

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Planning Committee: 12 June 2012

Subject: Development Plan Update

1. Purpose

- 1.1** To update the Committee on the progress of Development Plan preparation and to seek approval of the annual revision of the Development Plan Scheme and Participation Statement.

2. Background

- 2.1** The Development Plan sets out the strategy and policies for the use of land within the area it covers. The Development Plan for the West Dunbartonshire planning authority area currently comprises the Glasgow and the Clyde Valley Joint Structure Plan and the West Dunbartonshire Local Plan. In due course these documents will be replaced by the Glasgow and the Clyde Valley Strategic Development Plan, which sets out a strategic planning framework for the Glasgow and the Clyde Valley area, and the West Dunbartonshire Local Development Plan, which sets out more detailed policies and proposals for the local area. The National Park Authority prepares the Development Plan for the National Park area.
- 2.2** A requirement of the Development Plan process is the preparation of a Development Plan Scheme and Participation Statement, and its revision on an annual basis. The Development Plan Scheme sets out which development plans are in effect in the authority area and the timetable for their replacement. The Participation Statement sets out how the Council will encourage participation in the preparation of the Local Development Plan.

3. Main Issues

West Dunbartonshire Local Plan

- 3.1** The West Dunbartonshire Local Plan, adopted in March 2010, covers a period of five years and remains the relevant document against which to assess planning applications.

West Dunbartonshire Local Development Plan

- 3.2** The Main Issues Report, the first stage in preparing a new Local Development Plan for the area was published on 30 March 2012. The consultation period runs until 22 June 2012. The Main Issues Report has been distributed widely, including hard copies, CDs and web links. Staffed information sessions have been held in Alexandria, Clydebank and Dumbarton. There has been press coverage, and the

Report has been promoted on the Council's website and through Facebook and Twitter.

- 3.3** Appendix 1 contains the 2012 Development Plan Scheme and Participation Statement for approval. The timetable for the preparation of the new Local Development Plan has been amended to reflect that a 12 week consultation period has been held for the Main Issues Report. This has resulted in the publication of the Proposed Plan being moved back 2 months, and the submission of the Proposed Plan to the Scottish Government being moved back 3 months, owing to the intervening Christmas break. The revised timetable is as follows:

- Main Issues Report – March 2012
- Publication of Proposed Plan – March 2013
- Submission of Proposed Plan to Scottish Government – January 2014
- Examination of Plan – 2014
- Plan Adoption – 2014

The new Local Development Plan is therefore scheduled for adoption before 5 years has passed since the current Plan's adoption, therefore maintaining up-to-date Development Plan coverage.

- 3.4** As part of any Examination of the Local Development Plan, the Reporter will consider whether consultation on the Proposed Plan was held in accordance with the Council's Participation Statement. Whilst the Participation Statement is reviewed annually, the 2012 version may be the one which the Examination considers in relation to the Proposed Plan. It is proposed that the following methods are used to promote participation in the Proposed Plan:

- document available in Council offices and libraries
- LDP webpage/website
- publication notice in local newspapers
- notification and newsletter to those who participated at Main Issues Report stage and others on the participant database
- meetings with individuals and organisations
- information sessions

Glasgow and the Clyde Valley Strategic Development Plan

- 3.5** The Glasgow and the Clyde Valley Strategic Development Plan was submitted to the Scottish Ministers in October 2011. The report of the subsequent Examination was submitted to the Scottish Ministers on 30 March 2012. The Scottish Ministers thereafter approved the Strategic Development Plan including the recommended modifications of the Examination Reporters on 29 May 2012. The bulk of the Reporters' recommendations were housing-related, and result in a much stronger focus being put on Local Development Plans to ensure that land is provided to meet projected housing completions across all tenures. This matter was anticipated and is addressed in the Local Development Plan Main Issues Report. Other conclusions of the Reporters of relevance to West Dunbartonshire include:

- it is appropriate for the proposed Lomond Canal to be referred to in the Strategic Development Plan

- it is not necessary for the Strategic Development Plan to refer to other uses being acceptable at Lomondgate, beyond the key sectors of business and financial services, creative and digital industries, and tourism. The suitability of other uses could be investigated through the Local Development Plan.
- Local Development Plans should be identifying areas of significant protection and areas with potential constraints in relation to wind energy developments.

3.6 Owing to the recent receipt of the Scottish Ministers approval letter, the Development Plan Scheme/Participation Statement attached for approval at Appendix 1 will require to be amended to reflect the approval of the Strategic Development Plan.

Loch Lomond and the Trossachs National Park Local Plan

3.7 The National Park Authority's Local Plan 2010-2015 was adopted on 13 December 2011, providing 100% up-to-date development plan coverage across West Dunbartonshire.

4. People Implications

4.1 There are no personnel issues associated with this report.

5. Financial Implications

5.1 There are no financial implications associated with this report.

6. Risk Analysis

6.1 There are no known risks associated with this report.

7. Equalities Impact Assessment (EIA)

7.1 There is no equalities impact associated with this report. Equalities impact assessments are undertaken in relation to the development plans under preparation.

8. Strategic Assessment

8.1 All Development Plans covering West Dunbartonshire have a strong focus on social and economic regeneration, therefore contributing towards that strategic priority of the Council.

9. Conclusion and Recommendation

9.1 With the adoption of the National Park Local Plan, the West Dunbartonshire Council area now has 100% coverage by an up-to-date Development Plan. The process of preparing replacement Strategic and Local Development Plans to maintain up-to-date coverage in the West Dunbartonshire Planning Authority area is well underway, with the Strategic Development Plan having been through Examination and the Local Development Plan Main issues Report having been published.

- 9.2** It is recommended that the Committee approve the 2012 review of the Development Plan Scheme and Participation Statement contained in Appendix 1, incorporating amendments to reflect the recently approved status of the Strategic Development Plan.

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Date: 29 May 2012

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Appendices: Appendix 1: Development Plan Scheme and Participation Statement

Background Papers: None

Wards Affected: All