



BIRDSTON

MILTON OF CAMPSIE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

VIRTUAL PUBLIC CONSULTATION
NOVEMBER 2020



LOCATION PLAN

WELCOME TO OUR PUBLIC CONSULTATION EVENT

Today’s consultation event relates to the proposed residential development at Birdston Road, Milton of Campsie.

We are keen to gain the views of the community and local stakeholders and we welcome any feedback that you have on the proposed development in advance of the submission of a planning application to East Dunbartonshire Council.

In line with Scottish Government advice, it is not currently possible to host a face-to-face public consultation event. As an alternative, and in line with the Scottish Government guidance, more information about the redevelopment proposals for this site is available to view [here](#).

ABOUT AVANT HOMES

Avant Homes is pioneering change in the UK housebuilding industry by constantly challenging the status quo. We are restless in discovering better ways to design, specify and deliver outstanding homes.



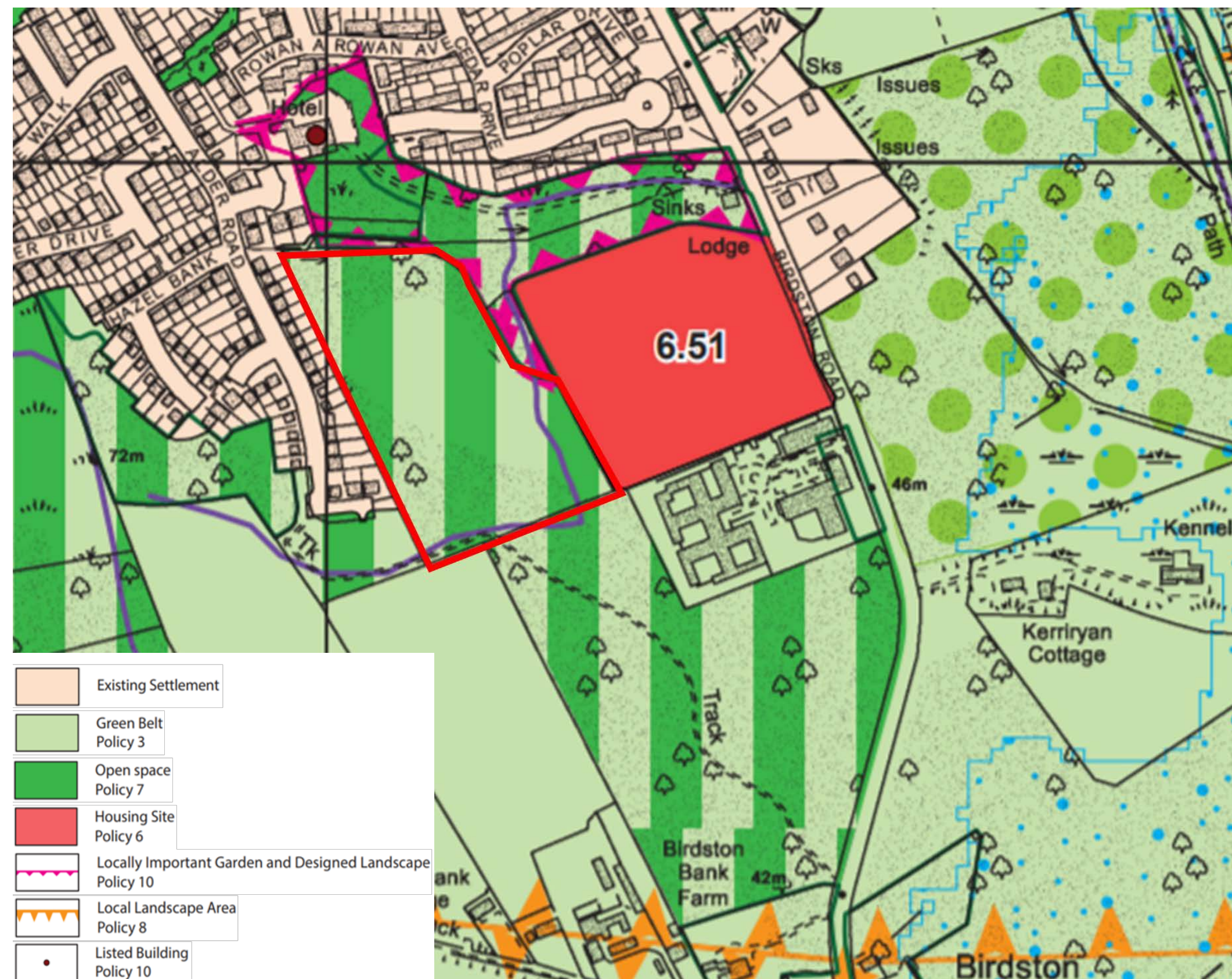
EXISTING SITE PLAN

SITE CONTEXT

The site is located to the west of Birdston Road, on the southern edge of Milton of Campsie, and comprises a parcel of land extending to approximately 3.29 ha.

The northern and southern edges of the site are defined by an established tree belt and dense vegetation. Newbuild residential dwellings form the eastern boundary of the site, and existing residential dwellings at Alder Road form the western boundary. Birdston Care Home is located to the south-east of the site.

The Category ‘A’ Listed Kincaid House Hotel is located approximately 75m from the northern boundary of the site.



EXTRACT FROM EAST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN (2017)

PLANNING POLICY CONTEXT

The Development Plan in respect of the site comprises the ClydePlan Strategic Development Plan (approved July 2017) and the East Dunbartonshire Local Development Plan ('LDP') (approved February 2017).

