

Proposed Development of 20 Houses at Kincaidfield

Roderick Lawson has proposed a development of 20 houses at Kincaidfield behind the Bowling Green off Birdston Road.

The site was submitted during the Main Issues Report consultation between October and December 2019. This means that it was not considered as part of the Main Issues Report preparation, including the original site assessment process, but in order to ensure consistency with the sites submitted at the previous Call for Sites stage the Council carried out a site assessment using the same methodology. It is not included in the proposed Local Development Plan 2 (LDP2) because the Council concluded that it should not be designated for development within the Proposed Plan.

The Council is now inviting comments on the site assessment. Comments received will therefore be available to the Council and submitted to Scottish Ministers, alongside sites submitted during the early engagement 'call for sites' and comments received on these during the Main Issues Report consultation.

Assessment Summary:

The full site is unsuitable for development because the following significant issues exist on the site:

Site is in an area with low/medium overall green belt defensibility (MoC5). Its functions include: **medium value for recreation** with informal access to the Strathkelvin railway path and **low to medium ecological/ biodiversity value**, including scrub. Site is beyond the green belt boundary, which follows defensible features on the ground of a dense tree screen to rear of Birdston Road property boundaries.

The full assessment can be found on the [Additional Site Assessments](#) document here:
<https://www.eastdunbarton.gov.uk/proposed-local-development-plan-2>

The representation period is from 19 October 2020 – 15 January 2021. Full details of how to respond can be found on the main consultation web page: www.eastdunbarton.gov.uk/LDP2 or by telephoning 0300 123 4510

Because the Council concluded that it should not be designated within the Proposed Plan, if you do not wish to see the development of this site, then technically you would be submitting a "supportive" representation in terms of the Proposed LDP2. i.e. you would be supporting the Council's position of not designating this site for development. However, if you frame your comments as an objection to the building of any houses on this site then the Council officials will understand your intent.

Email responses - development.plan@eastdunbarton.gov.uk

Postal Address –

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For further information email: secretary@mocgreenbelt.org