



INTRODUCTION

East Dunbartonshire Council is proposing a new cemetery on land to the south of Kirkintilloch Road (A803) bordered on its western edge by Cole Road, Cadder, Bishopbriggs.

The existing Cadder Cemetery is approaching the end of its operational life-span, requiring a replacement/extension. Based on the present burial rate, a new cemetery will be required to replace the existing Cadder Cemetery by 2030.

The Burial and Cremation (Scotland) Act 2016 states that each local authority must provide at least one burial ground within the area of the local authority. East Dunbartonshire Council therefore has a statutory obligation to provide one or more burial grounds.

The development will comprise of a mixture burial types, soft and hard landscaping, new access, vehicle/cycle parking and biodiversity enhancements.

Proposals will come forward through a major development planning application, currently programmed to be submitted to East Dunbartonshire Council in July 2025.

These consultation boards are also available to view online at:

<https://www.eastdunbarton.gov.uk/about/our-council/consultations/>

Comments can also be made via an online survey hosted by East Dunbartonshire Council

LOCATION & PLANNING CONTEXT

The site is located to the south of Kirkintilloch Road (A803), and is bordered by Cole Road on the west, and is situated approximately 1km from the existing Cadder Cemetery on Crosshill Road. The site is approximately 14.3 hectares in size and is largely arable farmland with a Glacial Meltwater Channel to the south. A thicket of trees run north-south splitting the site into two parts.

National Planning Framework 4 (NPF4) is Scotland's long term spatial plan to 2050 which established national policies that support sustainable and inclusive growth. The East Dunbartonshire Local Development Plan (LDP) provides the land use planning framework to guide development in East Dunbartonshire up to 2025.

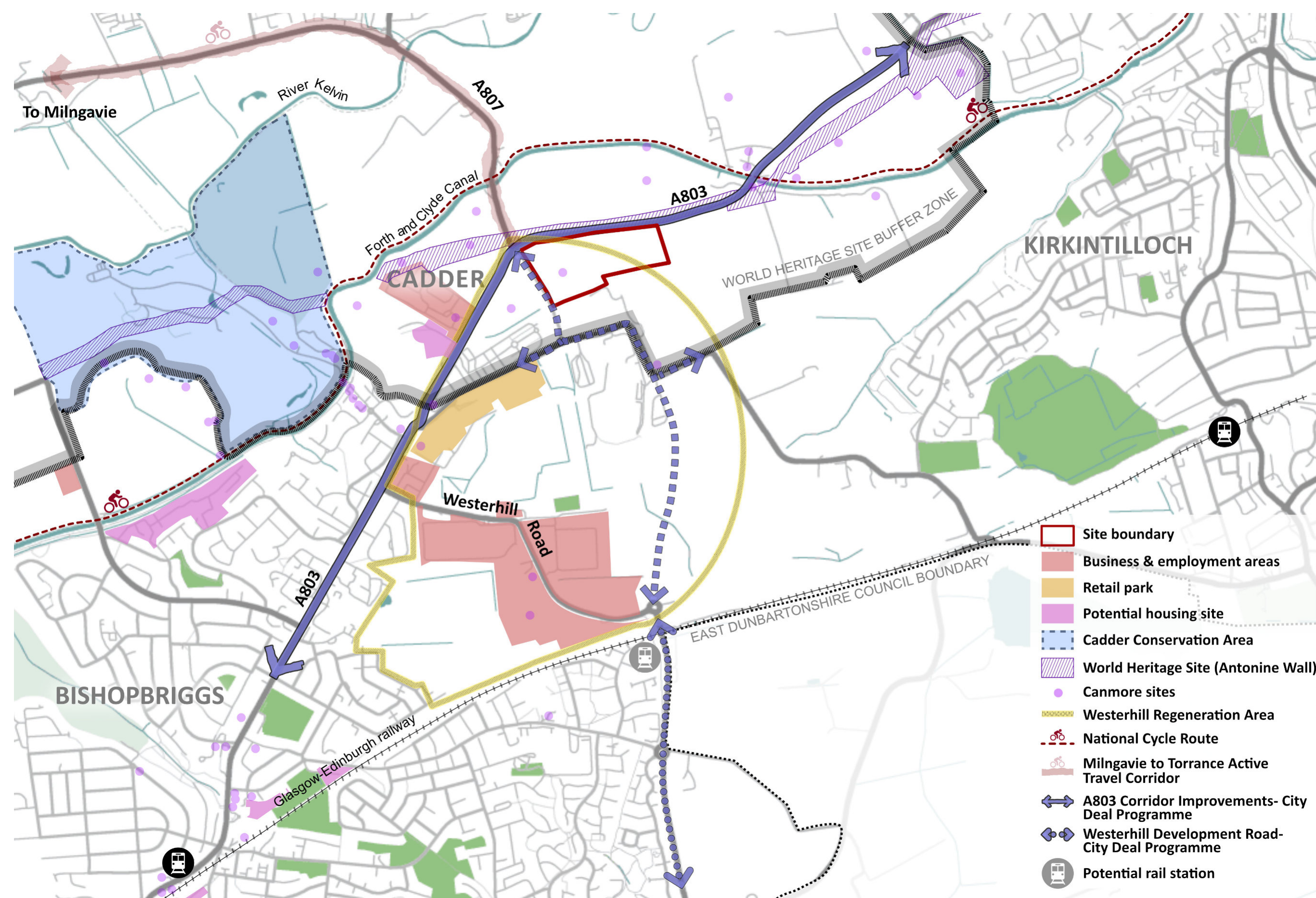
NPF4 Policy 8 'Green Belts' supports the provision of essential infrastructure and new cemeteries through LDP allocation and individual sites.

