

MILTON OF CAMPSIE GREENBERLT PRESERVATION

MEMBER'S REPORT

MARCH TO MAY 2021

New Committee Members

It gives me great pleasure to welcome two new committee members:

Jenny Reeve who lives in Birdston Road. Jenny is the Director of a music and arts charity who have just brought its building into community ownership after a 5-year negotiation period with Glasgow City Council and the Scottish Government. Therefore, Jenny has a detailed knowledge of the voluntary sector, community engagement and development processes and working with public sector and government bodies. She is currently sitting on a Board led by GCVS in representation of the Sector to try to improve relationships with the public sector. Jenny has a knowledge of charitable law, OSCR and good governance practice.

Euan McGrandle who lives in Limetree Ave. Euan is a Technical Business leader at a distillery. As part of this role, he liaises with Government agencies such as SEPA and regularly host visits the HSE. Euan was on the School board at Craighead and was Chairman when it changed form a school board to Parent Council. As a keen angler, Euan used to serve on the committees of both the Caurne Angling club, and the Loch Lomond Association. He is a past Chair and Vice Chair of SANA (Scottish Anglers National Association) Migratory Fish Committee.

We are confident that Jenny and Euan will be valuable new members of our Committee and both have already represented us at external virtual meetings. We are looking forward to being able to hold a “real” committee meeting.

We are still looking for someone to update and maintain our web site and someone to create and maintain a Facebook page.

Local Development Plan 2 (LDP2)

Members may recall that on 20 August 2020, East Dunbartonshire Council approved the Proposed Local Development Plan 2 for publication and commencement of the representation period. The representation period ran from 19 October 2020 to 15 January 2021. This means that the Proposed Plan is now the Council's settled view on the land use strategy for East Dunbartonshire and will be a material consideration in the assessment of planning applications.

The Council rejected all the proposed sites in Milton of Campsie: Redmoss North & South, East of Alder Road, Kincaidfield and Derrywood as being unsuitable for development.

We asked members to write to support the Council's position.

A total of 2,060 representations were received during the representation period; 137 of which related to Lennoxton, **Milton of Campsie**, Haughhead and Clachan of Campsie Community Area. I haven't been able to cross-reference the names but would be shocked if at least 100 of the representations were not from Milton of Campsie. WELL DONE PEOPLE! Check Appendix A pages 419/21 in the report highlighted below to ensure that your comments were recorded. (I was sent every single submission following a Freedom of Information request but I honestly haven't had time to go through them!)

Following the public consultation officers have analysed all the submissions and considered the issues raised. The outcomes of this process will be considered by the Council's Place, Neighbourhood and Corporate Assets (PNCA) Committee on **27 May 2021**.

The full report for the Committee is here:

[https://dbs1.eastdunbarton.gov.uk/INTRANET/ACE/EDCCMTT.NSF/o/412843f19d871f85802586db004ee92f/\\$FILE/210527%20PNCA%20Booklet%202.%20Online.pdf](https://dbs1.eastdunbarton.gov.uk/INTRANET/ACE/EDCCMTT.NSF/o/412843f19d871f85802586db004ee92f/$FILE/210527%20PNCA%20Booklet%202.%20Online.pdf)

This includes a proposed Council response to the various comments and Objections raised during the consultation period.

The Report also contains a summary of the consultation, including the number of responses and key issues raised for each community area. If approved, the Proposed LDP2 will be submitted to the Scottish Government for an independent examination by the Planning and Environmental Appeals Division (DPEA). This will include copies of all representations and the Council's response to the objections and issues raised.

The Summary on Page 14 Paragraph 3.34 Issue 5, 32, 32 highlights – Lennoxton, **Milton of Campsie**, Haughhead and Clachan of Campsie Community Area –

The following areas of support and objection have been raised:

- A number of objections to the housing section of this policy, specifically from housing developers promoting sites within the area.
- **Specific objections requested more community and tourist facilities in Milton of Campsie** and support the regeneration of Lennoxton
- **A large number of supporting comments submitted for the continuation of greenbelt, in particular around Milton of Campsie. Comments include that green belt has value for countryside recreation and wellbeing, particularly during Covid 19 restrictions, biodiversity and landscape**

setting of the settlement. Do not want further development in the greenbelt as consider the village has had enough development recently and roads, and other services cannot support more new housing.

