

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 28 October 2015 at 10.02 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Jonathan McColl, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Euan Tyson, Project Manager; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Gail Casey, Jim Finn and Patrick McGlinchey.

**Councillor Lawrence O'Neill in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda at this point in the meeting.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 23 September 2015 were submitted and approved as a correct record.

### **NOTE OF VISITATION**

A Note of Visitation carried out on 16 September 2015, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

## **New Applications:-**

**DC15/144 & DC15/145 – Erection of Council Office building incorporating restored façade and associated car park, landscaping and plant enclosure at the Old Academy Building, Church Street, Dumbarton by West Dunbartonshire Council.**

The Planning and Building Standards Manager was heard in further explanation of the report.

The Chair then invited Mr Neil Watley, Architect at Keppie Design, who are the project Architects, to address the Committee.

Mr Watley gave a presentation on the design and features of the new Council Office building. Mr Watley was also heard in answer to Members' questions.

Following discussion and having heard the Planning and Building Standards Manager and the Project Manager in answer to Members' questions, the Committee agreed:-

- 1) that authority be delegated to the Planning and Building Standards Manager to grant listed building consent for application DC15/144 subject to the conditions set out within the report, details of which are contained within Appendix 2 hereto, and to the conclusion of formal notification of Historic Scotland; and
- 2) to grant full planning permission for application DC15/145, subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

**RECEIPT OF APPEAL AGAINST THE REFUSAL OF APPLICATION DC15/041  
FOR THE RETROSPECTIVE CHANGE OF USE FROM CLASS 1 RETAIL  
TO AMUSEMENT CENTRE AT UNITS 57-61, 36 SYLVANIA WAY,  
CLYDEBANK**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the submission of a planning appeal in relation to the above.

The Committee agreed to note the receipt of the appeal.

**RECEIPT OF AN APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR (DC14/168) ALTERATION TO PERMITTED EXTENT OF QUARRYING OPERATIONS AND CONSEQUENTIAL AMENDMENTS TO APPROVED LANDSCAPING, TREE PROTECTION AND RESTORATION SCHEMES (AMENDMENT TO CONDITION NUMBERS 22, 27, 28, 46 AND 47 OF PLANNING PERMISSION DC02/187) AT DUMBUCKHILL QUARRY, STIRLING ROAD, DUMBARTON BY PATERSON'S OF GREENOAKHILL LTD.**

A report was submitted by the Executive Director of Infrastructure and Regeneration requesting that the Committee note the receipt of a claim for an award of expenses in relation to the above appeal.

Having heard the Planning and Building Standards Manager in further explanation of the report and the Principal Solicitor in answer to Members' questions, the Committee agreed to note the receipt of a claim for an award of expenses in relation to this appeal.

**PLANNING PERFORMANCE FRAMEWORK 2014/15**

A report was submitted by the Executive Director of Infrastructure and Regeneration informing of the recent comments received from the Scottish Government and the peer review regarding the Planning Performance Framework submitted by this Council for 2014/15.

Following discussion, the Committee agreed:

- 1) to the implementation of the improvement plan, as detailed within Appendix 1 to the report; and
- 2) otherwise to note the contents of the report.

**RENFREWSHIRE LOCAL DEVELOPMENT PLAN**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising on the outcome of a legal challenge to the adoption of the Renfrewshire Local Development Plan.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note the contents of the report and that it was a welcome judgement.

## **CONSULTATION ON CHANGES TO NATIONAL BUILDING STANDARDS**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the publication of a consultation on changes to national building standards to introduce in-building physical infrastructure for high speed electronic communications networks and to agree the Council's response.

The Committee agreed that Appendix 1 to the report be submitted to the Scottish Government as this Council's response to the consultation.

The meeting closed at 10.50 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATION – 16 SEPTEMBER 2015

**Present:** Councillor Jim Finn

**Attending:** Keith Bathgate (Development Management Team Leader)

**Apologies:** Councillors Patrick McGlinchey, Tommy Rainey and Martin Rooney

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

(a) **12 North Avenue, Clydebank Business Park**

DC15/073 - Change of Use from Vacant Industrial Unit to Gymnastics Club by Dynamite Gymnastics Club at Unit 1, 12 North Avenue, Clydebank Business Park.

**DC15/144 & DC15/145 – Erection of Council Office building incorporating restored façade and associated car park, landscaping and plant enclosure at the Old Academy Building, Church Street, Dumbarton by West Dunbartonshire Council.**

**DC15/144 - Listed Building Consent was GRANTED subject to the following conditions:-**

1. The facing brick to be used on the development hereby approved shall be Wienerberger Marziale facing brick unless otherwise agreed in writing with the Planning Authority 02. Prior to the commencement of the development on site details and specifications of all external materials (other than the facing brick referred to in condition 01) shall be submitted for the further written approval of the planning authority and implemented as approved.
3. Prior to the commencement of the development on site, detailed drawings of the following features shall be submitted for the further written approval of the planning authority, in consultation with Historic Scotland, and implemented as approved;
  - The dormer windows, including the half-timbered detail
  - The rear pend opening
  - The entrance steps
  - The windows to be installed in the existing openings on the listed façade
4. Prior to the commencement of the development on site, details of an amended design for the infilling of the door opening on the left hand side of the facade shall be submitted for the further written approval of the planning authority and implemented as approved.
5. Prior to the commencement of the development on site, details of an amended design for the ramp handrail shall be submitted for the further written approval of the planning authority and implemented as approved.
6. Prior to the commencement of the development on site, test patches for the cleaning of the stonework shall be carried out and details of the method(s) used and the associated results submitted for the further written approval of the planning authority in consultation with Historic Scotland. The agreed stone cleaning method shall thereafter be implemented as approved.
7. Prior to the commencement of the development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
8. Prior to the commencement of the development on site, full details of the design and location of all walls and fences to be erected on site and details of the treatment of the existing boundary wall on Castle Street, shall be

submitted for the further written approval of the Planning Authority and implemented as approved.

9. Prior to the commencement of the development on site full details of the landscaping scheme for the site shall be submitted for the further written approval of the planning authority and implemented as approved not later than the next appropriate planting season after occupation of the building. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
10. Prior to the commencement of development on site, full details of any external lighting including floodlights shall be submitted for the further written approval of the Planning Authority and implemented as approved.

**DC15/145 - Permission was GRANTED subject to the following conditions:-**

1. The facing brick to be used on the development hereby approved shall be Wienerberger Marziale facing brick unless otherwise agreed in writing by the Planning Authority.
2. Prior to the commencement of the development on site, details and specifications of all external materials (other than the facing brick referred to in condition 01) shall be submitted for the further written approval of the planning authority and implemented as approved.
3. Prior to the commencement of the development on site, detailed drawings of the following features shall be submitted for the further written approval of the planning authority, in consultation with Historic Scotland, and implemented as approved;
  - The dormer windows, including the half-timbered detail
  - The rear pend opening
  - The entrance steps
  - The windows to be installed in the existing openings on the listed façade
4. Prior to the commencement of the development on site, details of an amended design for the infilling of the door opening on the left hand side of the facade shall be submitted for the further written approval of the planning authority and implemented as approved.
5. Prior to the commencement of the development on site, details of an amended design for the ramp handrail shall be submitted for the further written approval of the planning authority and implemented as approved.
6. Prior to the commencement of the development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.

7. Prior to the commencement of the development on site, full details of the design and location of all walls and fences to b Castle Street shall be submitted for the further written approval of the Planning Authority and implemented as approved.
8. Prior to the commencement of the development on site full details of the landscaping scheme for the site shall be submitted for the further written approval of the planning authority and implemented as approved not later than the next appropriate planting season after occupation of the building. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
9. Prior to the commencement of the development on site, full details of any external lighting including floodlights shall be submitted for the further written approval of the Planning Authority and implemented as approved.
10. No development (other than investigative works and any site preparation works as agreed in writing with the planning authority) shall commence on site until such time as a final detailed quantitative risk assessment and a final remediation scheme for the entire site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
11. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development on site unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
12. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any measures arising shall be implemented within a timescale agreed with the Planning Authority.

13. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority, and any piling works shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
14. No commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 8am or after 6pm.
15. Prior to the commencement of the development on site a noise control method statement for the construction period shall be submitted for the further written approval of the planning authority. The statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
16. Prior to the commencement of the development on site a scheme for the control and mitigation of dust shall be submitted for the further written approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the planning authority.
17. Prior to the commencement of the development on site a noise impact assessment for the operational use shall be submitted for the further written approval of the Planning Authority. The noise impact assessment shall include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties, including noise from plant such as heating and ventilation systems etc. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.
18. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken.

19. Drainage of the site shall be in accordance with the details shown on drawing number ED1297/DR01 Rev T1.
20. Prior to the commencement of the development, full details of the cycle racks to be erected on site shall be submitted for the further written approval of the Planning Authority and implemented as approved.
21. Prior to the commencement of the development, full details of bat and bird boxes to be erected on site shall be submitted for the further written approval of the Planning Authority and implemented as approved prior to the occupation of the building.

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## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 November 2015

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**DC15/199                      Erection of 20 flats and associated parking at Auld Street/Beardmore Street, Clydebank by Wheatley Housing Group**

#### **1. REASON FOR REPORT**

- 1.1** This application has been subject to a significant body of objection and a representation from a community council. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Minded to Grant full planning permission** subject to the conditions set out in Section 9 and delegate authority to the Planning and Building Standards Manager to issue the decision notice following the conclusion of a legal agreement which would provide for a financial contribution in lieu of open spaces and which would provide that the development remains Registered Social Landlord housing.

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application site is a 0.21ha site located on the corner of Beardmore Street and Auld Street. It is part of a larger industrial site formerly occupied by a waste transfer station, but has lain vacant for a number of years and is now self-seeded with a number of trees and bushes including some mature trees along the north boundary of the site. The ground is generally level but has a steep embankment to the disused railway cutting to the south of the application site. The surrounding area is characterised by a mix of general industrial, business uses and residential properties. Beyond the railway line lie the grounds of the Golden Jubilee National Hospital and Clydebank Industrial Estate, both of which are accessed via Beardmore Street. A main underground sewer curves through the site in a south-west direction.
- 3.2** The proposed development would consist of two blocks of flats linked by a central glazed lobby and stair/lift area positioned at the corner of Auld Street and Beardmore Street. Sixteen one-bed and four two-bed flats are to be provided for the elderly and ambulant disabled persons. The buildings will be 4 storeys in height and have an apex roof and a lower metal standing seam roof on the central glazed lobby. Oatmeal coloured facing brick is proposed throughout with detailing on the front and rear elevations: the front elevation is

characterised by tall, narrow windows providing vertical emphasis across the building and articulated facing brick detail at ground and first floor levels; the rear has deck access at all levels. Photo-voltaic panels are proposed on the south facing roof.

- 3.3** Vehicular access is via Auld Street which opens onto a parking courtyard area providing 21 car parking spaces within a shared surface area. Drying green areas and outside bin stores are proposed along with a small level amenity space and some landscaping adjacent to the site entrance and parking areas. The developer proposes a financial contribution in lieu of play areas of £12,780.
- 3.4** A tree survey report has been submitted as part of the application. It indicates that there are 17 trees on the site and two groupings of trees. Group A is a group of self-seeded sycamore and willow trees which are poorly rooted due to industrial structures associated with the railway line and embankment. They are recommended for removal to allow industrial structures to be removed and restoration of the site. Group B is a group of unmanaged and unthinned planting of hazel, oak, ash, Scots pine and hemlock. They are located on the no-build zone of the sewer and are recommended for removal. The 17 trees were individually assessed and classified in accordance with the British Standards for tree assessment. The trees are of varying ages but are generally in poor condition with 12 recommended for removal for various physical defects, for example, suppression, ivy-covered, leaf blight, die-back in crown. Five are recommended to have their condition monitored with only one of these recommended for retention. These trees are located: on the corner of the site (3); and set back from Beardmore Street frontage (2). The tree for retention is a semi-mature silver birch located 5-6m behind Beardmore Street frontage.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Services and Environmental Health, and SEPA all have no objection to the proposed development subject to various conditions. Scottish Water had not responded to consultation at the time of writing the report.

#### **5. REPRESENTATIONS**

- 5.1** Eighteen representations have been received including one from Dalmuir and Mountblow Community Council. Of the seventeen representations from individuals, 7 are residents immediately adjacent to the site, 4 are within a 400m radius, and the remainder are from Kilbowie/ Linnvale, Dumbarton, Knightswood and Milton of Campsie. The grounds of objection are as follows:

##### Design Issues -

- the proposal is overdevelopment of site;
- the building is too close to the pavement;
- the building is out of character with surroundings – it is too high and will dominate an area characterised by bungalows;
- design is not suited to elderly or disabled.



Privacy and Overlooking –

- overlooking to neighbouring properties and loss of privacy;
- building will be 3m higher than the trees and will cause overshadowing more than trees during low sun in winter.

Traffic Issues -

- it will lead to an increase in traffic;
- the building will obstruct vision;
- traffic calming should be allowed here.

Amenity and Open Space -

- the perimeter trees should be kept;
- a financial contribution should not be taken instead of complying with planning rules for open spaces;
- the community park referred to in the Statement submitted belies the roads and roundabout residents would have to cross to get there;
- the site is adjacent to an important designated wildlife corridor.

Concern was also raised about the building warrant being submitted prior to a decision being taken but this is not a planning consideration (it was submitted prior to a change in the building regulations taking effect).

- 5.2** In addition to expressing some of the concerns above, Dalmuir and Mountblow Community Council suggest a number of amendments including: that that the development is set back from the road; there is enhanced provision of landscaping to the front; that the development is no more than two-storeys high; and that traffic calming is introduced.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 6.1** The application site is identified as a Housing Opportunity site in Schedule H4 for 16 social rented units and the principle of housing on the site is therefore acceptable.
- 6.2** Policy H4 sets out standards for the assessment of new housing development and Policy GD1 contains general requirements for all development. Detailed consideration of these issues, namely the design, scale, form, layout and materials are addressed in Section 7 below, and it is concluded that the proposal will comply with Policies H4 and GD1.
- 6.3** Policy E5 requires new development proposed on sites with trees to be assessed in accordance with best practice. Conditions should be used to safeguard existing trees and/or plant new trees if appropriate to the size and scale of development. This is discussed further in Section 7.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** The site is identified as a Housing Opportunity site for 16 affordable housing units. Policy BC2 reserves these sites for housing and development is supported subject to compliance with the Residential Development: Principles for Good Design supplementary guidance. Policy BC4 does not permit development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods. The proposal would comply with these policies as discussed further below.
- 7.2** Policy GN2 requires development to follow the integrating green infrastructure approach by incorporating SUDS, open space, paths and habitat enhancements at a level proportionate to the scale of the development and in accordance with the draft supplementary guidance on “Our Green Network”. Policy GN5 states that development that would result in the loss of trees of amenity, cultural, historical, and recreational or biodiversity value will not be permitted unless clear justification can be given and appropriate replanting can be agreed. The proposal would comply with these policies.
- 7.3** Policy DS1 requires all development to create successful places by having regard to the six qualities of a successful place: Distinctive; Adaptable; Resource Efficient; Easy to get to/move around; Safe and pleasant; Welcoming. Criteria are set out to assist with this assessment. It is considered that the development accords with these criteria.

### Principle of Residential Development

- 7.4** The application site is a disused brownfield site within an area whose industrial character is changing to residential. Both the adopted local plan and the proposed LDP identify the site as a housing opportunity site and it sits within a cluster of five Housing Opportunity sites, all of which are former industrial land and of which two have now been developed for houses and flats (Beardmore Place). The application site had permission granted in 2008 for a four storey block of sixteen 2-bed flats which has now lapsed (Ref.DC07/354). Therefore the principle of a flatted, four-storey residential development on the site has been established and is an acceptable use for this site.

### Supplementary Guidance: Residential Development: Principles for Good Design

- 7.5** The draft guidance requires all developments to give importance to the local context, be design-led, promote the six qualities of good design and be accompanied by supporting documents. The proposal seeks to create a distinctive quality design by using the proportions and alignments of windows, and brick detailing to provide architectural interest to the front elevations. Modern materials are proposed which add quality to the design, and the creation of a central glazed lobby area helps break up the mass of the block.

as well as providing a distinct corner feature. This feature contributes positively to the streetscape, creating a unique development as promoted in the supplementary guidance and is important given that the building would be prominent particularly viewed from Beardmore Street. The houses are for elderly and mobile disabled people with no specific internal design requirements and the flats can be easily accessed by the lift and stair access in the central lobby area.

- 7.6** The position of the building, parking and open spaces are dictated by the underground sewer pipe and its wayleave which cannot be built upon. Any building on the site therefore has to locate to the front of the site, nearest the roads which is acceptable. At the rear of the building a courtyard for parking is provided for residents which keeps car parking away from Beardmore Street and allows clear natural surveillance to the parking areas from the properties. The development allow pedestrians to have direct access to the property from the front of the building at Auld Street/ Beardmore Street corner and via the rear courtyard making the site easily accessible in line with the requirements of the supplementary guidance which seeks to ensure that developments are connected to the surrounding street pattern and pedestrian movement is placed before vehicular movement. Shared surfacing is proposed in the courtyard area with clear markings and use of different textures/colours to aid pedestrian movement.

Supplementary Guidance: “Our Green Network”

- 7.7** Policy GN2 of the LDP requires open space to be provided in accordance with the requirements set out in the draft guidance above. It advocates a green infrastructure approach to development and seeks to ensure that new developments provide and enhance green network opportunities. In terms of open space provision on the site, the guidance looks at three standards: accessibility, quality and quantity and these determine what level of provision would be required for the site. The site is accessible (within 250m) of an existing park at Beardmore Way and would not be required to provide its own play provision. The park is of poor quality requiring upgrading and the developer has agreed to make a financial contribution. This contribution is based on the estimated population of the development using a pro-rata figure and would be £12,780. A financial contribution is an accepted means where sites are accessible to existing play areas. It is agreed that the route to the community park at Beardmore Way is not along quiet residential streets but there is a lowered kerb crossing at the roundabout and continuous pavement links to the park to ensure safe passage.
- 7.8** This contribution is in addition to the 192sq.m amenity space being provided on site which is part of the landscaped setting of the site and will allow a private open space for residents separate from the parking area and which will enjoy southern aspects. Private deck spaces to the rear of the building will also be formed at all levels for each flat and it is considered that the provision of open space on the site combined with the financial contribution will meet the requirements set out under Policy GN2 and the supplementary guidance.

### Trees on Site

- 7.9** The main natural features on the site are the trees some of which are young self-seeded species and others which are mature and of significant girth and height. None of the trees are proposed to form part of the layout and the applicant has no opportunity to relocate the footprint of the building to avoid the mature trees due to the location of the sewer pipe. The key consideration is therefore whether the loss of the trees can be justified. The tree survey report sets out the condition of the trees and demonstrates that the trees are generally in poor physical condition with only one tree worthy of retention with a further four out of 17 to be monitored as they are in poor/fair condition. These five trees are all within the delineated footprint and as it is not possible to relocate the building, the opportunity should be taken to have a replanting scheme to provide new trees. The applicant has proposed planting 5 trees on the site which would address some of the loss. However, it is acknowledged that these would be single ornamental trees which would not replicate the collective value that the current plantings provide and a condition is proposed requiring a revised planting scheme showing multiple trees planting along the top of the embankment area to compensate for the loss of groupings of trees.

### Impact on Neighbouring Uses

- 7.10** The site is adjacent to both industrial and residential uses. Environmental Health has recommended a number of conditions to control the impact of the construction phase on these neighbouring uses. A Noise Impact Assessment is also required to ensure the building design takes into account any noise from the adjacent industrial uses and mitigates against such noises appropriately.
- 7.11** Also of consideration is the long-term impact of the proposal on the residential character of the area. The proposal would introduce a 4-storey building into an area which is characterised by one and two-storey properties. This is particular evident on the corner of the site and along Beardmore Street where across the road are bungalows. The road is wide in this location and the bungalows are set back 6m from the road. It is considered that as the distance between the properties would be a minimum 20m this is a sufficient distance to allow a variation in height. It should be noted that the previous scheme was also for 4 storey flats of a similar height and location and the applicant has indicated that it would not be economically viable to reduce the number of units so that the development is no more than two-storeys high. Three storey flats have been built recently at Beardmore Place and they do not have a detrimental impact on existing properties.
- 7.12** The trees nearest the road are between 11-13m in height and currently shade the road and residential properties to the north. The flats are slightly higher than the trees (13.9m high at the highest point) but although some overshadowing will occur to the front garden and property across the road this will be for a limited period of time each day in late afternoon-early evening when the sun is lower in the sky. In respect of overlooking, the ground floor flats would be more than 20m away from the bungalows and this is in excess of the minimum distance (18m) set out in the residential design guide to

prevent direct overlooking into properties. It is not considered that there will be any adverse overlooking issues.

#### Road and Traffic Issues

- 7.13** Road Services have indicated that they are satisfied with the position and layout of the access into the site and the building is set back sufficiently to not obstruct sightlines. The flats are for a Registered Social Landlord (RSL) where in practice there are lower levels of car ownership and Road Services have indicated that they are satisfied with the car parking layout and provision of 21 spaces subject to a legal agreement to ensure that the flats are retained under RSL ownership. It is not considered that the proposal will lead to a noticeable increase in the traffic in the area. Traffic calming is not appropriate in this location, however, given that Beardmore Street is the main access into the hospital and the industrial estate, Road Services advise that a Traffic Regulation Order will be required on Beardmore Street/Auld Street to deter any on-street parking which may occur.

#### Other Issues Raised by Representations

- 7.14** In addition to the issues addressed above, it is noted that the site is adjacent to a disused railway cutting which has potential as a wildlife corridor. This has been identified in the local development plan as an open space area which extends to the edge of the Carless site. The proposal will not have any adverse impact on this site.

## **8. CONCLUSION**

- 8.1** The housing site is supported by local planning policies and is part of a cluster of sites that is transforming this former industrial area into a more residential area. The design and layout complies with the supplementary guidance for the good design of residential developments and provision of open spaces. The financial contribution will be used to assist in the upgrading of the existing play area nearby. The site has a number of constraints on the site and as a result the building footprint is limited to the front of the site however this is considered acceptable. There are a number of trees which will be lost as a result of the development but a tree survey report has indicated that these are generally in poor physical condition with replanting on the site being seen as an opportunity for new trees which will integrate the development into the area.

## **9. CONDITIONS**

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of the design and location of all walls and fences, including retaining walls, to be erected

on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.

3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
4. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS shall thereafter be formed and maintained on site in accordance with the approved details prior to development on site.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
6. Notwithstanding the details submitted a revised landscaping scheme for the amenity open space and southern edge of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the first residential property. The scheme shall include details of additional tree planting to compensate for the trees that have been removed and the maintenance arrangements for the trees and open space areas. The landscaping shall thereafter be maintained in accordance with these details.
7. Prior to the occupation of the last flat in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
8. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
  - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
  - b) An assessment of the potential risks (where applicable) to:
    - human health
    - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
    - groundwater and surface waters

- ecological systems
  - archaeological sites and ancient monuments
- c) An appraisal of remedial options, including a detailed on scheme based on the preferred option.
9. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
10. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required carrying out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.
- Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority
11. The presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
12. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions on-going shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.

13. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter.
14. During the period of construction, all works and ancillary operations which are audible at the site boundary or at such other places that may be agreed by the Planning Authority shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
- |                              |             |
|------------------------------|-------------|
| Monday to Fridays:           | 0800 - 1800 |
| Saturdays:                   | 0800 - 1300 |
| Sundays and Public Holidays: | No working  |
15. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6841: 1984 "Evaluation of Human Response to Vibration in Buildings". It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
16. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This NIA shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby industrial and commercial sources, using BS4142: 2014 "Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas". Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. The NIA and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.



**Richard Cairns**  
**Executive Director of Infrastructure and Regeneration**  
**Date: 9<sup>th</sup> November 2015**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
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email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

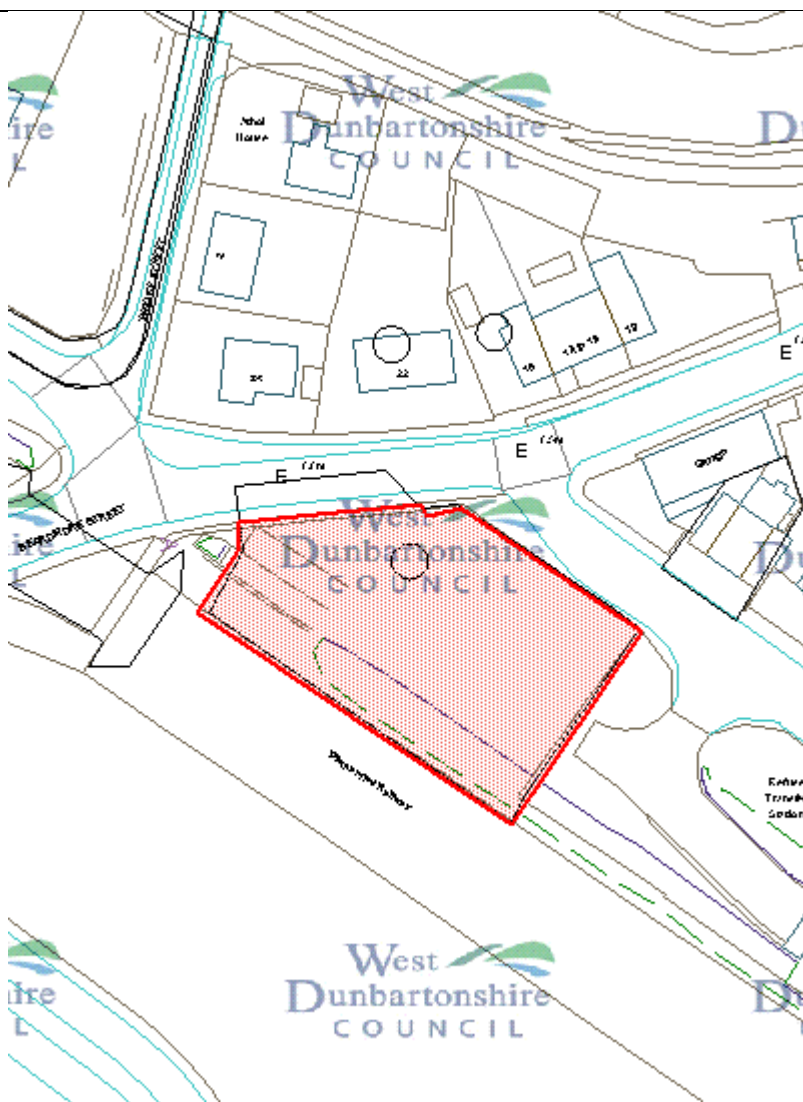
1. Application forms and plans.
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Representations

**Wards affected:** Ward 6 (Clydebank Waterfront)

**DC15/199**

**Erection of 20 flats and  
associated parking**

**Development Site  
Auld Street  
Clydebank**



## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 November 2015

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**DC15/217                      Change of use from Retail (Class 1) to One Stop Shop and  
Offices (Class 2) at 2 Sylvania Way South, Clydebank by  
West Dunbartonshire Council**

#### **1. REASON FOR REPORT**

- 1.1** The application is contrary to the development plan and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** Grant full planning permission.

