

Special Landscape Area Designation

Planning Guidance Note

Introduction

Scottish Natural Heritage's 'Guidance on Local Landscape Designations' (2004) advises that, whilst at national level, our coasts, mountains and moorlands are particularly renowned, the distinct identity of our local landscapes and the association between people and place can also be of particular value. The guidance also notes a Landscape Assessment provides a starting point for local authorities to identify landscapes and develop policies for their care, enhancement and sustainable use.

Format of Guidance

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

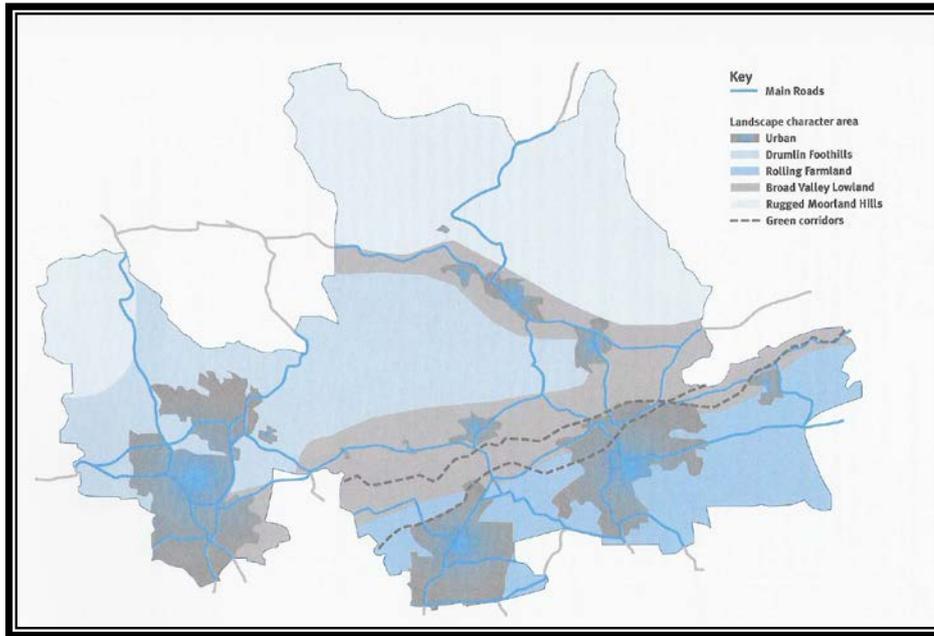
Legislative and Planning Framework

The Natural Environment section of LP2 notes that certain parts of East Dunbartonshire's green belt may benefit from a local 'Landscape Quality' designation.

The Glasgow and Clyde Valley Landscape Assessment (1999), a joint publication by SNH and Clyde Valley local authorities identified 21 Landscape Character Areas, of which five are found within East Dunbartonshire, namely:-

Rolling farmlands	Around Bishopbriggs and extending eastwards, south and east of Kirkintilloch to Twechar and the Council's boundary with North Lanarkshire.
Green corridors	Within the urban area along the Forth and Clyde Canal at Westerton and the River Kelvin in Bearsden.
Broad valley lowland	The valleys of the Glazert, Lower Allander and Kelvin.
Drumlin foothills	Foothills of the Kilpatricks around Milngavie and north Bearsden extending eastwards to include the Lennox Hills.
Rugged Moorland Hills	The Campsie Fells and Kilpatrick Hills.

These are also shown on the map below:-



The Glasgow and Clyde Valley Strategic Development Plan notes that the Campsie Fells and Kilpatrick Hills form a Regional Scenic Area (RSA's). LP2 promotes the designation of the Campsie Fells as a Regional Park; however the subsequent Campsie Fells Action Plan found that the continued promotion of Regional Park status is unrealistic. The revision of policy relating to the Campsie Fells will therefore be considered through the Local Development Plan Process.

Promotion of Special Landscape Areas

Additional to the striking topography of the Campsie Fells, East Dunbartonshire has several very picturesque landscapes contained within the broader 'Character Areas' described above, (excluding the more urban Green corridors).