LDP Policy 3.CFI 'Community Facilities' notes Expansion to Cadder Cemetery, with the following key requirements:

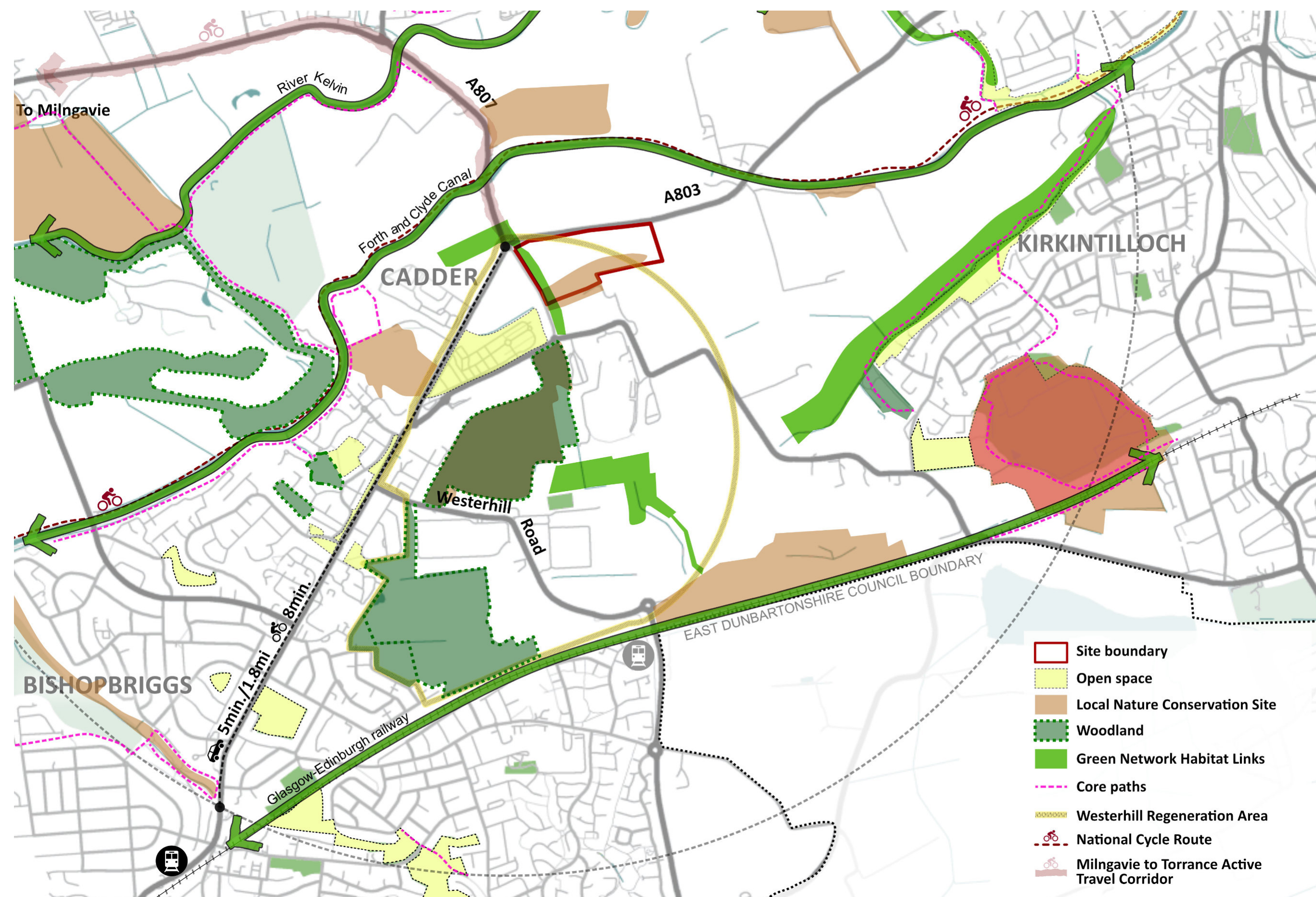
- (i) Protect and enhance the setting of the Antonine Wall World Heritage Site, as the site is in its Buffer Zone, and prior archaeological investigation including excavation required.
- (ii) Landscaping plan for the site to address: retention and enhancement of woodland and hedgerows on or adjacent to the site and protect and enhance the Meltwater Channel, a Local Nature Conservation Site– Geodiversity; opportunity for green network biodiversity and access improvements; findings from a Protected Species survey.
- (iii) Create path links to bus stops and National Cycle Route 754 (Forth and Clyde Canal).
- (iv) Meet Flooding and Drainage Policy, including establish culverts related to the site, and carry out a prior assessment of the impact of the cemetery on groundwater.
- (v) Air quality impact assessment and noise impact assessment, due to proximity to A803; ground investigation required, in particular due to size of site; and mitigate any light issues from neighbouring land uses.
- (vi) Meets the requirements of Policy 3.R Westerhill Regeneration Area and Masterplan

