demonstration garden,
Natural and Historic Environment

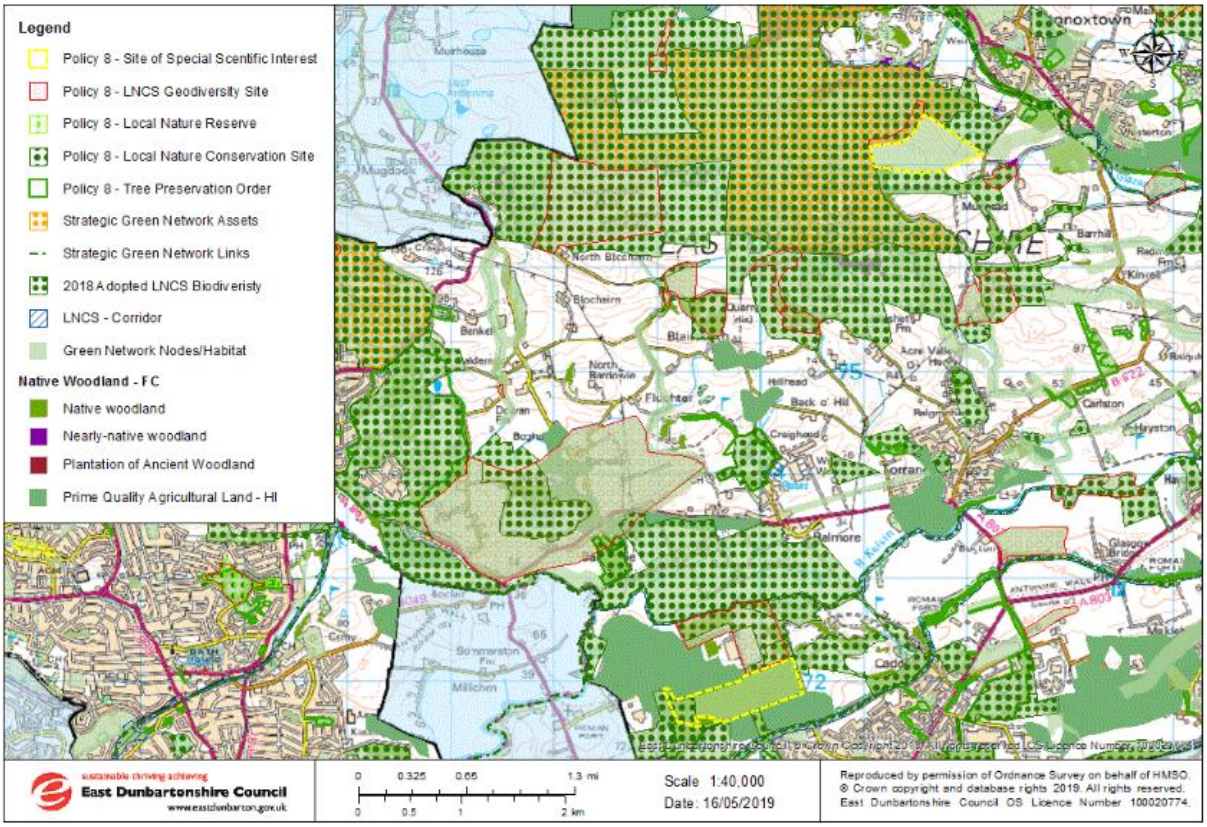
Natural and Historic Environment

Green Network Strategy Monitoring Report, May 2018 identified that Green Network Strategy and Active Travel Strategy project of East Dunbartonshire Loop route, which aims to connect the majority of settlements and plug existing gaps within East Dunbartonshire's active travel network. As part of a feasibility study, completed in May 2018, impacts on the delivery of other green network objectives, such as safeguarding biodiversity, have been considered.

Natural Environment designations and areas of interest include:

Designation	Comment
Strategic green network	The strategic habitat network of the River Kelvin. The Strategic Green Network Asset of Lennox Forest
Landscape character	Broad Valley Lowland of the River Kelvin Drumlin Foothills to North Bardowie, Balmore Torrance Local Landscape Area to north
Biodiversity Interest	17 Local Nature Conservation Sites – Biological 10 Local Nature Conservation Sites – Geological
Native Woodland	To north and west
Deep Peat and Carbon Rich Soils	Craigmaddie Muir
Prime Quality Agricultural Land	

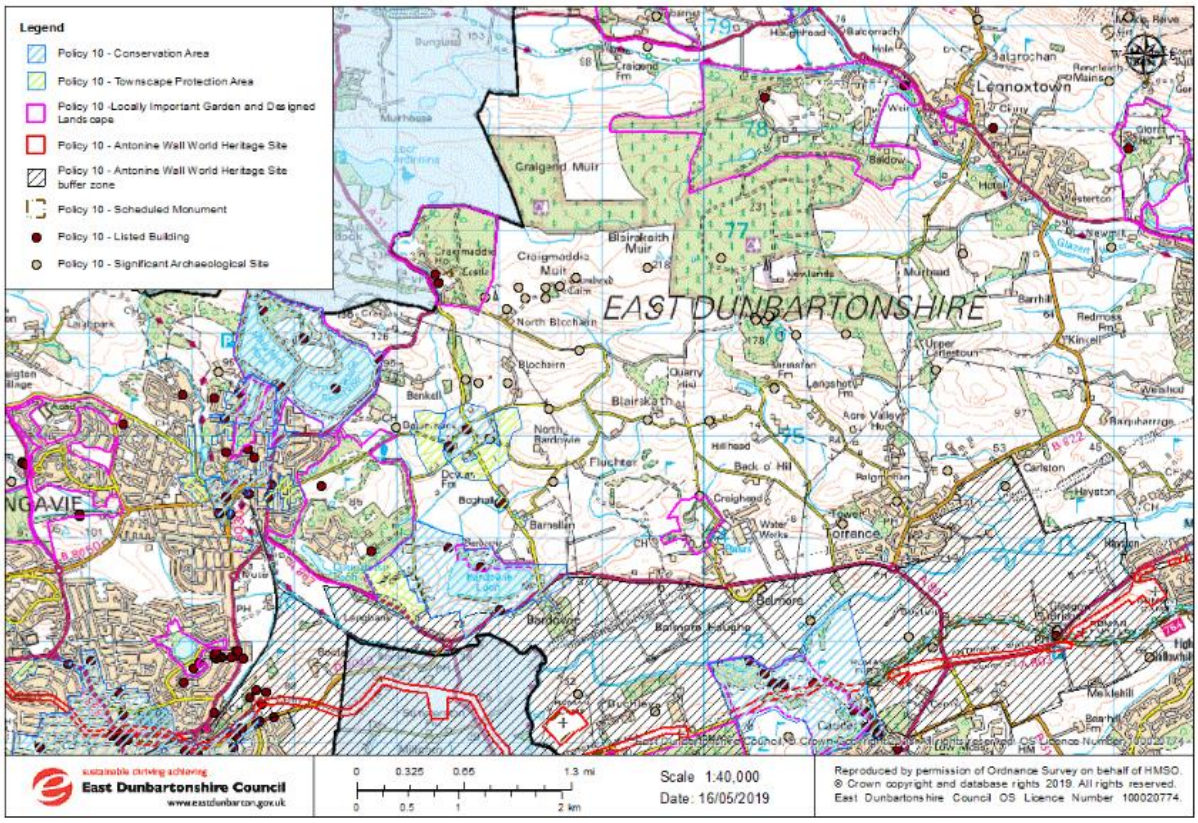
Source: East Dunbartonshire Council



Historic Environment Designations, source Historic Environment Scotland, Council

The area includes the following historic environment designations:

World Heritage Sites / Scheduled Monuments	• Craigmaddie House, Fort & Castle, • High Blochairn, Cairn, • Kettlehill Dun
Category A Listed Buildings (Baldernock Parish)	Bardowie Castle
Category B Listed Buildings	7
Category C Listed Buildings	2
Conservation Area (CA)/ Townscape Protection Area (TPA)	2 CA, 3 TPA
Significant Archaeological Sites	
Garden and Designed Landscape	3 locally important



Economic Development - Business and Employment, Tourism

There are no business sites in the area included in the Business Land Review.

What have communities and stakeholders have told us?

Questionnaire Feedback

It is important to continue to:

- Address lack of affordable housing.
- Develop housing at Kelvindale Nursery site and Balmore.
- Protect and maintain the village's landscape setting, open space and natural environment.

The following key issues were identified:

- Deliver smaller house types, particularly housing which is suitable for older or young people, including supported living.
- Reduce carbon emissions and mitigate against climate change
- Distinguish between Baldernock Parish and the cluster of houses around Baldernock Church.
- Look for opportunities for camping and caravanning

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Torrance and Baldernock?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status
Village Centre			
Torrance Village Centre	Local Development Plan		The primary school, church and community centre are high footfall community buildings are adjacent to but outwith the village centre.
Community Facilities			

Site	Project Source	Indicative Timescales	Current Status
Woodmill Park	Open Space Strategy		Opportunities to enhance recreational and biodiversity potential
West Balgrochan Marsh	Open Space Strategy		Potential Local Nature Reserve if appropriate management is undertaken (access improvements, wetland enhancement, grassland management, formation of friends group).
Kelvin Valley Way	Open Space Strategy		Upgrade the open space facilities in the heart of the village to encourage greater use and access to other open spaces.
Demonstration Garden	Draft Community Growing Strategy, published for public consultation in April 2019.		Current community food growing site north of the Demonstration Garden open space and south of the housing allocation. Following the draft Strategy Community Food Growing sites may be identified.
Development of Outdoor / Green Gym in Torrance	Culture, Leisure and Sport Strategy	To be progressed in the remaining period of the CLSS.	An action under Theme 3 Access and Services, Item H - Provision of Main Villages.
Transport			
Action 1.5 East – West connectivity improvements – Allander Walkway to Cadder Bridge Action 1.8 indicative route Torrance to Birdston via the River Kelvin Railway Path Action 1.12 – Indicative route Torrance to Balmore to Bardowie	Active Travel Strategy	1.5 medium 1.8 Medium to long 1.12 medium/ long for specific sections and overall route is long term 1.13 medium/ long for specific sections and overall route is long term	Feasibility work ongoing 1.8 – to be progressed in the remaining period of the LTS.

Site	Project Source	Indicative Timescales	Current Status
Action 1.13 – East Dunbartonshire Loop Route			
Housing			
6.15 Acre Valley Nursery, Torrance	Local Development Plan		
6.16 Balmore Garden Nursery, Balmore	Local Development Plan		
6.22 Kelvindale Nursery, Torrance	Local Development Plan		100% affordable housing. Likely to be specifically for older people.
6.23 Kelvin View, Torrance	Local Development Plan		100% affordable housing
6.24 Main Street, Torrance	Local Development Plan		100% affordable housing. Under construction
6.29 West Carlston Garden Centre/ Campsie Road, Torrance	Local Development Plan		Under construction
Natural Environment			
Bardowie, Baldernock and Torrance	Local Development Plan		Local Landscape Area
Craigmaddie Muir/Craigend Muir/Blairskaith Muir	Local Development Plan		Local Nature Conservation Site - Biodiversity
Craigmaddie Plantation	Local Development Plan		Local Nature Conservation Site - Biodiversity
Balmore Haughs	Local Development Plan		Local Nature Conservation Site - Biodiversity
Glen Orchard/Blairnile Wood	Local Development Plan		Local Nature Conservation Site - Biodiversity
Bardowie Loch and Wetland	Local Development Plan		Local Nature Conservation Site - Biodiversity
Bardowie Woodland	Local Development Plan		Local Nature Conservation Site - Biodiversity
Bargeny Hill	Local Development Plan		Local Nature Conservation Site - Biodiversity
Barraston Grasslands	Local Development Plan		Local Nature Conservation Site - Biodiversity

Site	Project Source	Indicative Timescales	Current Status
Barraston Quarry Grasslands	Local Development Plan		Local Nature Conservation Site - Biodiversity
Carlston Farm Wetlands	Local Development Plan		Local Nature Conservation Site - Biodiversity
East Balgrochan Farm	Local Development Plan		Local Nature Conservation Site - Biodiversity
Tower Farm/ Tower Burn	Local Development Plan		Local Nature Conservation Site - Biodiversity
West Balgrochan Grassland	Local Development Plan		Local Nature Conservation Site - Biodiversity
Manderston	Local Development Plan		Local Nature Conservation Site - Biodiversity
West Balgrochan (Torrance) Marsh	Local Development Plan, Green Network Strategy		Local Nature Conservation Site – Biodiversity. Progress to designation of West Balgrochan Marsh as a Local Nature Reserve. Interpretation carving installed, wetland area fenced, seasonal pools created, Barn owl box.
Auld Wives' Lifts , Craigmaddie Muir	Local Development Plan		Local Nature Conservation Site - Geodiversity
Baldernock Mill	Local Development Plan		Local Nature Conservation Site - Geodiversity
Blairskaith Quarry, Blairskaith	Local Development Plan		Local Nature Conservation Site - Geodiversity
Linn of Baldernock, Blairskaith	Local Development Plan		Local Nature Conservation Site - Geodiversity
Bardowie Loch	Local Development Plan		Local Nature Conservation Site - Geodiversity
Barraston Quarry, Barraston Farm	Local Development Plan		Local Nature Conservation Site - Geodiversity
Bishopbriggs No2 Gravel Pit	Local Development Plan		Local Nature Conservation Site - Geodiversity

Site	Project Source	Indicative Timescales	Current Status
Craigen Glen , Balgrochan	Local Development Plan		Local Nature Conservation Site - Geodiversity
Glenwynd	Local Development Plan		Local Nature Conservation Site - Geodiversity
Torrance Meanders	Local Development Plan		Local Nature Conservation Site - Geodiversity
Main Street (Torrance) - Site Adjacent To 9 Main Street	Local Development Plan, Green Network Strategy		Green Network Opportunity. Developer contribution of £20,000 towards the upgrading of adjacent path and its setting.
Historic Environment			
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site	Local Development Plan		
Bardowie	Local Development Plan		Conservation Area
Baldernock	Local Development Plan		Conservation Area
Dowan Farm,	Local Development Plan		Townscape Protection Area
Hillend Farm and land surrounding Baldernock Conservation Area	Local Development Plan		Townscape Protection Area
Bardowie Castle	Local Development Plan		Locally Important Gardens and Designed Landscapes
Craigmaddie House	Local Development Plan		Locally Important Gardens and Designed Landscapes
Glenorchard House	Local Development Plan		Locally Important Gardens and Designed Landscapes
Outbuilding, Baldernock	Building at Risk Register for Scotland		Building at risk, poor condition, moderate category of risk

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any

amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Where should new housing in Torrance and Baldernock be located?	See Policy 6 Creating Inclusive and Sustainable communities	See Policy 6 Creating Inclusive and Sustainable communities	It is important to protect the landscape around the villages and develop the existing sites in Torrance and Balmore. It is also important to provide affordable/ small housing and housing for older people.	Yes	Yes

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - Where should new housing in Torrance and Baldernock be located?					
Option 1 – Allocate the sites from the preferred housing package (see Policy 6) to meet the preferred option for the Housing Supply Target and provision of housing for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	This option would allocate the following sites from the preferred housing package in the Torrance and Baldernock area (in addition to the sites within the current LDP): • S204 - East of Ferrymill Motors* *Site subject to further assessment	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	✓
Option 2 – Allocate the sites from the alternative housing package (see Policy 6) to meet alternative option 1 for the Housing Supply Target and provision of housing	This option would only allocate the preferred housing sites above as there are no sites in this community area within the alternative housing package. This option would also reassess the suitably of the following sites:	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	See Policy 6 Creating Inclusive and Sustainable Communities	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
for older people (see Policy 6 Creating Inclusive and Sustainable Communities).	6.16 Balmore Garden Nursery				

Twechar

What does the evidence tells us?

Twechar is one of our most isolated communities, has a strong local identity and predominantly consists of smaller house types.

Twechar is located 3.5 miles to the east of Kirkintilloch Town Centre, 3 miles southwest of Kilsyth Town Centre and 3 miles to the west of Croy Train Station. Twechar is close to the boundary with North Lanarkshire and has traditional links with the town of Kilsyth. Access to public transport is limited. Twechar has a high prevalence of social housing and lower rates private ownership compared to the East Dunbartonshire and Scottish averages. Unemployment is marginally above the East Dunbartonshire average but is 3% below the Scottish national average. In the Scottish Index of Multiple Deprivation Twechar is covered by two datazones; one of which is rated in the 3rd decile most deprived, the other which also contains the rural around Twechar and a small part of Harestanes In Kirkintilloch is rated in the 4th decile most deprived. Twechar has a strong identity as a close-nit former mining village. Two major heritage assets, the Antonine Wall World Heritage Site and the Forth and Clyde Canal, pass through the village.



Twechar

Key Statistics



1,389 total population. 63% are of a working age (16-64)



12% are educated to degree level or above. 42% have no academic qualifications



52% of residents are in full-time or part-time employment



7% of residents are unemployed



6% are self-employed



77% of residents have 'very good' or 'good' health. 7% have 'bad' or 'very bad' health



25% of residents have a disability or limiting health problem that affects day-to-day activities



611 dwellings in total comprising 11% detached, 38% semi-detached, 27% terraced, 25% flats



43% of households are either owned outright or owned with a mortgage. 53% are living in social rented accommodation

Community Facilities

- Twechar Healthy Living and Enterprise Centre (including Pharmacy, Satellite GP Surgery, community café, employability and work programmes, youth programmes, activities for children, sports facilities, public conveniences)
- Twechar Primary School
- Church

There has been significant changes in the housing stock in Twechar.

200 unpopular flats were demolished (2009) and being replaced as part of regeneration programme. The 2005 masterplan sought to overturn the ongoing depopulation of the village in the interests of the long terms sustainability of Twechar as a thriving community. Recent demographic information demonstrates that population decline has stemmed however the masterplan vision was also to grow the village to help improve access to local services and transport. The Masterplan aimed for a village population of approx. 2000 people by 2015 through the development of various sites. Only the Coal Board site has been developed in this time and the population in 2017 is 1,389 people. As such, the driving motivations behind the masterplan are still prevalent today.

House Completions in Twechar from 2009/10 to 2018/19

House Tenure Type	Number of Completions
Replacement dwellings - all tenures (Coal Board site)	144
Affordable new builds	41
Total	**185**

Draft 2019 Housing Land Audit New Housing Currently Programmed in Twechar

House Tenure Type	Programmed New Units
Private	69
Affordable new builds	78
Total	**147**[1]

[1] The Housing Land Audit does not include replacement dwellings and therefore this figure excludes future completions at the Coal Board site.

3.4% of applicants on the Council's Housing Waiting List state Twechar as their first preference.

Waiting List Demand for Twechar by Number of Bedrooms

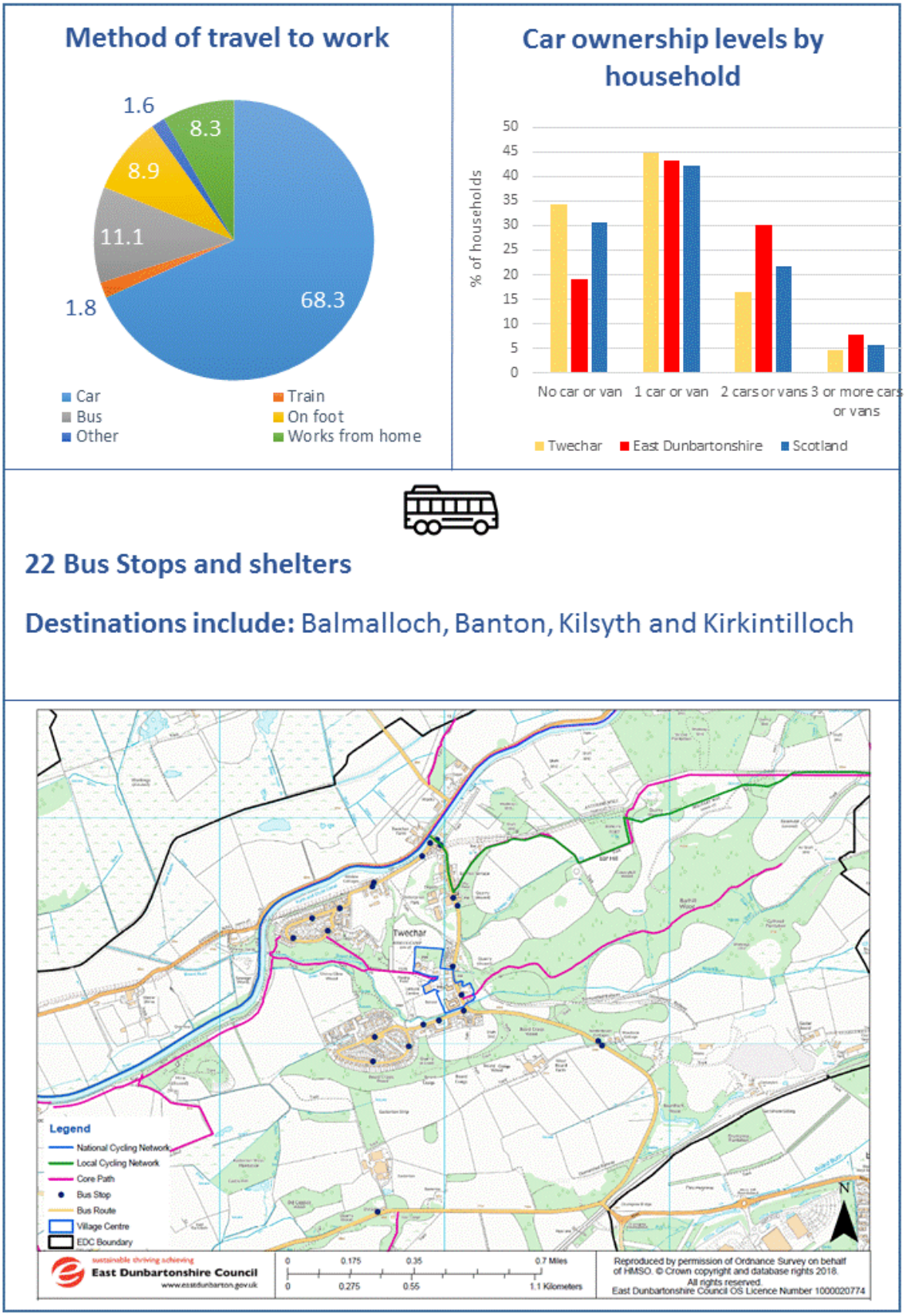
Total	Number of Bedrooms Requested				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
329	171 (52%)	91 (28%)	43 (13%)	21 (6%)	3 (1%)

There is no known older peoples or specialist housing within Twechar.

Twechar has a large amount of open space and an established green network

The village of Twechar is very well provided for in terms of the overall quantity and accessibility of open space which extends to 21 hectares in size. Twechar is set in attractive countryside, with semi-natural open spaces on the village perimeter, strategic path networks and a range of parks and open spaces set in residential areas. A play area is provided in Twechar Public Park which is in the centre of the village. The Forth and Clyde Canal and Antonine Wall also perform open space/ green network functions for the village

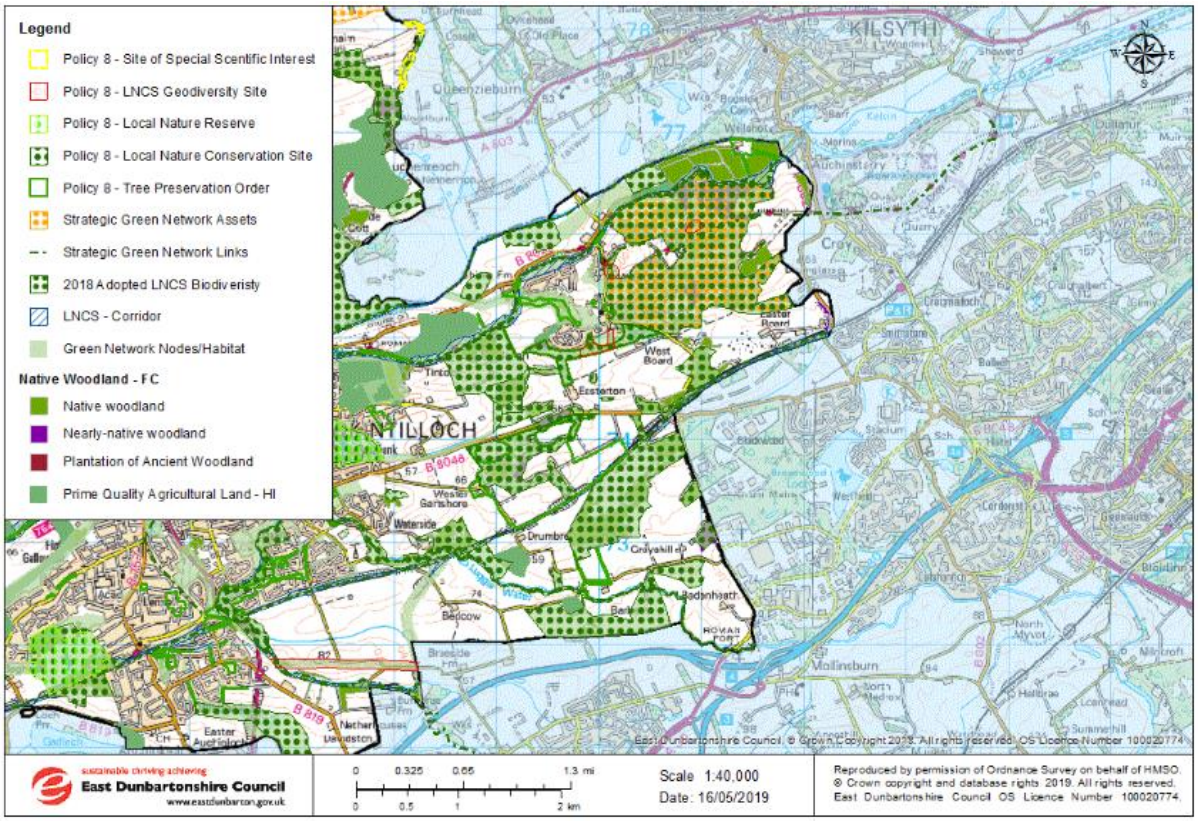
Transport



Natural Environment designations and areas of interest include:

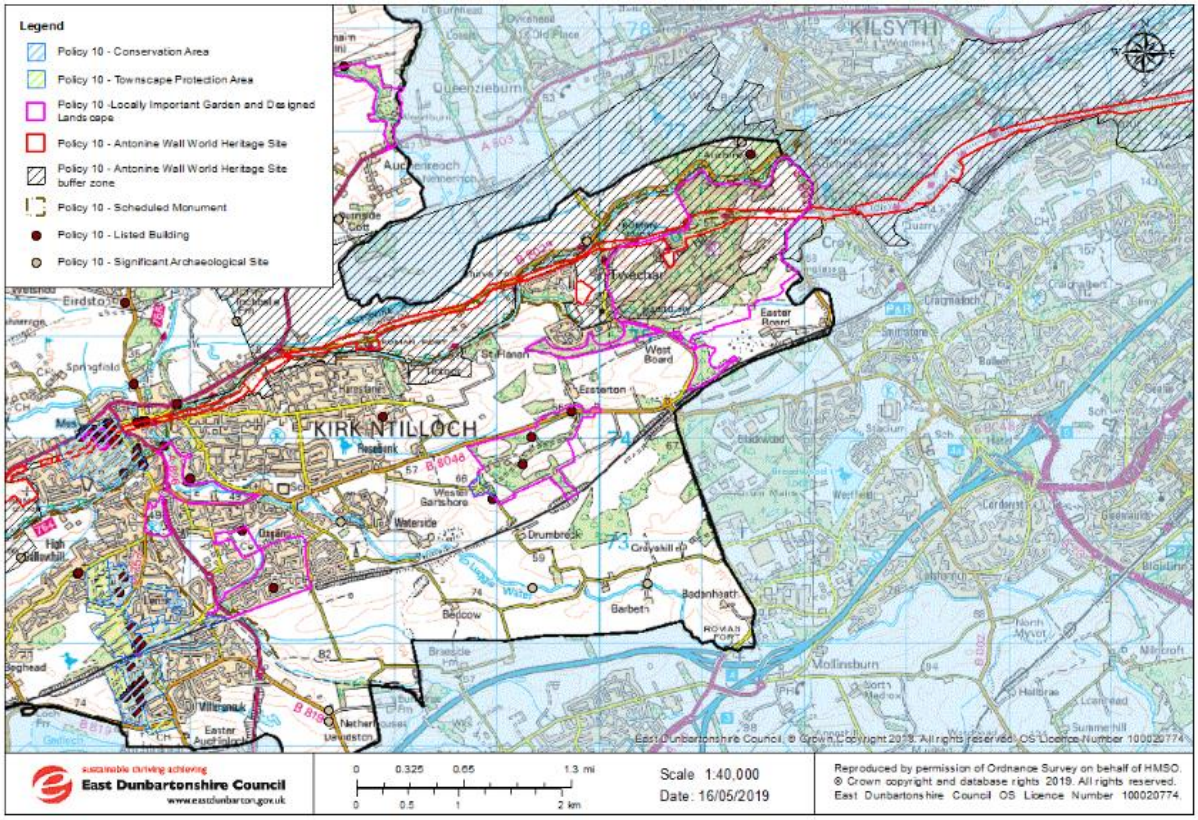
Designation	Comment
Strategic green network	The strategic access and habitat network of the Forth and Clyde Canal, the strategic habitat network of the River Kelvin.
Landscape character	Broad Valley Lowland of the River Kelvin to the north Rolling Farmlands to south. Bar Hill Local Landscape Area
Biodiversity Interest	11 Local Nature Conservation Sites – Biological 3 Local Nature Conservation Sites – Geological
Native Woodland	To north and east
Deep Peat and Carbon Rich Soils	
Prime Quality Agricultural Land	-

Source: Council



Twechar includes the following historic environment designations:

World Heritage Sites / Scheduled Monuments	• Forth & Clyde Canal • Antonine Wall and Roman Forts, including at Bar Hill • Prehistoric Fort, Bar Hill
Listed Buildings in Twechar (Kirkintilloch Parish)	0
Garden and Designed Landscape	1 locally important



What have communities and stakeholders have told us?

It is important to continue to:

- Retain Twechar's strong local identity and build on the mining heritage of the village.
- Retain existing green space and play areas for children.

The following key issues were identified:

- Site 6.41 (Glen Shirva) – some opposition from neighbouring properties but others in the village are more quietly supportive.
- Desperately need joined up public transport – it takes too long to get to Glasgow
- Build on Twechar's strong mining heritage and make use of assets such as the Antonine Wall and Forth & Clyde Canal.

More information relating to comments on individual policies can be found in the Policy Review section of this Monitoring Statement. Detailed information on the early engagement stage of the Local Development Plan process can be found in the Report of Consultation.

What development and regeneration projects are happening in Twechar?

The following table provides details of specific developments and sites that are currently being developed or have otherwise been identified for future enhancement and regeneration. The table also includes all relevant planning designations within the area that will require consideration in the LDP 2.

Site	Project Source	Indicative Timescales	Current Status/ Comments
Town/ Village Centre			
Twechar Village Centre	Local Development Plan 2017		
Community Facilities			
Twechar Canalside Recreation	Culture, Leisure and Sport Strategy 2016 Local Development Plan 2017 Twechar Regeneration Masterplan 2005		
Transport			
Forth & Clyde Canal Towpath Improvements at Twechar	Active Travel Strategy Green Network Strategy	2020	Upgraded towpaths around Twechar
Park Avenue to Glen Shirva Core Path	Active Travel Strategy Green Network Strategy	2020	Improvement to core path and surrounding linkages.
Housing			
6.41 Glen Shirva Main Site	Local Development Plan 2017 (Originally Twechar Masterplan)	Short to Medium Term	
6.31 Barrhill Lodge and 1 Glen Shirva Rd	Local Development Plan 2017	Medium to Long Term	
6.45 MacDonald Crescent	Local Development Plan 2017 (Originally Twechar Masterplan)	Longer Term	
Roman Fields	Planning consent TP/ED/14/0705		Under construction
Natural Environment			
Green Network Opportunity – MacDonald Crescent	Green Network Strategy	As per associated development site above.	There are opportunities for habitat creation such as broadleaved woodland and wetland habitat

Site	Project Source	Indicative Timescales	Current Status/ Comments
			mosaic associated with surrounding Local Nature Conservation Site.
Twechar Public Park	Green Network Strategy Open Space Strategy	2020 - 2021	Creation and expansion of woodland and wetland habitat and enhancement of the core path.
Twechar Quarries Local Nature Conservation Sites	Local Development Plan 2017		Twechar Quarry Castle Hill Quarry Board Craig Quarry
Twechar Marshes Local Nature Conservation Site	Local Development Plan 2017		
Barrhill Local Nature Conservation Site	Local Development Plan 2017		
Easterton Woods Local Nature Conservation Site	Local Development Plan 2017		
Historic Environment			
Forth and Clyde Canal	Local Development Plan 2017		Scheduled Monument
Frontiers of the Roman Empire (Antonine Wall)	Local Development Plan 2017		Scheduled Monument
Bar Hill	Local Development Plan 2017		Locally Important Garden & Designed Landscape
Business and Employment			
Badenheath	Local Development Plan 2017		54ha site for storage and distribution facility
Brownfield land at Former Cemex Site	Local Development Plan 2017		Potential future use – General industrial
Twechar Business Park	Local Development Plan 2017		Safeguard for business and employment use
Infrastructure			
Kilsyth Waste Management Resource Centre, Twechar	Local Development Plan 2017		

Which issues should the Main Issues Report consider?

The table below highlights any issues that have emerged for this community area, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?	Twechar Community Action and Coalfields Plan 2017 – 2027 / Emerging Twechar Place Plan.	Place Plan evidence base.	Community consultation carried out as part of Place Plan process.	Yes	Yes
Should the LDP continue to support the regeneration and repopulation of the village through the allocation of sites at MacDonald Crescent, Glen Shirva Rd and the Canalside?	Twechar Masterplan 2005 Scottish Government priority of reducing inequality. EDC LOIP Emerging Twechar Place Plan Twechar Community Action Plan 2017 - 2022 Scottish Planning Policy – Prioritise regeneration but also allocate effective housing sites. Local Housing Strategy 2017		Pressure from development industry to allocate housing land in high market areas and not to designate land in weaker market areas, such as Twechar, where development looks unlikely to come forward. Some concern expressed by local residents regarding the development of the Glen Shirva Main Site.	No	Yes
How can the LDP support and promote the visitor economy in Twechar?	Twechar Regeneration Masterplan 2005 Scottish Government priority of reducing inequality.	The 2005 Masterplan set out a need to maximise the potential for increased recreation and tourism opportunities from Twechar's natural and historic assets; focussed	Feeling amongst local residents that opportunities for more recreational activities in and around the village should be maximised.		Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	EDC LOIP Emerging Twechar Place Plan Twechar Community Action Plan 2017 - 2022 Culture, Leisure and Sport Strategy 2016 Green Network Strategy	particularly on the canal; through the development of leisure and freight berthings, cafe/ restaurant/ pub, boat repairs and training and water based activities. There have been a number of improvements made such as new berthings on the canal, increased directional/ visitor/ active travel signage on the canal and to Barr hill fort, and the installation of public art. However the scale and type of improvements envisaged have been difficult to realise. This has been in part connected to the slow rate of delivery of the new housing, which was originally expected to financially contribute towards the enhanced facilities. As per housing issue above the driving motivations are still pertinent and therefore the Local Development Plan should seek alternative ways in which improved recreational and	Any focus on tourism however should be to the benefit of the village. Twechar's mining history should be a part of any heritage attractions or improvements. Visit Scotland response.		

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		visitor facilities can be delivered.			
Issue – Should Badenheath Business and Employment Site be retained in LDP2?	• Scottish Planning Policy • Economic Development Strategy • Business Land Review • Business Land Audit	Scottish Planning Policy Outcome 1: 'A successful, sustainable place', requires allocated business sites to be attractive to growing economic sectors and enable the delivery of necessary infrastructure. At present, Badenheath does not meet these requirements to be a productive business and employment site. One of the objectives of East Dunbartonshire's Economic Development Strategy is to attract investment by promoting available business land and work with landowners to bring development forward. Both GL Hearn's Business Land Review and the Business Land Audit identified Badenheath as a site which should be considered for removal from business land allocation due to lack of market interest,		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		competition from nearby sites, and lack of existing services.			

What do Environmental, Equalities and Risk Assessments of these Issues tell us?

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	**Policy Option Description**	**MIR Assessments**			**Preferred Option**
		SEA	Equalities	Risk	
Issue – What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?					
Option 1 - Include the Place Plan priorities relevant to development and land use change in LDP2.	The Twechar Place Plan is currently under development with the community, however it will reflect the Twechar Community Action and Coalfields Plan 2017 – 2027. This Plan sets out the following main priorities: • Community activities / facilities • Environment • Public Services • Heritage and Economy It is anticipated that the Place Plan will be published prior to production of the Proposed Plan and therefore priorities and actions identified in the Place Plan which are relevant to	This option would ensure that priorities related to the Twechar Place Plan are taken into account through the LDP2 process. However, the Place Plan has been subject to Screening; this process highlighted that there was the potential for minor positive impacts on the environment in relation to Population and Human Health, Biodiversity, Cultural Heritage, Air Quality and Material Assets. This is related to small project proposals, such as improvements to junctions and road	This option would increase equality in Twechar by bringing the self-identified needs of local people directly into LDP2, ensuring that they are at the forefront of planning decisions. The priorities directly address the issues which are important to citizens of all ages, abilities and backgrounds.	The risk of this option is that the Place Plan priorities would become statutory requirements as part of LDP2, and since the Place Plan will be published in advance of LDP2 being produced it must be ensured that these will be deliverable and in line with the other policies.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	development and land use change can be reflected in LDP2. The following relevant actions are identified in the Twechar Community Action and Coalfields Plan: Environmental improvements, affordable housing, creation of a heritage centre and business unit development. Issue 30 (housing) and issue 31 (supporting the visitor economy) also work to support these actions.	crossings, amenity spaces and promotion of public transport and active travel alternatives to access the areas and enhanced essential services (each in line with existing Council strategic documents). However it was determined that, overall, the environmental effects of the Place Plan were unlikely to be significant.			
Option 2 – Cross refer to the Place Plan on a case by case basis at planning application stage.	The Place Plan priorities would not be included within LDP2, however, wording would be included that cross-refers readers to it (as supporting guidance). This option would require relevant proposals to take into account the Place Plan. Place Plan would remain non-statutory guidance. Priorities would not be given sufficient status in the planning process.	Although this option has the potential to result in similar impacts to those above, not embedding the actions of the Place Plan into the LDP2 and addressing them on a case by case basis has the potential to result in uncertainty as to the nature of the environmental effects and would not ensure that the actions are given further	By not including the Place Plan priorities directly in LDP2 this option might diminish the input of local communities into the planning process and further marginalise disadvantaged groups.	The risk of not putting the Place Plan priorities directly into LDP2 is that they will not be regarded as having the same level of importance as the other LDP2 policies.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		consideration as part of a higher level document.			
Issue - Should the LDP continue to support the regeneration and repopulation of the village through the sites allocated in the LDP?					
Option 1 – Continue with existing LDP allocated sites.	This option would continue to allocate the existing LDP sites at Glen Shirva Rd, Canalside/ Barrhill Lodge and MacDonald Crescent as per the 2005 Twechar Regeneration Masterplan. In this option the long-term regeneration of Twechar and current approach takes precedence over the requirement to allocate effective housing sites capable of development within the short-term. However, this approach would need to identify actions to address the current constraints to ensure that development is commenced during the next plan period.	Due to the locations and sensitivities related to the existing allocated sites within Twechar through the LDP, the site-specific impacts in relation to cultural heritage, landscape character, water quality, air quality and climatic factors for the aforementioned sites would still be relevant. However, through this approach the identification of actions to address the constraints and viability of sites being developed within the lifespan of the plan there will be an opportunity to ensure that key requirements for each site along with site-specific mitigation is integrated appropriately	The key aim of growing the population of the village will help retain and improve access in the village to local services. This will have a positive impact upon all groups, particularly older people, disabled persons and those experiencing poverty.	This option helps to reduce the risk of further reductions in services being provided locally. There is risk that the sites would not be brought forward by developers and therefore actions need to be identified to attract development.	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	This option will continue to make a valuable contribution to the longer term housing land supply (see Policy 6).	to avoid, reduce or offset any anticipated environmental impacts.			
Option 2 – Revaluate deliverability of each site currently allocated in the LDP and potentially deallocate existing sites and/ or allocate new sites.	This option would reassess each of the sites currently in the LDP with the potential of deallocation. In the event that sites are deallocated this option would have to endeavour to allocate new sites to ensure that the longer term goals of the regeneration of Twechar are still realised. No new sites have been submitted through the call for sites process and therefore replacement sites would need to be identified through other means. The Urban Capacity Study did not identify any potential new sites in Twechar.	Through this policy option the full impacts are unknown at this stage given that locations for new sites in Twechar or revised existing sites weren't submitted through the call for sites process as alternatives to the existing allocations. By deallocating some or all of the existing sites from LDP2 it will reduce or remove any anticipated adverse impacts from development in relation to cultural heritage, landscape character, air quality and climatic factors. However the potential benefits of those sites in relation to population and human health from regeneration and increased access to	As this option could compromise the ability to deliver the long-term goal of growing the population it could further exacerbate issues to accessing local services for older people, disabled persons and those experiencing poverty.	There is significant risk in the event that any of the existing sites are deallocated that there are not enough suitable alternative sites to maintain the village masterplan goal of repopulating the village and improving access to services.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		outdoor recreation and access to cultural heritage assets would also not be realised.			
Issue – How can the LDP support and promote the visitor economy in Twechar?					
Option 1 – Provide criteria to encourage appropriate new visitor economy or tourism development, with specific focus on 'Tourism Asset Areas'	This would set out a spatial strategy for tourism within Twechar, based around identified Tourism Asset Areas Proposals within the surrounding greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and be	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards Twechar's Asset Areas, it will ensure that the policy is more area specific and the Council can identify any environmental impacts in a more focussed. This approach would provide a more	Improved access to local tourist and/or visitor attractions for all people with disabilities.	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the boundaries of the areas will need to be very clearly	✓

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas within Twechar (all link in with the green network): • Forth and Clyde Canal • Antonine Wall WHS (Bar Hill Fort) • Town centre (see also: Town Centre Strategy) One way in which this approach can deliver improvements for Twechar's community, linked to the Forth and Clyde Canal asset area: Revised proposal interlinking the existing Healthy Living and Enterprise Centre and the new canalside facility to increase access to outdoor recreation and heritage assets/ interpretation whilst also building upon the existing functions of the centre.	prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints for certain types of development in each location and in an efficient way. By also requiring that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would be further		defined, otherwise this may cause confusion. There is a risk of being overly-prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	Option requires joint action with delivery partners to establish new actions to secure funding for the new facilities. Possible opportunities to increase the visibility of the project include preparing wider Guidance or Masterplan for the Canal Corridor (from Auchinstarry to Bishopbriggs with Twechar Canalside as a key location) and the Twechar Place Plan.	enhanced by implementing this option. This policy approach would go beyond the existing allocation within the LDP waterside recreational designation and revise the allocation to encourage links with the Twechar Healthy Living and Enterprise Centre with the new canalside facility. Given the location of the proposed facility in relation to the line and buffer zone for the Antonine Wall WHS and Forth and Clyde Canal scheduled monument, the potential impacts are uncertain without having specific design concepts, positioning, scale and other uses to take into consideration. However, there is potential for both positive and negative impacts particularly in			

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		relation to cultural heritage, landscape character and water quality. In addition to this, the canalside development has the potential to increase access to outdoor recreational facilities and encourage appropriate access to heritage assets which could provide additional benefits in relation to population and human health and cultural heritage.			
Option 2 – Provide criteria to encourage appropriate new visitor economy or tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in the town centre rather than stating that changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of the town centre, while also encouraging tourism related proposals.	Improved access to local tourist and/or visitor attractions for all people with disabilities.	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
	In relation to the Forth and Clyde Canal project mentioned above: Continue with existing allocation in the LDP for a recreational facility on the canalside site with no change in approach to delivering the facility.	This policy option would represent the business as usual approach by retaining the allocated site for a canalside recreational facility without developing a delivery model or mechanism to promote and drive connect the proposed facility with existing functions and other related projects. Given the location of the proposed facility in relation to the line and buffer zone for the Antonine Wall WHS and Forth and Clyde Canal scheduled monument, the potential impacts are uncertain without having specific design concepts, positioning, scale and other uses to take into consideration. However, there is potential for both positive and negative			

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
		impacts particularly in relation to cultural heritage, landscape character and water quality.			
Issue – Should Badenheath Business and Employment Site be retained in LDP2?					
Option 1 - Deallocate Badenheath (Audit Site 32, LDP 13.19) from LDP subject to discussion with the land owner regarding their work to bring forward the site for business uses.	It is unclear that this site will come forward for business and employment uses and it may be more appropriate to deallocate the site at this time. The Business Land Review and Business Land Audit identifies that there is competition from other nearby areas and in addition it is a greenfield site without existing services.	Deallocating Badenheath from the LDP would reduce any potential opportunities for local employment and therefore there would not be an opportunity to provide benefits to Population and Human Health. However, this would also reduce the environmental impacts associated with the development of this site, resulting in no significant effects on the other environmental factors. In particular it would protect this greenfield site but there would be a missed opportunity to remediate contaminated land.	Choosing to deallocate this fairly remote site should encourage any employers looking for business land to locate in one of the sites which are closer to population centres. This will create employment in a more accessible location for those who do not have access to a car (for example, due to age, economic circumstances or disability).	If the site is deallocated there may be a risk that, as a green-belt site, it attracts housing development. However this is extremely unlikely given the remote location of the site, which would make housing unsustainable, and proximity to incompatible land uses, including an industrial estate on the opposite side of the road and an abattoir nearby.	✓
Option 2 - Continue with existing allocation	The site was allocated in 2017 and therefore may require more	There are a number of environmental constraints	If a suitable development proposal	At around 52 acres, Badenheath	

Policy Option	Policy Option Description	MIR Assessments			Preferred Option
		SEA	Equalities	Risk	
in LDP for a storage and distribution facility.	time to be brought forward for development. The site is in a strategic location close to the M80. The site is located adjacent to an existing industrial area in North Lanarkshire.	associated with this site as detailed in the individual site assessment. As a result of these this option is likely to result in significant negative impacts to Population and Human Health, Biodiversity, Flora and Fauna, Landscape, Water Quality, Air Quality, Climatic Factors and Material Assets. However there would be the potential to remediate contaminated land and therefore present positive impacts to Soil and Geology.	did come forward, then the site would provide employment opportunities. However, the location of the site means that these opportunities may not be accessible for everyone.	is the largest site currently allocated for business land. Given that it is a site which is unlikely to come into use in the short to medium term, there is a risk that keeping its allocation will create the appearance of a business land surplus while not contributing anything to the supply of available land for business development.	

POLICY REVIEW

Policy 1. Sustainable Economic Growth

Supplementary and Planning Guidance relevant to this policy	All guidance has some relevance to Policy 1. See Glossary for more information.
Appendices relevant to this section	All appendices have some relevance to Policy 1. See Appendices Table for more information.

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy 1 Sustainable Economic Growth includes a range of principles for development. These principles relate to a range of different policy areas, in particular Policy 3 Supporting Regeneration and Protection of Greenbelt, Policy 11 Network of Centres and Policy 13 Creating a Supportive Business and Employment Environment. Therefore policy documents relating to these principles are not duplicated in this section, but included in the sections for East Dunbartonshire Today and these policies in this Monitoring Statement.

Policy Document	Requirements for LDP
National	
National Planning Framework 3 (NPF3)	Development should protect the environment as part of our cultural identity, an essential contributor to well-being and an economic opportunity.
Scottish Planning Policy (SPP)	The principal policy for sustainability has a presumption in favour of development that contributes to sustainable development. The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term.
Scottish Government, Planning Circular 6/2013 – Development Planning	The Circular requires that LDP should contain a spatial strategy. A policy could do this by drawing together and highlighting the key proposals in the Plan.
Local	
Clydeplan Strategic Development Plan	SDP vision for a resilient, sustainable compact city region which retains and attracts investment and improves the quality of life and reduces inequalities for people. It identifies outcomes which flow from the vision including: support role and function of strategic centres, regeneration which maximises use of existing brownfield land and infrastructure, economic development, low carbon infrastructure and placemaking.
Community Planning Partnership, Local	Vision for 2027 is “working together to achieve the best with the people of East Dunbartonshire”.

Policy Document	Requirements for LDP
Outcome Improvement Plan	In particular relevance to sustainable economic growth are: local outcome 1 - East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest.
Local Development Plan	Key overarching policy principles for development identified in principal policies include: Policy 1 • A high quality environment for people to live and work • Reducing inequality • Reducing emissions • Regenerating brownfield/ vacant and derelict land • Town centre first principle for developments with high footfall • Provision of affordable housing to contribute towards community need • Development to be accessed sustainably and contribute to the Development of an active travel network • Provision of permanent employment opportunities through Development of business and employment sites • Use of sustainable methods and materials to support a low carbon economy. Key Spatial Strategy elements referred to in this policy include: • Land allocations • Town centres • Business and employment land

Evidence

Policy 1 Sustainable Economic Growth includes a range of principles for development. These principles relate to a number of different policies, in particular Policy 3 Supporting Regeneration and Protecting the Green Belt, Policy 11 Network of Centres and Policy 13 Creating a Supportive Business and Employment Environment. Evidence relating to these principles is included in the sections of this Monitoring Statement for relevant policies.

Over the six month period from June to December 2018 there were ten approved planning applications which referred to this policy 1 and one which was refused which referred to it. The approvals included a mixture of local business development, changes of use to business, retail or food and drink and a waste transfer station redevelopment. The refusal was for change of use from a business in the countryside to a housing development.

Sustainable Tourism is a valuable sector for East Dunbartonshire. In 2018, 886 people in the local authority area were directly employed in tourism, with an additional 416 in jobs indirectly related to tourism.

The Scottish Government has identified six key 'Growth Sectors' in the Scottish economy: Food and Drink; Sustainable Tourism; Life Sciences; Creative Industries (including digital); Energy (including renewables); and Financial and Business Services. In order to create a more sustainable employment and skills system, the Glasgow City Region Economic Action Plan (2017) includes an action (4) to increase the presence of growth sector industries in the region.

With regards to East Dunbartonshire specifically, some of the growth sectors provide more opportunities than others. A consultation with major organisations in the research, construction and technology industries for the Business Land Review revealed that business land occupiers are not actively seeking locations within East Dunbartonshire. This largely came down to other geographic locations having been judged as offering greater accessibility to key markets and potential employees. Additionally, none of the Glasgow City Deal projects involving direct investment in the Life Sciences sector are based within East Dunbartonshire. The Business Land Review did, however, highlight the recent development of offices in Bearsden and Milngavie, suggesting a local market for niche office developments.

The Sustainable Tourism sector may be one of the more appropriate growth sectors for East Dunbartonshire to focus on. In 2018, 886 people in the local authority area were directly employed in tourism, with an additional 416 in jobs indirectly related to tourism. East Dunbartonshire has a strategic position between Scotland's largest urban region (Glasgow) and the rural Highlands, with a diverse offering of natural and cultural assets, and therefore tourism could have an increasingly significant role in the local economy in the years to come.

The majority of business and employment sites in East Dunbartonshire are brownfield land.

The Business Land Review identifies 32 business and employment sites, of which only one is a greenfield site. Brownfield areas within existing sites have been highlighted in the review and recommendations made as to how best to encourage regeneration and development of these sites to bring them back into productive use.

The majority (91%) of enterprises in East Dunbartonshire are micro businesses of up to 9 employees' capacity, and there is evidence of increased numbers of home-based businesses, which is positive in terms of sustainability.

In 2017 the average house price in East Dunbartonshire was £233,027, which is higher than the Scottish average for the same year (£172,779), and 12.9% higher than it was in 2007. Residents in the local authority area also have higher average weekly earnings than in Scotland as a whole, but the average earnings of those who work in East Dunbartonshire are lower than the Scottish average. This presents a challenge for economic sustainability, as those who work in the area cannot afford to live here, and residents cannot find local jobs which match their skills and salary expectations.

In 2017, 73.1% of working age people in East Dunbartonshire were in full-time employment (the same as the Scottish average), and 92.6% were in permanent employment (slightly below the Scottish average of 93.9%).

The vast majority (91%) of all the enterprises in East Dunbartonshire are micro businesses of up to 9 employees' capacity, and there is evidence of increased numbers of home-based businesses (although these are difficult to count as many are not registered). From a sustainability standpoint, the presence

of smaller, locally-based companies is a positive development. Home-based businesses in particular tend to have a small carbon footprint as they do not require commuting or separate office premises. The local economy will also be more robust if it is based on a large number of small-scale businesses rather than being reliant on a few major employers.

Waste produced in East Dunbartonshire provides a potential resource for business development.

One of the key actions in East Dunbartonshire's Economic Development Strategy (EDS) is to add value to the local economy through sustainable procurement, which includes increased inclusion of community benefits clauses in Council procurement contracts. East Dunbartonshire are also planning to implement a Circular Economy Strategy, in line with national objectives, to reduce waste, increase resource efficiency, and provide new business opportunities.

Report of Consultation

Questionnaire Feedback

It is important to continue to:

- Recognise sustainable employment is important, including support of technology based enterprises.
- Keep town centres viable

The following key issues were identified:

- Need a strong and robust outline plan for the local priorities especially in terms of land use.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What should the overall objectives for LDP2 be? The key policy principles for LDP2 are set out in the Principle policies and a number of subject policies. These are in line with the Strategic Development Plan and Community Planning vision Policy 1 contains a range of general principles in order to deliver sustainable economic growth in development. However these principles largely duplicate policy elsewhere in LDP and the policy itself is not well used. The elements of this policy which relate to economic growth and sustainable development would be clearly addressed in overarching LDP objectives.	SPP identifies overarching criteria for sustainable development in a principal policy. SDP and CPP vision and outcomes of resilient, sustainable compact city and sustainable economy. LDP Policy which currently provides further information on principles identified in policy 1 include: 3 - supporting regeneration; 6 – Creating Inclusive and Sustainable Communities; 11 – network of centres; and 13 – creating a supportive business and employment environment.	This policy is not used often in consideration of planning applications.	Recognise sustainable employment is important	Yes	Yes
How could the LDP better set out the Spatial Strategy, of proposals for the development and	SDP sets out a vision of a compact city region and a spatial development strategy which	See sections for policy 3, 6, 11 and 13.	Need a strong and robust outline plan for the local priorities	minor	no

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
use of land in the area? The policies and proposals of the LDP are, in line with Strategic Development Plan and Community Planning vision. The policies identify key safeguarding areas for: green belt, strategic green network, sustainable transport, town/ commercial or village centres, business and employment land and Community Strategy sections identify key development sites for housing, business or other uses. Set out a spatial strategy with the key safeguarding areas and proposals in one place.	includes the Forth & Clyde Canal as a development corridor, green network and Kirkintilloch as a strategic centre.		especially in terms of land use.		

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - What should the overall objectives for LDP2 be?					
Option 1 - Create a new set of objectives that reflect the outcomes of early community engagement and more effectively support national, regional and local outcomes.	See below for details of individual objectives	See below for details of individual objectives	This option benefits all equalities groups, as it articulates the main themes of the Plan and helps them interpret and use the Plan.	None	✓
Option 2 - Create a set of objectives that are focused on delivering the key themes and outcomes set out in the Local Outcomes Improvement Plan and Strategic Development Plan.	See below for details of individual objectives	See below for details of individual objectives	This option also benefits all equalities groups, as it articulates the main themes of the Plan and helps them interpret and use the Plan.	None	
INDIVIDUAL OBJECTIVES					
Promote sustainable development, as part of a low carbon economy,	This objective will ensure that key national, regional and local outcomes will be met, and that the	SEA Commentary for all Objectives (below)	This option benefits all equalities groups, as it encourages sustainable	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
which is resource efficient and adaptable to climate change.	potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, SDP vision for low carbon infrastructure and LOIP outcome of safer places. It also reflect some of the key policy themes on climate change mitigation and adaptation that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, including adaption to flood risk. This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Design and placemaking • Supporting regeneration and protection of the green belt • Sustainable transport • Protecting, enhancing and creating green infrastructure and green network This promotes key themes in the following LDP subject policy:	This approach would ensure that the direction from the SDP and Council's LOIP are taken into consideration and provide a sound basis for the LDP strategic direction. Producing high level Objectives from key policy principles throughout the LDP (including Policy 1, 3 and 5), along with other cross-cutting issues could be addressed within a spatial strategy or communities sections. These Objectives could provide an opportunity to set themes and targets for all LDP policies to aspire to and achieve within their own subject specific sphere of influence. This approach has the potential to provide a significant positive impacts on all environmental factors and guide the LDP to support, promote or encourage higher level environmental benefits in relation to climate change adaptation/mitigation, green network and regeneration for instance.	development and lifestyles that conserves the quality of the environment.		

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Protecting and enhancing landscape character and nature conservation • Enhancing and Managing the Water Environment and Flood Risk • Valuing the historic environment • Renewable Energy and Low Carbon Technology • Managing Waste • Mineral Resources • Digital Communications • Developer Contributions, towards open space and green network and flood risk alleviation This also ensures that other policies properly address sustainable development and climate change adaptation, where they can. This reduces duplication of policy principles within the plan.	This approach would retain the benefits of the existing LDP policy with positive impacts on all environmental factors. Most significantly, population and human health, soil and geology, air quality, climatic factors and material assets. These impacts relate to long-term balance between development opportunities and enhanced protection of a high quality environment; principles of sustainably located developments; encouraged remediation of contaminated land and use of brownfield sites over greenfield release; and an emphasis on the reduction of greenhouse gas emissions. This option will also go beyond this by also ensuring that sustainable development principles are integrated into each individual subject policy where relevant.			
Low Carbon Infrastructure – supports sustainable networks which contribute to a low carbon economy and lifestyle	This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not highlight developments resource		This option benefits all equalities groups, as it encourages sustainable development and lifestyles that conserves	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	use and adaptation to climate change.		the quality of the environment.		
Improve health and wellbeing through a good quality natural and built environment in our towns and villages, with opportunities for social interaction and recreation.	This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policies on sustainable development & Placemaking and LOIP outcome of health and wellbeing and access to a quality built and natural environment. It also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, in particular protection of greenspaces and opportunities for food growing. This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Design and placemaking • Sustainable transport		This option will improve access for all equality groups by enhancing access to key health, social care and community facilities that many equalities groups need, in particular due to age, disability, pregnancy/ maternity, religion/ belief.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Protecting, enhancing and creating green infrastructure and green network This promotes key themes in the following LDP subject policy: • Protecting and enhancing landscape character and nature conservation • Community facilities and open space • Valuing the Historic Environment • Developer Contributions, towards community facilities This also ensures that other policies properly address health and wellbeing, where they can. This reduces duplication of policy principles within the plan.				
Support a good quality natural and built environment which encourages health and wellbeing	This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities, in particular it		This option will also improve access for all equality groups by enhancing access to key health, social care and community facilities that many equalities groups need, in particular due to	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	does not highlight promotion of physical exercise and the importance of towns and villages for social interaction.		age, disability, pregnancy/ maternity, religion/ belief. It just does not highlight the key role of towns and villages		
Create places that are safe and easy to move around and are well connected by walking, cycling and public transport	This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development and placemaking, SDP vision for placemaking and LOIP outcomes of sustainable economy, health wellbeing – access to built environment and more active lifestyles and safer communities. It also reflect some of the key policy themes that are emerging in the Local Transport Strategy, Active Travel Strategy and at a national level as well as the key priorities that have emerged through early stakeholder engagement, for encouragement of sustainable and equitable transport options.		This option will create more accessibility within urban environments and to public transport modes for all equality groups and in particular those with limited/reduced mobility due to age/ disability.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Design and placemaking • Sustainable transport • Protecting, enhancing and creating green infrastructure and green network • Developer Contributions, towards sustainable transport infrastructure This also ensures that other policies properly address sustainable transport, where they can. This reduces duplication of policy principles within the plan.				
Create places that are easy to move around by walking, cycling and public transport.	This policy option is in line with LTS objectives but does not promote the connection of places by sustainable travel.		This option will also create more accessibility within urban environments and to public transport modes for all equality groups and in particular for those with limited/reduced mobility	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
			due to age/ disability. However it does not highlight the benefits of transport connections between places.		
Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types.	This objective seeks to ensure that local housing need is met through the kinds of housing that local people require whilst ensuring that the NPF, SPP and SDP priorities of supporting regeneration and the development of brownfield land are maintained. This option will facilitate the development of a range of housing types and tenures that will contribute positively to the LOIP outcome of health and wellbeing of the local community. This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Design and placemaking • Sustainable transport This promotes key themes in the following LDP subject policy:		This option benefits all equality groups by providing homes and in particular a range of house types supports those with disabilities or homeless people.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Creating Inclusive and Sustainable Communities • Developer Contributions, provision of affordable housing				
Deliver good quality homes that meet local needs, including a range of tenures and house types through modest growth.	This objective contributes to the NPF and SPP aims of facilitating new housing development where there is pressure for growth and would provide new housing in more sustainable greenfield locations. This option would contribute to the Scottish Governments goal of growing Scotland's population. It would also seek to focus on meeting local housing need through a range of house types and tenure. However the objective would not comply with the Strategic Development Plan priority of focussing on the regeneration of the city region and the development of brownfield land over greenfield.		This option will also benefit all equality groups by providing homes and in particular a range of house types supports those with disabilities or homeless people. It would however also provide more accommodation.	None	
Support the growth and diversification of businesses and attract employers to the local area	This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local		This option will benefit all equality groups, as it supports opportunities for jobs.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, subject policy on supporting business and employment SDP vision for economy and LOIP outcome of sustainable economy and the Local Economic Development Strategy priorities. It also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, including encouragement of permanent jobs in the area. This promotes key themes in the following LDP principal policy: • Sustainable economic growth This promotes key themes in the following LDP subject policy: • Creating a supportive businesss and employment environment • Tourism • Digital Communications				

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	• Developer Contributions, towards replacement of business land and town centre strategies This also ensures that other policies properly address economic growth and diversification, where they can. This reduces duplication of policy principles within the plan.				
Economy – targets key economic sectors and creates jobs that contribute to a sustainable and resilient economy.	This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities, this is an ambitious policy which focuses on attracting investment rather than growing existing businesses.		This option will benefit all equality groups, as it supports opportunities for jobs.	None	
Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or those compatible with green belt uses	This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP		No impact	Unlikely risk of potentially contaminated land with minor impact on human health as necessary remediation will be	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	principal policy on sustainable development, SDP vision for regeneration and LOIP outcomes of health wellbeing – access to quality built environment. It also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder engagement, reuse of brownfield and vacant and derelict land. This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Supporting regeneration and protection of the green belt • Developer Contributions, towards restoration of renewable energy, waste management or mineral working sites This also ensures that other policies properly address brownfield land, where they can. This reduces duplication of policy principles within the plan.			a planning condition at planning application stage	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Regeneration – development should be directed to sustainable brownfield locations	This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities, as it does not encompass windfall development within the urban area.		No Impact	Unlikely risk of potentially contaminated land with minor impact on human health as necessary remediation will be a planning condition at planning application stage.	
Create successful town and village centres that have high social value and are lively and accessible	This objective will ensure that key national, regional and local outcomes will be met, and that the potential of land use planning to improve the quality of life for local communities is fully captured. In particular it is in line with SPP principal policy on sustainable development, SDP vision for centres and placemaking and LOIP outcomes of sustainable economy, health wellbeing – access to built environment and more active lifestyles and safer communities. It also reflect some of the key policy themes that are emerging at a national level as well as the key priorities that have emerged through early stakeholder		This option will benefit all equality groups, in particular age, disability, pregnancy/ maternity and religion/ belief. This is because it promotes accessible places for social interaction and access to services and facilities.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	engagement, including reuse of vacant units and provision for leisure and recreation and the evening economy. This promotes key themes in the following LDP principal policy: • Sustainable economic growth • Design and placemaking • Sustainable transport This promotes key themes in the following LDP subject policy: • Community facilities and open space • Network of Centres • Retail and commercial development • Developer Contributions, towards town centre strategies and historic environment This also ensures that other policies properly address town and village centres, where they can. This reduces duplication of policy principles within the plan.				

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Centres - Supports the role and function of Kirkintilloch as a strategic centre and the other town and village centres	This objective is aligned with and promotes the Strategic objectives of the Clydeplan SDP and relevant LOIP outcomes. However, it does not reflect all of the key themes and requirements that are emerging in terms of national planning policy and local priorities, as it does not promote the social and accessible functions of town centre.		This option will also benefit all equality groups, in particular age, disability, pregnancy/ maternity and religion/ belief. This is because it promotes accessible places for social interaction and access to services and facilities.	None	
Issue – How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?					
Option 1 – The key safeguarding areas and proposals which make up the spatial strategy are identified in a range of LDP policies and community strategies.	The development priorities of the spatial strategy are included in a range of policies and proposals, in particular the principal ones and those for housing, business and network of centres. Other key policy safeguarding areas are set out as part of the principal policies for Sustainable Economic Growth, Protection of Greenbelt and Regeneration, Sustainable Transport and Green Infrastructure and the Green Network and other subject policies, in particular housing, business and network of centres.	This approach retains the policy framework from LDP1 utilising principal policies to indicate the development priorities for the LDP and land use details are set out within each community strategy. Each principal policy has specific benefits related to environmental factors, although there are similarities which relate to significant positive impacts, including population and human health, soil and geology, landscape, climatic factors and material assets.	This option is procedural and so no impacts are identified	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	The policies provide an outline of the key considerations for a spatial strategy and the identification of sites and land related to it are set out in the community strategy sections.				
Option 2 – Set out a spatial strategy in one section which brings together key policy safeguarding areas and promotes key development priority locations Key policy safeguarding areas including: the presumption against development in the green belt, strategic green network, key employment and business safeguarding, town, village or commercial centres, sustainable transport/ route corridors and key development areas including key housing or business land allocations.	The key development priorities which form part of the spatial strategy are highlighted in one section and mapped. It also introduces the other policies which support the spatial strategy. It provides a framework to guide land use change in the Council area. The other policies and community strategies then flow from this and provide more detailed policy and information on individual proposals.	This approach provides clarity and a focus on key development priorities which will be mapped in one section of the LDP. This will illustrate the direction for land use and supporting policy framework at a Council-wide level. It will also combine key policy safeguarding areas in particular Greenbelt, Green Network and sustainable transport safeguarded areas, this approach has the potential to provide positive or significant positive impacts on all environmental factors through a clear spatial development strategy for the area and guiding the other subject specific policies and community strategies.	This option is procedural and so no impacts are identified	None	✓

Policy 2. Design and Placemaking

Supplementary and Planning Guidance relevant to this policy	• Design and Placemaking Supplementary Guidance • Green Infrastructure and Green Network Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	Planning's purpose is to create better places. Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet peoples needs. NPF3 sets out an agenda for placemaking, including in our city regions and towns.
Scottish Planning Policy	Placemaking policy principle - Planning should take every opportunity to create high quality places by taking a design-led approach. This should be applied at the local level in local development plans and at site and individual building level within master plans that respond to how people use public spaces. Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place. Para 55 Local development plans should contribute to high-quality places by setting out how they will embed a design-led approach. This should include: • reference to the six qualities of successful places which enable consideration of each place as distinctly different from other places and which should be evident in all development; • using processes that harness and utilise the knowledge of communities and encourage active participation to deliver places with local integrity and relevance; and • specifying when design tools, such as those at paragraph 57 should be used. Para 57. Design tools guide the quality of development in and across places to promote positive change. They can help to provide certainty for stakeholders as a contribution to sustainable economic growth. Whichever tools are appropriate to the task, they should focus on delivering the six qualities of successful places and could be adopted as supplementary guidance.

Policy Document	Requirements for LDP
	These can include design frameworks, development briefs, master plans, design guides or design statements.
Creating Places, June 2013, Strategy for Architecture & Place - paras1, 3	This policy statement emphasises that quality places are successful places. It sets out the value that high-quality design can deliver for Scotland's communities 1.Architecture & Planning Everyone responsible for Scotland's built and natural environment must recognise that architecture and places are not simply elements of the planning process - they are among the most important outcomes that the process exists to support, and their quality should be a priority. 2. Investment: Decisions Informed By Place Communities and places benefit from investment decisions that consider all impacts - societal, environmental as well as economic. Decisions should prioritise long term benefits. 3.Developing Our Potential All areas of policy and practice should utilise and promote design as a tool to deliver value, sustainable outcomes and high quality. Scotland's design heritage and design talent should be celebrated and the next generation developed and promoted. 4.Design For A Low Carbon Economy Low carbon design and planning should be a priority. Project clients, commissioners, designers and approvers should encourage design innovation and take advantage of locally-sourced materials to facilitate sustainable development. A 're-use not replace' approach should be considered first when dealing with our existing built environment. We will promote the creation of landscape frameworks and masterplans and the inclusion of landscape at the earliest stages of planning and development feasibility. 5. Cultural Connections Creative responses should be taken to enhancing and preserving our existing built heritage. The development of creative places and culture-led regeneration should be encouraged as an effective approach to delivering sustainable, high quality environments. 6. Engagement And Empowerment Design processes should harness and utilise the knowledge of communities and encourage active participation in the process, to deliver places with local integrity and relevance. Engagement must be meaningful, early and proportionate.

Policy Document	Requirements for LDP
Scottish Government's Green Infrastructure Design and Placemaking	Part 1 – about green infrastructure identifies when green infrastructure should be promoted in development. Development plans and supplementary guidance should set the context upfront to support green infrastructure thinking at the design and masterplan level. Green infrastructure can deliver on a range of good policy outcomes, for placemaking, health, sustainable transport, landscape, tackling flooding, climate change, sustainable flood management, biodiversity and economic growth. GI can be thought of as a green thread weaving through the tiers of policy and advice, bringing these ideas together in a holistic way. It notes potential approach in Local Development Plan includes: • Sets out the spatial strategy - detailed locations of the green network • May set out a hierarchy of spaces in the green network • May identify areas where actions could strengthen the green network or links enhanced • Policies support incorporation of green infrastructure in the design of new places • May set development aspirations • Promotes a masterplanning approach
Scottish Government Planning Circular 3/2012 – Development Management Procedures	Regulation 13 – Design Statements and Design and Access Statements. Planning authorities must encourage equal opportunities, in particular equal opportunities requirements. Certain applications for planning permission must be accompanied by a statement explaining the design principles and concepts that have been applied, and how issues relating to access for disabled people to the development have been dealt with. The main aim of the statement is to inform the planning decision-making process. Applications requiring design or design and access statements Para 3.18 Applications for planning permission for national and for major developments require design and access statements. Para 3.19 Applications for planning permission for local development within: (a) a World Heritage Site; (b) a conservation area; (c) a historic garden or designed landscape; (d) a National Scenic Area; (e) the site of a scheduled monument; or (f) the curtilage of a category A listed building, will require a design statement unless the development comprises the alteration or extension of an existing building.