This Guidance Notes therefore proposes the following localities to be identified as 'exemplars' of these Character Areas and be designated as Special Landscape Areas (SLA's), in line with advice from the joint publication by Scottish Natural Heritage and Historic Scotland - Guidance on Local Landscape Designations (January 2006).

Landscape Character Area	Locality
Drumlin foothills	Bardowie and Baldernock
Broad Valley Lowlands	Glazert Valley, from the East Dunbartonshire/Stirling Boundary, through to Milton of Campsie
Rolling Farmlands	In the localities of Badeneath and Gartshore

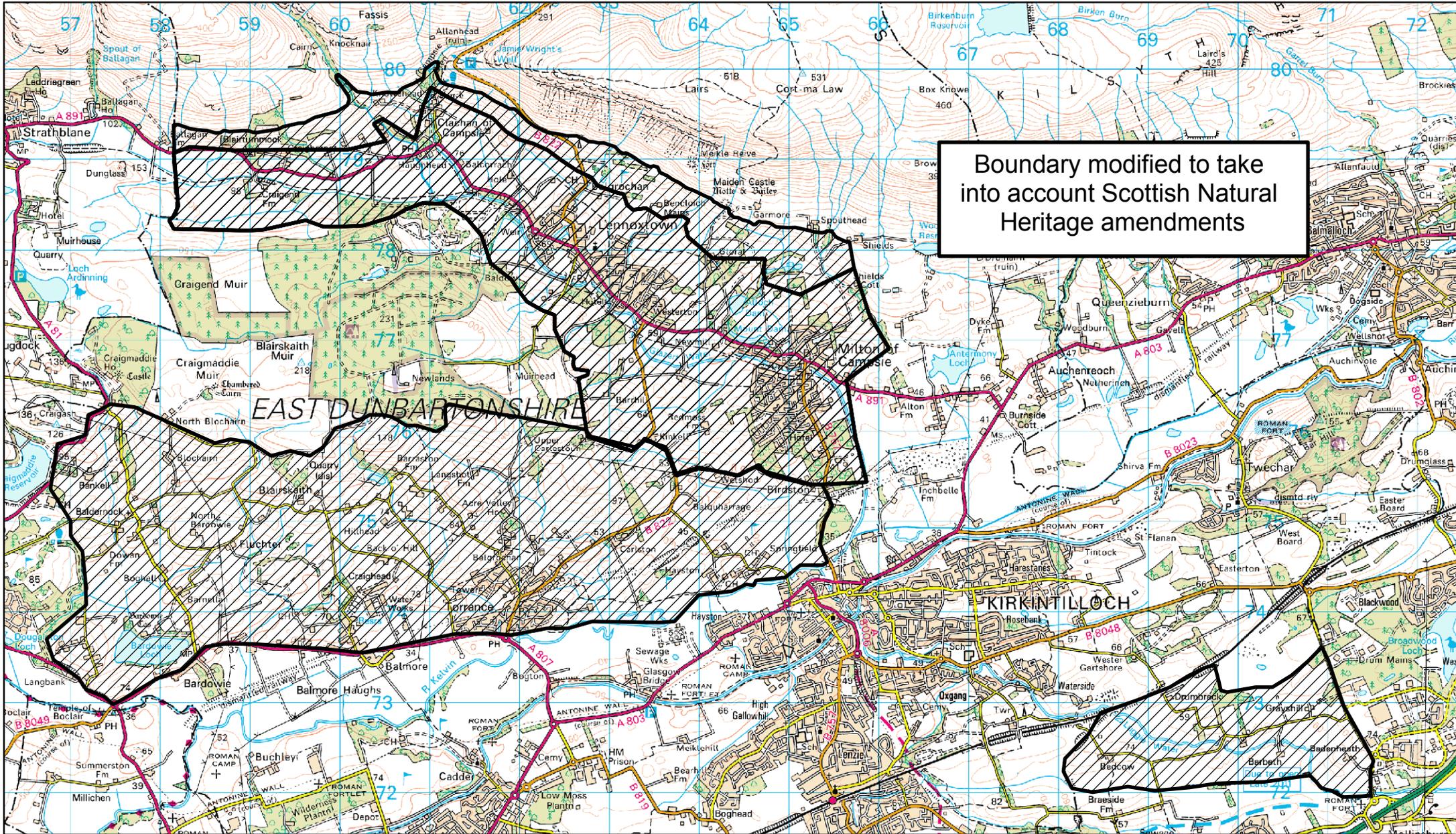
Boundaries are identified on the detailed maps in Appendix 1.

