

LAND AT FORMER LENNOX CASTLE HOSPITAL

PROPOSED DEVELOPMENT - COMMUNITY CONSULTATION

Welcome

Welcome to our public exhibition regarding the proposed residential development of land (including access, car parking, landscaping and other associated works) at the Former Lennox Castle Hospital, Lennoxtown, Glasgow, G66 7BD.

The formal pre-application consultation process commenced with the submission of a Proposal of Application Notice ('PoAN') to East Dunbartonshire Council on the 29th April 2025. It is our intention to progress towards submitting a new planning application for Planning Permission in Principle in the forthcoming months which will allow the remainder of this allocated housing site to be brought forward. The PPP application will establish the key technical constraints at the site, the areas that can be delivered for housing, new infrastructure including roads/paths, and areas of open/amenity space. Following this, reserved matter applications will be submitted for the remaining phases which will seek permission for detailed matters including the number, size and mix of houses to be built.

As part of the formal pre-application consultation, the first public exhibition was held on Thursday 15th May. This first exhibition provided high level information of the constraints and future proposal at the site encouraging the local community and other stakeholders to provide comments on what you would like to see and what should be considered within our emerging proposals and planning application. This second exhibition provides details of the feedback that was received at the first event and further information of the proposals and additional surveys and assessments that are being undertaken to inform the planning application.



Site Location & History

The proposed development area forms the site of the former Lennox Castle Hospital which closed in 2002. Lennox Castle to the west, which was originally built in the 1830s, now stands as a derelict structure, with redevelopment plans hindered by its poor condition as a result of fire damage caused in 2008. New homes have since been built by Mactaggart & Mickel Homes within the centre of the proposal site, which forms Phase I of the wider Campsie View Masterplan.

Adjacent to the site in the south-west is Celtic Football Club's Lennoxtown Training Centre, established in 2007. This state-of-the-art facility spans 46 acres and includes multiple full-size grass pitches, an artificial pitch, indoor training halls, fitness suites, and educational facilities. It serves as the primary training ground for Celtic's first team and hosts matches for the women's team.

The area is serviced by the X85 bus service, frequently providing access to and from Lennoxtown. Nearby towns and villages include Kirkintilloch, Strathblane, and Milton of Campsie, offering additional amenities and services. For outdoor enthusiasts, the Campsie Fells provide scenic hiking opportunities, with various parks, play areas and walking routes nearby proving excellent access to the outdoors.

Lennoxtown itself offers a range of local amenities, including shops and schools. There are two primary schools within the town and a third in nearby Milton of Campsie. Secondary education is accessible in Lenzie, Kirkintilloch, and Kilsyth. The town's location at the foot of the Campsie Fells adds to its appeal, providing residents and visitors with picturesque connections to the landscape.

In summary, the former Lennox Castle Hospital site is transitioning from its historical roots to a hub of modern development, blending residential projects with sports and recreational facilities, all set against the backdrop of the Campsie Fells.



