

Bearsden Town Centre Strategy 2018



Foreword

Welcome to the Bearsden Town Centre Strategy, which provides a long-term vision for the town – including a series of proposed actions for future improvements.

The Council is committed to supporting our town centres and has developed strategies for Bearsden, Bishopbriggs and Milngavie – providing further information and detail on policies set out in the adopted Local Development Plan (LDP). Feedback was invited on the draft versions at a series of events and online via the Council website in early 2018, to help inform the development of the strategies

Each strategy provides a framework for collaborative work across a range of partners, groups and delivery models, and a policy basis for communities to take forward aspirations for their town centres.

The documents set out a vision – along with specific objectives and actions intended to improve the vitality of the town centres – and provide a long-term approach and rationale for future interventions which reflect the shared aspirations of all partners and communities.

The Bearsden strategy vision is:

‘Bearsden will be a lively and accessible town centre which maintains its good offer of local independent businesses and shops, and is an attractive place that is easy to walk to and move around for people on foot. It should also be a place where people can come to access services and shop’ gather and socialise at all times of the day and evening. Bearsden will also be a town centre that maximises the potential of its rich heritage and architectural character, with a range of meeting spaces for events, markets and socialising.’

Each of the three strategies is a ‘live’ document and will be subject to regular monitoring and review, evolving as needs change. Actions set out in each document focus on those which are considered to be realistic and deliverable, as well as conforming with the LDP. The objectives provide a framework against which proposals not contained within the action plans can be considered. All three strategies reflect the Council’s core vision, as set out in the Local Outcomes Improvement Plan (LOIP):

“Working together to achieve the best with the people of East Dunbartonshire”

The vitality of our town centres is essential to this vision – supporting many of the required changes identified in the LOIP. In particular, the aim of Local Outcome 1 is that East Dunbartonshire has “a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest”.

I look forward to seeing the positive impact on our town centres as the strategies develop and deliver in the months and years ahead.



Councillor Billy Hendry

Convener of Place, Neighbourhood & Corporate Assets



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1. Introduction

The need for a Town Centre Strategy

- 1.1 Town centres are at the heart of our communities and are a vital part of our past, present and future. They are places to shop, work and access the facilities and essential services that people require. But the role of our town centres is changing and people have more alternative choices than ever before.
- 1.2 To continue attracting people and investment, town centres must offer better quality choices that reflect our changing habits and lifestyles. They need continuing support and investment to allow them to improve and develop new functions other than retail. It is therefore important that Bearsden town centre is better equipped to thrive and prosper, meeting the needs of all its residents, businesses and visitors.

What is the purpose of this strategy?

- 1.3 The purpose of this strategy is to propose a long-term shared vision for the town centre and objectives and actions to underpin it. It has been prepared using a range of information gathered through engagement and research started in November 2016.
- 1.4 The strategy provides an agreed approach to the issues faced by the town centre, and will inform future decision-making to help achieve sustained long-term improvement.
- 1.5 The improvement of town centres is not solely in the gift of the Council. To develop and ensure ownership of the strategy, it will be vital to build on the initial engagement and continue to work in partnership with local businesses, land and property owners, the local community, community councils, local interest groups and statutory agencies.
- 1.6 The vision, objectives and actions outlined in this strategy are taken from the comments made at the initial consultation and are intended to form a basis for discussion and for all stakeholders to collectively share and take forward.

Policy context

- 1.7 This strategy has been prepared within the context of the Scottish Government's 'Town Centre First Principle', which is set out in Scottish Planning Policy (2014), having emerged from a recent National Review of Town Centres¹. This principle promotes a broader perspective to decision-making that considers the vitality, viability and vibrancy of town centres. It states that "we must put the health of our town centres at the heart of our decision-making processes" by enabling a wide range of uses which generate significant footfall, including retail and commercial leisure, residential, offices, civic, community and cultural facilities. It also reinforces the need for collective responsibility amongst government, local authorities, the wider public sector, businesses and communities to help town centres thrive. This reflects a wider Scottish policy ethos rooted in building on our local assets and empowering local action.
- 1.8 The strategy also sits within the context of the Glasgow and the Clyde Valley Strategic Development Plan (2017) spatial development strategy². This is based on a 'compact city' model, which seeks to create high-quality places through sustainable development that contributes to economic growth.