Policy 3.R. Development at the Westerhill Regeneration Area will deliver a mix of land uses in order to regenerate brownfield land, deliver business and employment growth, provide a green network and transport network throughout the site and link Westerhill to the town centre and Auchinairn.

Uses forming part of this masterplan will include:
Cemetery – Expansion of existing cemetery



Information on this map is extracted from East Dunbartonshire LDP 2 (2022) & City Deal Programme



SITE CHARACTERISTICS & CONSTRAINTS

Topography

- The southern section of the site comprises of a Glacial Meltwater Channel. The rest of the site generally falls from southern edge along the centre, in the direction of the Meltwater Channel towards the east and west periphery of the site.

Existing Greencover

- A band of mature trees run north-south along the centre of the site. Rows of trees on the north-east and south-west periphery of the site and hedgerow boundaries provide a partial visual buffer to the site from the road, whilst supporting local biodiversity.

Water Mains

- A water main is located along the north-east site boundary, the associated buffer zone of which is shown on plan.

Views

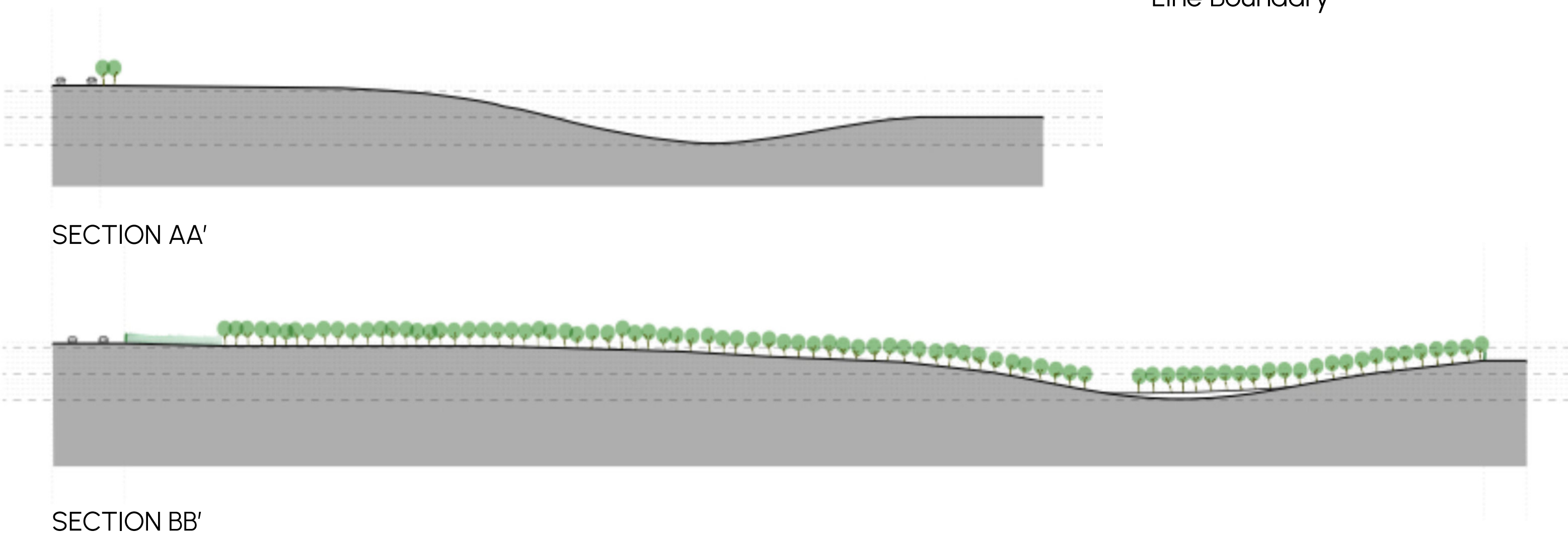
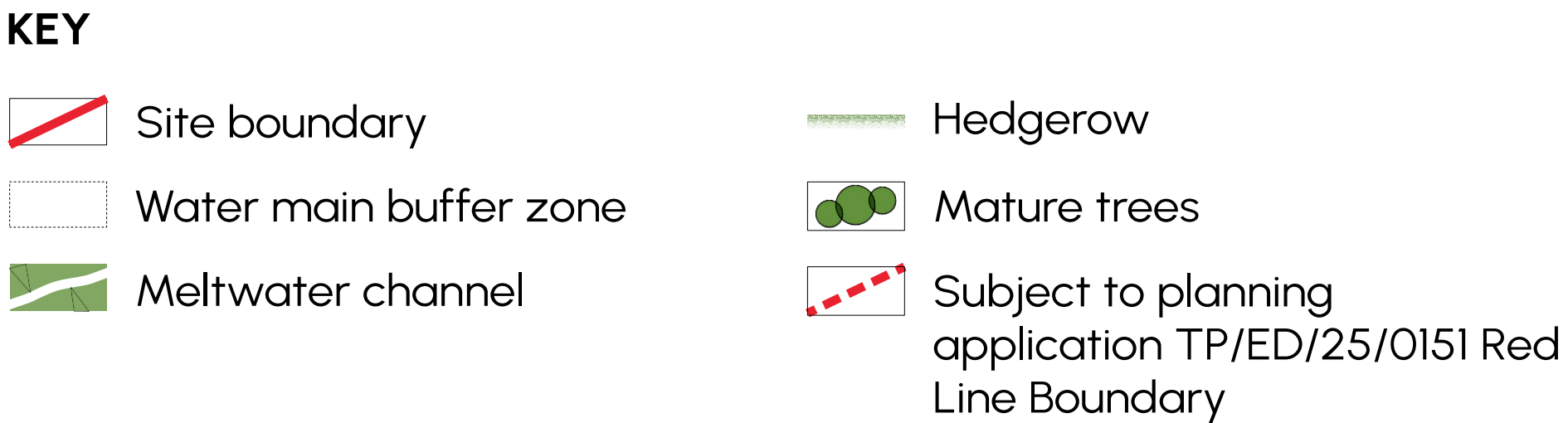
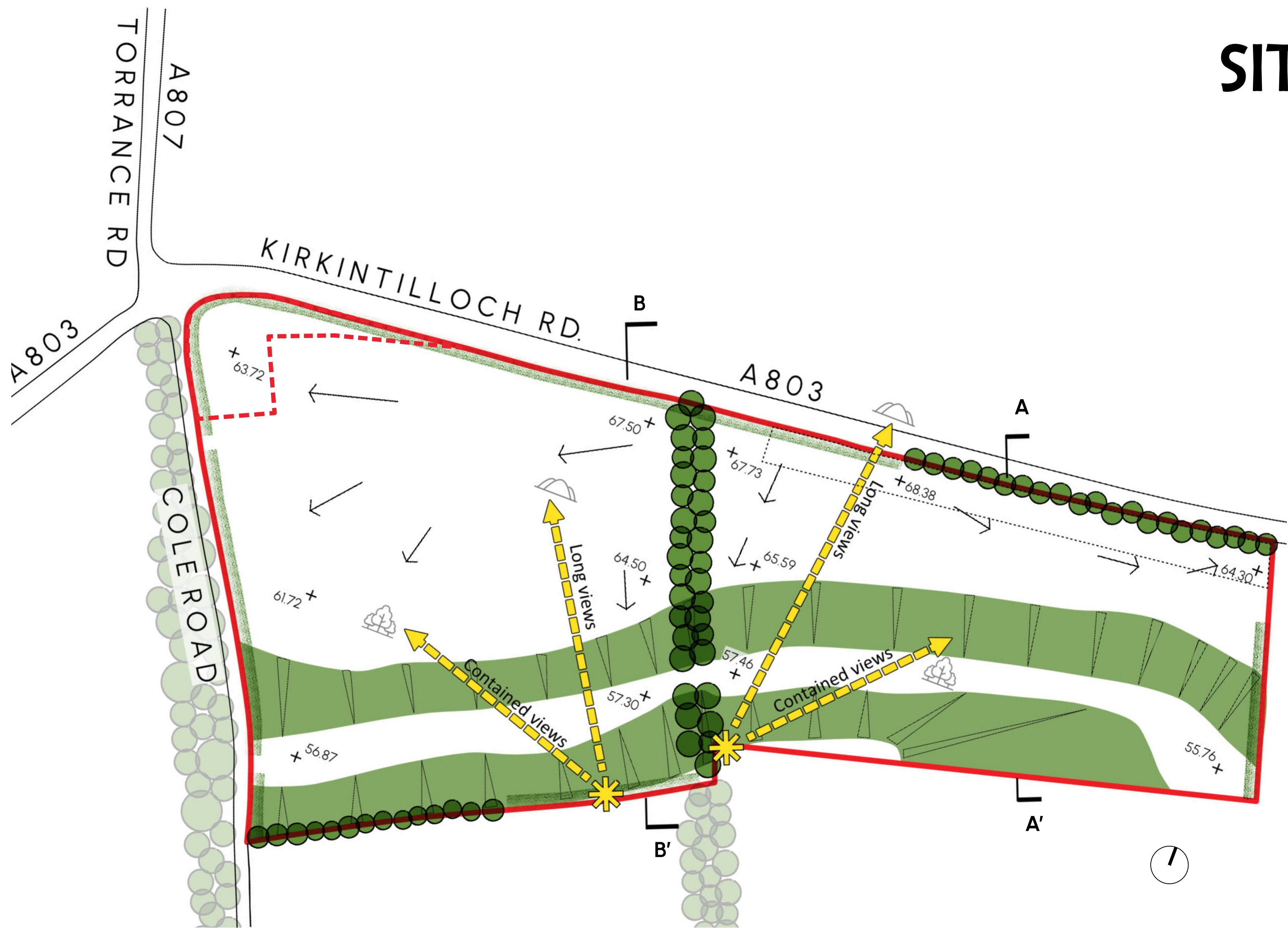
- The southern edge of the site offers long views to the Campsie Hills to the north, and contained views of trees and the meltwater channel on the site.