Aerial image of site from north-west

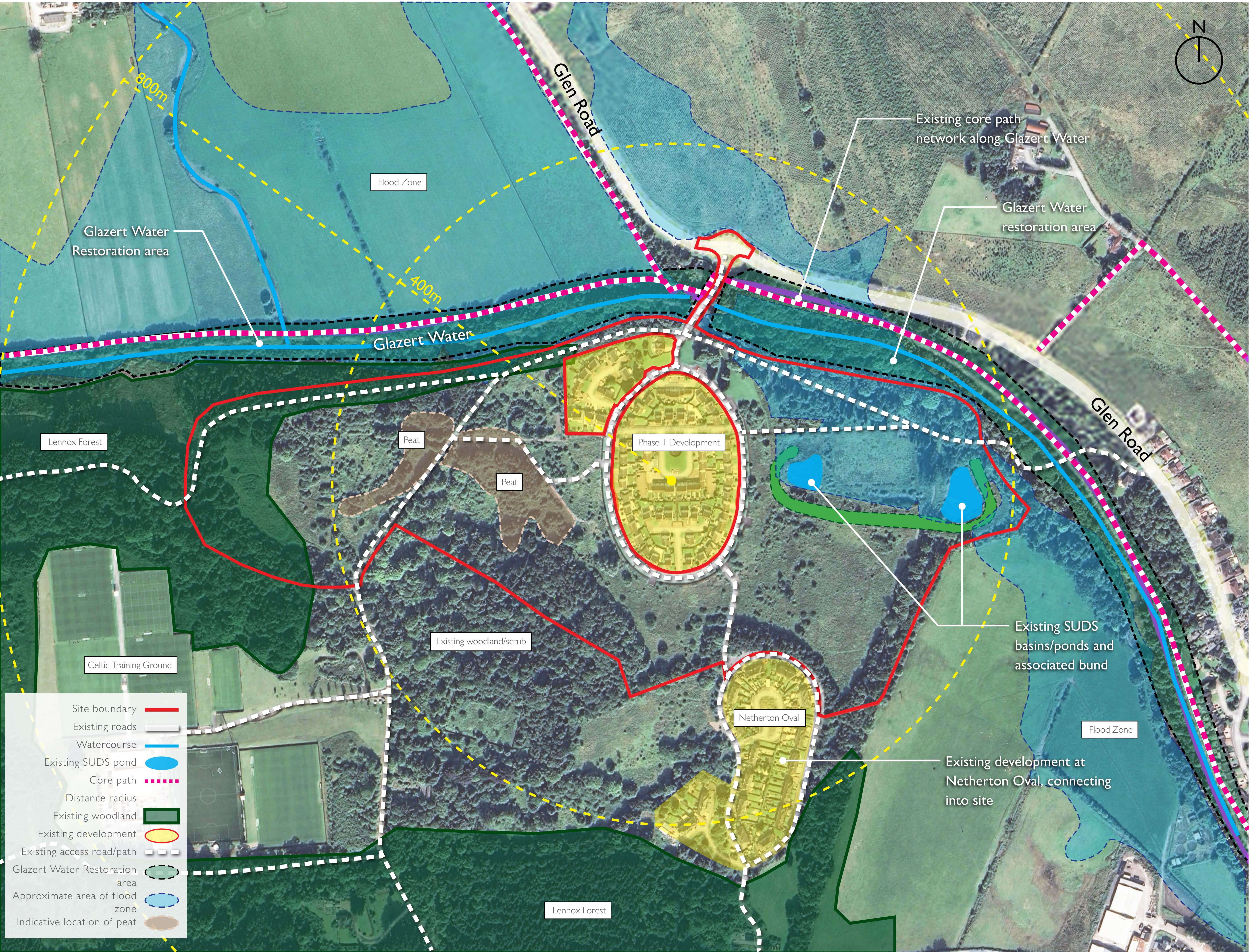


Aerial image of site from south

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Site Considerations



Site Constraints Plan

Site Constraints in the Lennox Castle Area

The proposal site and surrounding area is subject to several environmental and planning constraints that would influence any future housing development. These include considerations around existing infrastructure, biodiversity, green networks, river restoration, historical assets and planning policy.

Existing Road & Path Network

Existing road infrastructure is already in place which serves existing development known as 'Phase 1' at the Castle Circle (from Campsie View Masterplan Phasing Plan) as well as Netherton Oval to the south. These roads connect from the A891 Glen Road to the north. There is also a network of footpaths which link through the site to the Lennox Forest to the west and to the core path network to the north.

Flooding

A review of the SEPA flood maps show that the area to the east of the site is subject to flooding. This has been mitigated through the introduction of SUDs basins and landscaped bunds which reduce the impact of flooding on future development. A more detailed flood risk assessment will be required in advance of a future planning application to determine the most appropriate locations for development and infrastructure.

Glazert Water River Restoration

The Glazert Water, a key natural feature to the north of the site, is undergoing restoration led by SEPA. These efforts aim to improve water quality, biodiversity and further boost flood resilience. Development near the river will be set-back to avoid undermining restoration goals and to preserve the river's ecological function.

Peat

Recent site investigation studies have indicated the presence of peat within the site. Further SI work will be required prior to the submission of a planning application.

Historical and Cultural Heritage

Lennox Castle, built in 1837, is a significant historical landmark. Development in its vicinity must respect the character and setting of the structure. The castle's historic grounds and viewsheds are material planning considerations.

Lennox Forest

Lennox Forest, located to the south and west of the site, is a regionally significant ecological asset that supports a wide range of biodiversity through its mix of woodland, diverse habitats, and small watercourses feeding into the Glazert Water. It forms part of a vital wildlife corridor within East Dunbartonshire's strategic green network. Any development should align with these aims, maintaining open spaces and promoting access to nature.