The report identifies that there is a projected surplus of (466 affordable and 1,514 private) 1,980 in the housing supply to 2032.

Shockingly, developers objected to prioritising brownfield over greenfield land, as they consider sustainable development can take place on greenfield sites and requested the objectives or green belt exceptions amended to allow release of more greenfield sites if there is not a five-year housing land supply.

Other specific comments objected to the LDP2 objective that encourages development to have sustainable design to consider climate change mitigation and enhancement, considers that it is wider than this and sustainable development should be an objective to help achieve this, and to the wording of the greenbelt exception for renewable energy development, that asks for consideration of alternative sites.

The most important section for us is:

Pages 409 - 418 Issue 32 Housing Land Supply in Lennoxton, **Milton of Campsie**, Clachan of Campsie and Haughhead

Birdston Road, Milton of Campsie Icen Projects for Avant Homes (Scotland) Ltd and Ashfield Land (Glasgow) Limited (669) • This representation on behalf of Avant Homes (Scotland) Ltd and Ashfield Land (Glasgow) Limited relates to a proposed residential development site at Birdston Road, Milton of Campsie (site reference S205). The site, as shown within the supporting documents which accompany this representation, can accommodate approximately 77 units. Page 411 • Objects to the Proposals Map – Site S205 at Birdston Road, Milton of Campsie should be shown on the proposals map as a residential development site for approximately 77 units. • Do not agree with Appendix 8 - Site Assessment S205 Birdston Road, Milton of Campsie – The Council's Site Assessment concludes that the site is not suitable for allocation for residential development. As set out within the representation, the site could be developed without adverse impact on the environment and would bring positive benefits to the site and surrounding area. • Object to Policy 5 – Policy 5.H should be updated to incorporate Site S205 at Birdston Road, Milton of Campsie as an allocated residential development site which has been demonstrated to be a suitable and deliverable residential development site. • The representation includes supporting information.

Kincaidfield, Milton of Campsie Montagu Evans (622) • Requests the allocation of an additional area of land for housing at Kincaidfield, Milton of Campsie, for approximately 20 units. The site was promoted for housing through the Main Issues Report stage of the local development plan process, and the EDC site reference is S375. • The Council should identify further housing land releases from the Green Belt to ensure an effective land supply. The proposed development will provide additional housing opportunities to meet the local community's needs while supporting the overarching aims of delivering sustainable economic growth and developing 20-minute neighbourhoods. • Disagree that the site is unsuitable for development, set out in the site assessment (includes SEA Assessment). The proposed development provides

a logical expansion to the existing settlement & the Strathkelvin Railway path to the east and the area of woodland toward to the south of the site would provide a more logical, defensible green belt boundary. The site does not have recreational value as it is not designated for open space area nor recognised as a green network node or habitat link. The proposed development could enhance the surrounding path network and provide additional connections to the Strathkelvin Railway path. Issues raised in SEA assessment can be appropriately mitigated. • Based on the appraisal of the criteria set out in PAN 2/2010 the site at Kincaid Field can be considered effective, as described below: Ownership - The site is under the control of the landowners and is immediately available for development; A detailed site investigation will be required before the development of this site to ensure there are no underlying contamination issues, however no significant contamination issues are expected; Would engage further with the Council and other landowners to explore the delivery of housing on this site. • Object to the designation of the site as greenbelt. Page 412 • The proposed site should be allocated for housing within the EDC LDP2. It provides a logical extension to the settlement of Milton of Campsie and will ensure that housing can continue to be delivered to meet demand in the area. The allocation of this site would deliver a 20-minute neighbourhood. The site is a short walk or cycle, to a number of the towns key services and will contribute towards the development of a sustainable community in Milton of Campsie where the need to travel is significantly reduced.