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application relates to part of the ground floor of the Co-operative building. This ground floor unit was previously used as a Co-operative supermarket and is currently used for by the Co-operative for the sale of clothes and household goods further to the rationalisation and reduction of floorspace within the whole building by the Co-operative Society. It is proposed to re-locate these retail uses to the ground floor space to the unit to the south, and the upper floor of the building. The unit extends to 745sq.m with direct frontage onto Sylvania Way South. The Co-operative building is a "B" listed building.
- 3.2** It is proposed to relocate the Council's "One-Stop Shop" which currently operates from the Council building at Rosebery Place. The proposal would have a larger floor space and provide a drop-in reception area, two telephone booths and eight interview/meeting rooms which will provide private areas for members of the public and council staff. It is proposed that the Municipal Bank will also have a counter and there will be back office space providing 42 desks for council employees. Public access will be via a new entrance door from Sylvania Way South which was approved under a previous approval for the re-use of the whole building (Listed Building consent and Planning Permission Ref. DC13/023 and DC13/024 respectively).

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Services have no objections to the proposal.

- 4.2** Historic Scotland have no objection to the proposed development which will not alter the fabric of the building. It is noted that listed building consent for the formation of the entrance door was previously approved under Ref. DC13/023 and there is no change from this proposal.

## **5. REPRESENTATIONS**

- 5.1** No representations have been received for the development.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 6.1** The site is within the defined Town Centre of Clydebank. Policy RET1 confirms that town centre sites are the sequentially preferred location for retail, commercial leisure, cultural and public service development. The proposal would provide a public service facility and would therefore comply with the terms of this policy. Policy RET 5 states that applications for non-retail uses will be favourably considered where they contribute to the vitality and viability of the town centre and do not conflict with other Local Plan policies.
- 6.2** The site is within the designated Clydebank Retail Core, where Policy RET6 presumes against changes of use of existing retail (Class 1) uses to non-retail uses. Such applications will only be permitted where it can be satisfactorily demonstrated that such a change would reinforce and revitalise the centre and would not adversely affect the character and amenity of the area. The site is one of the larger units within this end of Sylvania Way South and as the application is proposing non retail uses this would be in principle contrary to Policy RET6. Further assessment of the loss of retail use is discussed in section 7 below, but it is considered that in this case there are sufficient grounds to justify a departure from this policy.
- 6.3** Policy BE2 seeks to ensure that the appearance, character and setting of listed buildings are not adversely affected by new development, while Policy BE4 provides general support for the restoration of vacant, derelict or underused listed buildings. There are no external alterations to the building proposed by this application that would affect the appearance or character of the building and the proposal is consistent with these policies.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP)(Proposed)

- 7.1** The site is identified as within the town centre of Clydebank. The strategy for this 'Changing Place' supports the refurbishment or comprehensive redevelopment of the southern part of the shopping centre and the re-use of the Co-operative Building provided it preserves its character and setting. The unit is to be leased for ten years and this proposal, for a long-term use by the Council, without altering the character of the building, would be supportive of these aims.

- 7.2** Policy SC2 seeks to protect the retail core, and proposals for non-Class 1 uses on ground floors will be assessed in terms of a number of criteria including: whether the change would significantly reduce the retail offer of the core retail area, or parts of it; whether the change would lead to the concentration of a particular use to the detriment of the town centre's vitality and viability; the contribution the proposed use would make to the vibrancy of the town centre by increasing footfall; the availability and suitability of other locations in the town centre for the proposed use to locate; and whether the unit affected by the proposal has been vacant and suitably marketed for retail use.
- 7.3** The proposed use would lead to loss of Class 1 floor space on the ground floor. However, the unit is currently part of a larger floor space within the Co-operative building and the current uses are being relocated to other parts of the building. There will, therefore, be no significant loss of retail offer. Further, the relocation of retail uses will bring into use upper floor space which has lain vacant for a number of years and where attempts to find alternative uses have proven difficult. This is to be welcome particularly given this is a listed building of particular prominence and importance within Clydebank.
- 7.4** In respect of the concentration of Class 2 uses, it is accepted that there are a cluster of Class 2 uses in particular betting offices and payday loan shops within this part of Sylvania Way South. However, this use is different in nature and will not be detrimental of the vitality and viability of this part of the town centre. It will locate an important civic use within the town centre and with it, an increase in footfall which will be of benefit to all the shops in the town centre. The site itself is suitable for a civic function as it is centrally located for members of the public with ease of access by public transport hubs (bus station at Chalmers Street and Clydebank train station) and located close to public car park areas. It will also allow use of a listed building which is currently under-utilised. The unit has not been lying vacant but it has been marketed for alternative uses as part of the larger building, without success and the proposal will allow other parts of the building to remain in retail use. Other locations within the town centre have been investigated, as there has been a long search for suitable premises for a Clydebank one stop shop. However, no suitable premises of an adequate size and configuration were found, and those that were most closely looked at were within the core retail area also. It is therefore considered that whilst Policy RET6 seeks to manage the change of use from retail within the retail core, in this instance allowing this use into the ground floor will in fact be of benefit to the town centre in terms of increasing footfall, and will not result in a significant loss of retail offer.

#### Planning History

- 7.5** Planning permission and listed building consent was granted in 2013 for the subdivision of the whole Co-operative building for alternative uses under consents Ref. DC13/023 and DC13/024. These uses included Class 1 (Retail), Class 4 (Business) and a public house (sui generis) with a condition attached preventing Class 2 (Financial, professional and other services) uses on two small units on the ground floor. The condition was appealed and subsequently upheld. Although there has been previous concern about Class

2 uses in this location, this current proposal which was designated as Class 1 under the previous consent, would be a much better use as it would attract people to this part of the town centre, be a positive use within the town centre and also safeguard the listed building.

#### Clydebank Charrette

- 7.6** The charrette was held earlier this year and further to the consultation process identified a number of issues facing Clydebank including concerns over the increasing unattractive environment at Sylvannia Way South where there is a cluster of betting shops, pay day lenders and amusement arcades. The under-occupied Co-operative building was also highlighted as a concern. The final report identifies a number of action points, one of which is to “capitalise on its [Clydebank’s] loyal local customer base” by providing civic and community functions, and focus and prioritise on the improvement and reuse of signature space and buildings such as the Co-operative building and 3 Queens Square. The current proposal would fulfil part of this action point by providing a civic use within the Co-operative Building and ensuring the rationalisation of the remaining building space.

#### Road and Traffic Issues

- 7.7** The site is within the town centre and is easily accessible to public parking areas. There is a short-term car park (67 spaces) for Co-operative customers located off Chalmers Street and a large short/long-term parking area adjacent to the Playdrome and to the east of Abbotsford Road (299 spaces). It is proposed that the short-term car park area is close to and sufficient for users of the One-Stop Shop and staff parking can be accommodated within the existing public parking areas which are within a short distance of the staff entrance to the rear of the property. Road Services have no objections to this arrangement and there are no other traffic or road issues for consideration.

#### Procedural Matters

- 7.8** The application is contrary to the development plan as discussed under Policy RET6 and SC2 above, and there is also a council interest in the proposal. Under the Town and Country Planning (Notification of Applications)(Scotland) Direction 2009, any development in which planning authorities have an interest and where the proposed development would be significantly contrary to the development plan for the area require notification to Scottish Ministers (Circular 3/2009). In this instance the application is not considered to be a significant departure: it accords with the general policy for Clydebank town centre and there are no representations; and it is therefore not necessary to refer the application to Scottish Ministers.

## **8. CONCLUSION**

- 8.1** The proposal would comply with the general town centre policies which encourage the location of public service functions within town centres. The proposed use can be justified in terms of encouraging an increase in footfall of benefit to shops in this area, ensuring the longer term future of the under-utilised listed building and providing a centrally located public service for the public to easily access via adjacent rail and bus hubs. Furthermore the

current retail use will be relocated into the remainder of the ground and upper floors of the building which are currently under-utilised.

## **9. CONDITIONS**

### **9.1 None**

**Richard Cairns**

**Executive Director of Infrastructure and Regeneration**

**Date: 9 November 2015**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

1. Application forms and plans.
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Representations

**Wards affected:** Ward 6 (Clydebank Waterfront)

**DC15/217**

**Change of use from Retail  
(Class 1) to One Stop Shop  
and council offices (Class  
2)**

**WDC One Stop Shop  
Clydebank Cooperative Building  
2 Sylvania Way South  
Clydebank**





**WEST DUNBARTONSHIRE COUNCIL****Report by the Executive Director of Infrastructure and Regeneration****Planning Committee: 25 November, 2015**

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**Subject: Hardgate Hall and Adjacent Land at Glasgow Road, Hardgate****1. Purpose**

- 1.1** To update the Committee on the measures detailed in the report to the August 2015 Planning Committee.

**2. Recommendations**

- 2.1** It is recommended that the Committee note the content of this report and that a further report will be submitted no later than the February 2016 Planning Committee meeting updating the Committee on the works carried out on site following the service of the Building Warrant Enforcement Notice and the Listed Building Enforcement Notice and whether there is progress regarding a new owner of the site.

**3. Background**

- 3.1** A report was presented to the August Planning Committee outlining the issues affecting the above site and what action could be taken under the Building (Scotland) Act 2003 and the Planning Acts. It was agreed by the Committee that a Building Warrant Enforcement Notice requiring reinstatement of the perimeter fencing and a Listed Building Enforcement Notice requiring that the building (Hardgate Hall) be made wind and watertight would be served. It was also agreed that a report would be presented no later than the November Planning Committee updating the Committee of progress on site. A copy of the report to the August Planning Committee is contained in Appendix 1.

**4. Main Issues**

- 4.1** Despite correspondence with the developer's agent, the site has not been made secure and as a result a Building Warrant Enforcement Notice has been served on the owners of the site. The Building Warrant Enforcement Notice requires the owner to provide missing sections and repair the site perimeter fencing. The Notice requires the work to be completed by 8 January 2016. If the owner has not completed the fencing work by this date, the Council will arrange to carry out the work specified by the Notice and recharge the owner any costs incurred in carrying out the necessary work.
- 4.2** The Committee were advised in August that there is a local developer interested in redeveloping the site and Hardgate Hall. This developer has had

initial discussions with Planning Officers. It is understood that this local developer has made an offer to purchase the site from the current owners of the site and he is presently awaiting feedback from the owners.

- 4.3** In the meantime the condition of the listed building has not been addressed by the current owners and to prevent further deterioration a Listed Building Enforcement Notice has been served which specifies works to be carried out. The enforcement notice will cease to have effect when either the works are complied with, or listed building consent is granted, and serving the notice will not therefore prejudice any subsequent proposal which may be submitted by any new owners of the building.

## **5. People Implications**

- 5.1** There are no personnel issues associated with this report.

## **6. Financial Implications**

- 6.1** In case of direct action being taken by the Council under any of the aforementioned powers, the Council would incur the costs of the works which would require to be taken out of the Planning and Building Standards budget, within which there is presently no provision for such works. Whilst it may be possible to recover such costs from the owner, this may itself give rise to legal costs.

## **7. Risk Analysis**

- 7.1** There is a risk to the Council that any costs incurred may not be recovered. In terms of action taken by the Council to erect and repair perimeter fencing in default of the Building Warrant Enforcement Notice, for example in the event of the site owner having financial difficulties, the Council will use powers available to them under the Buildings (Recovery of Expenses) (Scotland) Act 2014 to mitigate against this risk by registering a charging order on the land title.
- 7.2** There is a risk that the Listed Building Enforcement Notice may be appealed and if upheld, costs may be awarded against the Council, if the Council have been found to be acting unreasonably. If the Notice is not complied with, any direct action taken by the Council to ensure the works are carried out would require a further report to be submitted to the Committee.

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

- 8.1** There are no equalities issues associated with this report.

## **9. Consultation**

- 9.1** No consultation is required to be carried out.

## **10. Strategic Assessment**

**10.1** No strategic issues have been identified.

**Richard Cairns**  
**Executive Director of Infrastructure and Regeneration**  
**Date: 9 November 2015**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
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**Appendices:** Appendix 1 – Report to 26 August 2015 Planning  
Committee

**Background Papers:** None

**Wards Affected:** Ward 4 (Kilpatrick)

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 26 August, 2015

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**Subject: Hardgate Hall and Adjacent Land at Glasgow Road, Hardgate**

#### **1. Purpose**

- 1.1** To update the Committee on the issues outlined in the report to the Planning Committee in June 2015.

#### **2. Recommendations**

- 2.1** It is recommended that the **Committee note** the options for enforcement action, and that the following actions will be undertaken
- a Building Warrant Enforcement Notice requiring reinstatement of the perimeter fencing;
  - a Listed Building Enforcement Notice requiring that the building be made wind and watertight.

#### **3. Background**

- 3.1** The condition of Hardgate Hall and the adjacent land to its side and rear has been the subject of complaints from local residents, with the planned redevelopment of the site for flats having apparently been abandoned. A report was presented to the Planning Committee on 24 June 2015 (attached as Appendix 1), detailing the planning history and current condition of the site, and putting forward options for addressing the immediate problems. It was agreed that a meeting would be sought with the site owners to discuss what was needed to make the site suitably secure, and to explore the owner's intentions for the site. Also, it was agreed that the various planning and building standards enforcement powers would be explored, with a view to finding a longer term solution for the site.

#### **4. Main Issues**

- 4.1** The problems arising from the site are as follows:
- Unsecured boundaries allow ready unauthorised access to the abandoned construction site, which may be a risk to persons entering the site;
  - Unsecured access to listed building interior increases the risk of further malicious damage, endangering the future of the building;
  - Deteriorating condition of listed building generally, through exposure to elements, loss of slates and removal of interior;

- Unsightly condition of site, including temporary hoardings, growth of weeds, abandoned building materials, abandoned foundations and stagnant water;
- Risk of anti-social behaviour on the site with resultant impacts upon local residents

#### Actions To Date

- 4.2** Responsibility for site security and safety lies with the site owners, and the agent for the building warrant was made aware of its condition and asked to secure both the land and the listed building as soon as possible. However due to a slow response, and with the onset of the summer holidays, the Building Standards Section exercised its powers to take direct action to secure the building from unauthorised access. The three accessible open windows on the building have been boarded up and the unsecured roller shutter has been securely locked. The temporary wooden access gates at the front of the Hall adjacent to Glasgow Road were also re-secured. The Council's costs in arranging this work will be recharged to the owners under the Building (Scotland) Act 2003. This has addressed the immediate issue of people being able to enter the building, but the other problems remain.
- 4.3** An officer from Building Standards has met with the architect on the site, and a further meeting has been requested with the site owner in order to explain the current issues and to establish the owner's intentions, however this has not taken place despite the request. The architect has however indicated that their client's intention is to sell the site. Whilst it is to be hoped that any new owner would move to develop the site promptly, there may well be a delay before a suitable buyer comes forward, and in the meantime there is a risk that the problems with the site will persist or intensify. It may therefore become expedient to employ further enforcement powers.
- 4.4** In order to pursue some forms of enforcement action it is first necessary to establish the correct ownership of the site. A title search has been carried out by Legal Services and the site (including Hardgate Hall) is registered to Hardgate Glasgow Ltd., based on the Isle of Man. However, the most recent amendment to building warrant for site stated that Waterman Capital Ltd was the applicant. As both companies were based at the same address it is believed that they may be linked. To clarify ownership, a formal Notice has been issued to both companies under Section 272 of the Town and Country Planning (Scotland) Act 1997 and Section 37 of the Building (Scotland) Act 2003 on 27 July, 2015. These Notices require each company to provide in writing details of the nature of their interest in the land, and the name and address of any other person known to them as having an interest in the land. Responses are awaited at the time of writing this report.

#### Building (Scotland) Act 2003

- 4.5** During a previous inspection, Hardgate Hall was found to be insecure and access was freely available via the front door shutter which was in an unlocked and open position. Access was also relatively easily available via 3 unsecure ground floor windows and there was evidence that some of these windows had been used to gain access into the building. Internally the upper

level balconies have been removed and some areas of the suspended timber ground floor of the premises were open and rotten in various locations. The Hall was deemed to be dangerous by Building Standards and using emergency powers under section 29 of the Building (Scotland) Act 2003, arrangements were made for the premises to be secured in order to reduce the danger by preventing people from accessing the Hall.

- 4.6** At the time of writing this report reinstatement of the unsecured areas of temporary fencing to the greater perimeter of the construction site has still to be carried out by the developer of the site/site owner. The Building Warrant for the new flats at the site includes the statutory condition that the work will comply with the building regulations. Work to construct the flats has clearly started and as the site has been partially developed the building regulations requires the site to have appropriate protective works provided to it. The Building (Scotland) Act 2003 makes provision for the Council to serve a Building Warrant Enforcement Notice requiring the work to comply with the approved Building Warrant. In the circumstances, it is considered appropriate to serve a Building Warrant Enforcement Notice under Section 27 on the owner, requiring them to reinstate the perimeter fencing in the interests of public safety. Officers will issue this notice once the ownership issue has been clarified. Having issued the notice and following a minimum 28 days after the date the notice takes effect if the owner has failed to carry out the work specified in the notice, the Council have the power to do the work in default and recharge the costs incurred.

Town and Country Planning (Scotland) Act 1997

- 4.7** There does not appear to be any current breach of planning control on the site, as there is no evidence of the owner having carried out works without the benefit of planning permission. Rather, the problem is that they have partially implemented a planning permission but not completed it. Whereas planning permission is subject to a statutory requirement that work must commence within a specified period, there is no general limitation on when a development must be complete. However, the Council does have the power to impose such a date, by serving a Planning Completion Notice (S.61) if it appears that the development will not be completed within a reasonable period. Such notice would require the owner/developer to complete the approved planning permission within a specified period of not less than 12 months. Failure to comply with such a notice would invalidate the original planning permission and render the works which had already been carried out unauthorised. A normal Enforcement Notice (S.127) and related powers could then be employed to have the unauthorised works removed.
- 4.8** Whilst superficially attractive, this option would be of limited use in resolving the problems at the site. It is unlikely that service of a planning completion notice could make the owner complete the approved flats if it is not economic to do so. The removal of the foundations which have been formed would also do little to improve the overall appearance of the site, and may be counterproductive as it might increase the costs of developing the site, making it more likely that it would remain as wasteland for a longer period.

- 4.9** A notice requiring proper maintenance of land (commonly known as a “Wasteland Notice”) can be served in cases where the condition of land is adversely affecting the amenity of the area (S.179). Such notice could require (for example) the removal of the unused building materials, cleaning of graffiti from the listed building, repairing broken fencing and the cutting back of unsightly vegetation. However, whilst removal of the building materials and graffiti would be desirable these are a fairly small parts of the overall problem, and as the site would remain wasteland it is unlikely that a Wasteland Notice would achieve any significant or lasting improvement in the appearance of the site.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

- 4.10** As the condition of the listed building has been allowed to deteriorate, the Council could serve a Listed Building Enforcement Notice (S.34) requiring that the building be restored to the condition that it was in at the time of its listing in 2004 (or such other less onerous condition as may be considered expedient). This might require, for example, that the roofing slate be reinstated or that the building made wind and watertight. The owner could appeal against such a notice on various grounds, including if they considered that the works required would restore the building to a better condition than it was in at the time of listing, so there is potential for dispute about exactly what condition the building was in in 2004. Non-compliance with such a notice would allow the Council to take direct action and seek to recover costs (S.38), and also to report the owner to the Procurator Fiscal for potential prosecution (S.39). Although not without potential difficulties, use of these powers to require that the building be made wind and watertight would help to prevent the listed building from deteriorating further.
- 4.11** Where it appears that the owner of a listed building is not taking reasonable steps for its preservation, the Council may acquire the building at a cost which reflects the cost of the restoration works required (S.42), having first served a Repairs Notice giving the owner the opportunity to do these works themselves (S.43). This approach would obviously involve some financial risk to the Council, as it would potentially result in the Council being obliged to take ownership of the building and to pay for its repair. Even if the building were acquired at a minimal value, there would be a risk that the repair costs might exceed the building’s eventual commercial value. In view of the financial risks it would not be appropriate to pursue this route unless all other avenues had been exhausted.
- 4.12** Where there is an immediate risk of a listed building experiencing further damage, the Council can undertake urgent direct action to prevent this, having first given the owner 7 days to complete the required work themselves (S.49). Expenses may be recovered from the owner, who has a right of appeal against the having to pay these (S.50). There are three grounds of appeal: that some/all of the works were not necessary; that in the case of temporary works these were put in place for an unreasonable length of time; or that the costs specified were unreasonable or would cause the owner hardship. This power could potentially have been exercised in relation to making the listed building secure by refastening the window and door

shutters, but as explained above the required works were instead carried out under Building (Scotland) Act powers.

## **5. People Implications**

- 5.1** There are no personnel issues associated with this report.

## **6. Financial Implications**

- 6.1** In case of direct action being taken by the Council under any of the aforementioned powers, the Council would incur the costs of the works which would require to be taken out of the Planning and Building Standards budget, within which there is presently no provision for such works. Whilst it may be possible to recover such costs from the owner, this may itself give rise to legal costs.

## **7. Risk Analysis**

- 7.1** If no action is taken there is a heightened risk of antisocial behaviour, further damage to the listed building and persons being injured on the site.
- 7.2** There is a risk to the Council that they may not recover their costs in terms of direct action, for example in the event of the site owner having financial difficulties.

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

- 8.1** There are no equalities issues associated with this report.

## **9. Consultation**

- 9.1** No consultation is required to be carried out.

## **10. Strategic Assessment**

- 10.1** No strategic issues have been identified.



**Richard Cairns**  
**Executive Director of Infrastructure and Regeneration**  
**Date: 10 August 2015**

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**Appendices:** Appendix 1 – Report to 24 June 2015 Planning

**Background Papers:** None

**Wards Affected:** Ward 4 (Kilpatrick)



**WEST DUNBARTONSHIRE COUNCIL****Report by the Executive Director of Infrastructure and Regeneration****Planning Committee: 24 June 2014**

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**Subject: Update on Hardgate Hall and adjacent land, Glasgow Road, Hardgate, Clydebank**

**1. Purpose**

- 1.2** To inform the Committee of the condition of Hardgate Hall and the adjacent land to its side and rear, and to put forward options for addressing the present issues.

**2. Recommendations**

- 2.1** It is recommended that the **Committee note** the issues affecting the site and agree that officers seek a meeting with the site owners to discuss what is needed to make the site suitably secure and to explore the owner's intentions for the site. Thereafter the matter will be reported to the August 2015 meeting of the Planning Committee to update Members of progress, explore enforcement powers and to authorise planning enforcement action should that be expedient.

**3. Background**

- 3.1** Hardgate Hall is category "C" listed building located on the north side of Glasgow Road, Hardgate. It is a substantial two-storey stone building which was originally built as a church in 1844-45 and was later a public hall, but it has been vacant for over ten years. Planning permission and listed building consent were granted in 2005 and 2006 to convert and extend the building into 8 flats (decisions DC04/539 and DC05/209). Work never started and these permissions have since lapsed. Subsequent pre-application discussions about renovation and extension of the building took place in 2012, but did not progress to an application.
- 3.2** The land to the north and west of Hardgate Hall was formerly in separate ownership, and was once a dam for the old Hardgate Mill (which was on the site of Old Mill Garage). The site was vacant for many years and became overgrown. Although no longer a dam, the Cochno Burn flows through the middle of this land. Planning permission for the erection of a block of 25 flats on this land was granted on appeal in January 2011 (decision DC10/078). The applicant at the time was GK2 Developments Ltd., but it is understood that the site was sold to a developer, Waterman Capital (also known as

Waterman Group), who also acquired Hardgate Hall. Work commenced on building the new flats in March/April 2012.

- 3.3** Building contractors worked on the site over the summer of 2012, undertaking works which included clearing vegetation, forming a large retaining wall structure along the northern boundary of the site, forming gabion baskets along part of the burn bank, opening the south boundary wall for road access into the site at Glasgow Road, and constructing some of the foundations for the flats. However, work ceased in September 2012 due to financial difficulties. Despite assurances from the developer that these were being resolved, work has never recommenced. Portable cabins were removed from the site and it was secured with fencing around the perimeter. Since then the developers have on several occasions been required to attend to the site at the request of Building Standards officers to re-secure the fencing.
- 3.4** Following complaints about the condition of the site and reports of a fire at Hardgate Hall, officers from the Development Management and Building Standards teams visited the site in June 2015 to establish its condition.

#### **4. Main Issues**

##### Site Condition

- 4.1** Hardgate Hall remains structurally intact externally, although the rear part of the roof has been stripped of slates. Internally however the building is in a poor condition with floors missing, and due to the damage to the roof and some insecure windows the building is open to the elements. Whilst the windows and doors were formerly all boarded up, some of the window shutters have been removed by vandals or thieves and the building is therefore unsecure. The building was set on fire during May and the Fire Service attended, however the resultant internal damage was fortunately relatively minor.
- 4.2** The development site to the side and rear of the hall has now been inactive for over 2 years and vegetation is re-growing throughout the site. The ground is uneven, with some foundation trenches having been dug but never filled, and some of the concrete foundations which were formed are filled with stagnant water. Various pieces of construction debris such as concrete blocks, gabion baskets, reinforcement bars and a metal staircase have been left lying around the site.

##### Security and Safety

- 4.3** The site is effectively abandoned, with no manned security presence for either Hardgate Hall or the adjacent building site. The Glasgow Road frontage has a stone wall of varying height, with wooden site screen fencing behind. This screen fence has deteriorated and is now unsightly, and one of the security gates securing the entrance into Hardgate Hall's curtilage has been broken off. At the rear of the site, access from Cochno Road and from a footpath near Waulkmill Lane was formerly secured by Heras type fencing, but this has

been removed leaving the site unfenced. Both Hardgate Hall and the building site are therefore unsecured and readily accessible.

**4.4** Local residents have expressed concerns over safety and security on the site, particularly given that school summer holidays are approaching. Having viewed the site, officers consider that there are three specific areas of concern:

- a) That the condition of the site and building may be a danger to persons entering the site (e.g. children). As a building site, it is subject to both building regulations and health and safety regulations and requires to be secured;
- b) That the condition of the listed building has been allowed to deteriorate, and it is at risk of further deterioration and/or malicious damage; and
- c) That the ongoing derelict condition of the site and building may continue to attract anti-social or criminal behaviour.

**4.5** The responsibility for security and safety lies with the site owners. The owner has been made aware of the condition of the site and has been asked to secure both the land and the listed building as soon as possible. It is to be hoped that the owners will therefore address the issues themselves without undue delay. However, in the event that they do not do so it is considered essential that prompt action is taken to ensure the perimeter of the site and the building itself are made secure.

#### Danger to Persons

**4.6** The Council has power under Section 30 of the Building (Scotland) Act 2003 for the repair, securing or demolition of a dangerous building which the local authority considers necessary. A notice under this Section would require that the owners repair and reinstate the site security fencing and secure the building to prevent unauthorised access. In the event of non-compliance, the Council would be able to take direct action to undertake the work itself, and to recover the costs of doing so from the owner. Recovery of costs in such cases is not always straightforward, particularly if the site owner has financial difficulties. Such notices can be served under delegated powers, and this will be pursued by the Building Standards Team if the owner does not deal with the issue promptly.