View east across site towards existing bund & SUDS basins

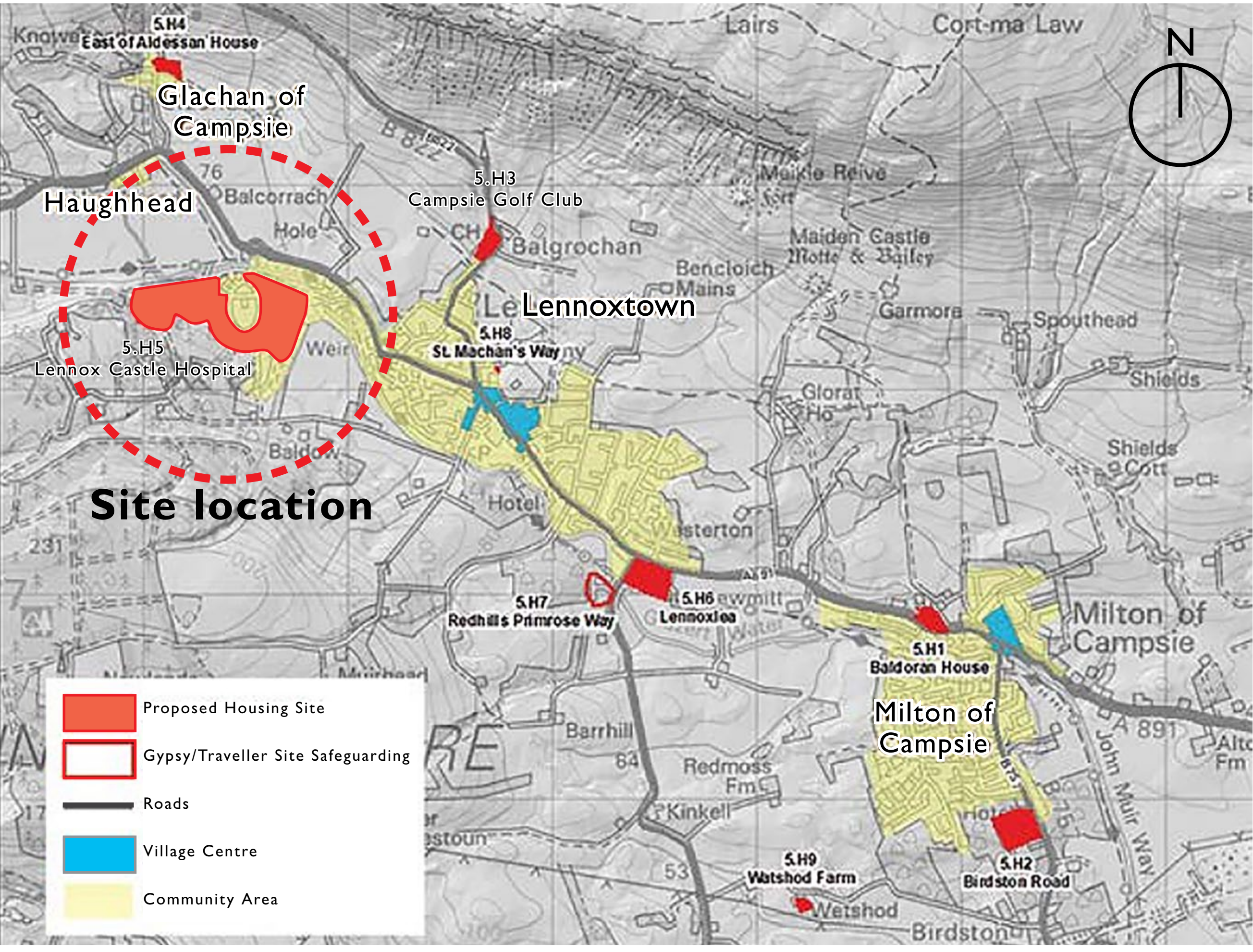


Photo of Lennox Castle to west of site

