



National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development.

Name of proposed national development	Project Antonine
Brief description of proposed national development	Project Antonine is an exceptional opportunity to celebrate Scotland's unique history and transform the urban and rural landscape on the edge of its largest City. The frontier of the Roman Empire sits to the North of Glasgow and is amongst the most accessible and tangible examples of a culture long gone. Project Antonine proposes 600 acres of new managed traditional woodland; a variety of renewable energy projects; 17 fully integrated and sustainable new developments of varying sizes; a network of new pathways and cycleways; energy centres, an electric bus route and a series of grow rooms and large scale community greenhouses.
Location of proposed national development (information in a GIS format is welcome if available)	With East Dunbartonshire, broadly set between Bearsden and Kirkintilloch.
What part or parts of the development requires planning permission or other consent?	All built elements of the proposal will require planning consent. The proposal also includes the potential for several hundred thousand trees to be planted.
When would the development be complete or operational?	Approximately over the next 10 to 20 years.
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	No. However a representation has recently been made to East Dunbartonshire Council as part of the consultation process for LDP2.

Contribution of proposed national development to the national development criteria (maximum 500 words):

Climate Change: An Antonine Lifestyle

Our partnership is committed to building Scotland's first Carbon Neutral Settlement across a variety of developments, with a total of 3,000 new homes being proposed.

Given the extensive land ownership there is the potential to establish solar farms set within new and extensive woodland such that energy generation is possible on a scale that can support the needs of all of the potential new homes in and around Project Antonine. There will also be the opportunity to explore areas of land for energy generation through wind power.

Extensive Woodland planting is proposed. In total, 750,000 trees will be introduced in a managed and coppiced woodland all of which are carbon offset from major developments across the UK. It will be natural Woodland of the type, density and species mix that would have been found in this area in Roman times.

People: Homes for All and High Quality of Life

We will do more than just build houses. We want to create a unique sense of place. Exceptional houses will have a physical quality in their own right; each will however be integrated with each other in smaller more local steading groups and a larger sustainable community at scale.

The communities will be linked by a network of paths and off road cycle routes and each will have the capacity to either grow their own food on site or on the south facing grow rooms that surround them.

We will give these communities the choice to be self sufficient. And they will be integrated - old and young will live together. Affordable properties will be integrated with private properties and all will be tenure blind.

It is our intention that the development will have a relatively light footprint in terms of car usage, with an emphasis upon sustainable transport. We will also deliver land for schools where required, albeit proximity to existing schools (particularly in Bearsden) is exceptional. We will also provide community hub buildings to accommodate healthcare etc.

Inclusive Growth: Invest in New Places

Antonine represents a £1billion investment in the EDC economy. This impact will have a consequential effect in the districts tax base and further strengthen EDC's programme of investment in town centres and community infrastructure.

It will house old people in high quality, well connected homes at the heart of mixed neighbourhoods. People 55+ are not yet ready to enter a care village or an old persons home.

It will house young people in affordable homes throughout the area. This will include social housing but it will also include community self build for the very many young people that cannot or choose not to access social housing but cannot afford a first private home. There will also be self build for the other end of the

market. All community self build will be constructed to strict design codes and utilising high end architecture and ecological design at passivhaus plus.

Antonine will be designed to offer all members of the new community an exceptional lifestyle opportunity and an opportunity to live in a highly sustainable community on the edge of the City.

Place: Antoine

The unique historical narrative on this piece of land creates a fascinating context for a series of features along the line of the wall and significant interpretation through public art and public realm investment along its length. If done well we think that this new park would be of enormous economic, educational and recreational benefit to the local areas and in time could gain some international recognition for this most important archaeological feature.

We want to build an exceptional place to live surrounded by new Woodland consisting of native species that would not have looked out of place during Roman times.

We want to create an incredible place to be and an incredible place to visit. That latter ambition is both visual, in terms of the quality of what we build, but also, inextricably bound with the narrative of the heritage of this place and its landscape.

And finally, we want to shape and influence how people experience this place. Not passing through in a car but on foot connected by a series of new footpaths and cycleways, or from an electric bus or an electric bicycle.

A place that is unique and can only be Antonine.

Supporting information is provided as the 'Project Antonine NPF4 Submission Document'