Watercourse

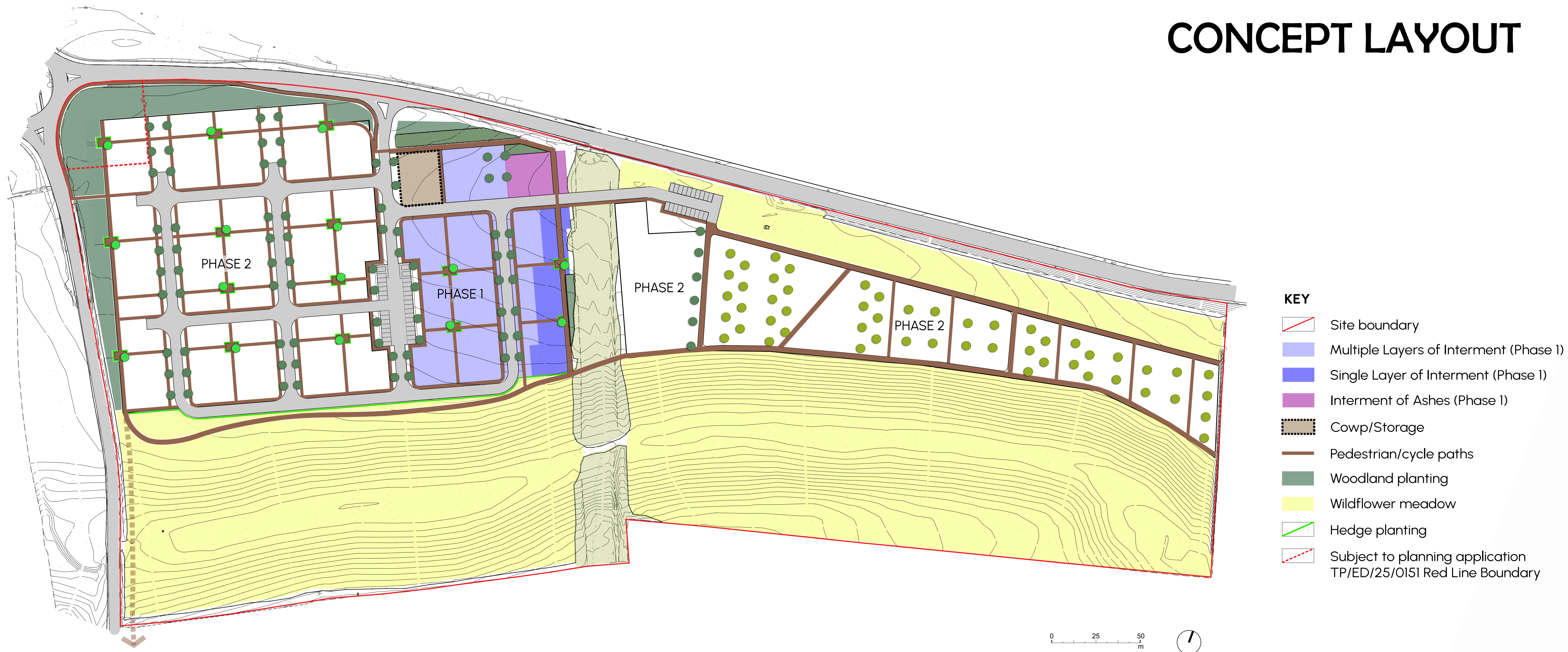
- The Forth & Clyde Canal runs within a 400m radius of the northern boundary of the site.

World Heritage Site

- The site falls within the World Heritage Site Buffer Zone, with the remains of the Antonine wall on the northern edge of Kirkintilloch Road.



CONCEPT LAYOUT



Design Principles

- Maximise the site potential for provision of future burial lairs.
- Create a zoning arrangement for different burial types that responds to the site levels, available soil depths and landscape form.
- Reflect existing landscape character and setting maximising long views to the Campsie Hills.
- Protect and increase awareness of the Meltwater Channel Local Nature Conservation Site.
- Establish a high quality greenspace which is appropriate to its use and provides areas for peaceful contemplation.
- Develop biodiversity and planting opportunities that support both local and national action plans.
- Implement a section of the future green network corridor to facilitate active travel.
- Improve path links to public transport.
- Protect and enhance the setting of the Antonine Wall World Heritage Site as the site sits within its buffer zone.
- Future proof the site's character from the impact of potential surrounding development.

GREEN INFRASTRUCTURE

The planting for this site is based on using a palette of species already present in the woodland which dissects it. There is a mixture of native species already in and around the site which will be incorporated into the new cemetery development. Key components include:

- Small leaved trees will establish strong north south avenues across the site giving visual formality and aligning with the existing woodland block.
- Native tree mix with understorey planting is proposed to the north west boundary to screen the site from the road.
- A grid of multi-stemmed birch trees will establish a different character within the east of the site and a soft visual backdrop to this area of the Meltwater Channel.
- Mixed native hedges are used to delineate boundaries of the site and enclose seating areas.
- Small feature trees are incorporated at internal seating areas within the site to add visual interest.
- Mixture of maintained amenity grass lawns and wildflower to demarcate keys areas of burials and to enhance the biodiversity of the site.
- Introduction of mixed bulb species alongside roads and at the key entrance from the A803 to provide year-round interest.