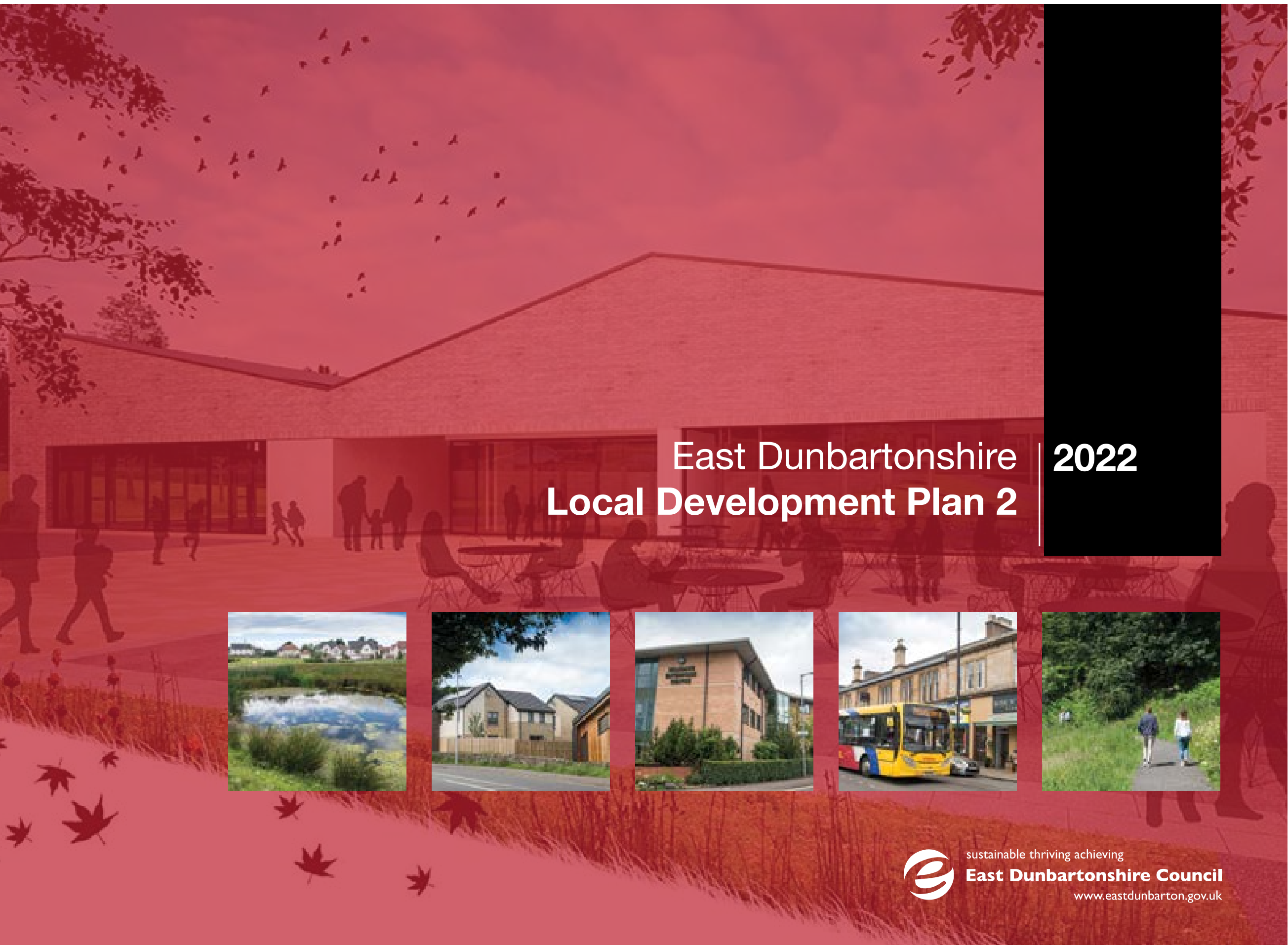
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Planning Context