Policy Document	Requirements for LDP
	Para 3.20 A design and access statement or design statement is **not** required for the following categories: (a) a Section 42 Application (b) an application for planning permission for– (i) engineering or mining operations; (ii) householder development; or (iii) a material change in the use of land or buildings. (c) an application for planning permission in principle. Para 3.22 Applications for planning permission in principle do not need to be accompanied by either a design statement or a design and access statement. In these circumstances, it will be for planning authorities to consider what, if any, additional information is required to enable them to consider the application and to request further information. **Preparation of statements** 3.24 A design statement is a written statement about the design principles and concepts that have been applied to the development and which– (i) explains the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account. (ii) describes the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use. (iii) states what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development; and what account has been taken of the outcome of any such consultation. 3.25 A design and access statement is a document containing both a design statement and written statement about how issues relating to access to the development for disabled people have been dealt with. 3.26 A design and access statement must: 'Explain the policy or approach adopted as to access and how: (i) policies relating to such access in the development plan have been taken into account; and (ii) any specific issues which might affect access to the development for disabled people have been addressed'. This should explain how the applicant's policy / approach adopted in relation to access fits into the design process and how this has been informed by any development plan policies relating to access issues.
Planning Advice Note 68 Design Statements, 2003	Explains what a design statement is, why it is a useful tool, when it is required and how it should be prepared and presented.
PAN 83 Masterplanning	This PAN aims to promote the use of masterplanning to create better places. It explains how to achieve more effective masterplanning, how to achieve more consistency in the presentation of masterplans, and it encourages good practice

Policy Document	Requirements for LDP
	through a range of exemplary case studies. The document covers the masterplanning process from beginning to end.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Policy 1 - Placemaking New development should contribute towards the creation of high quality places across the city region. In support of the Vision and Spatial Development Strategy new development proposals should take account of the Placemaking Principle set out in Table 1. This sets a range of criteria for development grouped under the six qualities for successful places.
Local	
Local Outcome Improvement Plan	The policy supports Local Outcome 1 sustainable and resilient economy and 5 good physical and mental health and wellbeing with access to a quality built environment.
Local Development Plan	Key overarching policy principles for development identified in principal policies include: Policy 2: • Improve quality of life • Create distinctive, high quality places that provide character and a strong identity and are resource efficient, welcoming, safe and easy to move around. • Compatible with and positive impact on character, function and amenity of surrounding area • Promote healthy, active and inclusive lifestyles • Provide green infrastructure connections

Evidence

From June to December 2018 planning decisions which referred to Policy 2 included:

- Householder – 96 approval. 4 Refusal,
- local business/ waste development – 2 approval. 1 Refusal,
- local housing development – 9 approval. 3 Refusal
- other development – 14 approval. 4 Refusal,
- advertisement consent – 4 approval

Over the same period planning decisions which referred to Design and Placemaking Supplementary Guidance included six approvals for householder development and one approval for a replacement shopfront.

Scottish Natural Heritage, SEPA, Historic Environment Scotland and A&DS were consulted during the production of Policy 2 and related Supplementary Guidance. They had no further comments to make on detailed policy wording, at this stage.

Report of Consultation

Questionnaire Feedback

The following key issues were identified:

- Expressed concerns that the current policy was not delivering good design and that there is a need to clarify the meaning of placemaking
- Sensitivity to location, purpose, neighbours, Re-use of redundant buildings and/or recycled building materials. Should fit in with the surrounding area and enhance it.
- More innovative design required
- Landscaping details in development are important to its quality, including natural planting, textured finishes and useable open space. with appropriately proportioned spaces.
- A good quality development should also have a sense of community and reflect local character.
- future-proofing development is vital. Can be provided with open space, access to countryside paths, active travel and public transport

Issues

The Policy Framework, Evidence and Report of Consultation summary demonstrate that this policy should be retained however the following issues are identified for consideration through the Main Issues Report:

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the LDP specify the type of design tool required for different scales/ sensitivities of development? Introduce greater clarity on the need for design tools including (but not restricted to): Design Briefs, Design & Access Statements and Masterplans.	Policy 2 has a broad statement that 'proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool'. Clarification of requirements needed, with thresholds for design tool requirements Community Strategy sections occasionally identify where a design tool, such as a masterplan, is required for a site. D&P SG supports the design led approach para 5.1.			Yes, minor change	No
Should the LDP be clearer on site specific requirements for development proposals, in particular those with environmental or other constraints? This can provide more detailed information on what environmental or other constraints to avoid or mitigate	Key requirements for development proposals in Community Strategy sections currently identify key environmental or other considerations.			Yes, minor change	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should this policy be widened to include a policy framework for climate change adaptation and sustainable design?	• NPF • SPP • Climate Change Adaptation Strategy • Sustainability and Climate Change Framework		Sustainability Policy Team Need to continue supporting carbon reduction	yes	yes
How can the policy reflect the Design and Placemaking Supplementary Guidance and Green Infrastructure and Green Network Supplementary Guidance, published since LDP was adopted?	Supplementary guidance Design and Placemaking was adopted in 2017 and Green Infrastructure and Green Network 2018.			Yes, minor change	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – Should the LDP specify the type of design tool required for different scales/ sensitivities of development?					
Option 1 - Design tools are requested on a case by case basis.	Require a developer to prepare a design tool to illustrate proposed design of new development or address a requirement for a design tool in Community Strategy sections' key requirements for selected sites.	This approach would request developers prepare design tools to provide details pertaining to new developments and the detailed requirements for design tools would be incorporated within each community strategy in the form of key requirements for selected sites. This approach is anticipated to have a potential positive impact on all the SEA environmental factors, although these impacts will be dependent on the sensitivity of the receiving environment, proposed design concepts utilising the set design tools/process, proposed changes as a result and mitigation/compensation where necessary. This approach is also limited in its scope by only setting out specific	This option will help to ensure that that design and access of new development takes account of all users, including those with limited or reduced mobility.	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		requirements for selected sites as key requirements. Widening this to allocated and non-allocated within the LDP2, as well as setting out the design tool hierarchy as part of the policy could widen the scope of the policy and enhance the positive native of the impacts.			
Option 2 - Set out criteria for the use of design tools for different scales/ sensitivities of development.	Revise Policy 2 to set out clear requirements for design tools for sites of particular scales/ sensitivities, whether or not allocated through the Local Development Plan. This could include: reflecting the statutory requirement for Design and Access statements to be submitted for all major developments. Encouraging production of a Design & Access statement at approval of reserved matters stage, where one has not been produced at an earlier stage. Requiring a design statement is to be prepared by developers for all	This approach is more proactive in nature to the option proposed above as it relates to sites allocated or non-allocated through the LDP2. In addition to this, the design framework for all sites will be set out within the policy to set out a clear design tool hierarchy for all development proposals to adhere to. Through this policy approach significant benefits are anticipated on all SEA environmental factors, although these impacts will be dependent on the sensitivity of the receiving environment, proposed design concepts utilising the set design tools/process, proposed changes as a result and mitigation/compensation where necessary.	This option will help to ensure that that design and access of new development takes account of all users, including those with limited or reduced mobility.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	development proposals of 25 units or more or if key environmental sensitivities (e.g. conservation area; natural heritage designation) need avoided or mitigated. The community strategies sections can identify in key requirements for a proposal, where one of the design tools mentioned above is required.				
Issue - Should the LDP be clearer on site-specific requirements for development proposals, in particular those with environmental or other constraints?					
Option 1 - Set out key requirements for development sites.	Continue to include key requirements for development sites that address environmental sensitivities and other constraints. This can include specifying where a particular design tool is required.	As demonstrated through the existing LDP, this policy option would set out the key requirements for each site allocated in the Plan. These requirements are developed using the site assessment and proposed mitigation measures identified to address key sensitivities and constraints. The environmental impacts of this option are potentially significant for all SEA environmental factors. This is dependent on the implementation of the key requirements by the developer and Development Management. Design tools can play an important role in this implementation process.	This option is procedural and so no impacts are identified	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 - Identify further site specific requirements for development proposals, in particular those with environmental or other constraints to be avoided or mitigated.	This builds on the option above by identifying more detailed requirements for avoidance or mitigation of impacts, which could also include illustrations.	This policy option would enhance the significance of the impacts on all SEA environmental impacts than those set out in the option above. This would be achieved by providing more detailed key requirements to ensure that developments avoid, reduce, mitigate or offset identified impacts and the provision of detailed illustrations to reflect this information (mapping and site layouts).	This option is procedural and so no impacts are identified	None	✓
Issue - Is a new policy required on climate change adaptation and sustainable design?					
Option 1: Retain current policy with minor amendments	This policy is currently set out in Policy 2 of the existing LDP and the accompanying Design & Placemaking Supplementary Guidance. Due to legislative changes, all key aspects of the current policy will be incorporated into the Plan, supported by more detailed non-statutory development advice. This will include guidance on the value of green infrastructure and networks and sustainable drainage systems for climate change adaptation.	This option is likely to have similar effects to those described in Option 2. However the impacts are less likely to be significant as evidence of mitigation/adaptation measures as part of the design of new development will not be required. Nonetheless, guidance will still be promoted with some impact and benefits to Water Quality, Air Quality, Climatic Factors and Material Assets.	This option will help to ensure that new housing and other buildings are energy efficient, reducing energy cost which could have a positive impact on vulnerable groups	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2: Require evidence that proposals for new development have been designed to mitigate against risks arising from climate change	In addition to current policy on Sustainable Drainage Systems and Water Resource Management, developers will be required provide a Sustainability & Energy Statement demonstrating how resilience to current and future effects of climate change have been taken into account in the design of new development. This should include consideration of: - Site adaptations including maximisation of green and blue infrastructure to minimise overheating of buildings; conserve water supplies; minimise the risk and impact of flooding and reduce rainfall run-off to water courses and the drainage system. The Statement should also detail how the incorporation of green and blue infrastructure into the design of the development will provide multifunctional benefits including support for biodiversity enhancement and health improvement.	It is anticipated that this option would have significant benefits in terms of Climatic Factors as it will provide a stronger policy framework to ensure that development are resilient to the effects of climate change; this could include integrating sustainable design as an integral part of the development management process and green infrastructure improvements, for example. This option would also ensure alignment with the Glasgow City Region Adaption Strategy, East Dunbartonshire Climate Change Adaptation Strategy and emerging guidance/research relating to climate change mitigation/adaption for a more robust policy. This could also promote benefits in terms of Air Quality, Water Quality and Material Assets if zero-carbon technologies, sustainable materials and flood management measures are promoted.	This option will help to ensure that new housing and other buildings are energy efficient, reducing energy cost which could have a significant positive impact on vulnerable groups	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	- Building adaptations. The Statement should explain how the design and layout of the development will help ensure conservation of water supplies (e.g. greywater recycling), incorporation of features which reduce run-off to drainage systems and absorb rainfall (e.g. green roofs) and how it mitigates the risk of overheating and meets cooling needs sustainably (e.g. natural ventilation systems, locating trees and walls to help keep buildings cool) All developments should comply with the principles set out in the emerging Glasgow City Region Adaptation Strategy & Action Plan and East Dunbartonshire Climate Change Adaptation Strategy.				
Issue - How can the policy reflect the Design and Placemaking Supplementary Guidance and Green Infrastructure and Green Network Supplementary Guidance, published since LDP was adopted?					
Option 1 - Retain and update hooks to supplementary guidance in policy.	This signposts developers and members of the public to more detailed policy or information which supports the LDP policy.	This approach will retain the benefits of the existing policy in relation to population and human health, biodiversity, air quality and climatic factors. This is mainly through the	This option is procedural and so no impacts are identified	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		design principles for all development proposals to meet with an emphasis on community wellbeing, focus on active and public transport alternatives and promotion and an increased emphasis on green network and green infrastructure.			
Option 2 - Identify key policy principles in Supplementary Guidance which expand on or are additional to those in the LDP and include this in LDP policies.	This incorporates key additional elements of policy in the LDP to ensure it is clearly part of the Plan and easier to read. It will also ensure this policy is incorporated into the statutory plan if the Planning Bill removes supplementary guidance as a statutory part of the plan.	This policy option will result in the same benefits than the business as usual approach (above) although this would also ensure that the key policy principles are given statutory weight if the Planning Bill removes supplementary guidance as a statutory part of the LDP. This will futureproof the design and placemaking key policy principles as part of the LDP2.	This option is procedural and so no impacts are identified	None	✓

Policy 3. Supporting Regeneration and Protection of the Green Belt

Supplementary and Planning Guidance relevant to this policy	• Green Infrastructure & Green Network Supplementary Guidance • Design and Placemaking Supplementary Guidance • Town Centre Strategies for Bearsden, Milngavie and Bishopbriggs • Kirkintilloch Town Centre Masterplan
Appendices relevant to this section	• Green Belt Review • Business Land Review • Site Assessments • Urban Capacity Study

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
Scottish Planning Policy	SPP encourages sustainable development including: *making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities; *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality. The principal policy for 'Placemaking' supports regeneration and states that Development Plans may designate a green belt and one of its functions is to support the spatial strategy by directing development to the most appropriate locations and supporting regeneration. It encourages spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area.
Scottish Government Regeneration Strategy	This sets out a vision that the most disadvantaged communities are supported and that all places are sustainable and promote wellbeing. It highlights the importance of town centres as drivers of economic competitiveness and guarantees a review of town centres to scope out potential solutions to the issues being faced across the country.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	The Council has a long-standing development strategy of supporting regeneration by prioritising the use of brownfield land over Greenfield release. This means there is a presumption against development within the defined green belt. East Dunbartonshire's green belt sits within the context of the Strategic Development Plan's 'Spatial Development Strategy', which is based on a sustainability and low carbon approach. The green belt is an important

Policy Document	Requirements for LDP
	tool in supporting this approach at both a local and strategic level by directing new development to the most sustainable locations. SDP vision and spatial development strategy promotes compact city region. Promote compact city by encouraging higher density development in land use allocations in sustainable locations SDP sets out objectives for green belt in relation to policy 14 - green belt. These include: creating and safeguarding identity through place setting and protecting the separation between communities; and protecting and enhancing the landscape setting and identity of settlements.
Local	
Local Outcome Improvement Plan	The East Dunbartonshire Community Planning Partnership is committed to reducing inequality and to targeting resources where they are needed the most. As a result the 'place approach' is being used to work within those areas which experience the most inequality. This is a particular way of working with communities which moves away from providing services to alleviate local issues with tailored solutions, making local people central to the process. Using local and national data, the three areas which have been identified as 'place areas' are Hillhead, Lennoxtown, and Auchinairn.
Lennoxtown Place Plan 2018 - 2023	There has been activity in Lennoxtown over recent years to identify local issues and create a community plan for moving forward. The issues identified and possible solutions and opportunities have been grouped together in this document called the Lennoxtown Place Plan. The development of this plan has been led by local residents and prepared in partnership with the Council and other community planning partners. The document identifies: the village's assets, data about the local population, community likes, dislikes and ideas for improvement and an action plan. The community in Lennoxtown is committed to working together and in partnership with local services to improve the village. A long term vision has been set by local people and is accompanied by a range of themes, priority areas and comprehensive range of actions to move the village towards its vision. The land use and physical assets theme includes actions for the improvement of Campsie Memorial Hall, Main Street and Housing and the wider village area. There are also actions related to land use for improvement of parks and recreation, greenspace and travel.
Hillhead and Auchinarn Place Areas	The priorities identifies in these areas were more focussed on families, employability and/ or communities and less related to land use and development. However the completion of the community centres in these areas, early years facility in Auchinairn and new Holy Trinity Primary School in Hillhead has created well used community assets.

Evidence

Planning Applications

Over the six month period from June to December 2018 there were ten approved planning applications which referred to this policy and two which were refused which referred to it. The approvals included a waste management transfer site redevelopment, householder proposals, new houses, tourist accommodation and drainage works. The refusals included a proposal to demolish a business in the countryside and replace it with 15 housing units and a proposal for a house.

The HLA shows that the housing land supply includes a number of large brownfield sites to be developed: Lennox Castle Hospital, Former Broomhill Hospital. The business and employment lad supply also includes a number of brownfield sites: Southbank, Kirkintilloch Gateway, Westerhill. The delivery of these sites is therefore necessary to meet the need and demand for development.

HLA identifies higher density development in a number of locations near route corridors or town centres.

Green Belt

See green belt review (Appendix 3).

Report of Consultation

Questionnaire Feedback

The following key issues were identified:

- Unspoilt areas should be left as they are
- Green belt should be protected from development, in particular areas which provide landscape setting of towns, and areas used for countryside recreation.
- Developments must be on brownfield/ derelict land as a priority
- Avoid greenfield/open spaces
- The importance of green spaces and the green belt for health and wellbeing, ecological reasons, quality of life, recreation, wildlife, active travel and the landscape
- The policy of protecting the greenbelt should be adhered to better.
- There is a need for flexibility and a mechanism to consistently review the greenbelt boundary to ensure an effective 5-year supply at all times.
- There should be more flexibility e.g. exceptions where lack of brownfield land or where remediation of vacant land is not viable.
- Should be tightened to make it less easy for large scale housing

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area? Integrate protection of the green belt policy into the spatial strategy.	SDP policy 14 - green belt. Policy 3, Protection of the Green Belt section.	There is continuing pressure to release greenfield land for development within East Dunbartonshire, as shown by housing completions (see policy 6 – Housing section).	The greenfield sites suggested during the call for sites shows the speculative demand for development.	Yes, minor change	No
What should the overall objectives for LDP2 be? Include supporting regeneration as one of the objectives for the LDP	SDP Vision and spatial development strategy.	The Scottish Vacant and Derelict Land Survey Identifies brownfield sites within and around East Dunbartonshire.	Members of the public would like the redevelopment of vacant and derelict sites within the towns and villages.	Yes	Yes

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - What should the overall objectives for LDP2 be?					
Option 1 – Create a set of objectives for LDP2 policies and proposals based on the key themes in the current LDP	This identifies objectives for development based on the principles in existing policies, such as Policy 3 Supporting Regeneration and Protection of the Green Belt.	This approach would retain the benefits of the existing LDP policy with positive impacts on all environmental factors. Most significantly, population and human health, soil and geology, air quality, climatic factors and material assets. These impacts relate to long term balance between development opportunities and enhanced protection of a high quality environment; principles of sustainably located developments; encouraged remediation of contaminated land and use of brownfield sites over greenfield release; and an emphasis on the reduction of greenhouse gas emissions.	No impact	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 - Create a set of objectives which better promote key themes addressed by LDP2 in policies and proposals.	This is based on the SDP and CPP vision. It will identify overall objectives for the LDP that are addressed in policies and proposals A set of objectives would outline and promote what the LDP is intending to achieve. This will promote overarching elements which relate to the whole plan, including regeneration. This also ensures that other policies properly address regeneration. This reduces duplication of objectives within the plan.	This approach would ensure that the direction from the SDP and Council's LOIP are taken into consideration and provide a sound base for the LDP strategic direction. Producing high level Objectives from elements of the existing policies, along with other cross-cutting issues could be addressed within a spatial strategy or communities sections. These Objectives could provide an opportunity to set themes and targets for all LDP policies to aspire to and achieve within their own subject specific sphere of influence. This approach has the potential to provide a significant positive impacts on all environmental factors and guide the LDP to support, promote or encourage higher level environmental benefits in relation to climate change adaptation/mitigation, green	No impact	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		network and regeneration for instance. This approach would benefit from all of the positive impacts noted for option 1 above, while ensuring that sustainable development principles are integrated into each individual subject policy where relevant.			
Issue – How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?					
Option 1 – The key safeguarding areas and proposals which make up the spatial strategy are identified in a range of LDP policies, including protection of the green belt	The development priorities of the spatial strategy are included in a range of policies and proposals, including the principal policy for Protection of Green Belt and Regeneration. The policy provides an outline of the key consideration of greenbelt for a spatial strategy.	This approach retains the policy framework from LDP1 utilising principal policies to indicate the development priorities for the LDP and land use details are set out within each community strategy. Each principal policy has specific benefits related to environmental factors, although there are similarities which relate to significant positive impacts, including population and human health, soil and geology, landscape, climatic factors and material assets.	This option is presentational and so no impacts are identified	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 – Set out a spatial strategy in one section which brings together key policy safeguarding areas, including presumption against development in the green belt.	The key development priorities which form part of the spatial strategy are highlighted in one section and mapped. It also introduces the other policies which support the spatial strategy. It provides a framework to guide land use change in the Council area. The other policies and community strategies then flow from this and provide more detailed policy and information on individual proposals.	This approach provides clarity and a focus on key development priorities which will be mapped in one section of the LDP. This will illustrate the direction for land use and supporting policy framework at a Council-wide level. It will also combine key policy safeguarding areas including particular Greenbelt and Green Network, this approach has the potential to provide positive or significant positive impacts on all environmental factors through a clear spatial development strategy for the area and guiding the other subject specific policies and community strategies.	This option is presentational and so no impacts are identified	None	✓

Policy 4. Sustainable Transport

Supplementary and Planning Guidance relevant to this policy	• Sustainable Transport Planning Guidance (currently in production) • Air Quality Planning Guidance 2018
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	A Connected Place – We will maintain and develop good internal and global connections <u>Scotland Today</u> Greenhouse gas emissions from the transport sector remain high, generating just under a quarter of Scotland's total emissions. Cycling still only accounts for 1-2% of our total travel and car travel continues to rise. The NPF3 sets out an aim for action on walking and cycling to extend throughout both the urban and rural areas. Providing infrastructure to facilitate greater use of low carbon fuel options will be essential in reducing the transport sector emissions and to realise our ambition of almost complete decarbonisation of road transport by 2050. Through work with local authorities and other partners there are already approximately 500 electric vehicle charging points located across the whole of Scotland, of which around 300 are publicly accessible as part of the 'ChargePlace Scotland' network. This network which covers domestic, workplace, and en-route installations, will continue to develop to meet the needs of the emerging electric vehicle market. The NPF3 also supports the future development of an alternative fuelling station network across the country, for hydrogen fuel cell electric vehicles, making increased use of low carbon vehicles a viable proposition. Many parts of rural Scotland have little or no connection and require public investment to rebalance the distribution of infrastructure. The long term ambition is for a largely decarbonised transport sector in Scotland. The aim is to use alternative fuel sources for trains and vehicles. Significant levels of behavioural change will be required to fulfil this ambition. Planning will have a role to play in modernising our infrastructure and supporting this change and development strategies should be complemented by improved connections across all transport modes.

Policy Document	Requirements for LDP
	Local authorities will be encouraged to develop at least one exemplar walking and cycling friendly settlement to demonstrate how active travel networks can be significantly improved in line with meeting our vision for active travel. These settlements, as well as wider core path networks, will act as key nodes on the national walking and cycling network.
Scottish Planning Policy	SPP sets out the policy of "A connected place" – Promoting sustainable transport and active travel. The policy principles are for the planning system to support patterns of development which - Optimise the use of existing infrastructure - Reduce the need to travel - Provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport; - Enable the integration of transport modes; and - Facilitate freight movement by rail or water Development plans and development management decisions should take account of the implications of development proposals on traffic, patterns of travel and road safety The spatial strategies set out in plans should support development in locations that allow walkable access to local amenities and are also accessible by cycling and public transport. Plans should identify active travel networks and promote opportunities for travel by more sustainable modes in the following order of priority; walking, cycling, public transport, cars. Plans should facilitate integration between transport modes. Planning authorities should take in to consideration the impact of a development on the transport network in line with DPMTAG. This should include, opportunities and constraints, current capacity and committed improvements to the transport network. Where public transport services required to serve new development cannot be provided commercially, a contribution from the developer towards an agreed level of service may be appropriate. Significant travel generating issues should be sited at locations which are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. New development areas should be served by public transport providing access to a range of destinations. Development plans should indicate when a travel plan will be required to accompany a proposal for a development which will generate significant travel.
National Transport Strategy 2016	As well as funding, local authorities have a crucial role to play in creating good operating environments for bus services: using the planning system to control the location of developments and the availability and cost of car parking;
Regional	

Policy Document	Requirements for LDP
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	**Policy 17 Promoting Sustainable Transport** Transport Scotland, SPT and the Clydeplan Local Authorities will work together to deliver the planned and programmed investment in the city region's transport network as set out in the Strategic Transport Projects Review, Regional Transport Strategy, Glasgow and Clyde Valley City Deal Infrastructure Fund, Local Transport Strategies and related programmes. In addition consideration should be given the potential broad level strategic options and interventions set out in Schedule 13. Building on current and previous studies, plans and strategies, Clydeplan will seek to prioritise work to identify future land-use and transport integration solutions, in partnership with Transport Scotland and SPT, across the city region, and seek to identify future actions and interventions in support of the Vision and Spatial Development Strategy. **Policy 18 Strategic Walking and Cycling** Network In support of the Vision and Spatial Development Strategy and in recognition of the health and well being benefits of walking and cycling for both active travel and recreation, the following is required: • prioritisation of investment to ensure the delivery of the indicative strategic walking and cycling network as set out in Diagram 9; • Local Development Plans to identify and safeguard existing walking and cycling networks and to promote opportunities for the enhancement of the strategic walking and cycling network; and, • development proposals to maintain and enhance the strategic walking and cycling network, including where applicable the Glasgow and Clyde Valley City Deal projects and the Central Scotland Green Network National Development.
Regional Transport Strategy 2008-2021 – A Catalyst for Change	The Regional Transport Strategy for the Strathclyde region sets out a vision for a world class sustainable transport system that acts as a catalyst for an improved quality of life for all. This includes an outcome for "Reduced Emissions".
Local	
Local Outcomes Improvement Plan	The LOIP includes a number of local outcomes for East Dunbartonshire, including: *Local Outcome 1: East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest* – Access to our key economic centres, including town centres is important for a sustainable location. Making it easier to walk, cycle and use public transport from new development can help support sustainable access to economic centres encouraging local economic development. *Local Outcome 3: Our children and young people are safe, healthy and ready to learn* – Supporting development that supports sustainable transport can ensure streets and local areas are safer places for children and young people to be. It can also support them to travel more actively themselves with the obvious health benefits this can bring. *Local Outcome 5: Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles* – Supporting development that supports sustainable transport can encourage more people to travel actively and experience the health benefits this can bring. Working with the developer to ensure there are improved sustainable links to/from the development through the built and natural

Policy Document	Requirements for LDP
	environment can improve access to these spaces for local residents. Supporting sustainable transport can also help reduce emissions resulting from new development. This has benefits for the local people in terms of protecting local air quality.
Local Transport Strategy 2013-17 & emerging LTS 2019	The LTS 2013-2017 includes objectives for: improving the health and wellbeing of community through promoting sustainable travel, and ensuring the impacts from transportation on the environment and air quality are mitigated against. The emerging LTS has the following Transport Planning Objectives: 1. Increase modal shift towards more sustainable modes of travel for both travel to work/study and leisure trips 2. Reduce inequality by providing high quality access for all 3. Reduce emissions through reduced vehicle mileage in East Dunbartonshire 4. Facilitate sustainable economic growth by improving connections across our boundaries and between our communities 5. Improve health by increasing walking and cycling rates 6. Improve safety on all modes of transport The objectives for the emerging LTS are closely linked to the principles of policy 4 – sustainable transport. In order to follow the Transport Planning Objectives, a number of actions will be in place designed to encourage a shift to sustainable transport. These actions which will include an implication for land use should be included in detail in the Plan, especially where they can be mapped, e.g. land for park and ride.
Active Travel Strategy 2015-2020	The Active Travel Strategy's ambition is "East Dunbartonshire is a place where walking and cycling for everyday journeys is a convenient, safe and attractive choice for residents, commuters and visitors". The projects and routes identified in the ATS should be included in detail in the Plan, especially where they can be mapped, e.g. the East Dunbartonshire Loop.
Core Path Plan	A Core Path can be a remote and grassy path or black tarmac and urban. Not every path in East Dunbartonshire is adopted as a Core Path. Core Paths are well used, connect people to where they want to go and connect to each other. The Core Path network will form a strong skeleton of routes. The Core Path Plan will improve the health and wellbeing of our communities by delivering a path network that gives everyone opportunities for uncomplicated everyday physical exercise. The Core Path Plan will support good farming and land management and minimise irresponsible behaviour by proactively managing access to the countryside. The Core Paths were selected after meeting the majority or all of the below criteria: 1. Demonstrate sufficient demand during the public consultation process 2. Provide links between communities 3. Be fit for purpose 4. Make circular routes and comprehensive networks 5. Connect to town centres, schools and other public facilities

Policy Document	Requirements for LDP
	6. Contribute to efficient land management and minimise irresponsible behaviour 7. Make links across council boundaries and connect to the wider regional and national network 8. Encourage and provide access to sites of natural, cultural and built heritage 9. Support opportunities for sustainable regeneration, tourism and housing development
Green Network Strategy	This identifies the Strategic and local green network, including strategic access links and gaps. The Green Network includes active travel as the corridors can allow for people to travel and commute and to use areas of greenspace for everyday recreational or business activities.

Evidence

The Council have an emerging Local Transport Strategy and approved Active Travel Strategy which has been built on an evidence and data report which details national, regional and local transport statistics.

Generally, East Dunbartonshire is characterised by an ageing and declining population with high levels of education and employment and is generally considered relatively affluent but with some pockets of deprivation. A large proportion of workers travel across the local authority border to Glasgow and this, along with high levels of car ownership, leads to a high level of car journeys along the main corridors.

The following general trends in East Dunbartonshire are observed:

- The majority of residents in East Dunbartonshire travelled to work or study by car or van (67% compared to the Scottish average of 62%)[1]
- The percentage of people using public transport to travel to work or study in East Dunbartonshire is very low compared to the Scottish average.
- The percentage of people walking or cycling to work or study in East Dunbartonshire is very low compared to the Scottish average.
- East Dunbartonshire school pupils recorded higher overall levels of active travel to school than the national average, however, levels of cycling to school was lower.[2]
- Rail patronage is rising in the long term and is relatively high compared to the Scottish average. Recent years have seen falls in entries and exits at each station within East Dunbartonshire with the exception of Lenzie.[3]
- Bus patronage is falling locally and nationally, however, the patronage in East Dunbartonshire is low compared to the Scottish average.[2]

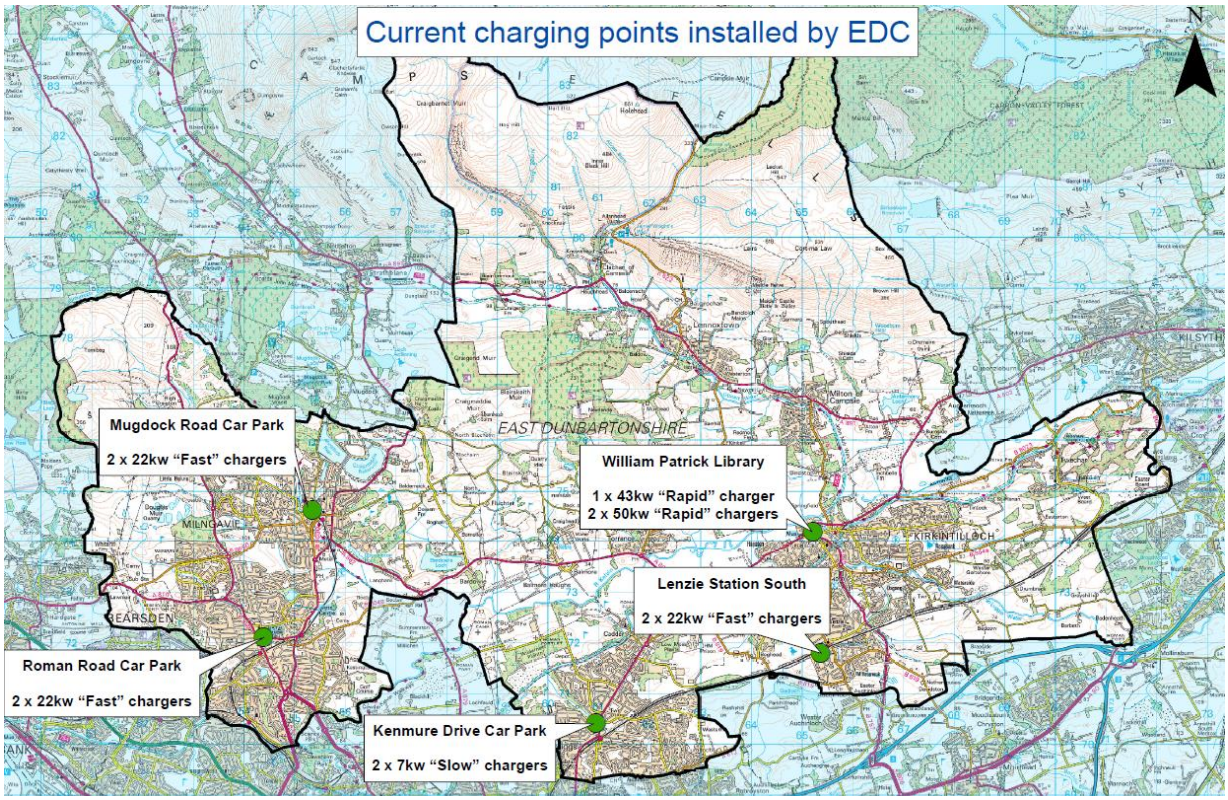
[1] National Census 2011
[2] Sustrans Hands Up Scotland Survey 2018
[3] Office of Rail and Road – Station estimates 2017/18

- East Dunbartonshire has very high levels of car ownership compared to regional and national levels.[4]
- The levels of road traffic reduced following the economic downturn in 2008. However, in 2017, road traffic levels followed the national trend and are now at their highest ever level. This represents a major transport issue for the future in East Dunbartonshire.[5]
- Road safety is improving in East Dunbartonshire with both serious and overall reported accidents down by almost 50% over the past decade.[5]
- Overall petrol and diesel consumption in East Dunbartonshire continues to fall[6]
- Air quality, although improving, is still a problem that requires further action to reduce harmful emissions and further monitoring is required. The Bishopbriggs and Bearsden Air Quality Management Area Action Plans set out detailed plans for improving air quality in these areas.

The electric vehicle market is expected to grow with the Scottish Government setting a vision that "By 2050, Scottish towns, cities, and communities will be free from the damaging emissions of petrol and diesel fuelled vehicles".

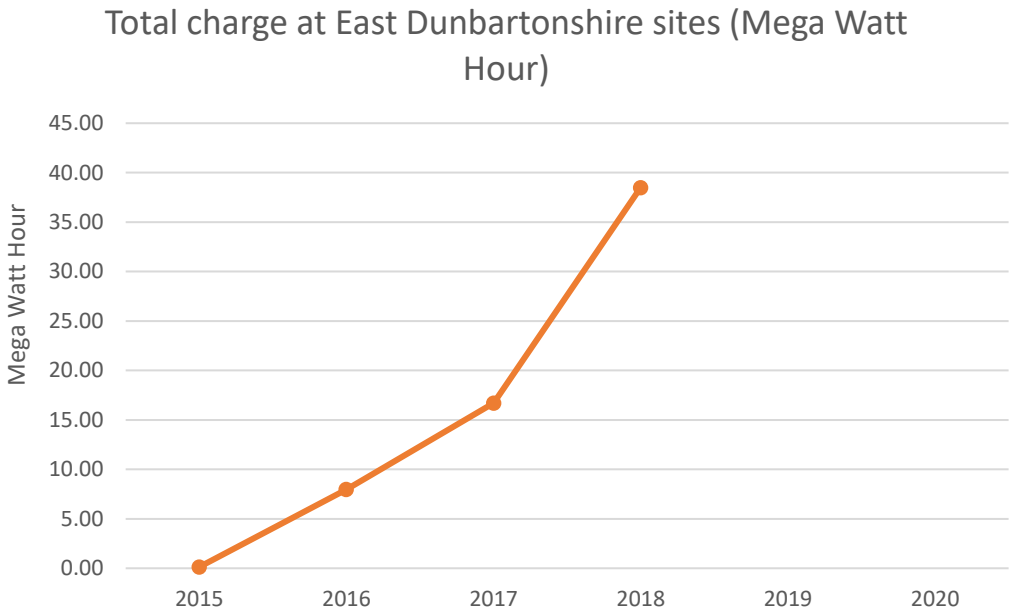
There has been a growth of sales of electric and hybrid car registrations nationally. There were 7,509 new electric and hybrid car registrations in Scotland in 2017, 57% more than 2016[6].

The following electric vehicle charging sites have been installed by the Council in East Dunbartonshire:



[4] Transport and Travel in Scotland 2017
[5] Scottish Transport Statistics 2018

The Council have worked with Transport Scotland to deliver the charging points in Bearsden, Bishopbriggs, Kirkintilloch, Lenzie (South) and Milngavie. The use of the charging points has increased year on year at every site with over 38 Mega Watt Hours charging combined at the existing sites through almost 4,500 charging events. The graphs below shows the increase in overall use since the charging points have been installed.



Further information and data on climate change can be found in the East Dunbartonshire Today Environment section.

Report of Consultation

Key Agency Comments

It is important to continue to:

- SPT are currently working on a Regional Transport Strategy which will set out a strategy for improving transport and travel in the SPT area over the next 15-20 years. The RTS can support local plans and strategies by including regional projects such as integrated ticketing and infrastructure projects.
- Visit Scotland state to prioritise sustainable transport as it is a fundamental requirement of servicing the visitor economy and encourages movement of principal consumer markets. It is also important to continue to grow the active travel network as this will promote East Dunbartonshire as a safe and healthy destination.

The following issues were identified:

- Transport Scotland stated they would not support further work on additional stations at Allander and Westerhill and also noted that it would not be prudent to include long term safeguarded proposals within the LDP without the prospect of work being undertaken to determine their future deliverability.
- Consideration should be given to canal transport as an option

Questionnaire Comments

It was noted it was important to continue with:

- This policy as it is key to tackling climate change
- It was suggested that the policy needs more detail on how we will improve local transport and more focus on the provision of safe cycle routes throughout East Dunbartonshire was requested.
- It was also suggested that the policy should incorporate emerging themes such as bike share and car share.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?	• SPP and NTS set out mode hierarchy. Priority should be given to walking, then cycling, then public transport, then finally, private vehicles. • Local Transport Strategy • Active Travel Strategy • Green Network Strategy • Green Infrastructure and Green Network Supplementary Guidance	Levels of walking and cycling in East Dunbartonshire are low compared to regional and national average. Improved infrastructure from new development can help encourage an increase to these levels.	Some comments on LDP questionnaire requested greater cycling infrastructure throughout new development Recent consultation on the Transport Options Report provided comments on the importance of enhanced active travel infrastructure to encourage a modal shift.	Yes	Yes
How can LDP2 deliver infrastructure for electric vehicles?	• NPF3 • Emerging LTS	Limited EV supply in some community areas. There is an expected national growth of EV use in the future.	Some positive responses to the EV charging option in Transport Options Report consultation.	Yes	Yes
How can the policy be strengthened to ensure clarity on delivery for road safety measures?	• SPP – LDPs should take account of implications for road safety • Green Network Strategy • Green Infrastructure		Comments have been received on this issue from the Development Management team.	Yes	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	and Green Network Supplementary Guidance				
Can we promote the canal more as a transport option?	• SPP – consideration should be given to new uses for canals		Visit Scotland suggested consideration should be given to canal transport as an option	No	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?					
Option 1: Strengthen the policy to ensure all new developments provide high quality active travel infrastructure.	Strengthen the delivery of the policy by ensuring all development sites provide high quality walking and cycling links to nearby facilities either through the provision of new infrastructure or contributing to the protection and enhancement of existing infrastructure in the vicinity of the site. This can be achieved through carrying forward mitigation measures as identified in the Transport and Air Quality Appraisal into Key Requirements within the Plan. To assist with this, the mapping work can be enhanced to clearly show where developers will be required to provide high quality active travel infrastructure improvements.	This option will strengthen the positive nature of the impacts relating to reducing vehicle emissions and therefore improving air quality, potentially reducing the need for car travel and contributing to a modal shift in transport mode and cultural change. The option gives certainty to improving the wider active travel network locally.	**Yes –** This option will have benefits for younger people by providing safe accessible infrastructure to school and leisure facilities. Active travel is also the cheapest way to travel which will have benefits for those on lower incomes by allowing them to travel to local facilities through walking and cycling.	**Yes –** This option will reduce the risk of developments not putting active travel at the heart of linking in to the transport network. It will reduce the risk of new developments generating trips by private vehicular traffic	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	The policy can also show clear links with Developer Contributions to show that general improvements to active travel on the respective corridor can be achieved through the planning process.				
Option 2: Maintain current policy wording and work with developers on a case by case basis	Continue with the current policy wording into LDP2 and work with developers through the development management process to ensure active travel infrastructure is delivered to a high quality.	As the current policy wording requires development to be located in places where good active travel infrastructure exists this option is likely to limit the positive nature of the effects mentioned for Option 1. This is due to limitations relating to only developing active travel options for new developments where they currently exist locally rather than creating new ones in order to expand the local active travel network.	No – this option may not deliver as positive an impact due to the uncertain nature of a case by case basis.	No – this option will increase the risk of development not having sufficient safe and accessible active travel infrastructure which can increase the generation of trips to/from the development by private vehicular traffic.	
Issue – How can LDP2 deliver infrastructure for electric vehicles?					
Option 1: A requirement for charging points in all new development	Work on the Local Transport Strategy has identified the need to increase the availability of electric vehicle charging points. Therefore, this option sets out in policy a requirement for all new development to have a minimum level of electric vehicle charging	This approach would show a commitment to national agendas to move towards electric vehicles and a local commitment to reducing vehicle emissions, improving air quality and contributions to reducing localised effects of climate change e.g. increased flood risks, urban heating.	No impact	Yes – The use of electric vehicles in Scotland is expected to increase, meaning this option will reduce the risk of new development in East Dunbartonshire not	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	infrastructure included in design and construction. This would cover all types of development and would include different levels of requirement based on the scale of development. For example, all housing developments would require to provide access to low power (~3kw) charging point for each unit. This would allow EVs to be charged while stationery at home, which is a large proportion of a vehicles location. Larger scale retail and business developments will also include the requirement for larger power (7kw, 22kw, 50kw) charging units to provide capacity for faster charging.	Introducing charging points at all developments is likely to result in more beneficial area-wide benefits due to increased accessibility.		having suitable access to an appropriate level of charging infrastructure.	
Option 2: A requirement for charging points in non-residential developments (e.g. retail, business, etc.)	Set out in policy a requirement for non-residential developments to include provision of high powered (7kw, 22kw, 50kw) electric vehicle charging points. This would provide charging units to provide capacity for faster charging.	The effects of this option are similar to those described above; however it is less accessible to everyone given the location of charging points within non-residential developments. This has the potential to reduce the significance of the effects.	No impact	No – this option would increase the risk of new development not having an appropriate level of charging infrastructure.	
Option 3: Let individual developments agree an appropriate level of	Decide an appropriate level of electric vehicle charging provision for individual developments. This would require discussions between	Although this option has the potential to result in similar effects to those described in the first option above, this option provides less certainty that	No impact	No – there is a risk that this option would not deliver electric vehicle charging provision in	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
electric vehicle charging provision	the Planning Authority and the developer during the planning application stage to agree an appropriate level of provision for the development. This would allow greater flexibility to determine the requirements for the individual site.	adequate provision will be made available. Therefore impacts might be reduced.		every development as there would not be a policy requirement for such a provision.	
Issue – How can the policy be strengthened to ensure clarity on delivery for road safety measures?					
Option 1: Include a requirement within Policy 4 for road safety measures to be incorporated into the development management process.	This option would ensure that road safety measures are required to be incorporated into the development management process. This would help development management deliver safer outcomes for all road users to, from and within new developments.	This objective is anticipated to have significant positive impacts on overall health, wellbeing and safety through a mix of measures including physical improvements to reduce vehicle speeds particularly for more vulnerable members of the community. Including wording in Policy 4 will provide direction for planning and developers to ensure that infrastructure is implemented	Yes - May have small positive effect for areas of greater deprivation. Evidence of pedestrian and child casualities are greater in areas of higher deprivation in Scotland.	Yes – this will reduce the risk of road safety not being highlighted as a key requirement through the development management stage	✓
Option 2: Link through to Design and Placemaking Supplementary Guidance for road safety	The Design and Placemaking Supplementary Guidance sets out requirements for Road Layout and Street Design. Policy 4 currently references the D&P SG however it does not provide any details about road safety. A clearer link to the requirements for road layout and street design contained within the SG and specifically to matters of	Whilst this option would promote appropriate road layout and street design, which could incorporate features that promote a high level of road safety, there is the potential that links to the D&P SG only, rather than specific wording in the Policy, would not actively encourage safety designs specifically in developments and therefore the benefits of road safety	No – not as strong as option 1 therefore, may not deliver as much of a benefit to equality groups	No – this is not as strong as option 1 in reducing the risk in the development management stage.	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	road safety could ensure the LDP covers the requirements of SPP.	for the community may not be delivered fully.			
Issue – Can we promote the canal more as a transport option?					
Option 1: Work with partners Visit Scotland and Scottish Canals to investigate options for improving the offer of transport on the Forth and Clyde Canal	The Forth and Clyde Canal is an important part of the local and strategic green network and provides a link to neighbouring authorities. This option would assess opportunities improving the offer of transport on the Canal for functional and leisure trips. However, given the role of the LDP, this issue can be investigated through more appropriate strategies such as the Economic Development Strategy and any forthcoming Forth and Clyde Canal Strategy / guidance.	This option links to actions that will be delivered through the Local Transport Strategy. The full nature of this option is uncertain at this stage until investigations have been carried out. Given that the use of the Canal for transport opportunities is not currently practiced regularly it is unclear what the impacts will be.	No impact	Yes – this approach would reduce the risk of failing to investigate possible improvements to canal transport,	✓

Policy 5. Green Infrastructure and Green Network

Supplementary and Planning Guidance relevant to this policy	• Green Infrastructure & Green Network Supplementary Guidance • Design & Placemaking Supplementary Guidance • Developer Contributions Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	This identifies in spatial priorities for change that the Forth and Clyde canal is one of the priorities for regeneration in Glasgow & the Clyde Valley. Natural Resilient Place – spatial priorities for change identifies the aim of expansion of woodland over the next 10 years, to support emissions reduction targets and wider land use objectives. It promotes the national developments of Central Scotland Green Network, national long distance walking and cycling network, including the West Highland Way and the Metropolitan Glasgow Strategic Drainage Partnership..
Scottish Planning Policy	Section 40 – spatial strategies for development should promote a sustainable pattern of development. One principle should be to consider permanent, temporary or advance greening of a site, to contribute to green network. open space , including development sites that are awaiting development or unviable sites. Development Plans should: • Be based on a holistic, integrated and cross sectoral approach to green infrastructure, informed by relevant plans and strategies which cover its multiple functions. • Identify and protect open space, identified in open space strategy • Enhance existing and promote the creation of new green infrastructure. This should be a design led approach, applying standards which facilitate provision and address surpluses and deficits within the local context. • Plans should safeguard existing and potential allotment sites, to help meet Councils statutory duty to provide these where there is demand and encourage opportunities for community food growing. • Safeguard access rights and core paths and encourage new opportunities for access to liked wider networks. • Encourage temporary use of underused land as green infrastructure, while awaiting development, this could provide advance structure planning.

Policy Document	Requirements for LDP
	• Prepare forestry and woodland strategies as supplementary guidance to inform the development of forestry and woodland, including the expansion of woodland of a range of types to provide multiple benefits. • Identify woodlands of high nature conservation value and include policies for protecting them and enhancing their condition and resilience to climate change, in support of the Scottish Government's Control of Woodland Removal Policy.
Green Infrastructure: Design and Placemaking	The content of the document builds on Designing Places and Designing Streets to give practical tips on incorporating green infrastructure in masterplans. It is split into two parts: Part 1 explains what green infrastructure is, who should be involved, when to think about it, and highlights the many advantages of taking an integrated approach to green infrastructure in designs. Part 2 focuses on masterplanning, in particular by showing how green infrastructure can contribute to each of the six qualities of successful places that have been identified throughout the Scottish Government's design policy.
Draft Scotland's Forestry Strategy 2018	Identifies a vision and objectives for woodland and identifies priorities for action including expansion. In delivery section, public sector action Planning Authorities are notes as important in delivering this strategy through their role in the planning system and the implementation of the supportive framework for trees, woodlands and forests.
The Right Tree in the Right Place	Local Authorities are encouraged to work in partnership with Forestry Commission Scotland to produce a forestry and woodland strategy.
Community Empowerment Act	Advance greening to include consideration of suitability of sites with planning permission but where development has not commenced for community growing (CEA Section 119 Guidance).
UK Forestry Strategy	This sets requirements and guidelines for different elements of sustainable forest management. These include forests and biodiversity, climate change, historic environment, landscape, people, soil and water.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Policy 12 Green Network and Green Infrastructure In support of the Vision and Spatial Development Strategy and the delivery of the Glasgow and the Clyde Valley Green Network, Local Authorities should • identify, protect, promote and enhance the Green Network, including cross-boundary links with adjoining Local Authorities; • ensure that development proposals, including the Community Growth Areas, integrate the Green Network and prioritise green infrastructure from the outset, based upon an analysis of the context within which the development will be located; and, • prioritise the delivery of the Green Network within the Strategic Delivery Areas (Diagram 7, Schedule 11).

Policy Document	Requirements for LDP
	Policy 13 Forestry & Woodland development proposals, should • support the retention and expansion of forestry and woodland (or multi-functional woodland resource) in keeping with the Forestry and Woodland Strategy and related Spatial Framework (Background Report 12); and, • minimise the loss of existing trees and include, the planting of new trees, woodlands and forestry.
A Green Network Strategy for the Glasgow City Region 2017	Sets a vision, benefits of green network, what will be delivered and how, how much it will cost and who needs to be involved. It sets the context for the identification of the green network and opportunities for improvement in the East Dunbartonshire Green Network Strategy and related Supplementary Guidance.
Clydeplan SDP, Background Report – Forestry & Woodland Strategy , 2015	This identifies the indicative potential for woodland expansion (existing, potential, preferred, sensitive and unsuitable areas), which also covers East Dunbartonshire. It also includes revised spatial guidance for different landscape character areas in East Dunbartonshire - Moorland Hills, Rolling Farmlands, Lowland River Valleys and Drumlin Foothills. These provide an overview of their area, existing woodland resource, key issues, local sensitivities, priorities for woodland management and priorities for woodland expansion. This is being refined by Clydeplan and Forestry Commission Scotland in preparation for publication by as SDP Supplementary Guidance. It will update the 2012 Strategy.
Central Scotland Green Network Vision 2011	This sets out a vision, principles and outcomes/ ambitions. It states that green network delivery will be led at first by the public and third sectors.
Local	
Local Outcome Improvement Plan	Local Outcome 5 - Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles. The protection and enhancement of the green network helps meet this objective.
Green Network Strategy 2017-2022	This defines the green network and identifies opportunities for enhancements on development sites.
Supplementary Guidance (SG) on Design & Placemaking (D&P), Adopted 2017	The D&P SG includes sections with detailed policy on how development should include green infrastructure and green network and green infrastructure, green network and open space requirements This includes requirements for provision of play space & open space on development sites.
SG Developer Contributions, Adopted 2017	This sets out where developer contributions are required towards off site provision of play space, open space and green network.
SG Green Infrastructure & Green Network, Adopted 2018	Identifies and promotes the functions of green infrastructure; Identifies the green network, to show on the Proposals Map and in the communities sections

Policy Document	Requirements for LDP
	Considerations for delivery of green network in developments and conclusion section with Development Management criteria for green infrastructure and green network. Opportunities for green network on development sites, identified in Community strategy sections. New development sites include a strong green infrastructure framework which supports expansion and enhancement of the green network, delivers multiple benefits including climate change adaptation and mitigation, improved air quality, outdoor recreation, active travel and enhancement of biodiversity.
Local Development Plan	Key overarching policy principles for development identified in principal policies include: Policy 5: Prioritise use of brownfield before greenfield release

Evidence

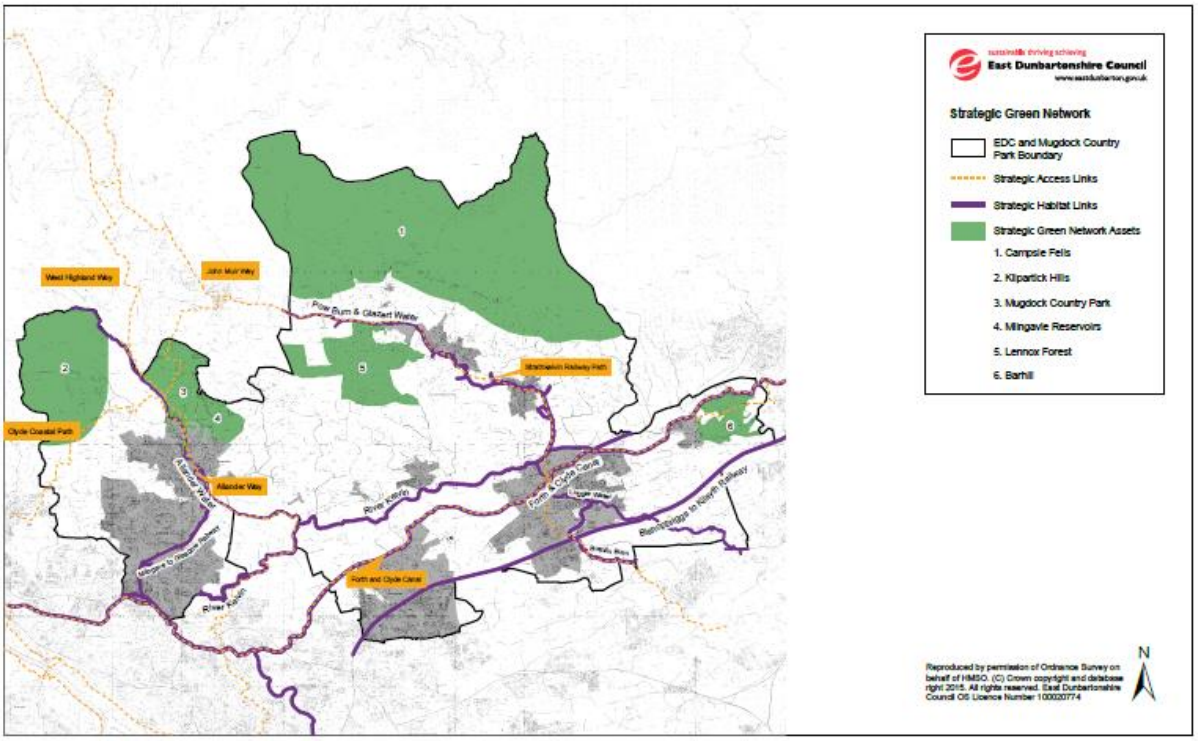
Planning Applications Monitoring

Analysis of planning decisions made during the six month period from June to December 2018, shows that one application was determined using policy 5 as a reason for refusal. It was TP/ED/17/0230 - demolition of Glenmill Works and construction of 11 detached and 4 semi-detached dwellings, which was refused on 16.6.17.

No developer contributions were taken towards strategic green network projects during that period. However, at May 2018, on site design on development sites incorporated improvements to the local green network in five cases, and developer contributions towards upgrade of nearby green network in two cases identified in the community strategy sections.

Green Network Strategy 2017 – 2022 & related Green Infrastructure, Green Network Supplementary Guidance 2018. It identifies strategic access links which often overlap with strategic habitat links of the Forth and Clyde Canal and watercourses. The nationally important West Highland Way and John Muir Way (The canal towpath and Strathkelvin Railway Path are part of this) connect to adjacent area. It also identifies other Green Network Strategic Assets of rugged moorland hills, Barhill which is part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Lennox Forest, the Milngavie Reservoirs nationally important Garden and Designed Landscape and Mugdock Country Park.

Map 2: The Strategic Green Network



Gaps in the network are also identified.

Green Network Strategy Monitoring

Green Network Strategy monitoring statement, May 18 identified that EU funding is not currently available for landscape scale projects. The exceptions were Mugdock Country Park and Glazert Valley where other funding is available.

However later in 2018 key projects proceeded for Glazert Water and River Kelvin, as corporate priorities, which require significant Council funding to match Water Environment Fund. Council and other funding is being pursued for the Forth & Clyde Canal. Mugdock Country Park continues to need investment; and a revision of the Campsie Review needs to be pursued and funded.

Green Network Strategy Monitoring Statement also identified progress in the delivery of supporting actions, see table below:

Ref	Action	Lead	Status	Y1 Progress 2017 – 18	Further work scheduled/required
SA1	Continue to work with GCVGNP to develop the Green Network Blueprint for East Dunbartonshire	Glasgow & Clyde Valley Green Network Partnership (GCVGNP), Council	In progress	GCVGNP are scheduled to complete Blueprint in Oct 2018. Meetings have been held with GCVGNP to agree the access components of the	GCVGNP currently conducting a pilot study in the Glasgow area to determine the bet methodology to map the habitat components of the Blueprint. Once this is complete it can be rolled out to the other

Ref	Action	Lead	Status	Y1 Progress 2017 – 18	Further work scheduled/required
				Blueprint for EDC area.	authorities including EDC.
SA2	Develop a rolling programme of re-survey for existing LNCS sites to ensure data is no more than five years old and assess proposed new LNCS as they are identified	Council	Ongoing	Development of survey programme complete.	Survey and assessment of ongoing for on average 20 sites each year, including proposed new sites where identified.
SA3	Develop a monitoring framework incorporating local and strategic green network actions	Council	In progress	Draft monitoring framework including both local and strategic green network completed.	Continue work to finalise framework.
SA5	Work with partner organisations to develop action programmes for the five Strategic Areas	Council with input from all partners	In progress	Changes to Heritage Lottery Funding has stalled much of this work. Additional funding sources investigated but currently no other relevant funds have been identified.	Action plan for Mugdock Country Park will be developed 2018-19 in conjunction with Sustainability and Climate Change Framework.
SA4	Develop a green network indicator for including in the LOIP	Council, Community Planning Partnership, GCVGNP	Not started		This cannot go ahead until habitat element of the GN Blueprint is completed by GCVGNP (see above). Indicator requires this updated habitat data.

Woodland Planting Consultations

Policy 5 includes a section which encourages woodland planting to follow the Forest and Woodland Strategy.

The Council has responded to the following consultations, to provide local policy and information on environmental and recreational considerations, from 2016 to 2018.

Pre application consultation comments on woodland planting proposals, to agents:	2016 – 2, 2017 – 3, 2018 - 5
Response to Forestry Commission Scotland formal notification on Forest Plan or Land Management Plan	2016 – 1, 2017 – 2, 2018 - 2
Response to Forestry Commission Scotland formal notification on woodland planting or felling application	2016 - 1 , 2017 - 2 , 2018 - 6

Report of Consultation

Questionnaire Feedback

The following key issues were identified:

- Sense of community is vital. Can be provided with open space, good paths, access to countryside.
- Support for maintaining the green belt and local green spaces, and this was highlighted as a key reason why people like living in the area.
- Should include improved cycling and footpath infrastructure to connect areas
- Vital to protect local woodlands
- House building can adversely impact the green network

Scottish Natural Heritage Feedback

SNH agrees the content of the policy 5 and related Supplementary Guidance on Green Infrastructure and Green Network, as contributed to the writing of these.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
What should the overall objectives for LDP2 be? Protection and enhancement of the built and natural environment, which can include using green infrastructure, should be addressed in objectives as it relates to a range of policies.	Policies which encourage green infrastructure include 4 sustainable transport, 5 green infrastructure and green network, 7 open space, 8 nature conservation, and 9 water environment.			yes	Yes, this is part of what are the LDP objectives
How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?	Green infrastructure and green network are defined in the LDP glossary. GIGN SG has now defined the green network in East Dunbartonshire. Further information is available in Green Network Strategy. GIGN SG – Annex D identifies Strategic Green Network by Settlement Glasgow and Clyde Valley Green Network promotes key green network areas connected			Yes, minor change	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	to and important to the city region. Developer Contributions SG refers to green network from major developments.				
Should the planting and restocking of woodland protect East Dunbartonshire's biodiversity better?	Green Network Strategy identifies hubs, habitat links and strategic assets	Recent Forestry Commission consultations for woodland planting proposals on Local Nature Conservation Sites, where the biodiversity value is non-woodland habitat.		Yes, minor change	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - What should the overall objectives for LDP2 be?					
Option 1 – Create a set of objectives for LDP2 policies and proposals based on the key themes in the current LDP.	This retains principles for development in existing policies, such as Policy 5 Green Infrastructure and Green Network.	This approach would retain the benefits of the existing LDP policy with positive impacts on all environmental factors. Most significantly, population and human health, soil and geology, air quality, climatic factors and material assets. These impacts relate to long term balance between development opportunities and enhanced protection of a high quality environment; principles of sustainably located developments; placemaking; and an emphasis on the reduction of greenhouse gas emissions.	This option benefits all equalities groups, as it articulates the main themes of the Plan and helps them interpret and use the Plan.	None	
Option 2 – Create a set of objectives which better promote key themes addressed by LDP2 in policies and proposals.	This is based on the SDP and CPP vision. It will identify overall objectives for the LDP that are addressed in policies and proposals A set of objectives would outline and promote what the LDP is	This approach would ensure that the direction from the SDP and Council's LOIP are taken into consideration and provide a sound base for the LDP strategic direction. Producing high level Objectives from elements of the	This option benefits all equalities groups, as it articulates the main themes of the Plan and helps them	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	intending to achieve. This will promote overarching elements which relate to the whole plan, including sustainable development. This also ensures that other policies properly address these objectives, including by the use of green infrastructure. This reduces duplication of objectives within the plan.	existing policies, including Policy 5, along with other cross-cutting issues could be addressed within a spatial strategy or communities sections. These Objectives could provide an opportunity to set themes and targets for all LDP policies to aspire to and achieve within their own subject specific sphere of influence. This approach has the potential to provide a significant positive impacts on all environmental factors and guide the LDP to support, promote or encourage higher level environmental benefits in relation to climate change adaptation/mitigation, green network biodiversity and habitat links and health and wellbeing for instance. This approach would benefit from all of the positive impacts noted for option 1 above, while ensuring that sustainable development principles are integrated into each individual subject policy where relevant.	interpret and use the Plan.		
Issue – How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?					
Option 1 – The key safeguarding areas and	The development priorities of the spatial strategy are included in a	This approach retains the policy framework from LDP1 utilising	No impact	None	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
proposals which make up the spatial strategy are identified in a range of LDP policies and community strategies.	range of policies and proposals, including the principal policy for Green Infrastructure and Green Network. The policy provides an outline of the key consideration of the green network for a spatial strategy.	principal policies to indicate the development priorities for the LDP and land use details are set out within each community strategy. Each principal policy has specific benefits related to environmental factors, although there are similarities which relate to significant positive impacts, including population and human health, soil and geology, landscape, climatic factors and material assets.			
Option 2 – Set out a spatial strategy in one section which brings together key policy safeguarding areas, including protection, enhancement and expansion of the green network.	The key development priorities which form part of the spatial strategy are highlighted in one section and mapped. It also introduces the other policies which support the spatial strategy. It provides a framework to guide land use change in the Council area. The other policies and community strategies then flow from this and provide more detailed policy and information on individual proposals.	This approach provides clarity and a focus on key development priorities which will be mapped in one section of the LDP. This will illustrate the direction for land use and supporting policy framework at a Council-wide level. It will also combine key policy safeguarding areas including particular Greenbelt and strategic Green Network, this approach has the potential to provide positive or significant positive impacts on all environmental factors through a clear spatial development strategy for the area and guiding the other subject	No impact	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		specific policies and community strategies.			
Issue – Should the Planting and Restocking of Woodland Protect East Dunbartonshire's Biodiversity Better?					
Option 1 - Update Plan to Refer to Emerging Clydeplan Forest and Woodland Strategy and set out the content for future Planning Guidance on East Dunbartonshire Specific Biodiversity Considerations for Woodland Planting and Restocking	This would build on the Forest and Woodland Strategy by encouraging woodland planting proposals to take better consideration of East Dunbartonshire specific biodiversity and green network considerations.	This approach would set out the policy framework for future Planning Guidance in relation to the Clydeplan Strategy. This approach is likely to provide additional benefits to this existing policy particularly in relation to biodiversity, landscape character and climatic factors.	No impact	Will help to meet Local Outcome 5 in terms of ensuring people have access to a quality natural environment	
Option 2 - Produce a spatial framework for Woodland Planting and Restocking in the Plan.	The LDP 2 would incorporate the emerging Clydeplan Forest and Woodland Strategy Indicative areas for new woodland planting and add additional East Dunbartonshire specific considerations for biodiversity.	Through this policy option, the production of a spatial framework for Woodland Planting and Restocking as part of the LDP2 is anticipated to provide significant benefits in relation to population and human health, biodiversity, landscape character and climatic factors (flood risk mitigation and adaptation). This is mainly through the LDP2 policy framework integrating the city region strategy while expanding upon the findings to include East Dunbartonshire specific considerations and options for	No impact	Will help to meet Local Outcome 5 in terms of ensuring people have access to a quality natural environment	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		biodiversity enhancement and the related benefits this would bring to the area.			
Issue - How can the policy reflect the Design and Placemaking Supplementary Guidance and Green Infrastructure and Green Network Supplementary Guidance, published since LDP was adopted?					
Option 1 - Retain and update hooks to supplementary guidance in policy.	This signposts developers and members of the public to more detailed policy or information which supports the LDP policy.	This approach will retain the benefits of the existing policies 3 and 5 (including related Supplementary Guidance) in relation to population and human health, biodiversity, landscape character, air quality and climatic factors. This is mainly through the design principles for all development proposals to meet with an emphasis on community wellbeing, focus on active and public transport alternatives and promotion and an increased emphasis on green network and green infrastructure.	No impact	This option will help to meet a number of Local Outcomes including L03, LO4 and LO5.	
Option 2 - Identify key policy principles in Supplementary Guidance which expand on or are additional to those in the LDP and include this in LDP policies.	This incorporates key additional elements of policy in the LDP to ensure it is clearly part of the Plan and easier to read. It will also ensure this policy is incorporated into the statutory plan if the Planning Bill removes supplementary guidance as a statutory part of the plan.	This policy option will result in the same benefits than the business as usual approach (above) although this would also ensure that the key policy principles are given statutory weight if the Planning Bill removes supplementary guidance as a statutory part of the LDP. This will futureproof the related key policy principles as part of the LDP2.	No impact	This option will help to meet a number of Local Outcomes including L03, LO4 and LO5.	✓

Policy 6. Creating Inclusive and Sustainable Communities

Supplementary and Planning Guidance relevant to this policy	Unsubsidised Affordable Housing
Appendices relevant to this section	• Site Assessments • Housing Land Audit • Urban Capacity Study • Green Belt Review • Older Peoples and Specialist Housing Research

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
Town and Country Planning (Scotland) Act 1997 (as amended)	**Section 16(2)** – In preparing a Local Development Plan the planning authority are to **take into account** the National Planning Framework. **Section 16(6)** - Where a Local Development Plan is within a Strategic Development Plan (SDP) area the planning authority are to ensure that the plan prepared is **consistent** with the SDP.
Planning Circular 6/2013	LDPs should be properly integrated with other statutory plans and strategies affecting the development and use of land.
Planning (Scotland) Act 2019	The Planning (Scotland) Act 2019 received royal ascent on 25/07/19. Transitional arrangements to bring the provisions of the act into force have not yet been published. The act replaces the current requirement for Strategic Development Plans with non-statutory Regional Spatial Strategies. Furth The act introduces a requirement for the National Planning Framework to set housing targets. How Local Authorities/ Regional Spatial Strategies will influence and contribute to the setting of the national housing targets is not yet known. The act introduces additional/ specific duties in relation to the housing needs of older people, disabled persons and gypsy/ travellers/ showpeople.
National Planning Framework	The current National Planning Framework was published in 2014. Para 2.5- The financial climate has reduced the amount of new housing built in recent years. In the coming years, we want to see a significant increase in house building to ensure housing requirements are met across the country. Para 2.10- Flexibility is required to allow for different approaches to housing provision that respond to varying local requirements. Planning should focus its efforts particularly on areas where the greatest levels of change are expected and where there is pressure for development.

Policy Document	Requirements for LDP
	Para 2.18- Some cities have greater pressure for additional housing development. In some, regeneration remains a priority. But throughout, there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth. Para 2.21- Most of Scotland's vacant and derelict land lies in and around our cities, and particularly in west central Scotland. This presents a significant challenge, yet also an opportunity for investment. Planning has an important role to play in finding new and beneficial uses for previously used land including, in the right circumstances, 'green' end uses. A planned approach will continue to deliver development in the parts of our city regions where there is a continuing need for regeneration.
Scottish Planning Policy	Housing Land Supply 113. Plans should be informed by a robust housing need and demand assessment (HNDA), prepared in line with the Scottish Government's HNDA Guidance. Where the Scottish Government is satisfied that the HNDA is robust and credible, the approach used will not normally be considered further at a development plan examination. 114. The HNDA, development plan, and local housing strategy processes should be closely aligned, with joint working between housing and planning teams. Local authorities may wish to wait until the strategic development plan is approved in city regions, and the local development plan adopted elsewhere, before finalising the local housing strategy, to ensure that any modifications to the plans can be reflected in local housing strategies, and in local development plans in the city regions. 115. Plans should address the supply of land for all housing. The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence. 116. Within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. 118. Strategic development plans should set out the housing supply target and the housing land requirement for the plan area. They should also state the amount and broad locations of land which should be allocated in local development plans to meet the housing land requirement up to year 12 from the expected year of plan approval, making sure that the requirement for each housing market area is met in full. 119. Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In

Policy Document	Requirements for LDP
	allocating sites, planning authorities should be confident that land can be brought forward for development within the plan. Affordable Housing 126. Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. 129. Plans should identify any expected developer contributions towards delivery of affordable housing. Where a contribution is required, this should generally be for a specified proportion of the serviced land within a development site to be made available for affordable housing. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. Consideration should also be given to the nature of the affordable housing required and the extent to which this can be met by proposals capable of development with little or no public subsidy. Specialist Housing Provision and Other Specific Needs Para 132. As part of the HNDA, local authorities are required to consider the need for specialist provision that covers accessible and adapted housing, wheelchair housing and supported accommodation, including care homes and sheltered housing. This supports independent living for elderly people and those with a disability. Where a need is identified, planning authorities should prepare policies to support the delivery of appropriate housing and consider allocating specific sites. Para 133. HNDAs will also evidence need for sites for Gypsy/Travellers and Travelling Showpeople. Development plans and local housing strategies should address any need identified, taking into account their mobile lifestyles. In city regions, the strategic development plan should have a role in addressing cross-boundary considerations. If there is a need, local development plans should identify suitable sites for these communities. They should also consider whether policies are required for small privately-owned sites for Gypsy/Travellers, and for handling applications for permanent sites for Travelling Showpeople (where account should be taken of the need for storage and maintenance of equipment as well as accommodation). These communities should be appropriately involved in identifying sites for their use. Para 134. Planning authorities should also consider the housing requirements of service personnel and sites for people seeking self-build plots. Where authorities believe it appropriate to allocate suitable sites for self-build plots, the sites may contribute to meeting the housing land requirement.
More Homes Scotland Approach	We are working to increase the number of homes across Scotland so that everyone has a good quality home that they can afford and that meets their needs. We will spend over £3 billion to deliver at least 50,000 affordable homes, of which 35,000 will be for social rent, by March 2021.
Regional	

Policy Document	Requirements for LDP
Glasgow and the Clyde Valley Housing Market Partnership Housing Needs and Demand Assessment	GCV Housing Market Partnership operates across the 8 LA's in the Glasgow and Clyde Valley city region. Consists of both planning and housing professionals and forms part of the work done by the strategic development plan. The HMP produces a Housing Needs and Demand Assessment (HNDA) (statutory requirement by both planning and housing processes) to support the preparation of the Clydeplan Strategic Development Plan.. The HNDA for the 2017 Strategic Development Plan was given robust and credible status by the Scottish Government's Centre for Housing Market Analysis on 21/05/2015.
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	The key principles of the Strategic Development Plan (SDP) strategy are sustainable economic growth, regeneration of brownfield land and maintaining a compact city region. The approved SDP sets out a Housing Land Requirement, based on the Housing Needs and Demand Assessment (see above), for Local Development Plans to take forward. As per the Town and Country Planning (Scotland) Act 1997 (as amended) LDP's must be broadly consistent with the SDP but may take local circumstances into account. The Housing Land Requirement within the adopted SDP has been subject to examination and legal challenge, both of which have found in favour of the general approach. It should also be noted that the Scottish government's increased target of 50,000 had been taken into account.
Regional Economic Strategy 2017 – 2035 and Glasgow City Region Economic Action Plan 2017	The regional economic strategy and action plan recognise the importance of a sufficient supply of good quality homes in maintaining a strong and productive workforce in the city region.
Local	
Local Outcome Improvement Plan	<u>*Outcome 1*</u> *East Dunbartonshire has an expanding economy with a competitive and diverse business and retail base.* <u>*Outcome 4*</u> *East Dunbartonshire is a safe and sustainable environment in which to live, work and visit.*
East Dunbartonshire Local Housing Strategy 2017 - 2022	The East Dunbartonshire Local Housing Strategy was adopted by the Council in April 2017 and reflects the targets within the adopted Strategic Development Plan. Following the publication of the Clydeplan HSTs, the national target for affordable housing increased substantially, from 30,000 over the previous Parliament, to 50,000 affordable homes over the course of the current Parliament. This new commitment brings increased resources locally and a renewed emphasis on innovative funding mechanisms. This is designed to support continued growth in affordable housing delivery. A further review of the HSTs has therefore been undertaken by the Council. Table 4.3 includes revised HSTs designed to further increase delivery of affordable housing across East Dunbartonshire.