¹<https://beta.gov.scot/policies/regeneration/town-centre-regeneration/>

²<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017>



- 1.9 In terms of local policy, the strategy aligns with a number of key Council plans and strategies, including:
- ▮ Local Outcome Improvement Plan Draft (LOIP) 2017-2027
 - ▮ Local Development Plan 2017
 - ▮ Economic Development Strategy (2017)
 - ▮ Active Travel Strategy 2015
 - ▮ Local Transport Strategy 2013-2017
 - ▮ Green Network Strategy 2017-22
 - ▮ Air Quality Action Plan
 - ▮ Local Biodiversity Action Plan 2017-21
 - ▮ Open Space Strategy 2015-20
- 1.10 The strategy reflects the Council’s core vision, as set out in the LOIP: *“Working together to achieve the best with the people of East Dunbartonshire”*. The success of our town centres will form a key part of this vision and support many of the required changes that are identified in the LOIP. In particular, the aim of Local Outcome 1 is that East Dunbartonshire has “a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest”. This strategy will play a central role in helping to achieve this aim.
- 1.11 The Local Development Plan (LDP) is the Council’s key land use strategy and seeks to place town centres at the heart of our communities. It recognises town centres as being the focus for new retail, commercial, cultural, community and employment uses. Policy 11: Network of Centres of the LDP states that the Council will support any development that contributes to the vitality and viability of each centre, ensuring they are safe and vibrant places throughout the day and into the evening.



**All Saints'
Bearsden**

Scottish Episcopal Church

SUNDAY SERVICES

9am Said Eucharist

10.30am Sung Eucharist

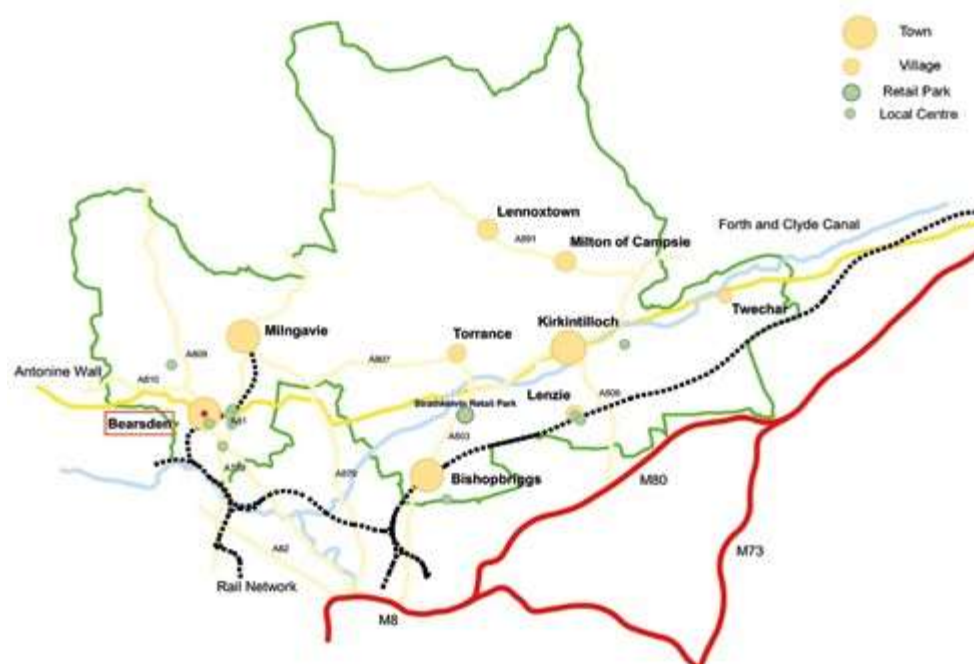
Please see notice board on the Drymen Rd
for details of other services and activities



2. Bearsden Today

Role and development

- 2.1 Bearsden is situated approximately six miles north of Glasgow city centre on the A809 road to Drymen and Loch Lomond. It currently has a population of 27,237. The traditional centre, known locally as 'The Cross', is relatively small, but possesses a good range of independent shops, restaurants, cafes and services. It has a high standard of amenities along with its rich heritage of Victorian and Edwardian stone-built houses.
- 2.2 The town centre provides amenities for the local population predominantly during the day with a number of restaurants and food retailers offering a good evening economy relative to its size.