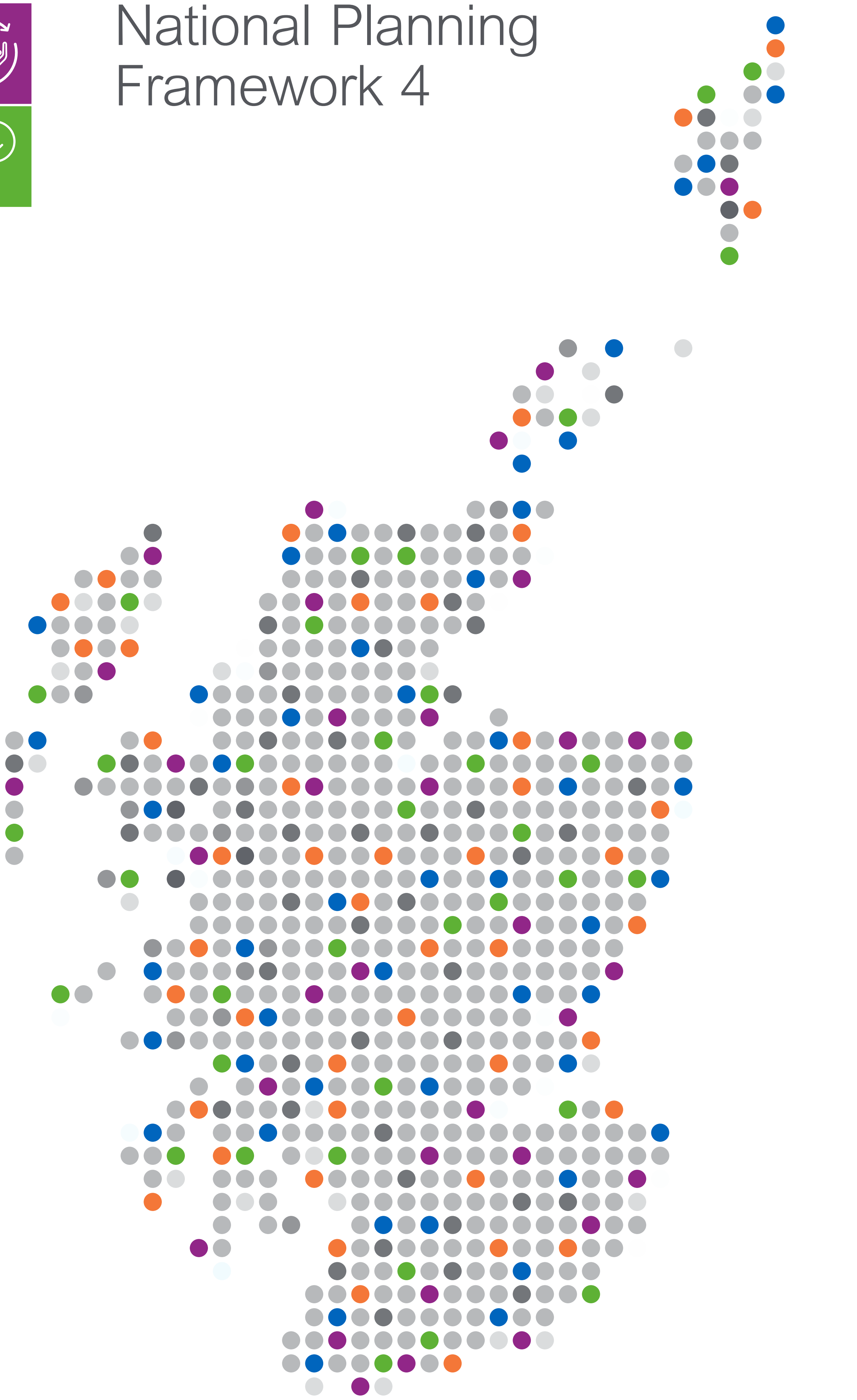
Local Development Plan Map



East Dunbartonshire LDP2 - 2022



National Planning
Framework 4



Existing Planning Consent

Planning Permission in Principle (Council Ref: TP/ED/03/1188) for the site was originally granted in May 2006 with detailed permission for the Phase 1 development (the Oval) also granted in May 2006, which was completed in c. 2015. The original PPP consent has subsequently expired so to bring forward the remaining phases at the site, a new planning permission will be required. Our intention is to submit a new application for Planning Permission in Principle for the remaining Phases 2 – 4 which will establish the key technical constraints at the site, areas that can be delivered for housing, new road/path infrastructure and areas of open/amenity space. There remains a live planning application for Phase 2 at the site which was submitted by Persimmon Homes in 2017. This application remains separate to the forthcoming application.

National Planning Framework 4 (2023)

The National Planning Framework 4 (NPF4) was formally adopted on the 13th February 2023 and provides the national planning policies for Scotland which now form a statutory part of the planning process. NPF4 presents a National Spatial Strategy which informs 3 themes to support the planning and delivery of:

- **Sustainable Places** - tackling the climate crisis and better connecting biodiversity;
- **Liveable Places** - living better and healthier lives; and
- **Productive Places** - greener, fairer, and inclusive wellbeing economy.

Natural Environment

NPF4 gives significant weight to the climate and nature crisis. Proposals should anticipate the future impacts of climate change to enhance the sustainability of the development. Developments should minimise lifecycle greenhouse gas emissions through sustainable strategies.

Developments should contribute to biodiversity enhancements though the integration of nature networks and nature-based solutions.

Community Benefits

NPF4 encourages and promotes 20-minute neighbourhoods. The development of high-quality housing which is interconnected to the existing infrastructure, services and amenities contributes to local living within the community. New residential development further supports local businesses, local employment opportunities, and contributes to the local economy.

New residential developments with local access to public transport and promotion of active travel modes by foot, bike or wheel contributes to sustainable living and 20-minute neighbourhoods. Sustainable travel addresses the climate crisis in reducing emissions and promotes health and wellbeing.

Quality Homes

NPF4 seeks to encourage, promote, and facilitate the delivery of high quality, mixed tenure and sustainable housing. The development proposal of new homes that improve affordability and choice by being adaptable to changing and diverse needs and identify gaps in provision.

