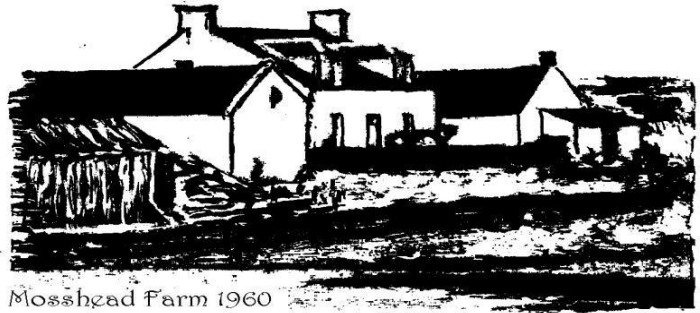


# Mosshead News January 2019

Mosshead Residents Association



Mosshead Farm 1960

## Local Development Plan Special Issue

### Bearsden & Milngavie Green Belt Under Threat

East Dunbartonshire Council has to produce a Local Development Plan every five years. Consultation for the next planning cycle has already begun (LDP2). The protected green belt between Mosshead and Mains Estate in Milngavie is now under threat. Development of this land would also put further pressure on local roads, schools and health care. The four stage process is already in operation and will take 5 years. Developers will be lobbying EDC to designate this land for building in LDP2.

What YOU can do to protect the green belt and our facilities:  
(Consultation Period ends on MONDAY FEBRUARY 11<sup>TH</sup> 2019. )

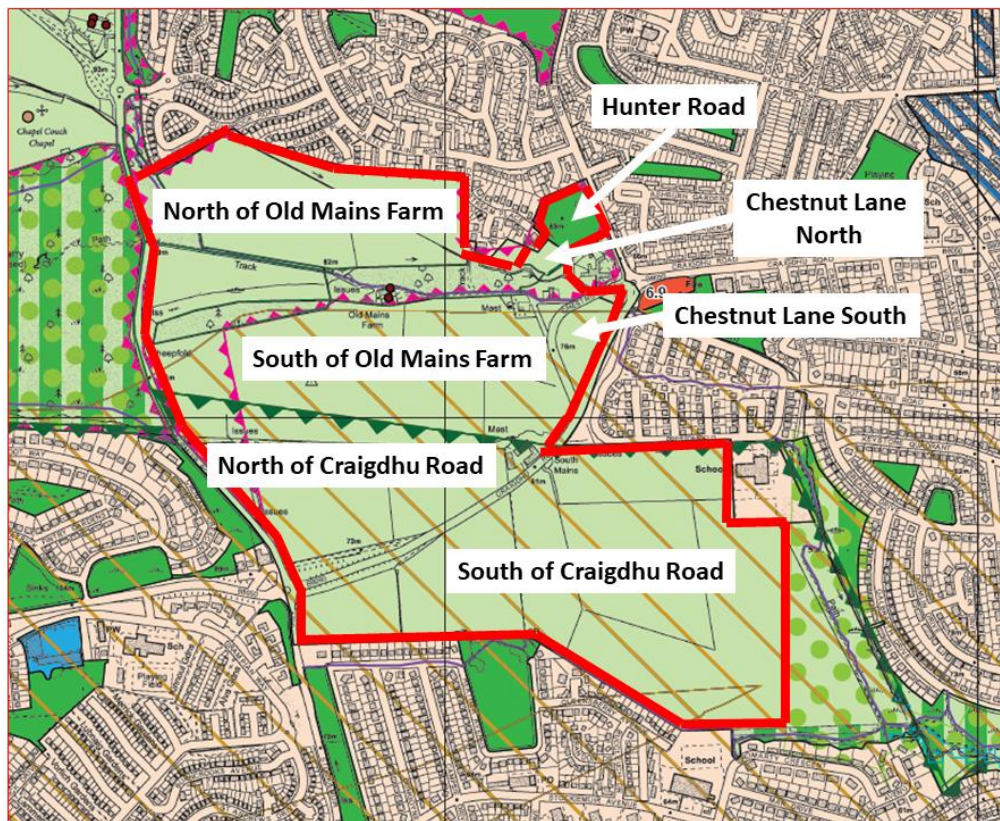
- Make a special effort to attend the EDC CONSULTATION WORKSHOP – Milngavie Town Hall, Thursday 17<sup>th</sup> January, 2019 6 – 8 pm; places must be booked in advance. To book a place – register by email at [development.plan@eastdunbarton.gov.uk](mailto:development.plan@eastdunbarton.gov.uk) or telephone EDC on 0300 123 4510 and ask for Land Planning Policy Team.
- Send a personal written response by email to the council at [development.plan@eastdunbarton.gov.uk](mailto:development.plan@eastdunbarton.gov.uk). Please entitle the email: Response to Local Development Plan 2 (LDP2) Early Engagement.
- Call in at the EDC Drop in Session at Bearsden Community Hub on Monday 21<sup>st</sup> January from 3 – 7 pm and make your views known. Confirm them in writing too. NB This session also includes the Local Transport Options Report Consultation (includes Mosshead)