- 2.3 The town centre lies on the line of the Antonine Wall World Heritage Site and although there are no visible parts of the wall within the centre itself, a well preserved Roman Bath House is located 150 metres east of the town centre. The town centre is also located within the Old Bearsden Conservation Area and has a high proportion of listed buildings, including the war memorial at Bearsden Primary School. The motto on the Bearsden town crest is 'Bear the Gree' which means "to take first place". Overall, Bearsden is an affluent area and is typically associated with good quality schools and buoyant housing market. It is identified nationally as a suburban or commuter locality with a prevalence of higher income and private housing³.
- 2.4 Bearsden also benefits from a highly active community. It has three community councils (Bearsden North, Bearsden East and Bearsden West) who all play an important role in terms of representing local people and addressing particular concerns. Local churches also play an active role within the local community, particularly in terms of facilitating and supporting social events and local groups. These existing community organisations, along with the local traders group and local businesses and other interested parties have played a key role in shaping the strategy and will continue to have an important role in the delivery phase.
- 2.5 For a detailed profile, including population data and baseline information, please refer to the accompanying Evidence and Health Check Report⁴

³Understanding Scottish Places, 2016 (www.usp.scot)

⁴<https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>

Health check

2.6 The purpose of a health check is to assess a town centre's overall performance in term of its strengths, weaknesses, vitality and viability. They also provide an understanding of how the town centre changes over time. The most recent health check for Bearsden was carried out in 2016 and you can view the outcomes in a report on the Council's website⁵. Key outcomes, in conjunction with place standards, are categorised into five main themes, as summarised below:



Retail, Land Use and Economic Function

- ▮ Small and vibrant local town centre.
- ▮ Good variety of independent and specialist retailers
- ▮ High proportion of cafes and restaurants, which creates a level of evening activity in the centre.
- ▮ No large supermarket within the town centre.
- ▮ Modest amount of office and business space.
- ▮ Centrally located primary school helps create vitality.
- ▮ Day time facilities available within the church hall.
- ▮ Relatively high number of residential properties within the town centre.



⁵<https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>



Public Realm and Accessibility

- ▮ Safe and high-quality public realm overall.
- ▮ Buildings generally in good condition.
- ▮ Pedestrian accessibility is generally good, with a choice of crossing points. However crossing of Drymen Road and Roman Road can be difficult, especially at peak times.
- ▮ Footfall has remained relatively stable, despite a slight decline from 2012.
- ▮ Links to the town's Roman and Victorian heritage not always obvious to users of the centre.
- ▮ Good choice of routes into the town centre from neighbouring areas.
- ▮ Poor access to parks and greenspaces.
- ▮ Poor linkage to path networks, walking routes.
- ▮ Issues with the storage and management of commercial waste.





Access to Community Facilities

- ▮ The new Community Hub is clearly the dominant community resource within the town, offering a wide range of public facilities including Council services, toilets, meeting rooms and event spaces.
- ▮ Community space available for hire at the local churches.
- ▮ Recreational and leisure facilities are limited within the town centre but a wide variety is available elsewhere in the settlement.



Green Infrastructure

- ▮ Town centre lacks significant green infrastructure, mainly because of its space limitations.
- ▮ Surrounding residential areas, which generally include substantial garden ground, partly offset this in terms of providing local habitats and green corridors.
- ▮ Whilst a local path network does exist, linkages to surrounding areas including the countryside are not of a particularly high-quality.