Within the proposals map associated with the East Dunbartonshire LDP, the site is allocated within the Greenbelt (Policy 3), and as Open Space (Policy 7) (Birdston Woods). The northern boundary of the site is part of a designated locally important garden and designated landscape (Policy 10). A designated Core Path also runs through the south-eastern and southern part of the site (Policy 4).

EAST DUNBARTONSHIRE PROPOSED LOCAL DEVELOPMENT PLAN 2 (2020)

East Dunbartonshire Council approved the Proposed Local development Plan 2 (LDP2) for consultation on 20th August 2020. Within the Proposed Local Development Plan 2, the Greenbelt (Policy 1) and Open Space (Policy 13) allocations are retained.

The consultation is currently underway on the Proposed Local Development Plan 2, and it is expected that the LDP2 will be adopted by East Dunbartonshire Council in Q1/Q2 of 2022.

Whilst the subject site is not promoted for development in the adopted or emerging LDP there are, in our view, other material considerations for promoting this site at present. We are pleased to summarise these as follows: -

- This can be considered an “infill” site given there is housing on two sides at present and further built development to the north;
- The Strategic Development Plan significantly underestimates the need for new housing in East Dunbartonshire;
- Over the next 10 years the number of households in East Dunbartonshire is expected to grow by 7%, or by 3,212. Between 2018 and 2032, 10 years from the anticipated date of adoption for the new plan, household growth is expected to total 4,094 or 9% (National Records for Scotland household projections).
- Whilst the Council maintain there is an effective housing supply this ignores the underlying issues with affordability of housing in East Dunbartonshire;
- There is a track record of a number of existing “effective” sites not delivering in the Council area.



SITE ANALYSIS / LAND USES

SITE ANALYSIS / LAND USES

BOUNDARIES

- The Proposed Development Site is located between the CALA Homes Development on its east boundary and the rear gardens of the existing residential dwellings at Alder Road forming the western boundary.
- Birdston Care Home is located to the south-east of the site.
- An existing Burn runs along the northern boundary of the site.