Redmoss Farm, Milton of Campsie Barton Willmore for Bellway Homes (612) • On behalf of Bellway Homes promote the residential allocation of an area of land at Redmoss Farm, Milton of Campsie for the delivery of 80- 90 residential units and enhancements to the remainder of a Local Nature Conservation Site (LNCS). • This site has been promoted previously towards the current adopted plan and was originally accepted as an allocation site by the Council. • Due to a difference in interpretation the site was not accepted as an allocation, primarily based on the need for further ecological assessment information. • This site is in an area where homes are sought after with significant demand. To date, the proposal from Bellway has been to seek an allocation for 100% affordable homes. This can remain the case if needs be, to meet affordable housing requirements, however. Bellway would be willing to develop an element of private market housing at this location as well. • The site is accessible and can be made sustainable. It is considered that the development of this small area of a larger site will enable the significant enhancement, and ongoing management of existing ecological habitats around the site which all act as environmental mitigation for the proposals. An up-to-date Ecological Assessment has now been undertaken and this highlights that the identified LNCS could in fact be at risk of diminishing without any development due to a variety of factors including the presence of Invasive Non-Native Species and the general lack of management to the area. As such, the proposed development and associated enhancements would seek to safeguard the LNCS and the habitats within. • Given the above, the site at Redmoss Farm is considered to be a suitable site for housing development and a logical expansion of the settlement. • Object to the designation of the site on the Proposals map and Policy 1 and 5 maps for: green belt under policy 1; open space and green network under policy 13; native woodland, Local Nature Conservation Site and Local Landscape Area under policy 17 The representation includes supporting information.

Milton of Campsie Greenbelt Preservation (1970) • **Support Policy 5.H, no new house building in Milton of Campsie. Milton of Campsie has taken far more than its fair share of new housing in recent years, approximately 250**

additional houses have been built. The population density of the village is six times higher than the average for East Dunbartonshire and more than 50 times higher than the Scottish average. • Support the rejection of proposals to build houses on Redmoss Farm which is a highly biodiverse site, well used for recreational purposes; the community woodland at West Birdston, which is used by walking groups and others; the land at Derrywood which is adjacent to woodland and has poor access to public transport and major traffic issues with the resultant impact on parking near the school; and Kincaidfield which is another biodiverse site with recreational value for the community. • All of these sites are on greenfield land and/or form part of the green network. Therefore, any development on these sites would be contrary to Policy 1 which requires prioritising brownfield land over greenfield sites. None of the development Page 414 proposed meets the exceptions set out in this Policy. Furthermore, any development on these sites would increase the need for travel to facilities and shopping not available in Milton of Campsie with a likely emphasis on vehicular travel. This would not support sustainable transport alternatives and is likely to adversely impact air quality levels and increase transport related emissions as a result.

Other members of the public (see Appendix A) **The Council received a number of supportive representations from individuals and organisations in relation to the community strategy and the protection of green belt land surrounding the urban area in particular. The majority of these representations relate to the village of Milton of Campsie.** Key points made in support of the housing strategy include the following: • Support no more housebuilding in Milton of Campsie and not allocating any more housing sites in the village. • Many houses have been built in the village over the last few years, it has had more than enough and has a high population density. It has had the negative impact of changing the character of Milton of Campsie from a village to a commuter suburb. Would like development on brownfield land instead of greenbelt land. Support designation of greenbelt on sites suggested by developers at Derrywood, Kincaidfield, Redmoss (north and south), West Birdston/ East of Alder Road. Most of these areas have medium/ high green belt defensibility. • Support the site assessments finding sites suggested by developers in the greenbelt around Milton of Campsie are not suitable for development • Further housebuilding in the greenbelt would make traffic congestion and road safety in the village worse, in particular on Birdston Road, Redmoss Road and at the Milton Road junction in Kirkintilloch. It would also make parking problems at the school worse, there is poor public transport. The village's infrastructure can't support further houses, in particular roads can't be widened and are full of potholes. More houses next to main roads or resulting in an increase in traffic emissions have an adverse impact on air quality and people's health. • There is not enough services and facilities in the village, such as school, health services and shops, to support more commuter residents of new houses. • Need to protect and respect the rich biodiversity value of the greenbelt area, shown by ecological surveys. The woodlands, Tree Preservation Orders, Glazert Water and its tributaries and open countryside together provide a green network with a rich and diverse environment that should not be broken up or relocated. In particular the local nature conservation sites at Redmoss Grassland (north and South) with their good quality habitats, tree plantations and related species. • Need to protect countryside in green belt around the village from development as it is valuable for walking and children's play, enjoyment of the beautiful landscape, peace and quiet. Recreation in the greenbelt areas

suggested for development is important for wellbeing and mental health, in particular during the Covid 19 Lockdown restrictions. Specifically value the open space at Redmoss, the good quality West Birdston community woodland. Do not want developers to manage Redmoss open space as a park if it means losing some of it for development. • Development at the suggested site at West Birdston would result in changes to ground levels. • Concerned at limited vehicular access to the sites suggested by developers in the greenbelt Page 415 • Concerned at loss of play area to allow for access to developer suggested site at East of Alder Road/ West Birdston • More housebuilding leads to increased run off and makes flood risk to existing residents in the village and local roads, Glazert Water and flood plains worse, more research on this is needed. In particular concerned about flood risk on Kincaidfield. • Need to protect agricultural land for food production.