Transport and Parking

- ▮ Good public transport accessibility.
- ▮ Two main car parks, one of which is subject to the Council's charging scheme (Douglas Place). Usage data shows that the number of unique daily visits has increased by almost four-fold since its introduction.
- ▮ There are issues with speed, volume of traffic and congestion on Roman Road, Drymen Road and Manse Road.
- ▮ High number of pedestrians crossing Manse Road, fewer people crossing Drymen Road
- ▮ At Bearsden Cross, the busiest arm is on Roman Road, followed by Drymen Road North.
- ▮ Air quality data shows that levels of NO2 and PM10 are high and Bearsden is designated an Air Quality Management Area.



Recent Initiatives and Developments

- 2.7 The Council officially opened Bearsden Community Hub on 7th March 2017 following a £3m investment. It is the new home for Council, library, leisure and cultural services in the town. Located in the heart of Bearsden on Drymen Road, it brings a wide range of services under one roof including Council Tax, benefits, registration, licensing, housing, general Council enquiries, library services, leisure services, arts and events. The new facility also contains meeting rooms and social work facilities, new public toilets and an entire upgrade of the current accommodation. An on-site customer services team is available to help residents access and obtain information about a variety of different Council services and make payments for them in one visit.
- 2.8 The Council has also carried out upgrades to the path around St Andrew's Church at Douglas Place, including new planting funded by the Stalled Spaces programme. Prior to this Bearsden Cross benefitted from public realm improvement works in 2005.
- 2.9 In terms of special events, the Bearsden community has successfully delivered the Bearsden Festival 2016 with support from Bearsden North and Bearsden East Community Councils, East Dunbartonshire Arts Council, New Kilpatrick Parish Church and local traders.
- 2.10 The Council continues to support existing groups, local businesses and interested parties in representing the needs of their members to ensure that they have an empowered voice within the community. Above all, it is important to ensure that such groups can collectively co-ordinate projects and proposals in the future, should they wish to do so.



Expansion of early years services

2.11 The Council is in the process of expanding early learning and childcare provision for children and families throughout East Dunbartonshire. This follows the Scottish Government's plans for the expansion of early years provision to 1140 hours from 2020. In June 2018, the Council agreed to progress the delivery of purpose built nursery accommodation at the former Brookwood library site, incorporating a refurbishment of the Brookwood villa site close to the northern boundary of the town centre. This will include the creation of an efficient building footprint within the site for a nursery with direct access to outdoor space, which would be orientated away from Drymen Road to minimise noise and any air quality impact.

Key issues and opportunities

- 2.12 This strategy builds on existing strengths and reflects the outcomes of early consultation and engagement with local residents, town centre businesses, community groups and other council services including community planning partners.
- 2.13 A survey of challenges and key requirements found that the quality of the shopping experience, including the range of shops and services, was clearly a key issue for many people. This reinforces the importance of town centres as focal points for retail, and suggests that most people still expect their town centre to offer good quality shops.
- 2.14 The need for a new public space also emerged as a common key requirement, closely followed by improved pedestrian and cycling infrastructure and the re-use of vacant buildings. The outcome of the early public engagement exercise provides more detail, as set out in the Bearsden Report of Consultation, East Dunbartonshire Council (2017)⁶.

⁶ <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy/town-centre-strategies>

- 2.15 Brookwood Villa was discussed during consultation and on 21 June 2018, the Council agreed to the development of a new build nursery facility at the former Brookwood library site, alongside the refurbishment of the Villa for early years and/or community lets. This follows extensive work and consultation by the Brookwood Futures Group. Brookwood Villa is located just outwith the town centre, and any future use is likely to support the vitality of town centre. Any development and progress will be reflected in updates to the strategy.



