

How to object

To object to the CALA Homes Planning Application you **MUST** contact East Dunbartonshire Council Planning Department no later than

Thursday 16th February 2017

You can object on as many material grounds as you want to, including:

Amenity (e.g. noise, traffic, impact on sunlight or privacy)

Design (e.g. height of building, density of development, detailing and materials, or how the proposed development takes account of its surrounding)

Environmental Impact (e.g. loss of trees or open space, flooding or impact on wildlife)

Policy (e.g. has the proposal taken account of the development plan)

Access (e.g. public transport access, adequacy of parking provision or cycle and footpath provision)

- Write to: **MAX WILSON**, Planning, Southbank House, Southbank Business Park, Kirkintilloch, G66 1XQ
- Use East Dunbartonshire Council's online planning system: bit.ly/objectnow
- Email: max.wilson@eastdunbarton.gov.uk

OBJECTION CHECKLIST:

- Only **ONE** objection allowed per **HOUSEHOLD**
- Object **ONLY** on 'material grounds'
- Include your **full name and address**
- Quote Planning Application No. **TP/ED/17/0051**

How this affects YOU!

- Additional pressure on Bishopbriggs roads, schools and health services which are already struggling with demand
- Recreational greenspace would be replaced with high buildings: 3-storey townhouses and 4-storey blocks of flats
- Wildlife habitat would be lost forever



Information correct as at 25 January 2017

Are you aware?

CALA Homes has submitted a Planning Application to build **136 new homes**, including high buildings, between Meadowburn, Cander Rigg, Hilton Park, Hilton Terrace and the canal.



- Greenspace abundant with wildlife and enjoyed by walkers, runners and children
- Free football pitch used by locals



- Four-storey high density flats impacting on sunlight, privacy, wildlife, recreational space, public transport and local amenities

Reasons to object

East Dunbartonshire Council **WILL NOT** consider impact on property values, loss of view, commercial interests or personal views as grounds for objection.

You **CAN OBJECT** on material grounds such as:

Amenity

- Bishopbriggs traffic problems would worsen, particularly where the Meadowburn and Balmuildy areas connect to Kirkintilloch Road. 73% of people in the area commute by car, demonstrated by queues at rush hour. (Scottish transport statistics 2015)
- Traffic would worsen on Meadowburn, Hilton Terrace and Hilton Park – areas where traffic calming measures are already in place to improve road safety.
- Traffic would increase pollution levels on Kirkintilloch Road - already a pollution hotspot and an 'air quality management area'.
- 4-storey blocks of flats and 3-storey townhouses could impact on your privacy and reduce sunlight into your home.
- Loss of public greenspace, including the loss of a recreational space – the free football pitch.

Design

- 4-storey blocks of flats and 3-storey townhouses are out of character and not suited to an area which consists only of 1 or 2-storey housing.
- The proposed development does not fit with the adjacent rural greenspace.
- The proposed plans would ruin the skyline and the natural, rural, beauty.

Environmental Issues

- The Scottish Government Reporter recommended to develop 50% of the former Cadder sewage works to allow for environmental constraints (2011).
CALA Homes plans exceed 50%!
- The area of proposed development is a belt of natural beauty that is abundant with wildlife including protected species. The proposed development would restrict wildlife movement and habitat in the canal area.
- Protected species including Otters, Badgers and Kingfishers inhabit the surrounding area of the proposed development.

Policy

The proposed development does not take account of East Dunbartonshire Council's Local Development Plan for the area which states:

- There should be no more than 95 homes on this site, with only 35 on the former Cadder sewage works (Scottish Government Reporter 2011).
- Design should be low density, yet the proposal is for 136 homes (around 430 bedrooms).



Helping you to object

Save Bishopbriggs Canal Greenspace is a group of local residents who are leading objections to be submitted to East Dunbartonshire Council.

Need some support with your objection? Come along to our workshops where we can help you to complete, print and post your objection.

St James the Less Church, Hilton Road on:
Sat 11th Feb (2.00-4.00pm) or
Mon 13th Feb (5.30-7.30pm)

Get involved!



bit.ly/savebcg

contactSBCG@gmail.com

www.bishopbriggs.org

If you agree with our objections and want to help fund the campaign, you can make a donation via PayPal to:

contactSBCG@gmail.com or

paypal.me/briggscanalspace

or bring your donation to our workshops in a sealed envelope with your contact details

Any excess funds will be donated to a local charity