## New threat to the Milngavie and Bearsden Greenbelt and local amenities and facilities!

East Dunbartonshire Council (EDC) has to produce a Local Development Plan (LDP) every five years. The Local Development Plan sets out the strategy for the future use of land and protection of land in Milngavie and Bearsden.

The new planning cycle has begun with the council seeking a call from developers for potential development sites within East Dunbartonshire for LDP2. The Council has organised an early engagement Workshop in Milngavie for us the residents to present our views. This will be the first stage of four stages over the next four years when we will need to comment.

The protected greenbelt between Milngavie and Bearsden bounded by Mosshead, the wedge, North Baljaffray and the Mains Estate (*outlined in red below*) is at risk. This greenbelt provides an important green network and is the only remaining land preventing the coalescence of Milngavie and Bearsden.



You may have noticed that developers in yellow jackets have already been surveying this protected greenbelt land over Christmas and New Year period. **Why?** Because developers will be lobbying the council to change the designation of this land in LDP2 to build more housing. Any reduction of this protected greenbelt will make farming unsustainable, so we cannot afford to lose any of it, not even one field, or part of one field. Additional housing will also put pressure on the local infrastructure and amenities. As you will already know, local schools are at capacity, there are long waiting times for GP appointments, the trains are unreliable, the roads into Glasgow are congested and the air quality at Bearsden Cross breaches permitted pollution levels. Further erosion of the protected greenbelt between Milngavie and Bearsden will not address any of these challenges.

## How can I help protect the greenbelt and my facilities?

**Attend the Consultation Workshop** - It is important, if you possibly can, that you attend the Consultation Workshop laid on for us by the Council at **Milngavie Town Hall on Thursday 17<sup>th</sup> January 2019 between 6pm and 8pm**. We the residents need to attend to put our points across *but* places must be booked with EDC. **Please register by email at [development.plan@eastdunbarton.gov.uk](mailto:development.plan@eastdunbarton.gov.uk) or telephone EDC on 0300 123 4510 and ask for Land Planning Policy Team, to book a place.**

When you attend the workshop, please politely let the Council representatives present know that development of the greenbelt between Milngavie and Bearsden is not wanted. New development should instead be directed to brownfield sites and sites close to railway stations. Please encourage the Council to release land from its own portfolio to build 100% affordable housing – see description of affordable housing below.

*What can you expect at the meeting?* You will be allocated a table to sit at and you may be asked to identify areas, which you think could be developed, and those that should not be developed. You may be asked to do this by placing stickers on maps. Please do not allow yourself to be persuaded to identify sites for development and firmly but politely stick to your own viewpoint. You may be asked to identify why the greenbelt is important and we have attached some comments below made in 2013 to the Main Issues Report (MIR).