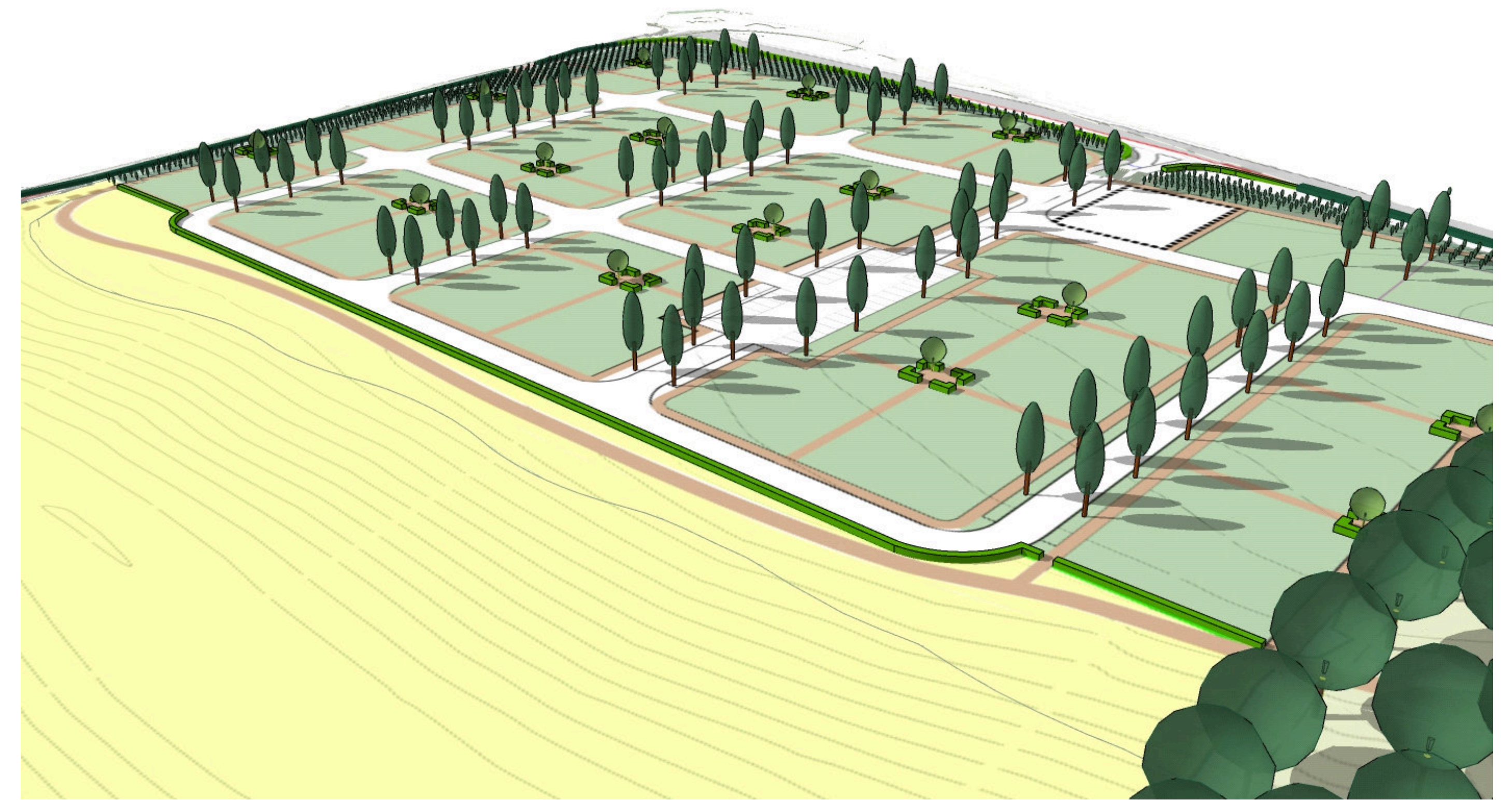
KEY

| | | | |
|--|--------------------------------------|--|--------------------------------------------------------------------|
| | Site boundary | | Mixed native woodland planting |
| | Key avenue trees | | Mature woodland retained |
| | Small feature trees at seating areas | | Future tree removal- Phase 2 |
| | Multi-stemmed Birch grid planting | | Wildflower meadow |
| | Existing hedgerow retained | | Amenity grass |
| | Hedge planting | | Subject to planning application TP/ED/25/0151 Red Line Boundary |