Policy Document	Requirements for LDP
	Table 4.3: Housing Supply Targets, 2012-24 SR& BMR / Private / Total Adjusted housing estimate East Dunbartonshire: 626 / 1,608 / 2,234 GCV: 31,859 / 41,760 / 73,619 Housing supply target East Dunbartonshire: 626 / 1,608 / 2,234 GCV: 22,306 / 50,946 / 73,252 Housing supply target – revised East Dunbartonshire: 1,300 / 2,400 / 3,700 *Source: Adjusted housing estimate and HST: Clydeplan BR08 Figure 5, Revised HST: EDC* The figures in the Housing Supply Target in the table above reflect the findings of HNDA2 but also the Council's ambition to meet recognised need and increase provision of affordable housing across East Dunbartonshire. In devising the HSTs the following factors (as per the LHS guidance and SPP) were considered: 1. local evidence on the need for affordable housing including the Council's waiting list and consultation with housing providers and local residents 2. resources and funding availability 3. economic factors impacting upon housing demand and supply 4. previous delivery rates of private and affordable housing, and future anticipated programming 5. environmental factors including land availability and suitability 6. the degree of interdependency between the delivery of affordable and market housing
East Dunbartonshire Strategic Housing Investment Plan 2018 - 2023	The core purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a five year period to achieve outcomes in the local authority's new Local Housing Strategy 2017-22 (LHS). The SHIP is a supplement to the LHS and shows how the priorities identified in the LHS will be delivered in practice, focussing on prioritisation and deliverability. 4.2 INVESTMENT PRIORITY AREAS There are three main priority areas within East Dunbartonshire Council. These reflect the Council long-term commitment to delivering the Twechar housing regeneration proposals, transforming Town Centre though master planning and to increase supply of affordable housing in the areas of greatest need as outlined in the Council's LHS and HNDA. These are as follows: Area A: Regeneration/Masterplan Areas Area B: Strathkelvin Area C: Bearsden and Milngavie East Dunbartonshire covers 9 settlement areas, 7 of which are situated within the Strathkelvin area. As at 27 October 2017, the Council had over 3000 applicants on the Housing List. Demand for each settlement area is shown in Table 1 below.

Policy Document	Requirements for LDP

Settlement Area	Demand
Bearsden	12.5%
Milngavie	12.0%
Lennoxtown	6.8%
Milton of Campsie	8.2%
Torrance	8.1%
Twechar	3.4%
Bishopbriggs	14.4%
Kirkintilloch	17.1%
Waterside	5.7%
Hillhead	12.0%

*Please note that an applicant can choose more than one area to be housed

There are very few empty homes across East Dunbartonshire. The Council currently makes the best use of its social rented stock. Therefore, there is no requirement to rehabilitate properties in the area. However, there are a number of older peoples housing in the area that is no longer fit for purpose and therefore require an element of remodelling to meet the Scottish Housing Quality Standard.

Evidence

Following a period of decline, East Dunbartonshire's population is increasing and is projected to continue to increase. This reflects natural change and migration trends: death rates are higher than birth rates and migration into East Dunbartonshire is increasing. Households have consistently increased and continue to increase.

The East Dunbartonshire Today People section sets the demographic context for LDP2. It sets out information from the National Records of Scotland. The relationship between demographic change and house building is complex. The second hand house market also has a significant role to play in meeting housing need arising from demographic change.

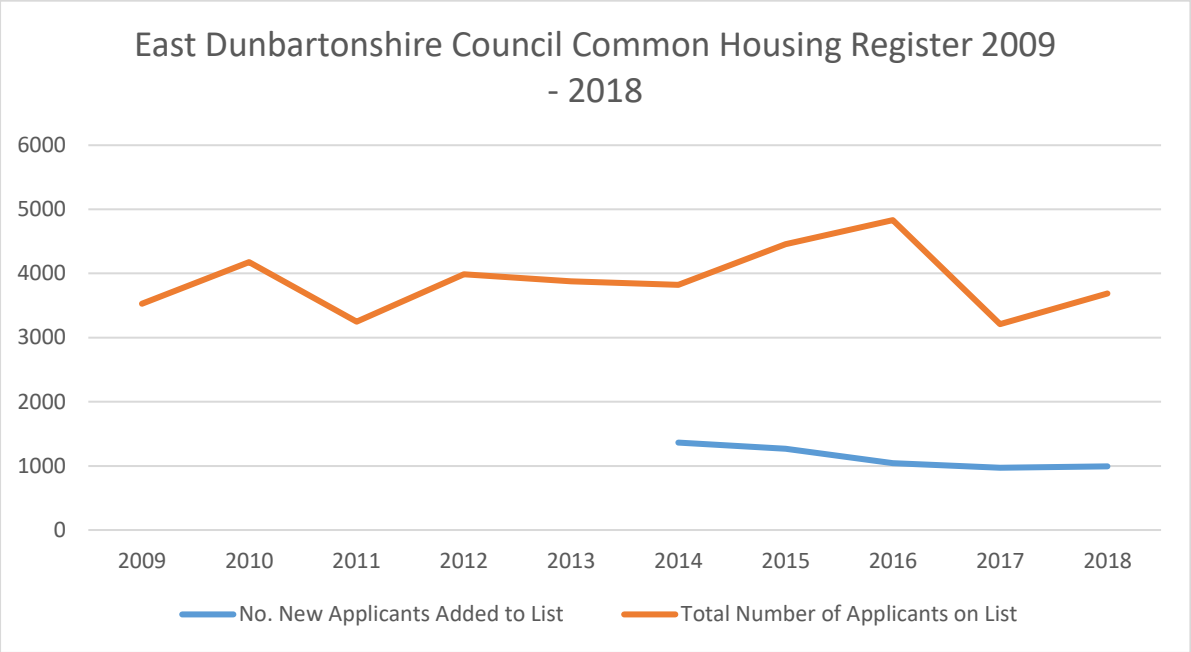
The Housing Needs and Demand Assessment 2015 sets out the target for housing land in East Dunbartonshire and this is included in the Strategic Development Plan.

East Dunbartonshire HNDA & SDP Housing Supply Target			
	Social Sector	**Private Sector**	**Total**
2012 - 2024	630	1,610	2,240
2024 - 2029	0	20	20
2012 - 2029	**630**	**1,630**	**2,260**

The Council maintains a waiting list for affordable housing, affordable housing delivery has been high in recent years and average house prices are high in East Dunbartonshire.

The Council maintains a housing waiting list (known as the Common Housing Register) which is used to allocate Council and other affordable housing properties to households in need of social housing. It should be noted that whilst there is set criteria and priorities for allocating social housing units, there are no restrictions for joining and therefore the list alone isn't a sufficient indicator of need for this type of affordable housing.

There is relatively little difference in the total number of applicants on the current list than 10 years ago, with 3,526 applicants on the list at the end of the 2009 reporting period and 3,687 in 2018. However the numbers have fluctuated in that time reaching a peak of 4,832 in 2016. The number of new applicants on the list has reduced from 1,363 in 2014 to 995 in 2018 which may reflect the wider but modest improvements in the economy.



The Scottish Government has identified tackling homelessness as a key priority and is a fundamental component in tackling poverty and inequality. Therefore addressing homelessness is a core element of the Local Housing Strategy 2017.

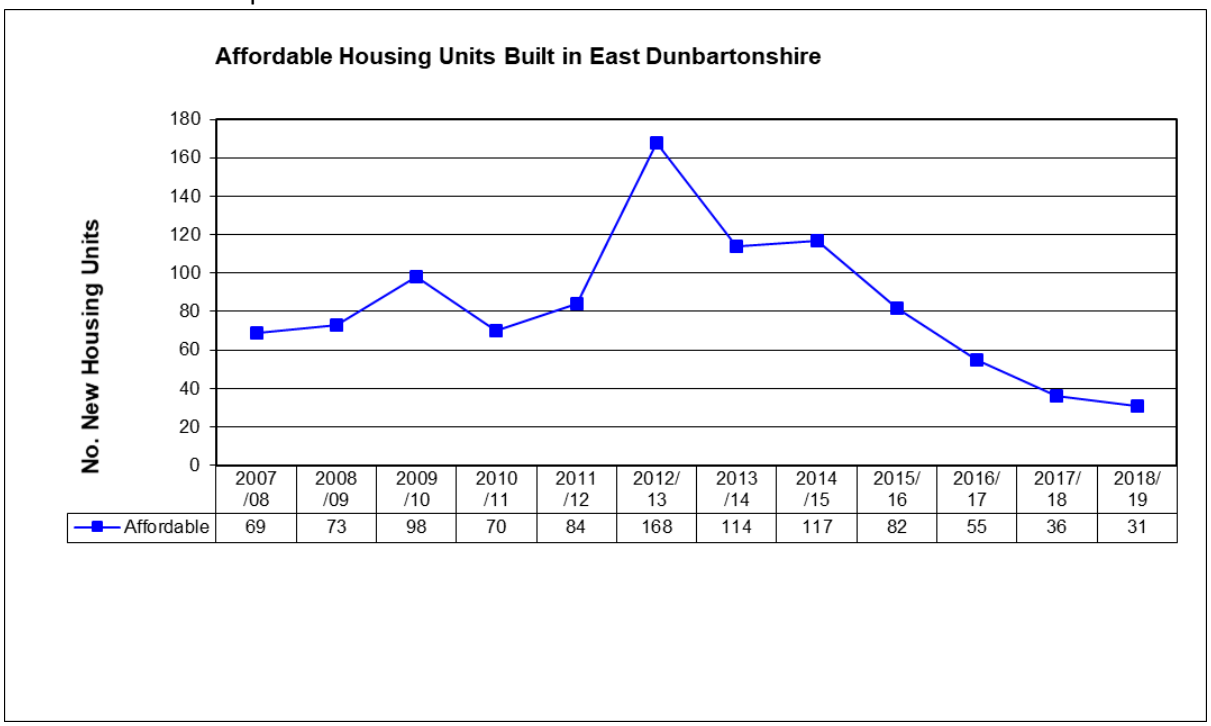
The LHS reports that the incidence of homelessness in East Dunbartonshire is 1.1% of households and is below the Scottish average of 1.4%. From 2011 to 2015 the number of homeless applications decreased by 27%, which is largely in line with the national average. However, the incidence of prevention, where households seek assistance prior to becoming homeless, at 0.4% is significantly lower than the Scottish average of 2.0%. Subsequently, the LHS has identified a number of actions to improve homelessness prevention (alongside a number of other actions) that will help to continue the reduction in homeless applications.

The LHS states that currently more than half of the Council's lets are typically allocated to homeless applicants. Despite visible progress, continued action is required to ensure that the Council fulfils its obligations regarding the housing of homeless households. With the introduction of the Rapid Rehousing Scheme, where the time homeless applicants spend in temporary accommodation requires to be significantly reduced, the need to allocate a significant proportion of affordable lets to homeless applicants will continue.

Affordable housing completions every year from 2007/08 to 2017/18 are shown in the graph below. The average rate of completions over the last 5 years is 64 units per year. This is significantly lower than the average completion rate for the preceding 5 years (2009/10 – 2013/14), which was 106 affordable units per year, and in spite of the additional funding announcement from the government in 2015. However, the Housing Land Audit programming for the next 5 years shows that the average rate of affordable delivery will be 122 units per year. This reflects in part the significant amount of work and time that has been required to translate the additional funding announcement into projects and delivery on the ground.

It should also be noted that there are a number of initiatives through which affordable housing need can be met and that new build housing isn't the only way in which the supply can be increased. The Council has recently purchased a number of pre-existing properties on the private market in order to increase its stock.

Past Affordable Completions



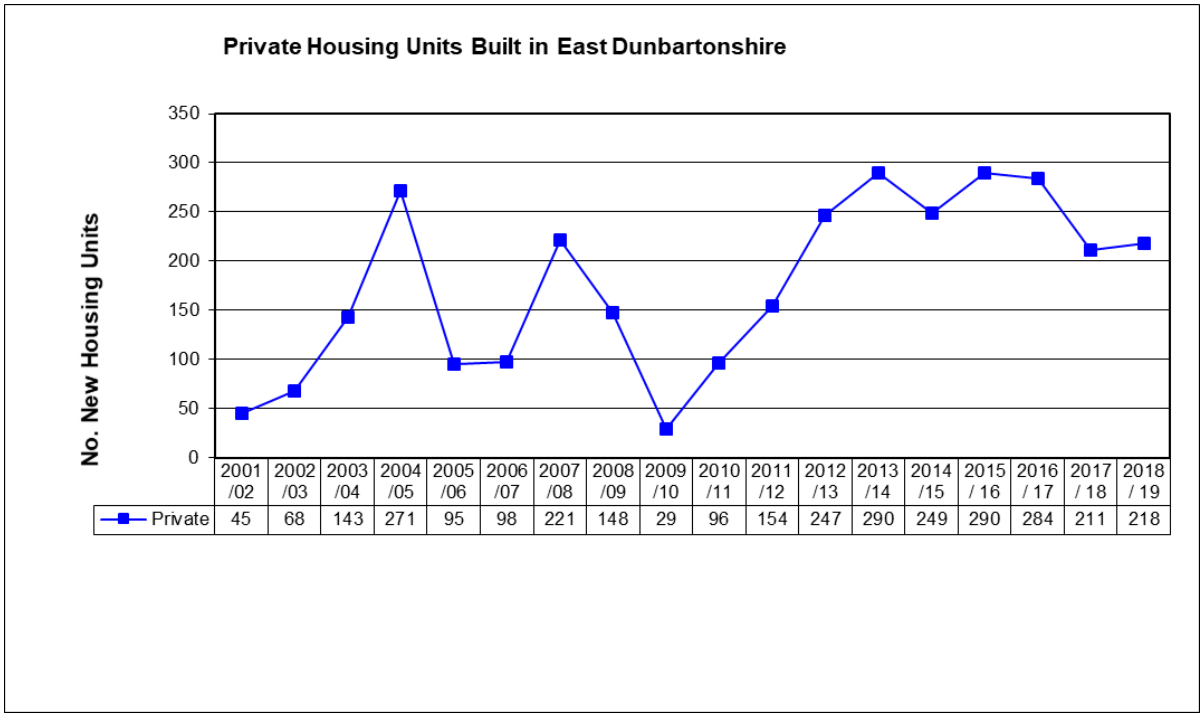
East Dunbartonshire is generally considered to be one of the most expensive local authorities in Scotland in which to live. The LHS reported that the average cost of a property is £219,385. Although wages are also high there is a disparity between the average household income in East Dunbartonshire and the average income needed to access a mortgage to buy a property, or the average rent on the private market. This difference is most pronounced at the lower end of the housing market. Therefore despite generally higher wages the affordable housing sector is crucial in meeting the needs of lower income households.

In terms of updated figures for the average house price in East Dunbartonshire, there appears to be wide variations in estimates, between £209,182 and £259,566 in 2018. Nonetheless, house prices in East Dunbartonshire continue to be high and therefore access to affordable remains an important issue.

Private housing delivery has been high in recent years, this particularly reflects the development of the brownfield site at Woodilee.

East Dunbartonshire is seen as an attractive place to live and is subsequently an attractive location for national scale house builders. As noted above, house prices are high and, although land values are also high, developers view the area generally as profitable and a lower risk place to invest. The graph below also demonstrates that the recession has had no impact on housing delivery following an initial drop in 2009.

Past Private Completions



	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Private	45	68	143	271	95	98	221	148	29	96	154	247	290	249	290	284	211	218

The average rate of private completions over the last 5 years is approximately 250 units per year. There is however evidence that the rate of completions is slowing. Reasons for this may include general economic uncertainty regarding Brexit or short-term impacts resulting from developer programming and the development pipeline (where natural peaks and troughs would not be unusual nor cause for concern). However, the high rate from 2012/13 to 2016/17 is likely to be attributable to delivery at the Woodilee development in Lenzie where a significant volume of long-term planning and infrastructure improvement has taken place. It should be noted that the Woodilee development was predominantly on brownfield land. Without any new developments of single sites of this scale, where delivery is coordinated between partners, it is unlikely that the recent level of completions could be sustained under the current market conditions. Particularly as delivery activity across the city region is increasing including a number of significant new developments elsewhere in the two Housing Sub Market Areas covering East Dunbartonshire.

East Dunbartonshire has an ageing population.

Scotland, and in particular East Dunbartonshire, has an increasingly ageing population. The Scottish Government's programme for change 'Reshaping Care for Older People' states that not only is there a need to change services to support improved outcomes but also because current arrangements are

not sustainable and that the projected growth in the older population will create significant additional demand on health, care and support services.

The East Dunbartonshire Today People section sets out the level of ageing population being experienced in East Dunbartonshire. As such the Council and HSCP has commissioned research on Older People and Specialist Housing in order to understand these trends and the requirements of East Dunbartonshire's ageing population. This study's findings will be fed into the Proposed Plan.

Local outcome 6 of the East Dunbartonshire Local Outcome Improvement Plan (LOIP) 2017 – 2027 is that 'Our older population and more vulnerable citizens are supported to maintain their independence and enjoy a high quality of life, and they, their families and carers benefit from effective care and support services.' The LOIP identifies a number of issues for older people that relate to the supply and provision of appropriate housing and require to be addressed in order to achieve local outcome 6. LDP2 will likely be a key vehicle in addressing the land use element of this requirement.

The Council has assessed a relatively small number of applications for ancillary residential accommodation in the last 5 years.

Policy 6 states that granny flats/ annexes should normally take the form of an extension to the main dwelling and that detached accommodation will normally only be supported where a physical extension is not possible and where the detached annex is designed in such a way that it would be incapable of being sold off separately from the parent property.

Establishing the number of planning applications that the Planning Authority receives for granny flats/ annexes that take the form of an extension to the main dwelling is difficult because the Council generally receives a significant volume of applications for household extensions and distinguishing which applications are to accommodate intergenerational/ semi-independent living is difficult, unless this is specifically stated in the description of the development by the applicant. In the last 5 years there has been 1 application received and approved where the description of development clearly indicates that the extension will be used as a family annex. It is likely however that the number of extensions to accommodate intergenerational/ semi-independent living is much higher.

Establishing the number of planning applications that the Planning Authority receives for granny flats/ annexes that are detached from the main dwelling is somewhat more accurate as key words/ phrases such as separate, annex, outbuilding or conversion of detached garage are usually provided in the description of the development. In the last 5 years the Council has received 9 planning applications for detached habitable annexes, of which 6 have been granted and 3 have been refused. The number may higher but is not considered to be significant.

The Glasgow and Clyde Valley Housing Needs and Demand Assessment 2015 considered that there is little demand for Gypsy/ Traveller/ Travelling Showpeople provision in East Dunbartonshire.

With regards to the need and demand for gypsy/ traveller/ travelling showpeople's accommodation across the Glasgow and Clyde Valley city region the Housing Need and Demand Assessment (May 2015) considered the following information:

2011 Census – 1,038 people in the city region identified themselves as being part of the gypsy/ traveller ethnic group, of which 27 were in East Dunbartonshire.

Local Authority Provision – There are 3 operational sites run by Local Authorities, of which none are located within East Dunbartonshire. Until 2010 there was a local authority maintained gypsy/ traveller site at Redhills Primrose Way in Lennoxtown which closed as a result of fire damage. As there has been little evidence of demand since the fire the site has not been restored, however it remains protected within the current Local Development Plan as a site for use as gypsy/ traveller accommodation. The nearest local authority managed gypsy/ traveller accommodation is located at Dalreoch in West Dunbartonshire. The Proposed West Dunbartonshire Local Development Plan 2 identifies land for an extension to the site should additional capacity be required.

Formal Private Sites – There are 3 formal privately operated sites, all of which are located within South Lanarkshire.

Planning Applications – The HNDA noted that there had been a small number of planning applications for private informal gypsy/ traveller accommodation within the city region, none of which were within East Dunbartonshire.

Planning Enforcement Cases – The HNDA identified that a number of unauthorised encampments had been recorded in 2 authorities: Renfrewshire and North Lanarkshire. It should be noted that there has been 1 unauthorised encampment in East Dunbartonshire since the publication of the HNDA, which took place to the north of Milngavie. The landowner took legal action and the group subsequently moved out of East Dunbartonshire.

Travelling Showpeople – Travelling showpeople are a separate group from ethnic gypsy/ travellers and a total of 757 pitches were provided across 63 privately operated sites in 2013, most of which are located within Glasgow and none of which are within East Dunbartonshire.

The HNDA concluded that the current supply of gypsy/ traveller/ travelling showpeople's accommodation is adequate in meeting need and demand across the city region, and particularly that there is little demand in East Dunbartonshire.

It should be noted however that the Planning (Scotland) Act 2019 introduces new requirements for Planning Authorities with regards to the provision of gypsy/ traveller accommodation.

The Council has assessed a small number of applications relating to housing in the green belt for agricultural workers in the last 5 years.

Policy 6 states that the construction of single dwellings within the greenbelt will only be permitted where this is for a full-time worker (not including replacement

Over the last 5 years the Council has determined and approved 1 planning application for a new dwelling in the greenbelt that was required to accommodate an on-site agricultural worker. A restriction has been placed on the application to ensure that it can only be inhabited by someone who requires to be resident on site.

In the same period the Council has determined 6 applications to relax conditions or s75 restrictions that had been applied to previously proposals for agricultural workers housing, all of which were approved. There have been no known enforcement cases.

Individuals:

- General support for the policy wording.
- We are still not seeing enough affordable housing as part of new developments.
- There is no need for executive style housing.
- We need to support local business and arts as part of inclusive communities.
- Mixed housing alone is not enough. We need more facilities and services.

Jo Swinson MP:

- Would like to see a policy that focuses on the needs and requirements of local communities, in terms of the size and types of new housing that is delivered by developers.

Homes for Scotland/ Development Industry

- The number of households in East Dunbartonshire is expected to increase by 4,094 (9%) from 2018 to 2032 and there are over 900 concealed households.
- There is no longer-term housing supply in East Dunbartonshire and completions will halt abruptly after 2023.
- New build housing contributes to meeting affordable housing needs; a reduction in completions will exacerbate current affordability issues.
- Housebuilding brings many economic benefits.
- There is a chronic need to allocate more land for housing and a review of the current greenbelt boundaries is essential.
- Need to be realistic about how effective sites are – some have failed to deliver homes for years.
- Must allocate deliverable and effective sites.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the plan ensure that the types and variety of new housing built in the area meets the broad needs of the community in a holistic manner? This includes the size, type and tenure of new houses but also includes meeting other needs such reduced running costs, the concept of lifetime homes and the ability to be easily adapted and intergenerational living (such as through ancillary accommodation and annexes). The affordability of new homes, and the aging demographic are key considerations in meeting overall housing need however please also see separate issues below.	Scottish Planning Policy	Housing Needs and Demand Assessment May 2015 Recent Housing Completions	Significant concern from local community that a homogenised profile of new housing is built by developers and that this does not fully meet the needs of the local community. Comments from development management team regarding changing family dynamics/ communal living. Also rise of Air BnB but this is different and should be addressed by tourism policy.	Yes	Yes
Does the Housing Land Requirement in the approved SDP and LHS require amending? What are the environmental, social, economic and infrastructure impacts of allocating housing	Scottish Planning Policy and National Planning Framework requirement to provide sufficient land supply.	Housing Needs and Demand Assessment May 2015 Local Housing Waiting List	Significant concern from local community (particularly in Bearsden and Milngavie) regarding the capacity of the	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
land and how does this relate with the City Deal and elsewhere in city region?	Clydeplan Strategic Development Plan July 2017 East Dunbartonshire Local Housing Strategy 2017 – 2022	Number of private and affordable housing completions	local area to accommodate further new housing development. Comments from housing industry that the recent rates of completion in East Dunbartonshire cannot be sustained in the future without significant new additions to the housing land supply.		
Should the Local Development Plan include specific measures to address the aging population and how should this be done? For example should the LDP allocate sites specifically for older peoples/ specialist housing and should there be any specific locational criteria (such as in and around Town and Village Centres)?	East Dunbartonshire Local Housing Strategy 2017 - 2022	Housing Needs and Demand Assessment May 2015 Older Peoples and Specialist Housing Research	Comments from the community supporting the provision of all types of housing suitable for older people and those looking to downsize (including the lack of new-build bungalows)	Yes	Yes
Is the current policy too restrictive by having a general presumption against detached annexes? Given demographic change, house prices and unaffordability should we be encouraging more inter-generational living?	Scottish Planning Policy Design and Placemaking SPG	Planning applications	Comments from development management team regarding changing family dynamics/ communal living.	Yes	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How should the LDP continue to provide a route for suitable gypsy traveller accommodation to be delivered in the event of increased demand?	Scottish Planning Policy requirement East Dunbartonshire Local Housing Strategy	Housing Needs and Demand Assessment May 2015	Comments from development management that policy could be more pro-active and give more consideration.	Yes	No
Does the policy for new housing in the greenbelt for agricultural workers require to be amended?	Scottish Planning Policy	Approval of applications to remove agricultural workers conditions		Yes	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
Issue – How can new development ensure that the types and variety of new housing built in the area meets the broad needs of the community in a holistic manner?					
Option 1 – Replace existing Diverse Communities section with detailed policy setting out how new development should contribute to meeting all housing needs through diversity, efficiency, adaptability and flexibility.	Requirement for all housing sites to demonstrate what measures have been taken to ensure that they are providing high quality housing for all needs, including setting out specific detail on the following: 1. Diversity in house types (i.e. detached, semi-detached, flats, single level/ stairless properties etc.), sizes (number of bedrooms etc.) and tenure (intermediate affordable housing, private ownership, private rent, self/ custom-build etc.). 2. Resource efficiency and reduction of running costs.	Through this approach to setting out a clear and detailed policy in relation to the requirements for new developments to meet all housing needs there is likely to be positive impacts in relation to population and human health regarding the provision of different housing types, sizes and tenures, reduction in running costs and improve efficiency to tackle social and economic deprivation. This can also lead to benefits in relation to climate change mitigation/adaptation through sustainably locating new developments, adaptability, resource	This option would have a positive impact for all groups by driving up the standard of new housing in terms of resource efficiency and flexibility/ future adaptability and by ensuring that housing of multiple different types, sizes and tenures is built. Protected groups such as older people, disabled persons and those experiencing poverty will likely benefit most from the option because they are currently disadvantaged most by the housing system.	There is risk that developers will challenge these requirements and therefore it will be important to ensure that the policy is clear and well defined on the new requirements.	✓

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
	3. The design of lifetime homes and future adaptability. 4. Flexible methods of living (including for example annexes, see separate issue below). This option should explore and assess whether or not quotas/ particular standards for any of the above elements should be set and to what threshold of development size these quotas would apply. This policy would work in addition to the existing affordable housing policy (which is not proposed to change) which requires a 25% contribution towards subsidised affordable housing.	efficiency and reduction in running costs. Positive impacts on landscape character and placemaking through design aspects and also material assets in terms of consideration of access to open space and links with the green network.			
Option 2 – Retain existing wording in Diverse Communities section of Policy 6	This option would continue the existing policy wording that a range of house types and sizes should be provided and developers should demonstrate how the concept of lifetime homes has been	This option would continue the existing policy wording that a range of house types and sizes should be provided and developers should demonstrate how the concept of lifetime homes has	This option has some positive benefits for all in that it encourages new housing of different sizes and types and consideration of the lifetime homes concept. However, as it is not as holistic as the	As this option does not set out clear requirements, including quotas for any of the main elements, there is greater risk that the	

<table>
<tr><th rowspan="2">Policy Option</th><th rowspan="2">Policy Option Description</th><th colspan="3">Assessment</th><th rowspan="2">Preferred Option</th></tr>
<tr><th>SEA</th><th>Equalities</th><th>Risk</th></tr>
<tr><td></td><td>satisfied. This encourages developers to provide a range of house sizes and types and to take future adaptability in to account but does not fully address the issue of creating modern high quality housing that fully meets occupiers needs and expectations, such as resource efficiency.

Additionally, the policy does not set out specific requirements and therefore this can make achieving improvements to the mix and design of new developments difficult.</td><td>been satisfied. This encourages developers to provide a range of house sizes and types and to take future adaptability in to account but does not fully address the issue of creating modern high quality housing that fully meets occupiers needs and expectations, such as resource efficiency, and therefore is likely to present positive impacts to Population and Human Health, Climatic Factors and Material Assets. However, as the policy does not set out specific requirements this can make achieving improvements to the mix and design of new developments difficult and therefore the positive effects noted above are less likely to be realised.</td><td>preferred option above in terms of meeting peoples need, or as likely to be achieved, the positive impacts for older people, disabled persons and those experiencing poverty will be less significant.</td><td>requirements of the policy will not be met.</td><td></td></tr>
<tr><td colspan="6">Issue – Does the Housing Land Requirement in the approved SDP and LHS require amending for LDP2?</td></tr>
<tr><td colspan="5">Option 1 – Maintain a Housing Supply Target based on SDP2 and LHS 2017 plus utilisation of appropriate brownfield land.

Table 1 Preferred Option (1)<table><tr><th colspan="4">Period 2012 – 2024: Based on LHS 2017 Target</th></tr><tr><th></th><th>Affordable</th><th>Private</th><th>All Tenure</th></tr></table></td><td>✓</td></tr>
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Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	

SDP HST	*630*	*1,610*	*2,240*
LHS Revised HST	1,300	2,400	3,700
Period 2025 – 2032: Based on SDP2 (Extended from 2029 to 2032)			
	Affordable	**Private**	**All Tenure**
SDP HST	0	32	32
OVERALL PERIOD 2012 – 2032			
	Affordable	**Private**	**All Tenure**
2012 – 2024 HST	1,300	2,400	3,700
Plus 2025 – 2032 HST	0	32	32
Minus Completions	591	1,800	2,391
Equals	709	632	1,341
Plus 15% Generosity	106	95	201
EQUALS HOUSING LAND REQUIREMENT	**815**	**727**	**1,542**
Existing Supply (Draft HLA 2019)	870	1,610	2,480
Minus Preferred Option Deallocated Sites*	8	68	76
Plus Preferred Option Site Allocations	416	226	642
EQUALS TOTAL HOUSING SUPPLY	**1,278**	**1,768**	**3,046**
Surplus/ Shortfall to Target	+463	+1,041	+1,504

*Generosity – Scottish Planning Policy requires planning authorities to add a generosity of between 10% and 20% to the Housing Supply Target. In the Clydeplan area the level of generosity is set by the adopted Strategic Development Plan at 15% and has already been built in to the Housing Land Requirement. Therefore 15% only has to be added to any revisions to the SDP figures. SPP states the purpose of the generosity is to provide extra flexibility in the supply and ensure that the number of new units in the housing supply target is delivered on the ground (for example in the event that some allocated sites do not come forward and therefore do not contribute to new completions). Therefore the Council considers that the 15% generosity should only apply to the housing supply target going forward and should not apply to previous years within the calculations. This is because we know how many units have been actually been delivered and there is therefore no uncertainty in the volume of completions.

**The following sites are included in the Main Issues Report for deallocation - Crofthead (25 Priv, 8 aff), Thomas Muir Ave (10 Priv) (see Issue 11) and Lennox Castle (33 Priv) (see Issue 22)

Policy Option	Policy Option Description	Assessment			Preferred Option
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Preferred Option Site Allocations The following sites have been allocated as part of preferred option 1. Appendix 7 Site Assessments details the source of sites and assessment. Appendix 7 Site Assessments includes a technical assessment of each site and consideration of the capacity of the transport network and community facilities and air quality impacts. This work is part of wider consideration of land use and policies as part of this Monitoring Statement and the Main Issues Report, including consideration of vacant and derelict / brownfield land and business land (Appendix 1 and 2). The preferred sites have been selected as they are sites which focus on the Council's preferred spatial strategy. They meet all of the following criteria: 1A. Compatible with the amenity of existing or proposed surrounding use 1B. Re-use of brownfield, vacant and/or derelict land sites within existing settlement boundaries (and which may include the re-use of an existing building) 1C. Access to frequent (every 15 minutes, throughout the day) Public Transport (bus stops, rail stations) within 400m walk via safe, well-lit and all weather routes 1D. Access to Active Travel routes (core path, cycle network, walking, cycling) to town/ village and commercial centres or services and facilities; within 400m walk via safe, well-lit and all weather routes 1E. Access to town/village centre and/or commercial centre by walking, cycling and public transport; to minimise the need to travel by private transport to services 1F. No adverse environmental constraints or impacts that cannot be avoided or mitigated 1G. Will not negatively impact designated permanent or Full Time Equivalent employment and/or well-established and active business enterprise either on or proximate to the site. It should be noted that not all communities have sites allocated in the preferred package as it reflects the brownfield opportunities in each settlement. Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. Unless stated otherwise the capacity has been provided by the site proposer. The capacities set below are indicative only and do not prejudice the assessment and final outcome. Whilst the sites set out are preferred in the Main Issues Report, the Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.				

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	

Reference	Site	Settlement	Proposed Use	Affordable	Private	Total
S360	Nithsdale Crescent	Bearsden	Housing	27	0	27
S311	Milngavie Road	Bearsden	housing, retail	0[4]	20-30 flats for older people	20-30
S333	Former School Site, Beech Road, Auchinairn	Bishopbriggs	Housing	40	0	40
S330	Duncryne Pl/Brackenbrae Rd	Bishopbriggs	Housing	20	0	20
S306	Former High School Site	Bishopbriggs	Housing	24[1, 2]	50[1, 2]	74[1, 2]
S326	Merkland School	Kirkintilloch	Housing	40	0	40
S366	Campsie View School	Lenzie	Housing	7	21	28
S367	Former Lenzie Primary School	Lenzie	Housing	5[3]	15[3]	20[3]
S361	Drumclog	Milngavie	Housing	0	2	2
			Total	163	113	276

[1] Additional capacity to current LDP allocation Ref 6.17 for 46 units.
[2] Denotes where an indicative capacity has not been provided by the land promoter but where the planning authority has deemed it appropriate to allocate an indicative figure.
[3] Site has consent TP/ED/18/0378 but granted too late to be included with the 2019 Draft Housing Land Audit.
[4]Reflects the developers proposal however this does not include an affordable housing quota and therefore will be subject to change.

Main Issues Report Preferred Housing Sites Subject to Further Assessment

In addition to the above package of preferred sites (and information associated with the table), the following sites have also been identified as they are brownfield or 'white land' (i.e. have no specific designation in LDP) within the urban area and therefore focus on the Council's preferred strategy. Several of the sites relate to the preferred option for business land and must be read in tandem with this. All of the sites have constraints which require further investigation to determine if they can be avoided or mitigated, for example environmental constraints and amenity considerations. It is therefore possible that these sites may not be included within the Proposed Plan. These sites therefore are not part of the SEA preferred option.

Policy Option	Policy Option Description	Assessment			Preferred Option
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Reference	Site	Settlement	Proposed Use	Affordable	Private	Total	Further Assessment Required
S303	S Westerhill Road	Bishopbriggs	Mixed use development including residential	-	-	no units specified	• Forms part of Westerhill Regeneration Area (Issue 10) – masterplan to determine extent of area suitable for housing therefore capacities suggested by developers for individual plots of land are unlikely to be appropriate). • Site investigation required. • Compatibility of housing with surrounding business use needs investigating • Biodiversity impacts, landscape capacity, deep peat and carbon rich soils, ground conditions, flood risk, Air Quality Impact Assessment, Noise Impact Assessment, archaeology, open space/ pedestrian access and transport impact require investigation • Safeguarding for Bishopbriggs Relief Road, Phase 5
S312	Birkhill Ave		Housing	TBC	TBC	TBC	
S318	Stanley Drive		Housing	TBC	TBC	TBC	
S362	N Westerhill Road		Housing	TBC	TBC	TBC	
S363	E Westerhill Road		Housing or business and employment	TBC	TBC	TBC	
S24	Kirkintilloch Gateway Site 1	Kirkintilloch	Housing	95	-	95	• Forms part of Kirkintilloch Gateway (Issue 16) –

Policy Option		Policy Option Description	Assessment					Preferred Option
			SEA		Equalities		Risk	
S100	Kirkintilloch Gateway Site 2		Mixed use (housing led), including discount retail	TBC	TBC	TBC	masterplan to determine extent of housing • Site investigation required. • Compatibility of housing with surrounding business use needs investigating • (S100) Retail proposal assessed in Kirkintilloch community section • (S346) Further information required on quasi-residential development with employment components. Issue 3 notes that the options are subject to the recommendations of a research study on older peoples and specialist housing which is ongoing.	
S346	Kirkintilloch Gateway Site 3		Residential led mixed use with employment	TBC	TBC	TBC		
S347	Kirkintilloch Gateway Site 4		Housing	5-7	20-30	37 (max) 25 (min) The Private Houses are to be (3 bed or less)		
S111 S226	Former Tom Johnston House Whitegates	Kirkintilloch	Housing Housing and Business	90 22	0 63	90 85	• Forms part of Whitegates/Tom Johnston House (Issue 16) – masterplan to determine extent of land suitable for housing • Compatibility of housing with surrounding business use needs investigating • Site investigation required	

Policy Option	Policy Option Description	Assessment			Preferred Option
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S365	Langmuir Road	Kirkintilloch	Housing	18	0	18	• Further investigation of development viability and surface water flood risk
S321	St Machan's Way	Lennoxtown	Housing	2	0	2	• Further investigation of surface water flood risk
S204	East of Ferrymill Motors	Torrance	housing	8[1]	25[1]	33[1]	• Compatibility of housing with adjacent business use needs investigating
S353	Moss Road	Waterside, Kirkintilloch	Housing	12	0	12	• Further investigation of surface water flood risk
			Total	253	113	366	

[1] Denotes where an indicative capacity has not been provided by the land promoter but where the planning authority has deemed it appropriate to allocate an indicative figure.

Preferred Option 1 – Maintain a Housing Supply Target based on SDP2 and LHS 2017 plus utilisation of appropriate brownfield land.	Table 1 demonstrates that the SDP and LHS target can be met within the existing land supply. A surplus is produced by allocating brownfield sites as part of this preferred option. These sites maximise use of brownfield land, including surplus Council land, in order to regenerate vacant land in East Dunbartonshire. Allocating these brownfield sites allows the Council to augment the current housing land supply and programme and provide a longer	The environmental impacts of this policy option in itself are uncertain at this stage. However, the quantity of allocated sites, proposed uses and density, nature and sensitivity of the receiving environment will all have site specific environmental impacts as well as cumulative impacts for each community area and East Dunbartonshire as a whole.	Delivery of housing is critical in ensuring that the housing needs of all equalities groups can be met. However, as noted elsewhere the building of new housing stock is not the only measure available and there are a number of different solutions available to address the housing issues of those experiencing homelessness and poverty.	The preferred and alternative options for housing land present a number of risks, the degree to which they are a risk depends on the option and the final content of LDP2 at adoption in 2022. The following key risks exist:	

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
	term housing land supply to the benefit of the Housing Service. The preferred housing approach: <u>A. Meets the housing land targets in Clydeplan Strategic Development Plan 2</u> In city regions Strategic Development Plan's should set out a Housing Supply Target and Housing Land Requirement for each Local Authority based on a Housing Needs and Demand Assessment (HNDA). The target should be reasonable and properly reflect the HNDA estimate of demand. Local Development Plans are required by the Town and Country Planning (Scotland) Act 1997 to be consistent with the Strategic Development Plan. HNDA 2 received robust and credible status from the Centre for Housing Market Analysis in May 2015 and subsequently formed the basis for the Housing Land Requirement in Strategic Development Plan 2 taking various different factors into account. The SDP has been endorsed through examination and a legal challenge, both of	These impacts will be identified through the individual site assessments for each housing proposal, through the packages of sites methodology and the cumulative impacts section of the SEA Environmental Report for the MIR and Proposed Plan.	Equally however, the protection of the natural and historic environment has significant benefits to all equalities groups. The preferred option seeks to balance these requirements, however the impact on equalities groups will be further considered throughout the LDP2 process.	• Ensuring a long term land supply and a stable base for the production of LDP3 • Ensuring the use of brownfield land so that it can be used productively and be environmentally improved. • Uncertainty regarding the transition arrangements to the Planning (Scotland) Act 2019 and the timeframe until the new system comes into place. This includes the production of NPF4 and housing land supply targets included in it. • Ensuring an ongoing supply of land to maintain a housing service	

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
	which found the approach to housing land to be reasonable and in accordance with the requirements of Scottish Planning Policy. The results of HNDA2 produced figures that were considerably lower than the previous HNDA which was the basis for SDP1 (and therefore the adopted LDP). This was partly as a result of methodology changes made to the tool by the Scottish Government, particularly in the assessment of backlog need. HNDA2 also reflected a low turnover in household formation at that time, partially attributable to the aging demographics of the area. The All Tenure estimate from HNDA2 for the Period 2012 – 2024 is 2,240 units whereas for the Period 2025 – 2029 the All Tenure estimate is substantially reduced at only 20 units. In producing the figures the HNDA2 population projections predicted that after the first period birth rates would decrease whilst deaths would increase and is therefore a principle reason for			delivery programme to meet housing demand, in conjunction with other ways of addressing the housing issues of those experiencing homelessness and poverty. • Ensuring protection of the natural and historic environment, including designations, flood risk areas, upland areas, special land areas. • The housing industry demand for land for private housing. • Ensuring the use of the green belt appropriately and protection of the character, landscape setting	

Policy Option	Policy Option Description	Assessment			Preferred Option
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	the disparity between the estimates for the two periods. However, although the estimates produced were significantly lower, a narrative on housing demand on page 189 of the HNDA2 states that in addition to household estimates the pressures on affordable housing remains high in East Dunbartonshire with more than 4,000 applicants on the waiting list and that the provision of affordable housing to those in need will remain a principle aim of the Council's Local Housing Strategy. In addition, SDP2 includes wording, added by the Reporter on the basis of significant Scottish Government funding announced in 2015/16, which states: 'in light of the additional funding for the Affordable Housing Supply Programme to 2021, LDP's may allocate additional land over-and-above the social sector Housing Land Requirement if evidence indicates that this is appropriate and would support the delivery of additional social sector housing'. With this in mind, the preferred			and identity of settlements. • The Government's conclusion (through a Reporter) on housing land supply in East Dunbartonshire at Examination. These risks and their impacts and acceptability will be monitored throughout the LDP2 process in order to inform the Examination process.	

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
	option also meets the Local Housing Strategy target and includes brownfield land. B. Meets the housing land targets in the Local Housing Strategy. In April 2017 the Council published a new Local Housing Strategy (LHS). Regulations require planning and housing services to work together in formulating an approach to meeting housing need and targets within Local Housing Strategies are also required to be based on the HNDA. The 2017 LHS was published after HNDA2 received robust and credible status and is therefore based on the figures contained within that HNDA. During the preparation of the Local Housing Strategy it was considered that, whilst the announcement of additional funding for affordable housing made by the Scottish Government in 2015 was taken into account during the examination of the 2017 Strategic Development Plan, there was capacity locally within East Dunbartonshire to increase				

Policy Option	Policy Option Description	Assessment			Preferred Option
		SEA	Equalities	Risk	
	the affordable housing target. This was based upon available funding and evidence of continuing need, including the Council's housing waiting list, and reflects the information in A above. The Housing Service worked closely with the Planning Service during the setting of the housing targets within the LHS and the increase was considered in-line with the overall HNDA process and the wider strategy within the 2017 Strategic Development Plan. In East Dunbartonshire the land for affordable housing is delivered through two main routes. The first is sites that are publicly owned and are promoted and developed solely by Registered Social Landlords and/ or the Council. The second route is through developer contributions from private developers where a minimum of 25% of the units on the site will be delivered as affordable housing. Therefore, in order to increase the delivery of affordable housing the private target must be assessed to ensure it can provide additional land to				

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	support the affordable target. As a result of this process the private target was also increased as a direct consequence of increasing the affordable target. The 2017 Local Housing Strategy states that the target may change during the lifetime of the LHS, that affordable housing delivery will be monitored by the Housing Land Audit and that the target will be reviewed by LDP2. The majority of the additional funding announced by the government has yet to filter through into delivery and there has been no material change in local housing need and the waiting list since the publication of the LHS. Therefore it is considered that the targets produced through the LHS process are still appropriate and that they should be used as the targets for the first period of LDP2 (2012 – 2024). Whilst the LDP is required to set a housing requirement for 10 years projecting forward from adoption, the LHS process contains more flexibility. As such the targets within the current LHS are aligned				

Policy Option	Policy Option Description	Assessment			Preferred Option
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	within the first period of the HNDA which runs until 2024. Therefore the latter period of the SDP (2025 – 2029) was not considered through LHS process. As the Local Housing Strategy does not cover the period from 2025 to 2029 the Council must consider if any revisions are required to this period. A new LHS will be required in 2022 and the targets in the LHS and LDP2 must be aligned. This Monitoring Statement evidence section sets out data relating to the Council's waiting list, homelessness and affordable housing completions. It also sets out data relating to the private market, including house prices and completions. This demonstrates the significant need for affordable housing in East Dunbartonshire. The allocation of brownfield sites therefore adds additional land into the Council's land supply which will ensure a programme beyond 2024. The extent of this programme will be determined by delivery rates over the next 5 years, leaving a				

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	remaining land supply for post 2024 delivery. C. Maintains the city region strategy of prioritising the regeneration of brownfield land and limiting urban sprawl. Maintenance of a compact city region is a key component of the Strategic Development Plan. The vision for Clydeplan sets out that 'by 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region' and the plan states that this requires development to be directed to sustainable brownfield locations. The volume of brownfield land in East Dunbartonshire is low compared to the rest of the city region but the redevelopment of what brownfield land we do have is a priority. Vacant land does not contribute to successful communities as it is unproductive and can be unattractive or pose a safety risk. It should be noted that brownfield land can become biodiversity rich and the mitigation of this should be part of any redevelopment. In order to				

Policy Option	Policy Option Description	Assessment			Preferred Option
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	ensure that all our brownfield land is productive, officers have surveyed it through the following work: • Communities' regeneration and development projects review – this section in the communities sections of the Monitoring Statement has considered all projects happening in each community area and identified brownfield land. • Internal 'Call for Sites' and discussions with Corporate Assets and Estates Management – Surplus Council sites have been considered through discussions with other services. In addition, the Housing Service carried out a survey for potential sites within their ownership and worked with Estates Management to identify opportunities. • Vacant and Derelict Land Audit – This annual audit for the Strategic Development Plan identifies all vacant and derelict land over 0.1 hectares. • Business Land Review and Audit – This has considered all vacant land on our business sites and identified the potential for mixed use development on				

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	some business sites in order to facilitate the development of long-standing vacant land. • Urban Capacity Study – This Study was commissioned to ensure that any other areas of vacant land, beyond those identified by the above work, is known to the Council. The study has assessed the existing urban areas for the extent of land with development potential, and the potential reuse of existing vacant buildings for housing. The study has identified that vacant land and buildings in East Dunbartonshire have the potential to provide between 162 and 320 housing units. It should be noted that not all of these sites are new sites, some had already been considered by the Council (see Appendix 7 Site Assessment). Although this Study has not yielded many new sites, it does demonstrate that the Council is aware of the majority of opportunities for brownfield regeneration. This pieces of work have demonstrated that there are brownfield sites with potential for development and these have				

Policy Option	Policy Option Description	Assessment			Preferred Option
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	been included as part of the preferred option for housing in LDP2. D. Reflects recent/ future investment elsewhere in the city region and improvements in marketability. The Strategic Development Plan for the Glasgow City Region sets out a strategy of regeneration of brownfield land, a compact city region, has a region-wide approach to producing a Housing Land Requirement and as a result focuses on a development corridor along the Clyde and allocates a number of Community Growth Areas to focus investment and delivery of housing in sustainable locations. This approach is also reflected through the Glasgow City Region's work and its Economic Strategy and Action Plan. It is critical that East Dunbartonshire adheres to this regional approach in order to ensure a successful city region. In contrast to East Dunbartonshire, where completions in the mid 2010's have been high post-recession,				

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	particularly due to the development at Woodilee, delivery activity and the rate of completions across other parts of the city region had slowed post-recession and is now improving. Major regeneration projects and Community Growth Areas close to East Dunbartonshire are now moving forward in delivery. For example, at Robroyston construction works on the site have commenced, including the development of a new rail station, and significant delivery of new completions is expected from 2019/ 20. Similarly, in adjacent West Dunbartonshire at Queens Quay, Clydebank enabling infrastructure works and associated development as part of the wider masterplan are underway. A significant scale of new housing allocations in East Dunbartonshire would impact upon the delivery of new housing elsewhere in the Greater Glasgow North West and Strathkelvin and Glasgow North East housing submarket areas and subsequently adversely impacting upon the city region strategy				

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	prioritising the development of brownfield land. E. Ensures protection of greenfield land. The Council has a long-standing development strategy of supporting regeneration by prioritising the use of sustainably located brownfield land over greenfield release. This reflects the policy approach of a compact city region (see C above) and the range of natural and historic environment designations (see F below) within East Dunbartonshire's green belt. There is a presumption against development within the defined green belt set in each Plan following agreement of housing land supply. The designation of a green belt is an important tool in supporting this approach however it is also important that the designation is reviewed to ensure its best use as a tool and is up to date, and to balance any competing needs such as addressing housing requirements. Scottish Planning Policy states that a green belt can support a development plan spatial strategy				

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	by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space. A Green Belt Boundary Review (Appendix 3) has been carried out and has recommended, with significance to housing land, minimal revisions to the boundary should be made. These findings have been taken into account in assessing individual sites and as part of the criteria for each site package. Greenfield land forms a strong part of the identity and attractiveness of East Dunbartonshire. However, if greenfield releases are required to meet housing need this must be through a controlled process that does not undermine the strategic aims of the greenbelt, where impacts are limited and where new defensible boundaries can be created. Greenbelt is particularly important in the				

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	distinction of settlements to communities in creating sense of place and local identity: • Bearsden and Glasgow • Bearsden and Milngavie (Craigdhu Wedge) • Bishopbriggs and Glasgow • Bishopbriggs and Lenzie • Lenzie and Auchinloch • Waterside and Kirkintilloch The sections of the Bishopbriggs Relief Road that have been completed so far provide a strong defensible and logical edge to the southeastern part of Bishopbriggs, which has accommodated new development in the last 15 years. The proposed route for the future phases of the road has the potential to create a new defined edge for the northeastern part of Bishopbriggs and therefore subsequently could provide some additional land for development. F. Avoids new housing development within the Antonine Wall World Heritage Site Buffer Zone and protects East Dunbartonshire's special natural and built environment.				

Policy Option	Policy Option Description	Assessment			Preferred Option
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	The Antonine Wall World Heritage Site and Buffer is a significant resource and requires protection. Although some limited development within the buffer zone may be appropriate, particularly on the fringes, any new sites would have to be carefully considered for their impact upon the setting of the Antonine Wall. However, within the majority of the buffer new development would be inappropriate. The buffer extends from Twechar in the east to Bearsden in the west and is adjacent to parts of Kirkintilloch, Torrance, Bishopbriggs, Balmore and Bardowie. The land surrounding East Dunbartonshire's settlements includes a number of natural environment designations. In particular, there are a number of SSSIs, Local Nature Reserves and Local Nature Conversation Sites. Development on these sites is considered to be inappropriate. Landscape also poses a constraint on development. East Dunbartonshire has a number of				

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	Local Landscape Areas designated. New development would be inappropriate on the upland areas of the Kilpatrick Hills and Campsie Hills. The Craigmaddie/ Blairskaith Local Landscape Area is also particularly sensitive. The flood plains of East Dunbartonshire's rivers and streams restrict available land for development. Significant flood events have occurred in the River Kelvin catchment area in the past. Scottish Planning Policy prevents development on flood plains and SEPA are increasingly taking to steps to ensure development has significant protection. The impact of climate change has also been considered in producing the Main Issues Report and Monitoring Statement. The flood plain restricts the amount of developable land to north of Twechar and Kirkintilloch, to the east of Milton of Campsie, to the south of Lennoxtown, to the south of Torrance, Balmore and Bardowie and to the east of Bearsden and Milngavie.				

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	Given the above, it is considered that there may well be more environmental constraints constraining the potential supply of housing land, relative to East Dunbartonshire's small geographic size, than elsewhere in the city region. G. Presents opportunities to provide a more diverse range of housing types including potential housing for older people. Local outcome 6 of the East Dunbartonshire Local Outcome Improvement Plan (LOIP) 2017 – 2027 is that 'Our older population and more vulnerable citizens are supported to maintain their independence and enjoy a high quality of life, and they, their families and carers benefit from effective care and support services.' The LOIP identifies a number of issues for older people that relate to the supply and provision of appropriate housing and require to be addressed in order to achieve local outcome 6. The future LDP will likely be a key vehicle in addressing the land use				

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	element of this requirement. East Dunbartonshire has a significantly ageing population and the Monitoring Statement provides a range of data on this issue. The Council's planning and housing services are currently undertaking joint research with the Health and Social Care Partnership on Older Peoples and Specialist Housing and this will provide additional evidence on the needs and demands of older people in East Dunbartonshire. See also the issue below. In addition, the Council is keen to see a range of housing types provided on sites. See also the issue above. Therefore the provision of some additional land through use of brownfield sites will provide additional flexibility in delivering a diverse range of housing types.				

Option 2 – Adjust the target taking a placemaking led approach based on recent affordable housing completion rates

Table 3 Alternative Option 2

Period 2012 – 2024: Based on LHS 2017 Target			
	Affordable	Private	All Tenure
SDP Target	*630*	*1,610*	*2,240*
LHS Revised HST	1,300	2,400	3,700
Period 2025 – 2032: Based on SDP2 (Extended from 2029 to 2032)			
	Affordable	Private	All Tenure
SDP Target	*0*	*32*	*32*
Evidence Factors Adjustment	568	852	1,420
OVERALL PERIOD 2012 – 2032			
	Affordable	Private	All Tenure
2012 – 2024 HST	1,300	2,400	3,700
Plus 2025 – 2032 HST	568	852	1,420
Minus Completions	591	1,800	2,391
Equals	1,277	1,452	2,729
Plus 15% Generosity	191	218	409
EQUALS HOUSING LAND REQUIREMENT	1,468	1,670	3,138
Existing Supply (Draft HLA 2019)	870	1,610	2,480
Minus Deallocated Sites*	8	68	76
Plus Preferred & Alternative Option Site Allocations	468	264	732
EQUALS TOTAL HOUSING SUPPLY	1,330	1,806	3,136
Surplus/ Shortfall to Target	-138	+136	-2

*Generosity – Scottish Planning Policy requires planning authorities to add a generosity of between 10% and 20% to the Housing Supply Target. In the Clydeplan area the level of generosity is set by the adopted Strategic Development Plan at 15% and has already been built in to the Housing Land Requirement. Therefore 15% only has to be added to any revisions to the SDP figures. SPP states the purpose of the generosity is to provide extra flexibility in the supply and ensure that the number of new units in the housing supply target is delivered on the ground (for example in the event that some allocated sites do not come forward and therefore do not contribute to new completions). Therefore the Council considers that the 15%

generosity should only apply to the housing supply target going forward and should not apply to previous years within the calculations. This is because we know how many units have been actually been delivered and there is therefore no uncertainty in the volume of completions. **The following sites are included in the Main Issues Report for deallocation - Crofthead (25 Priv, 8 aff), Thomas Muir Ave (10 Priv) (see Issue 11) and Lennox Castle (33 Priv) (see Issue 22) Preferred and Alternative Option Site Allocations The following sites have been selected as having potential to provide land for the option for meeting the alternative Housing Land Requirement. These sites have moderate constraints but if they can be avoided or mitigated they have potential to contribute to the spatial strategy. These sites are part of this package in addition to the preferred site allocations. The following sites have been allocated as part of alternative option 2. Appendix 7 Site Assessments details the source of sites and assessment. Appendix 7 Site Assessments includes a technical assessment of each site and consideration of the capacity of the transport network and community facilities and air quality impacts. This work is part of wider consideration of land use and policies as part of this Monitoring Statement and the Main Issues Report, including consideration of vacant and derelict / brownfield land and business land (Appendix 1 and 2). The following sites have been selected as having potential to provide land for the alternative option. These sites have moderate constraints, where impacts would likely be avoided or mitigated. However, these sites do not meet all of the criteria for the preferred option and therefore form the alternative option. These moderate constraints include: 2A. Development is on a greenfield site, which does not ensure that brownfield land within settlements is fully utilised and does not fully support a compact city region. 2B. Protection of the green belt, in areas with low defensibility and/or functions. 2C. High or medium landscape capacity 2D. Does not provide access to frequent (every 15 minutes, throughout the day) Public Transport (bus stop, rail station) within 400m walk via safe, well-lit and all weather routes 2E. Does not provide access to Active Travel routes (core path, cycle network, walking, cycling) within 400m walk via safe, well-lit, safe and all weather routes 2F. Remote from town/ village centre and/or commercial centre by walking, cycling and public transport, therefore will increase the need to travel by private transport to services 2G. Site would result in impact on the road network 2H. Result in fragmentation of the green network habitat or access links. 2I. Site contains habitat which is a Local Biodiversity Action Plan priority habitat.	

2J. Potential adverse impact on: a Conservation Area, Category B - Listed Buildings or its setting, Locally Important Garden and Designed Landscape
2K. May negatively impact business activity or employment either on or proximate to the site, but does not necessitate loss of permanent or Full Time Equivalent employment or directly cause failure of well-established and active business enterprise.
2L. Adverse impact on amenity of proposal from existing or proposed neighbouring use
2M Potential contamination
2N Potential localised flood risk

It should be noted that not all communities have sites allocated in the alternative package as it reflects the constraints relating to sites suggested (see Appendix 7) in each settlement.

Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. Unless stated otherwise the capacity has been provided by the site proposer. The capacities set below are indicative only and do not prejudice the assessment and final outcome.

Whilst the sites set out are alternative in the Main Issues Report, the Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.

Reference	Site	Settlement	Proposed Use	Affordable	Private	Total
S322	Derrywood Road	Milton of Campsie	Housing	40	-	40
S227	Halley's Garage	Milngavie	Housing (possibly for age exclusive/ older people)	12	38	50
			Total	52	38	90

Alternative Option 2 – Adjust the target taking a placemaking led approach based on recent affordable housing completion rates	It would allow an increased amount of affordable housing to be provided, as well as increase in private housing delivery to facilitate this affordable housing. This approach would seek to supplement the Housing Land Requirement in the adopted		As set out for Preferred Option 1	As set out for Preferred Option 1	

	SDP and LHS to focus on how new housing can contribute locally to outcomes such as improving affordability, addressing demographic change and the long-term provision of services. This option therefore amends the target taking into account the recent rate of completions for affordable housing, including an associated increase in the target for private housing. The table shows a delivery rate of 71 affordable houses a year projected forward from 2025 (8 years of 71 house per year equals 568 affordable houses). The delivery until 2024 is set out in the LHS, this increase in the target is for the later period of LDP2 from 2025 – 2032. This delivery rate is based on an analysis of completions in recent years and the expected completions set out in the Housing Land Audit, as well as taking into account the likely funding availability and peaks and troughs in delivery. The predicted programming in the				

	Housing Land Audit for affordable completions over the next 5 years shows that the average rate of delivery will increase to 122 units per year. The draft 2019 HLA shows an average delivery for the past 5 years of 64 units per year the 2018 HLA demonstrated an average of 71 units per year. This increase in expected completions is largely as a result of increased funding as announced in 2015/16. The additional funding announcement accompanied an increase in the government's national affordable delivery target from 30,000 units to 50,000. Historically, funding cycles have peaked and troughed and therefore a constant pattern of delivery going forward is unlikely. At present funding levels post 2021, associated with the new parliamentary term, is unclear. Maintaining a projection of 71 units per year allows an average to be maintained, taking in to account uncertainty in funding, allowing flexibility and				

	providing an alternative option to allow the Housing Service to make greater investment in affordable housing. Alternative option 2 includes an increase in private housing to facilitate the delivery of affordable housing. Research conducted for the Local Development Plan examination in 2016 concluded that although there is an important connection between the delivery of affordable housing and land provided through developer contributions, approximately 50% of affordable housing units already delivered, or to be delivered, over the plan period were provided on sites providing 100% affordable housing (those brought forward solely by Registered Social Landlords and the Council). It should be noted that recently there has been an increase in the percentage of affordable units delivered on 100% affordable sites, particularly as a result of significant Council release sites				

	being purposed for the delivery of affordable housing and as the additional government funding is spent. However, given that the period to which the revision to the target will apply is beyond 2025, and there is uncertainty, it is considered that this option should remain to be based on the 50% assumption. As such half of the 568 target, will be provided through 100% affordable housing sites, which is 284 units. The remaining 284 units will be provided through the 25% percent quota policy. Therefore it is considered that the Option 2 revision to the private supply target should be 264 times 3, resulting in a private target of 852 units. As noted above, a number of assumptions are made in arriving at the target in this alternative option. The Main Issues Report consultation period allows feedback to be sought and opportunities for change prior to the Council settling on its housing land				

	approach in the Proposed Plan. This option includes the sites listed in the preferred option and adds to this with limited release of greenfield land, where this avoids areas of the greenbelt with medium and high function and/ or defensibility. These sites avoid new development within the Antonine Wall World Heritage Site Buffer Zone. This approach to site selection also limits the impact upon East Dunbartonshire's natural and historic environment. However, given the constraints set out under E and F in the preferred option above, this option will compromise the broader city region strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land over greenfield where at all possible. Therefore the risks to the city region strategy and environmental protection are considered to outweigh the benefits of this option.				

	As noted under Issue 35 below, the Council and HSCP are carrying out research on Older People and Specialist Housing. Depending on the outcomes of this research and in the event that this option becomes the approach that is implemented, and consequently further housing sites are released, the Council may wish to ensure that all sites should considered to be allocated all or in part for older peoples and specialist housing, in line with the preferred option for older peoples housing.				

Option 3 – Adjust the target to accommodate further significant growth and sustain the current affordable and private delivery rates

Table 5 Alternative Option (3)

Period 2012 2024: Based on LHS 2017 Target			
	Affordable	Private	All Tenure
SDP Target	*630*	*1,610*	*2,240*
LHS Revised HST	1,300	2,400	3,700
Period 2025 2032: Based on SDP2 (Extended from 2029 to 2032)			
	Affordable	Private	All Tenure
SDP Target	*0*	*32*	*32*
Evidence Factors Adjustment	961	2,032	2,993
OVERALL PERIOD 2012 2032			
	Affordable	Private	All Tenure
2012 2024 HST	1,300	2,400	3,700
Plus 2025 2032 HST	961	2,032	2,993

Minus Completions	591	1,800	2,391
Equals	1,670	2,632	4,302
Plus 15% Generosity	250	395	645
EQUALS HOUSING LAND REQUIREMENT	1,920	3,027	4,947
Existing Supply (Draft HLA 2019)	870	1,610	2,480
Minus Deallocated Sites*	8	68	76
Plus Preferred & Alternative Option Site Allocations***	468	264	732
EQUALS TOTAL HOUSING SUPPLY	1,330	1,806	3,136
Surplus/ Shortfall to Target	-590	-1,221	-1,811

*Generosity – Scottish Planning Policy requires planning authorities to add a generosity of between 10% and 20% to the Housing Supply Target. In the Clydeplan area the level of generosity is set by the adopted Strategic Development Plan at 15% and has already been built in to the Housing Land Requirement. Therefore 15% only has to be added to any revisions to the SDP figures. SPP states the purpose of the generosity is to provide extra flexibility in the supply and ensure that the number of new units in the housing supply target is delivered on the ground (for example in the event that some allocated sites do not come forward and therefore do not contribute to new completions). Therefore the Council considers that the 15% generosity should only apply to the housing supply target going forward and should not apply to previous years within the calculations. This is because we know how many units have been actually been delivered and there is therefore no uncertainty in the volume of completions.

**The following sites are included in the Main Issues Report for deallocation - Crofthead (25 Priv, 8 aff), Thomas Muir Ave (10 Priv) (see Issue 11) and Lennox Castle (33 Priv) (see Issue 22)

***There is no site package associated with this alternative option, as such the sites associated with the preferred and alternative option 2 are included. This leaves a shortfall of -1,777 units.

Whilst there is no site package associated with Main Issues Report alternative option 3, for clarity and ease of reference all sites not included in the preferred option 1 or alternative option 2 are listed below.

The following sites are considered unsuitable for development and therefore would be unreasonable to include in the alternative option. Appendix 7 Site Assessments details the source of sites and assessment. Appendix 7 Site Assessments includes a technical assessment of each site and consideration of the capacity of the transport network and community facilities and air quality impacts. This work is part of wider consideration of land use and policies as part of this Monitoring Statement and the Main Issues Report, including consideration of vacant and derelict / brownfield land and business land (Appendix 1 and 2).

The sites are unsuitable for development for at least one of the following reasons: 3A. Existing or potential neighbouring uses are incompatible in amenity terms 3B. Protection of the green belt, site is in areas with high or medium- high defensibility and/or green belt functions or site would result in isolated development in the green belt 3C. Protection of the green belt, site is in areas with medium defensibility and/or functions. 3D. Low landscape capacity for development 3E. Development on a safeguarded transport locations 3F. Loss of open space 3G. Adverse impact on a community facility or outdoor sports facility 3H. On or adverse impact on SSSI, Local Nature Reserve or Local Nature Conservation Sites 3I. Biodiversity value of habitat which is on Scottish Biodiversity List. 3J. On Deep Peat and Carbon Rich Soils 3K. Prime quality agricultural land 3L. Site located in a 1 in 200 year Flood Risk Area, river or surface water 3M. Adverse impact on: Frontiers of the Roman Empire (Antonine Wall) World Heritage Site (FRE(AW)WHS) and its buffer zone or a nationally designated historic environment site and/or its setting: Scheduled Monument, Category A listed building and/or nationally important Garden and Designed Landscape at Milngavie Reservoirs 3N. Development necessitates loss of permanent or Full Time Equivalent employment and/or failure of well-established and active business enterprise either on or proximate to the site. 3O. Is in buffer zone of a hazardous installation. 3P. Development of mainstream housing within Killermont Primary School catchment (i.e not retirement/ age exclusive housing). Each site has been allocated an indicative capacity where possible for the purposes of assessing the housing land supply options. Unless stated otherwise the capacity has been provided by the site proposer. The capacities set below are indicative only and do not prejudice the assessment and final outcome. Whilst the sites set out are alternative in the Main Issues Report, the Main Issues Report is subject to consultation and the Council is currently carrying out a refresh of its Open Space Strategy and Corporate Asset Management Plan which may result in changes in the sites included in the Proposed Plan.	