#### Deterioration of Listed Building

**4.7** The Council has power under Section 49 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to take direct action to prevent the further deterioration of a listed building which is at risk through neglect or damage. In this case, appropriate works would be to secure the building from unauthorised access, and to place a temporary cover over the rear part of the roof which has been stripped of slates. The legislation provides that the Council's may recover its costs from building's owner. However, it is considered that the security of the site can in the first instance be best addressed under the aforementioned building standards powers. The potential for direct action under listed buildings legislation can be explored at the August meeting of the Planning Committee if the issue is not resolved.

#### General Condition of Site

- 4.8** If the resumption of the development is not imminent it would be desirable to improve the appearance of the site by repairing the fencing, removing graffiti from the listed building, and removing the waste building materials which have been left on the site. These could be achieved by way of an Amenity Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997. As with other enforcement powers, in the event of non-compliance with such a notice the Council could undertake the necessary work itself and seek to recover the costs from the owners. This option can also be explored in more detail at the August Planning Committee.

#### Longer-Term Solutions

- 4.9** Whilst the above powers may address the immediate security problem, the slow deterioration of the building and achieve some short term improvement in the appearance of the site, they would not provide a permanent solution. Planning Services will explore the various planning enforcement powers and this will be detailed at the August Planning Committee together with any recommendations.
- 4.10** Officers have contacted the site owners to explain the problems and to request a meeting to establish the owner's intentions for the site. The report to the August Planning Committee will inform Members of any progress, detail the enforcement powers available and to seek authorisation of appropriate enforcement action if necessary. This would also allow the potential costs to the Council of any direct action to be explored.
- 4.11** In the meantime officers have initiated a Land Registry title search and have served a Section 272 Notice on the site owner which requires the provision of full details of all parties with an interest in the site. These will provide information necessary for planning enforcement action should this become expedient.

### **5. People Implications**

- 5.1** There are no personnel issues associated with this report.

### **6. Financial Implications**

- 6.1** In the event of direct action to secure the boundaries of the site and the shuttering of the building, the Council would incur the costs of the work and would seek to recover these costs from the site owners. There is a risk that recovery of costs may require legal action and may not be straightforward.

## **7. Risk Analysis**

- 7.1** If no action is taken there is a heightened risk of antisocial behaviour, further damage to the listed building and persons being injured on the site.

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

- 8.1** There are no equalities issues associated with this report.

## **9. Consultation**

- 9.1** No consultation is required to be carried out.

## **10. Strategic Assessment**

- 10.1** No strategic issues have been identified.

**Richard Cairns**

**Executive Director of Infrastructure and Regeneration**

**Date: 10 June 2015**

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**Appendices:** None

**Background Papers:** None

**Wards Affected:** Ward 4 (Kilpatrick)





## WEST DUNBARTONSHIRE COUNCIL

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

**Planning Committee: 25 November 2015**

**Subject: Our Green Network – Supplementary Guidance**

#### **1. Purpose**

- 1.1** To advise Committee of the outcome of the consultation on the draft Supplementary Guidance ‘Our Green Network’ and to seek approval to adopt the Guidance.

#### **2. Recommendation**

- 2.1** It is recommended that the Committee agrees the proposed changes to the supplementary guidance and agrees its adoption, subject to notification to Scottish Ministers.

#### **3. Background**

- 3.1** A draft supplementary guidance “Our Green Network” was approved by Planning Committee in April 2015. Public consultation commenced on 8<sup>th</sup> June and ran until 31<sup>st</sup> August, a considerably longer period than required by statute to allow for the summer holiday period.
- 3.2** The supplementary guidance comprises of three distinct parts: part 1 divides the planning authority area into green network sub-areas and identifies key green network assets and opportunities within each area; part 2 sets out the green network requirements that new development sites will be expected to provide; and part 3 sets out design guidance for ensuring green infrastructure is fully integrated into new developments.

#### **4. Main Issues**

##### Consultation carried out

- 4.1** The consultation was advertised in both the Clydebank Post and the Dumbarton and Vale of Leven Reporter. A copy of the guidance was placed in every public library within West Dunbartonshire and on the Council’s website. Direct notification of the consultation was sent to a wide range of stakeholders including statutory agencies, community councils, housing associations, private developers and relevant Council departments. In addition, social media was used throughout the consultation period to raise awareness of and interest in the consultation.

#### Response to the consultation

- 4.2** In total, eleven detailed responses were received, from a combination of statutory agencies, developers and members of the public. Appendix 1 summarises the comments received and outlines the Council's proposed response to these comments.
- 4.3** The responses from the consultees are on the whole supportive of the role and content of the guidance. The comments received generally relate to the format of the guidance or comprise of suggestions to expand on the detail of certain aspects of the document.
- 4.4** A key issue that was raised by several respondents was the suggestion that the guidance would benefit from greater detail on (i) the green network requirements of individual development sites and (ii) the specific off-site projects that developer contributions will be directed towards. The merit of additional detail of this type is recognised and will be developed in due course to sit alongside the Guidance. In the meantime, such detail will be agreed, in discussion with applicants, at the pre-application stage, when a development proposal is being prepared.
- 4.5** The structure of the guidance was raised by SNH, suggesting that it may be more appropriate to put section 1 to the back of the document with the detail on open space requirements being put up front. Whilst there is logic to this, it is considered that placing the opportunity maps at the front gives context to the remainder of the document and sets a positive tone, with the focus on enhancing the local area.

#### Amendments made in response to comments received

- 4.6** As detailed in appendix 1, several amendments have been made to the document as a result of the consultation. These are considered to improve the overall readability of the document and ensure it captures all relevant issues. Key changes comprise: (i) the inclusion of a new opportunities map in section 1 for Clydebank East; (ii) the identification, in liaison with greenspace, of three opportunity sites for new allotments; (iii) greater clarity given to the importance of pre-application discussions; (iv) better linkages between the opportunities maps and the associated text and (v) a commitment to prepare a schedule of green network projects that could be delivered via development. A copy of the revised guidance is included as Appendix 2 to this report.

#### Habitat Regulations Appraisal

- 4.7** As required by the Habitats Directive, a Habitat Regulations Appraisal (HRA) has been carried out for the Supplementary Guidance. The HRA explores the potential for the guidance to impact upon any Natura 2000 sites, which have European protection, and supplements the work that was undertaken to appraise the Local Development Plan. The HRA has been subject to consultation with SNH, and has resulted in several minor changes to the supplementary guidance. The HRA concluded that on the basis that all mitigation measures are followed; the guidance will have no adverse impact on the integrity of the Natura 2000 sites.

#### Next Steps

- 4.8** In order to comply with Regulation 27 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, a copy of the guidance requires to be sent to the Scottish Ministers along with a Statement setting out the publicity measures undertaken, the comments received and an explanation of how these comments were taken into account. After 28 days have elapsed the authority may adopt the supplementary guidance unless Scottish Ministers direct otherwise.
- 4.9** The Planning Authority is still awaiting an update on the Scottish Governments stance on the adoption of the Local Development Plan. The Green Network supplementary guidance will not be submitted to Scottish Ministers until such time that the Council has an adopted LDP in place.
- 4.10** Should Scottish Ministers require any substantial changes to be made to the supplementary guidance, Committee will be advised of the proposed changes and the suggested Council response. If Ministers do not raise any issues, members will be advised via the Elected Member's monthly bulletin. It is proposed to publish the guidance online with paper copies being made available on request.

#### **5. People Implications**

- 5.1** There are no people implications.

#### **6. Financial Implications**

- 6.1** There are no financial implications.

#### **7. Risk Analysis**

- 7.1** No risks have been identified.

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

- 8.1** No equality impacts have been identified.

#### **9. Strategic Environmental Assessment**

- 9.1** As required by the Environmental Assessment (Scotland) Act 2005, a screening process carried out in consultation with Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency, determined that a Strategic Environmental Assessment was not required for the supplementary guidance. This was because the guidance would be unlikely to have significant environmental impacts that have not previously been identified through the assessment of the Local Development Plan.

## **10. Consultation**

- 10.1** The consultation process is detailed in section 4 of the report and is now complete.

## **11. Strategic Assessment**

- 11.1** The supplementary guidance seeks to expand and enhance West Dunbartonshire's green network, with the aim of improving the local environment and contributing positively to the quality of life of local residents. The guidance will contribute to the Council's strategic priorities and in particular towards improving local housing and environmentally sustainable infrastructure.

**Richard Cairns**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 6 November 2015**

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### **Person to Contact:**

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### **Appendices:**

Appendix 1: Summary of consultation responses and proposed council response  
Appendix 2: Our Green Network – Supplementary Guidance

### **Background Papers:**

Habitat Regulations Appraisal Record

### **Wards Affected:**

All wards

## Appendix 1: Summary of consultation responses and proposed Council response

SEPA	Proposed Council response	Amendments to the Supplementary Guidance
Overall supportive of the concept, layout and strategies of the document.	Support for the SG is welcomed	None
Reference to legislation on Page 40 should be changed to 'The Water Environment (Controlled Activities)(Scotland)Regulations 2011	Agree that reference be changed to ensure document reflects up-do-date legislation.	On page 42, 2005 legislation to be replaced with Water Environment (Controlled Activities) (Scotland) Regulations 2011
With regard to the potential provision of new infrastructure in the riparian zone SEPA would highlight the need to ensure that alterations to the landform (e.g. new paths or embankments) do not impact on the functionality of the floodplain and due consideration will require to be given to works of this nature. We would advise you that guidance/best practice exists on the need to maintain distinct 'buffer zones' and or 'stand-off areas' between the water environment and new infrastructure.	The Council agrees that the supplementary guidance should usefully make reference to the need for any works to avoid impact on the functionality of the floodplain, and that buffers should be provided between the water environment and new infrastructure.	Additional paragraph to be added after paragraph 3 on Page 42. <i>Where new infrastructure is to be provided in the riparian zone, any alterations to the landform (e.g. new paths or embankments) should not impact on the functionality of the floodplain. SEPA can provide further guidance/best practice on the need to maintain distinct 'buffer zones' and/or 'stand-off areas' between the water environment and new infrastructure.'</i>

Supportive of the consideration of replacing hard engineering infrastructure with soft engineering and under CAR these measures would be promoted.	Noted. No change required	None
SEPA has a responsibility under the Water Framework Directive to improve the overall ecological status of the water environment (includes water quality and the overall habitat associated with it) and this requirement aligns well with many of the aims of the draft SG.	Noted. No change required	None
We support the requirement to design and integrate the green infrastructure from the outset of a development and also the acceptance of the need to manage and maintain it going forward and the details in Chapter 3 clearly set out the way this should be undertaken.	Noted. No change required.	None
<b>Transport Scotland comments</b>	<b>Proposed Council response</b>	<b>Amendments to the Supplementary Guidance</b>
Further information is requested on the opportunity outlined for the Leven Gateway (P20) which states 'access improvements at A82 over River Leven'. Whilst aspirations and benefits are clear, Transport Scotland would need further detailed information to consider the acceptability and deliverability of this. The current layout of safety barriers, bridge parapets, embankments and paved areas on the southern side of the bridge which seem to be used as an informal pedestrian route are not suitable for use as a formal pedestrian / cycle	<p>The concerns of Transport Scotland are fully noted.</p> <p>It is recognised that the current wording should be expanded to clarify more clearly what the opportunity for enhancement refers to and to confirm that any proposal will be dependent on it being acceptable to Transport Scotland.</p>	<p>Additional text to be added on page 20 under the heading 'Opportunities for Enhancements (map 2)' –</p> <p><i>'There are core paths either side of the River Leven from Dumbarton to the Vale of Leven. Connectivity could be enhanced by using the</i></p>

route and it is unclear what works are proposed to address this.		<i>south side of the A82 as a pedestrian crossing over the river, to join up the two river banks. Any proposal to allow pedestrian access along the A82 would need to be acceptable to Transport Scotland'.</i>
SPT	Proposed Council response	Amendments to the Supplementary Guidance
Support the acknowledgement within the SG of the role green networks play in providing active travel links. The acknowledgement of potential opportunities to improve active travel links is also welcomed.	Support for the SG is welcomed.	None
SNH	Proposed Council response	Amendments to the Supplementary Guidance
SNH welcome the production and purpose of the supplementary guidance and appreciate the Council's commitment to green infrastructure and green networks.	Support for the SG is welcomed	None
<b>Part 1 Mapping</b> Consider that the maps in part 1 could be improved to aid understanding and clarity. For example: <ul style="list-style-type: none"> <li>Larger, full-page maps would allow more detail to be shown. The existing green network assets, such as the open spaces identified on the proposals maps and on the map on page 7 together with the larger key features would be able to be more clearly</li> </ul>	The comments of SNH are duly noted. The Council is of the view that the maps as they currently stand are appropriate for the level of detail that needs to be shown. The map on page 7 is intended to show on a strategic scale the locations of the 3 broad green network corridors, which are then detailed on a local scale in the remainder of Part 1. The council does not consider it necessary to show any more detail on this map. It is, however,	Title of map on page 7 to be amended to read <i>'Figure 2: Key green network corridors'</i>

<p>identified, and would provide greater clarity on the spatial location and spatial nature of the opportunities for enhancement.</p> <ul style="list-style-type: none"> <li>• Numbering the text bullet points under 'opportunities for enhancement' so that they correspond to the numbered map annotation would also be helpful in aiding the reader's understanding of their location and extent.</li> <li>• A map key would also be helpful.</li> <li>• Inner Clyde SPA should be highlighted on the Leven Gateway map.</li> </ul>	<p>considered that the title of the map should be amended to ensure it accurately sets out the role of the map</p> <p>The remainder of the maps in Part 1 show the key green network features and the location of the opportunities for enhancement. At this stage, the opportunities for enhancement do not all have clearly defined boundaries as they are simply opportunities rather than clearly defined and packaged projects. It would not therefore be appropriate to attempt to define the boundaries of the opportunities in greater detail than they are currently shown. This will be done further down the line, driven by development and funding coming forward.</p> <p>The Council agrees that the guidance could be enhanced by improving the link between the text bullet points under 'opportunities for enhancement' and the annotated map.</p> <p>The Council agrees that the addition of a key to each of the local green network maps in Part 1 would aid the readers understanding of the document.</p> <p>The Council agrees that for consistency the Inner Clyde SPA should be shown on the Leven Gateway map to make it consistent with the Clyde Corridor East and West maps.</p>	<p>The bullet points will be changed to numbers, which will correlate to the opportunities shown on the map.</p> <p>A key will be added to each of the maps and the current labelling on the maps will be removed to avoid duplication.</p> <p>The Inner Clyde SPA designation will be added to the Leven Gateway map.</p>
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Persimmon Homes	Proposed Council response	Amendments to the Supplementary Guidance
Support the principle of the document and welcome the certainty that a formula for identifying an appropriate quantity of open space will bring.	Support for the SG is welcomed.	None
<p>Concerned over how the quality scoring of open space is arrived at. Developers will need to understand what projects will be funded in the locality, how this will increase the quality score and timelines for this.</p> <p>The term 'locality' should also be defined. Also, the assessment of quality should be undertaken for all open spaces deemed to be within the locality of sites allocated for residential development within the Local Plan and LDP. A timetable for undertaking these assessments should be set out and the outcomes made available to provide more certainty for developers.</p>	<p>The Council acknowledges the respondents concerns with regards to the lack of certainty on the projects that the Council will expect developers to deliver. However, the Council is of the view that it is entirely appropriate for the SG to simply present opportunities for enhancement. The SG is not required to set out detailed projects, that have been fully scoped, programmed and costed.</p> <p>Notwithstanding this, and to address the point raised by the respondent, Planning Services and Greenspace will develop a schedule of green network projects, which will build on the context set out in Part 1 of the Guidance. The schedule will be prepared in due course and will sit alongside the supplementary guidance. It should be used by applicants to help inform their development proposals.</p> <p>Specifically in relation to the quality assessment of sites, the guidance expects the applicants to make this judgement, using the assessment sheet included as a template in Appendix 3. The Councils open space audit can be made available as a reference.</p> <p>With regards to defining 'locality' the Councils considers this to be unnecessary. Depending on the site size and location, what is considered to be a reasonable locality may differ from site to site.</p>	None
Proposals to improve open space should include	When a green network projects is agreed, the Council agrees that it would	Additional sentences to

a timetable for implementation from receipt of funding. If the improvements are not implemented within a set timetable the developer contribution should be returned.	be reasonable to establish a timetable for the project to be implemented and the developer contribution to be spent.	be added to the end of paragraph 2 on Page 37: <i>'When an application is determined, a period of time will be agreed during which the financial contribution must be spent. Should the contribution not be spent in this timeframe, the money will be returned to the applicant.'</i>
Scottish Government	Proposed Council response	Amendments to the Supplementary Guidance
The Council may wish to consider making the guidance more site specific to show the detail of where green infrastructure is to be retained or enhanced as part of key development sites.	<p>The SG is intended to highlight opportunities for green network enhancements. The guidance is not intended to provide the level of detail that is suggested by the Scottish Government, which would add significant volume and detail to what is intended to be a relatively streamlined document.</p> <p>However, taking on board the respondents comments, the Council agrees that it would be helpful to have a clearer indication of the green network requirements for individual development sites. Building on the context set out in Part 1 of the Guidance, Planning Services and Greenspace will, in due course, develop a schedule of green network projects. The Schedule will sit alongside the Supplementary Guidance and will be used to help inform development proposals.</p>	Additional text added to page 31(see response to SNH)
Table 1 on Page 29 states that off-site contributions will be required for developments of 1 – 9 units and may be required for other	The final paragraph on page 37 makes clear that financial contributions should be secured through a Section 75 obligation or Section 69 agreement. As the tests set out in Circular 3/2012 are a legal	None

residential and commercial developments. If section 75 agreements are the mechanism for securing these offsite payments, it will be necessary to ensure that they are related to the development proposed. The Council may wish to refer to the tests in Circular 3/2012 within the guidance.	requirement, the Council will as a matter of course, ensure that all Section 75 agreements meet with the tests. However, it is not considered necessary for the SG to make specific reference to the Circular.	
Caroline MacDonald	Proposed Council response	Amendments to the Supplementary Guidance
Disappointed that Faifley Knowes hardly gets a mention in the document. It is in need of a number of improvements and is an important site for people coming into West Dunbartonshire.	<p>The Council recognises Faifley Knowes as an important part of the Green Network in Clydebank. The Council manages the Knowes as a natural woodland, maintaining key access routes whilst at the same time encouraging natural regeneration and biodiversity.</p> <p>It is recognised that whilst Faifley Knowes is highlighted as one of the key features of the Duntocher Burn Corridor on Page 26, there are no specific opportunities for enhancement recognised for the area. However, the Duntocher Burn Corridor map includes as the first opportunity 'biodiversity enhancement of Duntocher Burn corridor' which does include the Knowes, In order to raise the profile of Faifley Knowes within the document, this bullet point will be expanded to make specific reference to the Knowes. In order to fully capture the point raised by the respondent, an additional Section will be added to Part 1 of the document, with the title 'Clydebank East'. This will allow the remainder of the eastern part of Clydebank including Whitecrook, Linnvale and Drumry to be more fully explored, with features and opportunities for enhancement identified for these communities.</p>	<p>The first bullet point on page 27 to be amended to read '<i>Biodiversity enhancement of Duntocher Burn corridor, including Faifley Knowes.</i>'</p> <p>A new section 'Clydebank East' to be added following on from the Duntocher Burn corridor Section. This will include a map and identification of key features and opportunities for enhancement.</p>

Neil Adam	Proposed Council response	Amendments to Supplementary Guidance
<p>There is a massive need to increase allotments. The green network should include sustainable food. Officially West Dunbartonshire has two on their website, both in Dumbarton, but the people of Alexandria and Clydebank need more options.</p>	<p>The Council agrees that allotments form an important element of the green network and help to enable sustainable food production. The Council has identified three sites with potential to be developed for allotments, subject to funding being secured. These will be added to the appropriate maps alongside some explanatory text.</p>	<p>P16. Jamestown and Haldane – Additional bullet to be added to opportunities for enhancement – ‘A site in Inler Park has been identified for allotments, with the aim of meeting local demand for gardening and food production’</p> <p>P17. A third bullet point added: ‘Create new allotment site’ and opportunity shown spatially on map.</p> <p>P20. Leven Gateway Additional bullet to be added to opportunities for enhancement – ‘A site on Townend Road has been identified for allotments, with the aim of meeting local demand for gardening and food production’</p> <p>P20. A third bullet point added: ‘Create new allotment site’ and opportunity shown spatially on map.</p> <p>P26. Duntocher Burn Corridor Additional bullet to be added to opportunities for enhancement – ‘A site adjacent to Skypoint community facility has been identified for allotments, with the aim of meeting local demand for gardening and food production.’</p> <p>P27. A fourth bullet point added; ‘Create new allotment site.’</p>

Florence Boyle		
Lusset Glen used to be a managed recreational green area, but has now been put back to nature. It is now a gloomy, overgrown area, which is not inviting to walk through. The area is badly in need of some management.	The Council carries out regular maintenance to Lusset Glen to maintain paths and cut back vegetation as and when required. However, the intention is that the area should return to a natural woodland, therefore the management of the area reflects this.	None.
Reference is made to the erection of a pavilion in High Park (Old Kilpatrick). With a bit more effort this could be turned into a more integrated recreational space – perhaps a fitness track or reinstatement of tennis courts.	The guidance supports the development of a new pavilion, play area and parking. Should the demand and funding for further specific recreational facilities at High Park come forward, these would be in line with and supported by the SG.	None
Perhaps part of High Park could be designated as parking for walkers going up the Kilpatrick Hills, as parking around Mount Pleasant Drive has become a problem.	The Council is aware that parking has been problematic on Mount Pleasant Drive, however this has been alleviated by making greater use of the car park at the bowling club. The use of double yellow lines on Mount Pleasant Drive is also being explored.	None



## Our Green Network Supplementary Guidance



This document complements Chapter 8 of the West Dunbartonshire Local Development Plan. It provides further detail on the Integrating Green Infrastructure (IGI) approach referred to in Policy GN2 and sets out the standards that will be expected of different types of new development in terms of open space provision.

The guidance is split into three parts:

**Part 1 – Identifying Assets and Opportunities**

In order to safeguard the green network in West Dunbartonshire it is necessary to define it. A mapping exercise has been undertaken to highlight the green networks within West Dunbartonshire and their most important assets. Also identified are the key opportunities to enhance the green network, for example by improving access or habitat networks.

**Part 2 – Enhancing and Expanding Our Green Network**

This section sets out the principles for embedding the green network within the design of new development. It also includes the open space accessibility, quality and quantity standards that will be required and the mechanisms that will be applied to determine the level of provision or financial contribution expected in order to enhance and expand the green network.

**Part 3 – Design Guidance**

This section sets out what the Council is looking for in terms of the design and layout of new development sites, starting with the process of appraising the site in the context of the existing network.

Further copies of this guide can be downloaded [here](#).

For further advice please contact Planning and Building Standards on 0141 951 7941  
or email [ldp@west-dunbarton.gov.uk](mailto:ldp@west-dunbarton.gov.uk)

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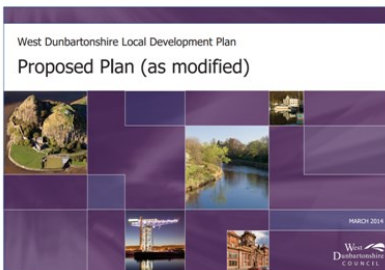
# Introduction

## Introduction

West Dunbartonshire has an outstanding natural environment. This environment has shaped, and been shaped by, the area's history, and defines West Dunbartonshire as a place today. It is vital to future prosperity and wellbeing. The area boasts a wide variety of parks and gardens, play space and sports areas, woodland, natural and semi-natural green spaces and other open spaces which together form a valuable green network.

The West Dunbartonshire **Local Development Plan's strategy** for this green network is to safeguard the existing network and to ensure new development enhances and expands it by improving existing open space assets, the connections between them and by creating new multifunctional green and open spaces.

The **purpose** of this supplementary guidance is to define the green network in West Dunbartonshire and identify its existing assets and opportunities; outline the principles for embedding the green network at the heart of new development; and to define the open space standards that will be required of new development and how these standards will be achieved.



The Local Development Plan

## What is a Green Network?

**Green infrastructure** is the 'green' and 'blue' features of natural and built environments. They can provide naturalised water management, useable open space, active travel routes and habitats for wildlife.

**Green networks** are connected areas of green infrastructure and open space that together form an integrated and multi-functional network (Fig.1).

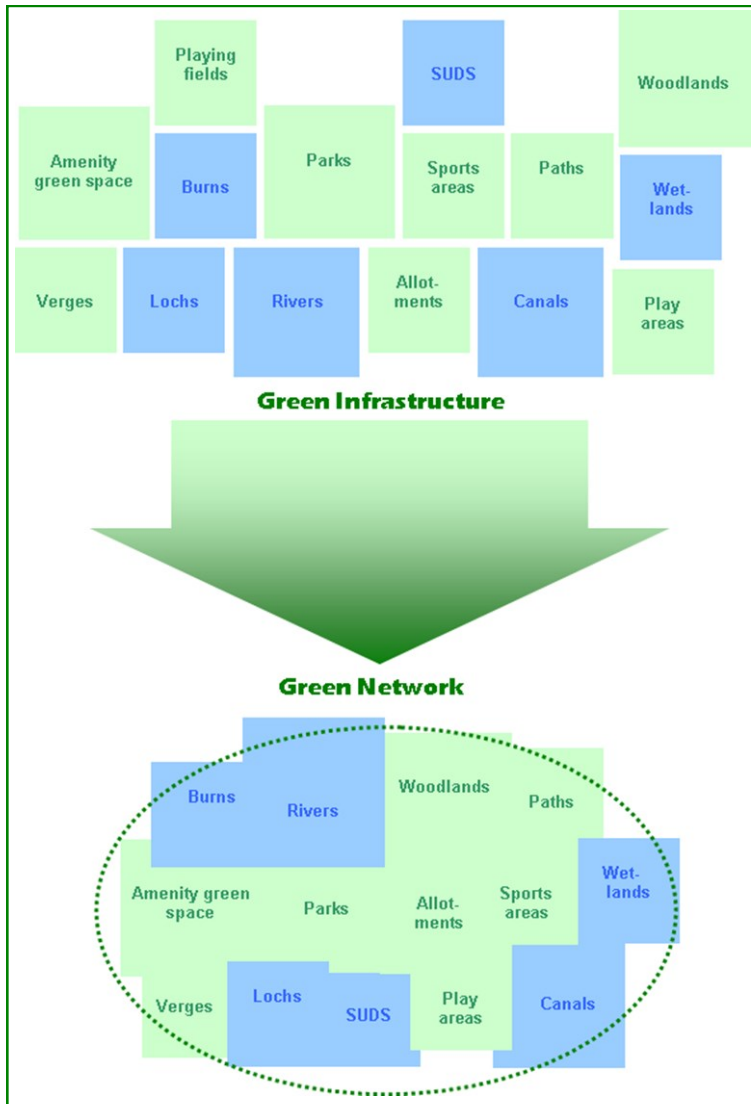
## What is the Value of a Green Network?