These particular landscapes are deemed to have special importance and contribute to a unique local identity of East Dunbartonshire. They are already protected by established green belt planning controls. However, designation will also help protect and promote their special landscape attributes and these, in turn, will be a material consideration in the assessment of new development proposals.

Appendix 2 provides further details on the criteria used to select these particular areas, based on the aforementioned Guidance on Local Landscape Designations.

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Special Landscape Areas



Appendix 2 – Selection Criteria

The selection of these three Special Landscape Areas (SLA's) is based on criteria in the joint publication by Scottish Natural Heritage and Historic Scotland - Guidance on Local Landscape Designations (January 2006).

The Guidance states that at the local authority level, landscapes should be valued because of the contribution they can make to the sense of place and local identity. Such landscapes may typically provide the setting of key settlements, or are judged to be strongly representative of, and distinctive to, the area (Para 3.12).

The Guidance sets out three criteria to help select SLA's:-

Significance

To what extent do the character and qualities of a particular landscape have special importance in the context of the local authority area?

Relative Merit

To what extent do the character and qualities of a particular landscape merit designation compared to other parts of the local authority area?

Representiveness

To what extent do the character and qualities of a particular landscape contribute to the distinctive local or regional identity of the local authority area?

The assessment for each SLA is set out below:-

GLAZERT VALLEY - BROAD VALLEY LOWLANDS

Significance

Just over 9 km long and widening from 1.2 km at its western end to 3 km to the east, the lower lying land of this SLA contrasts dramatically with the steep, sometimes craggy, escarpments of the Campsie Fells Regional Scenic Area (RSA) to the north, and the rising ground of Craigend Muir and Lennox Forest to the south, before turning towards and merging into the Bardowie, Baldernock and Torrance Drumlin Foothills SLA.

At the western end the narrowing valley contains the distinct flat surface of a flood plain, further enhancing the contrast between low and high land. Moving eastwards the valley floor becomes progressively more mounded, the aftermath of post glacial depositional processes. The SLA also marks the course of the Glazert Water, and its feeder tributaries, the Pow and Fin Glen Burns. The Glazert is also fed by various burns draining the Campsie Fells plateau.

It includes the larger villages of Lennoxton and Milton of Campsie along with the hamlets of Clachan of Campsie and Haughhead. Their historic growth is largely attributable to numerous water dependant bleach works and mills. The setting of these settlements, closely bounded by the greenbelt, is greatly enhanced by both the SLA and the Campsie Fells RSA to the north. Outwith the main settlement boundaries built development tends to cluster around the various remaining working farms or converted steadings, though various former lodge houses, traditional cottages and newer freestanding houses can also be discerned.

Most open land is in productive agricultural use. On the valley floor this is predominantly pasture with occasional arable planting, which then grades into the rougher grasslands of valley sides. A particularly noticeable feature is numerous policy woodlands associated with existing or historic landed estates. These include all or part of eight Historic Gardens and Designed Landscapes.¹ From west to east these are:- a) Craigharnet; b) Lennoxcastle; c) Ballencleroch; d) Campsie Glen; e) Whitefield; f) Glorat; g) Baldoran ,and h) Kincaid, with Glorat still functioning as a managed estate based around the 'B' listed Glorat House.