Reference	Site	Settlement	Proposed Use	Affordable	Private	Total
LDP 23	Balmore Paddock	Balmore	Housing	TBC	TBC	number unspecified, 25% affordable units
S221	East Balmore	Balmore	Housing	3	9	12
S207	Boclair Farm	Bearsden	Housing and open space	53	157	210
S228	Douglas Park Golf Club	Bearsden	Housing	n/a	n/a	n/a
S220	Edgehill Road	Bearsden	Housing, office, industry	TBC	TBC	TBC
S310	Millichin Rd	Bearsden	Housing	168	504	672 Note: majority of site within Glasgow City Council
S301	E of Stockiemuir Rd	Bearsden	Housing	12	38	50
S305	Kessington Phase 2	Bearsden	Housing	30	90	120
S2 & S225	Langfaulds	Bearsden	Housing	54	160	214
S5	Wester Lumloch/ Westerhill Farm	Bishopbriggs	Housing and open space	TBC	TBC	TBC
S340	Bishopbriggs North - Site B	Bishopbriggs	Housing	38	112	150
S341	Bishopbriggs North - Site C	Bishopbriggs	Housing & cemetery extension or cemetery	50	150	200
S343	Crofthead Phase 2	Bishopbriggs	Housing and open space	38	112	150
S123	Thomas Muir Ave/ Calliburn Rd	Bishopbriggs	housing and open space	23	76	99
S332	Huntershill Rd/Crowhill Rd	Bishopbriggs	Housing	28	-	28
S331	Lennox Crescent	Bishopbriggs	Housing	20	-	20
S224	Glenburn Gardens	Bishopbriggs	Housing	4	-	4
S208	Bankhead Road/ Monastery Field	Kirkintilloch/ Waterside	Housing	TBC	TBC	TBC

S57	Gartshore Estate	Kirkintilloch	Housing, business, hotel, community facilities, open space	300	900	1200
S351	Friars Croft	Kirkintilloch	Housing	14	-	14
S200	Gartconner	Kirkintilloch	Housing	37	113	150
S325	Langmuir Park	Kirkintilloch	Housing	16	-	16
S07	Langmuir South	Kirkintilloch	Housing	20	60	80
S364	Parkview Avenue	Kirkintilloch	Housing	3	9	12
S339	Saddler's Brae	Kirkintilloch	Housing	50	150	200
S345	Waterside Rd/Gartshore Rd	Kirkintilloch	Housing	TBC	TBC	80 (mix tbc)
S348	Wester Gartshore	Kirkintilloch	Housing	100	300	400
S314	Rowantree Place	Lennoxtown	Housing	25	75	100
S181	Blacklands Place Southeast	Lenzie	Housing and open space	35	35	70
S201	Crosshill Road	Lenzie	Housing	25	75	100
S46	Boghead Road	Lenzie	Housing	25	75	100
S336	Ashburn Rd/ Craigielea Crescent	Milngavie	Housing	Affordable flats – 8 Affordable houses - 10	0	18 affordable
S300	South Prestonfield	Milngavie	Housing	20	60	80
S49	Tambowie Farm	Milngavie	Housing	40	120	160
S15A	Dougalston Estate	Milngavie	Housing	Affordable Flats - 13	Private flats – 2 Private Houses (4 bed or more) – 26 Split level homes (3/4 bed) – 11	52

S223	Dougalston Ave	Milngavie	Housing	0	5-8	5-8 units (retirement)
S186	Glassford House	Milngavie	Housing	5-10	15-30	20-40 units
S25	North of Old Mains Farm	Milngavie	Housing	33	100	133
S16	Hunter Road	Milngavie	Housing	36	0	36 affordable flats (for older people)
S302	Chestnut Lane	Milngavie	Housing	Affordable Flats – 20	Private Houses (3 bed or less) – 100 Private houses (4 bed or more) – 20 Age Exclusive/Retirement – 20 Build to Rent – 40	200
S313	Roselea Drive	Milngavie	Housing	TBC	TBC	Units not specified
S317	Mugdock Road/ Drumclog Ave	Milngavie	Housing	0	1	1 (self-build)
S18	Redmoss Farm	Milton of Campsie	Housing	300	0	300
S205	West Birdston	Milton of Campsie	Housing	13	40	53
S27	Badenheath	Twechar - Outwith settlement	Housing	Affordable Houses – 150 Age Exclusive / Retirement Living / Special needs for blind – 25	Private 3 bed or less – 15 Private 4 bed or more – 10	200
S222	Campsie Rd South	Torrance	Housing	13	37	50

[1] Denotes where an indicative capacity has not been provided by the land promoter but where the planning authority has deemed it appropriate to allocate an indicative figure.					
Alternative Option 3 – Adjust the target to accommodate further significant growth and sustain the current delivery rates	In this option the rate of private completions would be the main driver and increased affordable housing would be consequential through the affordable housing quota policy. This option would allow continuing levels of private development, which Homes for Scotland argue should be sustained in some form to meet demand, however, it should be noted that a significant proportion of recent completions have been on brownfield land, through coordinated delivery approaches (such as Woodilee Hospital and Kilmardinny) but the land required to satisfy this option would be predominantly greenfield and the sites submitted through the 'call for sites' do not suggest a coordinated approach. It would allow maximum flexibility in considering all affordable housing tenures (social rented		As set out for Preferred Option 1	As set out for Preferred Option 1	

	and intermediate tenures) and all types of private housing. This option would contribute to the Scottish Government's population growth agenda but would be contrary to the National Planning Framework and Scottish Planning Policy by encouraging unsustainable development. This approach would be reasonable and justified under the government's target to grow the population by 5% and the growth agenda in NPF3. However the growth agenda would be contrary to other parts of the NPF and particularly the SDP strategy of focussing on regeneration, sustainable development and prioritising the development of brownfield land. It would be contrary to the city region strategy of prioritising the regeneration of brownfield land and limiting urban sprawl. It is considered that the methodology in reaching the Housing Supply Target in this option, and the extent to which the target would be				

	increased, would result in a Housing Land Requirement in the Local Development Plan which is not compatible with the overall approach to housing land in the adopted SDP. Secondly, it is also considered that the volume of land that would require to be released for housing to meet this option would be extremely significant and would be contrary to the approved SDP in terms of the city region wide strategy of prioritising the development of brownfield land and allocating sites in the most sustainable locations. Therefore on both counts this option is considered contrary to the Town and Country Planning (Scotland) Act 1997 in that the Local Development Plan should be consistent with the Strategic Development Plan. It would also have a significant impact upon greenfield land and the natural and built environment of East Dunbartonshire. As noted under E and F in the preferred				

	option above, East Dunbartonshire has a number of environmental constraints which restrict the availability of land for new development. There is no associated site package with this option, as such the sites associated with the preferred and alternative option 2 are included. This leaves a shortfall of -1,765 units. The remaining sites not suitable for the preferred option or alternative option 2, and therefore deemed unsuitable for development, are listed above. As noted under Issue 35 below, the Council and HSCP are carrying out research on Older People and Specialist Housing. Depending on the outcomes of this research and in the event that this option becomes the approach that is implemented, and consequently further housing sites are released, the Council may wish to ensure that all sites should considered to be allocated all or in part for older peoples and specialist housing,				

	in line with the preferred option for older peoples housing.				
Issue - Should the Local Development Plan include specific measures to address the aging population and how should this be done?					
Option 1 - Enhancements to the specialist housing policy including the allocation of sites in accessible locations specifically for older people and introduce a requirement for larger sites to provide a proportion of the units for older people (subject to the recommendations of the Older Peoples and Specialist Housing Study which is currently ongoing).	This option would complement the preferred option for the first housing issue above, which encourages diversity and futureproofing in the overall mix of housing on sites, by providing opportunities for those seeking a specialist housing option. This option would allocate the following sites in the LDP specifically for older peoples and specialist housing: • S227 Halley's Garage, Milngavie (potential sugestion for older peoples housing) • S311 190-196 Milngavie Rd, Bearsden • Kelvindale Nursery, Torrance (existing LDP site with updated key requirements)	The main environmental factor that may be impacted by this policy direction is population and human health in terms of the provision of appropriate facilities and accommodation for older people throughout East Dunbartonshire. The full anticipated impacts resulting from this option are uncertain until more site specific details, quantity of proposals and the nature of the receiving environment are clear. However, there is potential for positive and negative impacts in relation to the built and natural environment relating to design and placemaking, sustainable locations and access.	This approach would have a positive impact upon those older people who wish to live in a specialist housing environment by increasing choice and access to good quality housing that meets various needs compared to their existing accommodation such as; better access arrangements, smaller sized properties, support with care and maintenance, and/ or increased opportunities for social interaction.	The small number of suitable sites at present means that the total number of units built is unlikely to satisfy demand. The introduction of a quota policy requiring private older peoples housing will increase opportunities for delivery however there is risk that it will be difficult to source specialist housing partners and housebuilders may not be willing to undertake specialist housing themselves. Note also in recent years that the affordable housing	✓

	This option would also seek to introduce a requirement for larger housing sites to provide a proportion of the market housing on the site for older people, with the threshold possibly being over 100 units. Refinements to the wording of the specialist housing policy will ensure that the policy does not inadvertently create isolated communities and therefore sites must be in accessible locations and encourage intergenerational interaction. The policy should be specific that alternative proposals on these sites will generally not be accepted. The Council and Health and Social Care Partnership have commissioned a study on older peoples and specialist housing which is still ongoing. Therefore this option is subject to the recommendations of that work.			contribution for a number of sites has been provided as affordable housing specifically for older people and this will likely continue, therefore adding to the total new provision of older peoples housing.	
Option 2 – Allocation of sites and introduction of quota policy as preferred option above however	This option would focus on the types of housing that generally appeal to, and cater for, the needs of older people but		This approach would have a positive impact upon those older people who wish to live in a specialist housing	Given the lack of specialist housing operators in Scotland this option gives	

without specific burdens that the occupants must be older persons (subject to the recommendations of the Older Peoples and Specialist Housing Study which is currently ongoing).	would not put specific burdens on the age of potential occupants. This option would allow the sites listed above and any other sites coming through the quota policy to be developed specifically for older people or for smaller units such as flats and single level/ stairless properties, particularly where there is a communal space proposed, where these are likely to appeal to older people. As above, this option is subject to the recommendations of the older peoples and specialist housing study which is ongoing.		environment as per the preferred option above. However, where only smaller housing units are provided the benefits would be more limited, particularly with regards to support with care and maintenance and opportunities for social interaction.	additional flexibility and increases the chances of delivery.	
Issue – Is the current policy on ancillary accommodation too restrictive by having a general presumption against detached annexes?					
Option 1 - Proactively support well-designed ancillary accommodation and remove the presumption that annexes should take the form of a physical extension.	Remove presumption against detached annexes and provide more detail on how developments should be designed to relate to the main dwellinghouse (therefore rendering the annex incapable of being sold off as a separate dwelling). For example must have shared access/ parking	The anticipated impacts resulting from this option are uncertain until more site specific details, quantity of uptake and the nature of the receiving environment are clear. However, there is potential for minor positive and negative impacts in relation to the built and	This option will have a positive impact in encouraging more flexible living arrangements and particularly allowing families to balance supporting each other (whether in a caring or financial sense) and social interaction with providing a degree of independence. This	There is a risk of increased pressure for annexes to be sold off as separate dwelling houses if the current policy is relaxed. However the option will set out design criteria to ensure that annexes relate to the	✓

	and open space, no fencing or separation, and promote interaction between the annex and parent property. The policy could also impose a maximum footprint for the annex based on the percentage of the main dwelling. This is the preferred option because it is considered that it can allow families to live more flexibly (see equalities assessment column to the right) whilst balancing design and amenity requirements.	natural environment relating to design and placemaking, landscape character and local distinctiveness.	will help foster inter-generational relationships and will help improve outcomes for older people, younger people, disabled persons or any other persons requiring assistance.	main property as much as possible and therefore will limit this risk. In the event that annexes are sold off as separate properties they are unlikely to enjoy the same level of amenity, i.e. privacy, access to private open space and off-street parking. However the overall risk is low and the benefits of allowing families flexibility in meeting their housing need is considered to outweigh the risks.	
Option 2 – Retain existing policy which states that annexes should be a physical extension to the main dwelling.	This option would retain the existing policy which states that annexes should take the form of a physical extension to the main dwelling. The current policy does allow a degree of flexible/ intergenerational living however it does potentially restrict the form and size that any annexe can take therefore not fully	The anticipated impacts resulting from this existing policy approach are uncertain until more site specific details, quantity of uptake and the nature of the receiving environment are clear. However, there is potential for minor positive and negative impacts in relation to the built and	This option will have a more limited impact on flexible and intergenerational living than the preferred option and the benefits identified above.	This option presents less risk for attempts to sell off annexes as separate dwellings. However as detailed above design requirements will reduce this risk and the benefits of allowing more flexible living are considered	

	meeting the residents expectations and requirements.	natural environment relating to design and placemaking, landscape character and local distinctiveness.		to be worth greater weight.	
Issue – How should the LDP continue to provide a route for suitable Gypsy/Traveller accommodation to be delivered in the event of increased demand?					
Option 1 – Introduce additional wording supporting gypsy/ traveller accommodation proposals and retain existing approach of safeguarding Primrose Way site.	Introduction of general policy wording to support the development of gypsy traveller facilities, subject to other relevant policies, and continued safeguarding of existing site at Primrose Way in Lennoxtown as a precaution. Therefore ensuring that the authority is able to meet its obligations should demonstrable demand arise. Although there is currently little evidence of demand for such accommodation in East Dunbartonshire the nature of gypsy/ traveller demand means that quantifying it can be difficult, and that local requirements could change rapidly. Therefore a pre-cautionary approach is considered to be the most prudent option. In the event that other sites and/ or private proposals come	This policy option will provide benefits is relation to population and human health by recognising the needs of a population group/people with protected characteristics. In terms of the specific safeguarding of Primrose Way, there are a number of minor negative impacts which have been identified regarding its proposed development (biodiversity, landscape, water quality, air quality, climatic factors and material assets). Mitigation measures have been suggested to avoid, reduce or offset any impacts identified where possible. In the event that other sites are proposed for this use and they are not one of the sites assessed as part of the LDP2 MIR / Proposed Plan process,	The preferred option would continue to ensure that there is a suitable site for gypsy/ traveller accommodation to be developed should demand be demonstrated. This would ensure that this marginalised group would not be discriminated against by the LDP and that there would be a reasonable development option available for gypsy/ traveller groups. This contributes to Local Outcome 4 that East Dunbartonshire is a safe place to live and Local Outcome 6 that our more vulnerable citizens are supported to enjoy a high quality of life.	There is pressure for the Primrose Way site to be developed for other purposes and therefore the designation could be challenged by application(s). Given that demand is inconclusive there is a risk that any such applications could be approved, for example at appeal. In such an event the site would be lost and any new demand for gypsy/ travellers would have to be met as per the alternative option below. The preferred option is considered to be the least risky in term of allowing possible future demand to be met.	✓

	forward this would allow the Primrose Way site to be released for an alternative use.	then these should be assessed on their own merits using the LDP2 site assessment methodology.			
Option 2 - Remove designation for Primrose Way site and replace with standard wording supporting new sites for gypsy/ traveller accommodation should they come forward or an increase in demand is demonstrated.	This would be a reasonable option because the HNDA and other measures have been inconclusive in demonstrating the level of demand for gypsy traveller accommodation in East Dunbartonshire; and provided there is supportive wording in the plan allowing sites to come forward, in the event that demand is presented. Therefore the minimum requirements of SPP to include provision for gypsy travellers would be satisfied. However, given the high land values in East Dunbartonshire, lack of obvious alternative sites, environmental constraints (such as flood risk and landscape setting), and other factors such as potential local opposition, the bringing forward of an alternative site is likely to be very difficult.	This policy option will provide benefits is relation to population and human health by recognising the needs of a population group/people with protected characteristics. In the event that sites are proposed for this use and they are not one of the sites assessed as part of the LDP2 MIR / Proposed Plan process, then these should be assessed on their own merits using the LDP2 site assessment methodology.	This option would provide a potential route for delivering gypsy/ traveller accommodation however given the risks set out opposite there is a risk that planning applications for alternative sites could struggle to gain consent, despite supportive wording in the LDP. Therefore, although there is little demonstrable demand at present there is potential that this marginalised group could be discriminated against by local planning processes should demand levels increase.	Whilst the policy would provide supportive wording to assess new proposals for gypsy/ traveller sites, there is a significant risk that traveller groups looking to establish a site would face constraints such as land availability, suitability and local opposition. Therefore the risk of applications being refused is high.	

Option 3 – Deliver Gypsy/ Traveller accommodation on Primrose Way site.	This option would deliver new gypsy/ traveller accommodation on the Primrose Way site within the short to medium-term. This would require significant investment and, as current evidence suggests that the use of such a facility would be low, justifying the allocation of funds at a local level could be difficult. However, reducing inequality is a priority for the Scottish Government and there is reasonable chance that some funding could become available. Therefore, there is an argument that the facility could be built regardless and if done correctly could create demand in the area.	This policy option will provide benefits is relation to population and human health by recognising the needs of a population group/people with protected characteristics. In terms of the specific delivery of such accommodation at Primrose Way, there are a number of minor negative impacts which have been identified regarding its proposed development (biodiversity, landscape, water quality, air quality, climatic factors and material assets). Mitigation measures have been suggested to avoid, reduce or offset any impacts identified where possible.	This option could be an exemplar project of how reducing disadvantage and discrimination is prioritised and can be overcome.	There is risk that money is spent on the project and the facility is under used or not used at all.	
Issue - Does the policy for new housing in the greenbelt for agricultural workers require to be amended?					
Option 1 – Additional wording in the housing for agricultural workers paragraph in Policy 6 to provide clarification that there will be a general presumption against applications to remove	Currently Policy 6 allows for new housing to be built in the green belt for agricultural workers where they require to be present on site and there is no nearby building that can be converted. This option would continue this policy but with additional wording to support		No impact	This option should ensure that there is consistency between the determination of applications for new agricultural workers accommodation and applications to remove	✓

restrictions previously applied.	the determination of s42 planning applications, or applications to modify s75 agreements, stating specifically that there will be a general presumption against removal of previously applied restrictions. This policy is important in ensuring that farms and other rural businesses can continue to have workers living on the site where this is necessary to support the viability and functioning of the business whilst also protecting the green belt from urban sprawl and the pressures of uncoordinated housing development. This option will ensure that the integrity of the policy is retained.			previously applied restrictions.	
Option 2 – Retain existing wording relating to housing in the greenbelt for agricultural workers.	This option will retain the existing wording in Policy 6 that allows for new housing to be built in the green belt for agricultural workers where they require to be present on site and there is no nearby building that can be converted.		No impact	Although the number of applications received is very small, there is the potential for inconsistency in the decisions of applications for new agricultural workers housing and	

	The policy is considered to be clear when applied to new proposals however the policy is deemed to be unclear in relation to applications to remove existing restrictions.			applications to remove previously applied restrictions.	

Policy 7. Community Facilities and Open Space

Supplementary and Planning Guidance relevant to this policy	• Developer Contributions Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	NPF3 identifies improving quality of life and resilience in city regions through green infrastructure as a spatial priority for change. Creating walkable places, with well-designed streets that link our open spaces and wider active travel networks, can deliver better environments for pedestrians and cyclists in town and city centres, and improve health and well-being.
Scottish Planning Policy	**Community Facilities** Plans should set out a spatial strategy that addresses the resource implications of the proposed pattern of development, including facilitating access to local community services. Development plans should adopt a sequential town centre first approach when planning for uses which generate significant footfall, including community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities. This requires that locations are considered in the following order of preference: • town centres (including city centres and local centres); • edge of town centre; • other commercial centres identified in the development plan; and • out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes. Planning authorities, developers, owners and occupiers should be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations. It is important that community, education and healthcare facilities are located where they are easily accessible to the communities that they are intended to serve. **Open Space and Green Infrastructure**

Policy Document	Requirements for LDP
	Local development plans should identify and protect open space identified in the open space audit and strategy as valued and functional or capable of being brought into use to meet local needs. Local development plans should seek to enhance existing and promote the creation of new green infrastructure, which may include retrofitting. They should do this through a design-led approach, applying standards which facilitate appropriate provision, addressing deficits or surpluses within the local context. Local development plans should identify sites for new indoor or outdoor sports, recreation or play facilities where a need has been identified in a local facility strategy, playing field strategy or similar document. They should provide for good quality, accessible facilities in sufficient quantity to satisfy current and likely future community demand. Outdoor sports facilities should be safeguarded from development except where: • the proposed development is ancillary to the principal use of the site as an outdoor sports facility; • 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; • the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or • the relevant strategy (see paragraph 224) and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. Local development plans should safeguard existing and potential allotment sites to ensure that local authorities meet their statutory duty to provide allotments where there is proven demand. Plans should also encourage opportunities for a range of community growing spaces.
Planning Advice Note 65: Planning and Open Space	Open Space Strategies An open space strategy can help local authorities and their strategic partners move towards a more structured, rigorous and rounded analysis of open space supply and requirements. A strategy should comprise four elements: • a strategic framework and vision for open space; • an audit of existing open space provision; • an assessment of current and future requirements; and • a strategy statement with a clear set of priorities and actions. Development Plans

Policy Document	Requirements for LDP
	Development plans should address the provision of good quality open space in their area by setting out the following: • Important local open spaces that should be safeguarded from development. • Areas of open space requiring improvement. • Indicate the circumstances when new open/ civic spaces will be expected to be provided on-site. • Indicate the circumstances when new open/ civic spaces can be provided off-site by means of developer contributions.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	The Strategic Development Plan reinforces the requirement in SPP to apply the sequential approach to the development of high footfall uses including community facilities and services. The Strategic Development Plan recognises the role that the city of Glasgow plays in terms of provision and access to a wide range of cultural and sporting venues for people across the city region.
Local	
Local Outcome Improvement Plan	The LOIP sets out 6 local outcomes, all of which are relevant to the provision of community facilities and open space. 1. East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest. 2. Our people are equipped with knowledge and skills for learning, life and work. 3. Our children and young people are safe, healthy and ready to learn. 4. East Dunbartonshire is a safe place in which to live, work and visit. 5. Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles. 6. Our older population and more vulnerable citizens are supported to maintain their independence and enjoy a high quality of life, and they, their families and carers benefit from effective care and support services.
Culture, Leisure and Sport Strategy 2016-2021	The Council and EDLC Trust published a Leisure Culture and Sport Strategy and an associated Pitches Strategy in 2016. The strategy sets out an overarching direction for the provision of culture and leisure in East Dunbartonshire and is aligned with the Council's capital programme.
Open Space Strategy 2015-2020 and emerging update	The Open Space strategy includes a full audit of open spaces in East Dunbartonshire over 0.2ha in size (including some smaller sites deemed to have high function). The Open Space Strategy provides an analysis of open space in each community and sets out opportunities and recommendations for improvement.
Food Growing Strategy (emerging)	The Food Growing Strategy outlines the benefits of engaging in food growing activity and the Council's approach to delivering more opportunities for local food growing. The Strategy identifies potential sites that could contribute to

Policy Document	Requirements for LDP
	meeting the statutory duties set out in the Community Empowerment (Scotland) Act 2015, in relation to allotment provision, as well as a list of possible sites.
ED Health & Social Care Partnership (HSCP) Strategic Plan 2018-2021	STRATEGIC PRIORITY 2- Enhance the quality of life and supporting independence, particularly for those with long-term conditions. STRATEGIC PRIORITY 6- Promote independent living through the provision of suitable housing accommodation and support.
Green Network Strategy & Green Infrastructure/ Green Network Supplementary Guidance	This identifies the strategic and local green network. The guidance identifies criteria for integration of green infrastructure/ green network in development.

Evidence

Community facilities and open space have a fundamental role to play in the creation of vibrant, healthy and happy communities. Scottish Planning Policy recognises the importance of the planning process in ensuring that communities have access to good quality amenities, services, open space and recreational opportunities.

The demand for community facilities and services is dynamic and can be affected by a range of factors. This includes new development, demographic change and changes in the way people wish to access such amenities. The development of new housing can put additional pressure on existing community facilities and therefore could lead to demand exceeding capacity.

East Dunbartonshire's schools are generally very popular however there is variation in the school rolls compared with capacity, particularly at primary school level.

School rolls are dynamic and changes can occur as a result of multiple factors that include but are not restricted to new housing development. General trends such as the rate of turnover in the existing housing stock, rises and falls in the birth rate, natural spikes and dips in demand and declining household sizes can all impact upon school roles. Please see East Dunbartonshire Today section of Monitoring Statement for information on recent demographic trends.

The Primary School Improvement Programme commenced in 2014 and was initiated in order to modernise the primary school estate and provide fit-for-purpose, state-of-the-art schools. The following new schools have been built as part of the programme:

- Holy Trinity Primary – replacing the former St Flannans and St Agathas Primaries
- Lairdsland Primary – replacing the old Lairdsland school building
- Lenzie Meadow Primary – replacing the former Lenzie and Lenzie Moss Primaries
- St Nicholas Primary – replacing the former St Andrews and St Josephs Primaries
- Thomas Muir Primary – replacing the former Auchinairn and Woodhill Primaries

Approximately two thirds of primary schools in East Dunbartonshire are currently predicted to have sufficient capacity to accommodate additional pupils and are therefore unlikely to exceed 90% capacity as a result of new development.

Of the primary schools that either currently exceed 90% capacity, or are at risk of doing so, it is considered that the capacity at all of these schools can be increased to accommodate additional demand through developer contributions, with the exception of Killermont Primary in Bearsden. Work is currently underway to increase the capacity of Killermont Primary by means of a physical extension to the building.

East Dunbartonshire's High Schools are very popular with most being near or at capacity.

Seven of the eight high schools in East Dunbartonshire are either exceeding 90% capacity, or are at risk of doing so. Therefore the capacity of all high schools in the area, with the exception of Kirkintilloch High, could be affected by new housing development. It is considered that the capacity of all 7 of the affected schools is capable of being increased through means such as a physical extension if required.

Additionally, the Council is currently seeking to replace the existing Boclair Academy school building, which faces significant challenges both in terms of its condition and suitability, with a new and modern facility.

The Council is currently reviewing and consulting upon additional support needs education in East Dunbartonshire.

There are currently two additional support needs schools in East Dunbartonshire; Campsie View in Lenzie and Merkland in Kirkintilloch. The Council is currently reviewing additional supports needs education and it is proposed to merge the two current schools into a single facility to be located at Waterside.

The Council is preparing for the Scottish Government's roll out of additional funded nursery hours in 2020.

The Scottish Government has pledged to increase the provision of free early learning and childcare provision to 1140 hours per year by August 2020, for children who are 3 or 4 years old, as well as 2 year olds whose parents/carers are on qualifying benefit. In order to ensure that the additional nursery hours can be provided the Council is currently developing three new early years facilities that will open next year in:

1. Bearsden,
2. Kirkintilloch
3. Milngavie, and partnership working with private sector providers.

The aging population in East Dunbartonshire presents a significant challenge in the provision of health and social care services, particularly in the West Locality (Bearsden and Milngavie).

All areas in Scotland are currently experiencing pressures in health and social care provision and the recruitment of more GP's and associated improvements in multidisciplinary working is recognised as a national priority. Scotland's population is aging and in East Dunbartonshire the proportion of older people is higher than the Scottish average, particularly in Bearsden and Milngavie. Please see East Dunbartonshire Today section for further information on demographic trends.

Operationally, the East Dunbartonshire Health Social Care Partnership area is split into two localities:

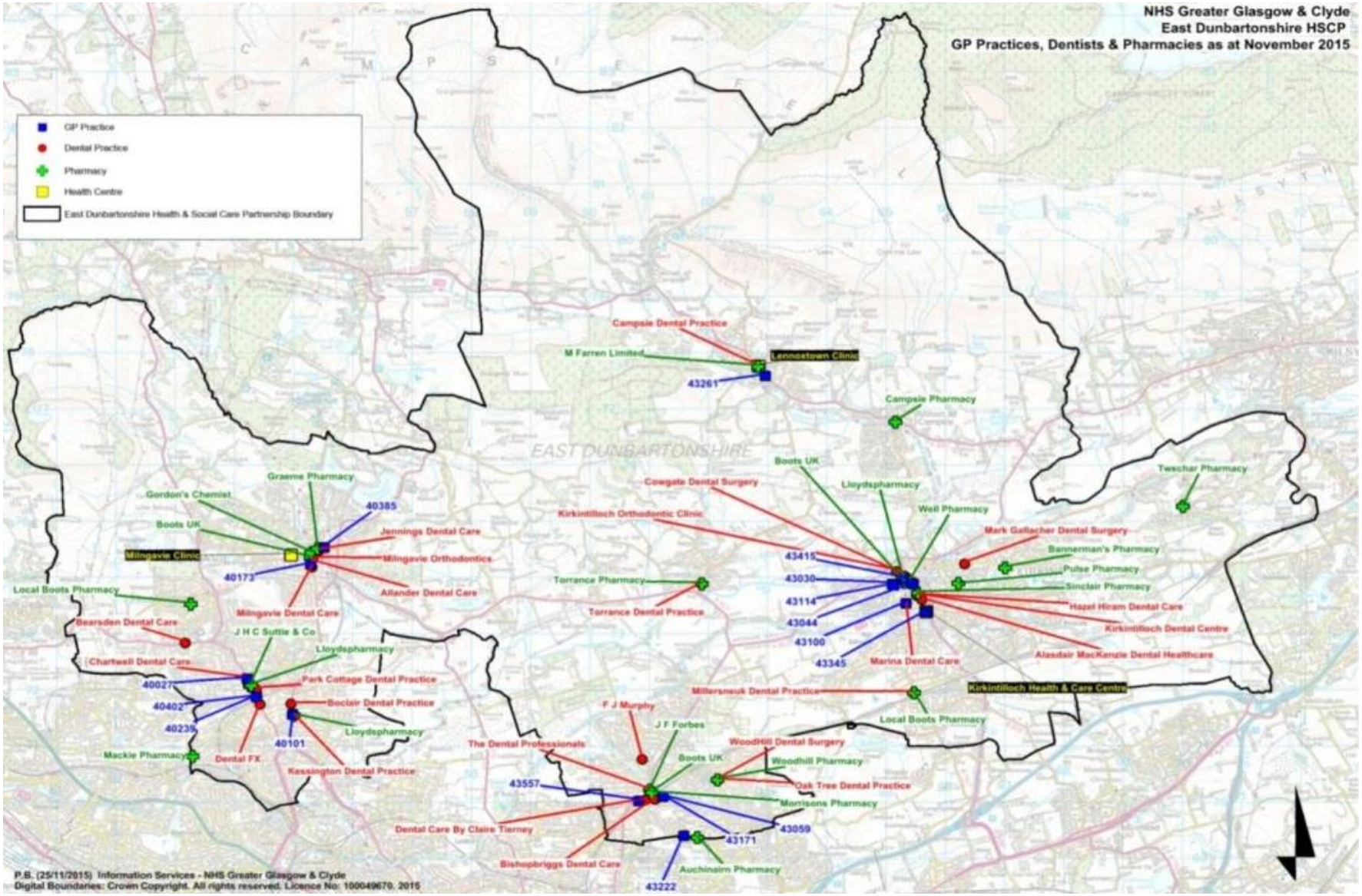
1. West – Bearsden and Milngavie
2. East – Strathkelvin (Bishopbriggs, Kirkintilloch, Lennoxtown, Milton of Campsie, Torrance and Twechar)

The Kirkintilloch Health and Care Centre, which opened in 2009, provides services across the whole of East Dunbartonshire, particularly the East Locality. There are no General Hospitals in East Dunbartonshire, the nearest of which are Stobhill Hospital and Gartnavel Hospital. Please see indicative map overleaf of health and social care services provided within East Dunbartonshire, including doctors surgeries, pharmacies and dental practices.

Due to the aging population and recent care home and housing development there is particular pressure on GP surgeries in the West Locality. The Health and Social Care Partnership is exploring how health and social care capacity in the West Locality can be extended and improved, including possibly through the development of a new integrated health and social care facility.

Whilst the capacity of health and social care services in the East Locality are not under the same level of pressure as the West Locality, any significant land releases for housing development would likely put a strain on existing capacity and therefore would require new or extended health and social care facilities to be delivered through developer contributions.

Distribution of Health and Social Care Facilities across East Dunbartonshire (Indicative)



There is a broad range of culture and leisure assets in East Dunbartonshire and there has been significant recent investment.

There is a wealth of culture and leisure facilities in East Dunbartonshire including community hubs, halls, libraries, Museum, cultural facilities, sports centre and various sports pitches. Please see indicative map overleaf. Whilst many of the culture and leisure facilities in the area are provided by the Council and East Dunbartonshire Leisure and Culture Trust, the third and private sectors also make a significant contribution.

There has been significant recent investment in culture and leisure facilities in East Dunbartonshire, the following having been delivered and opened since 2014:

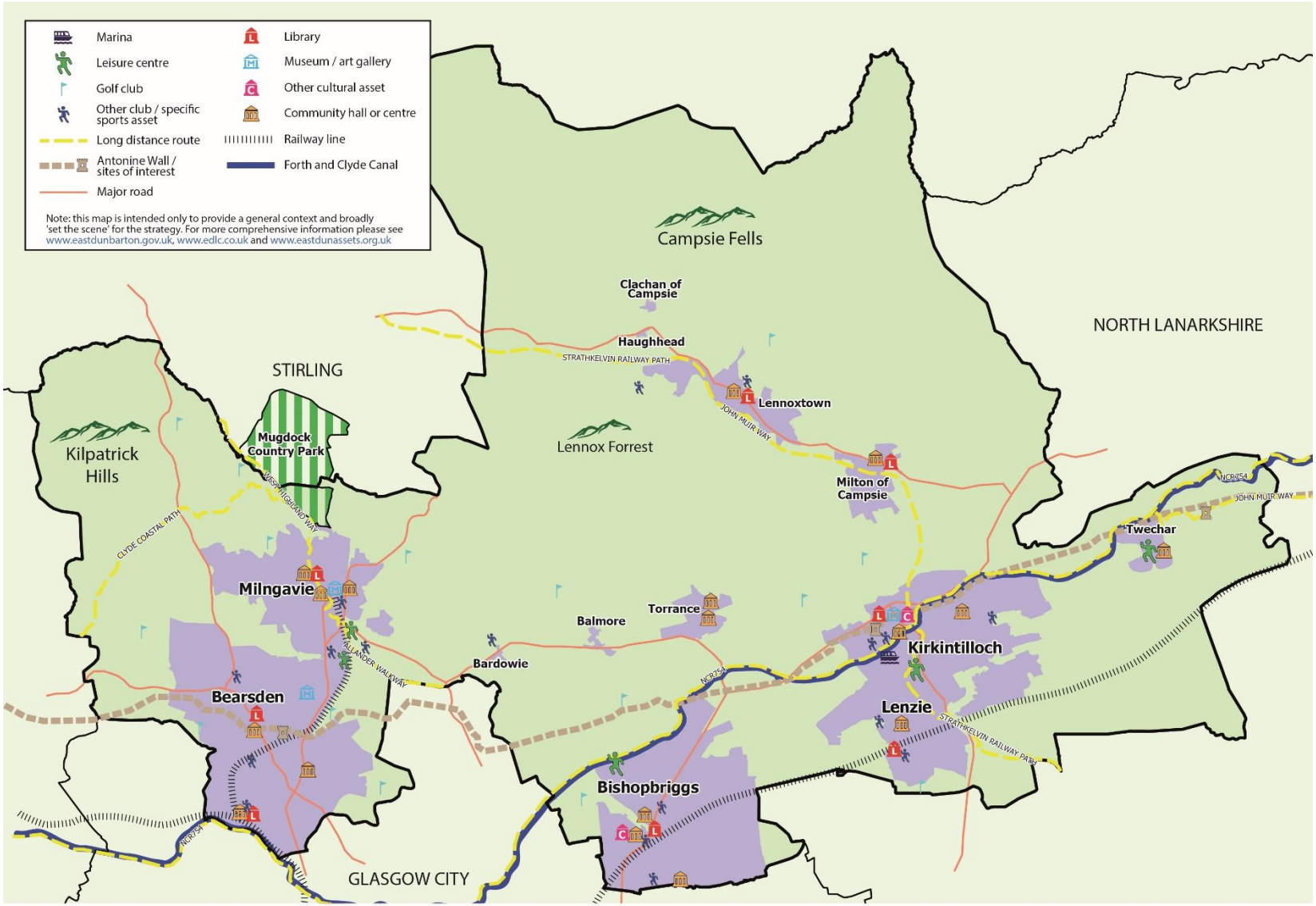
- Auchinairn Community and Early Years Centre
- Bishopbriggs Memorial Hall Refurbishment
- Bishopbriggs Library and Community Hub
- Bearsden Community Hub
- Hillhead Community Centre
- Huntershill Community Sports Hub
- Kilmardinny House Arts Centre Refurbishment and extension
- Kirkintilloch Town Hall Refurbishment and extension
- Lennoxtown Community Hub
- Various upgrades to sports pitches

In terms of future investment the Council's capital programme commits the development of the following facilities:

- Replacement Allander Leisure Centre
- New Milngavie Community Hub
- Pitch upgrading and additional changing facilities at High Park, Lennoxtown

The Council also manages Mugdock Country Park, a small portion of which is located in East Dunbartonshire but is predominantly within the Stirling Council area. A strategy for the management and improvement of Mugdock Country Park was published in 2015 and new investment in the park has been ongoing.

Distribution of Culture and Leisure Facilities across East Dunbartonshire (Indicative)



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There is adequate current provision of burial grounds in East Dunbartonshire however it is important to take a long-term approach to ensure continuous provision.

There are 7 cemeteries in East Dunbartonshire and there is generally sufficient capacity across the Council area:

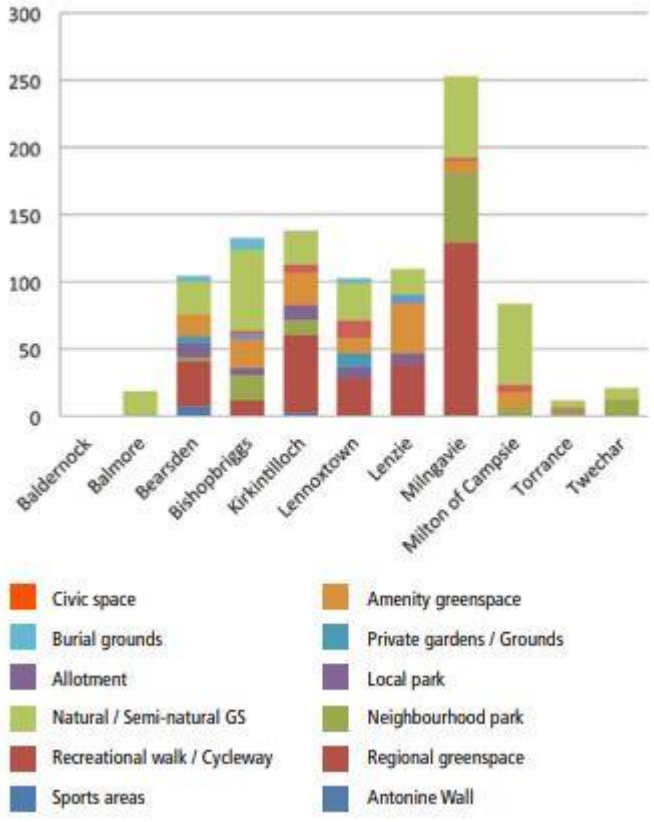
- Cadder, High Park and Langfaulds cemeteries have capacity for new lairs.
- Old Aisle and Baldernock cemeteries have very limited supply of new lairs.
- New Kilpatrick and Campsie cemeteries have no capacity for new lairs.

Some communities have limited provision within that specific area however there is capacity available within a reasonable distance.

Although there is generally sufficient capacity there is a need however to look ahead for future capacity given that there is strict criteria for establishing and locating cemeteries. The development of cemeteries must adhere to strict guidance relating to factors such as the potential risk to groundwater and other aspects must be taken into account for operational reasons such as soil type, drainage, slope and accessibility.

East Dunbartonshire is generally well served in terms of provision and access to multi-functioning open space and the green network.

There are approximately 222 multifunctional open spaces in East Dunbartonshire over 0.2 hectares in size. This includes a range of open space such as public parks and gardens, sports areas, green corridors, natural green spaces and burial grounds, see table below.



The East Dunbartonshire Open Space Strategy 2015 -2020 concluded that the communities of East Dunbartonshire are generally very well served in terms of provision and access to open space of various types and functions. However some local deficiencies and quality issues were identified and a number of actions for improvement were identified. A review of the current Open Space Strategy is expected to commence in near future.

The Green Network Strategy 2017 – 2022 sets out the green network assets in East Dunbartonshire, how these can be improved and how potential gaps can be addressed. The following strategic assets have been identified:

- Strategic Green Network assets - *Mugdock Country Park, Milngavie Reservoirs, Lennox Forest, Barhill, the Campsie Fells and the Kilpatrick Hills*
- Strategic Access Corridors - *John Muir Way, Forth and Clyde Canal towpath, West Highland, Allander Way, Strathkelvin Railway Path and the Clyde Coastal Path*
- Strategic Habitat Corridors - *River Kelvin, Forth and Clyde Canal, Allander Water, Glazert Water, Luggie Water and Bothlin Burn, and the Edinburgh to Glasgow main railway line*

There is one formal allotment and a number of other local food growing initiatives in East Dunbartonshire.

Rosebank Allotment in Hillhead is East Dunbartonshire's only formal Council-owned allotment. It was introduced in 2009 and is run in partnership between the Council and Carr Gomm, a social care and community development charity. Carr Gomm utilise half of the plots to support social care agendas and the remaining 20 plots are for lease by the community.

There is also a number of more informal food growing activities taking place across East Dunbartonshire such as Hillhead Community Garden, Edible Twechar, Lennox Park Orchard and various initiatives in schools and nurseries.

In order to ensure compliance with the Community Empowerment Act 2015 the Council has prepared a draft Food Growing Strategy that was published for consultation in April 2019. The draft strategy identifies 4 sites where new allotment provision will be supported, these sites are located within Kirkintilloch, Bishopbriggs, Milton of Campsie and Milngavie.

Report of Consultation

Members of the public:

- Broad support for Policy 7.
- Open space is being lost to development and the Council should do more to protect it, especially places for children to plan.
- Open space is essential for physical and mental health, and social interaction.
- There is already a strain on medical services within the area and more housing would exacerbate this.

sportscotland:

- The current policy is generally working well.
- The policy can sometimes be inflexible in terms of how developer contributions are spent and can be rigid if the community is aspiring for something different.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the policy wording be enhanced to ensure that the intentions of the policy are fully understood?		Applications in the countryside with potential lack of benefits for local community. Does not accord with overall purpose of policy 7 which is to improve community health and wellbeing.	• Discussions with Development Management colleagues highlighting ambiguity in how the current policy wording can be interpreted.	Yes	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can we reflect the emerging Food Growing Strategy in LDP2? Provision and protection of community growing spaces and allotments – New policy wording on providing and protecting land and sites for allotments and community growing spaces.	Community Empowerment Act- Part 9 provides protection for allotments owned or leased out by a local authority Section 119 Guidance requires that potential sites for allotments and community growing are identified through the LDP and that opportunities for community growing should be available in major development sites. Draft East Dunbartonshire Food Growing Strategy 2019 - 2024		Consultation on Draft Food Growing Strategy demonstrates that there is general support for improving local opportunities for community growing spaces (subject to suitability of sites).	Yes	Yes
How can the LDP support the long-term provision of cemeteries?	Local Authorities are legally required to provide adequate burial provision by the Burial and Cremation (Scotland) Act 2016.	Regulatory requirements such as distance from water courses etc.; access requirements; and the land take required for cemeteries can make finding suitable sites difficult. Therefore LDP process critical in ensuring enough long-term provision is made.	As designated burial authority EDC is required to ensure suitable longer-term burial capacity is maintained.	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the existing playing fields at Boghead Road be designated for a community sports facility (together with an enabling development of approximately 100 new houses)?	Corporate Assets Management Plan Pitches Strategy Culture, Leisure and Sport Strategy		Call for Sites submission S46 for community sports hall and enabling development of approx. 100 homes.	No	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – General policy enhancements					
Option 1 – Improvements to policy wording and presentation.	This option would provide wording enhancements to clarify that new recreational facilities in the countryside must include a significant element of community use that has a demonstrable benefit to the local community. The option would also improve the presentation and structure of the policy by reworking the current lists which can be complicated to understand. This will be particularly pertinent given the proposed additions to the policy which would increase the lists further.	This policy option is anticipated to further enhance the already significant positive impacts delivered through this policy, particularly in relation to population, human health and community wellbeing. These anticipated impacts are through the clarification and required demonstration of local community benefits for new recreational facilities within countryside locations.	This option will seek to further the positive contribution that high quality community facilities make to the health, wellbeing, social cohesion and learning of the people living in East Dunbartonshire. This would benefit all groups but particularly younger people, older people, disabled persons and those experiencing poverty.	The purpose of this option is to provide additional clarity and therefore reduce risk of the policy being misinterpreted and/ or open to challenge.	✓
No Reasonable Alternative		n/a	n/a	n/a	
Issue - How can we reflect the emerging Food Growing Strategy in LDP2					

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 1 – Provision and protection of land for community growing spaces.	This option would introduce specific policy wording that requires land to be provided and safeguarded for community growing spaces (with a separate designation from general open space as is present). The sites to be allocated and general policy approach would be guided by the relevant parts of the Food Growing Strategy.	This option is likely to provide significant benefits in relation to community wellbeing as well as potential for additional positive impacts regarding cultural heritage, biodiversity, soil and geology, landscape character, water quality, material assets and climatic factors. Specific food growing sites and opportunities have been identified through the Food Growing Strategy and provided with a site specific assessment through the SEA (Environmental Report).	No impact	Negligible	
Option 2 – As Option 1 above, plus requiring all new major development to contribute specifically towards community growing spaces.	This option would investigate and implement options for requiring major housing proposals to contribute to the provision of community growing spaces (including looking at other authority approaches); and in particular establish whether or not provision should be provided on-site or if off-site contributions would be acceptable. Additionally a threshold should be set for requiring growing	This option would provide all the benefits set out above in Option 1 but could significantly increase the implementation and potential significance of the positive impacts by requiring all new major applications provide space or contribute towards community growing spaces.	No impact	Negligible	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	spaces (for example utilising the definition of major housing development in planning regulations or adopt a different threshold).				
Issue – How can the LDP support the long-term provision of cemeteries?					
Option 1 – Provision of supportive policy wording for cemeteries and the need to allocate and safeguard suitable long-term sites.	This option would provide wording in the policy that specifically supports the development of new cemetery facilities, subject to regulatory requirements such as distance from watercourses and waterbodies and other required criteria. This option would also allocate and safeguard additional sites required to ensure long term supply of lairs – see Bishopbriggs and Bearsden Community Sections. This approach is considered to be the preferred option because allocating sites that meet the strict criteria for cemetery development means they will protected from being developed for other land uses. However, the supportive policy	This policy approach will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemeteries in Cadder, Bishopbriggs and Langfaulds, Bearsden. The majority of land use impacts regarding this proposed policy addition for community facilities are unknown until site investigations and feasibility studies are undertaken to ensure that they are consistent with the regulatory requirements for cemeteries.	This option is unlikely to have any direct impacts upon any equality or protected groups. However, the continued provision of burial sites will be beneficial to the wider community.	If the LDP did not contain specific wording that supports cemetery development there is risk that, whilst they would be supported generally through Policy 7, applications could potentially be refused without understanding how limited the opportunities for siting cemeteries is. If suitable sites are protected in the LDP from the pressure to develop for other	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	wording also allows flexibility in the event that new suitable sites emerge during the life of the plan. Thus, providing the most certainty that the Council will continue to meet its legal obligation to provide adequate provision.	The proposed sites were assessed as a whole through the LDP2 site assessment methodology. The assessments identified: Langfaulds – Potential minor adverse impacts in relation to cultural heritage, water quality, air quality, climatic factors and material assets. Cadder - Potential adverse impacts in relation to all SEA environmental factors and significant impacts for biodiversity, soil and geology, landscape and air quality. Project level mitigation measures for both proposed site options have been incorporated to avoid, reduce or offset elements of the impacts identified where possible.		uses then the risk of this occurring is low. Therefore combining policy wording and the safeguarding of suitable sites significantly reduces the risk of the Council not being able to meet its statutory requirements.	
Option 2 – Introduction of supportive policy wording for cemetery provision only.	This option would provide wording in the policy that specifically supports the development of new cemetery facilities, subject to regulatory requirements such as	This policy approach will provide benefits for population and local communities throughout East Dunbartonshire by supporting the	This option is unlikely to have any direct impacts upon any equality or protected groups. However, the continued	If the LDP did not contain specific wording that supports cemetery development there is	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	distance from watercourses and waterbodies and other required criteria. This option would allow sites that are suitable for cemetery development to come forward but would not safeguard land from potentially being lost to other types of development.	development of new cemetery facilities. Direct or indirect site-specific land-use impacts are not known at this stage. Limitations of this policy approach would be in the non-safeguarding of land and the high risk of existing land being designated for other development uses.	provision of burial sites will be beneficial to the wider community.	risk that, whilst they would be supported generally through Policy 7, applications could potentially be refused without understanding how limited the opportunities for siting cemeteries is. As this option does not include the safeguarding of sites there is increased risk from the preferred option that the Council would not be able to maintain its statutory obligations regarding cemetery provision.	
Issue - Should the existing playing fields at Boghead Road be designated for a community sports facility (together with an enabling development of approximately 100 new houses)?					
Option 1 – Retain existing allocation as	This option would retain the existing open space and green belt designations ensuring both that the	This approach would ensure that the playing field is retained for use and	The Pitches Strategy and Corporate Asset Management Plan will	None.	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
open space and green belt.	current outdoor playing pitch is protected and consequently the adjacent nature conservation designations. The Pitches Strategy and Corporate Asset Management Plan will identify any capacity or quality issues and any required remedial or improvement action.	therefore provides a recreational opportunity for the local community.	ensure access to sports facilities for all and establish if any actions are required for disadvantaged groups.		
No reasonable alternative.	As the new sports facilities proposed in Call for Sites submission S46 are dependent on an enabling development of 100 new houses on land adjacent to the site, which has been identified as unsuitable for housing.	The nature of the effects is unknown at this stage as it will be dependent on housing proposals and the scale, location etc. of the proposed new community sports facility.	None.	None.	

Policy 8. Protecting and Enhancing Landscape Character and Nature Conservation

Supplementary and Planning Guidance relevant to this policy	• Design & Placemaking Supplementary Guidance • Developer Contributions Supplementary Guidance • Green Infrastructure & Green Network Supplementary Guidance • Natural Environment Planning Guidance
Appendices relevant to this section	• Green Belt Review

The natural environment is important as it provides the landscape setting of towns and villages and biodiversity enhances health and quality of life of residents as it attracts outdoor recreation. Woodland, wetland, grassland and peatland habitats also play an important part in climate change mitigation and adaption. Development therefore located to avoid significant impacts on the natural environment and layout and design should mitigate impact and seek to enhance it.

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	Central Scotland Green Network is a national development and seeks to protect and enhance habitats. The natural environment forms the foundation of the spatial strategy set out in NPF3. The environment is a valued national asset offering a wide range of opportunities for enjoyment, recreation and sustainable economic activity. Planning plays an important role in protecting, enhancing and promoting access to our key environmental resources, whilst supporting their sustainable use. NPF3 aims to significantly enhance green infrastructure networks, particularly in and around our cities and towns. Green infrastructure and improved access to open space can help to build stronger, healthier communities. It is an essential part of our long-term environmental performance and climate resilience. Improving the quality of our places and spaces through integrated green infrastructure networks can also encourage investment and development. priorities for change including Quality of life and resilience in city regions will be supported by green infrastructure National developments are proposed to help deliver the strategy including the Central Scotland Green Network.
Scottish Planning Policy	SPP states that development plans should:

Policy Document	Requirements for LDP
	Identify and protect national and locally designated sites. Explain their reasons for designation and review their relevance. Buffer zones should not be established around these areas. *Set out factors to be taken into account in Development Management. Address potential effects of development on natural environment. * limit non statutory designations to areas designated for their local landscape or nature conservation value. These include geodiversity sites. *identify ancient and semi natural woodlands
Land Use Strategy	The Strategy's principles which relate specifically to this subject are: *Land use decisions should be informed by an understanding of the functioning of the ecosystems which they affect in order to maintain the benefits of the ecosystem services which they provide. *Landscape change should be managed positively and sympathetically, considering the implications of change at a scale appropriate to the landscape in question, given that all Scotland's landscapes are important to our sense of identity and to our individual and social wellbeing
Scottish Biodiversity Strategy 2004	Section on integration and coordination – objective "To develop an effective management framework that ensures biodiversity is taken into account in all decision making." Section on delivery Under the anticipated Nature Conservation (Scotland) Act 2004 all public bodies have a statutory duty to further biodiversity in exercising their functions. It also identifies that local authorities should: • Fully support the Local Biodiversity Action Plans, and take account of them in all their decision making • play a key role in delivering the landscape objective. This is challenging and will require much more forward thinking, strategic planning, and engagement with all those who influence the shape and pattern of land and water use. Integrating national policy with local needs will be a core part of this.
2020 Challenge for Scotland's Biodiversity (2013)	Aims to: • protect and restore biodiversity on land and in our seas, and to support healthier ecosystems. • connect people with the natural world, for their health and wellbeing and to involve them more in decisions about their environment. • maximise the benefits for Scotland of a diverse natural environment and the services it provides, contributing to sustainable economic growth. A key step for land and freshwater management is to promote an ecosystem approach to land management that fosters sustainable use of natural resources and puts biodiversity at the heart of land-use planning and decision-making.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Green Network is part of the Spatial Development Strategy, and seeks to protect and enhance habitats.

Policy Document	Requirements for LDP
Local	
Local Outcome Improvement Plan	Local outcome for health relevant, as recreation in areas with good quality natural environment good for physical and mental health.
Local Biodiversity Action Plan 2017-2021	Its ambition is: *East Dunbartonshire has a fully functioning, connected network of robust habitats. Consequently the area will be richer in biodiversity and more resilient to change with healthy ecosystems delivering benefits to people and nature. Everyone will have access to the natural environment and understand its importance.* Its aims include: 1. *Protect, restore and expand East Dunbartonshire's natural and semi-natural habitats to create a robust and connected natural environment* 2. *Avoid local extinctions by increasing the range and population health of our most vulnerable species* 3. *Connect people to the natural environment, raise awareness of the importance of biodiversity and increase the involvement of local communities in conservation projects* 4. *Integrate the conservation of biodiversity into decision making processes and all aspects of land management.* The plan therefore furthers these aims by aiming to protect and enhance biodiversity on development sites.

Evidence

Scottish Natural Heritage were involved in production of the policy 8 and supporting Natural Environment Planning Guidance and Green Infrastructure & Green Network Supplementary Guidance. It is therefore content with the content of the policy.

Scottish Landscape Character Types Map and Descriptions was published in 2019 and refreshes the boundaries and descriptions of the landscape character areas in the Glasgow & Clyde Valley Land scape Character Assessment, 1999.

The Policy 8 was referred to six times in relation to a planning application decision of approval and between June and December 2018. This included: a public art installation, three householder developments, two tourist huts and redevelopment of a waste management facility. Over this time period policy 8 was also referred to in a planning refusal three times: in relation to the demolition of a works and building 15 houses; a proposal for 14 flats and amendments to a gatehouse and a proposals for a single house. The Natural Environment Planning Guidance was also referred to once, in relation to the approval of a householder development.

Key biodiversity loss on development sites over the past five years includes:

Damage or no enhancement to LBAP priority habitat of streams on housing sites. At Kilmardinny, Bearsden by removal of trees along the Manse Burn wildlife corridor for flood risk mitigation works. At Braes of Yetts, by replacing a riverbank along the Black Burn with construction of a gabion retailing wall. Fire Station Field, Bearsden, no enhancement to the Craigdhu Burn which is canalised in this section.

Damage to the LBAP priority habitat of previously developed land on the housing site at Jellyhill, Bishopbriggs where open mosaic habitat including grassland and wetland has planning permission for development. This will partly be mitigated by retention of an area of open space in the centre of the site, if native species are conserved and enhanced.

Loss of LBAP priority habitats of boundary features and scrub, at Former Broomhill Hospital Site, Kirkintilloch is proposed as part of planning permission. This will include loss of existing hedges and all scrubland in the developable portion of the south eastern part of the site.

LNCS surveys Carried out Since Green Infrastructure Green Network Supplementary Guidance was produced in 2018.

Year 1 sites for LNCS assessments are below. Wintering bird surveys have been conducted for those that require them. All sites will have a habitat survey and any additional fauna surveys as per the table in the summer of 2019.

Site	Date of last assessment	Size (ha)	Fauna Surveys
Balmore Haughs	2008	157	Wintering bird, otter, water vole
Barbeth Moss	2008	37	Breeding bird
Birdston Meadow	2009	11	
Blairskaith Quarry	2008	19	Breeding bird, badger
Bridgend Marshes	2008	53	Wintering bird, breeding bird, otter, water vole
Buchley Farm	2015	6	Wintering bird, breeding bird, otter, badger
Buchley Sand Pit	2008	27	Otter
Castle Hill Grasslands	2009	23	
Craigmaddie Muir/Craigend Muir/Blairskaith Muir	2008	265	Wintering bird, breeding bird
Craigmore Mire	2008	85	Breeding bird
Gartshore Moss and Grayshill Woods	2008	66	Breeding bird, water vole
Hayston Oxbows	2008	30	Water vole
High Moss Plantation	2008	28	Breeding bird, wintering bird, water vole
Low Moss Plantation	2007	22	Breeding bird, wintering bird, water vole
Southbrae Marsh	2015	19	Breeding bird, water vole
Springfield Marsh	2008	53	Breeding bird, wintering birds, water vole
Twechar Marshes	2008	22	Water vole, wintering birds
Wilderness Woods East	2009	6	Breeding bird, badger

Report of Consultation

Questionnaire Feedback

The following key issues were identified:

- Preserve important accessible local environmental features for public enjoyment, which also creates compelling reasons to live/visit/stay longer in rural areas

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can development reverse biodiversity loss more effectively?	Scottish Biodiversity Strategy and the 2020 Challenge for Scotland's Biodiversity Scottish Planning Policy Natural Resilient Place policy The Mitigation Hierarchy is incorporated into the Plan as statutory policy. Currently set out in the non-statutory Natural Environment PG All development must be designed to prevent or avoid impacts. New clear criteria set out to allow development where benefits outweigh loss of wildlife and habitats. Adverse impacts must be minimised and losses fully compensated for on-			Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	site or by offsetting where appropriate. Biodiversity net gain is introduced requiring additional compensation either on-site or on an alternative site within 2km of the development site; or through a set developer contribution to support delivery of habitat improvements to the Strategic Green Network Developer Contributions SG requirements: Sites of 5 units or more – contribution towards open space of neighbourhood importance and/or green network opportunity within 840m of the development. Sites of 50 or more houses to contribute to a green network opportunity and/or upgrade / improve an open space of regional importance within 2km of the site				
How do we take into account changes to natural environment designations over the plan period?	Green Infrastructure and Green Network Supplementary Guidance Open Space Strategy Green Network Strategy			Yes, minor Change	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?	Natural Environment Planning Guidance SPP requires planning policy to protect areas of peatland.	Up to date SNH peat mapping available		Yes	Yes
Strengthen policy to introduce requirement for Peatland Management Plans where peat/carbon-rich soils may be affected by development. This will assess the effects of development on greenhouse gas emissions and ensure reduction of this; for renewable energy developments proactively secure restoration of peatland where appropriate; and introduce requirement to use carbon calculator.	Included in Natural Environment Planning Guidance			Yes, minor Change	No
How can the policy reflect the Green Infrastructure and Green Network Supplementary	Green Infrastructure and Green Network Supplementary Guidance and Natural Environment Planning Guidance			Yes, minor Change	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Guidance and Natural Environment Planning Guidance, published since LDP was adopted?					

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - How can the policy reflect the Green Infrastructure and Green Network Supplementary Guidance and Natural Environment Planning Guidance published since LDP was adopted?					
Option 1 - Retain and update hooks to supplementary guidance in policy. Also refer to content of Planning Guidance in Plan.	This signposts developers and members of the public to more detailed policy or information which supports the LDP policy.	This approach will retain the benefits of the existing policies 5 and 8 (including related Supplementary/Planning Guidance) in relation to population and human health, biodiversity, soil and geology, landscape character and climatic factors. This is mainly through the integration of green network and natural environment consideration.	No impact	Will help to meet Local Outcome 5 in terms of ensuring people have access to a quality natural environment	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 - Identify key policy principles in Supplementary Guidance and Planning Guidance which expand on or are additional to those in the LDP and include this in LDP policies.	This incorporates key additional elements of policy in the LDP to ensure it is clearly part of the Plan and easier to read. It will also ensure this policy is incorporated into the statutory plan if the Planning Bill removes supplementary guidance as a statutory part of the plan.	This policy option will result in the same benefits than the business as usual approach (above) although this would also ensure that the key policy principles are given statutory weight if the Planning Bill removes supplementary guidance as a statutory part of the LDP. This will futureproof the related key policy principles as part of the LDP2.	No impact	Will help to meet Local Outcome 5 in terms of ensuring people have access to a quality natural environment	✓
Issue - How do we take into account changes to natural environment designations over the plan period?					
Option 1 - Identify proposed designations which are identified for investigation in other Strategies.	The open space and green network strategies identify potential Local Nature Reserves and Local Nature Conservation Sites and this approach identifies these for consideration in community strategy sections, so they become a policy consideration.	This approach will ensure that new natural environmental related designated sites are incorporated into the LDP2 as a key policy consideration for the specific community strategies. This will further enhance the benefits of this policy in relation to biodiversity protection and conservation, community wellbeing, soil and geology and landscape character.	This option is procedural and no impacts are identified	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 - Only include new designations in LDP2 if they have been formally approved by Council.	This only identifies new designations in LDP2 as a policy consideration if they have been approved by the Council. New Local Nature Reserves and Local Nature Conservation Sites may be designated during the Plan period.	This policy option would limit the identified benefits set out above by only considering new designations formally approved by Council and won't take into account those designated during the life of the plan.	This option is procedural and no impacts are identified	None	
Issue - How can development reverse biodiversity loss more effectively?					
Option 1 - Protect enhance and maintain general nature conservation	Current policy objective is to protect enhance and maintain general nature conservation. This seeks to limit negative impact of development. Any loss of biodiversity interest should be replaced on site.	This policy approach contributes towards the significant positive impacts of the policy as a whole, in particular population and human health, community wellbeing, biodiversity, flora and fauna and landscape. These impacts are anticipated through the policy direction to minimise adverse impacts on habitats and species from development and the contribution towards green network/open space within developments.	No impact	Will help to meet Local Outcome 5 in terms of ensuring people have access to a quality natural environment	
Option 2 - Offsetting biodiversity loss.	Where appropriate, taking into account the mitigation hierarchy, where there is loss of significant biodiversity habitats on site they	This approach would further extend the anticipated benefits in relation to community wellbeing,	No impact	Will help to meet Local Outcome 5 in terms of ensuring people	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	can be replaced off site, offsetting the loss.	biodiversity, flora and fauna and landscape from the option above. As a result of any loss of significant biodiversity habitat, the loss could be offset by replacing the valued habitat off-site. This arrangement would need to be closely evaluated by the Council to ensure that adverse impacts are avoided or minimised where possible and that it takes into account the wider green network, habitat network wildlife corridors and any potential fragmentation (particularly where habitats are lost through development). Bringing the mitigation hierarchy into the policy itself from guidance will give it statutory weight and ensure its implementation and corresponding environmental benefits.		have access to a quality natural environment	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		Limitation: It is not possible to replace or compensate certain habitats or assets, such as bogs, ancient woodland, wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.			
Option 3 - Add mitigation hierarchy and promote Biodiversity Net Gain.	Where appropriate, taking into account the mitigation hierarchy, biodiversity net gain is introduced. This requires additional compensation either on-site or on an alternative site within 2km of the development site; or through a set developer contribution to support delivery of habitat improvements to the Strategic Green Network/ regionally important open space.	This approach goes beyond the option above and has the potentially to significantly enhance the environment in and around development sites. This approach would further extend the anticipated benefits in relation to community wellbeing, biodiversity, flora and fauna and landscape from the options above. This is mainly through the addition of biodiversity net gain. As a result of any losses, additional			

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		compensation will be required on site or within set parameters or as part of a developer contribution towards green network or open space improvements. This arrangement would need to be closely evaluated by the Council to ensure that adverse impacts are avoided or minimised where possible and that appropriate compensation is recommended that takes into account the wider green network, habitat network wildlife corridors and any potential fragmentation (particularly where habitats are lost through development). Biodiversity net gain could significantly strengthen this policy, particularly where developers outline how they intend to use the mitigation hierarchy beforehand through design tools and only			

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		apply it as a last resort. Difficulties may arise in certain areas where land availability may be an issue within the vicinity of proposal sites to provide the required compensation and habitat creation. These issues should be addressed at the inception stage of each proposal, through design tools which may ultimately affect the viability or deliverability of certain proposals. Limitation: It is not possible to replace or compensate certain habitats or assets, such as bogs, ancient woodland, wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.			

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?					
Option 1 - Include SNH peat map extract for East Dunbartonshire in LDP to identify areas with potential for deep peat and carbon rich soils.	This option helps developers and members of the public identify where this resource is found and therefore it can be considered earlier in a planning application.	This policy option is likely to provide significant benefits in relation to soil and geology, biodiversity and climatic factors, through the provision of SNH peat mapping as part of the policy to be considered earlier in the planning application process by developers and members of the public.	This option is presentational and no impacts are identified	None	✓
Option 2 - Continue to refer to protection of peat in policy 8 but do not illustrate it on a map.	This option protects peat but identification of it takes place on a site by site basis.	This policy option would retain the benefits of continuing to refer to the protection of soils (peat and carbon-rich). Impacts are limited given the lack of spatial elements within the policy.	This option is presentational and no impacts are identified	None	
Issue - Strengthen policy to introduce requirement for a mechanism where peat/carbon-rich soils may be affected by development.					
Option 1 - Continue to include policy statement that peat and other carbon rich soils should not be drained or disturbed by development.	This identifies that avoidance of disturbance is the policy.	This policy approach will retain the existing significant benefits in relation to soil and geology and continue to protect peat and carbon rich soils from disturbance by development.	No impact	Negligible	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Option 2 - Identify a mechanism for protecting peat and carbon rich soils to help development avoid or mitigate it.	This promotes avoidance of disturbance or mitigation and how to achieve this.	This policy option would further enhance the benefits set out in the option above. By setting a requirement to develop a Peatland Management Plan it could provide a mechanism to avoid such assets and provide significant positive impacts in relation to soil and geology but also additional benefits in relation biodiversity, water quality and climatic factors, particularly in relation carbon storage and adaptation.	No impact	Negligible	✓

Policy 9. Enhancing the Water Environment and Managing Flood Risk

Supplementary and Planning Guidance relevant to this policy	• Water Environment Planning Guidance (Programmed for preparation in 2019/20)
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	Flooding can significantly affect people and businesses and NPF3 supports a catchment-scale approach to sustainable flood risk management. The spatial strategy aims to build the resilience of our cities and towns, encourage sustainable land management in our rural areas, and to address the long-term vulnerability of parts of our coasts and islands. Climate change will increase the risk of flooding in some parts of the country. Planning can play an important part in reducing the vulnerability of existing and future development to flooding.
Scottish Planning Policy (2014)	The planning system should promote: • protection and improvement of the water environment, including rivers, lochs, estuaries, wetlands, coastal waters and groundwater, in a sustainable and co-ordinated way; • 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; • flood avoidance: by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas; • flood reduction: 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 • avoidance of increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface. Plans should use strategic flood risk assessment (SFRA) to inform choices about the location of development and policies for flood risk management. They should have regard to the flood maps prepared by Scottish Environment Protection Agency (SEPA), and take account of finalised and

Policy Document	Requirements for LDP
	approved Flood Risk Management Strategies and Plans and River Basin Management Plans. Strategic and local development plans should address any significant cross boundary flooding issues. This may include identifying major areas of the flood plain and storage capacity which should be protected from inappropriate development, major flood protection scheme requirements or proposals, and relevant drainage capacity issues. Local development plans should protect land with the potential to contribute to managing flood risk, for instance through natural flood management, managed coastal realignment, washland or green infrastructure creation, or as part of a scheme to manage flood risk. Local development plans should use the flood risk framework to guide development.
Scotland River Basin Management Plan 2 (RBMP2) 2015 - 2027	The river basin management plans for Scotland set out a range of actions to address these impacts. They are produced every six years by SEPA on behalf of Scottish Government. They cover actions for all responsible authorities in Scotland. They summarise: • the state of the water environment; • pressures affecting the quality of the water environment where it is in less than good condition; • actions to protect and improve the water environment; • a summary of outcomes following implementation. The Scotland RBMP ensures that public sector bodies, businesses and individuals work together to protect the water environment and address significant impacts by coordinating all aspects of water management 2027. The Plan is delivered by a National Advisory Group. National Planning Framework states that planning authorities should have regard to River Basin Management Plans when preparing the development plan.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Securing improvements to water and drainage capacity and water quality as well as reducing flood risk through the adoption of a precautionary approach, are fundamental in supporting the long-term sustainable development of the city region. With regard to water and drainage capacities, a water catchment management based approach is required. In the Glasgow and Clyde Valley city region this is promoted through the joint working approach and delivery of the Metropolitan Glasgow Strategic Drainage Plan (MGSDP) which is a 'National Development' within the NPF3. The MGSDP's Vision and Guiding Principles which focus on flood risk reduction, water quality improvement, enabling economic development and habitat improvement delivered through integrated investment planning that supports the Vision and Spatial Development Strategy.

<table>
<tr><th>Policy Document</th><th>Requirements for LDP</th></tr>
<tr><td></td><td>Policy 16 - To support the Vision and Spatial Development Strategy and to achieve the objectives set out in paragraph 8.28, Local Development Plans and development proposals should protect and enhance the water environment by:
adopting a precautionary approach to the reduction of flood risk;
supporting the delivery of the Metropolitan Glasgow Strategic Drainage Plan;
supporting the delivery of the Glasgow and the Clyde Valley Green Network; and,
safeguarding the storage capacity of the functional floodplain and higher lying areas for attenuation.
<table><tr><th colspan="3">Schedule 12 Planned Water Body Improvements, 2021 to 2027</th></tr><tr><th></th><th>2021</th><th>2027</th></tr><tr><td>Percentage of surface water bodies at good (or high) ecological status</td><td>61%</td><td>96%</td></tr><tr><td>Percentage of ground waters at good status</td><td>71%</td><td>80%</td></tr></table></td></tr>
<tr><td>Other SEPA and other policy docs:</td><td>See Environmental Report</td></tr>
<tr><td colspan="2">Local</td></tr>
<tr><td>East Dunbartonshire Surface Water Management Implementation Plan 2016 - 2022 (SWMP)</td><td>As part of its role under the Flood Risk Management (Scotland) Act 2009 (FRM Act), the Council is developing Surface Water Management Plans (SWMPs) for Bearsden, Milngavie and Bishopbriggs, which are all located within identified Potentially Vulnerable Areas (PVA’s) of flood risk. The Council has identified Bearsden, Milngavie and Bishopbriggs as its three priority areas to be completed within the first cycle of the FRM Act (2016-2022).

The three SWMPs will identify long-term sustainable and achievable mitigation measures to manage the flood risk (including climate change) and reduce the flooding impacts in each town. They will also identify opportunities for associated benefits to the local communities such as enhanced water quality, landscape, and amenity value as well as improved biodiversity.</td></tr>
<tr><td>Sustainability and Climate Change Framework 2016</td><td>The Sustainability and Climate Change Framework (SCCF) sets the context for a strategic, cross-Council approach to sustainability from 2016-2021, bringing key stakeholders together to agree on a set of actions that will fulfil our sustainability ambition and help drive forward the Council and CPP’s</td></tr>
</table>

Policy Document	Requirements for LDP
	commitment to supporting improved quality of life at a time of accelerating environmental change.
Flooding and Drainage Development Guidance (2015)	Sets out East Dunbartonshire Council's (EDC) technical requirements for flood risk, drainage design, construction, maintenance and operation.
Food Growing Strategy	New and existing growing spaces will be encouraged to implement best practice growing techniques and innovative design features to mitigate and adapt to local climate change issues.

Evidence

Water quality in East Dunbartonshire is continuing to improve

River basin management planning protects and improves Scotland's water environment for the benefit of people, wildlife and the economy. Much of the water environment in Scotland is in good condition. However, there are still significant problems affecting water quality, physical condition, water flows and levels, and the migration of wild fish. Invasive non-native species are also damaging aquatic plant and animal communities.

SEPA maintains a record of the status of each surface water body in Scotland, and this is published via its water environment hub. It provides information on each waterbody, pressures, measures and the objectives (targets) that have been set. The latest classification data can be found via the Water classification hub hosted by SEPA. Data for water bodies in East Dunbartonshire shows that progress is being made overall towards the target status to 2021 and 2027. Of 15 surface water bodies, four have seen improvements since the base year of 2014, while 11 have remained constant. A summary of key information for East Dunbartonshire is shown in the table below.