Open spaces can have value in a number of ways:

- as habitats for biodiversity;
- as active travel routes;
- locations for sport and recreation;
- areas for the management of water; and
- in defining distinctive and attractive places in which to live, work and visit.

The most valuable open spaces are those which are **multi-functional**, which possess more than **one value**, and are **connected** to other spaces and to where people live, allowing people and wildlife to move around.

Green networks can provide a range of beneficial outcomes, including economic, environmental, climatic, health and social improvements (see [Green Infrastructure: Design and Placemaking, 2011 \(Scottish Government\)](#) for more detail on this).



**Fig 1 Illustration showing relationship between green infrastructure and the green network**

## Planning and the Green Network

The planning system is a key mechanism for delivering the green network. In turn, the green network can help deliver the aims of the planning system.

### National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP)

NPF3 and SPP share a **single vision** for the planning system in Scotland in seeking to create high quality places and increasing sustainable economic growth. Four planning outcomes explain how planning should support this vision. These are: a successful, sustainable place; a low carbon place; a natural resilient place; and a more connected place. The green network can contribute to these outcomes by helping to support sustainable economic growth and regeneration; the creation of well-designed sustainable places; reducing our carbon emissions and adapting to climate change; and helping to protect and enhance our natural assets.

SPP states that planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking.

The **Central Scotland Green Network** is identified as a national development in NPF3. It seeks to deliver a step change in environmental quality to address disadvantage and attract investment, whilst sustaining and enhancing biodiversity, landscape quality and wider ecosystems.

### Glasgow and the Clyde Valley Strategic Development Plan

The green network in the Glasgow city region is a fundamental component of the SDP's Spatial

**“Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking.”**

**SPP, para 220**



Canal at Miller Street, Clydebank

**Our Green Network**

Development Strategy. The Green Network is part of a long-term strategic solution to a complex array of environmental demands in the city region and central to the area's economic competitiveness and social well-being.

Action in delivering the green network in Glasgow and the Clyde Valley has been prioritised and the Clyde Waterfront, encompassing Dumbarton, Old Kilpatrick and Clydebank, is identified among the SDP's Green Network spatial priorities.

### West Dunbartonshire Local Development Plan

The West Dunbartonshire Local Development Plan takes on board the strategic framework and priorities of the SDP and reflects these at a more **local level**, by putting in place a strategy and policies for the protection, enhancement and expansion of the green network.

The Green Network is identified as one of twelve **Changing Places** that the Council wants to see change over the next 5 – 10 years. The key corridors and assets which make up the Green Network are highlighted in Map 13 of the LDP. In line with the SDP, the Green Network in West Dunbartonshire is largely centred on the Clyde Waterfront, but with additional focus on the Vale of Leven corridor, identified at the local level as having a distinct green network with significant opportunities for future expansion and enhancement.

The **Plan's strategy** for the green network is to (i) safeguard the existing green network; and (ii) ensure development enhances and expands the green network by creating new multifunctional green and open spaces, and improves existing green network assets and connections between them. This strategy is supported by policies GN1 and GN2. Page 64 of 128



NCR 7, Argyll Road, Clydebank

## Our Green Network

### Policy GN1

Development which would result in the loss of an open space which is, or has the potential to be, of quality and value (to be considered in relation to further information and detail which will be provided with supplementary guidance) will not be permitted unless provision of an open space of equal or enhanced quality is provided within the development or its vicinity.

The proposals map identifies publicly accessible open spaces that are greater than one hectare, but Policy GN1 protects all playing fields and open spaces of value to the green network, as together these open spaces, including smaller spaces not shown on the Proposals Map, form the green network.

### Policy GN2

Development will be required to follow the Integrating Green Infrastructure approach to design by incorporating SUDS, open space, paths and habitat enhancements at a level proportionate to the scale of development and in accordance with Supplementary Guidance.

The **Integrating Green Infrastructure** approach has been developed by the Glasgow and the Clyde Valley Green Network Partnership and puts green infrastructure on a par with transport, water, waste and energy as the critical infrastructures for successful placemaking. It focuses on the delivery of the green network by identifying, at the early stages of the design process where quality, multi-functional, open spaces should be retained, enhanced and provided.



# Part 1—Identifying Assets and Opportunities

## Introduction

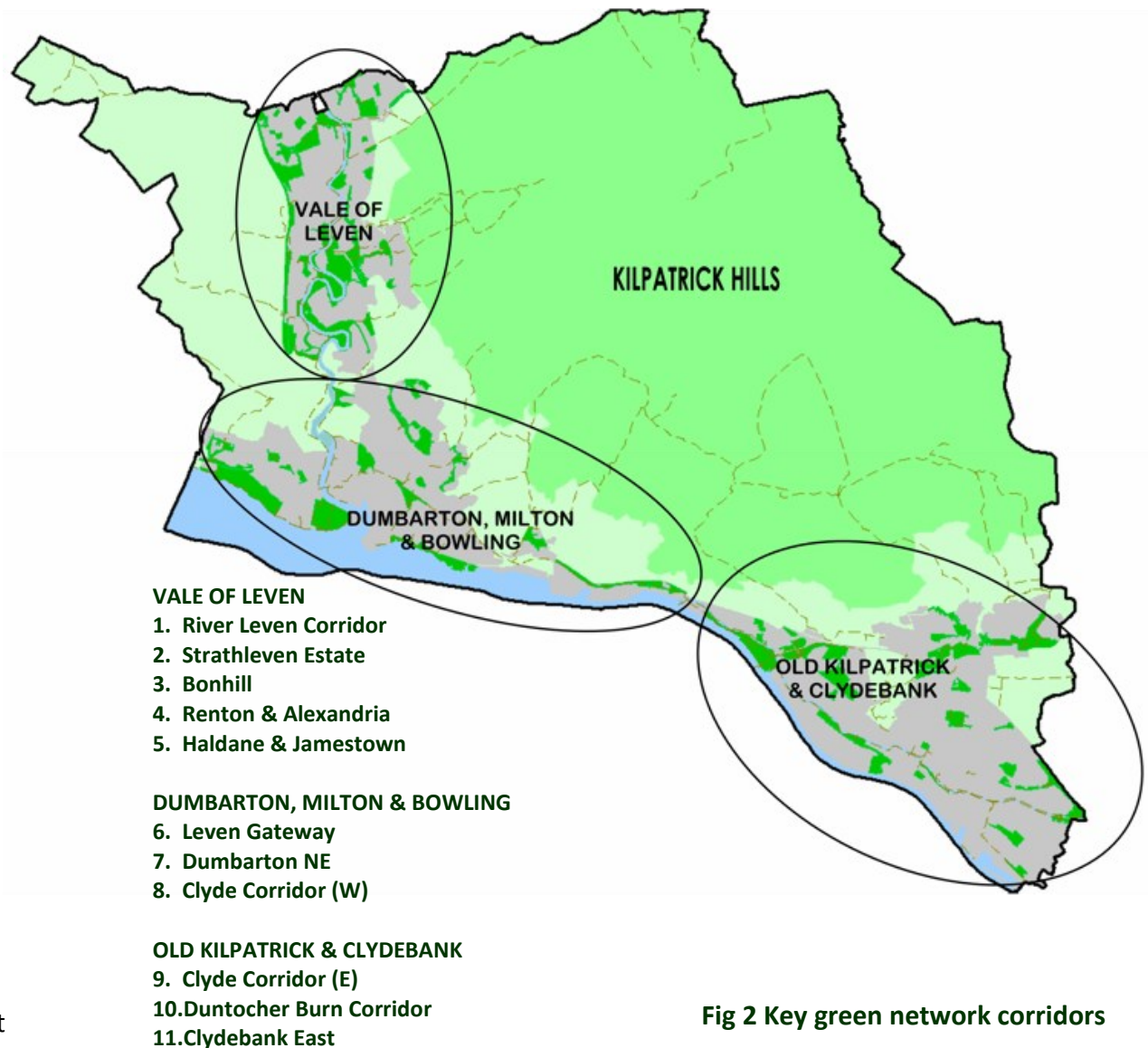
West Dunbartonshire comprises three main urban areas: the Vale of Leven (Renton, Alexandria and Bonhill); Dumbarton (including Milton and Bowling) and Clydebank (including Old Kilpatrick).

A key purpose of this **supplementary guidance** is to develop further the mapping carried out for the SDP and LDP, to show in greater detail where West Dunbartonshire's existing green network can be found, in order to allow opportunities for expansion and enhancement to be explored. The following section describes the existing green network assets within each settlement, and using an annotated aerial map, highlights some of the development opportunities identified in the Local Development Plan that can help to develop the green network.

## The Green Network in West Dunbartonshire

The Rivers Leven and Clyde form the spine of the green network in West Dunbartonshire. The Leven corridor and the Clyde Waterfront and key green network locations such as the Dalmuir wedge, the Saltings and Overtoun are linked through the urban area to the Kilpatrick Hills and the muirs to the west of the Vale of Leven by paths, burns and habitat corridors including the Forth & Clyde Canal and the national cycle route.

By mapping existing green assets and networks, 3 distinct corridors have been identified. These corridors are shown on Map 1 along with a list of the local green networks which are described in turn in this chapter.



**Fig 2 Key green network corridors**

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# The Vale of Leven

The Vale of Leven is flanked by the muirs to the west and the Kilpatrick Hills to the east. Through the middle of these landforms runs the River Leven, which runs from the southern end of Loch Lomond to the River Clyde at Dumbarton. The main settlements of the Vale of Leven are Alexandria and Renton on the western side of the Leven, and Bonhill to the east. These settlements lie alongside the river and are mainly contained within the valley floor.

Five distinct **local scale** green networks have been identified which together form the green network in the Vale of Leven.

## 1. River Leven Corridor

The River Leven runs through the centre of the Vale of Leven and is a key feature of the green network in West Dunbartonshire. Movement within the River Leven Corridor is predominately north/south, with pedestrian crossing points within the Vale of Leven limited to Balloch Road and Lomond Road in Balloch, Bonhill Bridge and two further footbridges linking Renton to the Vale of Leven Industrial Estate and Jamestown with Alexandria.

### Key Features

The National Cycle Route (NCR) 7 runs along the west side of the River Leven and is well used for recreation and active travel. It acts as a spine, with adjoining east/west routes linking the corridor to the hills through the urban area. Formal pedestrian routes along the east bank of the Leven are limited in extent.



Bonhill Bridge

Picture courtesy of [geograph.org.uk](http://geograph.org.uk)

The River Leven is a migratory route for lamprey and Atlantic salmon, which are the qualifying species of the Endrick Water Special Area of Conservation (SAC) further upstream. A number of important habitats – including Local Nature Conservation Sites – lie alongside the river, including grasslands at Ballantines and Dillichip, Dalquhurn Point and Fishers Wood. In addition to their biodiversity value, these serve to make large parts of the river corridor an attractive setting and location for recreation, despite the area's industrial heritage.

A barrage controls the flow of water from Loch Lomond down the River Leven and there are a number of steep, wooded burns that run down the hills east and west towards the Leven. Parts of the River Leven Corridor are identified as potentially vulnerable to flooding.

### Opportunities for Enhancements

**1 & 5** The River Leven can be seen as a barrier to east/west movement across the river corridor. This is felt at the Black Bridge between Bonhill and the Vale of Leven Academy. The bridge is currently closed as it is unsafe. Reinstating a crossing point here would greatly enhance connectivity within the Vale of Leven, particularly as an active travel route to the school. The crossing point between Renton and the Vale of Leven Industrial Estate could also be enhanced.

**2&3** Various lades alongside the River Leven have become nesting sites and represent good opportunities for habitat improvement particularly for breeding birds.





## 2. Strathleven Estate

Situated on the eastern side of the River Leven, the Vale of Leven Industrial Estate (VoLIE) is set within a mature landscape of the former Strathleven Estate, on an area of low lying land on the bend of the river. It is primarily in use for a mix of industrial and business uses. The landscape includes elements of the former Strathleven Estate planting, including avenue trees and structural planting. The A-listed Strathleven House and associated coach house and dovecot are located within the industrial estate and there is housing to the north. The new Lomondgate business park lies to the south.

### Key Features

Strathleven contains large areas of mature mixed woodland on the boundaries of the industrial estate, providing an impressive backdrop to the estate. The majority of the woodland blocks are concentrated along the western edge of the estate, following the river meander.

Features of a designed landscape associated with Strathleven House remain. The house operates as a business centre but its coach house and dovecot are ruinous.

The estate is well used for walking and over 2km of the path network was upgraded in 2013.

The sloping banks of the River Leven provide a good habitat for a range of species.



Strathleven House

### Opportunities for Enhancements

A Green Network Enhancement Study has been prepared for the Vale of Leven Industrial Estate which proposes a number of opportunities for enhancement around placemaking; enterprise and regeneration; environment; and stronger communities:

- 1 Flood protection measures and SUDS, for example, rainwater harvesting and recycling, a site-wide SUDS strategy, and new SUDS wetlands areas.
- 2 Enhancing and expanding areas of native woodland through woodland planting and management to prevent further fragmentation, improve biodiversity value and strengthen the landscape structure.
- 3&4 Enhancing the setting of Strathleven House and Designed Landscape, with a range of recreational opportunities for employees, local people and visitors, including the creation of a new park celebrating the area's link with Robert the Bruce.
- 5 Improving access to the River corridor, both visually and physically, and the attractiveness of the footbridge over the river to Renton.

Development at Strathleven Estate must not have an adverse effect on the integrity of the Endrick Water SAC. An expert appraisal to inform a project level HRA will be required for any developments proposed that may impact on the SAC, building on the findings of the HRA for this guidance.

### Development Plan Opportunities

GE1(1) - GE1(5) Vale of Leven Industrial Estate





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### Opportunities: Strathleven Estate

- 1 Flood protection measures/SUDS
- 2 Woodland planting and biodiversity enhancement
- 3 Opportunity for new park to celebrate link with Robert the Bruce
- 4 Enhance the setting of Strathleven House
- 5 Improving access over river to Renton

### 3. Bonhill

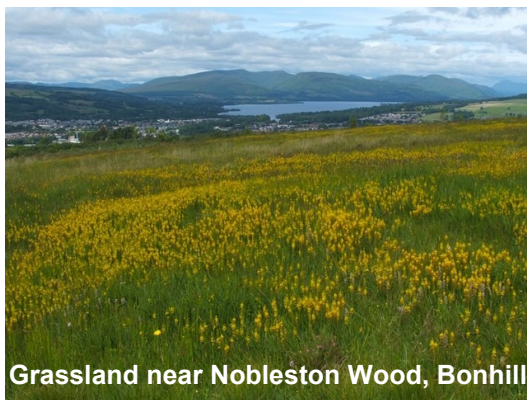
Bonhill is sited on the eastern bank of the River Leven, with the distinction made between 'Old' Bonhill, focused around Main Street, and 'New' Bonhill, the housing built in the 1960s and 70s which extends up the hillside. There are significant areas of open space in Bonhill, mainly south of Old Bonhill at Dillichip. Bonhill has been identified through Green Network opportunities mapping as one location in West Dunbartonshire where there is greatest opportunity to deliver multiple green network benefits.

#### *Key Features*

Dillichip Loan is an important access route, albeit the Black Bridge over the River Leven is no longer in use. Beyond this, east/west connections are good through Bonhill, leading to several access points into the Kilpatrick Hills.

Dillichip Park provides formal sports pitches adjacent to Dillichip Grassland – an identified local nature conservation site noted as a wet woodland habitat and very important in terms of habitat connectivity.

Pappert Well Community Woodland is an important resource to the east of New Bonhill on the fringes of the Kilpatrick Hills, although it does suffer from anti-social behaviour.



Grassland near Nobleston Wood, Bonhill

Picture courtesy of [geograph.org.uk](http://geograph.org.uk)

#### *Opportunities for Enhancements*

**1** Pappert Woodland remains an opportunity for enhancing woodland and grassland habitats and encouraging recreation. Improving the quality of access and boundary interfaces with residential areas is of key importance.

**2** There is limited management of the woodland to the south of New Bonhill (Croft Huggan, Beech Wood and Broomhill Wood) and no formal recreational access, therefore significant potential to improve the woodlands as a green network resource for the local population exists.

**3** A canalised watercourse running alongside Main Street is prone to overtopping during heavy rainfall events, flooding the road due to the amount of water and the sudden right-hand bend that the channel takes at the south-western edge of Ladyton Field. An opportunity may exist for a soft engineered solution to this issue that will bring about additional green network benefits.

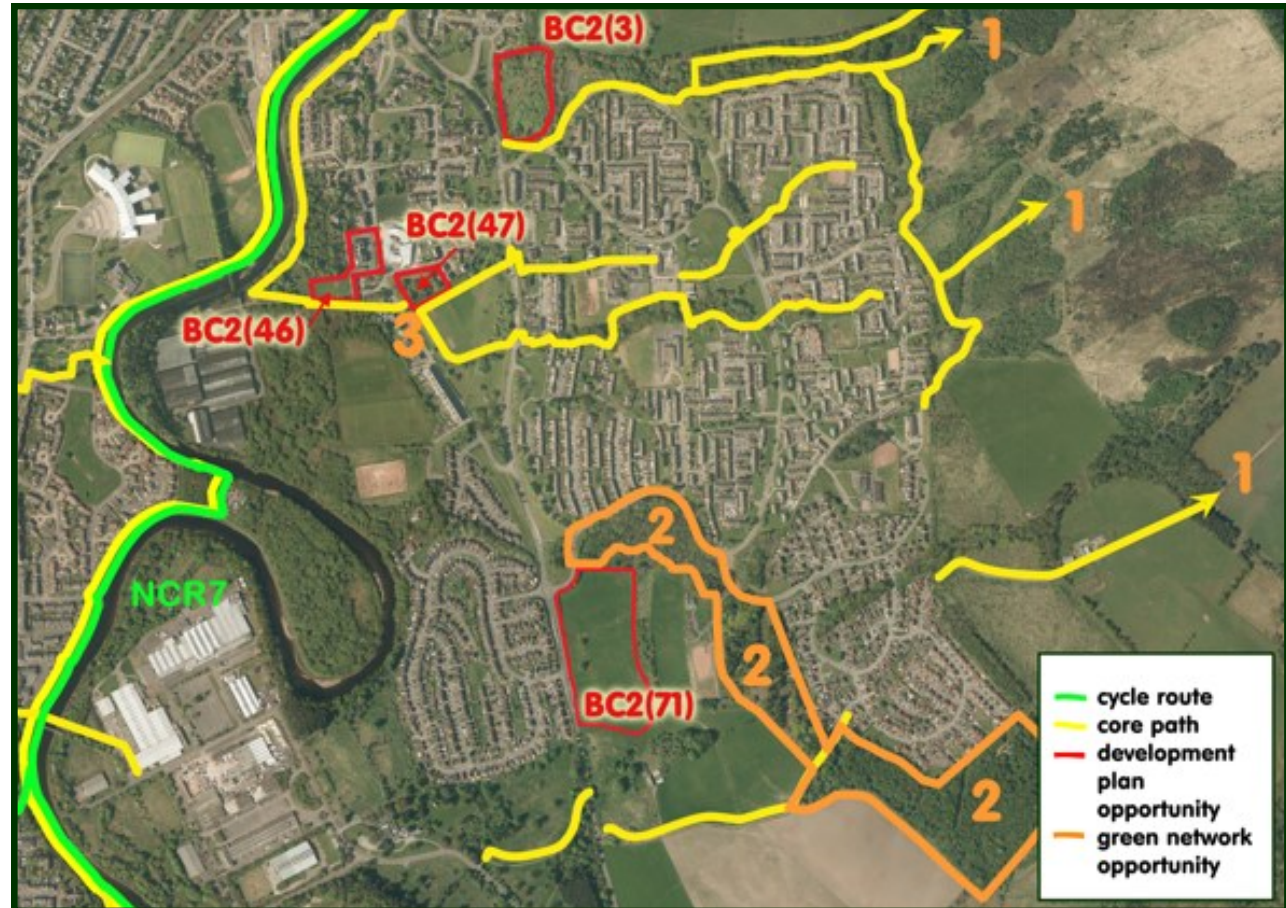
#### *Development Plan Opportunities*

BC2(3) Bonhill Quarry  
BC2(46) Bonhill Primary School  
BC2(47) Croft Street/Ranglan Street  
BC2(71) Stirling Road



## Opportunities: Bonhill

- 1 Improving access to Pappert Woodland and enhance existing habitat
- 2 Active management and recreational access to woodlands at Croft Huggan, Beech Wood and Broomhill Wood
- 3 Soft engineered solution to localised flooding at Ladyton Field



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#### 4. Renton and Alexandria

Renton and Alexandria are two adjoining settlements characterised by their linear nature, being bounded to the west by the A82 and the North Clyde railway line and to the east by the River Leven, a configuration which provides barriers to east/west movement. Analysis which mapped green network opportunities in West Dunbartonshire identified Renton and Alexandria as locations where there were significant issues with quality and functionality of the current Green Network, but also opportunities for enhancement and expansion.

##### *Key Features*

Christie Park and Argyll Park provide extensive areas of open space to the north of Alexandria town centre. Christie Park is one of four 'flagship' parks in West Dunbartonshire (identified in the Open Space Assessment), comprising of formal lawns, gardens and woodland. Argyll Park provides a good quality play area and well-maintained football pitches.

To the south, Wylie Park in Renton is a large area of open space predominately used for football.

There are four access points to the western muirs from Renton and Alexandria, either over or under the A82. The crossing to the north within the National Park forms part of the John Muir Way.

##### *Opportunities for Enhancements*

Analysis of strategic green network opportunities in Renton and Alexandria found that communities identified as being without access to usable open space, did have areas with potential to address the situation. These areas are residential amenity spaces which are largely mown grass with the potential to deliver far

more recreational, aesthetic and biodiversity value than they currently do:

**1** Place of Bonhill Park: potential to be a focal point for Renton with reinvestment and maintenance to reinvigorate the park, replacing infrastructure such as lighting, picnic benches and the boardwalk.

**2** Cordale Avenue Space: the area to the north is very wet with obvious maintenance problems and could support new wetland, woodland and grassland habitats making the space more biodiverse, and visually appealing and with reduced maintenance requirements. Tree planting could be extended across the site. Enhancements to the games court for older children/teenagers could be made alongside natural play provision including re-profiling of the topography in some areas.

**3** Vale of Leven Academy: provision of public access and biodiversity improvements would have significantly positive benefits for the green network.

**4** Wylie Park: creation of a path network, with seating and bins. Peripheral areas could be taken out of a mown grass regime and new habitats created.

**5** Argyll Park: opportunities to address access points, poor internal access and low biodiversity and aesthetics.

Development at Renton and Alexandria must not have an adverse effect on the integrity of the Endrick Water SAC. An expert appraisal to inform a project level HRA will be required for any developments proposed that may impact on the SAC, building on the findings of the HRA for this guidance.

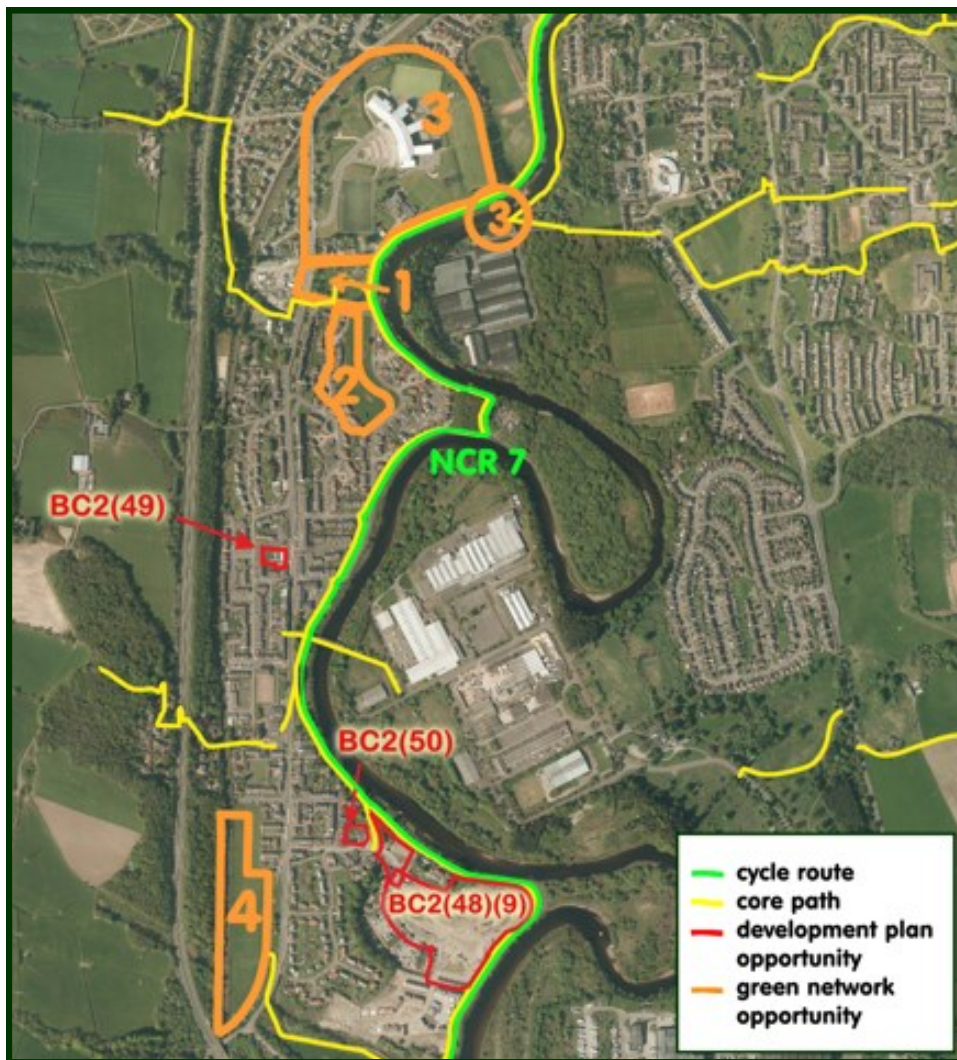


Christie Park, Alexandria



### Development Plan Opportunities

BC2(1) + BC3(1) Heather Avenue, Alexandria  
 BC2(2) + BC2(70) Wilson Street, Alexandria  
 Alexandria Town Centre  
 BC2(50) John Street Depot, Renton  
 BC2(9) + (48) Dalquhurn  
 BC2 (49) Village Square



### Opportunities: Renton & Alexandria

- 1 Investment in Place of Bonhill Park
- 2 Wetland, woodland and grassland habitats at Cordale Avenue space
- 3 Public access and biodiversity improvements beside the Vale of Leven Academy
- 4 New path network and habitat creation at Wylie Park
- 5 Improve access points and biodiversity at Argyle Park



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## 5. Haldane and Jamestown

Haldane and Jamestown lie to the north of Bonhill and Dalmonach. Haldane is predominately a residential area and its housing stock has undergone (and continues to undergo) significant regeneration in recent years.