2.16 A summary of the perceived strengths, weaknesses and opportunities that emerged are outlined below.

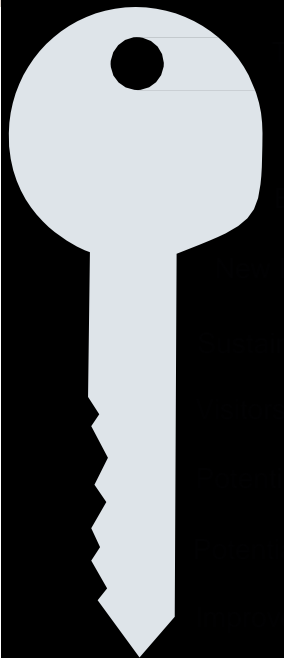
Strengths

- Independent shops and services contribute to a lively and distinctive town centre environment
- Primary school helps to create high footfall during the day
- Low number of vacancies and presence of long established local businesses contributes to a sense of stability
- Residential population within the town centre and in surrounding areas helps to create a safe and vibrant atmosphere
- Availability of public transport options including regular bus services and nearby train station
- Good short stay parking availability following implementation of Council charging scheme
- High number of cafes and restaurants
- High-quality built environment within attractive listed buildings

Weaknesses

- Town centre feels slightly disconnected from the train station
- Lack of public space for casual sitting/resting and outdoor events
- Pedestrian movement feels secondary to vehicles, especially at peak times
- Poor availability of indoor space for community groups, local clubs and societies to hire/use (it is noted that the survey was taken undertaken during the refurbishment of the Bearsden HUB)
- Lack of public toilets (survey undertaken during Bearsden HUB refurbishment)
- Lack of central / local early years services and nursery
- Perceived difficulty accessing community floorspace, in terms of booking and availability
- Lack of sheltered and specialist housing for the elderly within the town centre
- Poor levels of air quality generated by congestion and high volume of traffic moving through the town centre
- There is no easy access/egress to visitors viewing the Roman Bathhouse

Key Opportunities



The currently vacant Bearsden North Church which is in a prime location that lends itself to a range of town centre uses

Improved connections to the new Community Hub building

Better exploitation of the town's Roman links and historic character

Kilpatrick Old Hall could make a significant contribution as a key social and community resource

Accessibility due to the size of the town and access to frequent public transport

Local interest in viewing the Roman Bathhouse

Local desire to enhance linkages to the surrounding green network

Local desire to maximise the linkage to key community buildings and leisure facilities within the vicinity of the town centre

Local desire for the storage of commercial waste



3. Vision, objectives and actions

A Vision for Bearsden

Bearsden will be a lively and accessible town centre which maintains its good offer of local independent businesses and shops. The town will continue to be an attractive place that is easy to access and walk around. It will also be a place where people can come to access services and shop, gather and socialise through at all times of the day and evening. Bearsden will also be a town centre that maximises the potential of its rich heritage and architectural character, with a range of meeting spaces for events, markets and socialising’.

3.1 The vision for Bearsden town centre is supported by the following five objectives:

Bearsden town centre shall continue to offer a wide range of retailers and will cater for the shopping needs of the community. Established local shops and businesses should be given the support needed to thrive and diversify their business base, and to adapt to changing retail and consumer trends.

Objective 1 will be achieved by...

- ▮ Ensuring implementation of the town centre first principle
- ▮ Providing support for pop-up businesses and small businesses, including shop front improvements
- ▮ Work with local traders to work collectively to enable shared knowledge, skills, and resources – to shape their own town centre.
- ▮ Embracing the use of new technology to promote the town centres retail offer



We want to better realise Bearsden's potential as a local visitor destination by strengthening its rich cultural heritage and history.

Objective 2 will be achieved by...

- ▮ Working with key partners to explore ways to better promote the town centre.
- ▮ Ensuring that Bearsden key historic assets are properly showcased.
- ▮ Working closely with community groups to establish the potential for new cultural events and activities.
- ▮ Maintaining the town's architectural quality and looking after the built environment.



Roman Bath House

Objective 3: To improve accessibility for all users and create a high-quality public realm

We want to improve accessibility by creating a more pedestrian and cyclist friendly environment, without affecting vehicular access. The public realm should be modern, fit for purpose and attractive.

Objective 3 will be achieved by...