Water Bodies in East Dunbartonshire (Source: SEPA Water Environment Hub[6])

Water Body	Catchment	Length (km)	Genre	Current Status	Target Status 2021	Target Status 2027	Comments
Allander Water	River Kelvin	18.042	Heavily modified water body	Moderate	Moderate	Good	Flood risk present
River Carron	River Carron	6.258	Surface Water	Good	Good	Good	
River Kelvin – Glazert Water to Tidal Limit	River Kelvin	22.017	Heavily modified water body	Poor	Poor	Good	Historic flood issue, but strategic flood defence scheme now in place
River Kelvin – Auchinstarry to Glazert	River Kelvin		Heavily modified water body	Poor	Poor	Good	
Luggie Water – Kelvin to Mollins Burn	River Kelvin	8.166	Heavily modified water body	Moderate	Moderate	Good	
Bothlin Burn – Garnkirk Burn	River Kelvin	4.744	Heavily modified water body	Moderate	Moderate	Good	

[6] https://www.sepa.org.uk/data-visualisation/water-environment-hub/

Water Body	Catchment	Length (km)	Genre	Current Status	Target Status 2021	Target Status 2027	Comments
to Luggie confluence							
Board Burn	River Kelvin	7.409	Surface Water	Moderate	Moderate	Good	
Craigmaddie Burn	River Kelvin	7.837	Surface Water	Good	Good	Good	
Garrel Burn	River Kelvin	9.181	Heavily modified water body	Poor	Bad	Good	
Glazert Water / Finglen Burn	River Kelvin	15.136	Surface Water	Poor	Moderate	Good	Flood risk present
Kirk Burn	River Kelvin	5.519	Surface Water	Moderate	Good	Good	
Stand Burn / Park Burn	River Kelvin	8.134	Heavily modified water body	Poor	Moderate	Good	
Forth and Clyde Canal – Mountblow to Maryhill	Glasgow Coastal	9.895	Artificial Water Body	Good	Good	Good	Flood risk at Bishopbriggs
Forth and Clyde Canal – Glasgow to Kirkintilloch	River Kelvin	9.811	Artificial Water Body	Good	Good	Good	
Forth and Clyde Canal – Kirkintilloch to Kelvinhead	River Kelvin	14.105	Artificial Water Body	Good	Good	Good	
Campsie Bedrock and localised sand and gravel aquifers (groundwater)	n/a	n/a	Bedrock	Poor	Poor	Good	n/a
Clydebank and Kirkintilloch bedrock and localised sand and gravel aquifers (groundwater)	n/a	n/a	Bedrock	Good	Good	Good	n/a
East Campsie bedrock and localised sand and gravel aquifers (groundwater)	n/a	n/a	Bedrock	Good	Good	Good	n/a
Kelvin Valley sand and gravel (groundwater)	n/a	n/a	Bedrock	Good	Good	Good	n/a

Analysis of the Council's planning application data shows that Policy 9: Enhancing the Water Environment has been cited on four occasions within the period June 20187 and December 2018. Two of these related to the grant of a license and the remaining two for the refusal of planning permission.

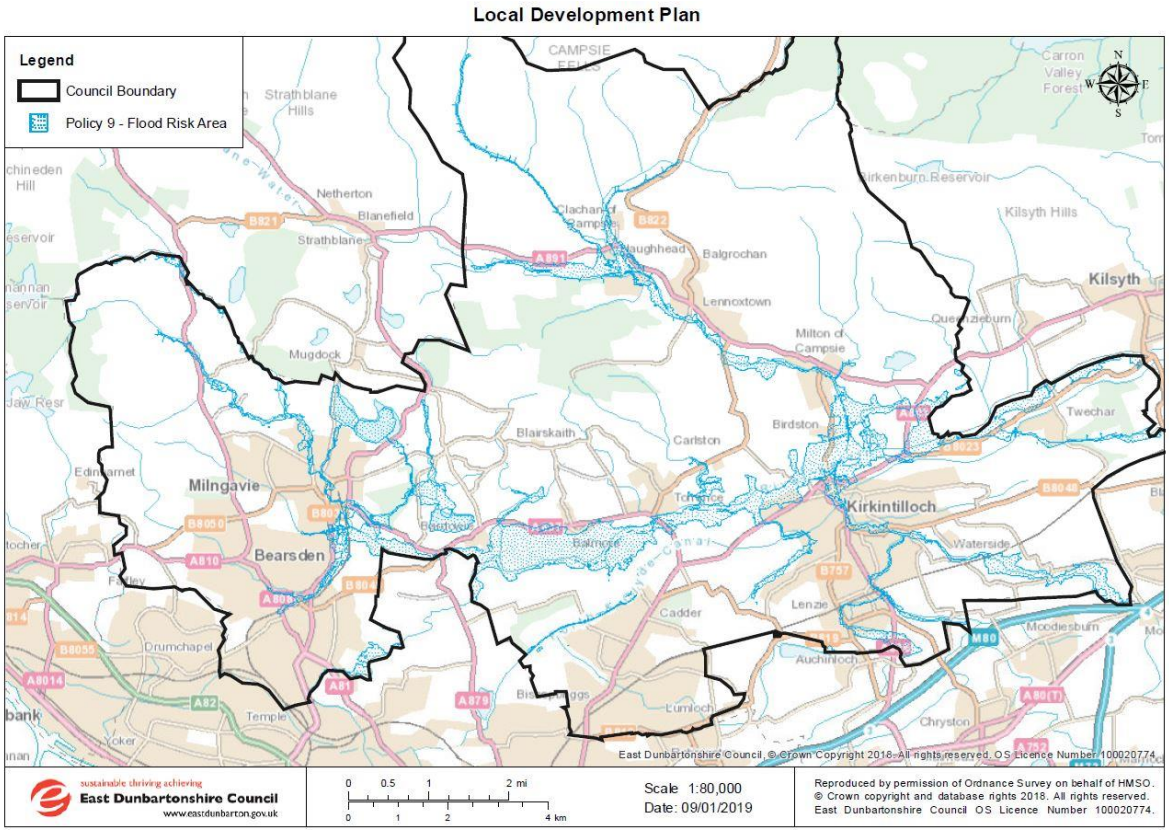
Of these, one related to a proposal for the construction of 15 housing units and the likely impact on the water environment. The other concerned a household application.

An updated version of the SEPA flood map is now available

The SEPA flood map tool was created in January 2014. Since that time, there have been three updates to the map, the most recent of which was on 23 April 2018 – after publication of the current LDP. The flood maps reflect the knowledge and data that was available to be incorporated at the time of publication.

The maps are indicative and of a strategic nature. Within any modelling technique there is inherent uncertainty. It is therefore inappropriate for these maps to be used to assess flood risk to an individual property.

The adopted LDP uses SEPA map information on surface water flood risk from 2016, as illustrated below. This will require updating with more recent data, as part of the LDP 2.



SEPA has issued new background information on managing the water environment

In January 2017, SEPA published a background paper for planning authorities on how development plans should support enhancements to the water environment, including flood risk management and Suds (Background Paper on the Water Environment, Jan 2017). One of the main drivers of this is to minimise the level of involvement by SEPA on local issues, and to provide a better framework for planning authorities to make informed decisions.

The following table sets out requirements and recommendations for strategic and local development plans. SEPA is likely to make formal representations to the emerging development plan if these requirements and recommendations are not met.

SDP or LDP	Requirements
SDP and LDP	1. **Delivery of river basin planning for protection and improvement.** Policies and allocations protect and enhance the water environment by ensuring: • Support of the delivery of the relevant river basin management plan for the LDP area including the water body specific objectives to address identified pressures; and • New developments protect, and were possible, improve the water environment.
LDP	2. **Construction works and structures in and around the water environment.** The policy framework protects and enhances the water environment by seeking to avoid (or remove) instances of construction works and structures in and around the water environment.
LDP	3. **Wastewater drainage provision.** The policies and allocations should ensure connection to the public sewerage system.
LDP	4. **Provision of SUDS.** Policies and allocations protect and enhance the water environment by ensuring: • support for the delivery of the relevant river basin management plan for the local development plan area including the water body specific objectives to address identified pressures; and • new developments protect, and where possible improve the water environment.
LDP	5. **Buffer strips**. The policy frameworks and development allocations should ensure that appropriately sized buffer strips are provided between a development and each water course.
SDP or LDP	**Recommendations**
SDP and LDP	1. **Multiple benefits of blue green networks**. Policies and allocations should ensure that multiple benefits are delivered as a result of improvements to the water environment, through the development of green/blue infrastructure and sustainable placemaking.
LDP	2. **Retrofit SUDS.** The policy framework should ensure that opportunities are taken to retrofit SuDS, wherever possible, for developments that involve a change of use and/or redevelopment.

Scottish Water has updated its technical standards for water and sewerage infrastructure

Since publication of the current LDP, Scottish Water has published updated technical standards for the development of water and waste water infrastructure. This is primarily aimed at developers and the construction industry but may have implications for local authorities in terms of key requirements for specific sites. A summary of these documents is provided below.

Sewers for Scotland

The 4th Edition of Sewers for Scotland was published in October 2018. It takes account of changes to technical standards and new additions to material selection, and provides improved clarity on Scottish Water's requirements in terms of specification for the design, construction and vesting of new water infrastructure assets.

This Specification sits within Scottish Water's hierarchy of policy, procedure and general standards and specification document management system, and is intended to provide developers or other parties involved with supporting new development in Scotland with the technical standards for the development of sewerage infrastructure.

Water for Scotland

The 4th Edition of 'Water for Scotland' was published in October 2018. It takes account of changes to technical standards, new additions to material selection and provides improved clarity on Scottish Water's requirements in terms of specification for the design, construction and vesting of new water infrastructure assets.

This Specification sits within Scottish Water's hierarchy of policy, procedure and general standards and specifications document management system, and is intended to provide developers or other parties involved with supporting new development in Scotland with the technical standards for the development of water infrastructure.

Report of Consultation

SEPA Feedback

- Do not anticipate a significant change to policy wording, as SEPA were involved in the production of LDP 1.
- River Basin Management Plan – LDP 2 policy should identify current funded projects at Allander Water, Luggie Water and Stand Burn/ Park Burn in communities sections.

Questionnaire Feedback

It is important to continue to:

- Protect flood plains and flood risk areas from development
- Maintain a flood risk approach in line with SEPA requirements

The following key issues were identified:

- Integrate projects being funded by the River Basin Management Plan
- Clarify the threshold for requiring SUDS
- Make sure SUDS have wildlife value in all cases
- Be more clear about what the 'water environment' consists of

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How do we take into account SEPA flood risk map changes over the plan period?	Precautionary approach remains appropriate for sites within the flood risk area.	Updated mapping available as of 2018		No	No
Should we update SuDS requirements to align with new SEPA requirements?	Ensure wording of policy is in line with new SEPA guidance (2b) on the water environment	SEPA likely to object to proposed policy if water environment objectives are not met	Thresholds for SuDS requirement should be more specific to better inform development management process	Minor, Yes	No
Can the policy better support delivery of the RBMP and Green Network?	Central Scotland Green Network in NPF3 identifies climate change adaption as a function of green network. Green Network Strategy & GIGN SG identify the green network in this area. These include the strategic habitat links of a number of watercourses.	SuDS in new developments with planning permission, see communities sections, have been located in parts of the site where they integrate with and expand the wider green network, e.g. Kessington. Areas of floodplain have been left undeveloped and form expanded green network, e.g. Braes of Yetts, Fire Station Field.		Minor, Yes	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	**Policy Option Description**	**Assessments**			
		SEA	**Equalities**	**Risk**	**Preferred Option**
Issue - How do we take into account SEPA flood risk map changes over the plan period?					
Option 1 – Update map layer and include caveat wording stating that mapping may be updated during the lifespan of the Plan.	It is anticipated that the SEPA flood mapping data will be updated during the lifespan of the Plan, and this may affect the assessment of relevant proposals. This option will provide the Council with suitable flexibility to update the mapping on its online/interactive proposals map as necessary to ensure the most up-to-date information is presented.	This option would provide the freedom and flexibility for the plan and related policies to remain up to date with new or updated flood risk mapping and constraints. This option would not impact on the assessment ratings for this policy but would provide clarity and reassurance for LDP practitioners planners and developers/applicants alike as to the current situation and state of the environment in relation to flooding when consideration proposals and applications.	No impact	None	✓
Option 2 – Update map layer on proposals map and include policy wording that ensures SEPA will be consulted where any discrepancy arises	Rather than update the mapping, this option will ensure that a suitable mechanism is in place to address any disputes around the relevance of the SEPA flood risk map.	This option would not impact on the assessment ratings for this policy, although it would result a layer of complexity for LDP practitioners as it would require a consultation with SEPA for any discrepancies in interpreting the proposals map, which would be out of date and not taking	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	**Equalities**	**Risk**	**Preferred Option**
		into consideration or fully integrating the new or updated flood risk mapping when published by SEPA.			
Issue - Should we update SuDS requirements to align with new SEPA requirements?					
Option 1 – Ensure that all SEPA requirements are built into the policy	This option will ensure that the LDP supports the River Basin Management Plan, SUDS, effective infrastructure provision, waste water management and buffer strips. It ensures that SEPA requirements are met, potentially reducing the need for extensive consultation on a case-by-case basis.	Through the indicated links and support the LDP will have regarding the RBMP, provision of new SUDS requirements and infrastructure provision. This option is likely to result in positive impacts for all environmental factors with significant positive impacts in relation to the water quality, climatic factors (mitigation and adaptation aspects) and material assets and infrastructure.	No impact	Reduces the risk of serious water damage to local neighbourhoods by strengthening and updating water resilience measures.	✓
Option 2 – Ensure that all SEPA requirements and recommendations are built into the policy	Goes over and above option 1 in that it also incorporates recommendations relating to blue green networks and retrofitting SUDS. This option could cross-refer to current guidance on green infrastructure and the green network.	This option would provide the same benefits as Option 1 above but with the inclusion of additional policy elements relating to the blue - green network, this could lead to further significant positive impacts in relation to population, community wellbeing and biodiversity value.	No impact	Reduces the risk of serious water damage to local neighbourhoods by strengthening and updating water resilience measures.	
Issue - Can the policy better support delivery of the RBMP and Green Network?					
Option 1 – Include clear policy wording on importance of meeting aims of RBMP and	The policy would state that relevant proposals must demonstrate how the RBMP and green network (as detailed in planning guidance) is being supported. This would elevate	By providing additional policy support for the RBMP, green network and SEPA requirements, it will provide clarity on the inter-relationship between aspects of the policy. This is	No impact	None identified	✓

Policy Option	Policy Option Description	Assessments			
		SEA	**Equalities**	**Risk**	**Preferred Option**
Green Network objectives	the status of the RBMP within the LDP and also contribute to SEPA requirements more effectively. It would also contribute to enhanced links to the green network.	likely to result in significant positive impacts in relation to biodiversity value, water quality, climatic factors (mitigation and adaptation) and material assets.			
Option 2 - Cross refer to guidance and RBMP	This option would merely guide applicants to the RBMP and green network, but not include a clear requirement to meet their respective aims and objectives. Similar to current wording.	By providing the links to supporting policy documents it will provide the connection to the existing Water Environment policy. However, this will not provide a clear focus on how the policy will enable or work towards the RBMP and green network requirements. Limited and minor benefits are anticipated given the scope and lack of detail as part of this policy approach.	No impact	None identified	

Policy 10. Valuing the Historic Environment

Supplementary and Planning Guidance relevant to this policy	• Design & Placemaking Supplementary Guidance • Antonine Wall Supplementary Guidance • Developer Contributions Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	NPF3 recognises the contribution made by our cultural heritage to our economy, cultural identity and quality of life. Planning has an important role to play in maintaining and enhancing the distinctive and high-quality, irreplaceable historic places which enrich our lives, contribute to our sense of identity and are an important resource for our tourism and leisure industry.
Scottish Planning Policy	The SPP principal policy for sustainable development includes: • supporting good design and the six qualities of successful places; • making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities; • protecting, enhancing and promoting access to cultural heritage, including the historic environment. **Valuing the Historic Environment** is part of the SPP section on a successful, sustainable place. It identifies that the planning system should: • promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and • 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. Local development plans and supplementary planning guidance should provide a framework for protecting and, where appropriate, enhancing all elements of the

Policy Document	Requirements for LDP
	historic environment. Local planning authorities should designate and review existing and potential conservation areas and identify existing and proposed Article 4 Directions. This should be supported by Conservation Area Appraisals and Management Plans.
Historic Environment Scotland Policy Statement 2016	The Historic Environment Scotland Policy Statement 2016 guides the operation of decision making in the Scottish planning system. It sets out how Historic Environment Scotland fulfils its regulatory and advisory roles and how it expects others to interpret and implement Scottish Planning Policy. It is a material consideration in the Scottish planning system The Historic Environment Scotland Policy Statement 2016 replaces the operational practices which were set out in the Scottish Historic Environment Policy (2011). These practices changed as a result of the Historic Environment Scotland Act 2014, and the associated legislation and regulations. The 2014 Act (The Bill for which received Royal Assent on 9 December 2014) amended the following 2 principal Acts: • the Ancient Monuments and Archaeological Areas Act 1979; and • the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Chapter 1 sets principles that underpin what HES does. Para 2.41 addresses procedure for designating Conservation Areas. It states that Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. All planning authorities are required from time to time to determine which areas meet this definition and to designate them as conservation areas. Para 2.50 Historic Environment Scotland expect planning authorities to designate only those areas which they consider to be of special architectural or historic interest as conservation areas. As part of this process it encourages them to undertake a thorough appraisal of any area before designation, to ensure that its character and appearance are properly understood.
Our Place in Time: The Historic Environment Strategy for Scotland, 2014	The protection and enhancement of the historic environment contributes to the Scottish Government's central purpose, which is 'to focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth'. Scottish Government has identified as a national outcome that 'We value and enjoy our built and natural environment and protect it and enhance it for future generations'. Vision Scotland's historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations.

Policy Document	Requirements for LDP
	Aims – Realise the shared vision by • Understanding – By investigating and recording our historic environment to continually develop our knowledge, understanding and interpretation of our past and how best to conserve, sustain and present it. • Protecting – By caring for and protecting the historic environment, ensuring that we can both enjoy and benefit from it and conserve and enhance it for the enjoyment and benefit of future generations. • Valuing – By sharing and celebrating the richness and significance of our historic environment, enabling us to enjoy the fascinating and inspirational diversity of our heritage. One of the strategic priorities is to ensure that decision making is informed and that sound evidence-based information is available at all levels of decision making.
Historic Environment Circular 1, 2016	This circular covers the requirements of the secondary legislation ('the Regulations') relating to the Historic Environment Scotland Act 2014 ('the 2014 Act'). The 2014 Act establishes Historic Environment Scotland as a Non-departmental Public Body which will take over the functions of Historic Scotland and the Royal Commission on Ancient and Historical Monuments of Scotland.
Managing Change in the Historic Environment	These are a series of guidance notes about making changes to the historic environment. They explain how to apply Government policies. These include: Accessibility, Boundaries, Demolition, Doorways, Engineering Structures, Extensions, External Fixtures, External Walls, Fire Safety Management, Gardens and Designed Landscapes, Interiors, micro- renewables, roofs, setting, shopfronts and signs, windows, and World Heritage. A consultative draft guidance note for Demolition and Reuse was published for consultation in February 2019.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	The Vision promotes a sustainable, compact city region attracting and retaining investment and improving the quality of life. It encourages regeneration, including renewal of urban fabric to carbon neutral standards. Policy 1 – Placemaking encourages new development to contribute towards creation of high quality places. The table 1 – Placemaking principle identifies safeguarding and promoting significant environmental, historic and cultural assets as contributing to the distinctive quality of successful places. It also recognises the role of the Glasgow and Clyde Valley Green Network in the delivery of the adaptable quality. Where a Garden and Designed Landscape is also a Local Nature Conservation Site it forms part of this network. The spatial development strategy identifies the Forth & Clyde Canal as a regeneration priority, with visitor economy, economic development oppotunities. Kirkintilloch is identified as part of the network of strategic centres, with the role and function of retail, cultural, civic and community. Future actions include: improved linkages with the Forth and Clyde Canal and Antonine Wall to better exploit the visitor economy potential of the town.

Policy Document	Requirements for LDP
Frontiers of the Roman Empire (Antonine Wall) Management Plan 2014-19	It aims to ensure the maintenance of the Wall's important 'outstanding universal value and potential to develop the site as a key visitor attraction. The Plan sets out a thirty year Vision for the Wall, long-term aims and medium term objectives for its management and sets out key actions for the five years of the Action Plan. The Management Plan reiterates the long-term aim of safeguarding and enhancing the outstanding universal value of the World Heritage Site by managing, conserving and protecting the site and its cultural and natural landscape setting. The medium term objectives that flow from this are: Include the Antonine Wall WHS in all relevant planning, regulatory and policy documents prepared by central and local government and monitor the effectiveness of the SPG in planning and protection decision making. The Plan's aims include to: • determine the requirements for its long-term protection and conservation • establish its management requirements and set out policies to fulfil them • establish the importance of the Antonine Wall in modern Scotland • provide the basis for an integrated and consensual approach to all activities on the Antonine Wall A vision for the management of the Antonine Wall over the next 30 years, 2007-2037 includes: • ensure that all strategies and plans for management of the Wall are implemented • seek to free all sections of the Antonine Wall from modern developments when such opportunities occur • improve the immediate environs of the Antonine Wall and the access points to it The Plan identified several actions of relevance to LDP policy. • Action 2 - The World Heritage Site will be taken into account in the preparation and implementation of all planning, regulatory and policy documents, whether by central or local government, which might affect it. • Action 3 - Supplementary Planning Guidance for the Antonine Wall will be prepared to support the uniform planning policies formulated for the Antonine Wall. • Action 4 - All site managers will continue to monitor their sites, consider potential risks and maintain appropriate plans to counter these. The five planning authorities on the Wall face similar development pressures therefore consistency in LDP policy is important. The current LP2 policy and Supplementary Planning Guidance were subsequently approved by the Council and other planning authorities to ensure this.
Scottish Canals Heritage Strategy 2013 – 38	The strategy has two parts: 1) 2013-38 Strategy and 2) 2013-18 Plan. The first sets out our 25-year vision and long-term aims for Scotland's canal heritage together with four guiding principles. The second summarises the issues and opportunities for managing our heritage over the next five years and leads on to a series of prioritised objectives and actions to address them.

Policy Document	Requirements for LDP
	Aims: • Our heritage assets reach or exceed a 'steady-state', limiting deterioration and maintaining their significance. • People are empowered with knowledge and skills to deliver positive heritage outcomes. • Our heritage is well known, accessible, promoted and appreciated. • Our approach to heritage assures environmental and organisational sustainability and derives social and economic benefits. Objectives in five year plan: • Stabilise and seek to re-use vacant Scottish Canals historic buildings • Improve understanding of landscape qualities of each of the Scottish canals and consider measures to maintain or enhance them. • Improve setting, access to and understanding of fragmentary ruins and below-ground remains. • Increase use of traditional building skills on Scottish Canals' built heritage. • Improve organisational sustainability as heritage custodians by aligning policy and ensuring efficient processes. • Improve energy performance of traditional buildings on Scottish Canals' properties. • Improve understanding of urban context of Scottish canals and contribution to historic townscapes.
Local	
Local Outcome Improvement Plan 2017 - 2027	The historic environment contributes to the following local outcomes: 5 - Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles.

Evidence

East Dunbartonshire has rich historic environment and continues to be a focus for planning applications

Historic Designations, Source Historic Environment Scotland & the Council:

Type	Total	Notes
World Heritage Site (WHS)		Frontiers of the Roman Empire (Antonine Wall) WHS
Scheduled Monuments.	40	These include thirty Roman sites, including the Antonine Wall; four parts of Forth & Clyde Canal and six other sites.
Category A listed buildings	15	
Category B listed buildings	85	
Category C listed buildings	78	
Garden and Designed Landscape		1 nationally important – Milngavie Reservoirs 29 locally important, See community sections above
Conservation Area	14	See Community sections above
Townscape Protection Area	22	"

Type	Total	Notes
Significant Archaeological Sites		RCAHMS, Canmore database records in East Dunbartonshire. These include a range of types: agricultural, carved stones/ cairns, industrial buildings/ remains, Neolithic/ Bronze Age and World War 2 defensive structures.

Changes to designations

The following archaeological sites were delisted by Historic Environment Scotland as they are also protected as Scheduled Monuments (SM), which is a more appropriate designation. These include: Shirva Stables Twechar – part of the Forth and Clyde Canal SM, in 2014; remains of Woodhead House, Lennoxtown, in 2014; and in 2015 the remains of Craigmaddie Castle. In addition a likely Roman fortlet was discovered at Boclair Road, Bearsden in 2017 during archaeological investigations related to a house extension adjacent to the WHS.

Historic Environment Scotland also designated Milngavie Reservoirs as a Garden and Designed Landscape in the National Inventory in 2018 and Listed Bearsden Primary School as category B in 2018.

Listed Building (LB) and Conservation Area (CA) Consents

Decision	2012		2013		2014		2015		2016		2017		2018		2019 (Jan to June)	
	LB	CA	LB	CA	LB	CA	LB	CA	LB	CA	LB	CA	LB	CA	LB	CA
Grant (no conditions)	-	-	5	3	2	-	7	-	15	2	14	2	13	2	5	1
Grant Subject to Conditions	12	2	8	2	7	3	9	2	10	1	8	1	6	1	3	2
Refuse	-	1	2	-	2	-	4	1	-	-	2	2	-	-	-	-
Local Review Body Request	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-

Applications for Pruning/ Removal of Trees in Conservation Areas

	2012	2013	2014	2015	2016	2017	2018	2019 (Jan to June)
Number (mainly Granted with Conditions)	35	69	52	33	20	28	24	8

Applications for Planning Permission on Frontiers of the Roman Empire (Antonine Wall) WHS or in its Buffer Zone, Produced Oct 2017 as Monitoring for Historic Environment Scotland

	2013	2014	2015	2016	Part 2017 (Jan to Oct)
On WHS - granted	10	11	10	11	3
On WHS – granted, Subject to Notification to Historic Environment Scotland	13	10	14	7	9
On WHS - refused	-	2	1	1	-
In Buffer Zone - granted	7	7	5	12	3
In Buffer Zone - granted, Subject to Notification to Historic Environment Scotland	-	1	9	2	3
In Buffer Zone - refused	1	2	-	-	1

Development trends and pressures in the local area include the following:

From 2012 to 2018 The applications for Listed Building Consents have an annual average of 8 granted, 9 granted with conditions and 1 refused. Over the same period the number of applications for Conservation Area Consents are lower and have an annual average of 1 granted, 2 granted with conditions and not many refused. The applications for works to trees in Conservation Areas also averaged 37 annually, over that period.

Planning applications on the WHS from 2013 to 2016 include an average per year of 11 granted, 11 granted subject to consultation with Historic Environment Scotland and 1 refused. Planning applications in the WHS's landscape buffer zone from 2013 to 2016 include an average per year of 8 granted, 3 granted subject to consultation with Historic Environment Scotland and 1 refused.

Over the six month period from June to December 2018 the policy 10 and related guidance were referred to in planning decisions a follows: Policy 10 was referred to in 45 approvals – including one Listed Building and Conservation Area Consent for demolition of a garage; redevelopment of a waste management site, tourist accommodation, two single houses, 32 householder developments; four refusals including – demolition of a business in the countryside and replacement with housing, erection of flats, subdivision of a house plot and construction of a house, dormer windows. The Antonine Wall PG was referred to in one approval, the archaeology planning guidance note in one approval and the historic environment planning guidance note in six approvals.

Development has conserved a range of Listed Buildings and Buildings in Conservation Areas

Good examples of development of listed building, since 2011, includes traditional repairs, conversion to new use, exterior and interior refurbishment and extension. Good examples of development in Conservation Areas, since 2011, include reuse and/or extension (including a former school), infill development, window and door repairs/ replacement and new traditional dormers or shopfronts. Further specific examples of these are listed in the table below. Note – not all these permissions have been implemented.

Type of Proposal	Building	Comment	Year of Consent/ Permission
Traditional Repairs	5 Carse View Drive, Bearsden	Category C listed building - Window/ door replacement or repair	2015
	133 Mugdock Road, Milngavie	B listed building - Window/ door replacement or repair	2017
	Bearsden War Memorial, Drymen Rd, Bearsden	B listed building - Sculpture conservation and restoration works	2014
	The Holy Family & St Ninian Church (RC), Union Street, Kirkintilloch	B listed building – slate roof replacement	2018
	St Mary Parish Church, Cowgate, Kirkintilloch	B listed building –roof repair – wall and gate alteration - replacing tiles with slate,	2013 2016
	Bearsden North Church, Drymen Road, Bearsden	B listed building – removal of two stained glass windows	2012
Reuse/ conversion for another use	2 Chesters Road, Bearsden	C (S) Listed Proposed partial demolition, conversion of (former Scotus College) - house, gate house and stable block into residential use and realignment of wall & gate piers.	2013
	Bearsden North Parish Church (former), Thorn Road, Bearsden	B listed building - internal alterations and external alterations to listed building involving demolition of existing annex and	2017

Type of Proposal	Building	Comment	Year of Consent/ Permission
		replacement with new extension	
	Huntershill House, Crowhill Road, Bishopbriggs	B listed building - Change of use and alterations to House. Change of use from sports changing facilities to care home (42 bed) and alterations and extension	2016
Extensions/ additions	Flat 3 Robinsfield House, Balmore	B listed building	2018
	Baldernock Mill Craigmaddie Road, Baldernock	C(S) listed building	2013
	Bridge Cottages, Cadder, Bishopbriggs	B listed building	
	St Matthews Church (RC)	C(S) listed building - Refurbishment of exterior and interior of existing church and construction of extension to south.	2017
	Kirkintilloch Town Hall, Union Street, Kirkintilloch	B listed building -Repair and conservation of existing stonework -Refurbishment of existing town hall including internal alterations and erection of two storey extension.	2016
	Kilmardinny House, Bearsden	A Listed building - refurbishment of the existing building, with a single storey side extension and landscaping.	2016
Interior refurbishment	Boclair House, 100 Milngavie Road, Bearsden	B listed building - refurbishment and extension for a change	2014

Type of Proposal	Building	Comment	Year of Consent/ Permission
		of use from office to hotel	
	Bishopbriggs Library/ Community Hub, Kirkintilloch Road, Bishopbriggs	Internal refurbishment with minor demolition work and external repairs to building fabric	2016
Repair/ Replacement in Conservation Area	Kirkintilloch War Memorial Arch	Pointing, stone repair and repainting gates in 2018	-
	Old Smiddy, Land North of 21 Cadder Road (Formerly a building at risk)	Repaired and converted to a garage	2012
	War Memorial Hall, Bishopbriggs	Refurbishment and replacement windows	2017
	Former Lenzie Primary School, Kirkintilloch Road, Lenzie	Conversion of Victorian school building to flats, with an extension to rear, mx of flats and maisonettes (20 properties)	2019
	Alexandra Street, Kirkintilloch	Traditional dormer windows	2018
	Allessio's café, Cowgate, Kirkintilloch	Traditional Shopfront	2017
	Old School Barber, Cowgate, Kirkintilloch	Traditional Shopfront	2017
Infill Development in Conservation Area	24 Boclair Road, Bearsden		2012
	172 Drymen Road, Bearsden		2014
	25 Ledcameroch Crescent, Bearsden		2016
	1 Ledcameroch Road, Bearsden		2014

However, a number of our buildings are still at risk

Former Broomhill Hospital was delisted as it was in ruinous condition and demolished in 2013/14. The Category A listed Lennox Castle remains a large ruinous building in critical condition on the Buildings at Risk Register. There are 8 buildings identified on the Scottish Buildings at Risk Register and these are referred to in the community sections above.

The Cadder Smithy, formerly on the register, was granted permission for conversion to a garage in 2012 and is now restored. Listed Building Consent was also granted in 2016 for conversion and extension of B listed Huntershill House as a care home. However no work had started as at July 2019.

Our local historic environment designations date from 2008 - 2011

Between 2008 and 2011 the council carried out Conservation Area and Townscape Protection Area Appraisals which justified the designations and made recommendations on the need for boundary amendments and article 4 directions to control permitted development in the Townscape Protection Areas. It found that the CA's and TPA's remain attractive areas of special and distinctive architectural and historic interest the character and appearance of which is desirable to preserve and enhance by means of protective designations. These appraisals now need updated.

Report of Consultation

Stakeholder Feedback

The following key issues were identified:

Historic Environment Scotland discussed local designations as part of early engagement meeting and the need to keep these up to date. The circular 1 2016 provides advice on the procedure for Conservation Area reviews. Commented that the Conservation Area Appraisals and survey of local gardens and designed landscapes provide a good evidence base. Queried the value of Townscape Protection Areas and agreed that any review of Conservation Areas should review these too and look for areas which can be justified.

Milngavie Reservoirs have been designated as a national garden and designed landscape inventory.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Issue – Should the historic environment value of Locally Important Historic Gardens and Designed Landscapes be updated? Review the Locally Important Gardens and Designed Landscapes to identify the good quality areas. Areas which are less important for historic environment but important due to their value as open space,	SPP encourages protection of gardens and designed landscapes of local importance	Review of Survey of Locally Important Gardens and Designed Landscapes, carried out in 2005, which is more than ten years old. Review will provide a justification for each good quality area in a statement of importance and recommendations for any lower quality areas to be de-		Subject to review results	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
green network, landscape character, biodiversity or placemaking will be addressed by other Plan policies.		designated and/ or boundary changes.			
Issue – Should the historic environment value of Conservation Areas and Townscape Protection Areas be updated? Review the Conservation Areas and Townscape Protection Areas to identify the good quality areas. Areas which are less important for historic environment but important due to their value as open space, green network, landscape character, biodiversity or placemaking will be addressed by other Plan policies. The implications of development on the character and amenity of lower quality areas will be addressed by the design and placemaking policy.	SPP encourages periodic review of designated conservation areas.	Review of Conservation Area and Townscape Protection Area Appraisals carried out between 2005 and 2011, some of which are more than ten years old. Review will provide a justification for each good quality area in a statement of importance and recommendations for any lower quality areas to be de-designated and/ or Conservation Area boundary changes.		Subject to review results	Yes

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – Should the historic environment value of Locally Important Historic Gardens and Designed Landscapes be updated?					
Option 1 - Retain all sites as currently designated.	Policy is for development to protect and enhance the character of these designated areas.	This policy option will retain the protection and enhancement for these existing assets and provide benefits in relation to cultural heritage, biodiversity and landscape character through continued protection for these important green infrastructure assets and their contributions to the wider green network.	No impact	This options carries a reputational risk that the Councils currently designated sites are out of date.	
Option 2 - Review Locally Important Historic Gardens and Designed Landscapes	Policy is for development to protect and enhance the character of these areas. An up to date review will ensure that good quality Locally Important Historic Gardens and Designed Landscapes are identified. It will also ensure	This policy option advocates for a full review of Locally Important Historic Gardens and Designed Landscapes to ensure that all currently designated sites are fit for purpose and that all assets	No impact	This option will ensure that the Locally Important Historic Gardens and Designed Landscapes are up to date and relevant	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	that there is up to date evidence to justify the designations.	are of a good quality. This option will retain all of the benefits of the existing policy set out above and will also provide additional new evidence to justify the designations and their continued protection.			
Issue – Should the historic environment value of Conservation Areas and Townscape Protection Areas be updated?					
Option 1 - Retain all sites currently designated.	Policy is for development to preserve and enhance the character and appearance of these designated areas.	This policy option will retain the preservation and enhancement of these designated areas and provide benefits in relation to population and human health and cultural heritage in relation to historic and architectural value.	No impact	This options carries a reputational risk that the Councils currently designated Conservation Areas and TPAs are out of date.	
Option 2 - Review Conservation Areas and Townscape Protection Areas.	Policy is for development to protect and enhance the character and appearance of areas of historical or architectural value. An up to date review will ensure that good quality Townscape Protection Areas are incorporated into Conservation Areas. It will also ensure that there is up to date	This policy option advocates for a full review of Conservation and Townscape Protection Areas to ensure that all currently designated sites are fit for purpose and that all assets are of a good quality. This option	No impact	This option will ensure that the designated Conservation Areas and TPAs are up to date and relevant	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	evidence to justify the designations.	will retain all of the benefits of the existing policy set out above and will also provide additional new evidence to justify the designations and their continued protection.			

Policy 11. Network of Centres

Supplementary and Planning Guidance relevant to this policy	• Kirkintilloch Town Centre Masterplan • Bearsden Town Centre Strategy • Bishopbriggs Town Centre Strategy • Kirkintilloch Town Centre Masterplan
Appendices relevant to this section	• Retail Capacity Assessment 2019

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	Reflects the importance of town centres as a key element of the economic and social fabric of Scotland. It notes that town centres are at the heart of their communities and can be hubs for a range of activities. It is important that planning supports the role of town centres to thrive and meet the needs of their residents, businesses and visitors for the 21st century. The town centre first principle, stemming from the Town Centre Action Plan, promotes an approach to wider decision-making that considers the health and vibrancy of town centres. LDPs are expected to: • Set out a 'town centre first' principle. • Support growth by supporting high density development in town centres and especially those close to public transport networks
Scottish Planning Policy	Plans should identify a network of centres and explain how they can complement each other. The network is likely to include city centres, town centres, local centres and commercial centres and may be organised as a hierarchy. Plans should identify as town centres those centres which display: • a diverse mix of uses, including shopping; • a high level of accessibility; • qualities of character and identity which create a sense of place and further the well-being of communities; • wider economic and social activity during the day and in the evening; and • integration with residential areas.
Town Centre Action Plan: Scottish Government response and final report of the National Town	TCAP/Government Response Local authorities are encouraged to apply the town centre first principle for all public sector investment decisions, not just retail and commercial uses. This should

Policy Document	Requirements for LDP
Centres Review – 2013 and progress report 2016	not be a 'duty' but a 'principle in favour'. Scottish Government is also strongly in favour of town centre living and enhanced digital infrastructure within town centres. Local authorities are encouraged to make use of compulsory purchase powers to promote sustainable economic growth. <u>Progress Report</u> Scottish Government is continuing to monitor all development plans to ensure they are reflecting the town centre first principle set out in SPP. In terms of town centre living, Scottish Government is working with COSLA to strengthen the links between Local Housing Strategies and LDPs. Local authorities are encouraged to fully consider the role of town centres for residential communities.
National Town Centre Toolkit	States that town centres need to keep pace with changing habits and lifestyles. The toolkit contains ideas and examples of how people and organisations can make their town centre more attractive, more active, and more accessible. It should be used as a source of inspiration.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Identifies Kirkintilloch as East Dunbartonshire's only 'Strategic Centre'. This means that Kirkintilloch is of importance to the wider region and is identified as having a retail, cultural, civic and community role and function. Future actions include: • continued improvements to public realm through the ongoing masterplan; • improved linkages with the Forth and Clyde Canal and Antonine Wall to better exploit the visitor economy potential of the town; • modernise the core retail area at Cowgate to retain vitality and enhance the town centre.
Local	
Local Outcome Improvement Plan	<u>Local Outcome 1</u> East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest. **Indicators** What we will monitor over the next ten years to gauge our impact: ▪ Footfall in our four town centres: Bearsden, Bishopbriggs, Kirkintilloch and Milngavie. ▪ Town centre unit vacancy rates ▪ Business survival rates ▪ Difference in weekly earnings between local residents and local employees ▪ Number of local social enterprises.
Economic Development Strategy	Sets out the Council's strategy for strengthening the local economy including town centres. Includes the following relevant objectives: 1. Cultivating strong relationships with an active community of town centre traders, and working with them to improve variety of offer and build the evening economy.

Policy Document	Requirements for LDP
	2. Creating places that are active, accessible and attractive by ensuring towns are physically appealing, pedestrian friendly, well-connected to local assets and have good quality spaces and infrastructure. 3. Promoting an active and involved local community by supporting and encouraging local community groups.
Local Transport Strategy	Sets out the Council's agreed strategy for enhancement the local transport network including the accessibility to, from and within town centres. Key objectives include: • Requires the Council to monitor and review the demand for parking in town centre car parks across East Dunbartonshire to manage capacity and operations. • Requires EDC to enhance the quality, safety and routing of paths and footways from residential areas to town centres, key bus routes, railway stations, employment, health and leisure facilities. • Aims for an increase and improvement in cycle parking provision security • Requires EDC to enhance town centre environments including widening of footways, dropped kerbs, improved lighting and public realm, traffic calming measures and cycle parking

Evidence

The Council published a series of Town Centre Strategies in 2018

Strategies are now in place for Bearsden, Bishopbriggs and Milngavie town centres, with Kirkintilloch to follow during the life of the LDP2. The purpose of the strategies is to support Policy 11 of the current Local Development Plan (LDP), Network of Centres, by setting out a long-term vision for each town centre, including specific actions which will be taken forward as well as objectives against which to consider proposals against. These are currently in place as non-statutory planning guidance. A number of objectives have been identified in each strategy, as set out below:

Town Centre Strategy	Objective
Bearsden Town Centre Strategy	**Objective 1:** To protect and enhance the strong independent retail status and develop a diverse town centre core **Objective 2:** To build on Bearsden's historic legacy and cultural heritage **Objective 3:** To improve accessibility for all users and create a high quality public realm **Objective 4:** To enhance the environmental quality and appearance of the town centre and surrounding areas **Objective 5:** To ensure good availability of social and leisure facilities
Bishopbriggs Town Centre Strategy	**Objective 1**: A safe and attractive town centre **Objective 2**: A distinctive and vibrant town centre **Objective 3:** An accessible and connected town centre **Objective 4**: A sustainable and community led town centre
Milngavie Town Centre Strategy	**Objective 1**: An attractive and welcoming tourist destination **Objective 2**: A modern and vibrant town centre with a strong evening economy **Objective 3**: A diverse retail environment with accessible community facilities and services **Objective 4**: An enhanced green network with good access to local green infrastructure

Each strategy contains numerous actions that will help to enhance our town centres and create better places. These specific actions are referred to in the 'Our Communities' section of the Monitoring Statement.

The role of our town centres continues to change with social and leisure uses taking on greater importance

The 'town centre first principle' is now an established priority within the Scottish planning system. However, the internet is continuing to change the way we do business – challenging traditional business models and creating new ones. This is having a huge impact on town centres. The shift towards online retail and services may be a possible explanation for the way in which UK high streets and town centres have struggled to recover from the 2008 financial crisis.

- In 2017 the UK Cards Association produced a report showing that UK shoppers spend more online than in any other country (the equivalent of £4,611 per household).
- In 2016, the number of people employed in retail in the UK fell by 62,000.

The East Dunbartonshire Retail Capacity Assessment undertaken in 2019 provides observations and recommendations on actions that should be carried out to improve the network of centres. These are summarised below:

Centre	Observations and Recommendations
Bearsden	No major changes or actions needed by the Council. Continue to improve the environment, especially for pedestrians, plus more signage for visitors for example. Negative spare convenience capacity in the Bearsden catchment heightens the risk from any future out of centre store proposals
Bishopbriggs	The main opportunity is exploring and securing the best mix of uses on the site of the Morrison's new store proposal which would strengthen retail and non-retail service offer, in priority over other uses which may not be town centre-related. There is some spare convenience expenditure, but not a lot. Other key matters where the Council could promote the town centre include improved parking/stopping places and making the environment more pleasant for pedestrians, given the heavy through-traffic.
Kirkintilloch	The SWOT summary indicates that Kirkintilloch town centre has several weaknesses. Some of these may become long-term threats if no action is taken. A review of the extent of the existing town centre boundary is needed, with a view to achieving a more compact and better functioning town centre. A more compact town centre would strengthen the focus on retailing and non-retail services, hopefully encouraging more investment and lessen the risk of more vacant units (in a reduced town centre). The level of comparison retail floorspace is important in Kirkintilloch, but it will remain exposed to the retail market trends towards increasing multiple retailer concentration in the largest centres (Glasgow). Some contraction of the town centre boundary would be compatible with this trend.

Centre	Observations and Recommendations
Bearsden	No major changes or actions needed by the Council. Continue to improve the environment, especially for pedestrians, plus more signage for visitors for example. Negative spare convenience capacity in the Bearsden catchment heightens the risk from any future out of centre store proposals
	There is negative forecast spare convenience expenditure in the Kirkintilloch catchment, which heightens the risk from any future out of centre store proposals. Other important areas for action include promotion of significantly more public realm works to improve the attraction to the centre, plus encouragement of more restaurants/cafes and bars to develop the evening economy.
Milngavie	Like Bearsden, no major changes or actions needed by the Council. Some address of the weaknesses and opportunities in the SWAT summary would support the town centre, including more signage for visitors. There is a low level of spare convenience expenditure which should be focused on opportunities in the town centre, i.e. a very strong presumption against out of further centre store proposals, given the presence of Waitrose, Aldi and Home Bargains.
Villages and Local Centres	Mostly, these small-scale centres have proved self-regulating, as there is little evidence of high vacancy rates and most offer a range of retailing and services. Their function in the network of centres has preserved their offer to date. Looking to the future, it is possible that they may shrink, with more vacant units appearing. Also, operator representation is likely to change, with proportionally more services and less comparison shops. There is no need to change the existing planning policies in relation to the village and local centres in context of the sequential test, but additional text supporting a flexible application of Use Classes may be beneficial, where appropriate.
Strathkelvin Retail Park	No policy change required, as the Park appears to thrive. An opportunity to explore the limited introduction of more leisure-related development in or near the Park, such as a cinema.

Town Centres have a significant impact on health and wellbeing

As the role of town centres continues to evolve, there has been growing debate around the types of uses that should be encouraged within town centres, and those uses that should be restricted. In particular, there is mounting evidence on the impact of certain uses on the health and wellbeing of local communities. *Scottish Planning Policy* recognises the role town centres play in this and requires them to display qualities of character and identity, which create a sense of place and further the well-being of communities. It states that:

> "There are concerns about the number and clustering of some non-retail uses, such as betting offices and high interest money lending premises, in some town and local centres. Plans should include policies to support an appropriate mix of uses in town centres, local centres and high streets. Where a town centre strategy indicates that further provision of particular activities would undermine the character and amenity of centres or the well-being of communities, plans should include policies to prevent such over-provision and clustering".

The Royal Society for Public Health published a report '*Health on the High Street*' in 2015 on the relationship between high streets and public health. It sets out the types of uses that should be avoided to prevent poor health choices and offers suggestions of what types of uses should be encourage and supported.

Most health promoting	Least health promoting
Health services	Tanning shops
Pharmacies	Fast food takeaways
Leisure centres/Health clubs	Bookmakers
Libraries	Payday lenders
Museum and art galleries	
Pubs and bars	

The report argues that planning authorities should be given greater planning powers to prevent the proliferation of betting shops, payday lenders, tanning salons and fast food takeaways. It also suggests that a limit of 5% of each type of business on a high street should be implemented to avoid oversaturation and provide affordable choice. The following table extract ranks different types of non-retail town centre uses across a number of categories, including an overall ranking. This provides an indication of what uses should be prioritised to support good health and wellbeing.

Outlet	Total Richter scale score	1. Healthy choices	2. Social interaction	3. Access to services and advice	4. Mental wellbeing
Leisure centres	7	2	2	1	2
Health services	6	2	0	2	2
Pharmacies	5	2	0	2	1
Health clubs	5	2	1	0	2
Libraries	4	1	1	1	1
Museums and art galleries	3	0	1	0	2
Pubs and bars	2	-1	2	0	1
Tanning shops	-1	-2	0	0	1
Fast food takeaways	-2	-2	0	0	0
Bookmakers	-2	-1	0	0	-1
Payday loan shops	-4	-2	0	0	-2

Access to greenspace in or near town/village centres is also known to be an important factor in contributing to the health and wellbeing of local communities. The table below shows the amount of greenspace available in each main settlement within East Dunbartonshire, along with average download speeds and retail diversity. The table illustrates whether each town is above the national average for towns of a similar size (green) or below average (red). Source: *Understanding Scottish Places*[7] (Note that Milton of Campsie is classed as 'unique', and no comparison figures are available)

[7] https://www.usp.scot/

Town/Village	Population	Greenspace (ha) per 1000 population	No. of people per shop	Diversity of retail offer*	Average download speeds (MBs)
Bearsden	27,237	26	197	51%	60
Bishopbriggs	22,870	26	173	54%	59
Kirkintilloch	19,689	25	90	62%	57
Lennoxtown	4,094	56	117	11%	19
Milngavie	12,948	44	135	51%	50
Milton of Campsie	3,889	56	556	5%	17
Torrance	2,375	29	238	16%	11
Twechar	1,161	97	580	8%	9

** This is the percentage of retail types in the town in relation to 37 different retail types. The higher the percentage, the greater diversity of retail types. Data has been gathered from the Business Register and Employment Survey.*

Report of Consultation

It is important to continue to:

- Prioritise the network of centres based on the town centre first principle
- Expand the role and function of town centres beyond retail
- Encourage more residential development within town centres

The following key issues were identified:

- Need to encourage more social and leisure uses in town centres
- Re-use public assets for alternative uses
- Policy is unclear on impact noise generating uses on residential amenity

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the policy reflect the new town centre strategies,	Strategies adopted in 2018. Vision and objectives for	Current policy very high level and is more descriptive.		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
published since LDP was adopted?	each town centre should be built into the policy				
Should the network of centres policy be merged with policy 12 (Retail and Commercial Development)?	This policy is intended to set out a hierarchy of centres where all development, including retail, should be directed to. It is about implementing the town centre first principle.		Policy 11 rarely used and is not well understood. Title is confusing for users and not plain English. Only becomes relevant when considered alongside major retail and commercial proposals.	Yes	No
How can the LDP ensure that town centres contribute to improved health and wellbeing of local community?	National policy clearly identifies town centres as fulfilling a vital community and social role for all residents and visitors. LTS includes an action to enhance active travel links between town centres and surrounding areas/parks/paths	USP data indicates disparities in terms of diversity of retail, greenspace, high quality broadband. Health on the High Street report provides clear indicators of 'healthy' town centres	Need to encourage more leisure and social uses in town centres	Yes	Yes
Does the policy need to include wording on impact of noise generating uses on residential amenity?	NPF, SPP and Town Centre Toolkit all support new housing in town centres		Feedback suggests commentary would be useful	Minor	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue – How can the policy reflect the new town centre strategies, published since LDP was adopted?					
Option 1 - Incorporate all actions identified in the town centre strategies within LDP 2	• Ensures that the agreed town centre strategy actions and outcomes are given appropriate status within the development management process • This option would ensure that relevant proposals are required to support the objectives of the strategy. • Ensures that the 'town centre first principle' is promoted in LDP 2 • Helps protect the vitality and viability of town centres	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, it will ensure that relevant actions are integrated from each Town Centre Strategy into the LDP2 and given statutory status. This will allow elements of the Strategy to be incorporated into the development plan and also illustrate committed projects through the spatial strategy where relevant. This will also ensure that LDP proposals take the town centre strategy actions into consideration and are selected to meet the objectives of the overall strategy.	Positive impact on equalities groups in terms of ensuring that the agreed actions, including improved accessibility and public realm enhancements, are given enhanced status within the planning process.	Insignificant	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Option 2 – Retain town centre strategies as planning guidance and cross refer where appropriate	Neither the objectives nor the actions would be included within the plan, however, wording would be included that cross-refers readers to the strategy (as supporting guidance). • This option would require relevant proposals to take the strategy into account • Strategy would remain non-statutory guidance Actions would not be given statutory status in the planning process	This option relates to a procedural and formatting issue and therefore no significant environmental impacts are anticipated as a result. Through this option, integration with the wider development plan will be limited and would retain the town centre strategy as non-statutory guidance. Actions and impacts from the adopted strategy will only be referenced and links to the development plan spatial strategy reduced.	This option could mean that the strategy is not afforded sufficient weight in the development management process, potentially having a negative impact on actions relevant to equalities groups	Risk to delivery of actions within indicative timescales	
Issue – Should the network of centres policy be merged with policy 12 (Retail and Commercial Development)?					
Option 1: Create new policy based on town centre first policy	New policy would articulate the town centre first principle (based on the sequential test and hierarchy of centres), but also set out the Council's vision for town centres as social and community hubs that promote healthy life choices.	This approach would combine the similar benefits from each separate policy area into one cohesive policy direction for network of centres and retail/commercial developments. This approach would include the benefits highlighted below while also enhancing the positive effects in relation to community wellbeing, local distinctiveness and character and improving air quality at a	This option will benefit people with protected characteristics by helping to ensure that key community facilities and land uses are located in accessible locations within town centres as a priority	None	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		local/area wide level. These effects will be enhanced through this approach through the support for sustainable located developments, while also incorporating a requirements for applicants to demonstrate that the proposals have no adverse impacts on the natural or built environment.			
Option 2: Retain separate policies but refresh policy 11 with more detail	Policy 11 would be reviewed so that it can more usefully support the development management process and set out the planning authority's vision for each centre. However, the framework for assessing retail proposals would be kept as a separate policy.	This approach would continue the benefits from the original LDP policy and enhance the minor positive nature mainly through the goals of providing easily accessible facilities for the local community and reducing/preventing the need for unsustainable travel to alternative retailing or town, city centre services.	No impact	None	
Issue – How can LDP 2 ensure that town centres contribute to improved health and wellbeing of local community?					
Option 1: Create a new policy that includes a presumption against particular town centre uses, particularly those that can lead to poor health and negative social outcomes.	Wording would restrict change of use from retail to uses that contribute to poor health choices. Conversely, the policy would be more supportive of health promoting uses so that town centres, as the focal points of local communities, contribute	This policy option is anticipated to have significant benefits in relation to population, human health and community wellbeing. By encouraging health related proposals in town centre locations it can contribute to a reduction in inequality, improves health of the local residents while enabling the	Positive long-term impact on equality groups by helping to meet Local Outcome 5. Specifically it will help to ensure our people experience good physical and mental health and wellbeing.	None	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	positively to health and a reduction in inequality	planning authority to restrict alternative proposals which could contribute to poor health choices.			
Option 2: Include specific thresholds, potentially through a percentage limit, for types of uses within town centres that do not contribute positively to health and wellbeing.	As above but with the addition of specific thresholds for different types of uses that are considered harmful to health.	This policy option would have similar benefits to those noted for option 1.	Positive long-term impact on equality groups by helping to meet Local Outcome 5. Specifically it will help to ensure our people experience good physical and mental health and wellbeing.	None	
Issue - Does the policy need to include wording on impact of noise generating uses on residential amenity?					
Option 1: Add wording that protects residential amenity in and around town centres.	New wording should be added to the policy that restricts certain types of development where there may be an impact on local residents.	This approach is anticipated to have benefits in relation to population and human health and community wellbeing. However, these benefits are already delivered through the current LDP in terms of the Design and Placemaking policy and related guidance.	Positive impact in terms of ensuring that vulnerable groups, especially those with mental health problems, are not affected by noise impacts from town centre developments.	None	✓
Option 2: No change required	No additional wording on this required, as matters relating to residential amenity should be covered by the Design and Placemaking policy.	This approach retains the benefits noted above as part of the existing Design and Placemaking policy and related guidance.	None	None	

Policy 12. Retail and Commercial Development

Supplementary and Planning Guidance relevant to this policy	• Kirkintilloch Town Centre Masterplan • Bearsden Town Centre Strategy • Bishopbriggs Town Centre Strategy • Kirkintilloch Town Centre Masterplan
Appendices relevant to this section	• Retail Capacity Assessment 2019

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
Scottish Planning Policy	There are concerns about the number and clustering of some non-retail uses, such as betting offices and high interest money lending premises, in some town and local centres. Plans should include policies to support an appropriate mix of uses in town centres, local centres and high streets. Where a town centre strategy indicates that further provision of particular activities would undermine the character and amenity of centres or the well-being of communities, plans should include policies to prevent such over-provision and clustering. Development plans should adopt a sequential town centre first approach when planning 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. This requires that locations are considered in the following order of preference: • town centres (including city centres and local centres); • edge of town centre; • other commercial centres identified in the development plan; and • out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes. Where development proposals in edge of town centre, commercial centre or out-of-town locations are contrary to the development plan, it is for applicants to demonstrate that more central options have been thoroughly assessed and that the impact on existing town centres is acceptable. Where

Policy Document	Requirements for LDP
	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 and leisure development with a gross floorspace over 2,500m2 is proposed outwith a town centre, contrary to the development plan, a retail impact analysis should be undertaken. For smaller retail and leisure proposals which may have a significant impact on vitality and viability, planning authorities should advise when retail impact analysis is necessary.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017 (SDP)	To assist the development management process and provide consistency across the city region, the thresholds for strategic scales of development that are considered strategic are provided within Schedule 14 of the SDP (see below). However, this Schedule does not cover all possible types and/or scales of development. In particular, small-scale developments could raise significant issues in their own right or in terms of the precedent set for example the cumulative impact of small-scale retail developments or small-scale housing developments in the Green Belt or on greenfield sites. **Strategic Scale: Retail Developments Over 5,000m2 within or 2,500m2 outwith the network of strategic centres**
Local	
Local Outcome Improvement Plan	Local Outcome 1: East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base and is an attractive place in which to visit and invest.

Evidence

Strathkelvin Retail Park continues to evolve and now contains a range of retail uses. This has an impact on our town centres.

The retail park represents by far the highest concentration of comparison retail floorspace in East Dunbartonshire, at some 25,000 sq m. It appears to be trading well and has a wide range of non-food retailers. Customers to the retail park are mostly from the East Dunbartonshire area, with a relatively small proportion drawn from beyond East Dunbartonshire (Source: NSLSP survey). The RCA 2019 concluded that there may be an opportunity to explore the introduction of more leisure-related development at the retail park, such as a cinema. However, market interest is mostly in the form of developers and operators seeking relaxation of restrictions on the ranges of goods that can be sold and reconfiguration of existing space to target more buoyant market sectors; not demand for additional retail parks. The table below shows the current occupiers, alongside floorspace and turnover data.

Strathkelvin Retail Park: comparison floorspace and turnover, 2019 (in 2018 prices)				
	Floorspace sq m		Turnover	Turnover
	gross	net	ratio £/sq m	£million
*B & Q Warehouse	9,290	7,432	2,632	19.6
Matalan	3,667	2,934	2,114	6.2
Currys/PC World	1,846	1,477	12,252	18.1
Argos	1,529	382	20,878	8.0
Nike	942	754	5,685	4.3
Poundland	932	746	3,747	2.8
Pets at Home	933	746	2,852	2.1
Sports Direct	933	746	5,685	4.2
Carpetright	932	746	1,365	1.0
Boots	910	728	4,272	3.1
Bensons	699	559	2,312	1.3
Next	1,570	1,256	4,220	5.3
Home Bargains	894	715	8,673	6.2
***Halfords (926 sq m)				
Total	25,077	19,221		**82.2**
Note Gross floorspace from the Council/ Assessor's records, with average company turnover ratios based on the Retail Rankings 2018 * B&Q has a total area of 10,046 sq m gross, which includes the garden centre (not included above) *** Halfords not included because it is mainly associated with car accessories- (non- retailing under the Govt. classification)				

The core operators have been in place at the retail park for some time. There rate of turnover is relatively low, as evidenced by the lack of planning applications within the past 5 years as shown below.

Significant planning applications at Strathkelvin Retail Park in past 5 years (Source: EDC)

Applicant	Location	Description	New Floorspace (sqm)	Date of Consent
Caledonian Property Investment Ltd	Strathkelvin Retail Park (18B)	Erection of Retail Unit (Class 1)	233	26 March 2015
Caledonian Property Investments Ltd	Strathkelvin Retail Park (unit 13)	Creation of retail mezzanine within existing unit	2787	11 April 2018

Network of Centres and the sequential test approach

The retail park is part of the network of centres within East Dunbartonshire and therefore forms part of the 'sequential approach', as a commercial centre. Scottish Planning Policy states that development plans should adopt a sequential town centre first approach when planning 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. This requires that locations are considered in the following order of preference:

- town centres (including city centres and local centres);
- edge of town centre;
- other commercial centres identified in the development plan; and
- out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.

Where development proposals in edge of town centre, commercial centre or out-of-town locations are contrary to the development plan, it is for applicants to demonstrate that more central options have been thoroughly assessed and that the impact on existing town centres is acceptable. 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 and leisure development with a gross floorspace over 2,500m2 is proposed outwith a town centre, contrary to the development plan, a retail impact analysis should be undertaken. For smaller retail and leisure proposals which may have a significant impact on vitality and viability, planning authorities should advise when retail impact analysis is necessary.

There is a continuing trend towards discount retailers who provide a huge variety of products and services. This has an impact on our town centres.

Retail sales in Scotland only grew by 0.9% in 2018 (compared to Great Britain's 2.7%). This is the slowest growth seen in the sector since 2012, and is consistent with the ongoing issues with reduced consumer demand. One of the potential reasons for people spending less on retail could be increased pressure on household finances due to comparatively slow real wage growth.

The East Dunbartonshire Retail Capacity Assessment 2019 concludes that market interest in developing large supermarkets has expired, with the current focus on discount foodstores and small convenience stores continuing. Lifestyles are changing, with more people wanting to shop locally and very frequently, while wanting good quality and value for money. The discount retailers have made huge inroads on the business of the large supermarket operators. In the current market, these include the discount foodstore retailers (Lidl and Aldi for example), budget mixed goods retailing (B&M and Home Bargains), pharmacies, fast food and coffee sectors. There is also some resurgence in mid-market activity as consumer expenditure on household goods increases, in sectors such as furniture, furnishings and kitchens. The pet sector is also buoyant. This is driving renewed retailer activity which is benefiting mainly modern, purpose-built retail locations, not traditional town centres.

Nevertheless, the major supermarket operators have still successfully attracted a lot of trade with their small 'local' convenience store formats.

Main supermarkets within EDC including floorspace

Location	Operator	Gross Floorspace (sqm)	Change Since LDP?
Bearsden	Asda	6,831	No
Bishopbriggs	Asda	5,267	No
Milngavie	Aldi	1,751	Yes
Milngavie	Tesco	4,763	No
Milngavie	Waitrose	3,375	No
Bishopbriggs	Morrison's	3,639	No
Kirkintilloch	Lidl	1,644	No
Kirkintilloch	Sainsbury's	3,456	No

Location	Operator	Gross Floorspace (sqm)	Change Since LDP?
Kirkintilloch	Tesco	2,755	No

The continuing growth of the discount retail market and consumer demand for such forms of retail may lead to increasing pressure on out-of-centre locations. It will be important the LDP 2 responds to this trend with an appropriate policy framework and ensure that there are no negative consequences on the viability of town centres.

There is no spare capacity for new convenience floorspace and modest capacity for new comparison floorspace

As part of the Retail Capacity Assessment (2019), an analysis of the capacity for future convenience and comparison retail development was undertaken.

Convenience expenditure trends

Overall, the Council area is well-endowed with convenience shop floorspace, with some under-trading below average company turnover levels overall (-10%) for the Council area. It represents a current shortfall of expenditure.

Table 8.6
East Dunbartonshire: forecast spare convenience expenditure capacity (in 2018 prices)

	2019-24 £million	2024-29 £million	2019-29 £million
(a) Current under-trading (Table 7.11)	-29.1		-29.1
(b) Growth in retained expenditure (turnover)- Table 7.8	8.8	17.1	25.9
(c) Less planning commitments:	0		0
Spare capacity (a+b-c)	**-20.4**	**17.1**	**-3.3**
Note: figures are rounded			

Forecast convenience expenditure growth rates are very low. There is no forecast spare convenience capacity in the Council area in total to 2029. It does not mean no new convenience store development, just not very much. New floorspace in the future will be mainly serviced by trade diversion from existing stores in the Council area. Competition is likely to focus on improvements to the range, quality and pricing, rather than significant additions to the floorspace.

Policy implication - no real changes needed, other than to perhaps add text that the town centres will be more exposed to further out of centre convenience store development proposals compared to the past based on the current capacity assessment. Also, emphasis should be given for supporting new convenience retail proposals which offer improvements to the range, quality and pricing within the town centres as the priority.

Comparison expenditure trends

Forecast growth rates of comparison retail expenditure are much higher than those for convenience expenditure. However, the proportion of internet retail spending is now very substantial and forecast to increase, which reduces the associated requirement for new floorspace compared to the past. At

the same time, the market trends are having a huge influence on where most comparison expenditure will be going in the future, with increasing concentration in the major centres. For East Dunbartonshire, this means Glasgow City Centre and the major shopping centres in and around Glasgow.

Under these circumstances the range of forecast spare comparison expenditure capacity is very modest in the Bearsden & Milngavie comparison catchment area. Although there is more forecast capacity in the Bishopbriggs, Kirkintilloch & Northern Village catchment, it is more likely to be at the low end of the range.

Table 10.3
East Dunbartonshire: forecast spare comparison expenditure capacity (in 2018 prices)

	2019-24 £million	2024-29 £million	2019-29 £million
High estimate			
(a) Growth in retained expenditure (turnover)- Table 9.6	19.0	33.2	52.2
(b) Less planning consents (B&Q mezzanine): - Table 9.7	-5.3		-5.3
High estimate (a-b)	**13.7**	**33.2**	**46.9**
Low estimate			
(a) Growth in retained expenditure (turnover)- Appendix 10	7.3	25.9	33.2
(b) Less planning consents: - Table 9.7	-5.3		-5.3
Low estimate (a-b)	**2.0**	**25.9**	**27.9**
Equivalent comparison floorspace			
	sq m net	sq m net	sq m net
High	*2,900*	*5,900*	*8,800*
Low	*400*	*5,000*	*5,400*

Note
Gross equivalent floorspace estimates have not been shown, as net /gross formats vary widely. *Figures are rounded.*
Equivalent net floorspace based on sum of figures in Tables 10.1 and 10.2

Policy implication - initially like that for convenience retailing about the primacy of town centres under the sequential test and support for encouraging improved range, quality and pricing within the town centres as the priority.

However, the position is more complex for comparison retailing. To retain and improve the comparison retail offer, it is fundamental that the town centres are enhanced and promoted as attractive destinations. It includes consideration of an appropriate mix of retail and non-retail services within an attractive town centre environment under the town centre strategies. Some new policy text may be required, together with new development plan proposals to enhance the four town centres.

Planning Applications

An analysis of retail planning applications in the past five years shows an overwhelming trend of converting retail uses to non-retail, particularly in the food & drink and professional service sectors. Furthermore, there have only been two retail developments in the past five years (i.e. creating new floor space).

Change of Use Applications (2014-19)

From	To	Location	Application Ref	Decision	Date
Retail	Office	Lenzie Road, Kirkintilloch	TP/ED/18/0118	Approved	17 April 2018
Retail	Food & Drink	Lammermoor Road, Kirkintilloch	TP/ED/18/0098	Approved	11 April 2018
Retail	Beauty and Hair Salon	Stewart Street, Milngavie	TP/ED/16/0661	Approved	23 Nov 2016
Retail	Financial and Professional Services	Drymen Road, Bearsden	TP/ED/16/0585	Approved	18 Oct 2016
Retail	Financial and Professional Services	Canniesburn Toll, Bearsden	TP/ED/16/0555	Approved	10 Oct 2016
Retail	Restaurant	Merkland Drive, Kirkintilloch	TP/ED/16/0448	Approved	27 Sep 2016
Retail	Hot Food Takeaway	14 Cowgate, Kirkintilloch	TP/ED/16/0065	Approved	31 Mar 2016
Retail	Office	15 Townhead, Kirkintilloch	TP/ED/15/0864	Approved	13 Jan 2016
Retail	Education Fitness Centre	Hillfoot Nursery, Bearsden	TP/ED/15/0805	Approved	10 Feb 2016
Retail	Restaurant	156 Milngavie Road, Bearsden	TP/ED/15/0297	Approved	17 Mar 2016
Retail	Restaurant	Cowgate, Kirkintilloch	TP/ED/15/0550	Approved	24 Dec 2015
Retail	Restaurant	Cowgate, Kirkintilloch	TP/ED/15/0304	Refused	12 Jun 2015
Retail	Restaurant	156 Milngavie Road, Bearsden	TP/ED/15/0296	Approved	22 Sep 2015
Retail	Restaurant & takeaway	136 Drymen Road, Bearsden	TP/ED/14/0926	Approved	11 Feb 2015
Commercial mixed use	Retail	55-61 Stockiemuir Road	TP/ED/15/0342	Approved	20 Aug 2015
Retail	Restaurant	151 Milngavie Road	TP/ED/14/0709	Approved	30 Oct 2014
Retail	Takeaway	17 Carbeth Road	TP/ED/14/0362	Approved	4 Aug 2014

New Retail Developments (2014-2019)

Applicant	Location	Description	New Floorspace (sqm)	Date of Consent
SRM Commercial Ltd	The Six Bells, Bearsden	Change of use from public house to retail (class 1) on ground floor and office on first	203	14 June 2017
Town Centre Securities Milngavie Ltd	West Retail Park, Milngavie	Subdivision and conversion of existing retail unit to form two Class 1 retail units	55	15 August 2018

Report of Consultation

Questionnaire Feedback

It is important to continue to:

- Protect town centres from out of centre retailing

The following key issues were identified:

- Need free parking to encourage short visits
- Edge of centre retailing should be encouraged, to take advantage of better transport and existing infrastructure.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the Retail and Commercial Development policy be merged with policy 11 (Network of Centres)?	Sequential approach is established in SPP and intended to protect the network of centres	There is limited capacity for new retail development Vast majority of relevant applications are for change of use from retail		Yes	No
Is the policy position on Strathkelvin Retail Park still appropriate?	As a commercial centre, the retail park forms a key element of the network of centres and the sequential test approach.	RCA notes that Strathkelvin Retail Park contains a mix of retail & non-retail uses, and is thriving. There is likely to be market interest	Important to protect viability of town centres from out of centre retailing trends	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		for more leisure uses in the future.			
Should the LDP reflect the lack of retail capacity?		RCA concludes that there is no capacity for new convenience floorspace and limited capacity for comparison floorspace		Yes	Yes

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue - Should the Retail and Commercial Development policy be merged with policy 11 (Network of Centres)?					
Option 1: Incorporate sequential approach and impact assessment into Policy 11 (network of centres)	Create a new policy that reflects the town centre first approach and protects the wider network of centres. This would include reference to the sequential test approach, and make clear when an impact assessment would be required.	This approach would combine the similar benefits from each separate policy area into one cohesive policy direction for network of centres and retail/commercial developments. This approach would include the benefits highlighted below while also enhancing the positive effects in relation to community wellbeing, local distinctiveness and character and improving air quality at a local/area wide level. These effects will be enhanced through this approach through the support for sustainable located developments, while also incorporating a requirements for applicants to demonstrate that the proposals have no adverse impacts on the natural or built environment.	Positive impact on older people and people with disabilities by strengthening the Council's commitment to the town centres first principle and therefore making key services and facilities more accessible in the long term.	This would help to meet Local Outcome 1 in terms of creating busy town and village centres.	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Option 2: Refresh current policy on retail and commercial development	Retain a separate policy for retail and commercial developments but expand to include key outcomes of the Retail Capacity Assessment 2019.	This approach would continue the benefits from the original LDP policy and enhance the minor positive nature mainly through the promotion of sustainably located developments providing easily accessible facilities for the local community and reducing/preventing the need for unsustainable travel to alternative retailing or town, city centre services.	No impact	None	
Issue - Is the policy position on Strathkelvin Retail Park still appropriate?					
Option 1: Update wording to reflect the evolving role of SRP as a retail and leisure destination	The new policy would be supportive of SRP and ensure that it continues to thrive and remain an important part of the local economy. There is no need to specifically refer to impact on local town centres as this would be covered by the sequential test and overall town centre first approach of the new policy.	This policy approach is not anticipated to have a significant change to the existing policy assessment as the removal of text to ensure applicants demonstrate no adverse impacts on Bishopbriggs and Kirkintilloch will still be covered through the sequential testing process. However, the changes would more accurately reflect the actual development within the retail park.	No impact	Potential risk that this could lead to increased pressure to extend the footprint of the retail park into an adjacent LNCS. However, other policies would provide suitable protection	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
				should this occur.	
Option 2: Remove wording relating to SRP, in which it states the Council will only consider comparison retail.	Delete section and use sequential test to assess applications. The existing policy wording does not reflect actual development, as there are now a number of food and drink outlets.	This policy approach is not anticipated to have a significant change to the existing policy assessment as the removal of text to ensure applicants demonstrate no adverse impacts on Bishopbriggs and Kirkintilloch will still be covered through the sequential testing process.	No impact	None	
Issue - Should LDP 2 reflect the lack of retail capacity?					
Option 1 – State within the policy that there will be a presumption against significant new convenience retail floorspace	The policy would provide clear wording on convenience and comparison retail capacity for new out-of-centre retail proposals by incorporating the outcomes of the RCA 2019. This would strengthen the Council's position in terms of the development management process.	This approach would continue the benefits from the original LDP policy and enhance the minor positive nature in relation to population, air quality and climatic factors particularly in relation to a stronger policy position for development management and presumption against significant new out of centre retail.	No impact	None	✓
Option 2 - Retain existing approach based on individual retail impact assessments and the sequential approach	The policy would maintain a more flexible approach, whereby the applicant would be required to carry out a specific retail impact assessment to establish the capacity for convenience and/or comparison retail, at the	This policy approach is not anticipated to have a significant change to the existing policy assessment by retaining a more flexible approach to retail allocations on a case-by-case basis.	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	discretion of the planning authority.				