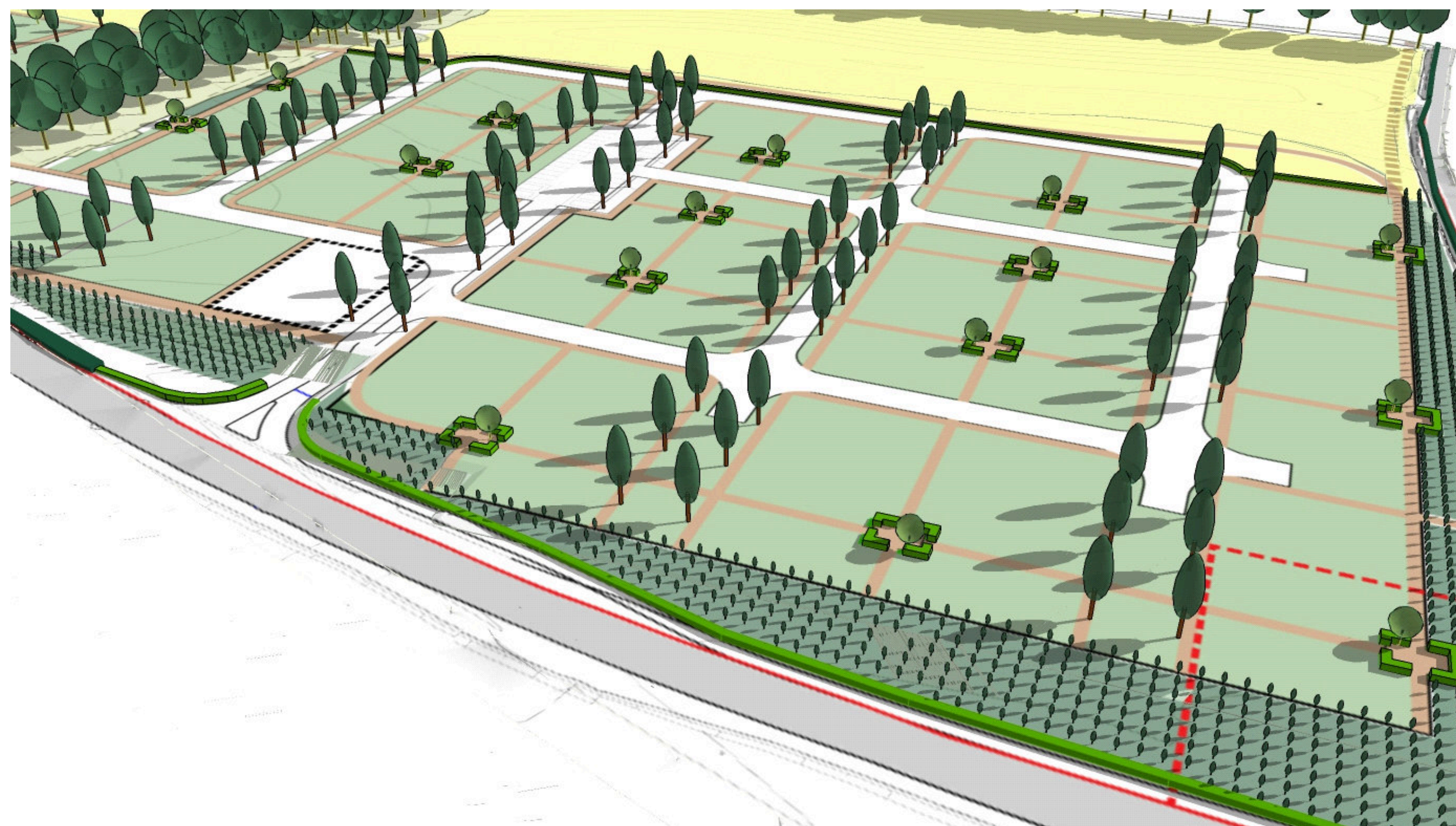
VISUALISATIONS



Visual looking at the whole site, looking North-West



Visual looking North-West



Visual looking South-East



Visual looking South-West

NEXT STEPS

Commenting on Proposals

Thank you for taking part in our consultation. We welcome your feedback and you can make a comment or ask a question in the following ways:

Online Survey:

<https://www.eastdunbarton.gov.uk/about/our-council/consultations/>

Or scan the QR code below



Next Steps

- The Design Team will consider all the comments received as part of this community consultation and further develop the proposals in light of these.
- A second public consultation event will be held on the 29th May at Bishopbriggs Library, 170 Kirkintilloch Road, Bishopbriggs, Glasgow, G64 2LX between 15:00 and 19:30. This will provide further detail and identify the changes made as a result of the community comments received/further technical information.

Use post- it notes
and online survey
to give us your
feedback.

Tell us what
you think..

Comments made are not official representations to the planning authority but will be recorded in a report to the Council.

If a planning application is subsequently submitted to East Dunbartonshire Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.