Following this workshop, a further MIR document will be produced for further comment and this is just the start of several processes that will require a response. Please also be aware that there will be representatives from the developers at this Workshop, some may identify themselves and others may also just be attending as residents. Please ask EDC to advise what brownfield sites they have identified and what sites they own. EDC should also be encouraged to promote improvements to footpaths and the rail system, including parking at stations, dual track to Milngavie and a Rail Halt at the Allander Sports Centre to serve the new housing there.

- Land North of Old Mains Farm - This site is protected greenbelt used for summer grazing; it is an important wildlife corridor together with historic garden and a flood plain, susceptible to flooding.
- Land North of Chestnut Lane - This is an important wildlife corridor, greenbelt and historic area. It also has the Core Path walkway going through it used for recreation and wellbeing.
- Land South of Old Mains Farm, South of Chestnut Lane, North of Craigdhu Road and South of Craigdhu Road - This protected greenbelt is used for farming, has tree preservation orders and is an important wildlife corridor. This landscape has significant wider landscape value.
- Hunter Road – This protected green belt has tree preservation orders and an important wildlife corridor; there are issues with access, and issues with traffic congestion and parking on Hunter Road.

*Affordable Housing* – It is important to know what is meant by EDC when they use this term. Mostly, this is accommodation for rent, which is built by developers alongside their own development. Most of these properties are then handed over to a housing association who will give a first allocation to people on the EDC housing list however further allocations are not as strict. Unless there is a change of policy by EDC this means huge amounts of land are being released to meet the needs of EDC to provide accommodation short term but later allocations can

be from housing lists outwith the area. We need an affordable housing policy for first time buyer properties and properties for those downsizing. EDC does not include types of property in their planning permissions. As a result, developers currently build house sizes of their own choosing, not what is necessarily needed by our community.

\*\*\*\*\*

**Written Response** - It is also essential that you respond in writing to the Consultation on a personal basis before **11<sup>th</sup> February 2019**. *Every adult in your household can respond.* Please email the council at [development.plan@eastdunbarton.gov.uk](mailto:development.plan@eastdunbarton.gov.uk). Please entitle the email: **Response to Local Development Plan 2 (LDP2) Early Engagement**.

Please let the Council know in your own words that the protected greenbelt between Milngavie and Bearsden, bounded by the Mains Estate, Prestonfield, the wedge, Mosshead and North Baljaffray is important and that you would like it all protected in LDP2 to benefit generations to come. Again, in your own words please highlight that new development should be directed to brownfield sites and sites close to railway stations.

Please encourage the Council to release land from its own portfolio to build 100% affordable housing, including homes for first time buyers and those downsizing. You should also email your response to your local Community Council requesting that they also reflect your views to EDC.

- Milngavie Community Council [communitycouncilmilngavie@gmail.com](mailto:communitycouncilmilngavie@gmail.com)
- Bearsden North Community Council [secretary@bearsdennorthcc.co.uk](mailto:secretary@bearsdennorthcc.co.uk)
- Bearsden West Community Council [bearsdenwest@gmail.com](mailto:bearsdenwest@gmail.com)
- Bearsden East Community Council [jacqueline.macrae@btinternet.com](mailto:jacqueline.macrae@btinternet.com)

\*\*\*\*\*

**Call in at the EDC Drop in Session at Bearsden Community Hub on Monday 21<sup>st</sup> January 2019 from 3 – 7 pm** and make your views known. Confirm them in writing too (see above)

This session also includes the **Local Transport Strategy - Transport Options Report Consultation**. This report dismissed the proposal of a loop bus service which might serve Mosshead. Further information is available on [www.eastdunbarton.gov.uk/transport-options-report](http://www.eastdunbarton.gov.uk/transport-options-report) where you can view the background reports and there is also a questionnaire to which you can respond. (This session will run in parallel to the LDP2 consultation session,)

\*\*\*\*\*

This document has been produced in collaboration with:

- Mains Estate Residents Association
- Bearsden North Community Council
- Residents of Craigdhu
- Other interested parties

Contact: [Chair@Mosshead.org](mailto:Chair@Mosshead.org)