

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 6 December 2011**

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**Subject: Glasgow Local Development Plan Main Issues Report**

#### **1. Purpose**

- 1.1** To inform the Committee of the publication of the Main Issues Report of the Glasgow Local Development Plan and to seek approval of the Council's response to the document.

#### **2. Background**

- 2.1** Glasgow City Council published its Main issues Report on 3 October with the consultation period running until the 12 December. The Main Issues Report is accompanied by a Monitoring Statement and Strategic Environmental Assessment.

#### **3. Main Issues**

- 3.1** The Main Issues Report has been assessed for issues that may be of interest or concern to the West Dunbartonshire area. The document sets out a number of options and questions but only the issues relevant to West Dunbartonshire are referred to below.

##### Issue 1.1 – Land supply for private sector housing

- 3.2** Issue 1.1 asks if land release is required for private housebuilding. The City Council's preferred option is that no further land is released from the greenbelt for private housebuilding

This Council supports the City Council's assessment of its own circumstances that no land release from the greenbelt is required for private housebuilding. However, should the Glasgow City Council ultimately determine that green belt release is required this Council would wish to be consulted early with regard to any proposals for release in the Greater Glasgow North and West sub-market area so as to comment on any landscape or coalescence impact on Clydebank and any potential impact on Clydebank's regeneration strategy.

##### Issue 2.1 – The role of the city centre

- 3.4** Issue 2.1 is about maintaining Glasgow City Centre as Scotland's Primary Retail Centre. The City Council's preferred option is to set limits on the amount of retail development outwith the city centre and identify specific locations for such development.

This Council supports this approach in principle subject to the locations and limits that are still to be identified. Also, whilst the importance of a thriving city centre to the regional economy is recognised such limits and locations should also take account of the impact upon other established town centres.

#### Issue 2.3 - Potential for a new town centre at Robroyston

- 3.6** Issue 2.3 considers the potential for a new town centre at Robroyston in the north east of the city with the City Council's preferred option being to undertake a study to determine the potential impact of identifying a new town centre there. The background to this is the identification of a Community Growth Area at Robroyston which it is intended to increase the population of the area.

This Council requests that any identification of Robroyston as a town centre comes with a recognition that its purpose is to serve a local role and that it should not be developed to serve a regional purpose.

#### Issue 2.4 – Role and function of other retail and commercial/leisure centres

- 3.8** Issue 2.4 considers the role and function of other retail and commercial/leisure centres within Glasgow with the City Council's preferred option being to clearly define the role and function of each of these.

This Council supports this approach in principle, but would wish to comment again on the proposed roles and functions when available, and in particular would want to comment on any proposals to remove types of goods or unit size restrictions on centres which would have an adverse impact on West Dunbartonshire's town centres.

#### Issue 2.5 – The development of large superstores within Glasgow

- 3.10** Issue 2.5 considers the development of large superstores within Glasgow. The City Council's preferred option is no new superstores outwith town centres (with the exception of those currently with planning consent).

This Council supports Glasgow's preferred option. The preferred location for new superstores should be town centres as all town centre shops benefit from linked trips associated with food shopping and the non-food offer of out-of-centre superstores can have an adverse impact on town centres.

#### Issues 3.3 and 3.4 – Affordable housing

- 3.12** Issues 3.3 and 3.4 are concerned with how Glasgow City Council determines the level of affordable housing need in the City and how it should meet any need. The City Council's preferred options are that the City Council determines its level of affordable housing need through its Local Housing Strategy rather than taking the findings of the Glasgow and Clyde Valley Housing Needs and Demand Assessment and that greenfield release is avoided as a means of meeting any identified need.

This Council supports the City Council preference for refining its need requirement through its Local Housing Strategy.

Issue 4.2 – What is the optimum location for a high speed rail terminus and route?

- 3.14** Issue 4.2 is concerned with the location of the proposed High Speed Rail terminus. Three locations are considered for this: Glasgow Central, High Street and Bellgrove. Glasgow Central has challenges associated with accommodating the terminus which could only be resolved through extending the station or re-routing some local services. Bellgrove is not considered to have a strong central location. For these reasons, High Street is the City Council's preferred location.

This Council considers that Central Station would be the optimum location for a high speed rail terminus. It is a more central location and has better connectivity with other public transport infrastructure, particularly those services operating from Central Station but also services operating from Queen Street and city centre bus services. Cost and the impact on other services are a valid consideration and should the case for Central Station not be proven High Street would be an acceptable alternative location.

Issue 4.4 – Development of the local road network

- 3.16** Issue 4.4 considers the development of the local road network within Glasgow. The City Council's preferred option is that proposals to improve the local road network including uncompleted sections of the North Clydeside Development Route are retained within the Local Development Plan.

This Council supports Glasgow's continued identification of and commitment to the North Clydeside Development Route.

Question 14 – Spatial Framework Maps

- 3.18** Question 14 refers to a series of Strategic Spatial Framework maps which form part of the MIR. It is noted that Map 1: Spatial Regeneration Framework contains a number of retail development proposals. It is not clear if this map constitutes Glasgow City Council's preferred strategy for the area. However, if it does, this Council is concerned to see the inclusion of South Street (Tesco) on the map. This Council has objected to the planning application for this site owing to its out-of-centre location. Its inclusion on this map appears to prejudge the current planning application, and it is considered that if this proposal is to feature in the Main Issues Report it should have been highlighted as a main issue instead of presented as a fait accompli.
- 3.19** Similarly this Council has concerns regarding the identification of the Glasgow Harbour retail opportunity. This is another out-of-centre location, and whilst it benefits from planning permission, the granting of development plan status to the site is of concern as this will reduce controls on what can be developed at the site, which is considered to present significant risk to the vitality and viability and development aspirations of the established Clydebank Town Centre.

**3.20** The identification on this map of retail development opportunities at Glasgow Harbour and South Street appear to be at odds with the City Council's preferred options contained within the Main Issues Report document which favour a city and town centre led approach. The identification of extension opportunities at Silverburn and the Fort shopping complexes add to this confusion, although it is acknowledged that City Plan 2 confers town centre status on these locations.

**3.21** In summary, this Council would object to the inclusion of South Street as a retail opportunity in the Proposed Plan and has concerns with regard to development plan status being given to the Glasgow Harbour retail site.

#### **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** No risks have been identified.

#### **7. Equalities Impact Assessment (EIA)**

**7.1** Glasgow City Council has the responsibility for undertaking an Equality Impact Assessment of its Local Development Plan.

#### **8. Strategic Assessment**

**8.1** This report has been prepared with regard to the Council's Strategic Priority of Social and Economic Regeneration and the comments on Glasgow's Main Issues Report seek to support West Dunbartonshire's regeneration focus.

#### **9. Conclusions and Recommendations**

**9.1** The Main Issues Report for the Glasgow Local Development Plan raises a number of issues of interest to and with a potential impact on West Dunbartonshire. For the most part Glasgow City Council's preferred approach for dealing with these issues is supported by this Council. There is some concern however in relation to Glasgow's preferred approach to town centre and retailing matters which appears to support town centres and specifically the city centre and the Spatial Regeneration Framework which identifies retail development opportunities in out of centre locations.

- 9.2** It is recommended that Section 3 of this report be submitted to Glasgow City Council as this Council's response to the Main Issues Report.

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**Date: 21<sup>st</sup> November 2011**

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**Background Papers:** Glasgow Local Development Plan Main issues Report

**Wards Affected:** All