NPF4 supports development which contribute to meeting housing need and demand. Major housing developments (>50 units or 2 hectares in size) should submit a Statement of Community Benefit to demonstrate how proposals can meet local housing requirements and contributes to the surrounding amenity.

East Dunbartonshire Council Local Development Plan (2022)

East Dunbartonshire's Local Development Plan 2 (LDP2) was adopted in November 2022, and sets out a long-term plan for development across East Dunbartonshire, including a spatial strategy, sustainable land use objectives and updated policies for planning in East Dunbartonshire over the next 10 years.

Design and Placemaking Supplementary Guidance (2022)

Good quality housing is a fundamental requirement of strong and healthy communities. Details that may seem insignificant in isolation - such as orientation, colours, shapes, heights, materials, and access to public and play spaces - collectively create better development that supports our wellbeing and should form part of the design process. All new housing developments must integrate well with their immediate environment and seek to enhance the character of the surrounding area through their layout and design.

Policy 12: Housing

Allocated sites within this plan have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site and protect high nature conservation interest. Land at the Former Lennox Castle Hospital is allocated for housing development within LDP2 (ref: 5.H5) with an indicative capacity of 274 units and to align with the Campsie View Masterplan Phasing Plan).

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Event One Feedback - Our Response



We asked a series of questions and encouraged feedback at the first consultation event which took place on Thursday 15th May. The event was well attended by circa. 60 people including representatives of the community council and Councillor Paul Ferretti. We received a total of 38 responses via written forms, online submissions, and email.

We have taken the feedback on board and provided a response to the key themes which emerged. The themes generally related to drainage and ground conditions, ecology and woodland, traffic and transport, and local infrastructure.

Flooding, Drainage & Ground Conditions:

Key Themes

- Concerns about existing SUDS capacity
- Flooding risks on site
- Ground conditions
- Glazert Water Restoration Project



Assessment is being prepared and will be submitted with the new application demonstrating that the proposed development will not be at risk of flooding and will not increase the risk of flooding in the surrounding area.

- An updated Site Investigation Report is currently being prepared which will re-assess the existing ground conditions to identify areas that are suitable for development and any required remediation that must take place. The areas identified for development in the Proposed Development Masterplan Layout are subject to change once these surveys have been finalised.
- The Glazert Water Restoration Project is entirely separate to this site and application. The Mac Mic Group proposals do not rely on these works to accommodate the development and do not form any part of this application.

Mac Mic Group Responses

- The existing SUDS has been designed and installed sufficiently to serve the existing Phase I development at Castle Circle. The remaining phases will be served by a newly proposed SUDS network (indicatively shown on the Proposed Development Masterplan Layout).
- Mac Mic Group is progressing towards handing over the existing flood bund to East Dunbartonshire Council for adoption. A new Flood Risk

Woodland & Ecology:

Key Themes:

- Loss of the Wild Garlic Wood
- Loss of Ancient Woodland
- Impact on wildlife and biodiversity
- Loss of trees/open space throughout the site



- Tree Survey has been prepared ensuring loss of trees within the site are restricted to lower quality category trees and any loss of trees will be off-set through re-planting elsewhere.
- A Preliminary Ecological Appraisal has been prepared and set out a series of recommendations and further surveys. These surveys are being undertaken to ensure no protected wildlife will be impacted by the proposal and what mitigation will be required (if any) to ensure this.
- A Biodiversity Enhancement Plan is being prepared and will be submitted with the application to demonstrate what enhancements will be delivered as part of the proposal.

Mac Mic Group Responses:

- Loss of Wild Garlic Wood is in relation to a separate application for the Glazert Water Restoration Project that Mac Mic Group has no involvement in and forms no part of this proposal.
- There will be no loss of Ancient Woodland as the result of this proposal.

Traffic, Transport & Construction:

Key Themes:

- Dangerous traffic/speeds along A891 Glen Road
- Public transport is limited and unreliable
- Speed of traffic through site and The Oval
- Impact of construction traffic on existing roads
- Disruption to neighbours during construction



- Phase 3 and 4 of the proposal to divert traffic away from existing residents at Castle Circle and The Oval (indicatively shown on the Proposed Development Masterplan Layout).
- Public transport will be reviewed at part of the Transport Assessment. Increased development will result in the potential for greater passenger numbers which may encourage the bus operator to increase frequency.
 - A construction traffic condition survey will be required prior to the start of construction to ensure that any damage to the road will be repaired by the applicant. A Construction Management Plan will also be required to be agreed prior to construction ensuring access is maintained for existing residents and any construction will be limited to suitable hours.