Policy 13. Creating a Supportive Business and Employment Environment

Supplementary and Planning Guidance relevant to this policy	• Kirkintilloch Gateway Masterplan • Kirkintilloch Town Centre Masterplan • Bearsden Town Centre Strategy • Bishopbriggs Town Centre Strategy • Kirkintilloch Town Centre Masterplan
Appendices relevant to this section	• Business Land Audit • Business Land Review

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	**6. Building a strong, competitive economy** 81. Planning policies should: a. set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b. set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c. seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d. be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances. 82. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
Scottish Planning Policy	**Principal Policies - Sustainability** 28. The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. **Subject Policies** **A Successful, Sustainable Place** **Promoting Town Centres**

Policy Document	Requirements for LDP
	• 60. The planning system should apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities. • 61. Plans should identify a network of centres and explain how they can complement each other. The network is likely to include city centres, town centres, local centres and commercial centres and may be organised as a hierarchy. Emerging or new centres designated within key new developments or land releases should also be shown within the network of centres. • 63. Plans should identify as commercial centres those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres. Where necessary to protect the role of town centres, plans should specify the function of commercial centres, for example where retail activity may be restricted to the sale of bulky goods. Supporting Business and Employment • 93. The planning system should: - promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets; - allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and - give due weight to net economic benefit of proposed development. • 94. Plans should align with relevant local economic strategies. These will help planning authorities to meet the needs and opportunities of indigenous firms and inward investors, recognising the potential of key sectors for Scotland with particular opportunities for growth, including: - energy; - life sciences, universities and the creative industries; - tourism and the food and drink sector; - financial and business services. • 95. Plans should encourage opportunities for home-working, live-work units, micro-businesses and community hubs. • 96. Development plans should support opportunities for integrating efficient energy and waste innovations within business environments. Industry stakeholders should engage with planning authorities to help facilitate co-location, as set out in paragraph 179. • 97. Strategic development plan policies should reflect a robust evidence base in relation to the existing principal economic characteristics of their areas, and any anticipated change in these. • 98. Strategic development plans should identify an appropriate range of locations for significant business clusters. This could include sites identified in the National Renewables Infrastructure • Plan45, Enterprise Areas46, business parks, science parks, large and medium-sized industrial sites and high amenity sites. • 100. Development plans should be informed by the Tourism Development Framework for Scotland in order to maximise the sustainable growth of regional and local visitor economies. Strategic development plans should

Policy Document	Requirements for LDP
	identify and safeguard any nationally or regionally important locations for tourism or recreation development within their areas. • 101. Local development plans should allocate a range of sites for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. The allocation of such sites should be informed by relevant economic strategies and business land audits in respect of land use classes 4, 5 and 6. • 102. Business land audits should be undertaken regularly by local authorities to inform reviews of development plans, and updated more frequently if relevant. Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply. • 103. New sites should be identified where existing sites no longer meet current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site. • 104. Local development plans should locate development which generates significant freight movements, such as manufacturing, processing, distribution and warehousing, on sites accessible to suitable railheads or harbours or the strategic road network. Through appraisal, care should be taken in locating such development to minimise any impact on congested, inner urban and residential areas. • 105. Planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans. This may include new developments or the enhancement of existing facilities.
Regional	
Regional Economic Strategy 2017 – 2035 and Glasgow City Region Economic Action Plan February 2017	1 Attract and retain talent and enterprises relocating to GCR. • 1.3 Become the best region in the UK at retaining graduates through a partnership with our universities, colleges and business. • 1.6 Provide modern and attractive housing and office space that will allow our communities to flourish and businesses to grow. 2 Improve economic outcomes for all through addressing long standing barriers in the labour market such as skills and health, both for those who are currently out of work and those on low incomes. • 2.1 Put inclusive growth at the heart of economic policies by including 'poverty proofing' policies • 2.2 Tackle long-term health inequalities and support those furthest from the labour market by working with the Scottish Government and the NHS to shape and deliver health and social care reforms. • 2.3 Commission specialist employment services across the region where lack of scale at local level makes it difficult to deliver them. This will make it easier for us to provide effective and specialist services for those with learning disabilities, physical disabilities, physical and mental health issues, and care leavers.

Policy Document	Requirements for LDP
	• 2.4 Work collaboratively with the Scottish Government and DWP and other partners to develop a tailored employment service designed to meet the needs of those on Employment Support Allowance and help them overcome their barriers to employment. • 2.5 Make work pay through the development of a regional Fair Work Strategy that will include the promotion of a Glasgow City Region Living Wage, and build on the City Deal In-Work Progression pilot to tackle in-work poverty. • 2.6 Work towards a guarantee that provides every young person 16-24 years old a job, training or an apprenticeship. • 2.7 Implement a tailored package of support across the city region for working recipients of Universal Credit. 3 Create a skills and employment system that meets the current and future needs of GCR businesses and supports our residents to access jobs and progression opportunities. • 3.1 Establish a regional board to help meet the employment demands of the city region, link education and training with the needs of employers, share best practice across the region, and lead on delivering the Regional Skills Investment Plan. • 3.2 Avoid the overlap of services by aligning skills and training investment with that of Scottish and UK governments, Skills Development Scotland and DWP to provide complementary services across the city region. • 3.3 Establish a regional Flexible Skills Investment Fund to direct funding to invest in areas of sectoral growth or decline, or inward investment and business growth opportunities. 4 Grow the presence of Scotland's Growth Sectors in the city region so that we increase the total number of GCR's businesses and employees who work in these sectors. • 4.1 Increase the total number of employees and businesses that work within Scotland's Growth Sectors, and in other key areas identified by the City Region. • 4.2 Provide specialised support to develop and grow the City Region's Food and Drink sector. • 4.4 Develop a shared tourism offer throughout the city region, founded upon a joint Tourism and Marketing Strategy developed in conjunction with Visit Scotland and Visit Britain. • 4.5 Establish a Regional Events and Festivals Board to coordinate a regional approach to securing events and festivals and consider the expansion of existing festivals. 5 Significantly improve the productivity of GCR's diverse business base through increased investment, innovation and exporting. • 5.1 Establish a centre of excellence to grow the exporting potential of businesses within the City Region. • 5.2 Develop R&D and innovation and support the growth of innovation districts and other innovation sites across the City Region. 6 Increase the number of sustainable and high growth start-ups surviving to at least five years • 6.1 Establish a unified business support service through the creation of a single regional Enterprise and Jobs Hub • 6.2 Bring together an integrated Business Gateway service aligned with the current review of the Enterprise and Skills agencies.

Policy Document	Requirements for LDP
	• 6.5 Increase the number of Social Enterprises and Co-operatives in the City Region by investigating innovative models of financing and bespoke support. 7 Grow GCR supply chain activity whose growth underpins the success of GCR sectors • 7.1 Actively use the procurement system to benefit local SMEs • 7.2 Maximise the business and employment opportunities provided by major sporting and cultural events for SMEs in the City Region • 7.3 Maximise the use of community benefit clauses throughout public sector procurement 8 Building on City Deal bring forward in parallel strategic programmes, projects, and associated investment that maximise the value of the deal. • 8.1 Work closely with the Glasgow City Region Commission for Economic Growth to ensure that the maximum benefit is secured from the City Deal investment. • 8.3 Establish a Regional Infrastructure Forum to liaise and collaborate with the utility companies to minimise disruption, and ensure that required utilities are in place to support economic growth. 9 Maximise the potential of key GCR economic assets • 9.2 Develop a Glasgow City Region Transport Plan n collaboration with SPT and Transport Scotland to improve the links between communities, jobs and learning opportunities. • 9.3 Work in partnership with the Scottish and UK governments to develop a City Region Digital Connectivity strategy that drives innovation in the region's digital infrastructure. 10 Actively promote GCR globally, with a focus on investment opportunities • 10.2 Develop a City Region Foreign Direct Investment Strategy targeted at key international markets. • 10.4 Develop our successful City Deal brand to capture the wider aspirations and ambitions of our regional partnership. 11 Increase the number of housing and commercial completions and decrease the amount of derelict and vacant land • 11.4 Set up a regional land use spatial strategy with the aim of reusing 3,00 hectares of vacant and derelict land by 2035 • 11.5 Adopt a regional approach to secure a steady supply of land to meet the shared regional and national aims of economic growth, jobs and new housing.
Local	
Local Outcome Improvement Plan	Local Outcome 1 – Economic Growth and Recovery East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place for visitors and investors Local Outcome 2 – Employment and Skills Our people are equipped with knowledge and skills for learning, life and work
Economic Development Strategy 2017-2020	Key Issues and Opportunities & objectives - Business Support and Growth Objectives: Business Support and Growth4. Implementing new ways of collecting and storing information on local businesses, and assessing whether the business land and space is suitable for existing and potential new businesses 5. Supporting existing businesses to grow, and encouraging and supporting individuals towards entrepreneurship and business creation

Policy Document	Requirements for LDP
	6. Attracting inward investment by promoting the available business land and local skills base to potential investors, providing packages of support, and working with landowners to bring development forward 7. Ensuring residents have access to the employment and skills development services they need, and focussing resources on reducing employment inequality. Promoting skills and training that will contribute to regional growth sectors. <u>Key Actions</u> • Business Portal • Sustainable Procurement • Business Land Audit and Business Land Review Priority 2: Business Support and Growth – Actions 13. Undertake a Business Land Audit to map activity on business sites, levels of vacancy and options for improvement. Sites to be audited include all Local Development Plan sites that are safeguarded for business use, the existing businesses there, and any vacant or developable land to understand our available land supply. Once completed to be updated annually. 14. Undertake a Business Land Review using the data from the Business Land Audit to assess the amount and quality of existing land in order to assess whether this is sufficient for our growing businesses, and attractive to investors. Once completed to be reviewed every five years. 15. Review partner services and improve the way we record and share previous and existing contact with local businesses, in order to identify duplication or gaps in services accessed by local businesses, and proactively offer services to businesses not accessing support. 16. Develop a business survey that can be used by the partnership to collect information on a continual basis with annual reports. This survey will be circulated at events, public meetings, during business engagement sessions, and be available on the forthcoming website (ref 18). 17. Deliver Business Gateway services to new and existing businesses. These services will include: • Advice for existing and start-up businesses • Business training workshops • Grant programmes to support the growth of businesses • Growth Advisory Service • Coordinating with the Employability Action Group to match business needs with the need of local unemployed people. • Set targeted business support programmes for specific locations, such as industrial/ business parks and town centres which support emerging strategies and plans. 18. Develop and launch a website that acts as a portal for businesses that provides a single point of contact and access to information on: • Business growth support services • Available organisations that can support businesses such as the Chamber of Commerce, Federation of Small Businesses etc. • Upcoming events of interest • Business directory for the area • Jobs board • Business Survey. 19. Run events for the local business community to allow them to network and grow such as meet the buyer events, job fair and how to access finance.

Policy Document	Requirements for LDP
	20. Promote support for entrepreneurialism to our target employment groups, including: • Marketing and events at colleges • Marketing at nurseries and after school clubs • Talks for 5th and 6th year pupils • Promotion at town centre hubs and other key central community spaces. 21. Produce guidance for home-based businesses about how to run a business from home, with relevant available services and organisations to provide assistance, as well as technical information such as registering for VAT, planning permission, legal guidance, web training, support available etc. 22. Introduce marketing for investment, such as an investment website with its own branding, social media marketing, and brochures for meeting with developers outlining the development opportunities in the area, business and office space, and benefits of locating in East Dunbartonshire including its good schools, skilled workforce and tourism assets. 23. Assessing East Dunbartonshire's contribution to Scotland's Growth Sectors and working on increasing regional growth for these sectors. 24. Undertake work to bring forward key business sites for business development. Projects to include: • Use Business Land Audit process to engage with land owners regarding the characteristics of their sites and provide site information for marketing • Work with landowners and marketing agents to attract businesses to vacant sites • Identify funding opportunities to improve infrastructure • Bring forward consents for development to take to market and encourage early development and business growth • Development and delivery of masterplans or briefs. 25. Delivery of the Kirkintilloch Gateway Masterplan which would provide the opportunity for business to grow in a well-connected area of central Scotland. Working with landowners, actively marketing this site and working on packages of support for investors that have been identified. 26. Development and delivery of a Masterplan for Westerhill either as part of the Glasgow City Deal or as planning guidance. Undertake any necessary feasibility work associated with this and create an investment package to attract investors 27. Promote and market employability and learning and development services in 'Place' areas including Lennoxtown hub, Hillhead Community Centre, Auchinairn and Twechar Healthy Living Centre. 28. Ensuring there are employment services specifically aimed at target groups facing employment inequality. The Employability Action Group have identified these groups as: 1. School Leavers at risk of not entering a Positive Destination 2. Young People aged 18 – 25 years 3. People with Significant Barriers 4. Returners to the Labour Market and 50+ Workforce 5. Underemployed and Sustained Workforce. 29. Encouraging growth of local businesses, local employment, and the local economy in general by building on our current approach to Community Benefits clauses in Council procurement contracts, for example by:

Policy Document	Requirements for LDP
	• Exploring options for a system for asking things from developers at the beginning of the process for example a set number of modern apprentices depending on the value or length of the contract • A guide for developers at the beginning of the stage so they understand what is expected from them, or have examples of the types of projects or benefits they can bring • Linking with employability services at the tender stage so that they can plan ahead for jobs that are likely to come up and prepare clients in advance to maximise the local impact.

NPF3 supports the many and varied opportunities for planning to support business and employment. This includes a focus on the role of cities as key drivers of our economy. Planning should address the development requirements of businesses and enable key opportunities for investment to be realised. It can support sustainable economic growth by providing a positive policy context for development that delivers economic benefits.

Evidence

The EDC Today Economy section, Appendix 1 - Business Land Audit, Appendix 2 – Business Land Review and Economic Development Strategy (including background reports) highlight the following key information relating to this policy:

UK Economic Context

Brexit has created a landscape of economic uncertainty – investment has fallen, house price growth cooled in early 2019, and high-street spending has recently fallen. Despite slow economic growth, unemployment levels have improved (3.9%). Across the UK, the internet is having an impact on business – creating new opportunities, particularly for small businesses, but also having a negative impact on traditional businesses (e.g. high street retail) and creating a divide between those who can benefit from the new technology and those who cannot.

Scottish Economic Context

Scotland's economy is improving since the 2008 financial crisis. The working age employment rate has increased to 75.3% and unemployment reached a record low of 3.4% at the end of 2018. Scotland has also experienced a growth in exports over the past year. However, as with the wider UK, Brexit has led to a loss of confidence in the Scottish market on the part of both businesses and consumers.

Glasgow City Region Economic Context

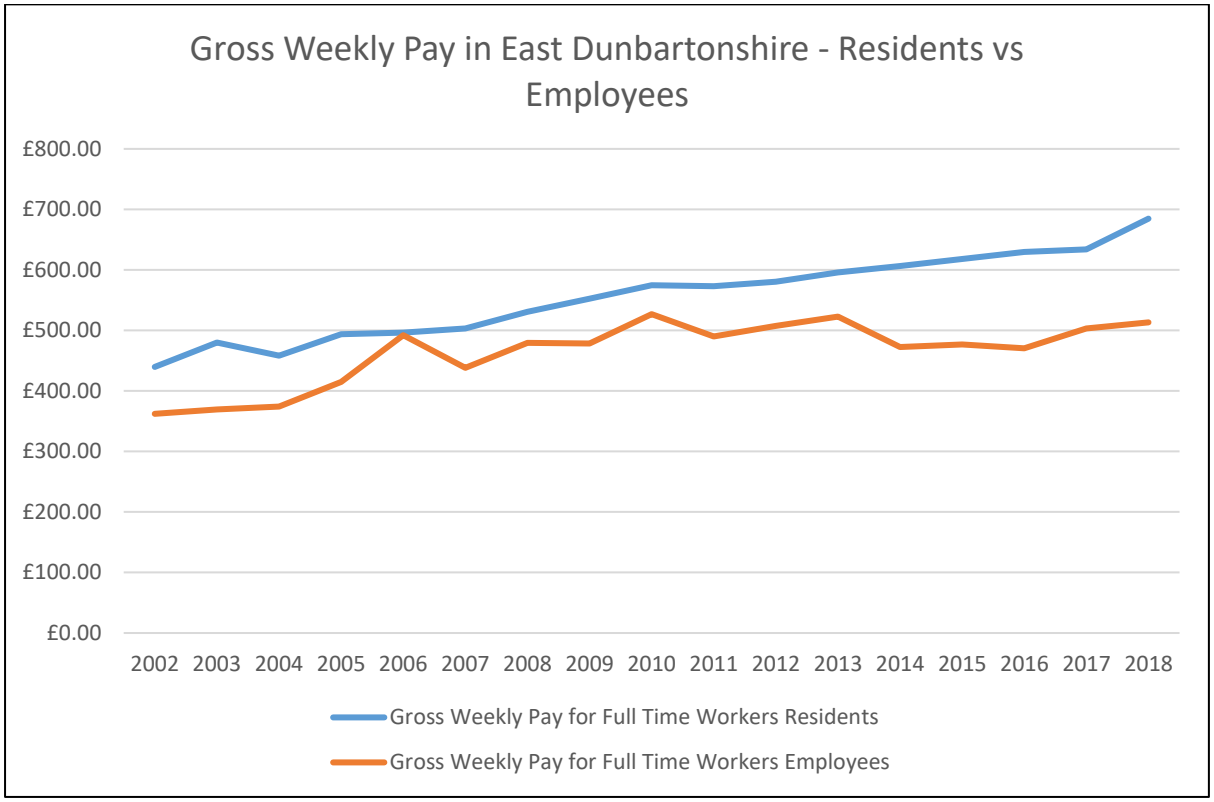
Glasgow City Region is comprised of eight local authorities, including East Dunbartonshire, and is Scotland's largest metropolitan area, with around 1.8 million residents and 45,000 businesses. In 2018, the City Region contributed £43.5 billion GVA (32%) to the Scottish economy. The key regional economic challenges are high levels of inequality (within the City Region as a whole and between constituent local authorities), a falling working age population, a large amount of derelict land, and comparatively low exports.

East Dunbartonshire – Economic Summary

East Dunbartonshire has a diverse local economy, producing goods and services valued at £1.56 billion per annum (GVA), with 3,010 active businesses and 27,000 jobs. The top three industries in terms of employment numbers are: Wholesale, Retail Trade and Repair of Motor Vehicles (19.2%); Human Health and Social Work Activities (13.4%) and Education (11.5%).

East Dunbartonshire has 75.6% of its working age residents in employment, and a lower percentage claiming benefits (6.4%) than in Scotland as a whole (10.2%). The largest employment categories are Professional Occupations (26.7%) and Associate Professional and Technical (19.1%). The gender pay gap between women and men in full-time employment (20%) is larger than in wider Scotland (14%). Residents of East Dunbartonshire also earn £164.70 more than those who work in the area.

Due to its geographical location, East Dunbartonshire is at a competitive disadvantage for business growth. Enterprises that require easy access to Glasgow and Edinburgh have been found to be more likely to target locations to the south of Glasgow such as Hamilton and East Kilbride. As a consequence of having a lower value business base, and cheaper land for development, East Dunbartonshire has effectively developed into a commuter suburb of Glasgow (only 25% of residents also work within the local authority area). This is evident in the significant discrepancy between the earnings of those who live and those who work in East Dunbartonshire – in 2018, the difference was 25%. Residents earn £94.20 per week more than the Scottish average, but those who work in the area earn £164.70 less than residents.



The vast majority (91%) of enterprises in East Dunbartonshire are micro businesses of up to 9 employees' capacity. According to data from Business Gateway, over 88% of the start-ups that accessed their services in 2015 were still in business after 12 months. Changes in working patterns and operational practices due to the increasing use of the internet may continue to create new opportunities locally in the form of small business spaces and home-working hubs. There may also be some local demand for office space, particularly in niche or targeted office markets, in Milngavie and Bearsden.

Business and Employment Sites

32 business sites were identified in East Dunbartonshire's Business Land Review, of which fourteen have the potential for further business development (either through intensification of present uses or development of vacant land). In the Business Land Audit, the sites were divided into five categories based on their current level of activity and/or their potential for further development:

A. Active sites, with no vacancies, where employment use should be protected.

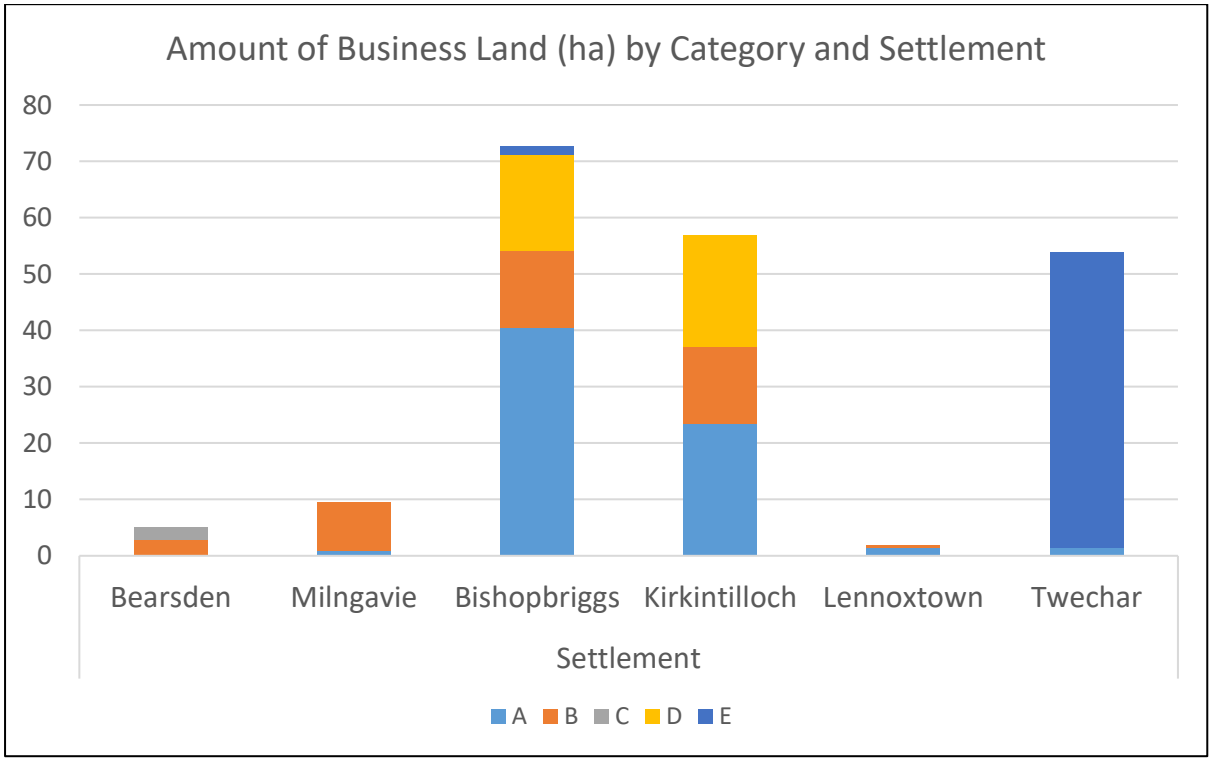
B. Active sites with some vacant plots/units and/or potential for intensification, some of which may require site improvements to attract businesses.

C. Vacant sites which should remain within employment land supply.

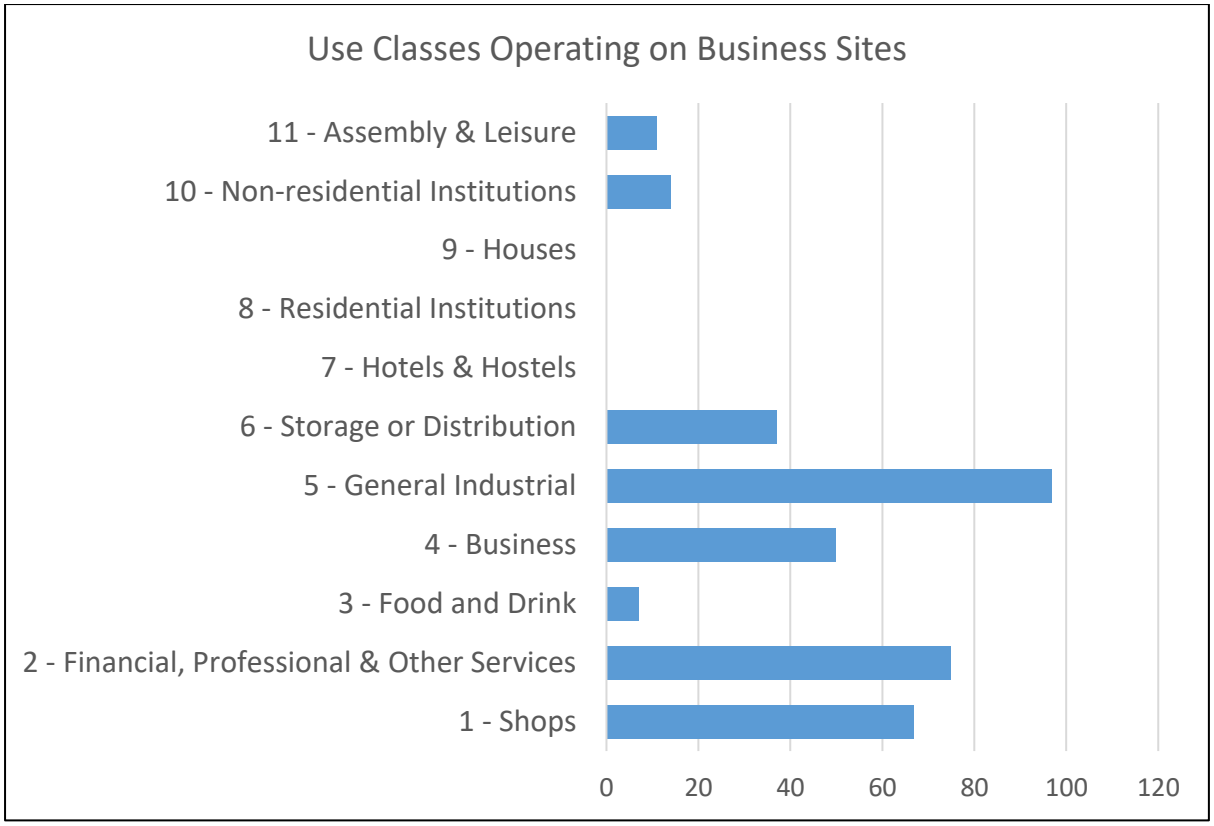
D. Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.

E. Sites which should no longer be included in employment land supply.

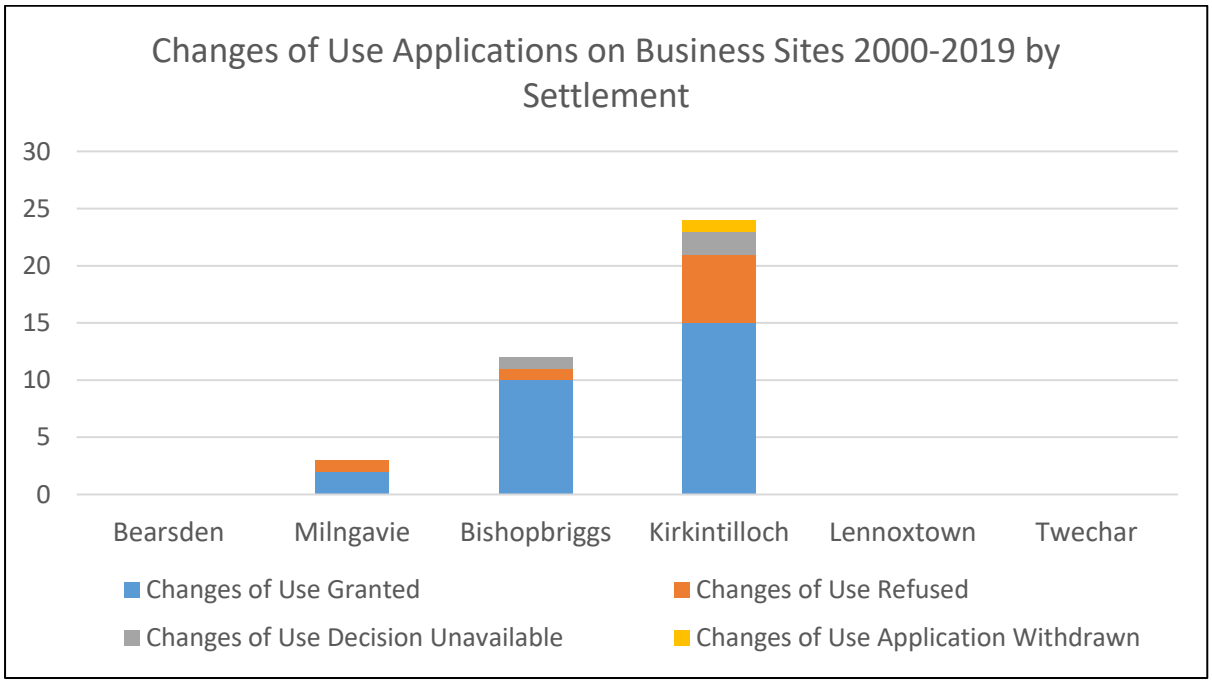
The following chart shows the amount of business land (in hectares) in each category by settlement, and it can be seen that the majority of the land is located in Kirkintilloch or Bishopbriggs and is in category A, B or D.



As per the Local Development Plan, the permitted land uses for allocated business and employment sites are Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution). The majority of existing uses on the allocated sites fit into these use classes, however there is also evidence of some other uses on business land, including Class 1 (Shops), Class 10 (Non-residential institutions), Class 11 (Assembly and Leisure), or uses which do not fit easily into any of the defined classes, such as trade wholesalers, car garages, vehicle hire, etc. The following chart is from the Business Land Audit – use classes were estimated for each of the businesses listed as current occupants of the allocated business and employment sites.



Upon researching planning records dating back to 1st January 2000, 39 planning applications for change of use were found on the business sites included in the Business Land Audit. Of these, 27 were granted and 8 refused. One of the most common changes of use described in the applications was from class 4 or 5 to class 11 (assembly and leisure). The types of business being proposed for this use class included gyms, dance studios and children's play facilities. The next chart shows these applications by settlement and by planning decision.



Glasgow City Deal

East Dunbartonshire is one of eight neighbouring local authorities involved in the Glasgow City Region City Deal, the purpose of which is to utilise grants from the UK and Scottish Governments to strategically invest in local improvement projects. A Strategic Business Case for a regeneration project at Westerhill has been agreed by the Glasgow City Region Cabinet and further work will be undertaken to develop the proposals to deliver a package of transport, business infrastructure, and brownfield land enabling activities. Additionally, the region-wide improvement projects already underway should also benefit the local economy and communities – for example, stronger transport networks, skills and employment schemes and increased networking between authorities.

Appendix 2 – Business Land Review sets out the following key findings:

Economic Analysis

- Despite turbulent national market conditions, the overall picture for the local authority area is positive.
- 3,010 businesses are currently active in East Dunbartonshire.
- 91% of businesses are micro-businesses.
- There has been a 27% increase in the volume of enterprises in East Dunbartonshire since 2010 (higher than for Scotland as a whole).
- Unemployment is 3.5%, which is lower than the percentages for Scotland (4.4%) and Great Britain (4.3%).
- The median gross annual pay of residents is around £27,000 per annum, higher than the Scottish (£23,200) and GB (£23,600) medians.
- 55% of the 27,000 jobs in East Dunbartonshire are in: Health (4,000); Retail (3,500); Education (3,000); Arts, Entertainment, Recreation and Other Services (2,250); and Public Administration and Defence (2,000).

Business Survey

- East Dunbartonshire is not the chosen location for major organisations in the research, construction and technology industries.
- Participants in the survey of businesses with existing premises in East Dunbartonshire said they were either satisfied with their current premises (77%), or planning to upgrade or expand.
- Good quality but reasonably priced employment floor-space in accessible, central locations would be welcome, as would improvements to the quality of existing stock – provided that the scale of development matches the scale and type of business that East Dunbartonshire already supports, or can be realistically expected to attract.

Business Site Analysis

- Descriptions, location plans and recommendations were provided for 32 business and employment sites (these were used as a starting point for the Business Land Audit).
- From all of the sites combined, there was estimated to be a total vacant brownfield supply of 31.15 hectares.

Future Business Land Requirements

- When an employment growth scenario of 1,690 jobs is combined with a scenario where 50% delivery (permission/completions) of new office and factory builds is expected, it is predicted that East Dunbartonshire will need 13.3 ha of business employment land for 2018-2036.

- 13.3 hectares translates to 57,400 square metres of floorspace, which is expected to be shared between use classes 4a and 4b (20,000); 4c and 5 (26,100) and 6 (11,300).

Appendix 1 – Business Land Audit sets out the following key findings:

Total Business Land by Category

- 34% of East Dunbartonshire's business land portfolio (67.6 ha) is made up of active sites with no vacancies.
- 27% (54.1 ha) of business land has been, or will be, deallocated (this includes only two sites, but one of them covers a large area)
- 20% (39.1 ha) of business land is made up of active sites with some vacant plots or units, which may require improvements to attract more occupiers.
- 18% (36.8 ha) of business land is made up of active sites with vacant plots or units, which may benefit from a mixed-use, masterplanned approach to encourage development.
- 1% (2.2 ha) of business land is on a vacant site, which should remain in supply.
- The majority of business land (by area) is located in either Bishopbriggs or Kirkintilloch.

Vacant and Developable Business Land Supply

- There are 18.35 hectares of vacant business land in East Dunbartonshire.
- Together, Bishopbriggs and Kirkintilloch contain around 85% of the area's vacant business land.
- 14.69 hectares of the vacant supply is classed as 'developable', with only minor constraints.

Use Classes on Business Sites

- 52% of the occupiers on business sites can be categorised as strictly use classes 4, 5 and 6.
- There are several businesses which fit better into use classes 1, shops (20%), or 2, services (21%), based on the definitions in the Town and Country Planning (Use Classes) (Scotland) Order 1997.
- 9% of the occupants on business sites are not what would be described as 'business uses' – classes 3 (food and drink), 10 (non-residential institutions) or 11 (assembly and leisure).

New Build Planning Permission & Changes of Use on Business Sites

- Between January 2000 and June 2019, 39 planning applications were submitted for change of use on business sites.
- 27 of the change of use applications found were granted and 8 refused.
- Despite there being more business land (by area) in Bishopbriggs, there were more applications for change of use in Kirkintilloch (almost twice as many).
- Since 2000, 14 applications have been granted for significant new office or industrial developments on business sites – no new applications of this type have been received since 2016.
- Of the new build industrial and business development applications granted, the majority (8) were in Kirkintilloch.

Business Sites Added to or Removed from Supply

- Only one of the sites included in the audit has so far been deallocated and is no longer part of the business land supply.

Site Recommendations

- 15 of the 32 sites included in the audit are active sites with no vacancies, and it is recommended that the LDP continue to protect them for business use: Canniesburn Gate; Crossveggate Business

Park; Milngavie Enterprise Centre; Cadder/Marley Works; Former Balmuidy Brickworks; Hilton Depot; Springfield Works; Broomhill Industrial Estate; Canal Street Industrial Estate; Eastside Industrial Estate; High Street Industrial Estate; Ramsay Industrial Estate; Southbank Business Park; Veitch Place; and Twechar Business Park.

- It is recommended that 2 of the sites no longer be considered part of business and employment land supply: St Mungo Street (which has already been deallocated); and Badenheath (subject to discussion with the landowners regarding their work to bring forward the site for business uses).
- Garscaddden Depot is the only vacant business site. East Dunbartonshire council own the site and are marketing it for 'depot facilities or suitable green belt uses in line with LDP', so it is recommended that this site remain within the business land supply.
- Garscube Estate – there is a small amount of vacant land on this site which would allow expansion of existing uses, so the recommendations are that the available land is highlighted to the owners/occupiers and that the site should remain protected for business use.
- Cloberfield Industrial Estate, Bishopbriggs Industrial Estate and Low Moss Industrial Estate are active sites with small areas of vacant or derelict land; it is recommended that the council works with the landowners to identify opportunities for further developing these sites for business use.
- Huntershill Village, Kirkintilloch Industrial Estate East and Lennoxtown Enterprise Centre are active business and employment sites with some vacant units; for these sites the recommendation is to work with the landowners to understand their approaches to marketing any available space, and continue to protect them as business land within the LDP.
- Westerhill Business Park North & South – The north site is occupied and well-established with business and industrial uses, while the south site has remained vacant for a long time. When the north and south are taken together as one site, Westerhill could be a significant regeneration opportunity; it is therefore recommended that the council work with landowners to produce a masterplan for mixed use development.
- Lower Whitegates Industrial Estate – This is an established employment site with several vacant units and plots, for which planning applications have recently been submitted for a variety of non-business uses. It is recommended that this site become a mixed-use development, with any non-business uses being compatible with existing business units on-site, and potential upgrading of transport and digital infrastructure.
- Milton Road – This is an active site, with some vacant land which it is recommended may be suitable for retail or leisure uses (providing that a town centre location is not viable, in line with the Town Centre Strategy for Kirkintilloch).
- Southbank Works – This is an active employment site, occupied by a cement works, with a large area of vacant land to the east. The vacant area has planning consent for a community sports facility, and it is recommended that the occupied portion remains allocated as business land in the LDP.
- Woodilee Industrial Estate (Kirkintilloch Gateway) – There are some active business uses on this site, but also some large areas of vacant land. A masterplan was produced for the site in 2014 with the intention of developing the site for mixed use, however landowners have not taken a coordinated approach to development, and some vacant land remains under pressure for a change of use. An options appraisal commissioned from Ryden in 2018 concluded that employment-led mixed use development is still the best option to deliver employment uses and maximise the economic benefit to the local area. It is recommended that the council work with landowners to understand the constraints on the remaining vacant plots and adopt a more strategic approach to development across the site – to include protection of the existing business uses, appraisal of the feasibility of housing on the site, and upgrading of transport and digital infrastructure.

- Pit Road – This multi-occupier employment site is in poor condition and an adjacent site has had a planning application refused for business use. It is recommended that the council work with the land owner to understand their aspirations for the site and any opportunities for improvement.

The above evidence has been critical in understanding the economic context East Dunbartonshire operates within and the issues associated with our business land. Whilst challenges exist, the production of LDP2 provides an opportunity to review the Council's approach and ensure planning policy is fit for purpose and aligned with the Community Planning Partnership's Economic Development Strategy. On this basis the issues have been identified and options considered, see tables below, for inclusion in the Main Issues Report. It should be noted that in doing so, the Council is aware of differences between the findings of the Business Land Review and Business Land Audit and future work that is required:

- Further GIS mapping of the sites and vacant areas is required which will provide additional accuracy for the Proposed LDP2. However, differences between the findings of the Business Land Review and Business Land Audit relate to the differences in mapping of the site sizes. It is important to note that, although the GL Hearn Business Land Review gives some very useful insights, the areas calculated for each site are slightly inflated compared to the more precise dimensions measured by East Dunbartonshire Council's GIS. This does not make enough of a difference to render GL Hearn's business land requirement projections inaccurate – it is still reasonable to conclude that there is no need for new business and employment sites to be identified for LDP2, and that it would be possible to reallocate some land to other uses if demand could be absorbed by some of the more successful sites. However, the Business Land Review does suggest a larger surplus of potential business land than is actually the case, especially when taking into account the effectiveness of the existing supply.
- The preferred option for Issue 49 in the Main Issues Report is therefore based on the Business Land Audit calculations, and as noted the accuracy of the information will continue to be refined for the Proposed LDP2.
- Going forward, the Business Land Audit will be updated on an annual basis, as required by Action 13 of the Economic Development Strategy. This will allow the build-up of comparison data, giving greater insight into how activity on business sites and the business and employment land supply changes over time.

Report of Consultation

Scottish Enterprise

It is important to continue to:

- Focus on reusing existing facilities/land and enabling entrepreneurship in other areas.
- Support homeworking, self-employment and entrepreneurship.
- Promote fair working practices (e.g. Business Pledge and Living Wage)
- Link digital infrastructure with employment generation.

The following issues were identified:

- A need for a greater of degree of flexibility to meet the needs of composite uses, combining a retail element with a predominately business, industrial or storage use, but which do not readily fit within Use Classes 4, 5 & 6 (e.g. trade wholesalers, vehicle hire etc.)

Visit Scotland (meeting 28/01/19)

Issues that were identified:

- There should be a way of bringing derelict buildings to the attention of the market (e.g through an Investment Opportunity website as per EDS action)

Public Questionnaire

It is important to continue to:

- Provide a supportive business environment (e.g. the Business Gateway service).

The following issues were identified:

- It was suggested that improvements to town centres and a removal of parking charges would aid local businesses.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Are our business and employment sites occupied by appropriate uses and should the definition of these sites change?	• NPF • SPP • The EDS	Appendices 1 and 2 - Business Land Review and Audit shows permissions change of use…	• Scottish Enterprise • Development Management - more support for gyms and similar uses in business/ industrial areas	Yes	Yes
Should all of the currently designated business and employment sites be carried forward to LDP2 or should any be re-allocated to alternative uses?	• SPP • EDS	The Business Land Review carried out by GL Hearn concluded that the current business and employment land portfolio can more than meet projected demands until 2036. GL Hearn recommended that no further business and employment sites		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
		need to be identified in the short term, and that it may be possible to allocate some of the existing land to alternative uses (see Appendices 1 and 2 - Business Land Review and Audit).Applications have also been received for housing proposals on areas of business land, and these are currently being reviewed.			
Are the business and employment sites in good enough condition to suit their purpose or should any sites be regenerated to increase their commercial attractiveness?	• The NPF states that 'planning policies should seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment' • The EDS says that work should be undertaken 'to bring forward key business sites for business development', including working with landowners	Appendices 1 and 2 - Business Land Review and Audit	• Visit Scotland said that there should be a way of bringing derelict buildings to the attention of the market. • Scottish Enterprise said it would be a good idea to link employment generation with digital infrastructure.	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	'to attract business to vacant sites', identifying 'funding opportunities to improve infrastructure ' and developing 'masterplans or briefs' for sites where appropriate.				
Are home-based businesses and the spaces in which they operate appropriately defined?	• The NPF requires planning policies to 'allow for new and flexible working practices (such as live-work accommodation)'. • The SPP says that 'Plans should encourage opportunities for home-working, live-work units, micro-businesses and community hubs.' • The EDS states that guidance is to be produced for home-based businesses about how to run a business		• Development Management agreed with policy supporting homeworking as a form of business development. It was also noted that the existing policy refers to homeworking being supported where the business does not impact unacceptably on their neighbours in terms of amenity, noise, on-street parking or high levels of traffic, but that it may be advisable to further clarify this position. One suggested change is to state in the	Yes, minor change	No

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	from home, with relevant available services and organisations to provide assistance, as well as technical information.'		policy that the home business should be indistinguishable from a residential property (i.e. that we would not support signage). • Scottish Enterprise agreed it was important to support homeworking, self-employment and entrepreneurship.		

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue - Are our business and employment sites occupied by appropriate uses and should the definition of these sites change?					
Option 1 - Broaden use classes permitted on business and employment sites	Update current policy to be more proactive in attracting appropriate, employment-generating uses to vacant business land. Also link the policy with Town Centre First and Active Travel principles, by ensuring that businesses which operate by providing products or services to visiting members of the public have reasonable justification for choosing a business site over a more central location. Rather than strictly use classes 4, 5 and 6, 'appropriate' business land uses should create permanent employment, but be unsuitable for a town centre site due to, for example: requirement for a larger floorplate than is available on the high street; heavy vehicles or high volumes of delivery traffic; extended operating hours; or	No significant impacts are anticipated through this policy approach. However, there is potential for benefits through the creation of additional employment opportunities. In addition to this, consideration of accessibility to businesses which provide products and services to visiting members of the public will need to be taken into consideration and priority given to town centre first sites, in line with the current policy, for appropriate business proposals. This will lead to additional benefits regarding population and	Broadening the use classes permitted on business sites may encourage employers from a wider range of industries to locate there. Increasing the diversity of the local business base will in turn increase the range of job opportunities, helping disadvantaged members of the community (e.g. single parents who can only work part-time; young people without qualifications; people with disabilities) to find work to suit their skills.	There may be gradual loss of business and employment land if previously-industrial units are vacated and the mix of uses is balanced in favour of non-business. If too many units are taken up by, for example, gyms and soft-play centres, there may not be enough business and employment land to accommodate any increase in demand for business space for class 4, 5 and 6 uses.	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	industrial processes which create noise, air or light pollution. This policy change will mean that businesses which do not readily fit within Use Classes 4, 5 & 6 (e.g. trade wholesalers, vehicle hire etc.) are still rightfully considered suitable for business sites. Where it can be proven that the town centre is not an option, other uses, such as gyms (use class 11), can also be permitted on business sites; while uses which are generally incompatible with industrial processes – particularly housing – will continue to be discouraged.	human health, air quality and climatic factors.			
Option 2 - Maintain current permitted use classes on business and employment sites.	Continue with current policy, which focuses on generating employment and encourages only use classes 4, 5 and 6 (office and industrial uses) on business sites. Alternative uses are permitted if certain conditions are met: such as proving that the existing use is harmful to the surrounding area, or that the site has been unsuccessfully marketed for business use for a period of time (see LDP).	No significant impacts are anticipated through this policy approach. The lack of flexibility within this policy approach could lead to some sites remaining vacant and unproductive which could reduce the level of employment opportunities through the area.	Maintaining the policy as it is at present will have no direct negative impacts on equality, but neither will it tackle any existing inequalities. If businesses out-with the permitted use classes are discouraged from locating on business and employment sites, East Dunbartonshire may miss out on potentially diversifying the range of	Some vacant business land may remain unoccupied and therefore unproductive if there is no demand for class 4, 5 and 6 uses. Uses which are contrary to the aim of the policy (i.e. which do not generate employment) may still be permitted if, for example, marketing for preferred uses is not successful – the current policy does	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
			jobs available in the area.	not allow enough flexibility to prioritise other employment uses that may not be strictly class 4, 5 or 6 over uses such as housing.	
Issue - Should all of the currently designated business and employment sites be carried forward to LDP2?					
Option 1 - Maintain majority of business and employment sites, limited change	Analysis of business land carried out in the Business Land Review and Audit (Appendix 1 and 2) demonstrates that the majority of existing business sites should be maintained, but that a limited number of sites should be considered for mixed use to enable the development of areas of vacant land whilst continuing to enable business development and delivery the Economic Development Strategy. These sites are: - Westerhill – require a masterplan for the area to include business, housing, transport, utilities and green infrastructure as part of a wider expansion of the Westerhill regeneration area. (see Bishopbriggs Community Strategy section)	This approach would present opportunities to utilise brownfield land into productive use by allowing alternative uses, primarily mixed use opportunities, on existing business sites. As a result, this would help to protect green belt land as the requirement for greenfield developments are likely to be reduced. This has the potential to reduce in benefits for Landscape, Soil and Geology and Material Assets. Furthermore, this would contribute to generating employment opportunities (Population and Human Health).	Keeping the majority of the sites allocated for business and employment use will ensure that there is land available for existing businesses to expand and new businesses to locate in East Dunbartonshire. This will protect and increase local job opportunities – it is important for equality that employment is available within the local authority area, as not everyone is able to travel for work. The reallocation of selected vacant plots of business and employment land to	Housing development, unlike other (potentially more compatible) non-business uses, e.g. a car garage, may cause restrictions to be placed on neighbouring business sites – e.g. noise, pollution and working hours. Residential use will increase requirements for parking, and will also need more space in order to allow separation from business areas.	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	- Tom Johnstone House / Whitegates Industrial Estate (LDP 13.31) – Continue to protect in Local Development Plan for mixed-use development including business use and require a joint approach across the site to deliver business and housing. (see Kirkintilloch Community Strategy section) - Milton Road (LDP 13.25) – Continue to protect in Local Development Plan for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs. (see Kirkintilloch Community Strategy section) - Southbank (LDP 13.29) – Deallocate land required for community sports facility and continue to protect remaining land in Local Development Plan for	However, each of the sites that are being considered as part of this option have a number of environmental constraints (see individual site assessments for Westerhill, Tom Johnson House, Milton Road, Kirkintilloch Business Gateway and Badenheath) which are likely to result in significant negative impacts on the majority of other environmental factors due to issues such as accessibility, impacts on peat land, requirement for significant changes to infrastructure (transport etc.) and impacts to biodiversity designations (e.g. LNCS at Badenheath).	mixed use or community uses will direct development to sustainably-located brownfield sites, rather than edge-of-settlement greenfield sites. This will help to create better-connected and more accessible places for all members of the community.		

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	business use. (see Kirkintilloch Community Strategy section) - Kirkintilloch Gateway (LDP 13.23) - Continue to protect in Local Development Plan for mixed-use development including business use and require a joint approach across the site to deliver business, housing, transport, utilities and green infrastructure. Feasibility of housing suitability on the site to be considered. (see Kirkintilloch Community Strategy section) - Badenheath (LDP 13.19)				
Option 2 - Carry all business and employment sites forward, no change	Retain the same list of allocated business and employment sites.	It is anticipated that the environmental impacts of this option will be directly related to the individual impacts for each business and employment site. Whilst this option would plan for longer term opportunities for business and employment as well as opportunities to redevelop vacant sites, the full nature of the effects will be dependent on the development of	Maintaining the policy as it is at present will have no direct negative impacts on equality, but neither will it tackle any existing inequalities.	Unproductive business and employment sites may remain vacant or derelict, having a negative impact on urban continuity and placemaking.	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		the sites; the sites may remain in a vacant or derelict for a period of time.			
Option 3 - Deallocate any business and employment sites that are not likely to come forward in the short term, major change	Remove sites that are currently undeveloped and which are not likely to be developed in the short term due to major constraints such as poor location, contaminated land, flooding, etc., without attempting to make them marketable with appropriate interventions (as suggested in the preferred option for tackling the next issue below). This option would ensure that site designations in the plan are deliverable by releasing unproductive sites, regardless of whether any alternative use has been proposed for them.	This option would prevent any negative impacts associated with the potential development of sites not expected to come forward in the short term. However, in doing so, there would no guarantee of remediation of these sites and has the potential to encourage other sites with constraints to be identified to meet business and employment needs.	The deallocation of business and employment sites without proposing alternative uses will not directly have an impact on equality. It may, however, reduce the likelihood that the sites will be brought forward for development (either for business use or for other appropriate uses), so they will remain vacant/derelict and will not benefit any part of the community.	Some sites which are not deliverable in the short-term may be needed in the longer term. If previous business sites are deallocated, they may be taken up for other uses such as housing and will not be able to be added back into the business land supply if required in future. If too many sites are classed as 'undeliverable' there may be a need to identify new sites for business use, and if only greenfield sites are available this would negate the argument for building housing on brownfield sites as a means of protecting the green belt. Additionally, there is no guarantee that unproductive sites for which no alternative use	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
				has been proposed will become productive if deallocated (i.e. if business uses are not interested in them in their present state, other uses may not be either).	
Issue - Are the business and employment sites in good enough condition to suit their purpose; should any sites be regenerated to increase their commercial attractiveness?					
Option 1 - Select business sites which have been identified as having capacity for more business use, but which have constraints related to their condition, and create a programme of regeneration.	Produce a delivery plan (to be included in LDP2) for each site which is in poor physical condition, has a high vacancy rate, or includes derelict plots or vacant units. Delivery plans will be produced in consultation with landowners and existing site occupants and will focus on increasing the functionality and marketability of the sites. Attracting investment to business sites will help to deliver economic growth objectives as outlined in the EDS.	Through this policy option there is an opportunity for environmental benefits in relation to the potential remediation of areas of contaminated land, active travel infrastructure improvements and landscaping enhancements. By undertaking road improvements to access the sites under review there is potential to improve public transport access but also encourage additional vehicular travel and with the potential to improve parking provision in some sites the potential negative impacts in	Regenerated business sites would be more attractive to employers, thus increasing the range and number of jobs available locally for people of all ages, abilities and social circumstances. Improved transport and active travel routes around business sites would also make them more accessible for all.	If sites are unoccupied/underutilised for reasons unrelated to their physical condition, such as poor location or low market demand from businesses, regeneration will not help and will be a waste of resources. Ownership of sites may complicate the regeneration process (e.g. private vs public roads).	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		relation to air quality and climatic factors could be further exacerbated.			
Option 2 - Allow all business sites to remain in their current state, no change	Do not actively seek to improve the built environment of business sites.	Through this policy approach there would be no capability to realise and take advantage of the benefits associated with regenerating some business sites (noted above) and would be unlikely to encourage such sites to draw in new business and employment opportunities.	Maintaining the policy as it is at present will have no direct negative impacts on equality, but neither will it tackle any existing inequalities.	The condition of derelict sites may continue to deteriorate, discouraging new businesses from locating there and potentially encouraging existing tenants to look for new premises elsewhere.	
Issue - Are home-based businesses and the spaces in which they operate appropriately defined?					
Option 1 - Continue to support the development of home-based businesses, but clarify operational requirements, particularly regarding physical changes made to the property they are run from.	Specify that home businesses must not be distinguishable from residential properties from the outside (no signage etc.) Ensure policy is consistent with home business guidance and is clear about the permissions and licenses required for different types of business.	No significant environmental impacts are anticipated as a result of this policy option. However, depending on the uptake of home-based businesses throughout the area there is potential for impacts (uncertain at present) in relation air quality and climatic factors through the need to travel and capacity of residential	Continuing to support home-based businesses is positive for equality as it allows people who could not find traditional employment an opportunity to be economically active.	If policy and guidelines for home-businesses appear too specific/strict, then future entrepreneurs may be discouraged.	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		properties/streets. Clarifying operational requirements for such business in terms of the physical changes to properties and operating procedures will also help to mitigate against potential impacts on residential areas, distinctiveness, particularly if in conservation areas or protected by other natural or historic environmental designation.			
Option 2 - Retain current policy on home-based businesses, no change	Continue with current policy, which states that home businesses do not need planning consent unless they: • Employ people who will need to travel to work at the residence. • Result in a significant number of customers visiting the home. • Create a possible nuisance to neighbours (e.g. noise, odour, pollution) Use more than one room for the sole purpose of running the business.	No significant environmental impacts are anticipated as a result of this policy option. However, depending on the uptake of home-based businesses throughout the area there is potential for impacts (uncertain at present) in relation air quality and climatic factors through the need to travel and capacity of	Maintaining the policy as it is at present will have no direct negative impacts on equality, but neither will it tackle any existing inequalities.	There may continue to be confusion and complaints from neighbours due to unclear guidance around what alterations home-business operators can make to their residences and the types of businesses and business practices are appropriate in residential areas. Potential entrepreneurs may be put off from	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		residential properties/streets. The existing policy also retains the amenity elements for neighbouring properties in terms of possible pollution (light, noise or odour) and traffic levels due to customers or staff which provide benefits in relation to these considerations for community wellbeing and local amenity. However this policy approach is lacking in terms of the clarification regarding operational requirements of particular businesses as well as the physical changes required for properties, which could lead to adverse impacts on amenity and natural and historic designations depending on the sensitivity of the receiving environment.		starting a home-business if the process seems too complicated or they fear their neighbours will disapprove.	

Policy 14. Tourism

Supplementary and Planning Guidance relevant to this policy	• Bearsden Town Centre Strategy • Bishopbriggs Town Centre Strategy • Milngavie Town Centre Strategy • Kirkintilloch Gateway Masterplan
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	NPF 3 recognises tourism as one of Scotland's key business sectors in Scotland today but has the potential to harness greater economic benefit in the Scotland of tomorrow. NPF 3 Action No.24 states that 'Planning authorities will support Visit Scotland's Tourism Development Framework in their development plans.'
Scottish Planning Policy	Development Planning 94. Plans should align with relevant local economic strategies. These will help planning authorities to meet the needs and opportunities of indigenous firms and inward investors, recognising the potential of key sectors for Scotland with particular opportunities for growth, including: • energy; • life sciences, universities and the creative industries; • tourism and the food and drink sector; • financial and business services. 100. Development plans should be informed by the Tourism Development Framework for Scotland in order to maximise the sustainable growth of regional and local visitor economies. Strategic development plans should identify and safeguard any nationally or regionally important locations for tourism or recreation development within their areas. 105. Planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans. This may include new developments or the enhancement of existing facilities.
Scottish Canals Heritage Strategy 2013-38	2013-38 strategic aims:

Policy Document	Requirements for LDP
	• Conservation and management • Participation and learning • Access and interpretation (of heritage) • Sustainability 2013-18 Plan: Issues - Condition of heritage assets - Baseline knowledge - General awareness of canal heritage Opportunities - Brand development - Stakeholder participation - Partnership - Skills and enterprise Relevant actions: 1. Baseline 2. Prioritised maintenance 3. Vacant properties 4. Artefacts and archive 5. Biodiversity (inc. develop a project to consolidate shirva stables and create wildlife habitat) 6. Graffiti 16. Sharing best practice 19. statutory protection 20. Townscape
Tourism Scotland 2020	Scotland's tourism economic contributions: - Overnight visitors £4.2bn+ - Day visitors £6.2bn - Total almost £11bn annually (2011 figures) Develop market opportunities: - Natural, heritage and activities e.g. hillwalking, sailing, castles - Events and festivals - Business tourism e.g. conferences Building capabilities: - Leadership and collaboration - Quality and skills - Marketing - Sustainable tourism Improving customers holistic experience: - Food and drink - Transport - Accommodation - Digital connectivity Turning assets into experiences – authentic to the area, not replicable

Policy Document	Requirements for LDP
	Market driven approach – know the market before you try to shape the experience – what does the customer want?
Tourism Development Framework for Scotland	Theme 1 – Digital Action: Working with the Scottish Government and key public and private stakeholders involved in the delivery of the Digital Scotland strategy, Visit Scotland will seek to ensure that the needs of the tourism economy are effectively catered for in all action plans. Theme 2A – Travelling to Scotland Action (Railways): Working with transport Scotland, Regional Transport Partnerships (RTPs), Network Rail, ScotRail and other stakeholders, Visit Scotland will encourage improvements to mainline stations and route capacity to enhance the visitor experience and enable greater accessibility to all modes of travel. Theme 2B – Travelling around Scotland Action (Ferry Services): Working in partnership with Ferry operators, Transport Scotland, Regional' Transport Partnerships and other national and local stakeholders, Visit Scotland will consider measures to improve the quality of the visitor experience for ferry passengers. Action (Railway Services): Working with Transport Scotland, Regional Transport Partnerships (RTPs), Network Rail, ScotRail and other stakeholders, VisitScotland will consider measures to improve the quality of the visitor experience for rail passengers. Action (Road Network): Working in partnership with Transport Scotland, Regional Transport Partnerships (RTPs) and partner councils, and other stakeholders, VisitScotland will encourage the prioritisation of interventions to improve connectivity along strategic visitor routes. Working in partnership with Transport Scotland, Regional Transport Partnerships (RTPs) and partner councils, and other stakeholders, VisitScotland will encourage the development of a series of scenic transport routes throughout Scotland. Action (Coach and Bus Services): Working in partnership with development planning authorities, Councils, Regional Transport Partnerships and other stakeholders, VisitScotland will encourage improvements to the operation of coach and bus services in recognised tourist destinations. Theme 3 – Accommodation Action: In partnership with local and national stakeholders, VisitScotland encourages development planning authorities to consider further accommodation requirements at locations where there is evidence of market demand including the upgrade or expansion of existing hotels. Specific priorities include: a) Identifying locations for investment in new hotels in city centre locations around major conferences which will also support business tourism; b) Identifying locations for investment in new hotel accommodation in towns and rural areas, including the country house hotel product; and

Policy Document	Requirements for LDP
	c) Setting policy to encourage investment in other forms of holiday accommodation in rural areas such as new self-catering accommodation (where deficiencies are identified), bunkhouse provision, holiday parks and novel low carbon development. Action (Resort Development): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to identify areas for urban and rural resorts in their development plans based on market demand. Theme 4 – Food and Drink Action: The local representation of food and drink should be an integral part of future tourism development strategies and in the context of the Framework Refresh, any supporting infrastructure. Theme 5 – Nature and Activities Action (Scotland's Paths and Trails): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to consider the development opportunities along our designated path network to enhance their tourism potential. Action (Forest Tourism): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to examine the tourism potential from our forests and woodlands and consider the allocation of development opportunities in suitable areas in local development plans. Action (Scotland's Marine Environment): Working in partnership with Scottish Canals and other local and national stakeholders, VisitScotland encourages development planning authorities to continue to promote the tourism potential of our canals and waterways and consider the allocation of suitable sites in local development plans. Action (Golf): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to consider the upgrade of infrastructure at existing golf courses where it meets the wider tourism market supported by appropriate enabling development as required. Action (Cycle Tourism): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to consider the potential for and upgrade of cycling infrastructure facilities to meet the wider tourism market. Action (Wildlife Tourism): Development planning authorities together with other local and national stakeholders are encouraged by VisitScotland to consider the potential for and upgrade of facilities for wildlife tourism to meet the wider tourism market. Theme 6 – Heritage and Culture Action: Development planning and authorities together with other local and national stakeholders are encouraged by VisitScotland to consider the regeneration potential from expansion of tourism/visitor infrastructure in support of successful heritage and culture assets in their development plans based on evidence of market demand.

Policy Document	Requirements for LDP
	Theme 7 – Destinations, Towns and Cities Action: VisitScotland, working in partnership with local and national stakeholders will encourage the improvement of the public realm at or transport gateways and in our main tourist destinations through innovative use of BID and City Deal funding. Theme 8 – Business Events Action: Development planning authorities, in conjunction with other local and national stakeholders, are encouraged by VisitScotland to consider the potential for expansion in existing conference, exhibition and event locations through their development plans based on evidence of market demand, including a strategic review of hotel provision required to support the business events sector. Theme 9 – Events and Festivals Action: VisitScotland encourages development planning authorities, together with other local and national stakeholders, to consider infrastructure requirements for an events and festival programme underpinning local tourism and development strategies.
Licensing scheme for short-term lets	On 8th January 2020, Minister for Local Government, Housing and Planning, Kevin Stewart announced in a statement to the Scottish Parliament that the Scottish Government will: • Introduce a licencing scheme for short-term lets, under the Civil Government (Scotland) Act 1982, with a mandatory safety component which will apply to all short-term lets across Scotland. In addition, Local Authorities will be given new powers to: • Add further conditions to the licensing scheme where appropriate to address concerns of their local communities (e.g. to help tackle littering or overcrowding of properties). • Designate short-term let control areas under powers in section 17 of the Planning (Scotland) Act 2019, where planning permission will be automatically required for any changes of use of whole properties to short-term lets. This will not apply to home-sharing arrangements (where someone rents out a room in their own home, or allows people to stay in their home while they are away). The licensing scheme and new powers are to be in place by spring 2021. The Scottish Government also plans to: • Review how short-term lets will be taxed in the future, to ensure they make an appropriate contribution to the communities they operate in. • Introduce a Transient Visitor Levy Bill ('tourist tax') later this Parliament. These measures are in response to concerns that the growth of short-term lets in popular tourist destinations, particularly in Edinburgh, is pushing up rent levels for other properties, as well as increasing the amount of litter, noise and anti-social behaviour.
Regional	

Policy Document	Requirements for LDP
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Forth and Clyde Canal 5.12 Spanning Scotland from the Forth Estuary to Bowling Basin on the River Clyde, the 35 miles of fully navigable waterway of the Forth and Clyde Canal offer a range of economic development, visitor economy, regeneration and surface water management opportunities in Clydebank, Kirkintilloch and Glasgow. Joint working with Scottish Canals in support of the delivery of the Scottish Government's Canals Strategy will ensure the continued revitalisation of the Forth and Clyde Canal and the delivery of the associated wider social and economic benefits. Schedule 2 Network of Strategic Centres Kirkintilloch, Future Actions – improved linkages with the Forth and Clyde Canal and Antonine Wall to better exploit the visitor economy potential of the town.
Glasgow City Region Tourism Strategy 2018 - 2023	Glasgow City Region Economic Action Plan Ref 4.2 We will provide specialised support to develop and grow the city region's food and drink sector Ref 4.3 We will attract an additional 1 million tourists to the city region by 2023 Ref 4.4 We will develop a shared tourism offer throughout the city region. This will be founded upon a joint tourism and destination marketing strategy developed in conjunction with VisitScotland and VisitBritain. Ref 4.5 We will establish a regional events and festivals forum to maximise the economic benefits they can bring across the city region. This would co-ordinate a regional approach to securing events and festivals and consider the regional expansion of existing festivals.
Antonine Wall World Heritage Site Management Plan & Supplementary Planning Guidance	Joint guidance prepared by Historic Scotland (now HES) and the 5 authorities (EDC, Falkirk, Glasgow, NLC & WDC) to manage new development on and around the wall. Requires that any development on the World Heritage Site itself must not result in the loss or damage to archaeological remains (broadly that development on top of the wall in the countryside wouldn't be permitted and that development on top of the wall on brownfield land within settlements must not excavate deeper than the previous building/ use). Also requires that any development in the buffer zone of the WHS doesn't have an adverse impact upon the setting of the wall.
Local	
Local Outcome Improvement Plan 2017	LO1: East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest. LO5: Our people experience good physical and mental health and wellbeing with access to a quality built and natural environment in which to lead healthier and more active lifestyles Guiding Principles: Planning for Place: focussing resources on places with poorer outcomes.

Policy Document	Requirements for LDP
	Sustainability: Better quality of life ED residents but recognising their health and wellbeing needs before compromising the quality of our built, natural and historic environment
Culture, Leisure and Sport Strategy 2016	Objective 4: Maintaining the quality of our existing culture, leisure and sports offer and maximising opportunities. Theme 2: Assets and facilities – facilities such as the Canal can help increase participation and improve health Theme 3: Access and services Relevant actions: -Ensure areas of tourism interest such as the canal, are accessible through high quality footpaths/ cycleways -Forth & Clyde Canal: Develop and prepare masterplan / planning guidance for the canal corridor, as part of the Local Development Plan, to establish a framework and priorities for general improvements and new facilities that may include projects such as path improvements, new jetties, public art and public spaces. The plan should be developed in partnership with Scottish Canals through a 'Charrette' style process bringing together stakeholders and partners.
Economic Development Strategy 2017 - 20	Tourism is one of the world's largest markets and its success is dependent on available infrastructure and distinctiveness of offer. Scenery and landscape is cited as the main reason visitors come to Scotland and East Dunbartonshire has a number of key natural and cultural assets that contribute to the wider offering such as the Antonine Wall, the Campsies and Mugdock Country Park. There are also plenty of walking and cycling opportunities such as the West Highland Way, John Muir Way, Thomas Muir Trail and the Strathkelvin Railway path. Resources will be focussed on increasing tourism through improving existing infrastructure, raising awareness and capitalising on business growth opportunities. East Dunbartonshire has great opportunities for tourism but has so far lacked the visibility and profile to attract people. There is also a lack of available data regarding the visitor economy, so this is something we will now seek to improve. Objectives: 8. Increasing tourism by raising awareness of local assets and promoting local strengths and environmental quality, as part of the vast tourism offering of the Glasgow City Region. 9. Investigating the economic benefit generated from local tourism assets, benchmarking from other areas, and using this knowledge to develop and improve tourism infrastructure and assets. 10. Utilising attractions by exploring different options for use of existing assets such as building on the success of events like the

Policy Document	Requirements for LDP
	Kirkintilloch Canal Festival, and tying in local events with the regional tourism offering. Tourism Actions (relevant to spatial planning): 32. Continued delivery of the Mugdock Park Strategy 34. Champion the East Dunbartonshire Loop (active travel route) 36. Develop a masterplan for the canal corridor 40. Explore opportunities to enhance the visitor economy through development. Present an options report displaying economic benefit to the Community Planning Partnership, the tourism partnership and the local community as options to take forward. Examples could include: • Tour packages • A development along the Forth and Clyde Canal • Seasonal Public transport to tourist attractions such as between town centres and Mugdock Country Park, the Campsies etc. • Bunkhouses for walkers etc. 41. Enhanced infrastructure around successful tourism attractions such as upgraded paths, public toilets, bike rails etc. around attractions such as: • The Forth and Clyde Canal • The Antonine Wall • Mugdock Country Park • Milngavie Reservoirs • The Campsies.
Local Transport Strategy 2013 – 2017 & Active Travel Strategy	Related themes from engagement: - Better connections from the network to destinations including Antonine Wall and Canal - Increasing and improving facilities - Improving awareness – consistent signposting and reduction of sign clutter SWOT - Weakness identified as canal path surface of varying quality Action Plan - 1.3 Twechar Towpath and Crossing Improvements: Upgrade and investigate feasibility of new/ enhances crossing facilities - 1.4 Bishopbriggs/ canal access: Investigate options to improve and the environmental implications of these
Green Network Strategy 2017 – 2022 & Green Infrastructure, Green Network Supplementary Guidance 2018k	Recognises the canal as an established and important spine of the green network in East Dunbartonshire and identifies it as a Green Network Strategic access and habitat link. Pages 56 – 60 set out opportunities for improving the canal as a strategic green network asset. It also identifies Strathkelvin Railway Path (part of the John Muir Way), the West Highland Way, the Allander Way, the Clyde Coastal Path as strategic access links (some of which overlap with habitat links of watercourses) and the other Green Network Strategic Assets of: Barhill, Campsie Fells, Kilpatrick Hills, Lennox Forest, the Milngavie Reservoirs and Mugdock Country Park.

Policy Document	Requirements for LDP
	Gaps in the network are also identified.
Kirkintilloch Masterplan	Vision Excerpt – 'Become a town centre that celebrates its key assets such as the Forth & Clyde Canal and Antonine Wall'
Mugdock Country Park Strategy 2015 – 2020	The strategy reveals Mugdock Country park as a popular tourist attraction that does not generate any income and relies heavily on public sector funding. With current budgetary requirements this is not sustainable. The strategy outlines ways for the park to pull in enough income to become self-sustaining • Improving infrastructure e.g. public toilets, car parks, visitor centre etc. • Path networks • Allotments • An Observatory • A marketing officer • Development strategies.

Evidence

East Dunbartonshire has tourism assets, but is struggling to use them to its full potential.