Summary of responses (including reasons) by planning authority: Objection to Non-Allocation • The Council's approach to meeting the requirements of Scottish Planning Policy (SPP) regarding housing land supply is set out in Issue 12. Through the existing housing land supply and the additional allocation of brownfield land it is considered that the proposed land supply in LDP2 exceeds the Housing Land Requirement in the adopted Clydeplan Strategic Development Plan 2017 (CDO3). As such the plan both accords with the requirements of SPP and the Clydeplan city region strategy of prioritising the development of brownfield land. **Therefore, further additional housing sites are not required and would undermine the Strategic Development Plan vision.**

In summary, the Council did not see merit in releasing these sites for development and this position – the Council's settled view - has not changed since the Proposed Plan was published. It is not considered appropriate to revisit the site assessment process at this stage and so no modification is necessary.

Our objections in respect of the non-housing issues are noted pages 129/130:

Morag Campbell (1767) • To develop our rich environment and heritage for tourism we need to understand how special it is and celebrate it. It is a place where shells can be found, and the ice age and glaciers moulded the landscape. Knocken Crag nature reserves celebrates the work of two great men: Ben Peach and John Horne, a world renowned geologist who lived in Milton of Campsie. The village is an ideal site for a Geology Trail and the potential in a geology trail with all its benefits is not even considered.

Milton of Campsie Greenbelt Preservation (1970), Alan Harris (1597) Morag Campbell (1767) • Policy 5.CF - Disappointed that Craigfoot Allotments are years behind schedule.

Milton of Campsie Greenbelt Preservation (1970), Alan Harris (1597) Morag Campbell (1767), Ian Carbarns (1177). • Policy 5.P, 5.CF and 5.TC. - Disappointed that there are no other plans for community facilities in Milton of Campsie. Lennoxton has had much money spent on facilities than the village, and has 14 proposals. LDP2 to be more balanced by identifying suitable proposals for Milton of Campsie to ensure that it is not left behind or even allowed to substantially deteriorate in comparison. At the very

least, please describe an intention to shift focus from Lennoxton towards Milton of Campsie in future years, as work in Lennoxton completes.

Milton of Campsie Greenbelt Preservation (1970), Alan Harris (1597) • Policy 5.TC - Disappointed that nothing is offered in terms of new retail facilities in Milton of Campsie to enhance the very limited range of goods available to the increased population. • Policy 5.T - Disappointed that nothing is offered to assist new tourism or visitor economy development, which has been identified as a key driver of economic activity in the area. In particular the need for refreshment stops and toilet facilities for walkers and cyclists is identified but no proposals have been brought forward to meet the demand for these facilities, particularly along the Strathkelvin Railway Path.

Milton of Campsie Greenbelt Preservation (1970) • Policy 5.TR agree with the plan to create the link between the Strathkelvin Railway Path and the village of Lennoxton via Station Road and the other developments envisaged in Policy 5.TR; but see nothing to enhance the transport network or support the Active Travel Strategy in Milton of Campsie.

However, disappointingly, the officers are not proposing any changes to the Plan in respect of any of these issues.

But the following minor amendments are recommended in the Schedule 4 Form (submission to Scottish Government):

- Amend the section 5.TR on page 95 (Policy 5.TR. All new development in Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie should be linked to and enhance the transport network, prioritising journeys made in line with the Sustainable Travel Hierarchy as set out in Policy 11 and in line with the objectives and actions set out in the Local Transport Strategy, Active Travel Strategy.) to **“New development in Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie must therefore prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services and amenities, the bus network...”**

- The following wording should be added after the first sentence of Policy 5.BR on page 94. (Policy 5.BR. Urban brownfield sites should be prioritised for development over greenfield or green belt development, in line with Policy 1 East Dunbartonshire Development Strategy) **“Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post-development”**

- The first sentence of Policy 5.HE on page 99 (Policy 5.HE. Development should preserve and enhance the character, appearance and setting of the historic environment in Lennoxton, Milton of Campsie, Clachan of Campsie and Haughhead) should be amended to read: **“Development should preserve and enhance the character, cultural significance** appearance and setting of the historic environment in Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie.