Mac Mic Group Responses:

- A speed survey has been undertaken which demonstrates that vehicles are travelling at circa. 40mph as they enter the 30mph limit. We will review gateway feature options with the Council to influence slower vehicles speeds in this location.
- An alternative route to Celtic Training Facilities can be delivered through

Local Infrastructure & Services:

Key Themes:

- Lack of capacity at local schools and doctors
- Protection of existing footpaths
- Closures to existing services including dentist and post office



- in the area. A full review of all primary and secondary schools within the catchment area will be undertaken in preparation of the planning application and developer contributions will be sought by the Council where necessary.
- Further housebuilding in areas can ensure the population in the local area does not decline and local services and facilities remain sustainable.
 - The existing footpaths around the site will be protected. New and enhanced footpaths will also be delivered improving the existing network.

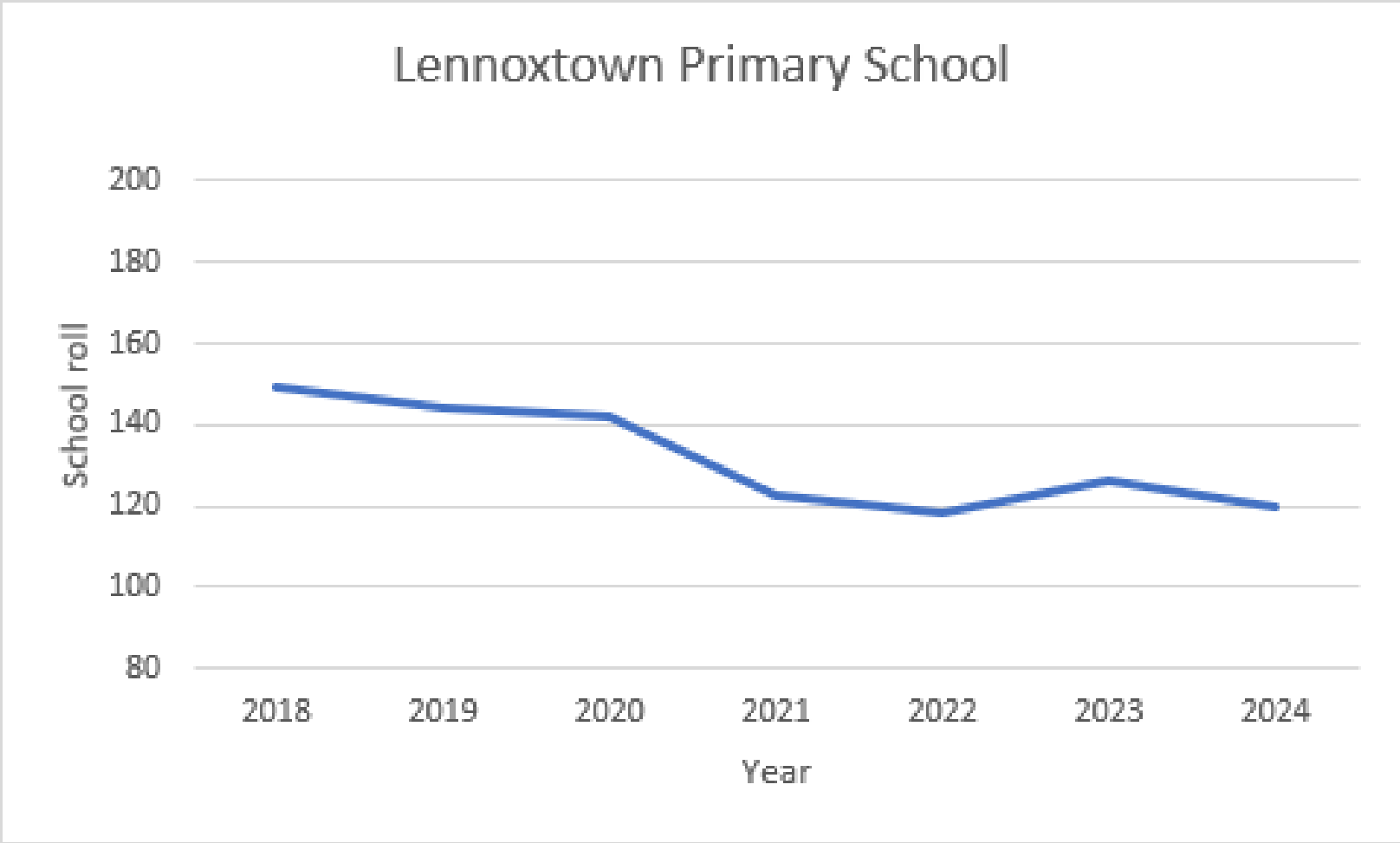
- Mac Mic Group Responses:
- Over the last 7 years, the local Lennoxtown Primary School has had a capacity of 209 pupils but a school roll that has steadily decreased from 149 pupils (71% capacity) in 2018 to 120 pupils (57% capacity) in 2024. This indicates there is significant scope to accommodate new housebuilding