Alongside the construction of new housing, the area's main open spaces have also been upgraded. Jamestown adjoins Haldane and includes a number of industrial premises and a large sawmill. Local residents in Jamestown have previously suggested there is a lack of play facilities for children in the area, despite the relative proximity of Inler Park – indicating an element of separation between Haldane and Jamestown.

### Key Features

Inler Park sits adjacent to Haldane Primary School and is an extensive, multi-functional open space which delivers a number of green network benefits.

Brown Street is primarily a civic space at the heart of Haldane. It has been upgraded with seating, play equipment and tree planting.

The Mill of Haldane Green Corridor was a community-led environmental project to improve the visual appearance and perceptions of Haldane. Completed in 2005, it focused on the Ballagan burn, creating a new footpath to link the transport network and wider opportunities in Balloch; alleviating erosion and flooding issues; restoring wetland habitats; and increasing biodiversity.



Inler Park, Haldane

### Opportunities for Enhancements

**1** A co-ordinated approach to open space provision and green network linkages should inform the layout of the two housing opportunity sites in Jamestown, BC2(6) and BC2(7). The two sites offer the opportunity to address a perceived shortfall in play facilities for children in the area by creating on-site open space which can be used by neighbouring properties, specifically the residents of Levenbank Terrace.

**2** Woodland to the south of Carmona Drive could be enhanced to improve biodiversity value and create a path network which links with nearby core paths.

**3** A site at Inler Park has been identified for allotments, with the aim of meeting local demand for gardening and food production.

### Development Plan Opportunities

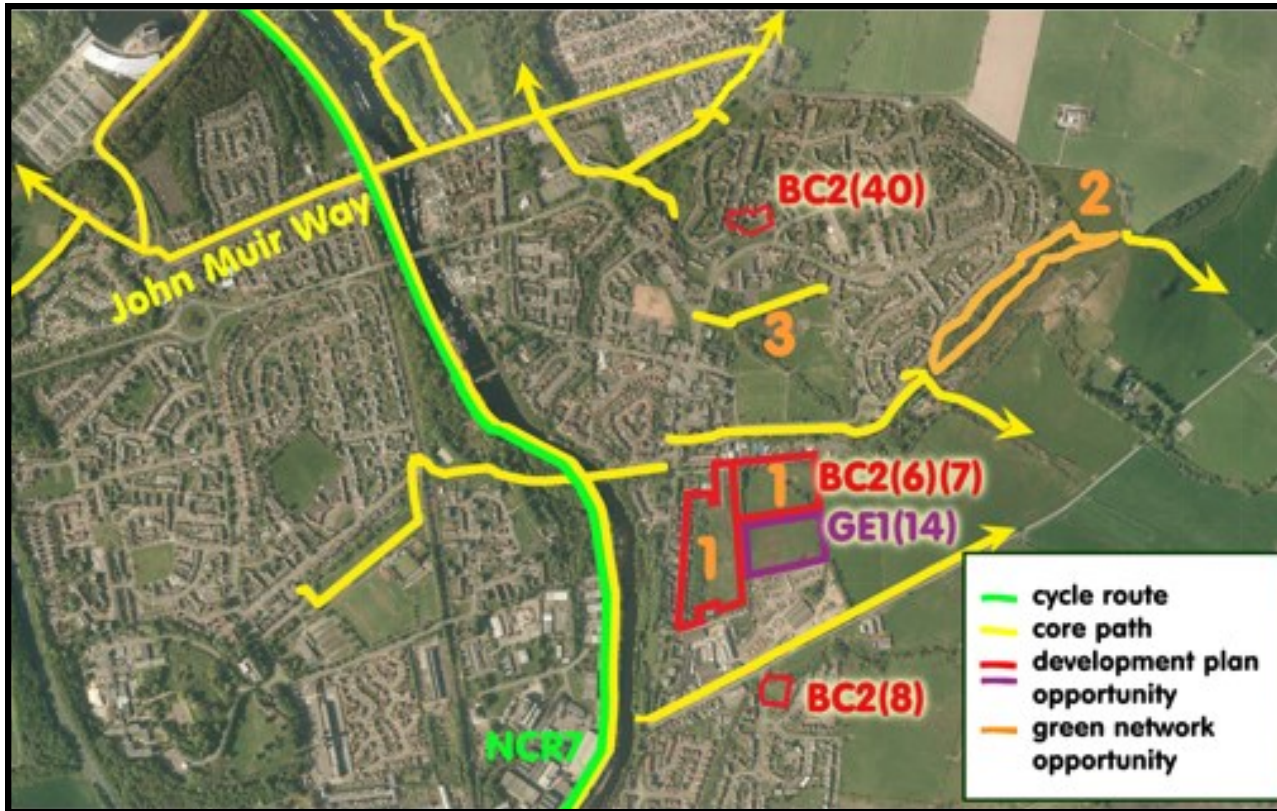
BC2(6) Levenbank Terrace, Jamestown

BC2(7) Jamestown Industrial Estate

BC2(40) Miller Road, Haldane

GE1(14) Main Street, Jamestown





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### Opportunities: Haldane & Jamestown

- 1 Residential sites with requirement for open space provision/play facilities within layout
- 2 Enhance biodiversity value of woodland and link with nearby core paths
- 3 Create new allotment site

# Dumbarton, Milton and Bowling

Dumbarton lies on the north bank of the River Clyde, where the River Leven flows into the Clyde estuary. The town is at the intersection of two distinct strategic-scale green network corridors: a north-south corridor which connects Loch Lomond to the River Clyde and encompasses the Vale of Leven, and an east-west corridor bounded by the Kilpatrick Hills and the Clyde which runs from Dumbarton via Bowling and Old Kilpatrick to Clydebank and then all the way into Glasgow city centre.

In addition to the networks described above, three further **local scale** green networks form the green network in Dumbarton, Milton and Bowling.

## 6. Leven Gateway

At the mouth of the River Leven sits Dumbarton Rock, an iconic landmark which is of significant historical, cultural and geological value. Beside it, along Castle Road and Castle Street, former shipyards and distillery sites have been cleared, opening up opportunity for redevelopment and re-establishing access to the river. Dumbarton town centre sits on the east bank of the River Leven and enjoys views to the castle and Levensgrove Park but does not embrace the waterfront as it might.

### Key Features

Dumbarton Rock is designated as a geological Site of Special Scientific Interest and the castle is both a listed building and scheduled monument. A key visitor attraction, it offers stunning views over the Firth of Clyde and along the Vale of Leven to Loch Lomond and the Trossachs.

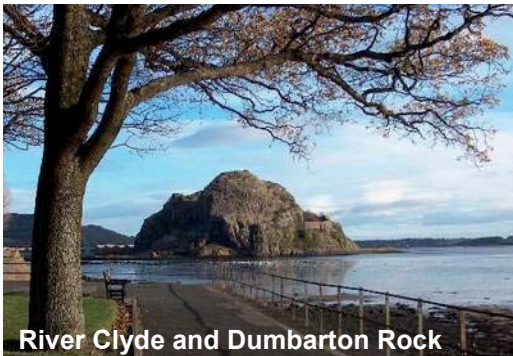
Levensgrove Park is one of four flagship parks in West Dunbartonshire and provides good quality greenspace and recreational opportunities within a very special setting. A traditional Victorian park with large grassed events areas, the park has been successful in securing a Stage 1 Heritage Lottery Fund grant approval. Over £3million will be spent on enhancing the park's historic features, creating new play, sports and cafe facilities and improving accessibility.

The cycle route National Route 7 (NCR7) runs through the town centre, over the Dumbarton Bridge to the east side of the River Leven where it runs northwards to Loch Lomond.

Where the River Leven joins the Clyde is the Inner Clyde Special Protection Area. This is an international designation with the qualifying interest being the wintering population of redshank.

### Opportunities for Enhancements (map 1)

**1** The Local Development Plan strategy for Dumbarton Town Centre and Waterfront includes the creation of a new pedestrian footbridge between the town centre and Levensgrove Park. The crossing would significantly improve accessibility to open space from the town centre and has the potential to increase usage of the park.



River Clyde and Dumbarton Rock



**2** The core path network runs along both sides of the River Leven between the A82 and Dumbarton Bridge. On the east bank of the Leven, public access to the waterfront ends at Riverside Lane, with no link continuing to Dumbarton Rock. Aspirations for the development of Dumbarton Waterfront include a continuous promenade along the water's edge, which will link the town centre to Dumbarton Rock.

**3** Expanding on the concept of a promenade, a green riverside park could bring multiple green network benefits, including a water management role and act as a visual buffer at the foot of Dumbarton Rock. Access to the foreshore at this point will be required to respect the habitat value of the foreshore and include measures to promote responsible access and prevent disturbance of birds during the sensitive winter months of September to April.

**4** Redevelopment of the Sandpoint Marina site provides the opportunity for continuous access along the waterfront, linking routes along the Rivers Leven and Clyde, capitalising on the site's unique setting.

Development at the Leven Gateway must not have an adverse effect on the integrity of the Inner Clyde SPA or Endrick Water SAC. An expert appraisal to inform a project level HRA will be required for any developments proposed that may impact on the SPA or SAC, building on the findings of the HRA for this guidance.

#### ***Development Plan Opportunities (Map 1)***

Changing Places—Dumbarton Town Centre

BC2(12)(55)

BC2(14)

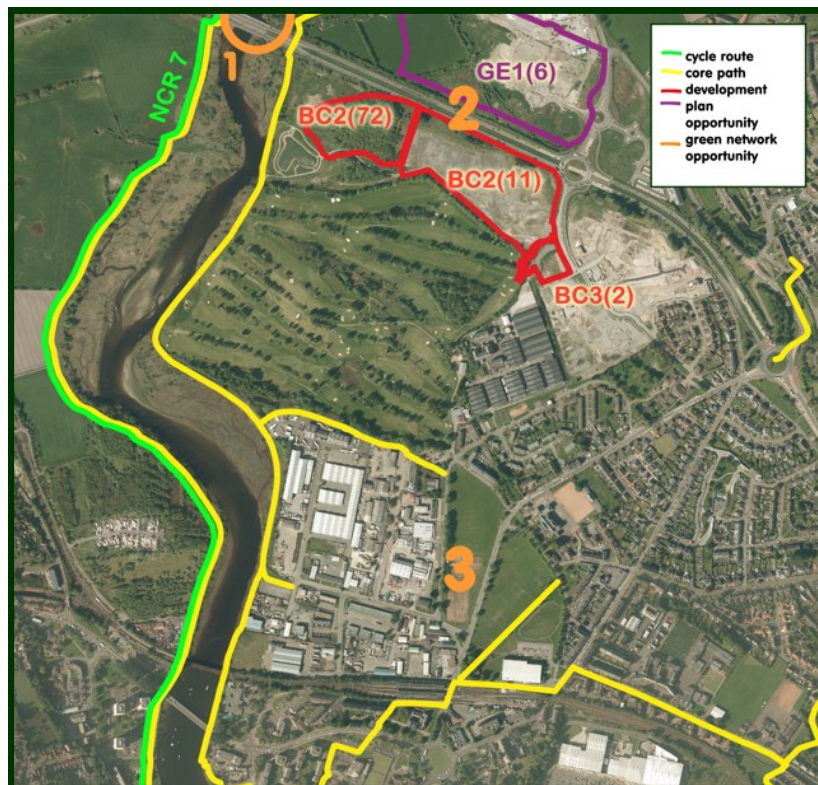
BC2(74)



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#### **Opportunities: Leven Gateway (Map 1)**

- 1 New pedestrian footbridge**
- 2 Promenade along the water's edge**
- 3 Green riverside park with access to foreshore of River Clyde from town centre**
- 4 Network connections from West Dumbarton to Sandpoint and beyond**



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### Opportunities: Leven Gateway (Map 2)

- 1 Improve access at A82 over River Leven
- 2 Cluster of sites within green network
- 3 Create new allotment site

### Opportunities for Enhancements (Map 2)

- 1 There are core paths either side of the River Leven from Dumbarton to the Vale of Leven. Connectivity could be enhanced by using the south side of the A82 as a pedestrian crossing over the river to join up the two river banks. Any proposal to allow pedestrian access along the A82 would need to be acceptable to Transport Scotland.

2 North of the town centre, Townend sits adjacent to Meadow Park, Dumbarton Common and golf course. The area has a cluster of development sites with a great opportunity to deliver multiple green network benefits, specifically the creation of woodland, wetland and grassland habitats (to the west of the cluster) and open space enhancement (east).

3 A site on Townend Road has been identified for allotments, with the aim of meeting local demand for gardening and food production

### Development Plan Opportunities (map 2)

BC2 (11), BC2 (72), BC3(2) and GE1(6)

### 7. Dumbarton North East & Milton

To the north-east of the Leven Gateway the land begins to rise steeply towards the Kilpatrick Hills. Bellsmyre, one of Dumbarton's largest housing estates, is a housing regeneration area surrounded by open space, including Dumbarton Cemetery and the Bellsmyre Grasslands Local Nature Conservation Site. A number of watercourses, including the Murroch Burn and Gruggies Burn, form important wildlife corridors incising the urban area. Milton lies to the east of Dumbarton, with Dumbuckhill Quarry in between. The Milton Burn cuts through an extensive area of open space.

### Key Features

Located to the north of Milton, Overtoun Estate is a Garden and Designed Landscape of national importance. The estate is a large, mid-late 19th-century parkland landscape with picturesque burnside walks and remnants of a contemporary formal garden. Today, it is a well used gateway to the Kilpatrick Hills, with provision for parking.



Overtoun House, Dumbarton



The area boasts an extensive core path network, linking Bellsmyre and Milton with Overtoun Estate and the Kilpatrick Hills and there are a number of circular routes which form a distinct green network in this location.

The principal areas of native woodland within the Kilpatrick Hills are associated with estate landscapes and watercourses, particularly in their lower reaches, and there is significant native woodland cover in the area. In 2011, the Woodland Trust bought land at Maryland Farm, adjoining the Crosslet Estate and will plant over 200,000 native species to extend woodland cover, access and enhance biodiversity.

### **Opportunities for Enhancements**

**1** The restoration of Dumbuckhill Quarry in the longer term provides the opportunity to deliver green network enhancements, including habitat creation and recreation. Integrating the quarry with the existing core path network will further improve options for walking.

**2** The Bellsmyre Grasslands LNCS has the potential to offer a very diverse and valuable habitat. Restoration as neutral grassland through scrub clearance and management would bring significant biodiversity benefits.

A number of housing opportunity sites identified by the Local Development Plan (see below), including at the Council offices on Garshake Road and Crosslet House; the rationalisation of the schools estate within Bellsmyre and the redevelopment of the high flats at Tay Place all offer opportunities to enhance the green network in this part of Dumbarton.

### **Development Plan Opportunities**

BC2(20) Crosslet House

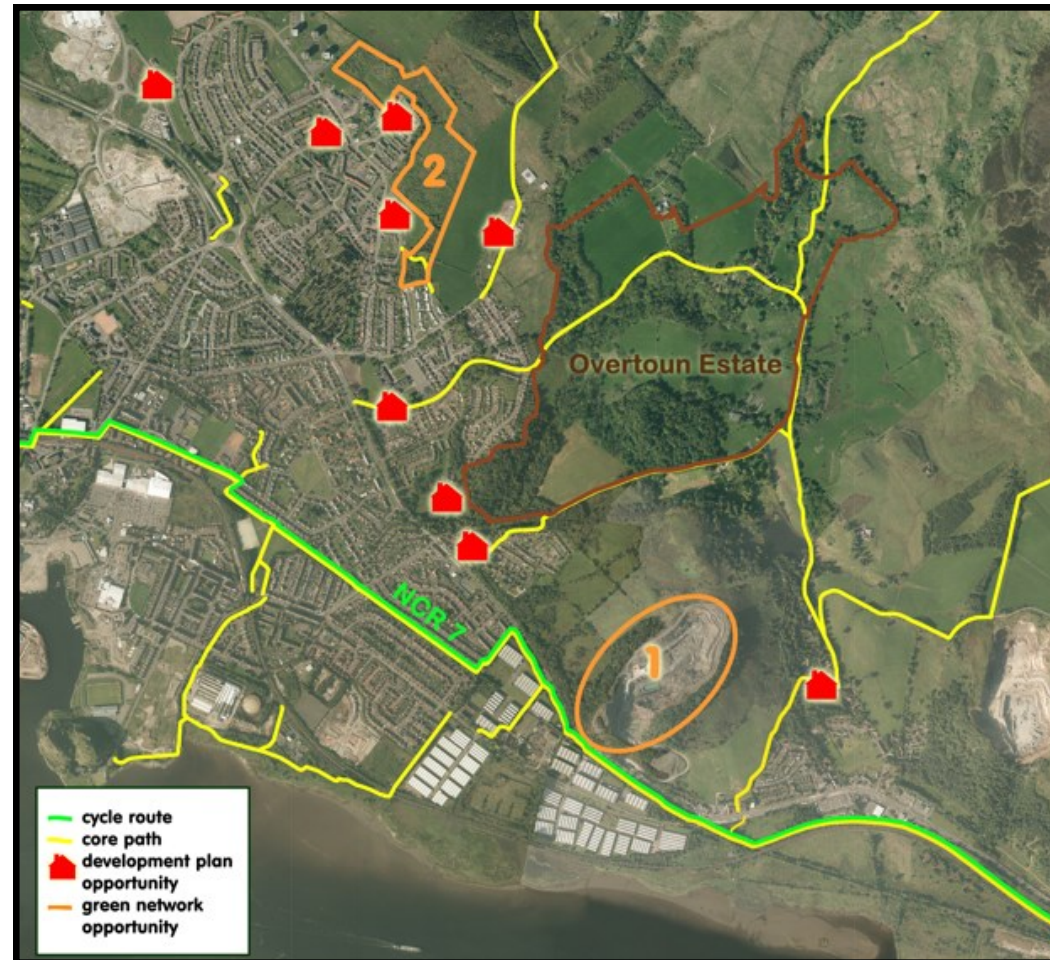
BC2(21) Milton Brae

BC2(52) Auchenreoch Avenue

BC2(16) Pinetrees

BC2(51) Valeview Terrace

BC2(53) Pennicroft Avenue



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### **Opportunities: Dumbarton North East**

**1 Restoration of quarry**

**2 Bellsmyre Grassland biodiversity enhancement**

**Housing sites with green network opportunities**

## 8. Clyde Corridor (West)

As a settlement, Dumbarton has a stronger relationship with the River Leven than it does the River Clyde and the Clyde waterfront from Dumbarton to Bowling remains mainly undeveloped. New housing within Kirktonhill, on the site of the former Keil School, is adjacent to the river but either side of this are large areas of open space: Havoc playing fields and Brucehill Cliffs to the west, and Levensgrove Park to the east. On the opposite side of the Leven, beyond Dumbarton Rock, a narrow coastal strip is bounded by a gas holder, sewage works, a railway line and bonded warehouses. Further east, the waterfront is bounded by the former Esso Oil terminal, Scott's Yard (a former shipyard), Bowling Harbour and Bowling Basin. At this point, the corridor between the Kilpatrick Hills and the River Clyde is particularly narrow, and the vacant sites, along with the A82, act as a barrier to connectivity between the river and hills.

### Key Features

The Inner Clyde estuary consists almost entirely of tidal mudflats, covering over 1800 ha and extending 20km westwards from Newshot Island to Craigendoran Pier on the north shore and to Newark Castle on the south shore. In West Dunbartonshire, all inter-tidal land downstream of Queen's Quay in Clydebanks is designated as a Special Protection Area (SPA) and a Site of Special Scientific Interest. The Inner Clyde is important for wintering waterfowl, notably supporting an internationally significant population of redshank, (one of the highest density wintering populations of redshank in Britain), which qualifies the Inner Clyde as an SPA.

Brucehill Cliffs are of biological and geological interest and are identified as a Local Nature Conservation Site.

The area hosts a number of grassland and butterfly species. Havoc playing fields adjacent are well used but there are issues with fly-tipping and vandalism.

Access along the Clyde shorefront is possible from the boundary with Argyll and Bute to the Sandpoint Marina site via core paths and for a short distance east of Dumbarton Rock before linking to NCR7.

### Opportunities for Enhancements

**1** With the Forth and Clyde Canal, NCR7 and a former railway line running through it, the Bowling Basin site is already an important green network asset. The former railway line in particular represents an opportunity to create a linear park through the site and to provide an improved route for NCR7, helping the site to become a focal point in the wider green network.

**2&3** Esso Bowling and Scott's Yard represent a major redevelopment opportunity. There is no public access along the waterfront or to Dunglass Castle. The intertidal areas west of the Esso site are important in the context of the Inner Clyde SPA and represent a unique opportunity to allow coastal habitat to migrate inland in response to sea level rise. The LDP strategy for these sites makes provision for green infrastructure towards the western end of the site to provide a buffer between development and this important habitat area, with opportunities to enhance the green network.

**4** Castle Road (BC2(17)) is a housing opportunity site within the Dumbarton waterfront/Leven Gateway area but with an important frontage onto the River Clyde adjacent to Dumbarton Road. Subject to a better understanding of how Redshank use the area, there is the potential to create an attractive environment here,



Bowling Basin, Bowling



with houses or apartments overlooking riverside open space, with improved linkages to the castle and incorporating the historic 'Sunderland' slipway.

**5** Brucehill Cliffs has potential as a Local Nature Reserve. Pond and wetland creation and improved grassland and woodland management have been identified as ways of improving the local habitat network.

Development at the Clyde Corridor (W) must not have an adverse effect on the integrity of the Inner Clyde SPA. An expert appraisal to inform a project level HRA will be required for any developments proposed that may impact on the SPA, building on the findings of the HRA for this guidance.

#### ***Development Plan Opportunities***

Esso Bowling (LDP Map 8), Bowling Basins (LDP Map 9)  
BC2(17) Castle Road



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#### **Opportunities: Clyde Corridor (West)**

- 1** Enhancing green network asset at Bowling Basin including linear park on former railway line
- 2** Green infrastructure and improved access at Scott's Yard
- 3** Enhancing intertidal areas adjacent to Esso Bowling and provision of green infrastructure on site, to protect the important habitat of Inner Clyde SPA
- 4** Improved linkages and creation of attractive environment alongside river
- 5** Potential as Local Nature Reserve

## Clydebank and Old Kilpatrick

Before 1870, the area which later became Clydebank was largely rural, and agricultural. It consisted of some villages (Hardgate, Faifley, Duntocher, Dalmuir, Old Kilpatrick), farms and estates. The town of Clydebank developed around the Thomson shipyard, built in 1871, and subsequently the Singer sewing machine factory and over time came to subsume these villages, creating the single settlement which is recognisable today. Like Dumbarton, Clydebank sits between the River Clyde and the Kilpatrick Hills.

Three local green networks are identified within Clydebank. The densely developed nature of Clydebank, particularly central and eastern parts, mean that green network 'stepping stones' and 'isolated green spaces' are particularly important. These include green spaces such as Boquhanran Park, Kilbowie Cemetery and the John Brown Recreation Ground.

### 9. Clyde Corridor (East)

The Clyde Corridor broadens out as it continues eastwards but public access and interaction with the river remains limited by inaccessible vacant sites (Carless and Queen's Quay) and existing industrial uses (including bonded warehouses and a water treatment works), although new development at Cable Depot Road and Cart Street has opened up the waterfront in these locations. The Saltings Local Nature Reserve in Old Kilpatrick is the only 'natural' environment alongside this stretch of the Clyde.



Forth & Clyde Canal, Clydebank

### Key Features

The Forth & Clyde Canal could be considered to be a green network in its own right and is certainly a significant corridor within the wider green network. The canal runs from Bowling Basin to Whitecrook/Linnvale through Clydebank town centre and is well used from recreation (walking, cycling) and active transport. A number of crossing points means the canal doesn't act as a barrier to movement in perhaps the same way the River Leven does in the Vale of Leven.

The Saltings Local Nature Reserve sits underneath the Erskine Bridge, bounded by the River Clyde and Forth & Clyde Canal. Managed by the Council and extending to 19 ha, the Saltings comprises of areas of wildflower, woodland and salt marsh. A well constructed path network offers accessibility, including to wheelchair users.

Lussett Glen is a key 'hub' in the green network in terms of connectivity, linking the Erskine Bridge, The Saltings, canal and Kilpatrick Hills. A new pavilion at the recreation ground, a play area and parking is to be provided

The Clyde Corridor presents potential roosting opportunities for redshank, the qualifying feature of the Inner Clyde SPA. Access improvements should take account of such potential roosting locations.



### Opportunities for Enhancements

**1** Derived from a Green Network Strategy for the wider Clyde Waterfront, there is potential for a project focused on Clydeside Community Park. It would improve north-south connectivity between the River Clyde adjacent to the Golden Jubilee hospital and the Forth & Clyde Canal and Dalmuir Park via the Duntocher Burn corridor. Stronger east-west links through the hospital grounds, including a new waterfront path, would be secured.

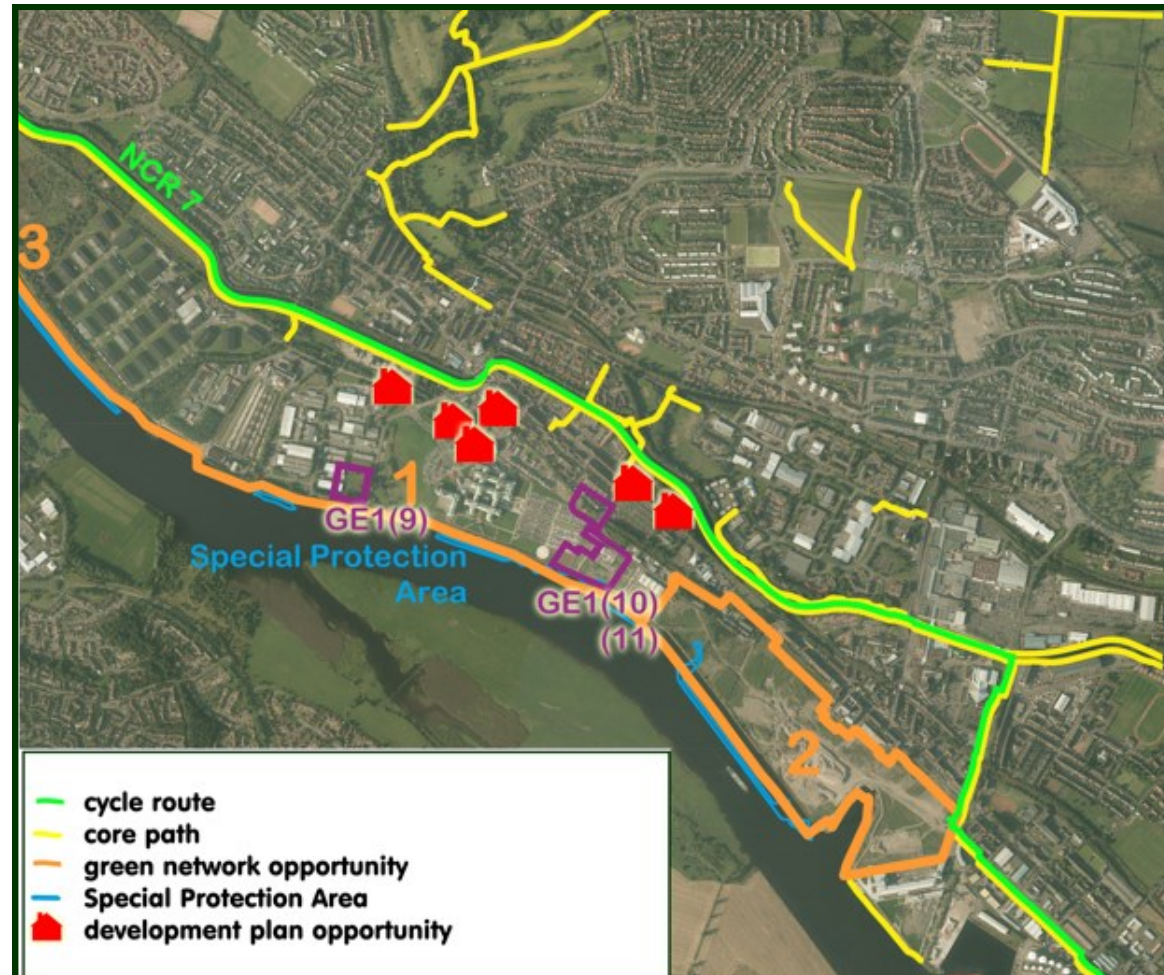
**2** Queen's Quay is located on the River Clyde to the south of Clydebank town centre. It is a major redevelopment opportunity (41ha) and enhancements to the green network will be expected, including waterfront access and linkages to the town centre.