A public survey was also carried out in 2016 to inform the EDS. 60% of respondents identified tourism as an asset and 87% identified tourism infrastructure as a challenge. When asked to choose up to 5 priorities for the Economic Development Strategy from a list of 19, 77 questionnaire respondents chose 'Tourism facilities', making it the second most popular option after 'Town centre development'.

The number of visitors to East Dunbartonshire has fallen in the last decade

According to the latest STEAM report, East Dunbartonshire's visitor numbers have mainly followed a downward trend between 2009 and 2018, falling from 1.116 million to 1.091 million between 2009 and 2018. The only two years during this period which show an improved figure in comparison with the year before are 2012 (7.1% increase) and 2017 (3.6% increase). The number of days spent in East Dunbartonshire by visitors has also fallen from 1.665 million in 2009 to 1.582 million in 2018.

Most visitors to East Dunbartonshire are here on day trips.

On average, each visitor spent around a day and a half in the area, and the longest visits for each year occurred in the month of December. For every year and month during the study period, the majority of visitors were day visitors rather than staying visitors. The annual ratio of day visitors to staying visitors was roughly 4 to 1 Day visitors accounted for slightly more of the total number of visitor days spent in East Dunbartonshire than staying visitors. Staying visitors spent just under 4 days in East Dunbartonshire on average, and this was consistent for each of the years studied (2009-2018).

The most popular place to stay for visitors to the area is at the home of friends or relatives.

The STEAM data shows the number of days visitors in different accommodation types spent in East Dunbartonshire for each month and year from 2009 to 2018. The three accommodation types used were serviced accommodation (S), non-serviced accommodation (NS) and staying with friends or

relatives (SFR). The number of visitors for each accommodation type show that, for the study period, the most popular type of place to stay was at the home of friends or relatives.

There has been a reduction in the range and supply of visitor accommodation in East Dunbartonshire in recent years.

Across the nine year study period the type of paid visitor lodgings available in East Dunbartonshire shifted to almost all serviced accommodation. The total number of beds and establishments has almost halved, going from 37 establishments and 1,090 beds in 2009 to 24 and 551 respectively in 2018. Between 2017 and 2018, East Dunbartonshire lost all of its touring and camping accommodation, and the number and capacity of self-catering establishments has also been drastically reduced. The least change in East Dunbartonshire's visitor accommodation offer can be seen in the serviced with over 50 rooms category, with 3 beds added to the 2 existing establishments over the study period. One establishment with 56 beds was lost between 2010 and 2011.

Tourism provided the equivalent of 1,302 full time jobs in East Dunbartonshire in 2018, which is 172 less than in 2009.

The number of people employed (FTE) by tourism annually in East Dunbartonshire decreased over the nine year study period from 1,474 in 2009 to 1,302 in 2018. Much of the tourism employment appears to be seasonal, with peak months (e.g. August) showing more than double the employment figures for off peak months (e.g. January), and this trend is consistent across all of the years studied. Day visitors are responsible for generating slightly more full-time tourism jobs than staying visitors. This is unsurprising, because even though staying visitors are likely to spend more money on their visit and therefore have a greater individual impact on local employment, there is still a far larger number of day visitors than staying visitors.

Report of Consultation

Scottish Enterprise

It is important to continue to:

- Recognise the role of Tourism within East Dunbartonshire and confirm specific development opportunities which can enhance the quality and range of the offer to visitors.

Issues that were identified:

- We would encourage such development opportunities to have been considered and put forward within the context of a wider tourism strategy which is based on a sound understanding of market potential and market needs, and which recognises the views of the local community

Visit Scotland Meeting

Issues that were identified:

- Broad tourism areas should be identified (e.g. Campsie Glen, Forth and Clyde Corridor, etc.) with a visitor economy statement for each of them, linked to the EDS.
- Policy should be flexible, should identify specific sites, and should also focus on how local people use and benefit from visitor economy assets and facilities.

Milngavie Heritage Centre

It is important to continue to:

- Reflect the recently adopted Town Centre Strategy in its approach to land use in LDP2

Issues that were identified:

- A lot more could be done to make the town centre more tourist friendly. There is a golden opportunity to further the strategy by resolving the location, design and services of the proposed new Hub.

Public Questionnaire

It is important to continue:

- Maintaining a pleasant environment in order to attract visitors.

Issues that were identified:

- Whilst the majority of people supported this policy and the promotion of tourism in East Dunbartonshire, a number of people did not see it as a priority and did not think of East Dunbartonshire as a tourist area. A small number of people opposed any further expansion of the tourist sector.
- There were requests for more hotel space and investment in West Highland Way facilities, including a visitor centre with toilets.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?	Current LDP policy supports new tourism development proposals which 'contribute positively to East Dunbartonshire's tourism assets' provided 'a site-specific locational need' can be demonstrated. It also states that 'tourism proposals which require a change of use within town centre will be supported where it is demonstrated that a town centre location is essential.' No further locational guidance is given regarding tourist developments. LDP2 is required to proactively encourage new tourism development and provide sites and/or spatial locations in order to deliver EDS priority 3. Therefore, the existing policy	Feedback from Development Management - Requirement in Para 3 to demonstrate site-specific need is unnecessary for development within the urban area and is at odds with the rest of the plan in terms of encouraging tourism development. -Requirement in Para 2 for changes of use in Town Centres only to be supported if a TC location is essential- this goes against the changing roles of Town Centres and the Town Centres First principle. Development Management also said that the 'site specific locational need' aspect of the current policy is unclear. They	Scottish Enterprise said that they recommend confirming specific development opportunities which can enhance the quality and range of the offer to visitors. These would then be put forward within the context of a wider tourism strategy, based on a sound understanding of market potential, and recognising the views of the local community. Visit Scotland said that broad tourism areas should be identified (e.g. Campsie Glen, Forth and Clyde Corridor, etc.) with a visitor economy statement for each of them, linked to the EDS. The policy should be	Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
	needs to be revised to be more ambitious. SPP states that 'Strategic development plans should identify and safeguard any nationally or regionally important locations for tourism or recreation development within their areas', which 'may include new developments or the enhancement of existing facilities.' The SPP also says that 'a town centre first policy' should be applied 'when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities.' The current policy conflicts with this by implying that town centre proposals for tourism will only be accepted if it is proven that no other location would be suitable.	suggest clarifying that the requirement to prove a 'need' for tourist development is primarily intended for green belt and rural sites.	flexible and should identify specific sites. Milgavie Heritage Centre said that the recently adopted Town Centre Strategy should be reflected in the policy and that more could be done to make the town centre more tourist friendly.		
Should LDP2 include policy	The current LDP states that	Development Management		Yes	Yes

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
wording regarding short term lets?	accommodation proposals may be subject to restrictions 'to limit occupancy for holiday proposals only', but does not provide specific policy regarding short term lets. There is an ongoing consultation being carried out by the Scottish Government regarding the regulation of short-term lets, and the new provision within the Planning (Scotland) Act 2019 which would enable authorities to designate 'short-term let control areas' should they wish to.	said that there is a growing issue of loss of residential uses to holiday let/Airbnb type accommodation – no clear view has been taken on how we deal with this in the current policy. Data shows a decline in the provision of serviced accommodation for visitors in East Dunbartonshire, while there is evidence of an increasing number of local listings on sites such as Airbnb.			

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue - Should the LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?					
Option 1 - Provide criteria to encourage appropriate new visitor economy/tourism development and specifically focus on Tourism Asset Areas by providing policy for each asset area	Rather than having individual sites in the plan, this would set out a spatial strategy for tourism, based around identified Tourism Asset Areas Proposals within the greenbelt will be required to demonstrate a linkage with the key asset areas and how they would enhance the offer and visitor experience. Each Asset Area would have a description, including their tourism value, the individual assets they contain, and also any known development sites. There would be criteria to control the types of	This spatial strategy approach to tourism will provide additional benefits from a biodiversity and landscape perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards these set Asset Areas, it will ensure that the policy is more area specific and we can identify any environmental impacts in a more focussed and systematic manner.	Ensuring that visitor economy/tourism development takes place in sustainable locations would make it as accessible as possible for all visitors and members of the local community. By providing specific guidance for different Tourism Asset Areas, this approach would encourage developers to locate where they will provide the best experience for customers of all ages and abilities.	Green belt, appropriate development If the policy wording is not changed from the previous LDP then there is a risk of not being proactive in delivering EDS Priority 3 Although there will be less complexity involved in identifying Asset Areas than there would be in establishing individual sites, the	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	development proposals which would/could be supported within each asset area. All proposals will also need to be in a sustainable location, and be connected to existing tourism assets via active travel networks. The exact location of asset areas would be decided upon following consultation with stakeholders. Possible Asset Areas (all link in with the green network): 1. Antonine Wall WHS (inc Roman Baths, Barrhill Fort & Castlehill Fort) 2. Campsie Glen & Lennox Forest (inc western JM Way) 3. Forth & Clyde Canal (inc Westerton) 4. West Highland Way & Mugdock Country Park (inc Lillie Art Gallery & Milngavie Reservoirs) 5. Town Centres	This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage, whereby the SEA could influence the criteria and constraints more efficiently for certain types of development in each location. This approach will also require that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on population and human health, biodiversity and landscape character would		boundaries of the areas will need to be very clearly defined, otherwise this may cause confusion. There is a risk of being overly-prescriptive when describing the types of development that would be suitable in each Asset Area – it will be difficult to strike a balance between ensuring appropriate development and being too inflexible.	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		be further enhanced by implementing this option.			
Option 2 - Provide criteria to encourage appropriate new visitor economy/tourism development without specifying locations (Tourism Asset Area approach)	Amend wording so that the requirement to demonstrate site specific need applies only to proposals within the greenbelt. Also, policy could actively support tourism proposals in Town Centres rather than stating that changes of use in TC's will only be supported where it is demonstrated that a town centre location is essential.	This policy approach would have additional benefits to the existing LDP policy in relation to local employment opportunities and improving the occupancy rates, appearance and vibrancy of East Dunbartonshire's town centres, while also encouraging tourism related proposals.	This option would guide development to town centres rather than the green-belt, which would have a positive impact on accessibility.	There is a risk that this option is not enough of a change from the existing policy to proactively encourage tourism development as required in the EDS.	
Issue – Should LDP2 include policy wording regarding short term lets?					
Option 1 - Additional wording to support assessment of applications for accommodation and short-term holiday lets	Currently there is no wording to support the assessment of accommodation proposals except demonstrating site specific need. Details that could be included are design (including can't easily be converted to permanent housing accommodation), site re-use and remediation, access to public transport.	Through this approach a greater number of applications for and consequently development of tourism accommodation is anticipated. With an improved accommodation stock within the area it is likely to increase visitor numbers to key attractors. Potential positive and negative impacts are	This option might help to mitigate any of the negative impacts which unregulated short-term lets can have on the local community, and vulnerable residents in particular – for example: anti-social behaviour; security risks from shared	There may be a loss of visitor numbers if policy around holiday accommodation is too strict and results in reduced accommodation availability and variety. There may be an impact on housing	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	There is a section in the Design & Placemaking SPG on tourism accommodation, as per the policy wording this seems geared towards greenbelt proposals without explicitly stating so. The current policy states that restrictions may be imposed to limit occupancy for holiday purposes only, primarily to ensure that chalets and caravans are not used as permanent accommodation. This could be strengthened/ widened to cover holiday cottages for example being built and then converted to permanent accommodation at a later date (ties in with design aspect above). Policy could also be introduced to address the use of residential properties as short-term lets (e.g. through sites such as Airbnb). This policy would permit such uses only where the amenity of surrounding	anticipated for natural and historic environmental assets as it could lead to enhancement opportunities through development mitigation and/or planning gain. Additional positive impacts are likely in relation to population through enhanced community wellbeing by promoting tourism related activities and assets. A key planning consideration for this form of accommodation should be access to public transport and links to key attractors. This would avoid or reduce any adverse impacts in relation to air quality and the use of private vehicles.	entryways; social isolation. By providing criteria for the types of locations that would be acceptable for short-term holiday lets, this option would also ensure that the types of accommodation offered are better suited to the diverse needs of the visitors using them – i.e. that they are in safe areas accessible by public transport.	land supply if there is no clear separation between residential and holiday accommodation uses. If no policy addressing the assessment of holiday accommodation proposals is included in LDP2, then the policy will provide no support to development management in the event that Scottish Planning Policy is amended to require planning permission for holiday lets.	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	uses (i.e. residential) would not be negatively impacted, and where there is access to sustainable transport.				
Option 2 - As Option A but also consider impact upon housing land supply	This would require applications for holiday accommodation to consider the impact on housing land supply, i.e. loss of existing permanent accommodation through changes of use or housing sites being developed for tourism uses. This is a big issue in cities and areas like the Highlands but currently not a big issue in East Dunbartonshire. Could see national policy on this coming forward in the new NPF. If the Council is successful in increasing tourism, particularly regarding the canal, there is the potential this could change.	From a purely environmental perspective this option is unlikely to have any additional impacts to those noted above. The impacts of this option and the alternative option above will be dependent on the locations and sensitivity of the new sites and/or existing accommodation. One issue may arise whereby significant amounts of housing stock and/or sites are utilised for tourism uses. The resulting impacts of this could be significant in relation to the additional allocation of land for required housing, depending on scale,	In addition to reducing any negative effects of unregulated short-term lets, this option might also help to avoid the scenario where pressure to provide sustainable housing is increased by prime residential areas being used as holiday accommodation. However, stricter policy around allowing planning permission for short-term lets could reduce the availability and flexibility of visitor accommodation, which might increase inequality – for example, holiday lets may provide more suitable	There is a risk that placing too many requirements on housing accommodation policy will be in conflict with the policy position on supporting and increasing East Dunbartonshire's visitor economy.	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		locations and sensitivity or the receiving environment.	accommodation for people with disabilities than hotels.		

Policy 15. Renewable Energy and Low-Carbon Technology

Supplementary and Planning Guidance relevant to this policy	• Design and Placemaking Supplementary Guidance • Renewables and Heat Planning Guidance (Forthcoming) • Local Heat Networks and Energy Efficiency Strategy (Forthcoming)
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	The planning system must facilitate the transition to a low carbon economy, and help to deliver the aims of the Scottish Government's Report on Proposals and Policies. Spatial priorities range from extending heat networks in our cities and towns to realising the potential for renewable energy generation in our coastal and island areas.
Scottish Planning Policy	**Development Planning** Development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations. Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area. **Heat** Local development plans should use heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply. Heat supply sources include harvestable woodlands, sawmills producing biomass, biogas production sites and developments producing unused excess heat, as well as geothermal systems, heat recoverable from mine waters, aquifers, other bodies of water and heat storage systems. Heat demand sites for particular

Policy Document	Requirements for LDP
	consideration include high density developments, communities off the gas grid, fuel poor areas and anchor developments such as hospitals, schools, leisure centres and heat intensive industry. Local development plans should support the development of heat networks in as many locations as possible, even where they are initially reliant on carbon-based fuels if there is potential to convert them to run on renewable or low carbon sources of heat in the future. Local development plans should identify where heat networks, heat storage and energy centres exist or would be appropriate and include policies to support their implementation. Policies should support safeguarding of pipe runs within developments for later connection and pipework to the curtilage of development. Policies should also consider the provision of energy centres within new development. Where a district network exists, or is planned, or in areas identified as appropriate for district heating, policies may include a requirement for new development to include infrastructure for connection, providing the option to use heat from the network. Where heat networks are not viable, microgeneration and heat recovery technologies associated with individual properties should be encouraged.
Climate Ready Scotland: Second Scottish Climate Change Adaptation Programme 2019-2024	The second Scottish Climate Change Adaptation Programme sets out policies and proposals to prepare Scotland for the challenges that we will face as our climate continues to change in the decades ahead. The Programme is a requirement of the Climate Change (Scotland) Act 2009 and addresses the risks set out in the UK Climate Change Risk Assessment (UK CCRA) 2017, published under section 56 of the UK Climate Change Act 2008. The Programme takes an outcomes-based approach, derived from both the UN Sustainable Development Goals and Scotland's National Performance Framework. This cross-cutting approach promotes co-benefits, and integrates adaptation into wider Scottish Government policy development and service delivery. There are seven Outcomes in the Programme, each have been split into Sub-Outcomes which act as building blocks for the Outcomes. <u>Outcome 1</u>: Our communities are inclusive, empowered, resilient and safe in response to the changing climate <u>Outcome 2</u>: The people in Scotland who are most vulnerable to climate change are able to adapt and climate justice is embedded in climate change adaptation policy

Policy Document	Requirements for LDP
	Outcome 3: Our inclusive and sustainable economy is flexible, adaptable and responsive to the changing climate. Outcome 4: Our society's supporting systems are resilient to climate change Outcome 5: Our natural environment is valued, enjoyed, protected and enhanced and has increased resilience to climate change Outcome 6: Our coastal and marine environment is valued, enjoyed, protected and enhanced and has increased resilience to climate change Outcome 7: Our international networks are adaptable to climate change
Scottish Energy Strategy: The Future of Energy in Scotland 2017	Sets out a long term vision to 2050 for Scotland's energy system: "A flourishing, competitive local and national energy sector, delivering secure, affordable, clean energy for Scotland's households, communities and businesses" Recognises the critical role of land use planning in supporting renewable energy and reducing greenhouse gases. Aims to improve the relationship between communities and the planning system, including use of the place standard tool.
Cleaner air for Scotland: progress report 2018-2019	Cleaner Air for Scotland – The Road to a Healthier Future (CAFS), published in 2015, is a national cross government strategy that sets out how the Scottish Government and its partner organisations propose to reduce air pollution further to protect human health and fulfil Scotland's legal responsibilities as soon as possible. Delivery of CAFS was a commitment of the Scottish Government's Plan for Scotland 2017-18. Progress has been supported by the CAFS Governance Group, and actions managed by specific working groups and sub-groups. The new strategy will continue to focus on transport, placemaking, health and climate change themes, but will also introduce new policy areas such as domestic combustion and agriculture.
Scotland's Heat Map	The Scotland Heat Map helps identify the opportunities for efficient heat supply projects and support their development. Developed with data provided by public and private sector organisations including all local authorities, it will help to identify opportunities for new and expanding heat projects including efficient supply projects, such as district heating. As well as being a national resource for strategic modelling and planning, the Scotland heat map dataset will be offered to

Policy Document	Requirements for LDP
	every Scottish local authority to create a local heat map for their area. Heat maps are a practical tool which can be used to: • Provide planning authorities with the knowledge base to highlight heat opportunities (such as heat recovery, district heating, renewable heat and low carbon heat) in development plans, in pre-application engagement with developers and in determining planning applications; • Identify potential projects or project at a local level and Scotland wide to provide a potential pipeline of projects and the development of local investment proposals; • Support heat plans for commercial and public sector energy management; • Identify heat resources and unused excess heat; • Identify heat opportunities in the domestic sector to benefit social housing and tackle fuel poverty. • Publish a local heat map for planning purposes, identifying areas of opportunity
Scottish Government Onshore Wind Turbines: Planning Advice	Actions for wind: • Ensure that wind policies provide clear guidance for applicants and: – cover design, including the number and height of turbines, location and supporting infrastructure – take into account the scale and character of the landscape – safeguard ecological, community, historic environment, aviation and defence interests – consider cumulative impacts and decommissioning • Ensure that policies for all new developments consider wind (and other renewables) as energy options where impacts can be managed • Ensure guidance is provided on considering the cumulative effect of wind turbines • Consult key consultees at an early stage on the drafting of wind energy policies • Ensure the public are offered an 'early and effective' opportunity to engage in policy development and their environmental effects as part of the SEA process.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	Delivering Heat and Electricity In support of the transition to a low carbon economy and realisation of the Vision and Spatial Development Strategy, support should be given, where appropriate, to alternative renewable technologies and associated infrastructure. Heat Mapping Local Development Plans should:

Policy Document	Requirements for LDP
	• consider the use of heat mapping to support developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and in the surrounding area; and, • set out the factors to be taken into account in considering proposals for energy development dependent on the scale of the proposal and its relationship to the surrounding area. **Renewable Heat** Local Development Plans should support renewable energy and heat targets by: • seeking to identify key settlements or major growth areas with potential for district and heating networks, and promoting district heating and cooling networks including across Local Authority boundaries; and, • seeking to identify opportunities for heat efficiency and renewable heat, for example waste water treatment works and industries producing surplus heat. **Onshore Wind** In order to support onshore wind farms, Local Development Plans should finalise the detailed spatial framework for onshore wind for their areas in accordance with SPP, confirming which scale of development it relates to and the separation distances around settlements. Local Development Plans should also set out the considerations which will apply to proposals for wind energy development, including landscape capacity and impacts on communities and natural heritage. Proposals should accord with the spatial framework set out in Diagram 6 and finalised in Local Development Plans.
Clydeplan Supplementary Guidance on Heat Networks (Emerging)	In early production
Local	
Sustainability and Climate Change Framework 2016-20	See evidence section
Carbon Management Plan	
Climate Change and Adaptation Strategy	
Local Heat Networks and Energy Efficiency Strategy	

Evidence

The council has undertaken significant work in recent years to understand how East Dunbartonshire can contribute towards climate change adaption and mitigation and greater sustainability

Outcome 1 of the Council's Local Outcome Improvement Plan states that:

"Improving energy efficiency and promoting the use of renewable technology not only reduces greenhouse gas emissions helping decarbonise the economy, but is also an important step in increasing business competitiveness by reducing waste and creating opportunities for new skills and local employment opportunities".

In order to achieve this outcome and meet national obligations on sustainability, renewable energy and carbon reduction (see 'EDC Today' section), the Council has carried out or is currently working on a significant amount of work across a number of relevant areas. This work includes the publication of various Plans, Strategies and Frameworks as set out below:

a) Sustainability and Climate Change Framework 2016-2020: Commits the Council to delivering services in a way that protects and enhances the local and global natural environment while meeting social and economic needs, especially where those needs are greatest. It sets out the Council's key priorities as

- Zero carbon: reducing carbon emissions
- Maximising resilience to the impacts of climate change
- Zero waste: reducing material use and waste generation
- Reversing biodiversity decline
- Sustainable materials
- Maximising opportunities to promote health and wellbeing
- Supporting fairness and reducing inequality locally and globally
- Promoting community empowerment
- Supporting local businesses.

The Framework also commits to the production of a District Heating Strategy, to enhance the heat efficiency of new and existing developments.

b) Carbon Management Plan - Policies, plans, programmes, strategies and masterplans ('PPSs') are required to be written and amended with reference to the Council's Policy Development Framework and Committee Checklist. These tools will be developed, through the Sustainability and Climate Change Framework, to provide a means of ensuring that PPSs adhere to legislative and corporate requirements relating to carbon, including the public bodies' duties under the Climate Change (Scotland) Act 2009.

- Climate Change and Adaptation Strategy - The Council will be producing a Climate Change Adaptation Strategy in parallel with the new LDP 2. This will support the development planning process by outlining a vision and opportunities for more sustainable forms of development, transport provision and infrastructure including electric car charging points. It will be important to build on this within the next LDP by ensuring that sustainability and a commitment to low carbon remains at the heart of the development plan system.

c) Local Heat Networks and Energy Efficiency Strategy - This forthcoming strategy will include the production of a 'heat map', which will identify opportunities for district heating and local heat networks that will assist developers and other stakeholders in delivering the low carbon vision. This will draw upon the Scotland-wide Heat Map, a national resource for strategic modelling and planning.

All of the above workstreams will also fulfil the requirements of national key agencies, notably SEPA who recently published development plan guidance on '*Sustainable Resource Use and Energy (2018*). This includes a number of requirements for LDPs relating to renewable energy and district heating, including:

Renewable Energy

- A positive policy framework to facilitate renewable energy developments in appropriate locations in line with SPP. Where appropriate, this may include biomass, windfarm, hydro, district heating and solar energy developments.
- The policy framework or spatial strategy reflects local circumstances that take into account peat and carbon rich soils, forestry, water environment and other issues that fall within SEPAs remit including management of waste from development.

District Heating

- Policy wording which supports the construction of low carbon energy distribution district heating networks.
- If substantial new development, such as a new town or sizeable development, is planned, a requirement to connect to an existing or proposed district heating network, or provide a heat network within the site, must be placed on the site.
- New developments located adjacent to existing or proposed new heat networks or heat supplies should be designed to be capable of connecting to the heat supply. This could include incorporating space to be safeguarded for future pipework/piperuns within developments, incorporating grass/green corridors along footpaths or roads which could be excavated for installing heat network pipes without significant disturbance, and ensuring the new infrastructure does not obstruct the development of planned heat network and district heating systems

East Dunbartonshire Council receives a relatively small number of applications relating to Policy 15 each year

Since 2012, the Council has received 17 planning applications for renewable technology proposals. The majority of these related to domestic solar panels.

Summary of renewables technology applications since 2012

Type	Number of Applications	Approved	Refused
Wind – Domestic	4	1	3
Wind – Large	1	1	0
Solar	11	10	1
Biomass	1	1	0

Review of applications for renewables technology

Wind Turbines

Since 2012, the planning authority has considered five planning applications for wind turbine proposals within East Dunbartonshire. This does not include withdrawn applications. Of these, two have received planning consent, although neither has been implemented to date. In addition, only one of these has comprised more than one turbine – Tambowie Farm, 10 turbines.

Application No.	Proposal	Location	Decision	Date	Status
TP/ED/12/0416	Installation of ten 50kW Windbank turbines	Tambowie Farm, Milngavie	Approved	Oct 2012	Not built
TP/ED/12/0293	Single turbine – 11kw. 18.4m mast.	Dyke Farm, Kirkintilloch	Approved	Jan 2013	Not built
TP/ED/13/0053	Single turbine – 50m mast	Barbeth Farm, Kirkintilloch	Refused	Mar 2013	N/A
TP/ED/13/0932	Single turbine	North of Hayston Farm, Kirkintilloch	Refused	Mar 2014	N/A
TP/ED/13/0934	Two wind turbines	West of Hayston Farm	Refused	Mar 2014	N/A

Scottish Government planning advice on onshore wind turbines states that development plans should:

- Ensure that wind policies provide clear guidance for applicants and:
  - cover design, including the number and height of turbines, location and supporting infrastructure
  - take into account the scale and character of the landscape
  - safeguard ecological, community, historic environment, aviation and defence interests
  - consider cumulative impacts and decommissioning
- Ensure that policies for all new developments consider wind (and other renewables) as energy options where impacts can be managed
- Ensure guidance is provided on considering the cumulative effect of wind turbines
- Consult key consultees at an early stage on the drafting of wind energy policies
- Ensure the public are offered an 'early and effective' opportunity to engage in policy development and their environmental effects as part of the SEA process.

Solar

Since 2012, the planning authority has considered 11 applications for proposals involving solar panels. Most of these relate to roof panels and only one application has been refused. This was due to the detrimental impact on the host property and character of a Conservation Area. Only one application has been considered since 2015, not including withdrawn or invalid applications.

Application Ref.	Type	Proposal	Decision	Date
TP/ED/12/0252	Domestic	Solar roof panels	Approved	May 2012
TP/ED/12/0867	Domestic	Solar roof panels	Approved	Jan 2013
TP/ED/13/0319	Domestic	Solar roof panels	Refused	June 2013
TP/ED/13/0352	Commercial	Solar roof panels	Approved	June 2013
TP/ED/13/0791	Domestic	Solar roof panels	Approved	Jan 2014
TP/ED/14/0307	Domestic	Solar roof panels	Approved	May 2014

Application Ref.	Type	Proposal	Decision	Date
TP/ED/15/0315	Community	Solar roof panels on new school	Approved	June 2015
TP/ED/15/0339	Domestic	Solar roof panels	Approved	June 2015
TP/ED/15/0427	Domestic	Solar ground panels	Approved	Aug 2015
TP/ED/15/0657	Domestic	Solar roof panels	Approved	Oct 2015
TP/ED/18/0341	Domestic	Solar roof panels	Approved	Jul 2018

Biomass

Application Ref.	Proposal	Decision	Date
TP/ED/15/0426	Biogas plant processing organic matter by anaerobic digestion to provide renewable energy from biogas and sustainable fertilisers and livestock bedding	Approved	Sep 2015

Report of Consultation

Scottish Enterprise Feedback

It is important to continue to:

- Retain policy on carbon reduction and renewable energy in line with Scottish Government expectations and targets.
- Policy should be stronger in terms of requiring energy efficient materials

Questionnaire Feedback

The following key issues were identified:

- Further house building must not put renewable energy targets and carbon reduction targets at risk
- Policy should be stronger in terms of requiring energy efficient materials

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How can the carbon footprint of new development be reduced?	• NPF targets • SPP requirement • SDP2	• Difficulty in applying current policy – wording not specific enough • Current policy has to be weighed against buildings standards	• Scottish Enterprise • Questionnaire feedback • Sustainability Policy Team	Yes	No
How can LDP better support the development of heat networks and/or energy centres?	• SPP • SDP2	New guidance on district heating including heat mapping	Sustainability Policy Team	Yes	No
Do we need a new spatial framework for significant solar and biomass proposals	SEPA guidance (2C) recommendation	Planning application analysis	Development Management	Yes	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue 1 - How can the carbon footprint of new development be reduced?					
Option 1: Retain existing policy with minor amendment	Retain the format of the existing policy, subject to minor wording updates. This includes supporting a carbon emissions reduction in line with the Scottish Buildings Standards. This policy is currently set out in Policies 2 and 15 of the existing LDP and the accompanying Design & Placemaking Supplementary Guidance. Due to legislative changes, all key aspects of the current policy will be incorporated into the Plan, supported by more detailed non-statutory development advice. This will include policies requiring maximisation of energy performance and waste and recycling, and guidance on the use of sustainable materials.	This option would retain the existing policy framework without any significant changes. This approach is likely to deliver significant positive impacts in relation to climatic factors through the existing policy elements. However, as part of internal consultation, the development management team and other practitioners of the LDP indicated that more detail is required in order to assess proposals and applications against and determine the resulting impacts in relation to national emissions targets.	No impact	There is a risk that this option will only have a marginal impact on carbon reduction targets and objectives, given that carbon reduction involves requires more intervention than the regulation of new development proposals.	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	The existing requirement for 15% of the carbon emissions reduction for new buildings to be met from low and zero carbon generating technologies will be increased to 20%, and the requirement for a 'low to zero-carbon development statement' demonstrating compliance with the emissions reduction standard will be retained.				
Option 2: Reduce greenhouse gas emissions arising from new development through the introduction of an energy hierarchy	This option would require all new major development to include measures to reduce carbon dioxide emissions from energy use according to the following hierarchy: 1. Minimise energy requirements 2. Incorporate renewable energy sources 3. Incorporate low-carbon energy sources All major developments would also require the submission of a Sustainability & Energy Statement demonstrating how the energy hierarchy has been successfully applied in major developments to minimise carbon emissions, and	As this option would require all development to include measures to reduce carbon dioxide emissions following a hierarchy of minimise energy requirements, incorporate renewable energy sources and incorporate low carbon energy sources, it is anticipated that effects to Air Quality and Climatic Factors will be significantly positive. This is due to this option setting a clear policy requirement for major developments to minimise carbon emissions in order to ensure that national targets to reducing GHG emissions are met and a low carbon approach is followed to meet the target of 25% low and zero carbon technologies.	No impact	This option will have a positive impact in terms of helping to meet carbon reduction targets, renewable energy and sustainable development, in line with Local Outcome 1	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	an explanation of any factors preventing the achievement of net zero emissions from new development. Consistent with stage 2 above, planning legislation requires that the local development plan requires developments to be designed to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies (LZCGT). The previous LDP set this proportion at 15% and it is therefore proposed to increase this to 25% in the new Plan. Where viable, use of heat networks, combined heat and power and sustainable cooling systems will be encouraged, based on opportunities identified in the Council's Local Heat and Energy Efficiency Strategy.				
Option 3: Reduce GHG emissions arising from new development through a 'towards zero	This option requires all new development to conform to the energy hierarchy set out in Option 2 above. It also requires the	This option is anticipated to present similar impacts to those described in Option 2. However, it sets a 'zero carbon' aspiration for	No impact	This option will have a positive impact in terms of helping to	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
carbon development' policy	submission of a Sustainability & Energy Statement for all new development. The Statement shall set out the annual predicted carbon emissions from the development and the steps taken to reduce emissions through minimisation of energy requirements, incorporation of LZCGT and meeting remaining energy demand sustainably, including through the provision of on-site heat networks or connection to existing or planned heat networks. After applying on-site measures, new development will be expected to achieve a 100% reduction in remaining emissions through the use of carbon offsetting. Where net zero carbon is considered to be unachievable, the Sustainability and Energy Statement must explain the reasons for this and how energy demand has been reduced to the lowest practical level.	all development which will provide a stronger policy position.		meet carbon reduction targets, renewable energy and sustainable development, in line with Local Outcome 1	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	An appropriate level of financial contribution to mitigate residual CO2 emissions off-site will be calculated and applied over a period of 30 years. The contribution will be applied to offsetting measures such as energy efficiency schemes, low-carbon energy projects, renewable energy developments and carbon sequestration projects elsewhere in East Dunbartonshire.				
Issue 2 - How can LDP2 better support the development of district heat networks and/or energy centres?					
Option 1: Retain existing policy wording	Maintain a high-level policy stance by carrying forward the current policy on developing heat networks, and cross-refer to forthcoming Local Heat and Energy Efficiency Strategy. Incorporate any new or updated requirements into Supplementary Guidance.	This option would be consistent with the current policy approach with significant anticipated benefits in relation to climatic factors and material assets in terms of encouraging proposals to explore the potential for and viability of energy centres and heat networks. Impacts on other environmental factors are uncertain until more site specific details and network proposals are being considered.	This option may have a positive long term impact on fuel poverty by helping to create a more developed heat network, reducing the overall demand for and cost of traditional fuel sources.	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Option 2: Include new policy wording that supports the development of heat networks	This option would involve an entirely new section to policy 15, introducing a clear requirement for relevant proposals to demonstrate support for heat networks and energy. Any new policy would include: • the incorporation of 10 identified opportunity areas (Natural Power) to the proposals map. • a requirement to co-locate developments with a high heat demand with these opportunity areas. • a requirement to demonstrate how certain types of development could be connected to a DHN in the future, where immediate connection is not possible. • a requirement for appropriate proposals (over a specified threshold) to incorporate a suitable area of land for the future provision of a heat network energy centre.	This option would further enhance to positive impacts associated with option 1, particularly in relation to climatic factors and the reduction in carbon emissions. There is also potential for positive impacts in relation to population and human health in terms of supporting sustainable employment, social and economic deprivation. This option will provide a more detailed framework for developing heat network, similar to the spatial wind framework, which will give both development management and applicants more confidence and reassurance about what we would expect from proposals and where we would accept them. Impacts on other environmental factors are uncertain until more site specific details and network proposals are being considered.	This option would likely have a positive long term impact on fuel poverty by helping to create a modern and sophisticated heat network in specific areas, reducing the overall demand for and cost of traditional fuel sources.	None	✓
Issue 3 – Do we need a new spatial framework for significant solar and biomass proposals?					

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Option 1 – Include a framework for large scale solar and biomass	The policy would set out an assessment criteria for large scale solar and biomass proposals, similar to the spatial framework for wind farm development	This option would ensure the Council develops and integrates a set of criteria to assess applications for other large-scale renewable energy proposals to accompany the existing spatial framework for wind farm developments. The likely impacts of this option are significantly positive in relation to climatic factors and material assets. These environmental factors are likely to be further enhanced than the existing policy assessment. However, the impacts on other environmental factors would be uncertain, dependent on the locations and sensitivity of the proposal sites and the receiving environment. The intended assessment criteria could avoid or mitigate any impacts on the receiving environment or direct such proposals towards the most appropriate sites when considering multiple locations and reasonable alternatives.	No impact	None	✓
Option 2 – No framework	Given the low number of applications for these type of developments in East	Without a set of assessment criteria and development framework for other forms of	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	Dunbartonshire, there is no requirement for any renewable energy development framework other than wind farm development	renewable energy the Council would need to treat each large scale renewable proposal on an ad hoc basis. Developing the frameworks would be more proactive and offer the Council an element of control over future proposals and the locations of such developments. This option would retain the policies existing significant positive impacts in relation to climatic factors and material assets but would limit the scope of the policy.			

Policy 16. Managing Waste

Supplementary and Planning Guidance relevant to this policy	• Design and Placemaking Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	Planning authorities are expected to work with the market to identify viable solutions and leave a sustainable legacy for future generations. Working together with the Zero Waste Plan, the Scottish Planning Policy provides a policy framework for achieving this within development planning and management. Target: At least 70% of waste to be recycled by 2020
Scottish Planning Policy	Plans should give effect to the aims of the Zero Waste Plan and promote the waste hierarchy. For new developments, including industrial, commercial, and residential, plans should promote resource efficiency and the minimisation of waste during construction and operation. Plans should enable investment opportunities in a range of technologies and industries to maximise the value of secondary resources and waste to the economy, including composting facilities, transfer stations, materials recycling facilities, anaerobic digestion, mechanical, biological and thermal treatment plants. In line with the waste hierarchy, particular attention should be given to encouraging opportunities for reuse, refurbishment, remanufacturing and reprocessing of high value materials and products. Industry and business should engage with planning authorities to help identify sites which would enable co-location with end users of outputs where appropriate. Planning authorities should have regard to the annual update of required capacity for source segregated and unsorted waste, mindful of the need to achieve the all-Scotland operational capacity. However, this should not be regarded as a cap and planning authorities should generally facilitate growth in sustainable resource management.

Policy Document	Requirements for LDP
	The planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to protect the environment and public health. While a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity. The achievement of a sustainable strategy may involve waste crossing planning boundaries. However, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity in identifying suitable locations for new waste facilities. Plans should safeguard existing waste management installations and ensure that the allocation of land on adjacent sites does not compromise waste handling operations, which may operate 24 hours a day and partly outside buildings. Local development plans should identify appropriate locations for new infrastructure, allocating specific sites where possible, and should provide a policy framework which facilitates delivery. Suitable sites will include those which have been identified for employment, industry or storage and distribution. Updated Scottish Government planning advice on identifying sites and assessing their suitability will be provided in due course. Local development plans should identify where masterplans or development briefs will be required to guide the development of waste installations for major sites.
SG Planning and Waste Management Advice (2015)	First, it is advisable for planning authorities to tackle shortfalls in waste management capacity as a main issue, and to describe the implications of alternatives in the main issues report (MIR). The ZWP infrastructure capacity shortfall data provides an annual update on need but this may not be widely recognised unless explicitly described in the MIR. This should be made transparent to ensure that stakeholders can participate effectively in the context of ZWP policies. Adopting a map-based approach at this stage is encouraged. Maps showing existing development and proposed growth and regeneration locations, use of the SEPA Waste Site and Capacity Tool, site capacity and infrastructure data and strategic waste management reviews will inform options about the location of required facilities in the spatial strategy. The climate change duties of public bodies and the carbon emissions abatement potential of the waste sector should also be reflected, for example where development plan options secure carbon benefits. Using these resources and gathering evidence will make it easier to identify factors relevant to waste management in the MIR. SPP, use of the infrastructure capacity shortfall data and the guidance on need and

Policy Document	Requirements for LDP
	proximity set out in this advice supersede the "areas of search" approach to waste management. Circular 6/2013 indicates that matters to be included in the development plan and not in supplementary guidance (SG) include development proposals of more than local impact. Waste flows relate to the dynamics of contracts, to arisings, recyclate value, points of collection, transfer, treatment, disposal and, in some cases, export; across local authority and therefore development plan boundaries. Statutory supplementary guidance forming part of the development plan under Section 22 of the Planning etc. (Scotland) Act 2006) can support or build on the detail of recently adopted policies which do not require substantial change. Additionally, guidance may describe how development management policy or master plans articulate waste management provision in other forms of development to prevent the generation of waste or encourage reuse, recycling and recovery. Supplementary guidance (statutory or non-statutory) should only be used to address substantive waste policy issues identified in the development plan and an explicit reference must be included within the plan. Guidance on SG is given in a Chief Planner letter dated 15 January 2015.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	In order to support the Vision and Spatial Development Strategy and to meet the targets set out in the Zero Waste Plan, development proposals for waste management facilities will generally be acceptable subject to local considerations, in the locations set out below: • land designated for industrial, employment or storage and distribution uses; • degraded, contaminated or derelict land; • working and worked out quarries; • sites that have the potential to maximise the re-use of waste heat through co-location with heat users; • existing or redundant sites or buildings that can be easily adapted; and, • existing waste management sites, or sites that were previously occupied by waste management facilities.
Clyde Valley Residual Waste Project	The Clyde Valley Residual Waste Project won the innovation category at the Government Opportunities (GO) Excellence in Public Procurement Awards Scotland 2016/17. The councils – North Lanarkshire, East Dunbartonshire, East Renfrewshire, North Ayrshire and Renfrewshire – have agreed a £700million, 25-year partnership to divert waste from landfill by capturing recyclable materials from residual waste and recovering renewable energy from what remains.

Policy Document	Requirements for LDP
	They have signed a contract with Viridor to process around 190,000 tonnes of waste each year, at the company's facilities at Bargeddie and Dunbar. Along with waste reduction, recycling and reuse, over 90% of the partner councils' waste will be diverted from landfill as well as producing a Refuse Derived Fuel which can be used to generate renewable energy. The service will begin in December 2019.
Local	
Economic Development Strategy	*Key Issues and Opportunities & objectives - Sustainable Development* No specific requirement for LDP but action 47 commits to the preparation of a strategy to enhance the circular economy including the implementation of business support programmes from Zero Waste Scotland and promotion of their 'Good to Go' programme.
Design and Placemaking Supplementary Guidance	[Waste and Recycling] All new development should be designed to allow for the collection and storage of waste, including sites for recycling bins and bin storage areas which are convenient to access and screened from public view. Development should allow for access of waste collection vehicles and suitable kerbside collection points for the collection of bins. The Council will consider how the proposals minimise the production of waste, such as: • Minimising construction waste through use of Site Waste Management Plans, targets for waste reduction and use of segregated recycling; • Minimising operational waste in employment and business, community facility or retail development through provision for recycling bins, on-site composting and integration into community recycling facilities.

Evidence

The Council is continuing to support the sustainable management of waste in accordance with the Zero Waste Plan

Under the national Zero Waste Plan, Scotland aims to:

- reduce total waste arising in by 15% against 2011 levels
- reduce food waste by 33% against 2013 levels
- recycle 70% of remaining waste
- send no more than 5% of remaining waste to landfill

Alongside this, the National Planning Framework Planning and Scottish Planning Policy together set out a planning requirement to work with the market to identify viable solutions and leave a sustainable legacy for future generations (see EDC Today section)

At a regional level, the Strategic Development Plan (Clydeplan) supports the Zero Waste Plan objectives by setting out a positive approach to waste management proposals in the following locations:

- land designated for industrial, employment or storage and distribution uses;
- degraded, contaminated or derelict land;
- working and worked out quarries;
- sites that have the potential to maximise the re-use of waste heat through co-location with heat users;
- existing or redundant sites or buildings that can be easily adapted; and,
- existing waste management sites, or sites that were previously occupied by waste management facilities.

The Council does not currently have an adopted Waste Management Strategy but recognises the key objectives of national targets through its Economic Development Strategy (EDS) and Design & Placemaking Supplementary Guidance. Action 47 of the EDS commits to the preparation of a strategy to enhance the circular economy including the implementation of business support programmes from Zero Waste Scotland and promotion of their '*Good to Go'* programme. The Design & Placemaking guidance states that:

> "All new development should be designed to allow for the collection and storage of waste, including sites for recycling bins and bin storage areas which are convenient to access and screened from public view.
>
> Development should allow for access of waste collection vehicles and suitable kerbside collection points for the collection of bins.
>
> The Council will consider how the proposals minimise the production of waste, such as:
>
> - Minimising construction waste through use of Site Waste Management Plans, targets for waste reduction and use of segregated recycling
> - Minimising operational waste in employment and business, community facility or retail development through provision for recycling bins, on-site composting and integration into community recycling facilities".

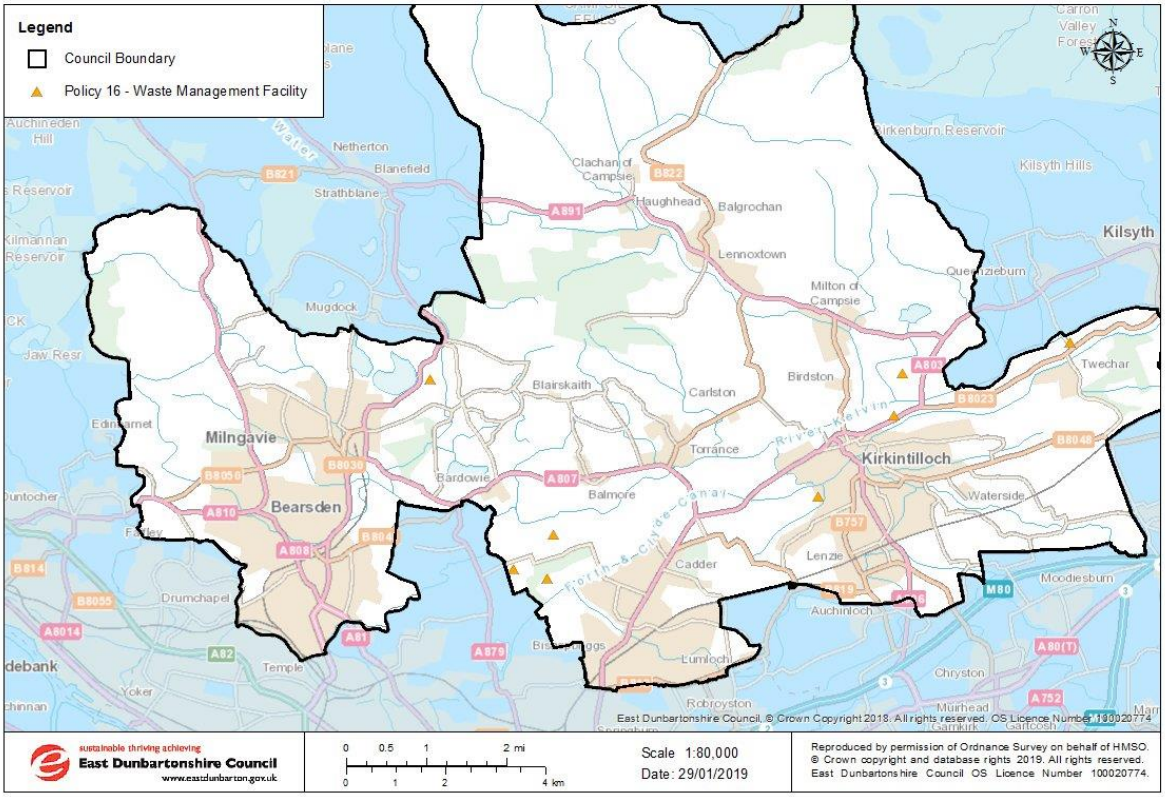
In addition, the Council is a partner in the Clyde Valley Residual Waste Project[8]. Under this project, five councils – North Lanarkshire, East Dunbartonshire, East Renfrewshire, North Ayrshire and Renfrewshire – have agreed a £700million, 25-year partnership to divert waste from landfill by capturing recyclable materials from residual waste and recovering renewable energy from what remains.

They have signed a contract with Viridor to process around 190,000 tonnes of waste each year, at the company's facilities at Bargeddie and Dunbar. Along with waste reduction, recycling and reuse, over 90% of the partner councils' waste will be diverted from landfill as well as producing a Refuse Derived Fuel which can be used to generate renewable energy. The service will begin in December 2019.

There are eight waste management facilities (recognised by SEPA) within East Dunbartonshire as illustrated in the following map with additional details in the table below.

[8] https://www.northlanarkshire.gov.uk/index.aspx?articleid=26675

East Dunbartonshire Council Map



Facility	Area	Site Activity	Operator	Waste Type	Capacity (tonnes)
Centurion Works, Balmuildy	**Bishopbriggs**	**Transfer Station**	**Hunter Enviro Ltd**	**Commercial**	**94,900**
Mavis Valley (a)	Bishopbriggs	Transfer Station	EDC	Household	50,000
Mavis Valley (b)	**Bishopbriggs**	**Recycling Centre**	**EDC**	**Household**	**10,000**
Buchley Farm	**Bishopbriggs**	**Composting**	**The Coach House Trust**	**Commercial**	**37,249**
General Autos, Southbank Road	Kirkintilloch	Metal Recycler	William Hunter	Commercial	1,347
Broomhill Depot	**Kirkintilloch**	**Other Treatment**	**EDC**	**Household**	**10,000**
Inchbelle Landfill	Kirkintilloch	Landfill	W H Malcolm Ltd	Commercial	0
Bankell Farm	**Milngavie**	**Transfer Station**	**Private**	**Other**	**n/a**
Kilsyth Waste Management Resource	**Twechar**	**Transfer Station**	**Biffa Waste Service Ltd**	**Commercial / Industrial / Other Special**	**1,365**

Source: East Dunbartonshire Council / SEPA NB: Sites in bold are operational. Remaining sites not operational.

There is limited activity within East Dunbartonshire in relation to new waste management infrastructure

Historically, East Dunbartonshire is not subject to significant activity in terms of new waste management infrastructure or facilities. The reasons for this are likely to include the relatively small land area, relatively low population and limited amount of appropriate brownfield or industrial land that would have the potential to accommodate such development.

Waste Infrastructure Applications Since 2012

Proposal	Applicant	Ref	Site	Date	Decision
Recycling building waste rubble	H&R Transport	TP/ED/13/0687	Gartshore	Dec 2013	Approved
Restoration of colliery including inert waste recycling	Cemex UK	TP/ED/18/0223	Gartshore Colliery	Mar 2018	Under consideration
Redevelopment of existing waste transfer station	EDC	TP/ED/18/0207	Mavis Valley	July 2018	Approved

Analysis of significant planning applications indicates that waste management infrastructure is not being addressed beyond the minimum requirements.

SEPA has recently published guidance on waste management. This will need incorporating into the relevant policy on waste management

In 2018, SEPA published guidance on Sustainable Resource Use and Energy. This includes a series of requirements and recommendations for development plans, as summarised in the table below. The guidance covers waste management facilities generally, minimising waste, energy from waste and landfill. Many of these are already addressed through existing policy, however it will be necessary to review the policy in the context of these updated requirements and recommendations.

Type	Requirements	Recommendations
Waste Management Facilities	• Support the development of new waste management facilities and infrastructure facilities for the management of all types of waste; • Identify on the proposals map and safeguard existing waste management sites, including safeguarding or protecting land for expansion surrounding existing waste facilities, to allow for growth without being prejudiced or restricted by adjoining land uses; • In line with the Waste Hierarchy, identify the preferred means of managing all waste and the types of waste management facilities that will be supported; • Identify in policies and on proposals maps clear locations and/or site allocations appropriate for waste management facilities. Sites considered suitable for waste	• The inclusion of text within Vision Statement of LDPs which promotes Zero Waste to demonstrate a positive approach towards planning for sustainable resource use and Zero Waste in all new development. For example: "The Development Plan has a Zero Waste vision for our people to live a zero waste lifestyle, minimising waste created and maximising the reuse and recycling of materials". • Minimise where possible the unnecessary transportation of waste by road and / or utilise access by rail or water. • Utilise existing minerals workings or industrial sites for construction and demolition waste, and identify opportunities to recycle construction and demolition waste either close to where it arises with mobile crushing plant on site or at a permanent processing site.

Type	Requirements	Recommendations
	management facilities include employment and industrial land, storage and distribution land and re-use /extensions of existing waste management sites. Other sites may be considered suitable by the Planning Authority; and, • Where there remains a national shortfall in waste management infrastructure, development plans must provide capacity for waste management facilities that may manage waste from both within and outwith the plan area. Development plans must not restrict waste movement across planning boundaries. SEPA does not provide comment on proximity or need.	• If waste is to be managed outwith the development plan boundary as part of a shared waste infrastructure facility, the development plan should confirm where and how waste will be managed. • Development plans should support the Scottish Government's position and set out policies which enable development of waste management facilities which will contribute towards delivering the additional capacity required in Scotland.
Minimising Waste	Incorporation of the principles of minimising generation of waste during construction and providing adequate space for waste in new development as part of policies within their development plan policies, for example in "general design", "sustainable design" or general waste policies.	• Inclusion of a policy that requires developers to prepare and implement a site waste management plan in appropriate cases. This may form part of a construction method statement or sustainable design statement. • Inclusion of development plan policies which require all new development to provide adequate space within the site layout for well designed waste storage, recycling (including kerbside collection and / or centralised mini-recycling stores and composting facilities) and collection to enable maximum waste reduction and materials to be separated at source. • The preparation of detailed supplementary guidance on waste storage, recycling and collection space to support development plan policy. The detailed design guidance on waste storage, recycling and collection space can be provided through supplementary guidance, but

Type	Requirements	Recommendations
		it must be referred to through policy contained within the development plan.
Energy from Waste	Sites identified for energy from waste facilities are designed to enable links to be made to potential users of the heat and/or power generated at the site.	Policy coverage to ensure that new development proposals are enabled to connect to any adjacent existing or new heat networks, Energy from Waste facilities, or other heat providers. In order to ensure Energy from Waste (and other heat providers) comply with SEPA's Thermal Treatment of Waste Guidelines and meet the energy efficiency requirements, new developments are expected to make use of the energy generated.
Landfill	Existing landfill sites must be identified on the proposals map and proposals for new landfill sites will only be supported in specific circumstances and where required to meet the need for a 10-year rolling landfill capacity identified within the Zero Waste Plan Regional Capacity Table.	none

Report of Consultation

Questionnaire Feedback

It is important to continue to:

- Continue the drive towards increased recycling and more sustainable waste management

The following key issues were identified:

- Potential to improve recycling requirements as part of new development
- More specific requirements for waste management would be helpful, particularly for residential developments

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Can the policy provide a more effective framework for the sustainable management & storage of domestic and commercial waste?	Policy focuses on assessment criteria for waste management infrastructure and sites.	Current policy can be difficult to enforce. Need a more robust policy framework for development management purposes.	Important to continue drive towards more recycling	Yes, Minor	No
Can the new LDP better promote and enable a zero waste lifestyle?	SEPA Development Plan Guidance: Sustainable Resource Use and Energy (2018)	SEPA recommend that LDPs adopt a positive approach towards planning for sustainable resource use and Zero Waste in all new development.	More specific waste management requirements for residential proposals would be useful.	Minor	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue - Can the policy provide a more effective framework for the sustainable management & storage of domestic and commercial waste?					
Option 1 – Expanded policy framework for recyclable waste management	This policy would aim to ensure that recycling infrastructure is properly built into the design process, and will be considered as part of the assessment. Similar to requirement for cycle storage. In accordance with SEPA recommendations, this would include a requirement to provide adequate space within the site layout for well-designed waste storage, recycling (including kerbside collection and / or centralised mini-recycling stores and composting facilities) and collection to enable maximum waste reduction and materials to be separated at source. The wording would link to the current Design & Placemaking guidance and apply to all types of development where significant	This approach would ensure that the planning proposals assessment process considers the requirements for recycling infrastructure. This approach is anticipated to enhance the existing waste management provision within this policy, facilitating and encouraging the people of East Dunbartonshire to live zero waste lifestyles and providing additional benefits to enhance the existing positive impacts expected in relation to population and human health, climatic factors and material assets.	This option would help to ensure that domestic recycling facilities are more accessible for older people and people with disabilities, reducing the need to travel to off-site recycling depot/facilities.	None	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	amounts of waste will be generated, including residential.				
Option 2 – Set out waste infrastructure requirements using a threshold approach	Policy would go further than option 1 by setting out specific waste and recycling requirements for different development types, using a 'threshold' approach.	This policy option would involve the requirements in relation to waste and recycling for each development type to be specified within the policy. This information is contained within existing Design and Placemaking Guidance. By including it within the policy it would restrict the current flexibility in the planning process for Development Management when considering applications, particularly small scale/minor developments.	As with option 1, this option would help to ensure that domestic recycling facilities are more accessible for older people and people with disabilities, reducing the need to travel to off-site recycling depot/facilities.	None	
Issue - Can LDP 2 better promote and enable a zero waste lifestyle?					
Option 1 – Add statement to the LDP reflecting the Zero Waste Plan objectives.	Include wording within the LDP to the effect that the Development Plan has a Zero Waste vision for our people to live a zero waste lifestyle, minimising waste created and maximising the reuse and recycling of materials.	This policy option is likely to raise the profile of the zero waste plan objectives and encourage greater participation and promotion of zero waste lifestyles. The impacts of this policy option are likely to further enhance the already significant benefits anticipated for this policy regarding climatic factors and material assets, while also boosting the positive nature of the population and human health impacts.	No impact	None	✓

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Option 2 – Retain current opening statement in Policy 16 but review wording	Review and, if necessary, update wording in policy 16 to ensure that most recent Scottish Government objectives re: waste management are accurately reflected. This could include reference to key targets and SEPA requirements.	This approach would ensure that the policy reflects the most up to date Scottish Government objectives and targets. The impacts of this are unlikely to alter the existing policy assessment with significant benefits anticipated in relation to climatic factors and material assets.	No impact	None	

Policy 17. Mineral Resources

Supplementary and Planning Guidance relevant to this policy	None
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
Scottish Planning Policy	The planning system should: • recognise the national benefit of indigenous coal, oil and gas production in maintaining a diverse energy mix and improving energy security; • safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of the construction, energy and other sectors; • minimise the impacts of extraction on local communities, the environment and the built and natural heritage; and • secure the sustainable restoration of sites to beneficial afteruse after working has ceased. Local development plans should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development. Plans should set out the factors that specific proposals will need to address, including: • disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water; • impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy; • benefits to the local and national economy; • cumulative impact with other mineral and landfill sites in the area; • effects on natural heritage, habitats and the historic environment; • landscape and visual impacts, including cumulative effects; • transport impacts; and • restoration and aftercare (including any benefits in terms of the remediation of existing areas of dereliction or instability). Plans should support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times in all market areas through the identification of areas of search. Such areas can be promoted by developers or landowners as part of the plan

Policy Document	Requirements for LDP
	preparation process or by planning authorities where they wish to guide development to particular areas. **As an alternative, a criteria-based approach may be taken, particularly where a sufficient landbank already exists or substantial unconstrained deposits are available.** Local development plans should identify areas of search where surface coal extraction is most likely to be acceptable during the plan period and set out the preferred programme for the development of other safeguarded areas beyond the plan period, with particular emphasis on protecting local communities from significant cumulative impacts. Where possible, plans should secure extraction prior to permanent development above workable coal reserves. For areas covered by a Petroleum Exploration and Development Licence (PEDL), local development plans should also: • identify licence areas; • encourage operators to be as clear as possible about the minimum and maximum extent of operations (e.g. number of wells and duration) at the exploration phase whilst recognising that the factors to be addressed by applications should be relevant and proportionate to the • appropriate exploration, appraisal and production phases of operations; • confirm that applicants should engage with local communities, residents and other stakeholders at each stage of operations, beginning in advance of any application for planning permission and in advance of any operations; • ensure that when developing proposals, applicants should consider, where possible, transport of the end product by pipeline, rail or water rather than road; and • provide a consistent approach to extraction where licences extend across local authority boundaries. Policies should protect areas of peatland and only permit commercial extraction in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	**General** The planning system has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development. At the same time, there is a need to address restoration of past minerals extraction sites in and around the city region. **Policy 15 - Natural Resource Planning** **Mineral Resources Spatial Framework**

Policy Document	Requirements for LDP
	An adequate and steady supply of minerals will be maintained [within the City Region]. This will include a land bank for construction aggregates equivalent to at least 10 years extraction

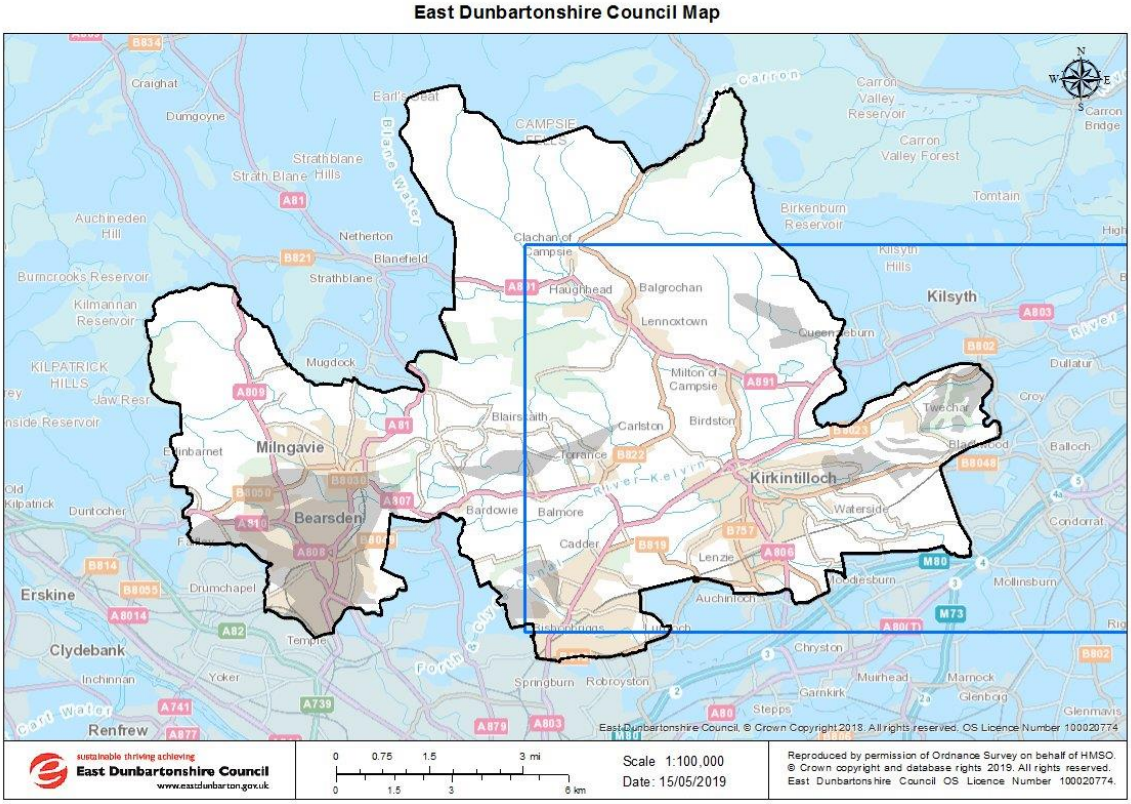
Evidence

Mineral resources areas identified in the current LDP remain unchanged

The Council has identified areas of search in conjunction with the Coal Authority, as shown in Figure 1. These are areas known to have surface coal present and are protected from development that would result in sterilisation of this mineral resource. The Coal Authority has requested that they be consulted as part of any significant development proposal in these areas, which remain unchanged from the current LDP.

A Petroleum Exploration and Development Licence (PEDL ref 162) covers the north-east part of the city region covering parts of East Dunbartonshire Council and North Lanarkshire Council (shown below within blue lines). The extent of this area remains unchanged and is overseen by the UK wide Oil & Gas Authority. There is a current moratorium on onshore unconventional onshore oil and gas developments within Scotland, including hydraulic fracturing and underground coal gasification.

Figure 2 – Surface Coal Resource Areas and PEDL area



The current designations fulfil the requirements of Scottish Planning Policy, which states that:

> "Local development plans should identify areas of search where surface coal extraction is most likely to be acceptable during the plan period and set out the

preferred programme for the development of other safeguarded areas beyond the plan period, with particular emphasis on protecting local communities from significant cumulative impacts. Where possible, plans should secure extraction prior to permanent development above workable coal reserves".

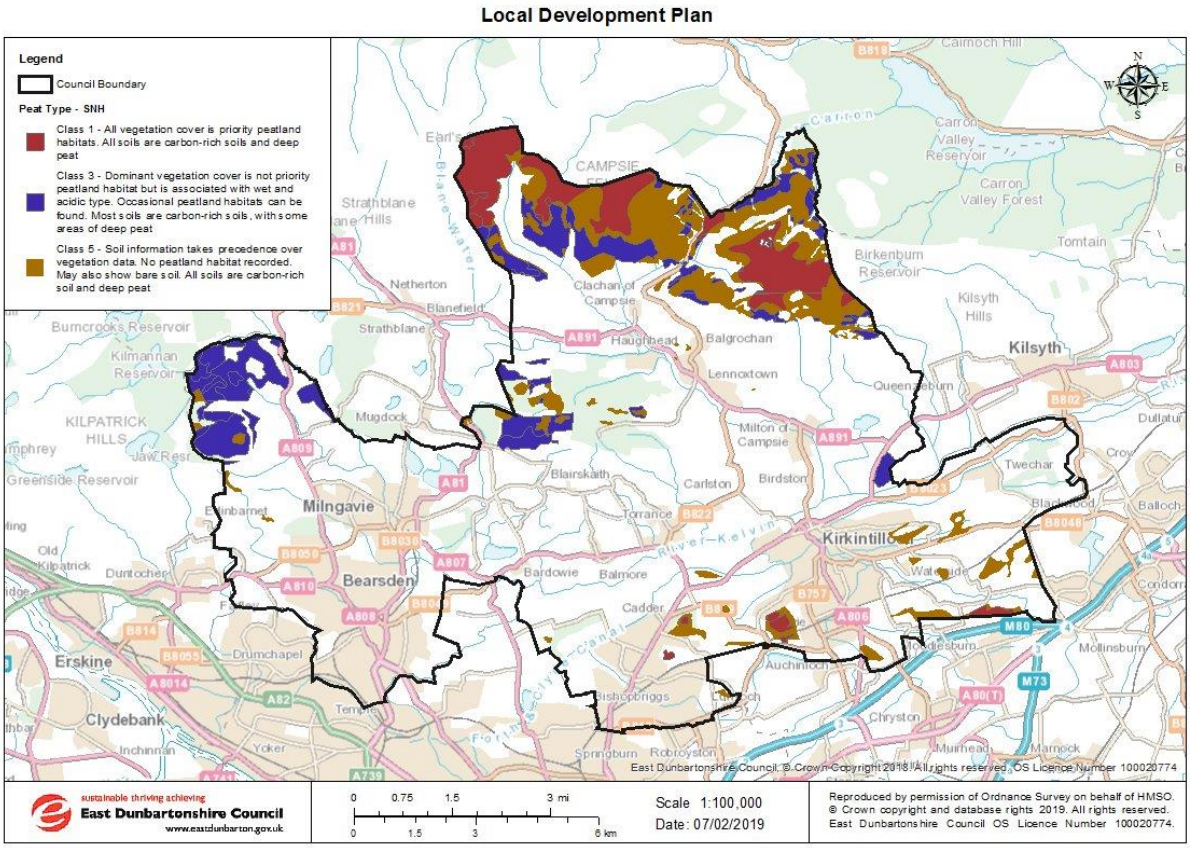
For areas covered by a Petroleum Exploration and Development Licence (PEDL), local development plans should also:

- identify licence areas;
- encourage operators to be as clear as possible about the minimum and maximum extent of operations (e.g. number of wells and duration) at the exploration phase whilst recognising that the factors to be addressed by applications should be relevant and proportionate to the
- appropriate exploration, appraisal and production phases of operations;
- confirm that applicants should engage with local communities, residents and other stakeholders at each stage of operations, beginning in advance of any application for planning permission and in advance of any operations;
- ensure that when developing proposals, applicants should consider, where possible, transport of the end product by pipeline, rail or water rather than road; and
- provide a consistent approach to extraction where licences extend across local authority boundaries.

East Dunbartonshire contains a range of peat types, with the majority located in the Campsie Fells

Figure 2 illustrates the distribution of peat throughout East Dunbartonshire, as classified by SNH. Current policy only permits extraction where the conservation value is low and restoration impossible.

Figure 3 – Peat Types within East Dunbartonshire



The identification of these areas fulfils the requirements of Scottish Planning Policy, which states that:

> "Policies should protect areas of peatland and only permit commercial extraction in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible".

All of these designations (surface coal, PEDL and peat) also accord with the Strategic Development Plan, which states that "the planning system has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development. At the same time, there is a need to address restoration of past minerals extraction sites in and around the city region".

There are two active mineral extraction sites within East Dunbartonshire

East Dunbartonshire continues to contain two established quarries – Douglas Muir and Inchbelle. A proposal to recommence work at a currently dormant site outside Twechar (Gartshore) is currently under consideration. Details of these are provided below.

Current and Proposed Mineral Extraction Sites in East Dunbartonshire

Site Name	Status	Commodity	Area (ha)	Operator	End Date of permissions	Planned Afteruse
Douglas Muir Quarry, Milngavie	Active	Sand and Gravel, Silica	143	Lafarge Tarmac	June 2030	Restoration to woodland and farmland
Inchbelle Quarry, East of Kirkintilloch	Active	Sand and Gravel	22	Lafarge Tarmac	Dec 2019	Restoration to farmland
Gartshore Colliery, Twechar	Proposed – awaiting decision	Quartz Dolerite	21	Cemex UK	n/a	Restoration to meadow grassland, wetland and nature conservation.

Together, these facilities contribute towards the strategic requirement to maintain a 10-year landbank of construction aggregates within the city region, as required by Policy 15 of the Strategic Development Plan (Clydeplan) *'Natural Resource Planning'.*

Scottish Government has updated its position on unconventional oil and gas extraction

The Scottish Government introduced a moratorium on onshore unconventional oil and gas in January 2015. A Direction was issued to all Planning Authorities in Scotland on 28 January 2015. A subsequent Direction was issued on 08 October 2015 which confirmed that the moratorium did not include the drilling of boreholes solely for the purpose of core sampling. The Direction includes the following definition of unconventional oil and gas: …"unconventional oil or gas development" means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas using unconventional extraction techniques, including hydraulic fracturing (but does not include the drilling of boreholes solely for the purpose of core sampling)…

A public consultation, "Talking Fracking", was launched on 31 January 2017. The consultation received 60,535 valid responses. Of these responses, 52,110 (86%) were campaign responses or petitions; and 8,425 (14%) took the form of substantive responses. The overwhelming majority of respondents were opposed to the development of an unconventional oil and gas industry in Scotland.

On 03 October 2017, the Minister for Business, Innovation and Energy set out the Scottish Government's considered position on unconventional oil and gas in Scotland that the Scottish Government does not support the development of unconventional oil and gas in Scotland. The Chief Planner wrote to local authorities across Scotland to make clear that the Planning Direction of 2015 will continue to remain in force.

On 3 October 2019, the Scottish Government confirmed its finalised policy position of no support for UOG development in Scotland. This means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coalbed methane. This will be enforced through the Town and Country Planning (Notification of Applications (Unconventional Oil and Gas) (Scotland) Direction 2019, which was issued to Planning Authorities on 3 October 2019.

The Scottish Government will embed its position on unconventional oil and gas within the next iteration of the NPF, thereby giving an assurance the policy would carry significant weight in development planning and decision making, and that any future changes to the policy would be given Parliamentary consideration.