Current status of reports to accompany the application:

REPORT	CONSULTANT	STATUS
Stage 1 site investigation	Fairhurst	In progress
Preliminary ecology report	Brindleys	Complete
Drainage assessment	Fairhurst	In progress
Flood risk assessment	Kaya	In progress
Transport assessment	ECS	In progress
Further recommended Protected Species Surveys inc. bat and badger survey	Brindleys	In progress
Biodiversity Enhancement Plan	Brindleys	In progress
Environmental Impact Screening	Iceni	In progress
Planning Statement inc. Statement of Community Benefit	Iceni	In progress
Pre-Application Consultation Report	Iceni	In progress

Lennoxtown Primary School Capacity Study:

	Total Capacity	2018	2019	2020	2021	2022	2023	2024
Lennoxtown Primary School	209	149	144	142	123	118	126	120



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Proposed Development Masterplan Layout



The proposed Masterplan presents a cohesive strategy for the site's development, encompassing the following key elements:

Residential Provision:

- A diverse mix of housing will be delivered, ranging from smaller units to larger family homes. Designated areas for 25% affordable housing will also be included to support community needs.

Landscape and Tree Preservation:

- The existing tree coverage will be retained wherever feasible, with particular emphasis on preserving Category A and B trees. The proposed development is also set back at least 15m from all Ancient Woodland at the site ensuring there will be no impact on these areas This approach ensures the site maintains its strong landscape character and ecological value.

Castle Circus Frontage:

- Development will extend around Castle Circus, reinforcing the natural progression of the site while utilising existing road infrastructure to support connectivity.

Access to Training Facility:

- A new route will be introduced to connect the site with the Celtic training facility. This will be carefully designed to minimise vehicular traffic through the core of the development.

Netherton Oval Access:

- The existing vehicular route to Netherton Oval will be maintained, with improvements made to the road surface to better serve local requirements.

Pathway Integration:

- The proposed layout will seamlessly integrate with the existing pedestrian network within and surrounding the site.

Enhanced Connectivity:

- New connections will be established to the eastern tree-lined path, providing access to Netherton Oval. Additional links will be created to the southern boundary path leading to the forest ruins, and to the northern boundary path to ensure comprehensive site accessibility.

Biodiversity Enhancement:

- A varied planting strategy, including new trees and shrubs, will be implemented to enrich local biodiversity and help the development harmonise with its natural surroundings.

Sustainable Drainage Systems (SuDS):

- SuDS basins will be introduced in both the eastern and western parcels of the site, contributing to improved water management and further supporting biodiversity.

Play Provision / Open Space:

- Multiple open space / play areas will be distributed throughout the site, ensuring that all homes are within a short walking distance of recreational spaces.

Ground Conditions:

- An updated Site Investigation (SI) Report is still being prepared that may impact which parts of the site can accommodate development. In particular, areas of peat were previously identified at Phase 3 and 4 of the site so depending on the SI results, development may be restricted in these areas

What happens next?

Thank you for taking the time to come along to our second public exhibition and review our proposals.

Comments on the proposals can be made either by filling in the feedback form provided today, via the project website **www.landatlennoxcastle.co.uk** using the online feedback form, via email to **lennoxcastle@iceniprojects.com** or by post to:

Maura McCormack, Icení Projects, 201 West George Street, Glasgow, G2 2LW.

Feedback forms from this event can be completed and submitted to the project team until the 25th of September 2025.

Please note that any comments made are to the prospective Applicant only, and are for pre-application consideration. There will be an opportunity to provide formal comment to East Dunbartonshire Council following submission of any subsequent planning application.

The adjacent indicative timeline outlines the next milestones and timescales we are targeting. If our application for Planning Permission in Principle (PPP) is approved, further applications that address detailed matters, such as the number, design and appearance of the houses, will need to be submitted and approved prior to development starting at the site.



October/November 2025
Submission of Planning Application for Planning Permission in Principle (PPP)

April 2026
Submission of Further Application for Detailed Matters for next Phase

Autumn 2026
Construction commences on site