**3** A walking and cycling route along both sides of the River Clyde from Glasgow city centre to the Erskine Bridge (and beyond) is a long standing aspiration of the South of Scotland Access Forum. This can be achieved through the development of sites like Queen's Quay and Carless.

Development at the Clyde Corridor (East) must not have an adverse effect on the integrity of the Inner Clyde SPA. An expert appraisal to inform a project level HRA will be required for any developments proposed that may impact on the SPA, building on the findings of the HRA for this guidance.

### Development Plan Opportunities

Queen's Quay (LDP Map 6) and Carless (LDP Map 7)  
GE1(9) Clydebank Industrial Estate  
GE1(10)(11) Cable Depot Road and Clyde Gate



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### Opportunities: Clyde Corridor (East)

- 1** Clydeside community park
- 2** Waterfront access and connections to town from Queens Quay
- 3** Development of walking/cycling route along river
-  Housing opportunity sites

BC2(35) Former Transfer Station  
BC2(59) Auld Street  
BC2(60) Beardmore Street East

BC2(61) Boquhanran Road  
BC2(62) Caledonian Street  
BC2(68) 354 Dumbarton Road

## 10. Duntocher Burn Corridor

The Duntocher Burn forms a corridor of varying width between the River Clyde and Duntocher. Tributaries which form a series of corridors through Faifley and Hardgate, extend down from the lower slopes of the Kilpatricks. The zone also includes a significant 'wedge' of undeveloped land separating Parkhall and Mountblow and incorporates Dalmuir Park, Dalmuir golf course and Auchentoshan Woods.

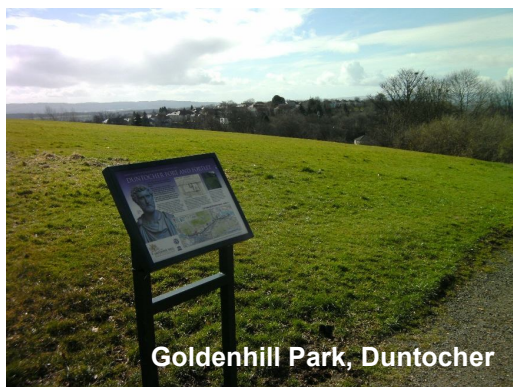
### Key Features

Auchentoshan Woods, Dalmuir Municipal golf course and Dalmuir Park together form the "Dalmuir Wedge" a green wedge within Clydebank, south of the A82, which is a significant green network core north to south.

Dalmuir Park was originally a designed landscape and in 2012/13 a project was undertaken with Heritage Lottery and Council funding to restore the park's historic features and create new facilities. It is the only park in West Dunbartonshire to achieve Green Flag Award status.

Golden Hill Park in Duntocher is notable as the only site in West Dunbartonshire where the Antonine Wall is visible above ground. As the name suggests, the park is on a hill and is managed mainly as mown grass. Mature woodland sits alongside the Duntocher Burn in the northern part of the park.

Faifley Knowes is a largely wooded area sitting between Hardgate and Faifley. The Knowes also include playing fields and a recently installed play park and there is an aspiration for the area to be designated as a Local Nature Reserve. There is an extensive network of paths within the area.



Goldenhill Park, Duntocher

### Opportunities for Enhancements

**1&2** Faifley Knowes, Golden Hill Park and the Dalmuir Park are linked by a near continuous path along the route of Duntocher Burn. The path also extends into the Kilpatrick Hills (known as the 'Bankies Trek'). South of the Forth & Clyde Canal, proposals have been drawn up to open up the burn to improve biodiversity (including the installation of a fish pass) and improve access. This would potentially create a route right through from the River Clyde to the Kilpatrick Hills.

**3** A project to improve Golden Hill Park forms part of a scheme to enhance the presentation of the Antonine Wall in West Dunbartonshire. This would include improving paths within the park, the park's entrances and the area around the exposed rampart base.

**4** A site adjacent to Skypoint community facility has been identified for allotments, with the aim of meeting local demand for gardening and food production.

### Development Plan Opportunities

BC2(25) William Street

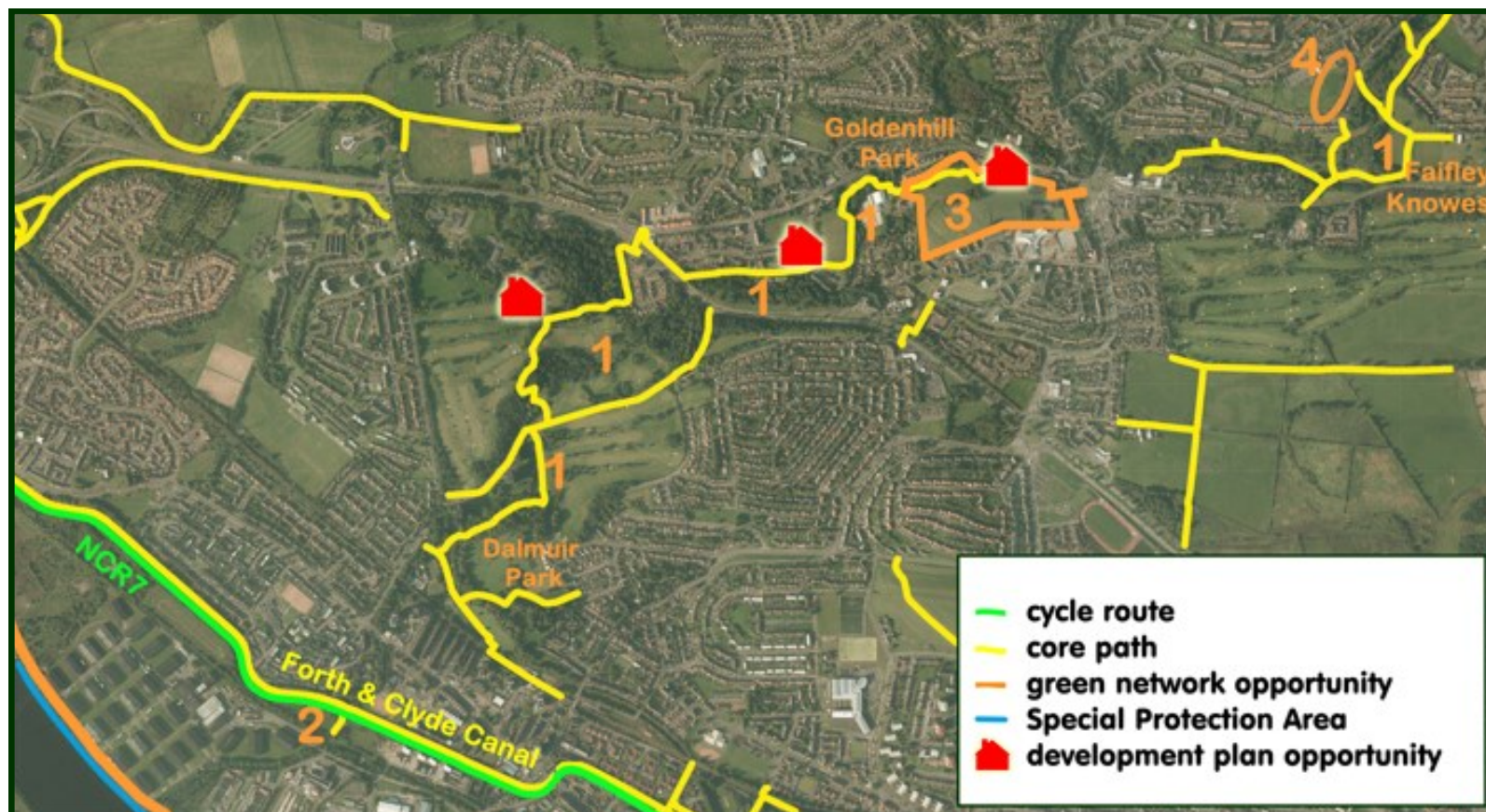
BC2(26) Old Mill Garage

BC2(27) Hardgate Hall

BC3(5) Auchentoshan (Care home)


BC5(4) Auchentoshan (replacement school)





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### Opportunities: Duntocher Burn Corridor

- 1 Biodiversity enhancement of Duntocher Burn corridor including Faifley Knowes
- 2 Duntocher Burn at River Clyde— access and connections
- 3 Enhancement of Golden Hill Park and presentation of Antonine Wall
- 4 Create new allotment site
-  Housing opportunity sites

## 11. Clydebank East

Clydebank East is made up of the communities of Whitecrook, Linnvale and Drumry. The green network of the area is characterised by pockets of green space within a relatively densely populated area. These pockets of green space are largely focussed along key transport routes including the Forth and Clyde Canal, A82 and the two railway lines in the area.

### Key Features

The Forth and Clyde canal forms an important green network for Clydebank East. It provides an attractive, well used active travel route, ensuring a good connection between the communities of Clydebank East and Clydebank town centre.

Whitecrook Park provides a well used and well maintained recreational resource for the area, with a large childrens play area, multi-use games area, tennis courts and extensive playing fields.

A significant part of Whitecrook is covered by a Tree Preservation Order. The protected trees in this area, as well as the mature street trees in Linnvale contribute to the amenity and character of the area and form an important feature of the green network in these communities.

National Cycle Route 7 runs along the industrial area to the south of Dumbarton Road, before turning north into the town centre and joining up with the canal. This provides an additional active travel route, linking Clydebank East to the east and west.



Canal and bridge at Linnvale

### Opportunities for Enhancements

- 1 A community sports hub is being proposed for the existing rugby club on Dean Street, which will provide a range of indoor and outdoor sports facilities, with potential for becoming the centre for Gaelic football in Scotland.
- 2 The setting of the Forth and Clyde Canal within Clydebank East could benefit from biodiversity improvements and new planting, especially at points where it connects into residential areas.
- 3 The former playing fields to the east of Linnvale represent an opportunity for biodiversity enhancements and tree planting, in order to increase the contribution that this large open site makes to the green network.
- 4 The peripheral parts of Whitecrook Park could benefit from biodiversity and habitat enhancements to complement the recreational qualities of the park.

### Development Plan Opportunities

- BC2(32) John Knox Street
- BC2(37) + BC2(64) St Andrews High School
- BC2(28) Thor Ceramics
- BC2(79) Rosebery Place
- BC2(80) Stanford Street
- BC2(38) + BC2(65) Braidfield High School
- BC2(39) + BC2(66) St Eunans Primary School





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## Opportunities: Clydebank East

- 1 New community Sports hub on Dean Street
- 2 Improve pedestrian access points to the Forth and Clyde canal
- 3 Enhance biodiversity value of former playing fields
- 4 Enhance biodiversity value of Whitecrook Park

## Part 2—Enhancing and Expanding our Green Network

### Introduction

The Local Development Plan seeks to ensure that new development not only safeguards the existing green network but also enhances and expands it by improving existing green network assets, creating new green and open spaces and improving connectivity within the network.

Part 2 also includes the accessibility, quality and quantity standards that will be applied to determine the level of open space provision or financial contribution expected from new development.

### Principles for Embedding the Green Network

In order to safeguard, enhance and expand the green network, development proposals will be required to:

- ✓ **Protect** the existing green network.  
Green infrastructure and open spaces which currently exist on a site should be protected unless there is adequate mitigation which enhances the quality of the network elsewhere.
- ✓ **Understand** the wider green network.  
It is vital that development proposals look beyond the boundaries of individual sites, however large or small, to consider the broader spatial context and create a more coordinated and joined-up network.



Vacant site at Main St, Jamestown

- ✓ **Integrate** green infrastructure into the design process. The greatest green network benefits can be achieved if green infrastructure is considered integral to the development design process, rather than an afterthought once other elements have become 'fixed'. Pages 38-46 provides guidance on the design of green infrastructure elements.
- ✓ **Create** new green and open spaces as part of the development. Where development increases the number of people who would use and derive benefit from the green network, proposals should seek to extend the network through the creation of new green and open spaces.
- ✓ **Enhance** the functionality and biodiversity value of existing assets. The site appraisal and design process should identify opportunities to enhance the value of existing assets.
- ✓ **Link** to the existing network.  
Green infrastructure and path connections on new sites should link up with the existing green network where possible.
- ✓ **Contribute** financially towards off-site projects  
In some instances the best way of achieving green network enhancement will be by making a financial contribution to projects beyond a site's boundary, for example upgrading a local play park or path network. Page 36 outlines the circumstance and level of contribution that may be required.

✓ **Look** long-term towards future management and maintenance. How green infrastructure and open spaces will be sustained should be considered from the outset. Without careful consideration being given to future management and maintenance of assets the range of benefits will reduce quickly over time. Page 45 considers stewardship.

### Development Types

Not all forms of development will have to contribute directly or indirectly to open space provision. The level of contribution expected will be **proportionate to the scale and impact** of that development on the green network. Developments with the greatest impact are those that increase user demands on the green network i.e. residential uses. Table 1 sets out these requirements and the flow chart in Appendix 2 provides a quick guide to the expectations for provision of open space.

New build commercial and industrial developments should comply with the principles of good design set out in Policy DS1 and look for opportunities to provide amenity space, access links, SUDS and enhance biodiversity through planting.

Each residential opportunity site is expected to enhance the green network and applicants should fully explore all opportunities for doing so at the outset of master-planning and site design. The requirements for residential developments are based on an assessment of need and opportunity **using the population size of the development** and the **standards of accessibility, quality and quantity**. The green network requirements for each individual site will be discussed and agreed at pre-application stage.

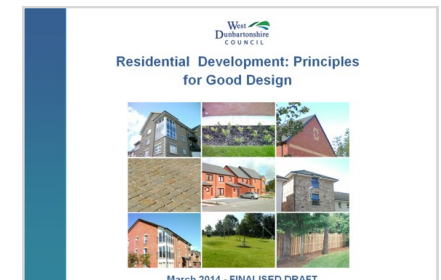
TYPES OF PROVISION	Residential development (units)			New commercial or industrial development
	1-9	10 -49	50+	
Layout to include land-scaping and setting	✓	✓✓	✓✓	✓
Green and Open Spaces incl. play spaces and equipped areas	×	✓	✓✓	×
Access Networks e.g. walkable link to green network	✓	✓	✓	✓
Water Management e.g. SUDS	✓✓	✓✓	✓✓	✓✓
Habitat Networks e.g. biodiversity	✓	✓	✓	✓
Off-site contribution/delivery	✓✓	✓	✓	✓

× not required  
 ✓ required where need/opportunity identified  
 ✓✓ required

**Table 1 Matrix of types of development and indicative requirements**

For some sites it will not be appropriate to form play spaces or equipped play areas and instead a financial contribution is expected (see Appendix 1, Worked Example 3). The form of green and open spaces should be influenced by the site and context and a move away from standard play equipment is encouraged. There is an expectation that **major residential developments provide an equipped play area if there is not adequate provision within 250m** (see Appendix 1, Worked Example 4).

The Council's Supplementary Guidance "Residential Developments: Principles for Good Design" provides further guidance on layouts.





## The Open Space Strategy has a vision to have “attractive and sustainable open spaces with enhanced facilities, appearance and accessibility thereby promoting physical and mental wellbeing”

Section 3.1, Open Space Strategy, 2011



Pappertwell Right of Way, Bonhill

### Open Space Standards for Residential Development

In order to create a valued green network within West Dunbartonshire each component of the green network has to be “fit for purpose”, in other words, it is in a condition that can support its intended purpose and function. Three key measures are used to determine whether a component is “fit for purpose”. These are: **accessibility**, **quality** and **quantity**. The open space standards used in this guidance are based on these three measures and use the Council’s Open Space Audit (2011) and Open Space Strategy (2011) as the evidence base.

The open space standards are to be used:

- to inform developers what the minimum requirements are for sites;
- to prioritise works to provide/enhance facilities; and
- to identify areas where green spaces are not fit for purpose.

#### Accessibility Standard

This is the principle measure and is about how close people should be to their nearest publicly usable open space. The Council is keen to ensure that the distance to open spaces takes into account the walking abilities of children and older people. It is assumed that a child would be able to walk 250m in approximately 5 mins and this distance forms part of the standard. Accessibility to different types of spaces is also important. The priority is to ensure that people have easy access to small “kick-about” spaces and multi-purpose spaces.

The accessibility standard is:

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace, play space or natural/semi-natural greenspaces

When carrying out a site appraisal, developers should assess the distance of these three types of open space relative to the site, providing details on plan form. The distances should not be “as the crow flies” but based on a network analysis using streets and paths, access points to open spaces and highlighting barriers to those spaces. For larger sites the network analysis should be measured from several points around the site.

### Quality Standard

The quality of a greenspace is an assessment-derived scoring based on work undertaken as part of the Open Space Audit carried out in 2011. It measures the quality of spaces against set criteria. The quality measure has two main uses: to identify where investment is needed in existing spaces, and to ensure that new spaces meet/exceed the quality standard. The quality standard is:

All publicly usable open spaces should meet or exceed the Threshold Score set out in Table 2.

Where a space is identified as being below the Threshold Score shown in Table 2 this indicates the quality of that space is below standard and requires investment. All new provision should at least meet the minimum threshold scores in Table 2. The Open Space Audit provides further details of how the score figures are reached for each site and can be used to “test” the quality of a proposal. The quality of existing sites can also be checked using the Audit. An example of the scoring sheet used can be found in Appendix 3.

TPOLOGY	MAXIMUM SCORE	THRESHOLD SCORE
Parks and Gardens	130	40%
Amenity Greenspace	100	20%
Play space	97	40%
Green (open space) corridors	50	40%
Natural/semi-natural greenspaces	114	30%

**Table 2**      **Quality scorings for different typologies of open space (Open Space Audit (2011))**



Quantity Standard

This is the amount of publicly available open space per population and is expressed as hectares (ha) per 1000 people. The standard for new developments is:

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

This equates to **15sq.m per person** and allows amenity space, equipped play areas and natural/semi-natural greenspaces to be provided within a site. **Sites should provide this quantity as a minimum where the accessibility standard identifies a need (i.e. by a network analysis of the surrounding area). Where a need is not identified sites should provide an equivalent financial contribution as agreed with Planning Services.**

This standard is in response to an analysis carried out of good open space provision on new development sites in the last 5 years, and seeks to work towards an objective of the Open Space Strategy to have 100% of all households within 5min of a 2ha greenspace. It also takes account of areas in West Dunbartonshire where there are high standards of open space per 1000 whilst seeking to boost provision in areas which have much lower levels.

The projected population of any development is calculated using the number of bedrooms. Developers should use Table 3 to work out the average occupancy for their site. Appendix 1 provides worked examples of how this is done.

DWELLING SIZE	HOUSEHOLD SIZE	QUANTITY OF OPEN SPACE
1 bed	1.3	19.5 sq.m (15 x 1.3)
2 bed	1.9	28.5sq.m (15 x 1.9)
3 bed	2.5	37.5 sq.m (15 x 2.5)
4 bed	3.0	45.0 sq.m (15 x 3.0)
5 bed	3.3	49.5 sq.m (15 x 3.3)

Table 3      Average household occupancy based on Scottish Household Survey (2013)

Developments will also have to look at the green network opportunities identified in Part 1 to determine what form the open space should take to ensure a mix of play spaces and semi-natural green space, green corridor, etc.

The Council seeks to ensure that people have good access to spaces which are at least 0.2ha in size. Where larger sites would provide more than this in open space it can be multi-functional and needn't be one large area. For example, a Multi Use Games Area could be provided along with a flat open grassed area, or a woodland walkway could be combined with an equipped play area in another part of the site.





### How will these standards be used?

Accessibility, quality and quantity will be used to **inform provision** of open space for new development in West Dunbartonshire.

Developers will need to demonstrate that the amount of open space they propose on a site is based on an assessment of these measures.

Accessibility is a key objective for the Council so even if a development site is in an area which has a good general provision of open space, if these are not readily accessible from the site i.e. within 250m, then provision on-site will have to be made or works carried out to improve accessibility e.g. a footbridge over a river, new footpath connection.

Planning Services will provide **further advice** on the use of these standards and the specific requirements for development sites as part of pre-application discussions.

### On-site Provision for Residential Developments

Open spaces should be designed into the proposal at an early stage in the process and the open space standards of accessibility, quality and quantity are used to determine what level of on-site provision there should be. **Design Statements** should be a record of the appraisal carried out of the existing green network and set out justification for the level of provision.

Each site is unique but the Figure 3 identifies the thought process applicable to all sites requiring on-site provision.

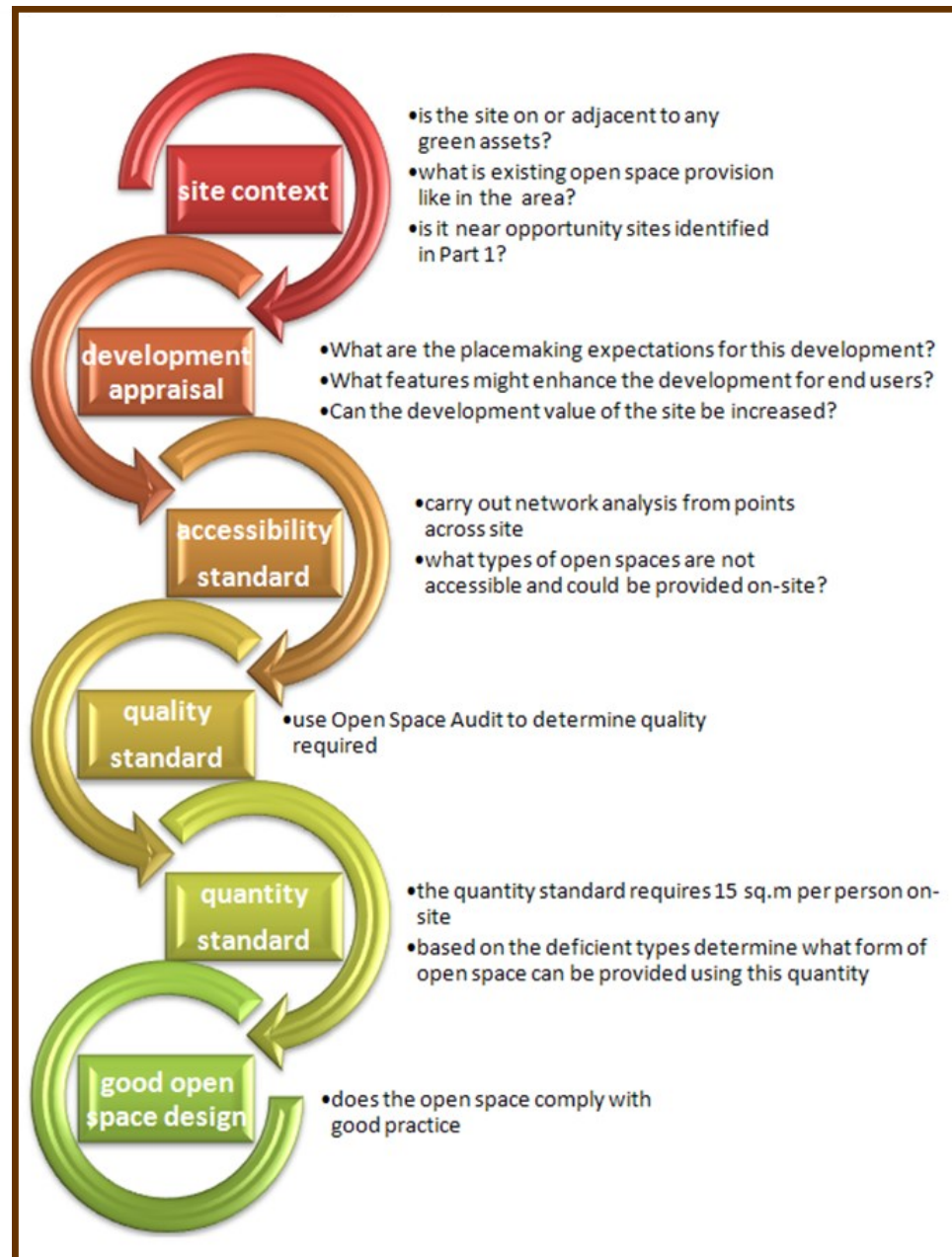


Fig 3 Diagram illustrating site appraisal and design process

**“Developers will need to demonstrate that the amount of open space they propose on a site is based on an assessment of these measures.”**

p33, GNSG



East End Park, Dumbarton

The worked example (1) in Appendix 1 demonstrates how to calculate on-site provision based on the projected population. A site of 80 units has to provide 4839 sq.m. This could be multi-functional spaces e.g. SUDS and wetland diversity with a kick-about space. Each site is unique and the Design Statement should demonstrate why particular typologies are promoted. Their location and design should reflect best practice and create viable spaces i.e. not fractured.

If a site doesn't wholly provide the required area then it may be possible in some instances to meet the shortfall with a financial contribution to enhance the green network nearby. This is discussed below. Opportunity sites identified in Part 1 and projects being brought forward by Greenspace will be preferred.