Report of Consultation

Coal Authority Feedback

It is important to continue to:

- Set out a clear policy on the protection of mineral resources from sterilisation

Questionnaire Feedback

- LDP 2 should be clear that hydrocarbon extraction (fracking) will not be permitted in East Dunbartonshire

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Should the policy continue to refer to the moratorium on unconventional oil and gas extraction?	Policy (including terminology) will require updating as new information is available on the Scottish Governments position.	Scottish Government has completed an SEA on this policy position and a subsequent public consultation	Negative perception of fracking within East Dunbartonshire	Minor	No
Should the assessment criteria specify the types of mineral workings that will be subjected to the policy?	SPP requires the safeguarding of all workable mineral resources from sterilisation.	Policy should protect mineral resources from sterilisation	Feedback indicates that it would be helpful to specifically refer to different types of minerals e.g. dolerite	Minor	No
Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?	SPP requires planning policy to protect areas of peatland	Up to date SNH peat mapping available		Yes	Yes

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
Issue – Should the policy continue to refer to the moratorium on unconventional oil and gas extraction?					
Option 1 – Retain current wording	As policy has recently been through an examination and evidence does not raise any issues or concerns, no major changes are required. However, wording will be updated to confirm the Scottish Government's latest position the Council's responsibilities in accordance with the Town and Country Planning (Notification of Applications (Unconventional Oil and Gas) (Scotland) Direction 2019	This policy option would be consistent with the existing policy and the corresponding assessment. Minor benefits are likely from a population and human health perspective through additional protection and safeguards in place as part of the assessment criteria, while potential adverse impacts are anticipated in relation soil and geology and landscape character.	No impact	None	✓
Option 2 – Remove all reference to unconventional oil and gas extraction	The Scottish Government has a current policy position of not supporting unconventional oil and gas extraction, following a national consultation exercise in 2017. However, there is currently a lack of clarity on how this will be reflected in future national policy	This policy option would reflect a position that the Scottish Government could potentially make and incorporate within the next NPF. The inclusion of references to such practices would therefore not be required within the LDP2. The impacts related to	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	documents including the next NPF. It may therefore be premature to amend the current approach within LDP2.	this policy option on the policy as a whole would be positive or neutral in nature in relation to soil and geology, landscape character, water quality, climatic factors and material assets.			
Issue - Should the assessment criteria specify the types of mineral workings that will be subject to the policy?					
Option 1 – Retain current policy wording	This option would carry forward the current policy which provides an assessment criteria for any "new or extended mineral workings". It does not distinguish between sand and gravel, coal, dolerite etc.	This policy option would retain the existing blanket assessment criteria regarding all new or extensions to mineral workings. There are no additional impacts identified to those within the existing policy in relation to negative and uncertain impacts in relation to soil and geology and landscape character environmental factors. This is mainly due to specific locations and details about specific mineral proposals being unknown at this stage but with the potential for adverse impacts.	No impact	None	✓
Option 2 – Review safeguarded areas to identify different types of mineral	This option would involve working with the minerals industry to identify the different types of mineral resources within East Dunbartonshire (not just surface coal). The mapping would	The impacts of this policy option would be the same as those identified in Option 1 above in relation to soil and geology and landscape character.	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
	require updating for assessment purposes.				
Issue - Should the peat map included within the LDP (rather than contained in supporting planning guidance)?					
Option 1 – Add a peat layer to Proposals Map	Using data from SNH, all peat types within East Dunbartonshire would be illustrated on the Proposals Map. This would aid the consideration of proposals that may affect peat land, including forestry and windfarm proposals, and reinforce the status of peat in planning terms.	Utilising this data as part of the proposals mapping could provide direct policy confirmation of the presence of peat land and carbon-rich soils and aid development management in determining planning by reinforcing the status of peat. By raising the profile and status of peat and carbon rich-soils it could lead to additional protection and positive impacts for the policy in relation to soil and geology, water quality in relation to the hydrology of such soils and climatic factors through the protection of such soils against the release of carbon.	No impact	None	✓
Option 2 – Only show class 1 priority peatland habitat areas on Proposals Map	As above but focusing on the most valuable areas of peat (class 1).	Impacts as stated above for Option 1.	No impact	None	
Option 3 – Do not include peat mapping in Proposals Map	Areas of peat are currently mapped within non-statutory planning guidance (Natural Environment), which supports the LDP. This option would carry forward this approach.	This option will not alter the existing overall neutral policy assessment and would not have an impact or enhance the policy or further protection for the following environmental factors, soil and	No impact	None	

Policy Option	Policy Option Description	Assessments			
		SEA	Equalities	Risk	Preferred Option
		geology, water environment or climatic factors.			

Policy 18. Digital Communications

Supplementary and Planning Guidance relevant to this policy	• Design and Placemaking Supplementary Guidance
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	See evidence section
Scottish Planning Policy	See evidence section
5G:Strategy for Scotland	A strategy outlining the Scottish Government's vision for 5G and its commitment to embracing the opportunities it will give to build towards aspirations to establish Scotland as a forward looking digital nation. Includes the following key actions: 1. Development of 5G Use and User Cases 2. Access to Public Sector Assets 3. Digitisation of Transport Scotland Assets 4. Planning Policy Updates 5. Supporting Local Authorities 6. Exploring Neutral Host Solutions for 5G
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	No specific requirements for LDPs, but the 'Vision for Clydeplan' to 2036 includes a commitment to ensuring high quality digital connectivity throughout the city region.
Local	
Local Outcome Improvement Plan	**Local Outcome 1** East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest. **Local Outcome 2** Our people are equipped with knowledge and skills for learning, life and work.

Evidence

High quality digital infrastructure is increasingly regarded as essential infrastructure in new development

NPF3 highlights the importance of our digital infrastructure, across towns and cities, and in particular our more remote rural and island areas. Our economy and social networks depend heavily on high-quality digital infrastructure. To facilitate investment across Scotland, planning has an important role to play in strengthening digital communications capacity and coverage across Scotland. It sets an ambition for Scotland to have a world-class digital infrastructure network by 2020, as a key part of creating sustainable and empowered communities. Planning authorities have a responsibility to contribute towards this ambition.

Scottish Planning Policy states that the planning system should support:

- development which helps deliver the Scottish Government's commitment to world-class digital connectivity;
- the need for networks to evolve and respond to technology improvements and new services;
- inclusion of digital infrastructure in new homes and business premises; and
- infrastructure provision which is sited and designed to keep environmental impacts to a minimum.

> "Local development plans should reflect the infrastructure roll-out plans of digital communications operators, community groups and others, such as the Scottish Government, the UK Government and local authorities.
>
> Policies should encourage developers to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development. This should be done in consultation with service providers so that appropriate, universal and futureproofed infrastructure is installed and utilised".

At a regional level, the Strategic Development Plan (Clydeplan) includes as part of its long-term vision a commitment to ensuring high quality digital connectivity throughout the city region.

At the local level, the Council Local Outcome Improvement Plan includes an outcome where "our people are equipped with knowledge and skills for learning, life and work" (Outcome 2). Having access to high quality digital infrastructure will play a role in achieving this outcome.

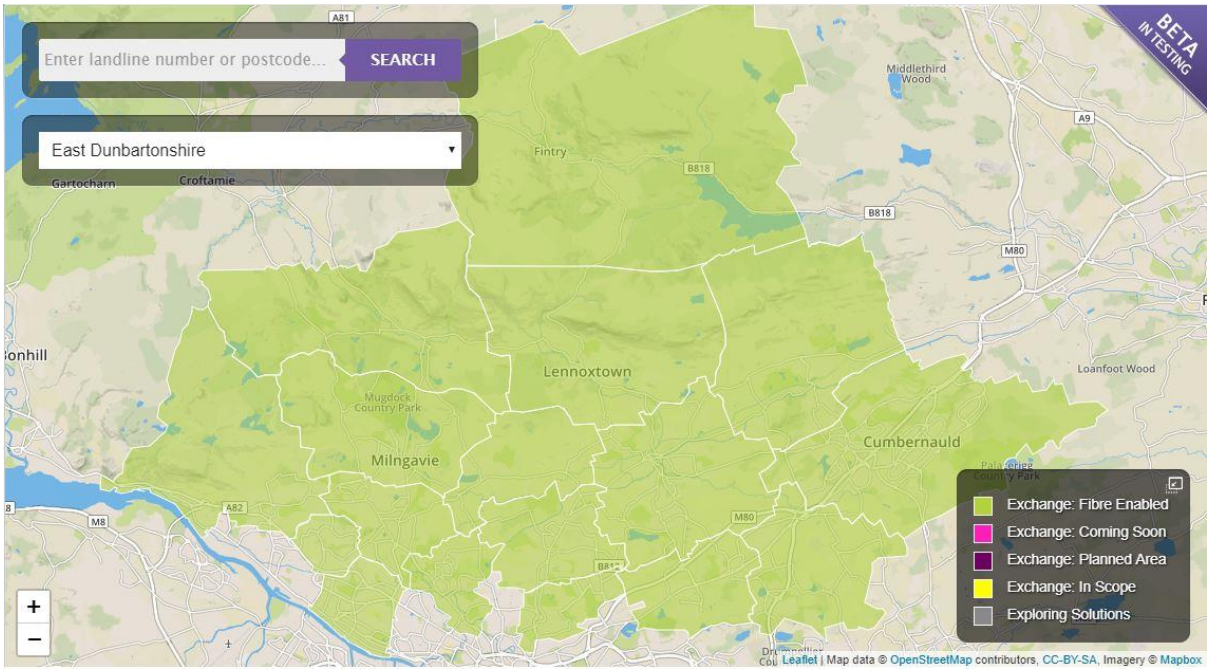
Realising Scotland's full potential in a digital world: a digital strategy for Scotland 2017

The purpose of this strategy is to create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. Key land use actions include:

- Use City and Region deals to maximise the role that digital innovations and infrastructure can play in delivering both economic and inclusive growth
- Create the conditions in which our digital technologies industries can thrive, working with industry to meet a shared objective to employ 150,000 in digital technology roles over the next 5 years
- Ensure that every premise in Scotland is able to access broadband speeds of at least 30 Megabits per second by 2021

Investment in broadband and telecommunications infrastructure continues to grow

All of East Dunbartonshire is currently enabled for fibre broadband, with Digital Scotland currently working to extend fibre coverage within each exchange area. The eight exchanges that predominantly cover East Dunbartonshire are shown in the map and table below.



Exchange Location	Fibre Broadband	First Enabled
Glasgow Milngavie	Available to some	January to June 2015
Glasgow Bearsden	Available to some	July to December 2014
Balmore	Available to some	July to December 2015
Bishopbriggs	Available to some	July to December 2014
Kirkintilloch	Available to some	January to June 2015
Lennoxtown	Available to some	January to June 2015
Fintry	Available to some	July to December 2018
Kilsyth	Available to some	July to December 2015

Source: Digital Scotland, https://www.scotlandsuperfast.com/check-my-area/# (2019)

Smart Cities Scotland (2016-19)

Through the Scottish Cities Alliance, £60 million, including £25 million of European Regional Development Fund (ERDF) support, is being invested to make Scotland's cities smarter, using new technologies to accelerate and transform the delivery of city services.

Utilising this investment, Scotland's seven cities aim to become more attractive, liveable and resilient through data and digital technology - improving the cities for their citizens and making them more attractive to potential investors who are increasingly looking at sustainability as a key draw.

CITY REGION PRIORITIES

- £1.13bn infrastructure innovation and labour market investment fund with an associated GVA uplift £2.2bn
- To be a world-class city focused on economic growth and tackling poverty and inequality

INVESTMENT AREAS

- Built environment
- Innovation
- Public realm
- Transport
- Flood and water management
- Tourism

EXAMPLE SMART CITY ACTIVITIES

- UK Future Cities Demonstrator Programme
- Intelligent City Infrastructure
- Digital Innovation Centre
- Connected digital infrastructure and free public Wifi
- City Management Operations Centre

Within the Council area there has been a steady flow of telecoms installations although thse have lessened in recent years.

Table 1 – List of telecoms infrastructure applications since 2012. Excludes cabinet only applications.

Application Ref	Proposal	Location	Date	Decision
TP/ED/12/0001	Telecommunications base station comprising the installation of a 14.8m high slimline shared telecommunications column	Kirkintilloch	Sep 2012	Approved
TP/ED/12/0054	15m high joint operator/telegraph pole/type telecommunications tower incorporating 3no. antennas with equipment cabin	Bearsden	July 2012	Approved
TP/ED/12/0495	Installation of 12.5m high telecommunications pole, antennas and cabinets.	Bearsden	Oct 2012	Approved
TP/ED/12/0499	Installation of 15m telecommunications pole, ground base cabinets and ancillary development.	Bearsden	Jul 2012	Approved
TP/ED/13/0102	Removal of 12.5m telecommunications installation and replacement installation of 13.5m high street furniture tower and 2No. equipment cabinets (2No. Huawei)	Bishopbriggs	Jun 2013	Approved
TP/ED/13/0133	Removal of 14.8m high street furniture telecommunications tower Installation of new 15m high street furniture telecommunications tower and 2No. equipment cabinets	Bishopbriggs	May 2013	Approved
TP/ED/13/0176	replacement 15m high telecommunications streetpole with	Bearsden	May 2013	Approved

Application Ref	Proposal	Location	Date	Decision
	6no. antennas behind a GRP shroud and 2no. equipment cabinets			
TP/ED/13/0258	Telecommunications installation consisting of removing existing 20m high Saturn streetworks pole with 6no. antennas within a GRP shroud and replacing it with a 20m high Jupiter S3 Streetpole with 6no. antennas within a GRP shroud.	Bearsden	May 2013	Approved
TP/ED/13/0259	Telecommunications installation consisting of removing existing 15m high streetworks pole with 6no. antennas within a GRP shroud and replacing it with a 15m high Jupiter S3 Streetpole with 3no. antennas within a GRP shroud.	Bearsden	Jun 2013	Approved
TP/ED/14/0237	Upgrade to an existing telecommunications installation to include new antenna and associated cabinets	Milngavie	Jul 2014	Approved
TP/ED/15/0318	Proposed replacement of existing 12m high monopole and antennas (overall height 15.2m) with a 20m high monopole accommodating 6No antennas and 2No 0.3m transmission dishes (overall height 20.2m)	Kirkintilloch	Jun 2015	Approved
TP/ED/15/0932	proposed upgrade to existing telecoms installation and associated works	Lennoxtown	Mar 2016	Approved
TP/ED/16/0042	replacement telecommunications pole with antenna (overall height 15m) with associated works	Lenzie	Mar 2016	Approved
TP/ED/16/0239	replacement of existing 17m replica telegraph pole for an upgraded 15.9m high monopole and installation of a ground cabinet, measuring 1230 x 400 x 1542mm	Balmore	Jun 2016	Approved
TP/ED/16/0275	installation of 12m high slimline telecommunications pole with associated cabinet	Bearsden	Jun 2016	Approved
TP/ED/16/0501	proposed telecommunications pole (15m high) and associated works/cabinet	Milngavie	Sep 2016	Approved
TP/ED/16/0622	proposed telecomunications installation and associated works	Lennoxtown	Nov 2016	Approved
TP/ED/16/0664	replacement 12m high flagpole type telecommunications installation upgrade and associated works	Bearsden	Nov 2016	Approved
TP/ED/17/0532	Installation of a 22.5m monopole telecommunications mast with 3 no.	Twechar	Oct 2017	Approved

Application Ref	Proposal	Location	Date	Decision
	equipment cabinets and ancillary equipment within a compound, with a 1.8m palisade fence.			
TP/ED/17/0882	Relocation of existing 25.5m tower, cabin, antenna and palisade fence.	Lenzie	Jan 2018	Approved

Report of Consultation

Questionnaire feedback

It is important to continue to:

- Include policy on importance of digital communications infrastructure as part of new development

The following key issues were identified:

- Ensure fibre broadband is available in all communities
- Policy should be clearer on telecommunications proposals in the green belt.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
Does the policy make it clear enough which sites require digital communications infrastructure?			Development Management feedback	Minor	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue - Does the policy make it clear enough which sites require digital communications infrastructure?					
Option 1 – Break policy down into development types and incorporate current guidance from Design and Placemaking document	D&P guidance includes wording on expectations for new homes and business premises. This could be brought into the main policy. Policy should also make it clearer that broadband /digital future proofing should not be seen as a 'developer contribution' but an integral part of all developments in the same way as other utilities.	The approach would provide clarity in relation to future proofing of homes and business premises and the expectations for developers to implement as an integral part of all developments. This restructure of the policy framework will combine the benefits of both the existing policy and D&P guidance. Through this approach it will further enhance the positive impacts previously 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	The option could have a positive impact on some equalities groups by enhancing the digital infrastructure and therefore improving communication. This may reduce the need to travel and therefore assist less mobile people.	None	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
		and a reduction in greenhouse gas emissions. In terms of telecommunications infrastructure, depending on the scale and receiving environment, this could have an impact on the visual amenity and local landscape. These impacts would need to be considered, evaluated, avoided and mitigated where necessary at the planning application stage.			
Option 2 – Maintain current structure	No change to policy, but create separate guidance note, building on the current guidance within D&P.	This approach will have similar benefits to those noted above but will still rely on additional guidance for developers to take cognisance of. Providing additional information within the policy itself would provide more clarity for developers and ensure that digital infrastructure is a key consideration and integral part of all relevant development proposals.	No impact	None	

Policy 19. Airport and Hazardous Installations Safeguarding

Supplementary and Planning Guidance relevant to this policy	None
Appendices relevant to this section	None

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
National Planning Framework 3	The enhancement of all major airports in Scotland is recognised as a 'national development'.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	No specific safeguarding policy
Local	
Local Outcome Improvement Plan	No specific requirement

Evidence

Glasgow Airport is a key component of the national economy

The National Planning Framework identifies the enhancement of all major airports in Scotland is as a 'national development'. Maintaining and enhancing airport connectivity is seen as essential if Scotland is to continue competing in wider global markets. It is important that East Dunbartonshire contributes to this objective, particularly as a constituent member of the Glasgow City Region.

Safeguarding Areas remain valid

Existing legislation from the Town and Country Planning (Development Planning) (Scotland) Regulations 2009 remain valid. This states that "Development should have regard to the need to maintain appropriate distances between sites with hazardous substances and areas where the public are likely to be present and areas of particular natural sensitivity or interest". There remain four safeguarded zones as monitored by the Health & Safety Executive within East Dunbartonshire:

1. Milngavie Water Treatment Works
2. Balmore Water Treatment Works, Torrance
3. Buchley Warehouses, Bishopbriggs
4. Exchem Explosive, Inchterf

In addition to this, the High Pressure Gas Pipeline buffer remains unchanged.

Report of Consultation

Glasgow Airport Feedback

Policy is clear and appropriate. In particular the safeguarding map (Map 3) works well as it is not site specific. Highlighted that the safeguarding should continue to be 'indicative' and not used for site assessment purposes. The indicative noise contour map has been reviewed since publication of the LDP and should be updated for LDP 2.

Consultation Outcomes

- Policy is short and clear
- This policy is rarely used.
- In terms of the order of the policy, it talks about hazardous installations before airport safeguarding, which is the reverse of the policy name.
- Poor awareness of this policy and the implications of not consulting are not widely known.

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	Policy	Evidence	Report of Consultation	Amend Policy?	Main Issue?
How do we update noise contour mapping?			Glasgow Airport feedback	Minor	No
Should the structure of policy be reviewed?			Development Management feedback	Minor	No

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – How do we update noise contour mapping?					
Option 1 – Replace current shapefiles with new shapefiles provided by airport	Glasgow Airport provided updated shapefiles to EDC in January 2019 and suggested that these be incorporated into the new LDP 2.	No anticipated impacts from this proposed policy change. This policy does not require SEA as it is concerned with legislative and procedural compliance.	No impact	None	✓
Option 2 – No reasonable alternative	n/a		n/a	None	
Issue – Should the structure of policy be reviewed?					
Option 1 – Amend policy wording to ensure that the Airport Safeguarding section is covered first.	The core aspect of this policy, airport safeguarding, should be addressed ahead of procedures for development proposals within the hazardous installations/pipeline consultation zone.	No anticipated impacts from this proposed policy change. This policy does not require SEA as it is concerned with legislative and procedural compliance.	No impact	None	✓
Option 2 – Amend title of policy so hazardous installations comes first			No impact	None	

Policy 20. Developer Contributions

Supplementary and Planning Guidance relevant to this policy	• Developer Contributions Supplementary Guidance
Appendices relevant to this section	

Policy Framework

This table sets out policy documents which set out requirements for this policy. Further details of the documents contents can be found in the SEA Scoping Report - Appendix A: Initial List of the International, European Community, and National Environmental Protection, Regional and Local Objectives.

Policy Document	Requirements for LDP
National	
Town and Country Planning (Scotland) Act 1997 (as amended)	Section 75 of the Act (as amended) allows planning authorities to enter into planning obligations with a landowner or developer where this is necessary in ensuring that the development is acceptable in terms of policy and impact.
Planning (Scotland) Act 2019	The Planning (Scotland) Act 2019 received royal ascent on 25/07/19. Transitional arrangements to bring the provisions of the act into force have not yet been published. The act gives Scottish Ministers powers to introduce a new Infrastructure Levy, however this will require the preparation and enactment of secondary legislation before it becomes operational. Until such time, the changes within the act directly relating to developer contributions are predominantly on more technical matters. The act removes the statutory status of supplementary planning guidance with the consequence that when the new system becomes fully operational and new generation LDP's are produced, guidance would not form part of the development plan (transitional arrangements in this regard have still to be clarified).
Circular 3/2012: Planning Obligations and Good Neighbour Agreements	SCOPE AND LIMITATIONS 12. Planning authorities must consider each planning application on its merits and reach a decision in accordance with the terms of the development plan, unless material considerations indicate otherwise. Planning obligations have a limited, but useful, role to play in the development management process where they can be used to overcome obstacles to the grant of planning permission. In this way development can be permitted or enhanced and potentially

Policy Document	Requirements for LDP
	negative impacts on land use, the environment and infrastructure can be reduced, eliminated or compensated for. Planning obligations should be agreed between the parties involved; developers should not be required to enter into a planning obligation. Where known in advance, the need for a planning obligation can usefully be set out in the development plan or as part of pre-application discussions. 13. It is not possible to indicate all circumstances in which planning obligations are appropriate. Planning authorities should take decisions based on the relevant development plan, the proposed development, and the tests set out in this circular. Where a planning obligation is considered essential, it must have a relevant planning purpose and must always be related and proportionate in scale and kind to the development in question. These principles are central to the guidance that follows. POLICY TESTS 14. Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all of the following tests: 1. necessary to make the proposed development acceptable in planning terms 2. serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans 3. relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area 4. fairly and reasonably relate in scale and kind to the proposed development 5. be reasonable in all other respects The Plan led approach 30. The development plan should be the point at which consideration of the potential need for and use of, planning obligations begins. The adoption of formal policies on the use of planning obligations is strongly encouraged. These create an opportunity to involve the local community and development industry in the process of development plan policy development, including supplementary guidance, and to clarify early the expected costs of any contributions that might be sought from developers.

Policy Document	Requirements for LDP
	31. Development plans cannot, however, anticipate every situation where the need for a planning obligation will arise. Where the potential need for an obligation emerges during the development management process, planning authorities should assess the case against the guidance in this circular and inform the applicant as soon as practicable. Policies and Supplementary Guidance 32. In drafting development plans, planning authorities should work with infrastructure providers, other local authority departments and consultees to undertake a robust assessment of infrastructure requirements, the funding implications and the timescales involved. From this the level of provision to be delivered under planning obligations can be identified. Broad principles, including the items for which contributions will be sought and the occasions when they will be sought should be set out in the SDP or LDP, where they will have been subject to scrutiny at examination. Methods and exact levels of contributions should be included in statutory supplementary guidance. 33. Where standard charges and formulae are applied to individual developments, they should reflect the actual impacts of, and be proportionate to, the development and should comply with the general tests set out in this circular. Any obligation should be acceptable to all parties involved. Charges and formulae should be set out in a way that helps landowners and developers predict the size and types of commitments likely to be sought for specific sites or general locations prior to submitting a planning application. 34. Supplementary guidance should not be applied to the consideration of development proposals until it has been agreed formally by the authority. Planning authorities drafting supplementary planning guidance (including masterplans, development briefs, action plans, etc), should highlight constraints and describe their planning, design and environmental aspirations. Statutory supplementary guidance must be derived from the strategic or local development plan and be the subject of consultation. 35. Where planning authorities propose to rely on standard charges and formulae, they should include these in

Policy Document	Requirements for LDP
	supplementary guidance along with information on how standard charges have been calculated, how monies will be held, how they will be used and, if applicable, how they will be returned to the developer.
Scottish Planning Policy	**Core Values of the Planning Service** Para 4. Scottish Ministers expect the planning service to perform to a high standard and to pursue continuous improvement. The service should: 1. focus on outcomes, maximising benefits and balancing competing interests; 2. play a key role in facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities; 3. be plan-led, with plans being up-to-date and relevant; 4. make decisions in a timely, transparent and fair way to provide a supportive business environment and engender public confidence in the system; 5. be inclusive, engaging all interests as early and effectively as possible; 6. be proportionate, only imposing conditions and obligations where necessary; and 7. uphold the law and enforce the terms of decisions made.
Regional	
Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017	**Policy 9 Housing – Affordable and Specialist Provision** In order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, Local Authorities should through appropriate mechanisms including Local Development Plans, Single Outcome Agreements, Local Housing Strategies, Supplementary Planning Guidance, and masterplans: • develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the Housing Need and Demand Assessment (May 2015) as well as local evidence and circumstances; and, • ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Evidence

Developer contributions perform an important function in ensuring that new development meets the requirements of the Local Development Plan and that adverse impacts from new development are avoided.

When assessing planning applications the Council may require developer contribution to overcome a potential policy conflict or infrastructure issue which could have negative impacts, where it is appropriate to do so. If it is demonstrated that the issue cannot be overcome through developer contributions then the planning application would normally be refused by the Planning Authority.

Developer contributions can either take the form of a contribution that the developer undertakes themselves, usually on-site, or a financial contribution to the Planning Authority to undertake the work, usually off-site. See examples below.

	Contribution Examples
Financial payments to Council	• Upgrades to local parks and open space within 400m of the site. • Payments towards increasing local education capacity. • Commuted sum for off-site affordable housing. • Contribution towards projects within the Route Corridor Strategy.
On-site contributions/ developer led	• On-site affordable housing. • Junction improvements on or adjacent to the site. • Footpath connections improving local connectivity. • On-site flood mitigation works.

There are two legal instruments for securing developer contributions. Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) allows Planning Authorities to restrict or regulate land related to new development either permanently or for a prescribed period of time. In the case of developer contributions this gives Planning Authorities powers to tie financial or other contributions to the land until such time in which they can be discharged. This means that for larger developments, where there is multiple contributions, the cost can be spread across several years and/ or be linked to the completion of a set number of units etc.

Developer contributions can also be secured using Section 69 of the Local Government (Scotland) Act 1973. These are only appropriate for financial contributions that can be paid upfront before planning consent is issued as they cannot be burdened onto land.

Circular 3/2012: Planning Obligations and Good Neighbour Agreements sets out 5 key tests that should apply to all developer contributions (see Policy Framework table above).

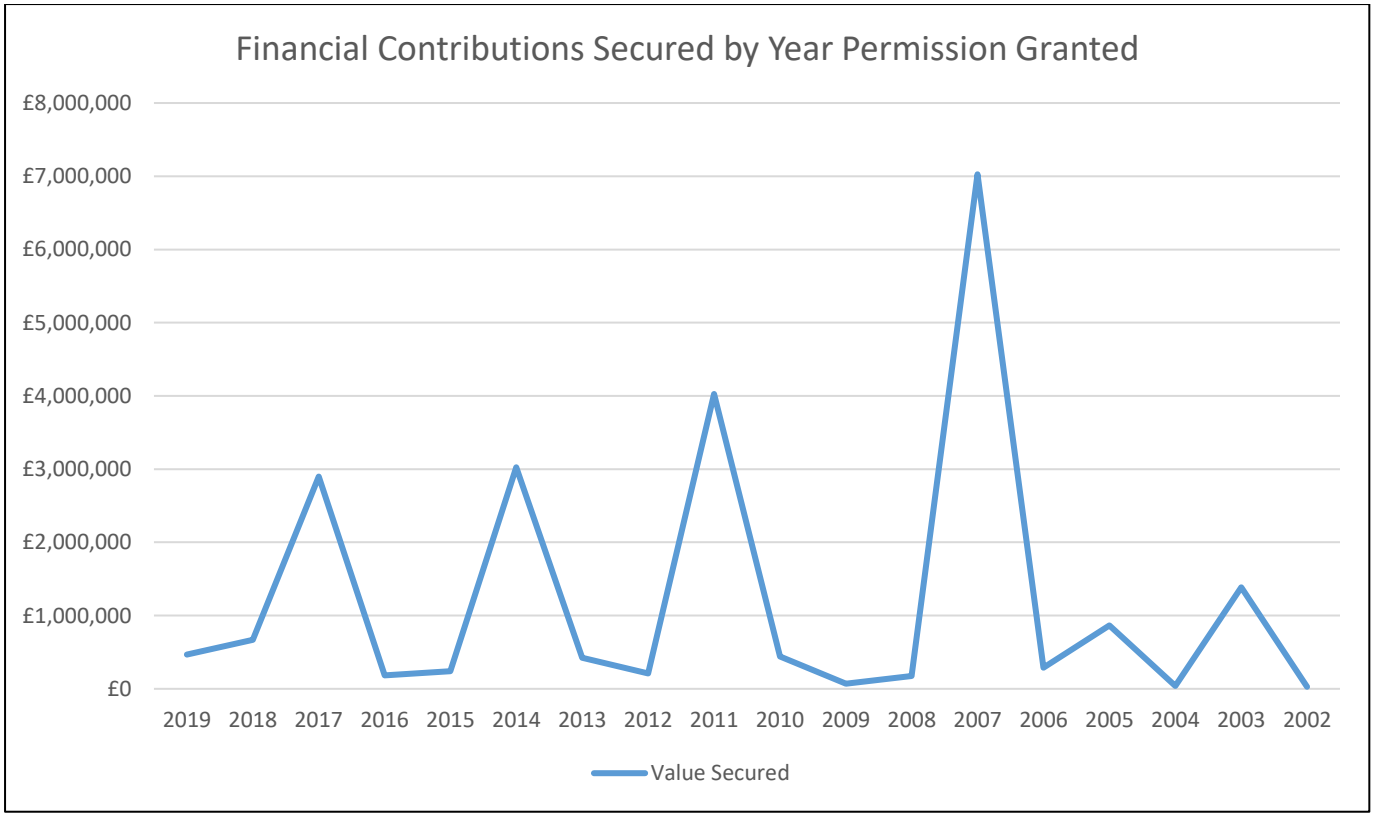
In the case of financial contributions, there is usually a set period of time in which the Council is required to spend the contribution. This is normally between 5 and 10 years depending on the type of contribution and the nature of how it will be spent.

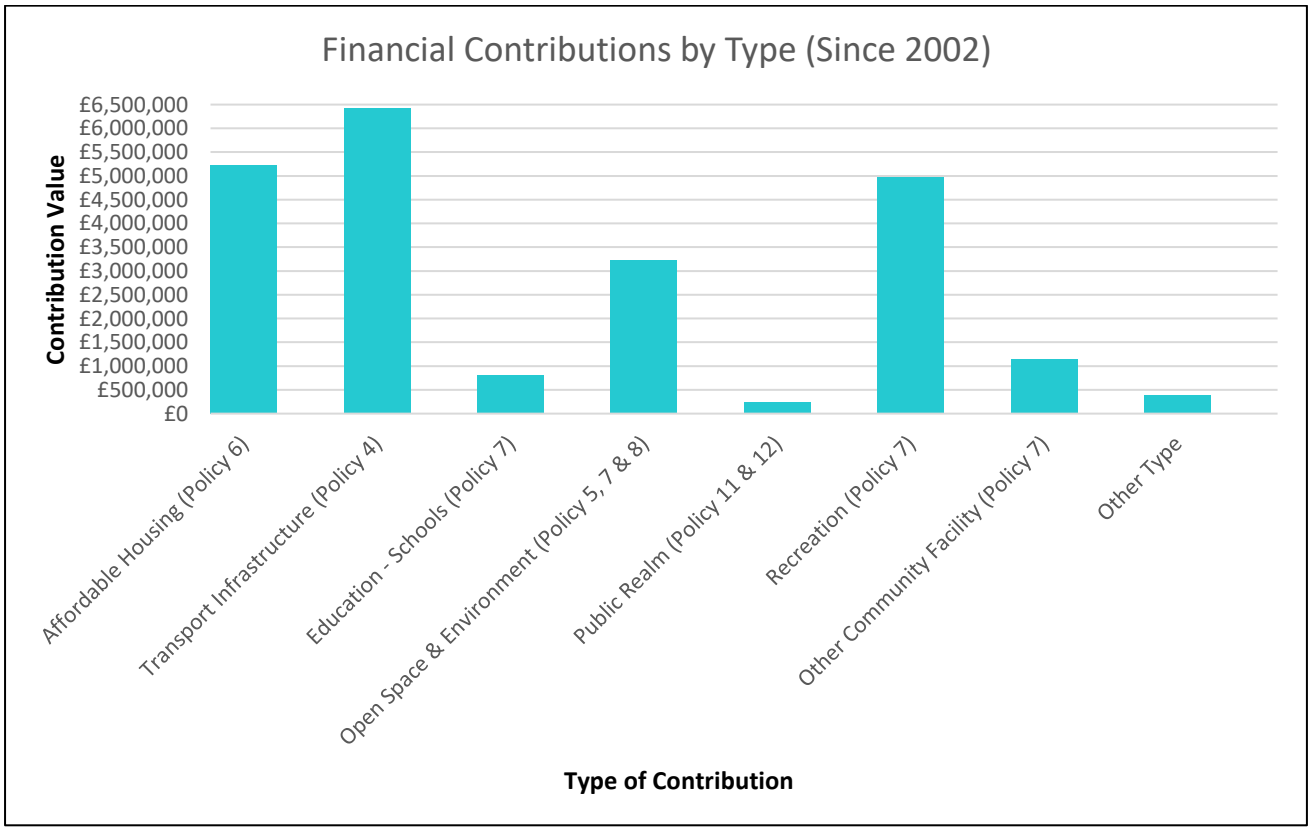
Which policies within the Local Development Plan currently require a contribution?

Policy	Contribution	Applicable to	Requirement
4 – Sustainable Transport	Route Corridor	All development requiring a Transport Assessment	Set methodology for financial contributions based on trip generation and the cost of implementing the relevant measures from the Local Transport Strategy, Active Travel Strategy and A803/ A806 or A81 Route Corridor Studies.
5 – Green Infrastructure and Green Network	Green Network	Housing development of 50 units or more	Set methodology for financial contributions towards relevant Green Network project(s).
		Other development	To be determined on a case by case basis.
6 – Creating Inclusive and Sustainable Communities	Affordable Housing	Housing development of 2 to 9 units	Commuted sum based on independent land valuation.
		Housing development of 10 units or more	Delivery of 25% of total number of units on site as affordable housing.
7 – Community Facilities and Open Space	Open space	Housing development of 5 units or more	Set methodology for financial contributions towards Council maintained open space or to be delivered on-site.
		Other development	To be determined on case by case basis.
	Schools	Housing development	Set methodology for financial contributions to any schools that will exceed 90% capacity as a result of the development, or already exceeding capacity, on a case by case basis.
	Other community facility	All development	Need for other community facilities (inc. nursery education, sports pitches and facilities, cultural assets, religious buildings, health facilities and other community buildings) to be determined on a site by site basis. Can include where an existing facility will be affected or

Policy	Contribution	Applicable to	Requirement
			where the development gives rise to additional need.
8 – Protecting and Enhancing Landscape Character and Nature Conservation	Enhancement of Nature Conservation Designations	All development	To be determined on case by case basis.
9 – Enhancing and Managing the Water Environment	Flood Risk Alleviation and Management	All development	To be determined on a case by case basis.
10 – Valuing the Historic Environment	Antonine Wall World Heritage Site	All development within the boundary of, or affecting, the Antonine Wall	To be determined on a case by case basis.
11 – Network of Centres & 12 – Retail and Commercial Development	Town Centre Strategy	Major retail or commercial development out with Town Centres	Financial contribution towards the implementation of the relevant Town Centre Strategy on a case by case basis.
13 – Creating a Supportive Business and Employment Environment	Business and employment	Non-business or industrial development on designated sites	Only in exceptional circumstances, where loss of employment land is justified, the level of contribution to be determined on a case by case basis proportionate to the scale of the business land lost.
15 – Renewable Energy and Low Carbon Technology & 17 – Mineral Resources	Restoration and Aftercare	Non-householder low carbon/ renewable energy proposals OR new or extended mineral workings	Submission and approval of fully costed restoration and aftercare scheme including potential bond payment.

What developer contributions have been sought by the Council since 2002?





Note - Other Community Facility includes healthcare and cemetery provision. Other Financial Contributions includes utilities and minerals working (quarry) aftercare bond.

It is important to note that the above tables only capture developer contributions that have taken the form of a financial payment to the Council. Affordable housing contributions are predominantly provided on-site and therefore the figure above only includes contributions from housing sites of 9 units or less or in the case of larger developments where specific circumstances has resulted in the contribution of a commuted sum. A total of 997 affordable housing units have been built in East Dunbartonshire since 2007, roughly half of which has been provided through on-site contributions.

The tables above also do not include the construction of the Kirkintilloch Link Road which was delivered directly by the Woodilee Development Consortium and Kirkintilloch's Initiative at an estimated cost of £22m.

Education contributions have largely only been sought from new development since 2016/17. Therefore the figure for contributions towards new school provision is likely to increase considerably over the coming years.

What are the key areas of infrastructure pressure currently?

Key Infrastructure	Summary- See also policy section for each infrastructure category
Affordable Housing	Given the generally high house prices in East Dunbartonshire access to affordable housing continues to be a significant issue.
Education	The current Developer Contributions guidance identifies that 6 of the 8 high schools in the area, and 10 of 32 primary schools, are at risk of exceeding 90% capacity as a result of new housing development and therefore contributions to off-set this impact will be required. There is generally a relationship between access to good schools and house prices. Therefore it is likely that any requirement to pay contributions towards extending school capacity will largely be off-set by the premium return in the value of the housing units sold. There is currently no set methodology for securing contributions to nursery education. The Scottish Government's extension to the number of funded hours per child comes into force in 2020.
Healthcare	The impact of new development on local healthcare capacity requires further investigation, particularly in the Health and Social Care Partnership's west locality area, to determine if a different approach is required. It should be noted that the Council and Health & Social Care Partnership have commissioned a study on older peoples housing which will help inform the Proposed Plan.
Open space	Protecting green spaces and access to good quality open space was identified in the early engagement as a continuing priority.
Transport	Significant transport issues including access to public transport and congestion were raised during the early engagement; particularly in Bearsden and Milngavie, and addressing this continues to be a priority for the area.

What is the impact of developer contributions on development viability?

House prices in East Dunbartonshire are amongst the highest in Scotland and whilst the cost of land is high, new housing will also be sold at high values. The current Developer Contributions guidance sets out what the likely developer contributions for new development shall be and this should be factored in by developers when purchasing land. The Developer Contributions guidance note states that development viability will be taken into account in determining the need for contributions and where necessary financial appraisals can be submitted.

In terms of the affordability and proportionality of contributions compared to the size and type of development there are differing approaches in the current guidance. Whilst contributions towards school provision are proportionate to the size of the housing units proposed, open space and green network contributions are calculated using a flat rate per unit. As smaller new units will generally sell for a lower cost than larger units the open space/ green network contribution will likely be less affordable in developments of predominantly smaller housing.

Transport contributions are based on trip generation and so naturally include a degree of proportionality against the value at which the units will be sold at; because smaller units with less will be deemed to have less cars per household and therefore generating less trips.

Affordable housing contributions on sites of 10 units or more are provided on-site as a percentage of the total number of units, therefore higher density development (which is usually smaller units) will normally make a proportionately higher contribution. However there is flexibility that can be applied in terms of the tenure and type of affordable housing to be provided in such cases, therefore potential to make the contribution more affordable for the developer. Please note that affordable housing contributions for sites 2 to 9 units are based on plot value and therefore are proportionate.

What could the implications of the Planning (Scotland) Act 2019 be on developer contributions in Local Development Plan 2?

The Planning (Scotland) Act 2019 received royal ascent on 25/07/19. Transitional arrangements to bring the provisions of the act into force have not yet published. The act gives Scottish Ministers powers to introduce a new Infrastructure Levy which may significantly alter the process by which the impacts of development are mitigated and how contributions are sought. However, this will require the preparation and enactment of secondary legislation, of which there are currently no timescales for, before the practical details of how the Infrastructure Levy will work becomes known. Therefore it would not be appropriate or possible to incorporate the Infrastructure Levy system into Local Development Plan 2.

The act removes the statutory status of supplementary planning guidance with the consequence that guidance would no longer form part of the development plan. Currently Policy 20 of the LDP only sets out broad principles in terms of developer contributions and that the majority of information is contained within supplementary planning guidance. Transitional arrangements in this regard have still to be clarified and in terms of technical process Local Development Plan 2 will be prepared in accordance with the existing system. However, there are no barriers in moving to a future-proofed approach where greater detail is provided within the plan.

There are a number of other changes within the act directly relating to developer contributions however these are predominantly on more technical matters and do not impact the preparation of policy at this stage.

Report of Consultation

It is important to continue to:

- The 25% affordable housing rule must be enforced better.

The following key issues were identified:

- Require more than 25% affordable housing from developers.
- General comments about the impact that housebuilding on the capacity of schools and healthcare facilities
- Developer obligations should be dealt with transparently as part of LDP process and not through Supplementary Guidance

Issues

The table below highlights any issues that have emerged for this policy, following analysis of the policy framework, evidence and report of consultation outcomes. It also indicates where any amendments are required, and whether the issues should be considered as a 'Main Issue' to consider through the Main Issues Report.

Issue and potential change	**Policy**	**Evidence**	**Report of Consultation**	**Amend Policy?**	**Main Issue?**
How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?	Circular 3/2012: Planning Obligations and Good Neighbour Agreements Planning Bill/ Planning (Scotland) Act 2019 and removal of statutory Supplementary Planning Guidance	Developer contributions are most frequently and successfully sought where there is a strong upfront policy framework.	Concerns raised by communities about the impact of new development upon facilities and infrastructure in their area.	Yes	Yes
How can the LDP ensure that the cost of developer contributions is proportionate to the scale and type of housing development?	Circular 3/2012: Planning Obligations and Good Neighbour Agreements Preferred option for Policy 6 to encourage a diverse range and type of housing to be built.	Development viability – for some existing contributions the cost is the same regardless of the size of unit being built and therefore more difficult for smaller units to meet cost.	Concerns from the community that developers do not build the types of housing that local communities require.	Yes	Yes

Assessments

The following table sets out a range of suggested policy options that could address each of the issues identified above. This includes a brief description of the rationale for each option and a summary of the Strategic Environment Assessment, Equalities Impact and Risk Assessment conclusions. All of this has enabled us to identify a preferred policy option for each issue, as indicated in the final column.

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
Issue – How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?					
Option 1 – Provide additional detail in the LDP, review the need to provide greater detail/ methodologies for any of the existing contributions and restructure the framework for open space contributions.	The policy in the current LDP sets out limited detail and relies heavily on the Developer Contributions Supplementary Planning Guidance (SPG) in determining the need for and cost of developer contributions. This option would take the key elements currently in the SPG and include these explicitly in the LDP. Therefore setting out much greater detail in the policy and ensuring prominence as a material planning consideration. There are a number of areas in the existing SPG where the potential need for a contributions is identified	The impacts related to this approach are uncertain at this stage until specific sites and developer requirements are being considered. Despite this there is potential for significant positive impacts in relation to all environmental factors through specific requirements and contributions being sought for all development proposals. The benefits will cover community health and	This policy has no direct impact upon equality groups on its own. However as developer contributions are used to ensure that new developments meet all the other policies within the plan they help to reduce inequality, particularly for example in the provision of affordable housing and access to sustainable transport.	This is the least risky option and ensure that developer contributions are the given the most prominence possible as a material consideration. This increases the chances of contributions being able to be sought from planning applications. Ensuring that any additional types of contributions require a set methodology and	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	but further information is not provided. Whilst it will always be necessary for some requirements to remain flexible, and not every eventuality can be planned for, clear requirements should be set out where at all possible. This option will therefore seek to establish if any of the existing contributions require greater detail and/ or a methodology for calculating the contribution, such as but not limited to: • nursery education, • healthcare, • recreation facilities (including outdoor pitches), • electric vehicle charging and • air quality. This option would also revisit the framework and cost of contributions for open space to ensure that adequate funds is being achieved for and spent on current/ future	wellbeing, educational provision, biodiversity green network and open space provision and enhancements, air quality improvement measures and contributions towards climate change mitigation and adaptation. For all development sites contained within the spatial strategy for the LDP2 there will be specific planning/SEA mitigation measures (Key Requirements) to avoid, reduce or offset adverse impacts or enhance the current state of the environment where possible. This information should form the basis for developer contributions sought by the Council.		that the policy is as clear and detailed as possible will also increase the chance of required contributions being sought.	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	priorities including maintaining access to good quality open space, food growing and community gardens, and the green network.				
Option 2 – Limited updates to LDP policy and refer to Supplementary Planning Guidance.	This option would continue the current approach of relying heavily upon SPG to set out the detail for seeking and spending developer contributions. However, the policy would need to be updated with limited additional detail such as setting out all of the types of contributions that could be required (rather than broad categories such as community facilities) and references to the types of infrastructure and projects on which the money could be spent. Although the Planning (Scotland) Act 2019 removes the statutory status of Supplementary Planning Guidance this option is still considered to be reasonable	This option would retain the current policy framework with the majority of developer contributions details contained within the SPG. This is a high risk given that the Planning Bill has removed the statutory weight from supplementary guidance and therefore when in force, it may be difficult for the Council to request contributions based on an out of date SPG rather than specific details within an updated policy. This policy approach still provides the opportunity	See preferred option above.	As there is still a number of outstanding matters regarding the functioning of the new planning system most stakeholders are likely to accept that the new LDP should be prepared and adopted under the current planning system. However, there is risk that once new generation LDP's become established the relevance of SPG could be challenged by applicants. Transitional arrangements by the government may cover	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	because secondary legislation and a new policy framework are required before the full details of how the new system will work is known. Therefore the plan will very likely be examined and adopted under the current system. This option would also be able to make the changes set out in the preferred option but would be progressed out with the LDP process.	for new or updated guidance including a refresh to the existing content to ensure that it is fit for purpose. Although, it may be produced out with the LDP process (assessed through SEA on a case by case basis) and may be difficult to enforce to gain the maximum benefits in relation to biodiversity protection and enhancement, community wellbeing, educational provision, healthcare, air quality etc.		this concern however they are unknown at present. It is expected that under the new system planning authorities could still produce guidance if they wished but the weight this could be given would be limited. Hence some key additional detail would still need to be added to the policy.	
Issue – How can the LDP ensure that the cost of developer contributions is proportionate to the scale and type of housing development?					
Option 1 – Apply a methodology based on the number of bedrooms in each new property to adjust the overall cost of contributions to be	In this option the figure to be paid for each developer contribution would be multiplied by a percentage based on the number of bedrooms in each housing unit proposed.	There are no environmental impacts anticipated in relation to this policy approach as it is a procedural matter in terms of the how the	This option seeks to encourage the development of more small/ medium sized houses by making contributions more proportionate. This would	This option will reduce the risk of developments of smaller housing not being able to afford to pay developer contributions because	✓

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
proportionate to the size of units to be provided.	The Developer Contributions SPG already contains a similar approach to this for seeking education contributions and would be extended to other areas. However, the percentages applied require to be reviewed to ensure that the cost of providing the required infrastructure is still met. This approach would ensure that developments of smaller houses are not disadvantaged or made unviable by the need for developer contributions. The method in this option is considered to be the most practical and proportionate method of calculating the contribution. This approach would not apply to the affordable housing or transport contributions (there is some flexibility in how the affordable housing contribution can be achieved and the transport	policy methodology will be implemented.	have a positive impact upon the affordability of market housing and would benefit younger people seeking to get on the property ladder and older people looking to downsize.	of development viability issues.	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	contribution is based on trip generation therefore inherently proportionate to the size of houses developed).				
Option 2 – Apply an alternative methodology based on house type or floor space to adjust the overall cost of contributions.	This option would follow a similar approach to the preferred but would utilise a different method of altering the cost of the contribution, such as the following: • By House type - applying a percentage discount or increase depending on the type such as flat, terrace, townhouse, semi-detached or detached. Whilst this method would be reasonably practical to calculate it would not always be proportionate to the size of the dwelling. • By Floor space – applying a percentage discount or increase depending on the floor space of the property. This would be a proportionate method but could be very impractical to calculate.	There are no anticipated environmental impacts related to this policy approach as it is a procedural matter in terms of the how the policy methodology will be implemented.	See preferred option above.	This option will reduce the risk of developments of smaller housing not being able to afford to pay developer contributions because of development viability issues.	

Policy Option	Policy Option Description	Assessments			Preferred Option
		SEA	Equalities	Risk	
	As with the preferred option this approach would not apply to affordable housing or transport contributions.				

CONCLUSION – INFORMING THE MAIN ISSUES REPORT

This Monitoring Statement has considered the context within with Local Development Plan 2 will operate, including our people, the environment and economy. It has extensively monitored the policy framework within which LDP2 policies operate. It has considered the performance framework set out by the Government which drives LDP delivery. The Monitoring Statement has also provided evidence relating to our communities and policies and provides extensive links to the suite of policies and strategies produced by the Council, which LDP2 must take into account. Crucially, this Monitoring Statement includes information from the Report of Consultation and considers feedback on LDP and community and stakeholder priorities for LDP2. Finally, on the basis of all this analysis it sets out issues for change from LDP to LDP2 and assesses options to address these issues.

The Main Issues Report will detail these issues and allow the Council to consult on the options for addressing change to our use of land.

The following table summarises all the issues considered in this Monitoring Statement.

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
Bearsden	What can the LDP do to address problems on the A81 transport corridor?	Yes	Yes
	What is the most appropriate way of integrating the Bearsden Town Centre Strategy?	Yes	Yes
	Where should new housing in Bearsden be located?	Yes	Yes
	Where should new cemetery provision in Bearsden be located?	Yes	Yes
	How can the LDP support and promote the local visitor economy in Bearsden?	Yes	Yes
Bishopbriggs	What is the most appropriate way to ensure any proposals for land use change or development in Auchinairn reflect the priorities identified in the Auchinairn Place Plan?	Yes	Yes
	What is the most appropriate way of integrating the Bishopbriggs Town Centre Strategy?	Yes	Yes
	How should the Westerhill area be regenerated?	Yes	Yes
	Where should new housing in Bishopbriggs be located?	Yes	Yes
	Should land at Westerhill Railway Sidings be allocated for mixed uses including a park & ride facility	No	No
	Where should new cemetery provision in Bishopbriggs be located?	Yes	Yes
	How can the LDP support and promote the local visitor economy in Bishopbriggs?	Yes	Yes
Kirkintilloch, Lenzie and Waterside	What is the most appropriate way to ensure proposals for land use change or development in Hillhead and Harestanes reflect the priorities identified in the Hillhead and Harestanes Place Plan?	Yes	Yes

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
	Where should new housing in Kirkintilloch, Lenzie and Waterside be located?	Yes	Yes
	How should the Kirkintilloch Town Centre Masterplan be reviewed and refreshed to update the long-term strategy for the Town Centre?	Yes	Yes
	Should the LDP continue to safeguard land at Woodilee for a potential new rail halt?	Yes	Yes
	Should the LDP revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?	Yes	Yes
	How can the LDP support and promote the local visitor economy in Kirkintilloch, Lenzie and Waterside?	Yes	Yes
	Should additional business land be allocated at Waterside Bing (s315)?	No	No
	Should retail be included as a potential land use at the Kirkintilloch Business Gateway?	No	No
Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie	What is the most appropriate way to ensure proposals for land use change or development in Lennoxtown reflect the priorities identified in the Lennoxtown Place Plan?	Yes	Yes
	Where should new housing in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie be located?	Yes	Yes
	How can the LDP support and promote the visitor economy in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie?	Yes	Yes
	Should Lennox Castle (Conversion) be identified as an opportunity for reuse/ redevelopment rather than only for housing?	Yes	Yes
Milngavie	How can the LDP support and promote the local visitor economy?	Yes	Yes
	What can the LDP do to address problems on the A81 transport corridor?	Yes	Yes
	What is the most appropriate way of integrating the Milngavie Town Centre Strategy?	Yes	Yes
	Where should new housing in Milngavie be located?	Yes	Yes
	How can the Council provide parking for the proposed Allander rail station?	No	No
Torrance and Baldernock	Where should new housing in Torrance and Baldernock be located?	Yes	Yes
Twechar	What is the most appropriate way to ensure proposals for land use change or development in Twechar reflect the priorities identified in the Twechar Place Plan?	Yes	Yes
	Should the LDP continue to support the regeneration and repopulation of the village through the allocation	No	Yes

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
	of sites at MacDonald Crescent, Glen Shirva Rd and the Canalside?		
	How can recreational opportunities from Twechar's natural and historic assets be maximised for local residents and visitors?	Yes	Yes
	Should Badenheath Business and Employment Site be retained in LDP2?	Yes	Yes
Policy 1. Sustainable Economic Growth	What should the overall objectives for LDP2 be?	Yes	Yes
	How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?	Yes, minor change	No
Policy 2. Design and Placemaking	Should the LDP specify the type of design tool required for different scales/ sensitivities of development?	Yes, minor change	No
	Should the LDP be clearer on site-specific requirements for development proposals, in particular those with environmental or other constraints?	Yes, minor change	No
	How can the policy reflect the Design and Placemaking Supplementary Guidance and Green Infrastructure and Green Network Supplementary Guidance, published since LDP was adopted?	Yes, minor change	No
	Should this policy be widened to include a policy framework for climate change adaptation and sustainable design?	Yes	Yes
Policy 3. Supporting Regeneration and Protection of the Green Belt	How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?	Yes, minor change	No
	What should the overall objectives for LDP2 be?	Yes	Yes
Policy 4. Sustainable Transport	Can the policy be strengthened to ensure that active travel infrastructure is integrated into development?	Yes	Yes
	How can LDP2 deliver infrastructure for electric vehicles?	Yes	Yes
	How can the policy be strengthened to ensure clarity on delivery for road safety measures?	Yes, minor change	No
	Can we promote the canal more as a transport option?	No	No
Policy 5. Green Infrastructure and Green Network	What should the overall objectives for LDP2 be?	Yes	Yes
	How could the LDP better set out the Spatial Strategy, of proposals for the development and use of land in the area?	Yes, minor change	No
	Should the Planting and Restocking of Woodland Protect East Dunbartonshire's Biodiversity Better?	Yes, minor change	No
Policy 6. Creating Inclusive and	How can new development ensure that the types and variety of new housing built in the area meets the broad needs of the community in a holistic manner?	Yes	Yes

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
Sustainable Communities	Does the Housing Land Requirement in the approved SDP and LHS require amending for the LDP?	Yes	Yes
	Should the Local Development Plan include specific measures to address the aging population and how should this be done?	Yes	Yes
	Is the current policy on ancillary accommodation too restrictive by having a general presumption against detached annexes?	Yes, minor Change	No
	How should the LDP continue to provide a route for suitable Gypsy/Traveller accommodation to be delivered in the event of increased demand?	No	No
	Does the policy for new housing in the greenbelt for agricultural workers require to be amended?	Yes, minor change	No
Policy 7. Community Facilities and Open Space	How can the policy wording be enhanced to ensure that the intentions of the policy are fully understood?	Yes, minor change	No
	How can we reflect the emerging Food Growing Strategy in LDP2?	Yes	Yes
	How can the LDP support the long-term provision of cemeteries?	Yes, minor change	No
	Should the existing playing fields at Boghead Road be designated for a community sports facility (together with an enabling development of approximately 100 new houses)?	No	No
Policy 8. Protecting and Enhancing Landscape Character and Nature Conservation	How can the policy reflect the Green Infrastructure and Green Network Supplementary Guidance and Natural Environment Planning Guidance, published since LDP was adopted?	Yes, minor Change	No
	How can development reverse biodiversity loss more effectively?	Yes	Yes
	How do we take into account changes to natural environment designations over the plan period?	Yes, minor Change	No
	Should the peat map be included within the LDP (rather than contained in supporting planning guidance)?	Yes, minor change	No
	Strengthen policy to introduce requirement for Peatland Management Plans where peat/carbon-rich soils may be affected by development.	Yes, minor Change	No
Policy 9. Enhancing the Water Environment	How do we take into account SEPA flood risk map changes over the plan period?	No	No
	Should we update SuDS requirements to align with new SEPA requirements?	Yes, minor Change	No
	Can the policy better support delivery of the RBMP and Green Network?	Yes, minor Change	No
Policy 10. Valuing the Historic Environment	Should the historic environment value of Locally Important Historic Gardens and Designed Landscapes be updated?	Subject to review results	Yes

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
	Should the historic environment value of Conservation Areas and Townscape Protection Areas be updated?	Subject to review results	Yes
Policy 11. Network of Centres	How can the policy reflect the new town centre strategies, published since LDP was adopted?	Yes	Yes
	Should the network of centres policy be merged with policy 12 (Retail and Commercial Development)?	Yes, Minor Change	No
	How can the LDP Ensure that town centres contribute to improved health and wellbeing of local community?	Yes	Yes
	Does the policy need to include wording on impact of noise generating uses on residential amenity?	Yes, Minor Change	No
Policy 12. Retail and Commercial Development	Should the Retail and Commercial Development policy be merged with policy 11 (Network of Centres)?	Yes, minor Change	No
	Is the policy position on Strathkelvin Retail Park still appropriate?	Yes	Yes
	Should the LDP reflect the lack of retail capacity?	Yes	Yes
Policy 13. Creating a Supportive Business and Employment Environment	Are our business and employment sites occupied by appropriate uses and should the definition of these sites change?	Yes	Yes
	Should all of the currently designated business and employment sites be carried forward to LDP2 or should any be re-allocated to alternative uses?	Yes	Yes
	Are the business and employment sites in good enough condition to suit their purpose or should any sites be regenerated to increase their commercial attractiveness?	Yes	Yes
	Are home-based businesses and the spaces in which they operate appropriately defined?	Yes, minor change	No
Policy 14. Tourism	Should the LDP2 policy on visitor economy/tourism set out criteria to encourage appropriate new visitor economy/tourism development, with a focus on our key assets?	Yes	Yes
	Should LDP2 include policy wording regarding short term lets?	Yes	Yes
Policy 15. Renewable Energy and Low-Carbon Technology	Can the policy contribute towards national targets on carbon reduction and renewable energy more effectively?	Yes	Yes
	How can LDP2 better support the development of heat networks and/or energy centres?	Yes	Yes
	Do we need a new spatial framework for significant solar and biomass proposals?	Yes	No
Policy 16. Managing Waste	Can the policy provide a more effective framework for the sustainable management & storage of domestic and commercial waste?	Yes, Minor Change	No

Community / Policy	Issue	Amend Policy (Yes, no or minor change required)	Include in Main Issues Report as a 'main issue'
	Can LDP2 better promote and enable a zero waste lifestyle?	Yes, Minor Change	No
Policy 17. Mineral Resources	Should the policy continue to refer to the moratorium on unconventional oil and gas extraction?	Yes, Minor Change	No
	Should the assessment criteria specify the types of mineral workings that will be subjected to the policy?	Yes, Minor Change	No
Policy 18. Digital Communications	Does the policy make it clear enough which sites require digital communications infrastructure?	Yes, Minor Change	No
Policy 19. Airport and Hazardous Installations Safeguarding	How do we update noise contour mapping?	Yes, Minor Change	No
	Should the structure of policy be reviewed?	Yes, Minor Change	No
Policy 20. Developer Contributions	How can the developer contributions policy in the LDP be improved to provide greater detail and clarity on when contributions will be required and how they will be spent?	Yes	Yes
	How can the LDP ensure that the cost of developer contributions is proportionate to the scale and type of housing development?	Yes	Yes

FURTHER INFORMATION – APPENDICES, GLOSSARY AND SOURCES

This section sets out a table of the appendices that relate to this Monitoring Statement. These appendices include detailed work undertaken by East Dunbartonshire Council or consultants to provide detailed evidence to inform the Monitoring Statement. This section also provides more information on terms, acronyms and sources of information referred to throughout this Monitoring Statement.

Appendices

Appendix Number	Document	Author
1	Business Land Audit	East Dunbartonshire Council
2	Business Land Review	GL Hearn
3	Green Belt Review	The Planning & Environment Studio
4	Housing Land Audit 2019 (Draft)	East Dunbartonshire Council
5 (Not Available for Main Issues Report consultation)	Older Peoples and Specialist Housing Research	Arneil Johnston
6	Retail Capacity Assessment 2019	Roderick MacLean Associates
7	Site Assessments	East Dunbartonshire Council
8	Urban Capacity Study	Wood Environmental & Infrastructure Solutions

Glossary

Term	Definition
Active Travel	Travel and transport modes which focus on physical activity e.g. walking and cycling, in contrast to vehicular travel and dependency on carbon based fuels.
Affordable Housing	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
Amenity	A positive element or elements that contribute towards the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationships between them. Can also include less tangible factors such as tranquility. Includes residential amenity which takes into account factors such as privacy and open space.
Antonine Wall	The most substantial and important Roman monument in Scotland. Built around AD140, it stretches across central Scotland and marks the north-western frontier of the Roman Empire. It was inscribed as a World Heritage Site and has its own Management Plan of 2014.
Biomass	Biomass, as a renewable energy source, is biological material derived from living, or recently living organisms. As an energy source, biomass can be used directly or converted into energy products such as bio-fuel.
Brownfield	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable. A brownfield site should not be presumed to be suitable for development, especially in the green belt and other countryside locations.
Bulky Goods	These are a form of comparison goods, but specifically refer to larger goods which require a form of vehicular transport and direct vehicular access to enable the goods to be collected by customers after sale. They also require larger areas for handling, storage and display.
City Region	The area known formally as Glasgow and the Clyde Valley. Comprises the local authorities of Glasgow City, East Dunbartonshire, East Renfrewshire, North Lanarkshire, South Lanarkshire, Renfrewshire, West Dunbartonshire and Inverclyde. These authorities work together on a number of cross-boundary issues such as strategic planning, economic development, physical planning and strategic housing.

Clydeplan	The partnership of the eight local authorities of the Glasgow and the Clyde Valley City Region area working together on strategic development planning matters. The principal role of Clydeplan is to prepare and maintain an up to date Strategic Development Plan (SDP) for the City Region area.
Commercial Centre	Those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.
Community Growing Space	Areas of land used for growing food crops by the community. This may include growing spaces used by one or more individuals and include orchards and allotments.
Community Planning Partnership (CPP)	Local authorities have a statutory duty of community planning under the Local Government in Scotland Act 2003. Community Planning is about a range of local organisations working together to plan and provide for the wellbeing of their communities. The main aims of Community Planning are: • to ensure that people and communities are genuinely engaged in the decisions made on public services which affect them • to improve the services provided by local service providers through closer more co-ordinated working • to help councils and their public sector partners collectively identify the needs and views of individuals and communities and to assess how they can best be delivered.
Comparison Goods	Any consumer goods which are not bought on a day-to-day basis i.e. books, clothing, footwear, televisions, musical instruments, photographic goods, chemists, jewellery.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Contaminated Land	Any land which appears to the local authority to be in such a condition, by reason of substances in, on or under the land, that: a) Significant harm is being caused, or there is a considerable possibility of significant harm being caused, b) Significant pollution of controlled waters is being caused, or there is a considerable possibility of significant pollution being caused.
Convenience Goods	These are 'everyday' and relatively low cost goods i.e. food, tobacco, newspapers, magazines, alcoholic drink, and non-durable cleaning and domestic products (soap, toiletries, detergent etc).

Examination	The authority submits the Proposed Plan to Scottish Ministers who will, if there are unresolved representations, appoint a Scottish Government Reporter to examine the plan through an Examination. The Reporter will determine the format of the Examination. Following the Examination the Examination Report will set out recommendations for changes to the Plan which are largely binding on the authority. Once the authority has made these changes the Plan can be adopted as the Local Development Plan for the area.
Geodiversity	The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.
Green Belt	A green belt around a city or town is designated to support the spatial strategy of a Development Plan by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space.
Green Infrastructure	A network of high quality green spaces and other environmental features, designed and managed as a multi-functional resources capable of delivering a wide range of environmental and quality of life benefits for local communities. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Other features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.
Green Network	Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.
Greenfield	Sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.
Heat Network	Heat networks (also known as district heating) supply heat from a central source to consumers, via a network of underground pipes carrying hot water. Heat networks can cover both large areas or local areas supplying a small cluster of buildings. This avoids the need for individual boilers or electric heaters in every building. Hospitals, schools, leisure centres and heat intensive industry.
Housing Market Area (HMA)	Areas within which households are willing to move to buy a house (excluding moves which are employment or retirement-led). These areas are used to reflect the mobility of demand across the city region. They are relatively self contained from other HMAs, but are interlinked.

Housing Need and Demand Assessment (HNDA)	The Scottish Government in 2008 introduced a new approach to planning for housing. Alongside SPP and Local Housing Strategy (LHS) Guidance, Local Authority planning and housing departments are required to work together in a Housing Market Partnership, to produce an HNDA that will provide the evidence base for identifying future housing requirements by Housing Market Areas, across all tenures, and will inform SDPs, LHSs and LDPs.
Intermediate Housing	Types of housing that are led and delivered by the private sector but can contribute towards meeting local affordable housing need. Intermediate housing must meet the following criteria: • It does not require subsidy from public funding sources; • It does not require Registered Social Landlords or the Council for operation and/ or management; and • The cost/ type of product must meet recognised local need and satisfy local affordability criteria (in consultation with the Council's housing service). Intermediate tenures includes properties that are for discounted sale by the developer (below market value), or smaller
Invasive Non-Native Species	Any non-native animal or plant that has the ability to spread, causing damage to the environment, the economy, our health and the way we live.
Key Agency	Under the Planning etc. (Scotland) Act 2006, a body which the Scottish Ministers specify as relevant to the preparation of development plans. These currently comprise Scottish Natural Heritage, Historic Environment Scotland, Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Enterprise (only in its area of jurisdiction), Regional Transport Partnerships (only in relevant areas of jurisdiction), Health Boards.
Local Development Plan (LDP)	Sets out where most new developments will happen and the policies that will guide decision making on planning applications.
Local Housing Strategy (LHS)	Section 89 of the Housing (Scotland) Act 2001 requires Local Authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle the housing problems in their area.
Local Landscape Area (LLA)	A local landscape designation whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of the distinctive character and special qualities of local landscapes, and safeguard and promote important settings for outdoor recreation and tourism locally.
Local Nature Reserve (LNR)	A nature reserve established by the local authority.
Locally Important Garden and Designed Landscape	Locally important grounds deliberately enclosed and laid out for aesthetic effect by landforming, building and planting, for pleasure and utilitarian uses.

Low Carbon	A process or activity which seeks to minimise consumption of carbon fuels and thereby reduce subsequent output of carbon dioxide and other greenhouse gas emissions into the atmosphere.
Marketable and serviced	Sites which are considered available for development. They generally have no servicing problems, in good locations and considered marketable by all parties.
Medium Sized Premises	Units of 2,000 -5,000 square feet in area, generally including self-contained office accommodation and light industrial units.
Modal Shift	The change from one preferred means of transport to another e.g. from travel by private car to cycling.
National Planning Framework 3 (NPF 3)	The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. It sets out the Scottish Government's development priorities over the next 20-30 years and identifies national developments which support the development strategy.
Network of Centres	Collective term for those centres which together contribute to the retail and commercial needs of an area.
Placemaking	A creative, collaborative process that includes the design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.
Planning Obligation	Planning obligations are made under section 75 of the Town and Country Planning Scotland) Act 1997 (as amended) and can be used to overcome obstacles to the grant of planning permission. Planning obligations should only be sought in the absence of conditions or other legal agreements; and should follow the tests of Scottish Government Circular 3/2012 in terms of being necessary, serving a planning purpose, related to the development proposed, fairly and reasonably relate in scale and kind to the proposed development, and be reasonable in all other respects.
Proposed Plan	Sets out the authority's settled view as to what the final adopted content of the Local Development Plan should be. Stakeholders and the general public can submit representations explaining the issues they wish to see considered at Examination.
Private Housing	Dwellings built for owner occupation or private rent.
Scheduled Monument	Archaeological sites, buildings or structures of national or international importance. The purpose of scheduling is to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in its existing state and

Scottish Planning Policy (SPP)	The statement of the Scottish Government's policy on nationally important land use planning matters. It provides statements of government policy on nationally important land use issues and other planning matters. These should be taken into account by local planning authorities in the preparation of development plans and in Development Management.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, preference given to brownfield land before greenfield sites and town centres before out of centre.
Strategic Centre	Centres identified in the Strategic Development Plan as having a role and function which extends beyond the local area and require strong protection.
Strategic Development Plan (SDP)	Under the Planning etc. (Scotland) Act 2006, the SDP is the replacement plan for the previous generation of Structure Plans. It is intended to address the overall Vision and Spatial Development Strategy for the long-term development of a city region. It requires the formal approval of Scottish Ministers and has a number of stages set out in legislation and regulations.
Sustainability	A measure of how well a strategy, option or proposal meets the aims of sustainable development.
Sustainable Development	Development which is framed in the integration of environmental sustainability by living within the capacity of natural environmental systems; economic sustainability by ensuring continued prosperity and employment opportunities; and social sustainability by ensuring social inclusion, equity, personal wellbeing and a good quality of life.
Sustainable Economic Growth	Growth which enables the development of a supportive business environment, infrastructure, equity, learning, skills and wellbeing while protecting and enhancing the quality of the natural and built environment.
Transport Corridors	A geographical area that has one or more main route(s) for transport defined by a key road, railway or both. The two existing transport corridors are the A803 and A81. It is proposed through the new Local Transport Strategy to designate a new corridor relating to the Kirkintilloch Link Road. Strategies include proposals to improve the operation of the transport network.
Unresolved Representation	These are representations submitted during the consultation period suggesting amendments to the Plan, but which the Council does not agree with. It is only these representations that are then carried forward to the Examination to be assessed by an independent Reporter.
Visitor Economy	Local economic benefits arising from activities directly or indirectly related to visitors. Visitors are defined as not only 'tourists', but anyone who chooses to come into the local area and spend money – this includes (for example) day-trippers

Vitality and Viability	Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.
Water Environment	Any watercourse, the Forth and Clyde Canal, water body, floodplain, wetland.

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Community Planning Outcomes Profile	https://scotland.shinyapps.io/is-community-planning-outcomes-profile/
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East Dunbartonshire Active Travel Strategy 2015 - 2020	https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/transport/active-travel-strategy
East Dunbartonshire Area Profile 2019	https://www.eastdunbarton.gov.uk/statistics-facts-and-figures
East Dunbartonshire Carbon Management Plan	https://www.eastdunbarton.gov.uk/residents/planning/planning-policy/climate-change

Document	Web Link
East Dunbartonshire Conservation Area and Townscape Protection Area Appraisals	https://www.eastdunbarton.gov.uk/residents/planning/advice-services/listed-buildings-and-conservation-areas
East Dunbartonshire Economic Development Strategy	https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/economic-development/economic-development
East Dunbartonshire Flooding and Drainage Development Guidance	https://www.eastdunbarton.gov.uk/residents/flooding
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Regional Transport Strategy 2008-2021: A catalyst for change	http://www.spt.co.uk/corporate/about/strategy/regional-transport-strategy/
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