

Town planning, Dougalston golf club - Milngavie, east Dunbartonshire

Client

BRITISH LAND
COMPANY PLC

Services

TOWN PLANNING

Project

Dougalston Golf Club is located on the north east edge of Milngavie, 6 miles north of Glasgow. It is a highly desirable residential location, ranked in the top three postcodes for quality of life in Scotland.

British Land sought to improve the asset value of the golf club property through re-organisation and rationalisation of its leisure facilities (leased to a leisure operator). With the future development plans, surplus land results, offering prime real estate for residential development of 150-300 new homes.

What we did

Rapleys led the procurement, assembly, coordination and management of a masterplanning design team. Comprising landscape and visual, ecology, transportation, drainage, flood risk and wider strategic masterplanning concept.

Rapleys led the town planning strategy, advising the client through a complex series of stages in the promotion of the concept to East Dunbartonshire Council's Local Development Plan review process and ClydePlan, the Strategic Development Planning Authority. At the same time, the client was guided through a complex development partnering process. This involved preparing and submitting representations, meetings and collaboration with the Council and wider community.

What we achieved

Rapleys helped British Land achieve a vision and persuasive promotion document to present to the local community, Council officials and agencies and politicians to garner support for the future plans. Understanding what was to change, how it would happen and what the results would be was key.

Our team helped British Land navigate the complexities of promoting a large scale, sensitively located commercial property through the development plan review process to enable its planning prospects to be improved for future property decisions.

By bringing together a team of experts in their own field, Rapleys enabled the client to secure buy-in to the project at a high level and instil confidence in the overall purpose of the exercise. We have been central to British Land's resultant partnering approach with developers, for what promises to be a future high quality leisure facility coupled with up to 300 new homes in a highly desirable location close to Glasgow.