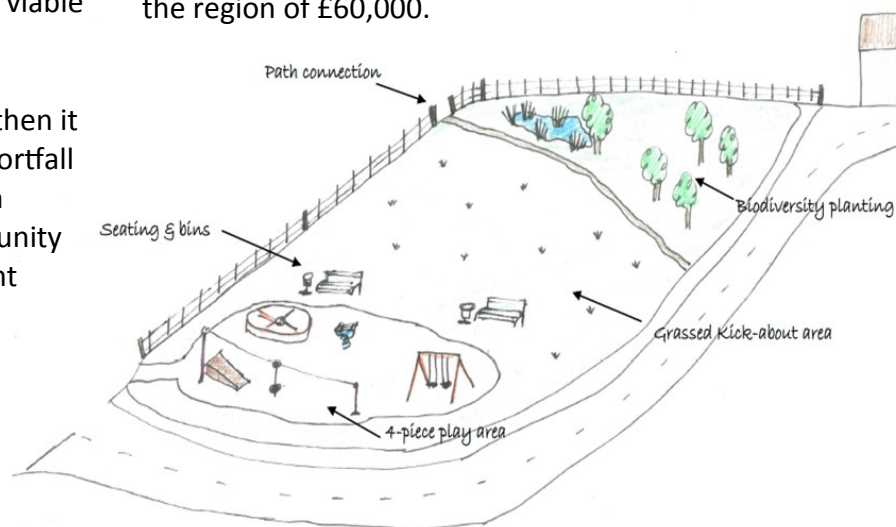
### Developer Financial Contributions

Developer contributions will apply in a number of situations:

- smaller sites of less than 10 units;
- where meeting the quantity standard for on-site provision is not appropriate, e.g high density urban areas;
- where a site is accessible to open spaces but those spaces are of a poor quality; and
- where sites are accessible to good quality open spaces but a contribution to the green network is required.

### What will the contribution be?

The contribution is a flat rate of **£30 for every sq.m.** of open space required for the site, equivalent to £450 per person. This figure is based on what it would cost to provide a facility 2000sq.m (0.2ha) in size which includes a small play park, kick-about area, biodiversity area and path connection. Excluding land costs, this would be in the region of £60,000.



**Fig 4 Theoretical park used to calculate contribution**

To calculate the contribution the first step is to work out how much open space would have been required for the site using the quantity standard and estimated site population. For example, for 45 people at 15sq.m per person the area of open space would be 675sq.m. The off-site contribution would therefore be £30 x 675 sq.m - £20,250 (£450 per person).

Appendix 1 provides some further worked examples.

### Where will the contributions go?

Developing upon the context set out in Part 1, a schedule of green network projects will be developed by Planning Services and Greenspace. This will allow for the improvement of existing facilities and the creation of new ones as identified in Part 1.

Financial contributions will be paid to the Council and ring-fenced for the identified project. When an application is determined, a period of time will be agreed during which the financial contribution must be spent. Should the contribution not be spent in this timeframe, the money will be returned to the applicant.

### What is the mechanism?

Financial contributions can be made through either the section 69 of the Local Government Act or tied to the land title through a section 75 planning obligation (Town and Country Planning (Scotland) Act 1997 as amended by the 2006 Act. Discussions should be held with Planning Services at an early stage to discuss the most appropriate mechanism. In most instances financial contributions are required prior to any planning consent being issued.



Play park, Haldane

## Part 3—Design Guidance

### Introduction

Part 3 sets out the Council's **expectations** for the design of new sites in order to maximise the benefits to the green network.

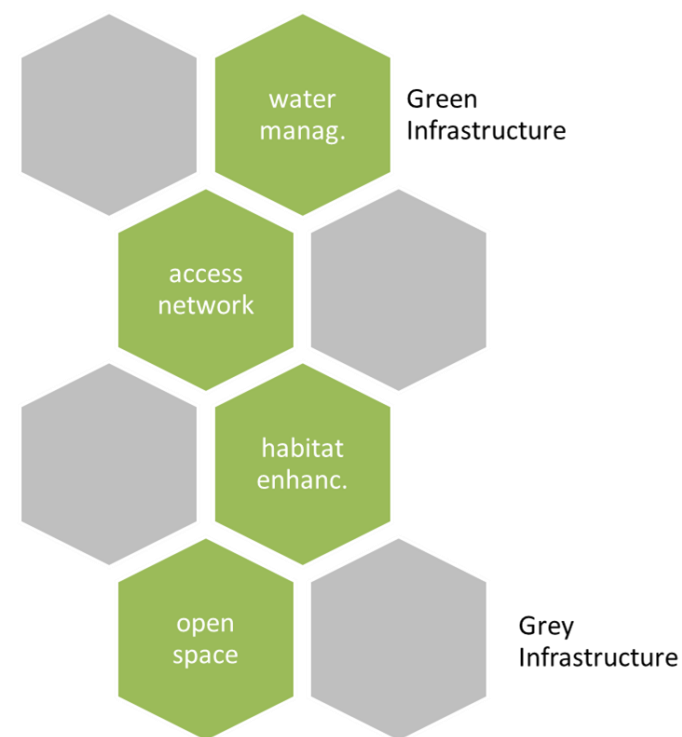
The Local Development Plan (LDP) sets out within **Policy GN2** a requirement that the design of new development follows the Integrating Green Infrastructure approach and incorporate water management, access networks, habitat enhancements and open space within new development. Integrating these four green infrastructure components successfully will help to enhance and expand the green network.

The Integrating Green Infrastructure approach puts green infrastructure on an even footing with four other crucial infrastructures (water, waste, energy and transport – collectively referred to as 'grey infrastructure') which together are integral to the delivery of successful, healthy and vibrant places.

When designing the green infrastructure, consideration should be given to the six placemaking qualities: distinctive, welcoming, safe and pleasant, easy to move around, resource-efficient, adaptable. These are set out in more detail in **Policy DS1** of the LDP

#### Policy GN2

Development will be required to follow the Integrating Green Infrastructure approach to design by incorporating SUDS, open space, paths and habitat enhancements at a level proportionate to the scale of development and in accordance with Supplementary Guidance.



**Fig 5 Relationship between green and grey infrastructure**

### Planning Application: Information Requirements

Successfully integrating green infrastructure into new development requires a firm understanding of the proposed site and its context. The possibilities for open space and other green infrastructure provision on a site are unique to that site and an appraisal of the site and its surroundings should be undertaken. Where a Design and Access Statement is required it should form part of that appraisal. For other sites an assessment in the form of a planning statement can be submitted.

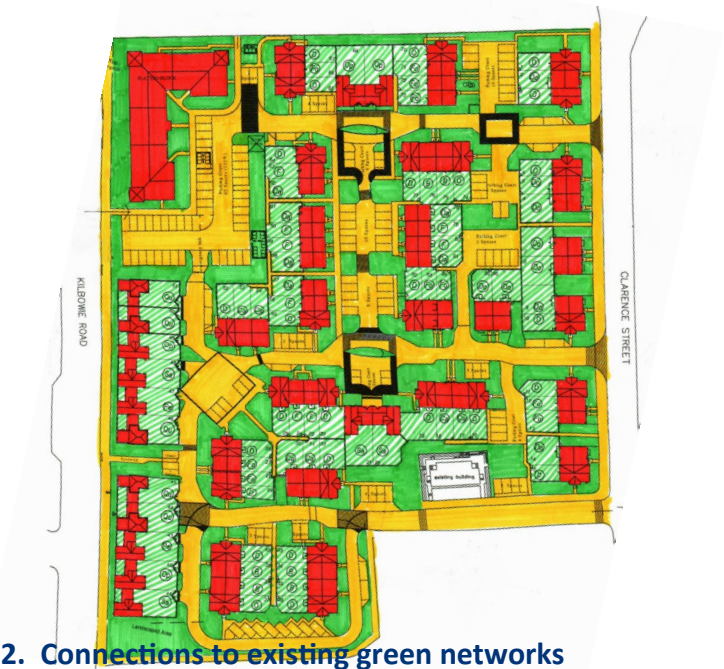


Once a proposed development site has been appraised in the context of the existing and surrounding green network, consideration should be given as to how the necessary infrastructure – including green infrastructure – can be designed in a way that maximises benefit to the green network.

The following information should be provided for the proposed green infrastructure as part of the Design and Access Statement/Planning Statement:

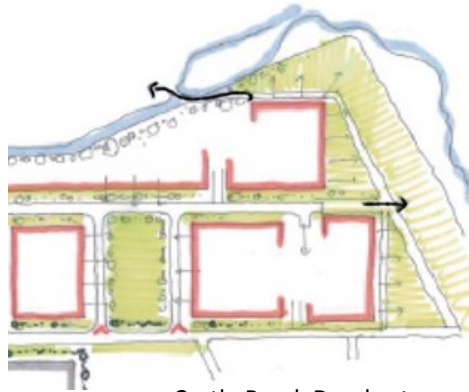
**1. Location and Size**

Include a scaled plan of the proposal using the B-plan approach advocated in Green Infrastructure: Design and Placemaking (Scottish Government publication, p20). This helps identify the relationship between buildings, public spaces and private spaces. Sizes of public spaces should be annotated on plans.



**2. Connections to existing green networks**

Map the existing and proposed connections on a block plan.



Castle Road, Dumbarton  
(drawing courtesy of Ark Architecture)

**3. Function of Green Infrastructure**

The best value spaces are multi-functional. The planning submission should include an assessment of function and Appendix 3 provides a useful checklist developed by Fife Council (shown below).

Functions of green infrastructure		New green infrastructure proposed through this development provides:		
		Major provision	Some provision	No provision
Active travel routes				
Opportunities for play				
Biodiversity				
Sport and recreation				
Landscape setting				
Drainage and flood alleviation				
Community focus				
Food production				
Enterprise opportunities				

**4. Details of the provision**

Include a breakdown of the green infrastructure required for the site and provide details. For example, planting schedules, path specifications, biodiversity values, hard surfacing, seating and litter provision.



Faifley Knowes

“... the design of new development [should] follow the Integrating Green Infrastructure approach and incorporate water management, access networks, habitat enhancements and open space within new development ...”

p38, GNSG

## Design of Green Infrastructure

This section sets out the principles for designing Green Infrastructure into new development. These will be used to assess proposals submitted for planning permission.

### Design Criteria: Usable Open Space

Open spaces should be 'fit for purpose' and multi-functional. They should be designed with the following criteria in mind:

✓ distinctive landscape features or local habitats should be retained and enhanced to help form locally distinctive spaces;

✓ open spaces should have clearly defined public/private boundaries and features to prevent unauthorised vehicle access;



✓ a sense of ownership of spaces can be created through design, use of quality materials and community involvement at an early stage;

✓ open spaces should have no hiding places created by corners, fencing or landscaping and have good natural surveillance with properties overlooking. They should be well-lit, e.g. using downlighters, at key areas such as entrances;



✓ amenity open space around buildings should be appropriate to the scale of the building – larger, taller buildings require more;

✓ children's play areas and kick-about spaces should be in a central location and not on the periphery of a site or positioned to the rear of dwellings;



✓ children's play areas should be robustly designed and meet the minimum quality standards set by the Council. The minimum size for a children's play area is 400sq.m and should contain at least 4 pieces of equipment;

✓ play areas should incorporate a variety of innovative play equipment. Detailing such as fencing, surfacing, seating, bins and signage should reflect characteristics and materials of the local area;



✓ multi use games areas (MUGAs) should be at least 680 sq.m and conform to Council standards; and

✓ youth shelters should not be sited too close to footpaths so to avoid intimidation by users. Facilities and fittings should be suitable for their intended use and be robust.





## Design Criteria: Access Networks

A successful green network needs to have good connections between the different open spaces that exist in and around our settlements. New development has a role to play in this by ensuring that sites connect to the green network wherever possible.

When appraising the context of a site, consideration should be given to what existing green network opportunities exist and how the development site might connect to that green network. It could be by **direct linkages** e.g. opening up a path access, forming a semi-natural space next to an existing semi-natural space or having a green corridor which will extend an existing corridor than runs along an embankment. Alternatively, **indirect linkages** may be possible such as encouraging easy access through a site to an open space or extending a cycle route nearby.

Many of the opportunities identified in Part 1 are “connection opportunities”. It is realised that large parts of West Dunbartonshire do have open space but the access and green corridors are incomplete. Access and connections should be designed with the following criteria in mind:

✓ Paths need to reflect desire lines with minimal road crossings;

✓ Sites may require enhancing of existing path connections as well as forming new connections to improve accessibility to the green network;



✓ Path connections should be to destination points such as schools, shops and transport hubs with cycle parking at destination points to encourage cycling. Further guidance on cycle parking can be found in Transport Scotland’s “Cycling by Design” (2010);



✓ The banks and margins of watercourses and canals often provide effective and attractive access routes for walkers and cyclists. Naturalised SUDS provide a similar feature and a potential location for active travel routes separate from the road network;

✓ Paths should be Disability Discrimination Act (DDA) compliant where possible, and of a construction standard and width which is appropriate to the level of use. They should be designed to withstand water run-off or incorporate SUDS to improve drainage. Main routes should be to an adoptable standard, self-binding materials may be appropriate for low key routes; and



✓ Paths should generally have wide verges and no vigorous growing plants to reduce sight lines or create hiding places. Entrances should be wide and avoid use of steps or steep grades.



The Council's **supplementary guidance on Residential Developments** provides further detail on how sites can be integrated into their surroundings. Secured by Design provides good guidance on creating safe environments especially in relation to path location, width and use of landscaping.

### Design Criteria: Water Management

The Water Environment (Controlled Activities) (Scotland) Regulations 2011 require all surface water from new development to be treated by a sustainable drainage system (SUDS) before it is discharged into the water environment, except for single houses or where the discharge will be into coastal water.

SUDS help to protect water quality and reduce potential for flood risk by facilitating natural drainage of surface water run-off (including roof water). They encourage infiltration and attenuation to prevent and reduce pollution from diffuse urban sources and release capacity in water management infrastructure. If carefully designed and constructed these SUDS can be multi-functional green infrastructure elements, providing high amenity and biodiversity value.

Where new infrastructure is to be provided in the riparian zone, any alterations to the landform (e.g. new paths or embankments) should not impact on the functionality of the floodplain. SEPA can provide further guidance/best practice on the need to maintain distinct 'buffer zones' and/or 'stand-off areas' between the water environment and new infrastructure.

Water management should be designed with these criteria in mind:

✓ the Integrating Green Infrastructure approach starts by considering the 'water journey' through a development site;

✓ a surface water management plan can be created, based on naturalised SUDS features, as the building blocks for the spatial layout of the development proposal;

✓ surface water run-off from new development must be routed through SUDS before it is drained into the water environment;



✓ adequate space to accommodate SUDS must be included within site layouts, especially when considering applications for planning permission in principle;


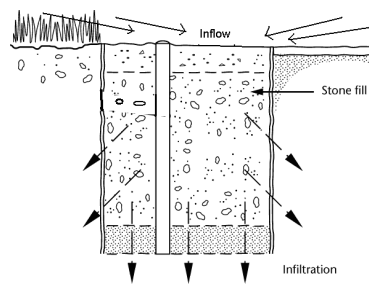





✓ SUDS systems should be multi-functional, creating a positive and distinctive landscape setting and maximising the biodiversity value of a site; and



✓ the design of SUDS should respond sensitively to site topography and landscape character.

Table 4 on page 43 illustrates some examples of SUDS solutions. Further detail on SUDS is provided in best practice guidelines issued by SEPA and CIRIA.



<p><b>Rain Gardens</b></p> <p>Shallow depressions planted with species able to tolerate short periods of inundation in free-draining soil. Slows rainfall run-off received from a downpipe or hard surface and offers some filtration.</p>		<p><b>Filter strips</b></p> <p>Vegetated, usually grassy, areas of broad, flat and gently sloping land over 1m wide which intercept rainfall run-off from a site as overland sheet flow. Can be planted with native plants to create useable open space including wildflower meadows</p>	
<p><b>Permeable (or porous) surfaces</b></p> <p>Including block pavers and some forms of concrete which allow water to drain through vertical holes or gaps between individual units. Allows run-off to percolate naturally into the ground or a collection chamber, reducing run-off from hard surfaces.</p>		<p><b>Bio-retention areas</b></p> <p>Landscaped shallow depression specifically to capture and remediate polluted run-off from roads and car parks. Reduces run-off at localised flooding. Can be formally landscaped with shrubs and herbaceous plants</p>	
<p><b>Swales</b></p> <p>Linear, shallow channels that specifically transport water, for example from one SUDS feature to another. Slows down run-off and allows natural infiltration into the soil.</p>		<p><b>Detention basins</b></p> <p>Vegetated basins which temporarily hold water allowing gradual infiltration into the soil and removal of pollutants. Potentially high ecological value.</p>	
		<p><b>Ponds</b></p> <p>Permanent water bodies which can add significant value in terms of amenity and biodiversity. Over-engineered and fenced-off ponds should be avoided to ensure SUDS ponds are integrated into the landscape.</p>	

**Table 4 Examples of different SUDS solutions**

## Design Criteria: Biodiversity and Habitat Networks

Many sites will have opportunities to create/enhance habitats, create connections between those habitats or increase the biodiversity of the site through specific planting. A spatial planning tool known as the Integrated Habitat Network model should be used to identify where wetland, woodland and grassland within a proposed development would be most beneficial allowing for integration of networks. More details of this can be found [here](#).

Sites should be designed with the following in mind:

- ✓ landscape design should be consistent with the wider landscape, e.g. continuation of an off-site woodland, formation of semi-natural grassland on rural fringes



- ✓ the site attributes of soil, topography and existing drainage should help determine what works best for a site;

- ✓ naturalised SUDS create opportunities to enhance and expand wetland and create other habitats for biodiversity;



- ✓ existing habitats can be linked with wide green spaces or riparian corridors to address fragmentation;

- ✓ care is needed to avoid the creation of unsustainable habitats;

- ✓ existing habitats should be retained and enhanced with interpretation boards to develop opportunities for education on-site;



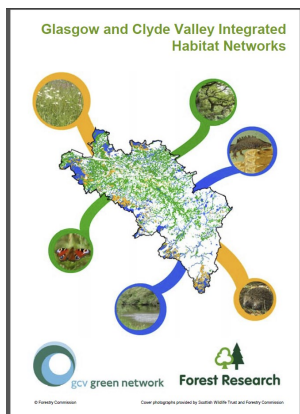
- ✓ specimen tree planting is encouraged in key locations such as entry points, along major paths or in public parks;

- ✓ planting should mostly be appropriate native species with some selective non-native species e.g. beech hedging.



- ✓ planting design should consider how to maintain seasonal interest and be linked with SUDS features; and

- ✓ there should be a balance between habitat protection and access. Some sites may need low impact design solutions, e.g. boardwalks in wetlands. Interpretation boards can be used to promote responsible access. Some routes may need to be designed to avoid disturbance to sensitive areas;



## Stewardship Over Time

Well-designed green infrastructure should continue to deliver multiple benefits into the future. Consideration to how the various features of the green network is to be maintained will ensure that it remains 'fit for purpose'.

Just as 'grey infrastructure' elements such as roads and drains require ongoing maintenance, so does green infrastructure. Many of the problems associated with the quality of existing open spaces reflect the lack of initial consideration given to funding and management mechanisms for **effective long term management** of green infrastructure. Good stewardship ensuring the long term quality of green spaces is vital to a well-functioning green network.

Partnership working and agreements between public agencies and other organisations may be necessary to recognise the multi-functional nature of the green infrastructure and ensure that resources that would otherwise be spent on 'grey' infrastructure are allocated to the effective management of the green infrastructure.

Applicants should demonstrate how their design proposals will be **sustainably managed** over the long-term including financial models for future funding of appropriate management and maintenance.

Planning conditions and legal agreements may be used to ensure that new developments provide details of the ongoing maintenance of sites. There are different options for management and maintenance depending on the tenure and nature of the site. For private housing the preferred method is a requirement for maintenance and management of all common areas to form part of the land title for all owners of a site. Registered Social Landlords will have to provide evidence of a regular maintenance contract.

In some cases the Council is willing to consider land transfer and adoption provided:

- the provision meets the relevant quality standards
- the developer pays all legal costs relating to the transfer of land
- a commuted sum is paid to cover the maintenance of the site for a period of between 15 and 25 years.

## Enhancing through Temporary or Advanced Greening

Temporary greening of stalled development spaces offers opportunities to deliver social, environmental and economic benefits. Temporary greenspaces can:

- improve the appearance and reputation of an area
- contribute to the green infrastructure of an area
- provide safe and pleasant places for local people

The "Stalled Spaces" report by Greenspace Scotland looks at different ways in which temporary greening might be achieved.



River walkway, Dumbarton West



Advanced greening relates to sites which have a planning consent and where there is an opportunity to install green infrastructure such as SUDS or advance greening such as landscaping or open space/habitat creation before any buildings are in place. This has the advantage of enhancing the development value (mature landscaping) and reduces the impact on neighbouring buildings through screening or visual improvement to derelict sites.

Where there are applications for planning permission in principle or masterplan proposals the opportunities for temporary or advance greening will be discussed in line with the local development plan.

### **Pre-Application Discussions**

Development Management encourages pre-application meetings with developers to discuss what would be appropriate for their site in terms of green network provision, based on the requirements set out in Part 2 of this guidance.

This discussion may include input from the Council's Greenspace and some of our other partners such as GCV Green Network, SNH and Forestry Commission. Furthermore, some of the most successful places involve the input of the local community from the outset and developers should look at ways to engage local people early in the process, including the use of charrettes or similar methods of community engagement.



## Appendix 1—Worked Examples

## Using the Quantity Standard—Worked Example 1

A residential site proposes a mixed development of 80 units comprising flats, terraced, semi-detached and detached properties. There are two blocks of 12 flats consisting of 6 1-bed and 18 2-bed flats. There are 56 houses comprising a mix of eight 2-bed terraced houses, thirty 3-bed semi-detached houses and eighteen 4-bed detached properties. What is the expected occupancy and what should the minimum open space provision be?

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

**STEP 1** – Work out the number of bedrooms.

Unit Type	Numbers of Units
1 bed	6
2 bed	26
3 bed	30
4 bed	18
<b>TOTAL</b>	<b>80</b>

**STEP 2** – Apply the average household size figures to the bedrooms using Table 3

Unit Type	Numbers of Units	Factor	Persons
1 bed	6	1.3	$6 \times 1.3 = 7.8$
2 bed	26	1.9	$26 \times 1.9 = 49.4$
3 bed	30	2.5	$30 \times 2.5 = 75$
4 bed	18	3.0	$18 \times 3.0 = 54$
<b>TOTAL</b>	<b>80</b>		<b>186.2 persons</b>

**STEP 3** – Add last column to get projected population and multiply this figure by the minimum quantity standard i.e.  
 $186.2 \times 15 \text{ sq.m} = \mathbf{2793 \text{ sq.m.}}$

This is the amount of open space to be provided for a development proposal of this size. The form of this needs to be determined using the site appraisal method.

## Using the Quantity Standard for Small Sites—Worked Example 2

A small housing opportunity site proposes a block of four one-bed flats. What is the expected occupancy rate and the minimum open space provision?

**STEP 1** – Work out the number of bedrooms.

Unit Type	Numbers of Units
1 bed	4
2 bed	0
3 bed	0
4 bed	0
<b>TOTAL</b>	<b>4</b>

**STEP 2** – Apply the average household size figures to the bedrooms using Table 3

Unit Type	Numbers of Units	Factor	Persons
1 bed	4	1.3	$4 \times 1.3 = 5.2$
2 bed	0	1.9	0
3 bed	0	2.5	0
4 bed	0	3.0	0
<b>TOTAL</b>	<b>4</b>		<b>5.2 persons</b>

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace, “play space” or “natural/semi-natural greenspaces

**STEP 3** – Add last column to get projected population and multiply this figure by the minimum quantity standard i.e.

$$5.2 \times 15 \text{ sq.m} = \mathbf{78 \text{ sq.m.}}$$

This is the amount of open space to be provided. However it is a small site of less than ten units and the GNSG requires a financial contribution instead of providing on-site.

**STEP 4** – Multiply the open space provision by financial contribution rate of £30 per sq.m

$$78 \text{sq.m} \times £30 = \mathbf{£2,340}$$

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace", "play space" or "natural/semi-natural greenspaces

## Accessibility Standard: On-site Provision or Financial Contribution—Worked Example 3

The development site is a gap site within a built up area. It is 0.41ha in size and the proposal is to build a single block of flats. There is a mix of 15 one-bed and 30 two-bed flats. What would the developer be required to provide using the GNSG?

**STEP 1** – Using the flow chart in Appendix 2, the proposal is for more than ten units so the first step is to see if it meets the accessibility standard i.e. is it within 250m of a 0.2ha space? The site is not, so it is required to provide one on-site based on estimated population.

**STEP 2**—Work out the number of bedrooms and apply the average household size figures using Table 3.

Unit Type	Numbers of Units	Factor	Persons
1 bed	15	1.3	15 x 1.3 = 19.5
2 bed	30	1.9	30 x 1.9 = 57
<b>TOTAL</b>	<b>45</b>		<b>76.5 persons</b>

**STEP 3** – Add last column to get projected population and multiply this figure by the minimum quantity standard i.e.  
 $76.5 \times 15 \text{ sq.m} = \mathbf{1147.5 \text{ sq.m}}$

This is the amount of open space to be provided.

The site is in an urban area where a high density development is supported. The applicant has made a case for making a financial contribution to upgrade play equipment in a large park less than 400m walking distance. It is agreed that off-site provision is more appropriate in this instance so the contribution needs to be calculated.

**STEP 4** – Multiply the open space provision by financial contribution rate of £30 per sq.m, i.e.  
 $1147.5 \text{ sq.m} \times £30 = \mathbf{£34,425.}$

Therefore for this site a financial contribution of £34,425 is required to upgrade play equipment in the park.



## Using the Quantity Standard for Large Sites—Worked Example 4

A large housing development is proposed for a greenfield site (5.15ha). It is close to an existing woodland and a path network which leads into the wider countryside. There are 115 dwellings proposed for the site, a mixed of detached, semi-detached and terraced properties. What would the developer be required to provide using the GNSG?

1 bed terraced	12
2-bed semi-detached	18
3-bed semi-detached	30
3-bed detached	25
4-bed detached	30

**STEP 1** - Using the flow chart in Appendix 2, the proposal is for more than ten units so the first step is to see if it meets the accessibility standard i.e. is the site within 250m of a 0.2ha amenity greenspace, play space or natural/semi-natural greenspace? The site is within 250m of a natural/semi-natural greenspace provided path links are made to connect into these areas from the site. In addition, there is an expectation that major residential developments provide an equipped play area if they are not within 250m of one (column 4, Table 1). The site appraisal identifies that there are no equipped play areas nearby. To meet the standards the site could combine provision i.e. have on-site provision and make an off-site contribution to make the woodland accessible.

**STEP 2** – Work out the number of bedrooms and apply the average household size figures using Table 3.

Unit Type	Numbers of Units	Factor	Persons
2 bed	30	1.9	$30 \times 1.9 = 57$
3 bed	55	2.5	$55 \times 2.5 = 137.5$
4 bed	30	3.0	$30 \times 3.0 = 90$
<b>TOTAL</b>	<b>113</b>		<b>284.5 persons</b>

**STEP 3** – Add last column to get projected population and multiply this figure by the minimum quantity standard i.e.  
 $284.5 \times 15 \text{ sq.m} = \mathbf{4267.5 \text{ sq.m}}$

This is the total amount of open space required based on the estimated population. To provide on-site and make an off-site contribution this figure is split: a 0.2ha (2000sq.m) equipped play space will be provided within the site and the remainder will be a financial contribution to enhance access to and within the woodlands.