- ▮ Supporting streetscape improvements throughout the centre including consistent public realm branding and street cleanliness.
- ▮ Supporting improvements to buildings and shopfronts to complement public realm investment.
- ▮ Improving connections to and from Bearsden Station.
- ▮ Rebalancing the needs of pedestrian, cyclist and vehicles within the town centre to reduce the dominance of the car.
- ▮ Improving existing spaces and connections throughout the town centre.
- ▮ Addressing issues relating to the management of commercial waste storage.
- ▮ Removing unnecessary barriers and redundant street furniture.



Objective 4: To enhance the environmental quality and appearance of the town centre and surrounding areas

To ensure long-term success by enabling local people, businesses and enterprises to take the lead in making their town centre a busier and better place, supported and encouraged by public and private sector partners.

Objective 4 will be achieved by...

- ▶ Working with local groups to identify opportunities for improvement to the fabric of the town centre.
- ▶ Improving access to the core path network and areas of open space.
- ▶ Supporting the actions of the Air Quality Management Plan (once adopted) to improve air quality and reduce the effect of pollution as a result of congestion and volume of cars.
- ▶ Promoting active travel in and around the town centre and ensure that the public realm and street furniture is appropriate.



We want to ensure that Bearsden offers a suitable range of modern and high-quality spaces for public meetings, local clubs, societies and events.

Objective 5 will be achieved by...

- ▶ Ensuring that Council buildings are accessible for all users and that all members of the community can book and use available facilities.
- ▶ Supporting the refurbishment of New Kilpatrick Old Hall.
- ▶ Supporting a suitable town centre use for vacant Bearsden North Church.
- ▶ Supporting work towards the refurbishment and reuse of Brookwood Villa.



3.2 Bringing all of the available evidence together, and taking into account the objectives that have been identified, we have identified a series of actions that we think should be taken forward to ensure that Bearsden town centre becomes more successful in fulfilling its potential. These are set out in Table 1 below.

Table 1 — Actions to take forward

Ref.	Action	Lead Partner(s)	Indicative Timescales
Land Use and the Physical Environment			
1	Work with communities, landowners and businesses to explore opportunities to improve the quality of the public realm and pedestrian environment.	Town Centres and Regeneration, local stakeholders	Short
2	Explore appropriate community uses within Brookwood Villa through the Brookwood Futures Group. This includes investment to deliver nursery provision in line with the 1140 hours commitment within the former Brookwood Library site.	Town Centres and Regeneration	Medium
3	Work with the owners of Bearsden North Church and other relevant stakeholders to establish an appropriate town centre use for the currently vacant building	Town Centres and Regeneration, local stakeholders	Short
4	Review the condition and suitability of streets, pavements and street furniture with a view to upgrading, removing or relocating.	Road Networks	Medium
5	Continue to engage with the owner of New Kilpatrick Old Halls in relation to its potential refurbishment or renewal as a valuable community resource. This should include establishing the potential to link with enhancements to the public realm.	New Kilpatrick Church, Town Centres and Regeneration	Medium

Ref.	Action	Lead Partner(s)	Indicative Timescales
Environmental Quality and Heritage			
6	<p>Carry out a review of the existing surfacing, hard and soft landscaping in Bearsden Town Centre and assess the scope for and feasibility of improvements to enhance its environmental quality and appearance. This should include opportunities to improve green infrastructure, enhance the green network and improve access to surrounding open space and the surrounding countryside.</p> <p>The Council will consider the outcomes of the review and the potential opportunities for green infrastructure as part of planned replacement of grey infrastructure.</p>	Roads and Transportation, Sustainability	Long-term/ Aspirational
7	Undertake assessment of potential for improving access to Manse Burn.	Neighbourhood Services	Long
8	Explore options to upgrade green space around Bearsden station to improve the sense of arrival.	Neighbourhood Services / Traffic and Transport	Long-term/ Aspirational
9	Enhance information on the Roman Bath House and other key heritage assets, through engagement with the local community and the Antonine Wall Management Group.	Land Planning Policy, EDLC, local stakeholders	Short
Transport, Travel and Accessibility			
10	Continue to monitor pedestrian linkages across Drymen Road at the Community Hub.	Roads and Transportation	Medium
11	Continue work to assess how the town centre is connected to tourism attractions and walking, cycling and public transport routes. This work should consider potential improvements in terms of signposting to and from the town centre with clear and consistent signage.	Traffic and Transport, Town Centres and Regeneration	Medium