It also includes the following sites of Geodiversity Value²:-

- a) Campsie Glen (small part) (Also designated a Regionally Important Geological/Geomorphological Site) and,
- b) Crow Road (small part).

The overall impression is of a settled pastoral landscape, particularly when viewed against the rougher terrain and steeper gradients of the higher land. The historic pattern of development and the countryside setting of the smaller hamlets of Clachan of Campsoe and Haughhead, and the larger villages of Milton of Campsie and Lennoxton, has been preserved through the strict application of green belt policy. This also is a working agricultural landscape and due recognition must be given to the responsible land management practices of local farmers and landowners.

Relative Merit

East Dunbartonshire lies to the north of the Clydeside conurbation. An extensive green belt provides an attractive countryside setting for the main towns of Bearsden, Bishopbriggs, Kirkintilloch/Lenzie and Milngavie and the larger villages of Lennoxton, Milton of Campsie, Torrance and Twechar.

The topography and visual character of this countryside displays considerable variation, as detailed in The Glasgow and Clyde Valley Landscape Assessment (1999). Within East Dunbartonshire the Assessment identifies five distinct Landscape Character Areas (LCA's), including the Drumlin Foothills LCA. Within this wider LCA, the SLA displays particularly high visual qualities and standards of land management that clearly distinguish this locality from other areas of this LCA within East Dunbartonshire.

Representiveness

The Glasgow and Clyde Valley Landscape Assessment (1999) notes the Broad Valley Lowlands LCA occurs at two localities north and south of the Clyde Valley. Thus, though not exclusive to East Dunbartonshire, this SLA does have considerable regional value on account of its inherent visual qualities.

BARDOWIE, BALDERNOCK AND TORRANCE - DRUMLIN FOOTHILLS

Significance

Roughly 9 km wide by 3 km deep, this east/west running elongated SLA lies between the River Kelvin flood plain to the south and the elevated Craigmaddie Muir and Lennox Forest to the north. To the west lies the built up area of Milngavie whilst to the east the SLA tapers and flattens into the Glazert Valley - Broad Lowland Valley SLA.

It is a particularly charming locality of hummocks and hollows associated with fluvio-glacial depositional processes. Almost all open land is in well managed productive agricultural

(mainly grazing/pasture) or (more limited) equestrian use, with well defined field boundaries little changed since the original enclosures. This is interspersed with numerous woodlands and trees, from distinctive individual specimens, to plantations, strips, shelter belts and tree lined field boundaries.

For the most part built development is in small clusters, such as at the railway villages of Balmore and Bardowie and centred around the historic Baldernock Parish Church. The small holdings at Barraston and Langbank do though display more dispersed patterns of development. The number of working farms is much reduced, with numerous former steadings now mostly converted to residential use. The SLA also includes the larger village of Torrance, the setting of which is very much enhanced by the surrounding landscape.

It is traversed by a network of narrow country roads, bounded by dry stone walls, hedging and stob and wire fences. Recreational uses include three 'parkland' golf courses (Balmore, Hayston and Kirkintilloch), watersports on Bardowie Loch, equestrian activities and a network of core paths.

The SLA also includes:-

- i) The Historic Gardens and Designed Landscapes of, a) Bardowie and, b) Glenorchard, north of Balmore Village.¹
- ii) The following sites of Geodiversity Value:- a) Bardowie Loch and adjoining drumlins (north of Balmore Road), b) Baldernock Mill, c) Linn of Baldernock, d) Blairskaith Quarry (part), e) Craigen Glen, and f) Torrance Meanders (part).²

The water treatment works and adjacent structural concrete works (near Balmore) and two lines of high voltage cables and pylons are the only significant urban features.

The overall impression is of a settled pastoral landscape, with the historic pattern of development and the countryside setting of the smaller hamlets and the larger village of Torrance preserved through the strict application of green belt policy. This is also a working agricultural landscape and due recognition must be given to the responsible management practices of local farmers and landowners.