**STEP 4** – The off-site financial contribution to enhance access to and within the woodlands will be less the area of the equipped play space i.e.

$$4267.5 \text{ sq.m} - 2000 \text{ sq.m} = 2267 \text{ sq.m}$$

$$£30 \times 2267 \text{ sq.m} = \mathbf{£68,025}$$

The provision responds to the site context.

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace", "play space" or "natural/semi-natural greenspaces

## Not all of the Site is Accessible? —Worked Example 5

A large housing development is proposed on a long, narrow site with the railway adjacent to the southern boundary. There are 104 dwellings proposed on the 2.8ha site: a mix of detached, semi-detached, terraced and flatted properties. What would the developer be required to provide using the GNSG?

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace", "play space" or "natural/semi-natural greenspaces

All publicly usable open spaces should meet or exceed the threshold score set out in Table 2.

**STEP 1** - The proposal is for more than ten units so the first step is to see if it meets the accessibility standard i.e. is it within 250m of a 0.2ha amenity greenspace, play space or natural/semi-natural greenspace? The site is within 250m of a large park and recreation ground which is in need of an upgrade. However the railway separates the site from the park so that the walking distance is greater than 250m for most of the site except the flatted properties to the west. Improving connections by building a bridge is too expensive so some on-site provision is required. There is an expectation that major residential developments provide an equipped play area.

**STEP 2** – Work out the number of bedrooms and apply the average household size figures using Table 3.

Unit Type	Numbers of Units	Factor	Persons
1 bed	24	1.3	24 x 1.3 = 31.2
2 bed	26	1.9	26 x 1.9 = 49.4
3 bed	38	2.5	38 x 2.5 = 95
4 bed	16	3.0	16 x 3.0 = 48
<b>TOTAL</b>	<b>104</b>		<b>223.6 persons</b>

**STEP 3** – All the 1 bed flats (24) are within 250m of the play area so need to be excluded from the calculation of amount of on-site provision required i.e. subtract 31.2 persons from the total:

$$223.6 - 31.2 = 192.4 \text{ persons}$$

**STEP 4** - Multiply the numbers of people who aren't accessible to the open space to derive the minimum quantity standard provision for the site i.e.

$$192.4 \times 15 \text{ sq.m} = \mathbf{2886 \text{sq.m}}$$

**STEP 5** – Those properties who are accessible still have to pay a financial contribution to enhance the green network. This would be £450 per person (p34) i.e.  $31.2 \times £450 = \mathbf{£14,040}$

The site would have to provide 2886sq.m of open space (including an equipped play area) and make a financial contribution of £14,040. Page 110 of 128

## Looking at Quality Standards —Worked Example 6

A residential development of 45 flats is proposed, a mix of 30 two-bed and 15 one-bed flats. Applying the accessibility standard, it is located close to an existing park and the canal. What would the developer be required to provide using the GNSG?

**STEP 1** - The proposal is for more than ten units so the first step is to see if it meets the accessibility standard i.e. is it within 250m of a 0.2ha amenity greenspace, play space or natural/semi-natural greenspace? The site is within 250m of a park. The site has less than 50 units so an equipped play park is not expected on the site. The quality of that park needs to be assessed using the quality standard.

**STEP 2** – the most recent Audit carried out for this site shows that there are a number of concerns about the play equipment, surfacing and path connections. Using the scoring the play area is below the 40% threshold and requires investment.

**STEP 3** – A financial contribution is required based on the site population. Work out the number of bedrooms and apply the average household size figures using Table 3.

Unit Type	Numbers of Units	Factor	Persons
1 bed	15	1.3	15 x 1.3 = 19.5
2 bed	30	1.9	30 x 1.9 = 57
<b>TOTAL</b>	<b>104</b>		<b>76.5 persons</b>

**STEP 4** – Add last column to get projected population and multiply this figure by the minimum quantity standard i.e.  
 $76.5 \times 15 \text{ sq.m} = 1147.5 \text{ sq.m}$

This is the amount of open space to be provided.

**STEP 5**– Multiply the open space provision by the financial contribution rate of £30 per sq.m i.e.  
 $1147.5 \text{ sq.m} \times £30 = \text{£ } 34,425$

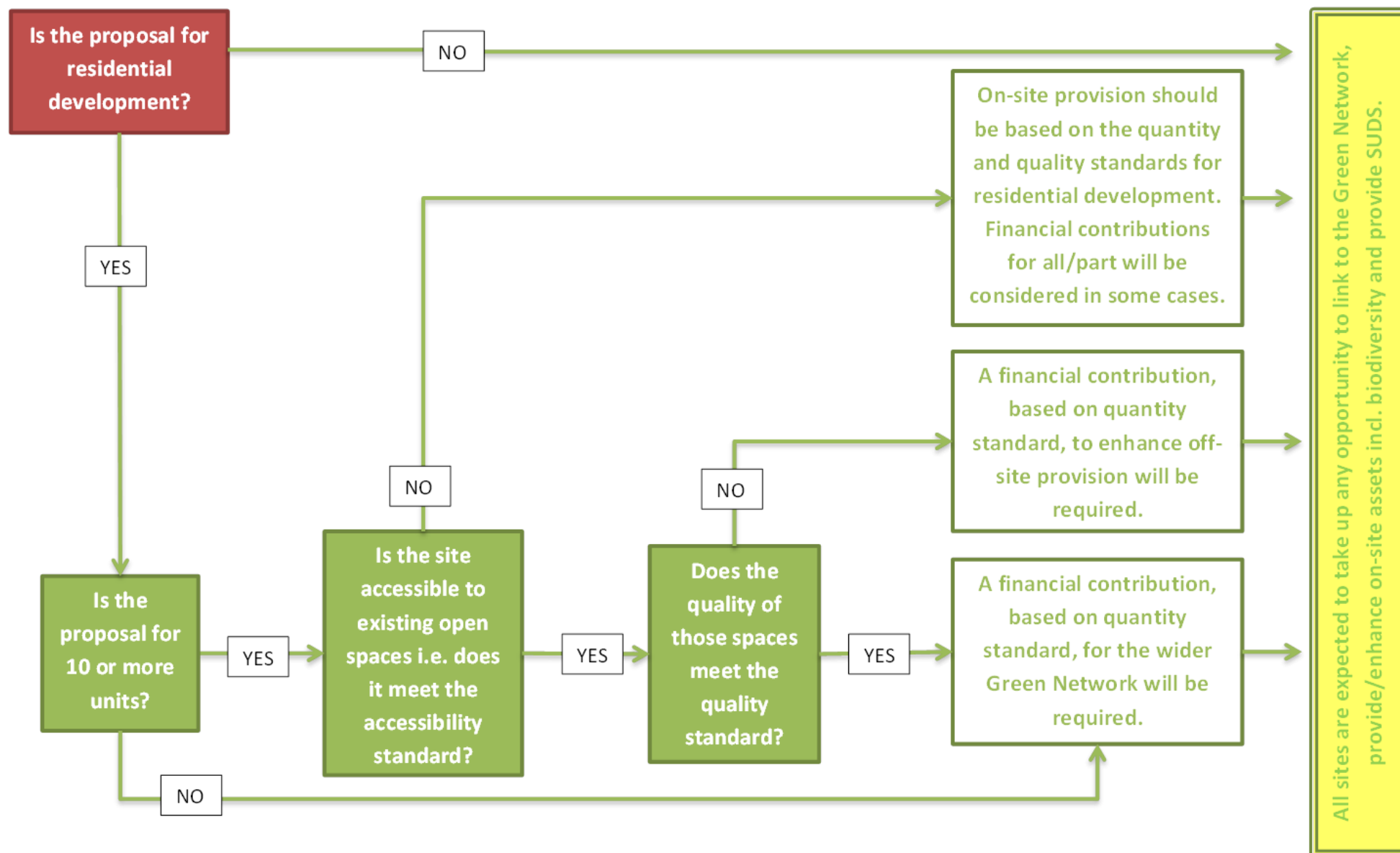
For this site a financial contribution of £ 34,425 is required to help upgrade the park.

All new housing developments should provide/access 1.5ha of publicly useable space per 1000 people

Everyone will live within a 250m walk of a 0.2ha usable amenity greenspace", "play space" or "natural/semi-natural greenspaces

All publicly usable open spaces should meet or exceed the threshold score set out in Table 2.









## Appendix 2—Developer's Flow Chart



## **Appendix 3—Assessment Sheets for GI Function and Open Space**



## Assessment Sheet for GI Function

Functions of green infrastructure		New green infrastructure proposed through this development provides:		
		Major provision	Some provision	No provision
Active travel routes				
Opportunities for play				
Biodiversity				
Sport and recreation				
Landscape setting				
Drainage and flood alleviation				
Community focus				
Food production				
Enterprise opportunities				

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**WEST DUNBARTONSHIRE COUNCIL  
OPEN SPACE ASSESSMENT AND AUDIT**

## Appendix 3: Play area assessment sheet :

[illegible]

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OPEN SPACE ASSESSMENT AND AUDIT**

CASUAL PLAY AREA DETAILS				
Play area type		Surface type	Barriers / Constraints / Comments	
Play area type list:		Surface type list:		
Basketball, five a side area, football area, Youth Shelter, Games Wall		Grass, Safety Tiles, Sand, Tarmac, Tiles, Wetpore, Asta Tuff, Other (specify)		
YOUTH PROVISION DETAILS				
Play area type		Surface type	Comments	
Skate park				
BMX track				
Entrances				
Entrance does not open onto safe/play areas and no natural surveillance from public spaces, roads, footpaths		Entrance opens onto reasonably safe/play area with some natural surveillance from public spaces, roads and footpaths		Entrance opens onto safe/play areas with natural surveillance from public spaces, roads, footpaths
1	2	3	4	5
Boundary fencing				
Is boundary fencing installed around the play area?		Yes		No
If No, would it be of benefit/appropriate to the site?				
Adequacy				
Noticeable gaps that require attention. Poor quality		Adequate fencing but could be improved. Variable quality		Appropriate fencing for the site. No improvements required. Good condition.
1	2	3	4	5
Controls to prevent illegal use				
Are there any controls to prevent illegal use installed within the play area?		Yes		No
If No, would it be of benefit/appropriate to the site?				
Adequacy				
Some controls, but some noticeable gaps		Adequate number of controls but could be improved.		Appropriate number and location of controls. No improvements required.
1	2	3	4	5
Personal security				
Not overlooked		Overlooked by other land use	Overlooked by housing on one side	Overlooked by housing on most sides
Overlooked by housing on every side				
1	2	3	4	5
Gradient and value				
Steep slope (whole site)		Steep sloped areas	Some irregular land	Gentle slopes
Flat (whole site)				
1	2	3	4	5
Parking				
Is specific car parking available for the site?		Yes		No
Is there parking for disabled users?				
If No, would it be of benefit/appropriate to the site?				
Number and location				
Inadequately meets the needs of the site in terms of size and type.		Reasonable number of spaces but may be at capacity during peak times.		Adequately meets the needs of the site in terms of size and type.
1	2	3	4	5
Appropriateness of provision				
Car park is poorly located (e.g., for disabled/unlabeled users) and is inappropriate i.e. too big or		Reasonably appropriate for the size, type and usage of the site.		Car park is well located and appropriate for the size, type and usage of the site.
1	2	3	4	5

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Table 4	Examples of different SUDS solutions

## Further Reading

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## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Infrastructure and Regeneration

**Planning Committee: 25 November 2015**

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**Subject:     Review of the Scottish Planning System**

#### **1.     Purpose**

- 1.1**    To advise the Committee that the Scottish Government have launched a review of the Scottish Planning System and to agree the Council's response to the call for evidence.

#### **2.     Recommendations**

- 2.1**    It is recommended that the Committee approve Section 4 of the report as the basis of the Council's response to the review.

#### **3.     Background**

- 3.1**    The Programme for Government 2015-16 announced the Scottish Government's intention to undertake a review of the Scottish planning system. The purpose of the review is to identify the scope for further reform with a focus on delivering a quicker, more accessible and efficient planning process, in particular increasing delivery of high quality housing developments. An independent panel has been established to lead the review and is expected to report back in Spring 2016. The review is to focus on six key issues:

- Development planning
- Housing delivery
- Planning for infrastructure
- Further improvements to development management
- Leadership, resourcing and skills; and
- Community engagement

#### **4.     Main Issues**

- 4.1**    A call for evidence has been issued seeking views in respect of the six areas of review. The response to the call for evidence is to be guided by a series of questions in relation to each of these issues (see Appendix 1), and is not to exceed 1500 words. It is recommended that the Council response is based on the comments below.

##### **4.2    Development Planning**

- Development plans are essential if sustainable development is to be achieved. They provide certainty for developers and communities, and guide investment by the public and private sector. They are the basis for consistent and transparent decision making on planning issues and

should remain the primary consideration in determining planning applications.

- The current system of development plans is fit for purpose. There remains a requirement for a strategic overview of development (i.e. strategic development plans) in the city-regions in order to protect strategic resources (e.g. city and town centres, green belt), provide a multi-authority commitment to regeneration and tackle inequalities. There can, however, be repetition between national, strategic and local policy.
- Many authorities are now moving onto the second cycle of local development plans following the introduction of the new system. It can be expected that this cycle of plans can be prepared more quickly and efficiently. However, there can be a feeling within local authorities of being on a constant cycle of plan preparation, with limited time available between plans to fully consider implementation. Time savings could perhaps be achieved by reconsidering where the Main Issues Report sits in the process. It could, for instance, become a front piece to the Proposed Plan, drawing attention to the main issues contained within it.
- West Dunbartonshire Council found the LDP Examination process to be efficient. However, following a recent Court of Session judgement on the Renfrewshire LDP, there is clarity required as to the grounds on which a Planning Authority can decline an Examination recommendation

#### **4.3    Housing delivery**

- Residential neighbourhoods are the basis of our communities. For this reason it is essential that they are sustainably located and designed and that appropriate time and effort is invested in getting this right.
- Planning can improve the quality and scale of housing delivery by continuing to deliver a generous supply of land for housing, as it is required to, and strong placemaking policies. The effectiveness and viability of the land supply is a consideration for planning authorities, but so are regeneration and the communities affected by vacant and derelict land. A barrier to housing delivery lies in the tension between local authorities having this wider strategy and developers pursuing the most commercially viable and risk-free opportunities. If developers and local authorities could work together to package sites and a view of the commercial viability of the overall package could be taken, rather than just on a site-by-site basis, this could go some way to delivering more houses, including on difficult sites.
- The HND process should continue to be undertaken at the city region level, which best reflects the operation of the housing market and where local understanding and expertise is focused. Continuing support and simplification of the process at national level would be welcomed.
- The emphasis on place-making within policy is helping to improve housing design, but applications of poor quality design are still received and this can delay the granting of consent. It is correct to take the time necessary



to ensure the best possible design outcome and the provision of successful new residential areas.

- The up-front provision of infrastructure, publicly or jointly funded, can help to unlock land for residential development, with receipts used to return investment and fund future infrastructure. An example of this is Queen's Quay in Clydebank where the Council is investing £16M to deliver a 1000+ home riverside site.
- Local authorities could be more pro-active in presenting the housing opportunities available within their areas, perhaps through the housing land audit becoming more of a promotional/enabling document than a purely statistical document.

#### **4.4 Planning for infrastructure**

- A number of models have been used by West Dunbartonshire Council (WDC) to deliver infrastructure. For example WDC is involved in the City Deal Initiative to regenerate the former Exxon Mobil site at Bowling, the provision of a new access road into Dumbarton town centre and waterfront in partnership with SPT, a joint venture with the owners of the Queens Quay site in Clydebank to remediate and prepare the site for development with the Council recouping its investment as development plots are sold, and by co-ordinated capital investment in the provision of new schools, care homes, and office buildings. The Council has also worked with private sector land owners to bid for funds to assist with the delivery of infrastructure but this has proved difficult recently as there are very limited funds available for such works.
- Section 75 planning obligations should be retained, as they guarantee that certain essential elements of a development, including infrastructure, will be delivered in circumstances where this cannot be achieved through planning conditions. However, consideration must be given to making the S75 process more efficient and perhaps timebound i.e. within a certain time after the planning permission has been issued.
- The capturing of increases in land value and/or the collection of infrastructure levies to be used to fund infrastructure investment that has become necessary as a result of those developments is supported. A consistent approach to this across local authority areas would allow landowners and developers to take account of this requirement in respect of land value expectations.
- A significant issue faced by a number of development sites in West Dunbartonshire is contamination. The cost of remediation is often enough in its own right to make sites unviable, and this can be coupled with infrastructure difficulties and other issues such as quay wall restoration. Consideration should be given to making West Dunbartonshire eligible for access to Vacant & Derelict Land funding, which is currently only available to selected authorities.
- The current requirement of LDP Action Plans is for there to be an action associated with every policy. There could be a re-focus of these documents onto the infrastructure required to deliver the Plan strategy,

and therefore a statutory and corporate infrastructure delivery plan to which capital budgets could be aligned.

#### **4.5 Further improvements to development management**

- The main barriers to timely decisions include delays in the provision of necessary information by applicants, slow responses and request for additional information by consultees, and the negotiations required to improve developments, mitigate impacts and agree S75s.
- Development management timescales could be improved by: stricter validation standards so that substandard applications are not registered until all necessary information is received; there being a duty on consultees to respond timeously, and resources provided to allow this;"self certification" for some technical aspects (e.g. flooding/contaminated land) subject to adequate safeguards; political acceptance of greater use of delegated powers and of "quick refusals" for substandard proposals rather than negotiating amendments;
- Significant extension of PD rights would not free any resources for larger applications as any savings would be offset by reduced fee income and staffing would be reduced accordingly. It could also seriously undermine efforts to achieve high quality development. There is scope for modest extensions to PD (e.g. driveways for flats). The 2011 householder PD changes have made the rules more complicated.
- Enforcement is under-resourced and powers are relatively toothless, which undermines public confidence.
- High Hedge legislation needs to be revisited, particularly with regard to the requirement for the person affected by a high hedge having to pay the fee.

#### **4.6 Leadership, resourcing and skills**

- Planning fees should be re-considered to take account of how much resource is required to deliver certain parts of the process e.g major developments and pre-application processes. Any increase in fees should be used to better resource the planning system i.e. the additional income should be ringfenced within planning authorities.
- It is considered appropriate that pre-application involvement by planning authorities should be resourced in part by the applicant, particularly for major developments. Consideration needs to be given to ensuring a consistent approach across authorities with regard to charging for pre-application stages and the services provided at this stage.
- Local authority planners can lack commercial awareness and an understanding of development viability issues. These skills can be important for negotiating the best possible outcomes from development. However, it is difficult to obtain and keep this knowledge up to date unless working within the development industry.
- Urban design and associated drawing/graphic skills have become a more specialised skill set, and are not held by all planners.

- Shared services provide a financially efficient way for planning authorities to obtain access to specialised advice. However, they can also often be an 'easy' target when budget savings are required.

#### 4.7 Community engagement

- The new engagement procedures for development planning have encouraged more innovative consultation than previously and for involvement at an earlier stage in the process.
- We should continue to reach people who would not normally engage with Planning, particularly young people, and actively share experiences of effective consultation amongst authorities. Young people are key to shaping the future long-term perception of Planning. We should have school ambassador.
- Charrette style consultations are a good way of engaging with people and groups that the planning system would not otherwise reach; they are resource intensive, however, and it unclear how sustainable the Charrette programme would be without Scottish Government funding. There should be a commitment to this funding being available in the long-term, and the funding process changed to enable funded charrettes to be undertaken throughout the year (the current funding process leads to a cluster of charrettes in first quarter of the year). It is essential that charrettes have a delivery focus and that participants see the benefits of their involvement.
- The mechanisms exist for everyone to have a fair hearing in plan and decision making. There are differences as to how these mechanisms are implemented by planning authorities. There can also be different levels of understanding of the planning system within participants, and different abilities to articulate points of view, that can lead an unequal experience of engagement.
- Introducing a mediator to the planning system could be beneficial in terms of a 'neutral' party helping to resolve an issue.
- Developers could make better use of the pre-application stage to involve affected communities in the design of proposals and thus reduce potential conflict at the application stage. It is not clear that the PAN process is being used to take on board concerns and suggestions. In some instances it has been used as a PR exercise, rather than the interactive design process that it could be. Also the length of time it remains valid requires to be defined.
- The Scottish Government should consider working with planning authorities to undertake a campaign to positively promote Planning and awareness of it amongst the general public.

**5. People Implications**

5.1 None.

**6. Financial Implications**

6.1 None.

**7. Risk Analysis**

7.1 None.

**8. Equalities Impact Assessment (EIA)**

8.1 It is not considered that the report or recommendations raise any equalities issues.

**9. Strategic Environmental Assessment**

9.1 Not applicable.

**10. Consultation**

10.1 Not applicable.

**11. Strategic Assessment**

11.1 The response is considered to align with the Council's strategic priorities of improving economic growth and employability, and improving local housing and environmentally sustainable infrastructure.

**Richard Cairns**

Executive Director of Infrastructure and Regeneration

Date: 12 November 2015

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**Appendices:** Appendix 1 – Call for evidence questions

**Background Papers:** None

**Wards Affected:** All

## REVIEW QUESTIONS

The following questions aim to prompt thinking and discussion during the review.

### 1. Development planning

The aspirations for development planning reflected in the 2006 Act have proved difficult to meet in practice. The time is right to hear views on whether a different, more radical and fit-for-purpose system of plans might work better. It is also an opportunity to have an open and honest debate about their value within the system, and to constructively challenge long-held assumptions about their role.

- Do we need development plans?
- Is the current system of development plans fit for purpose or do we need to simplify or redesign it?
- Should the primacy of the development plan be retained as a fundamental principle of the Scottish planning system?
- Should we have a multi-tiered approach to development planning?
- How can relationships between tiers of plans work better?
- Could a different approach to development plans be quicker and more effective?
- Can development plans provide greater certainty for communities and investors?
- Can we improve development plan examinations?
- Can development plans be more flexible?
- How can we ensure development plans have a stronger focus on delivery and quality of place?

### 2. Housing delivery

Planning has an important role to play in facilitating housing delivery. Whilst there have been overall improvements in performance, planning decision times for major housing applications remain lengthy, particularly where a legal agreement is used. Although planning is not the only factor, house completion rates are still low across the country. There are signs that the situation is improving, but there remains much to be done to meet the housing needs of current and future generations. Planning for housing is often viewed as too complex, inconsistent, caught up in debating numbers and detached from the needs of developers and communities. In some places there is insufficient land available, whilst in others the land supply does not match development aspirations.

- How can planning improve the quality and scale of housing delivery?
- Are there continuing barriers to housing delivery from the planning system?
- How can planning ensure that the land needed is identified quickly and effectively?
- Should there be a Housing Needs and Demands Assessment to inform the approach to planning for housing?
- Should housing numbers be defined centrally rather than locally?
- What measures are needed to expose the scale and quality of land available for housing?

- How can housing land requirements be more actively, consistently and effectively audited / monitored?
- Are there other planning mechanisms which can be used to get housing sites moving?
- Should there be a different process for housing applications?
- What innovative approaches can be used to secure the delivery of more high quality homes on the ground?

### 3. Planning for infrastructure

Recently published research on infrastructure has shown that planning is not realising its potential to identify, co-ordinate and deliver infrastructure required to enable development. There has been considerable debate about the extent to which new approaches to infrastructure planning and investment could be deployed to unlock development land. Ideas vary from targeted interventions (for example to improve Section 75 timescales) to more fundamental changes such as more powers for land assembly.

- How can we better equip planning to scope out, co-ordinate and deliver infrastructure?
- How can planning be more active in delivering infrastructure – what models might work best?
- Should we look at mechanisms to capture increased land value to support infrastructure and place-making priorities?
- Should we retain Section 75 planning obligations and if so how can we improve them to reduce timescales and better support infrastructure delivery?
- If we abolish Section 75, what needs to be put in its place?
- Should we establish an infrastructure levy or similar area based approach to secure collective contributions?
- Is there scope for dedicated infrastructure funding (or improved links to existing funding sources) to support planning delivery?
- How can infrastructure investment be better aligned to support housing delivery?

### 4. Development management

Since previous modernisation, there has been improvement in the performance of the development management system as a whole. However, there is scope to consider whether more radical interventions could further improve the efficiency of the process. The review is exploring how planning can be empowered to enable development, including by identifying where unnecessary procedure is acting as a drain on limited resources. We have significantly increased permitted development rights but the time is right to consider whether this, or other streamlining mechanisms, can be taken further.

- What are the barriers to timely decision making within the development management service and how can they be overcome?
- Which aspects of the development management process need to change?
- Should we extend permitted development rights further? If so, what for?
- Is there scope to strengthen development plans to streamline decision making?
- Should authorities share development management expertise?
- How well is the development hierarchy working? Can / should it be taken further?



- Should opportunities for repeat planning applications (i.e. for substantially the same development on the same site) be limited?
- Are there issues with planning enforcement that need to be addressed?
- Should we revisit notification and call-in arrangements?
- Should Historic Environment Scotland policies and procedures for listing buildings be reviewed and listed building consents be speeded up?
- Is there a need to change the role of key agencies in development management?

## 5. Leadership, Resourcing and Skills

Resourcing the planning system will remain a challenge for the foreseeable future, given public sector spending constraints. There have been ongoing debates about planning fees and calls for a move towards full cost recovery. At the same time, there remain challenges around performance and concerns about skills and resources within planning authorities. This is a useful time to take stock on whether there is a lack of specific types of expertise, as well as the skills we will need in the future. The corporate profile of planning within local authorities is also a key consideration.

- Are planners equipped to provide strong and skilled leadership within planning authorities?
- Should planning fees be increased to better resource the planning system?
- Should we make provision for better resourcing of the pre-application stages, particularly for larger projects?
- What is the role of the penalty clause in the Regulatory Reform Act?
- What skills and resources are currently lacking?
- What skills will be in most demand in the future?
- Is there a case for more shared services or exchange of expertise?
- Is there a need for more training of elected members?
- Can planning authorities be better equipped to actively enable development?
- How might local government support planning delivery across service areas?
- How can spatial planning be better integrated with Community Planning and corporate priorities?
- What are the long term prospects for the planning profession in Scotland?

## 6. Community engagement

The modernised planning system was designed to frontload engagement in the process. There has been growing evidence of innovation and good practice in engagement in planning, but the approach to this varies in practice. The public's perception of planning remains mixed, with its regulatory role often being a focus, and involvement is often reactive. There is scope to explore new ideas, to move the debate on planning onto more positive ground, where planning is seen as an enabler, a place delivery agent, an innovator and a leader of positive change. Engagement through active citizenship with young people is a key opportunity.

- Are the provisions for front loaded engagement in development plans working?

- How can we build on existing models of engagement (such as participatory design including 'charrettes') to encourage active participation in planning?
- Do we need to change the system to ensure everyone has a fair hearing in plan and decision making?
- Does mediation have a role to play in resolving conflict in the system?
- Should the statutory role of community councils be extended – for example to development planning?
- How can development plans be more explicitly linked with community planning?
- How can we involve more young people in planning?
- Is it possible to improve public perceptions of the planning system?