Ref.	Action	Lead Partner(s)	Indicative Timescales
12	Promote accessibility to surrounding cycle, walking and transport networks, including safer access to Bearsden Primary School and other key town centre uses, in line with the Active Travel Strategy.	Traffic and Transport	Long
13	Monitor public car park arrangements and East Dunbartonshire's Decriminalised Parking Enforcement programme within and around the town centre, in terms of turnover and accessibility, with a view to increasing footfall and ensuring spaces for shoppers and town centre users.	Community Safety	Ongoing
14	Identify opportunities for improved cycling infrastructure/storage at strategic points in and around the town centre	Traffic and Transport	Short
15	Improved signage and navigation aids to Bearsden train station.	Traffic and Transport	Short
16	Liaise with SPT to ensure the provision of real time bus information at bus stops is implemented.	Traffic and Transport	Short
Commercial Activity and Maintenance			
17	Establish the benefits of Business Improvement Districts, community development trusts or other models that enable local people and the business community take greater ownership of commercial activity and initiatives to create a more vibrant town centre. This could include: <ul style="list-style-type: none"> ▶ Promotional activity including 'Shop Local' campaign and pop-up businesses ▶ An events calendar and associated promotion ▶ A marketing strategy including unique and distinctive branding 	Local traders	Ongoing
18	Continue to monitor and engage with local businesses to ensure legislative compliance and provide support in the implementation of waste management best practice.	Neighbourhood Services, business community	Ongoing
19	Prepare an updated retail capacity assessment to gain a better understanding of the local retail market and inform future activity within the town centre, including health checks.	Land Planning Policy	Short

Short term - Up to 1 year,

Medium term - Up to 4 years

Long term - Over 4 years

4. Delivering the strategy

How will we take the strategy forward?

- 4.1 The actions identified above are not intended as conclusive or finite and should be taken forward through the establishment of effective leadership representing all those with an interest in the town centre.
- 4.2 The Council will have a central role in terms of co-ordinating and facilitating delivery aspects of the strategy. However, the contribution of local residents, community groups, key landowners, local businesses and Community Planning partners will be equally important if the strategy is to be implemented successfully. In particular the local knowledge and experience of local residents and community groups will be critical.



Future work

- 4.3 Delivery will be led by the action plan. The need for more detailed design work or additional guidance may emerge during the lifespan of this strategy and we will ensure that these are reflected in any future updates. These will only be prepared where a clear need is identified and where they will help to deliver the identified actions.
- 4.4 In terms of funding, number of actions already form part of existing commitments by the Council, including those included within separate strategies (e.g. Local Transport Strategy) – these have been highlighted where relevant. Other actions will be led and funded by community groups and other key town centre stakeholders – these are also highlighted. For other actions, delivery will require ongoing collaboration with external organisations during the lifespan of the strategy. In addition to this the Council will continue to explore new funding and grant opportunities as they arise.



Community participation and empowerment

- 4.5 The input of local people and businesses is fundamental to the success of any town centre strategy. Their local knowledge and experience can often help to identify not only the key issues but also the best solutions. Whether they work for local businesses, the local authority, social enterprises, voluntary groups or other public agencies, it is the motivation and energy of local people which generates activity and civic pride. The Council will therefore provide support and encouragement in terms of building up the long-term capacity of community groups and social enterprises, so that they can take greater ownership of the town centre through community empowerment.

Status, monitoring and review

- 4.6 This strategy forms non-statutory planning guidance to help deliver the development strategy set out in the East Dunbartonshire Local Development Plan 2017. All future development proposals and initiatives will be expected to support the actions set out within this strategy, which will be a prime consideration in the assessment of planning applications.
- 4.7 The strategy will also help to provide the context for future masterplans or design briefs that are required to implement any of the specific actions.
- 4.8 The delivery of actions within this strategy will be continually monitored as part of the annual health check process and revised every two years. New actions may emerge as the strategy is taken forward and these will be built into the review process.