Relative Merit

East Dunbartonshire lies to the north of the Clydeside conurbation. An extensive green belt provides an attractive countryside setting for the main towns of Bearsden, Bishopbriggs, Kirkintilloch/Lenzie and Milngavie and the larger villages of Lennoxton, Milton of Campsie, Torrance and Twechar.

The topography and visual character of this countryside displays considerable variation, as detailed in The Glasgow and Clyde Valley Landscape Assessment (1999). Within East Dunbartonshire the Assessment identifies five distinct Landscape Character Area Areas, including the Drumlin Foothills LCA. Within this wider LCA, the SLA displays particularly high visual qualities and standards of land management that clearly distinguish this locality from other areas of this LCA within East Dunbartonshire.

Representiveness

The Glasgow and Clyde Valley Landscape Assessment (1999) notes the Drumlin Foothills occur only once, covering a continuous area of countryside north of the built up areas of East and West Dunbartonshire. By definition this SLA thus has a unique regional identity.

BADENEATH AND BEDCOW - ROLLING FARMLANDS

Significance

This irregularly shaped SLA, 3.5 km wide by 1.5 km deep, is to the south east of East Dunbartonshire. The administrative boundary with North Lanarkshire defines the southern and eastern boundaries; the northern boundary follows Glasgow - Edinburgh railway line then the edge of a restored landfill site; the western boundary follows the route of a former railway, beyond which is agricultural land fringing the east of Lenzie.

This pleasant open landscape provides an attractive contrast to surrounding urban development. To the east is the heavily built up Cumbernauld whilst to the south is Moodiesburn and the recently opened re-aligned M80 motorway. There is also no history of mineral working or relict features, such as can be seen in the nearby the Waterside Bing and restored Gartshore Colliery 9/11, both adjacent to the Glasgow/Edinburgh Railway Line.

The rise and fall of the land is more subdued when compared with the Drumlin Foothills SLA, but they share similar landscape features. Open land is again predominantly well managed pasture, interspersed with woodlands and trees. Field boundaries again reflect the historic patterns of enclosure, and are variously defined by fencing, walls and hedges, with occasional rows of trees. Several plantations, particularly at Gartshore Moss and Grayhill, add interest to wider views and regenerating woodland can also be seen on the steeper railway embankments.

There are several working farm steadings, a large equestrian centre and occasional residential properties. A paintball company operates in part of the Gartshore Moss Plantation, but commercial activity is otherwise limited to the well screened Grayhill Knackery and a five pitch touring caravan site at Barbeth Farm.

Overall this SLA is an attractive enclave within the pressured green belt buffer between the built up areas of North Lanarkshire and the eastern and south eastern urban fringes of Kirkintilloch, Lenzie and Waterside. This is also a working agricultural landscape and due recognition must be given to the responsible land management practices of local farmers and landowners.

Relative Merit

East Dunbartonshire lies to the north of the Clydeside conurbation. An extensive green belt provides an attractive countryside setting for the main towns of Bearsden, Bishopbriggs, Kirkintilloch/Lenzie and Milngavie and the larger villages of Lennoxton, Milton of Campsie, Torrance and Twechar.

The topography and visual character of this countryside displays considerable variation, as detailed in The Glasgow and Clyde Valley Landscape Assessment (1999). Within East Dunbartonshire, the Assessment identifies five distinct Landscape Character Area Areas, including the Rolling Farmlands LCA. Within this wider LCA, the SLA displays particularly high visual qualities and standards of land management that clearly distinguish this locality from other areas of this LCA within East Dunbartonshire.

Representiveness

The Glasgow and Clyde Valley Landscape Assessment (1999) notes the Rolling Farmlands occur at four localities north and south of the Clyde Valley. Thus, though not particularly unique to East Dunbartonshire, this SLA does have considerable regional value, both in

terms of its inherent visual qualities but also on account of the strong contrast with nearby urban development.

References

1. Peter McGowan Associates - Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire" (2006)
2. British Geological Survey – East Dunbartonshire Geodiversity Audit (2010)