CONNECTIVITY

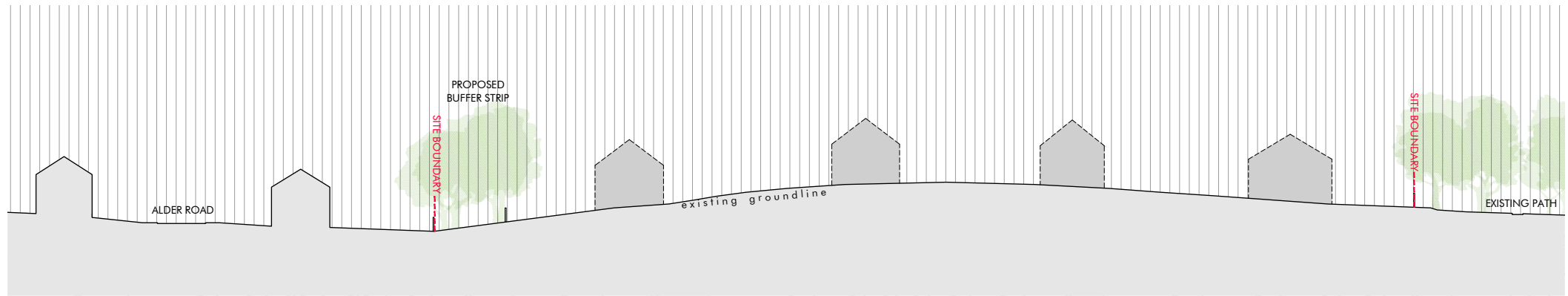
- A network of paths and trails link with the site on the south-west and connect through to the woodland area to the north and east.
- The proposed access to the site is through the existing CALA Homes residential development on the east boundary.

SITE FEATURES

- An area of level ground at the centre of the site falls away to the north and south-west, where the edges of the site are defined by an established tree belt and dense vegetation.
- This elevated position provides extended views towards Glasgow to the south.



INDICATIVE DEVELOPMENT LAYOUT



INDICATIVE SECTION

INDICATIVE DEVELOPMENT LAYOUT

Avant Homes (Scotland) Ltd and Ashfield Land (Glasgow) Limited are proposing residential development with associated access, car parking, landscaping and other works.

It is anticipated that the proposed development will comprise 77 units, with 57 units for private sale and 20 affordable housing units. The proposed units will comprise a mix of detached, semi-detached and terraced houses, with a range of three, four and five beds.

The proposed development will provide a cross section of house types and arrangements designed to reflect a variety of buildings types found more widely across the area.

SITE ACCESS

- Access to the site will be taken from Birdston Road, through the existing residential development located immediately to the east of the site.

LANDSCAPING

- An area of communal open space will be provided within the centre of the development. Suitable landscaping buffers will be incorporated along the north, east and southern boundary of the site.

CAR PARKING

- Resident and visitor car parking will be provided in accordance with East Dunbartonshire Council's parking standards.

LANDSCAPE BUFFER STRIP

- The landscape buffer around the perimeter of the development site will create a development standoff to the boundaries which will soften any visual impacts from the new housing and a physical separation to adjacent properties to aid privacy. It will also provide a green corridor around the periphery of the site which will encourage bio-diversity and ecological habitat creation.
- The landscape buffer would be planted with a mix of native woodland species and lower growing hedgerow species.



AVANT HOMES HOUSETYPES

AVANT HOMES HOUSETYPES

These are a few examples of houses from the Avant Homes Range.

We are proposing a variety of house types and sizes within the development, including 2 and 3 bedroom terraced and semi detached villas and 3,4 and 5 bedroom detached villas.

The choice of external materials and details are bespoke to each new development. Our design team will undertake a study of the surrounding area and take notes on the existing built form, including scale, and palette of materials for walls and roofs, as well as window proportions and details that are particular to the area.

This information will the be used to create elevations for our house that will allow the development to complement its surroundings and create a new and vibrant development that we can be proud of.



RESIDENTIAL DEVELOPMENT AT BIRDSTON, MILTON OF CAMPSIE

WHERE ARE WE NOW?

A Proposal of Application Notice (PoAN) associated with the proposed development was submitted to East Dunbartonshire Council on 9th October 2020. Today's web-based consultation event forms part of the 12-week pre-application period and is designed to provide information on the emerging proposals, to explain and answer questions on the proposals, and to record comments and feedback in order to ensure that these may be considered prior to the planning application being lodged with East Dunbartonshire Council.

WHAT HAPPENS NEXT?

We encourage you to complete the feedback form provided on this website, in order to share any comments you may have on the proposed development. Alternatively, comments can be sent to:

birdstonrd@iceniprojects.com

The deadline for submitting your feedback or comments is 24th December 2020.

Please note that any comments made are not representations to the planning authority. There will be an opportunity to make formal representations regarding the proposed development when a formal planning application is submitted to East Dunbartonshire Council.