I'm a little concerned about the proposed change to Policy 5.BR. **but broadly these changes appear to be favourable.**

Historic Woodland Environment Strategy Review

The consultation period for this review has been extended until next Monday 31 May 2021.

In Milton of Campsie the only area which is protected at the moment is Baldoran and Mount Dam which is designated as "Local Gardens and Designed Landscapes". The consultants employed by the Council are proposing de-designating this area thereby removing its protection. The area lies to the north of the road to Lennoxtown (A891). We believe that the area has been poorly represented in the consultant's survey and their account does not demonstrate understanding of the 'right of way' behind the dam, the local paths and the rich history of the area.

We object to the District Council proposal to remove the protection of the Mount Dam in Milton and would like to see the Alloch Dam and the surrounding area added to that protection. These are areas of outstanding natural beauty which should be preserved for the use of current and future generations.

It is important to protect the boundaries of the village from development and we are asking members completes the consultation document which can be found half way down the left-hand side of the page where you will find all the relevant documents:

<https://www.eastdunbarton.gov.uk/proposed-local-development-plan-2-%E2%80%93-historic-environment-designations-review>

Morag has written a piece that I am going to circulate separately which will help you lodge objections with EDC.

Kincaid House

There was a rumour circulating locally that the hotel was going to be developed into luxury flats but I received this reply from the Council:

"We have not received any applications for planning permission or listed building consent for Kincaid House and we have no records to suggest that we have been contacted about a potential change of use.

A change of use from a hotel to residential flats would require planning permission. If there would be any physical works to the building, then these would also require listed building consent."

Car Parking

I copy below the latest exchange with Cllr Hendry, without comment:

23/4/2021 17:21

Dear Cllr Hendry

Thank you for this update, I do appreciate that both you and the Exec officer may have other priorities.

Leaving aside the difficult double negative in the response from Mr McMenamin, I find myself incredulous at these replies, which I will nonetheless publish in my delayed Member's Update.

I don't think that a survey is required to identify that parking on the pavement outside the ScotMid shop is a "problem location" and we have already proposed a solution.

Would the budget not be better spent on the solution rather than yet another report?

On 23/04/2021 14:51 billy.hendry@eastdunbarton.gov.uk wrote:

Good morning,

Further to your previous e-mail. First of all thank you for bearing with me whilst I sought an update.

I have now received a reply from the Executive Officer which I have copied below for information.

Councillor Hendry

I note your recent enquiry on behalf of the the Secretary of the Milton of Campsie Greenbelt Preservation group requesting an update on the group's previous enquiry.

I can advise the following in response to the two questions posed:

1) Whether the Community Safety Team do agree that the restriction currently in place which only allows for 'the continuous movement of heavy or bulky goods to and from a vehicle' by definition only applies to commercial vehicles such as those delivering stock to the store?

➤ I can advise that the Services is not of the view that the restriction in place do not only apply to commercial vehicles. The Service is of the view that for the purpose of the restriction in

place it allows any vehicle to park to allow the continuous movement of heavy or bulky goods to and from a vehicle and to determine whether that loading/unloading is taking place the Officer is required to carry out a 10 minute observation period.

2) Any update on enforcement of the Transport (Scotland) Act 2019 which came became the law of the land in November 2019?

➤ In terms of the Transport (Scotland) Act 2019 - I can advise that there has been no change in that the Service is awaiting the completed guidelines that accompany the act to allow the Service to initiate specific actions in response to the Act and the responsibilities it may place on the Service. However, the Service has been allocated a budget to instigate a review in respect of pavement parking which will identify problem locations and with a view on identifying actions required. Regrettably there is no timescale associated with the completion of this exercise. I trust this information is of assistance and clarifies the Services position.

Regards

Thomas McMenamin

Executive Officer Roads and Environment

Place, Neighbourhood & Corporate Assets

Other Ongoing Issues

Morag continues to monitor and pursue the twin issues of work and apparently illegal dumping at the Birdston Community Woodland and Coup and we accepted an invitation to take part in the Community Council's Paths Project.

Alan S Harris
Secretary
Milton of Campsie Greenbelt Preservation
24 May 2021