

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 September 2012

Subject: Local Development Plan: Main Issues Report consultation responses

1. Purpose

- 1.1** To inform the Committee of responses received to the Main Issues Report consultation exercise and to advise on the next steps.

2. Recommendations

- 2.1** It is recommended that the Committee note the content of this report and agree to a series a Member/Officer workshops being held to shape the Proposed Plan.

3. Background

- 3.1** A new Local Development Plan for the West Dunbartonshire planning authority area is currently being prepared. The first formal stage in this process was the publication of the Main Issues Report for consultation on 30 March 2012. This was preceded by a series of Member/Officer workshops and approval of the Main Issues Report for consultation by the Planning Committee of 6 March 2012. The Main Issues Report identified 30 policy areas that may be subject to change in the new Local Development Plan and sought views on an identified preferred option and reasonable alternatives.
- 3.2** The consultation period ran until 22 June 2012. The consultation exercise was promoted by: publication of the relevant documents on the Council's website; posts on the Council's Facebook and Twitter pages; availability of the relevant documents in Council offices and libraries; staffed drop-in sessions in the Clyde Shopping Centre, the Alexandria One Stop Shop, and the Dumbarton Burgh Hall; unstaffed exhibitions at various locations through the authority area; and attendance at Community Council and Forum meetings. Local press coverage was also received.
- #### **4. Main Issues**
- 4.1** Sixty-eight responses were received to the Main Issues Report consultation. A list of respondents is set out in Appendix 1. The number of responses is considered reasonable. The following paragraphs offer a short summary on the responses to each issue. Fuller synopses of the responses to each Issue are set out in Appendix 2 alongside the Main Issues Report Issues and

Options. Full responses will be referred to when the Proposed Plan is being prepared.

Our Key Regeneration Sites

4.2 The responses received on the Issues associated with Our Key Regeneration Sites can be summarised as:

- Issue 1 Key Regeneration Sites - most respondents agreed with the Key Regeneration Sites identified, but there was concern expressed from some respondents in relation to development on the Bowling Basins site and the westwards extension of the Esso Bowling site.
- Issue 2 Dumbarton Waterfront – most respondents supported an updating of the Dumbarton Waterfront Design Framework.
- Issue 3 Esso Bowling – there was some concern expressed, notably by SNH, with regard to the proposed westward expansion of the developable area of the Esso Bowling site. The proposed relief road was supported by most parties, but the Scottish Government reiterated it is not a priority for it and would need to be funded by the Council or other parties.
- Issue 4 Carless, Old Kilpatrick – there was mixed opinion on the proposal to expand the developable area of this site to enable access. There was support but also some concern expressed about the loss of open space and cost.
- Issue 5 Queens Quay, Clydebank – there was mixed opinion on whether the redevelopment of Queens Quay should be housing-led or more mixed use in nature, including retail. Parkhall North Kilbowie & Central Community Council and the site owner/developer supported a more mixed use approach. Others, including Clydebank Rebuilt, Renfrewshire Council and Asda Stores Ltd did not support extensive retail development on the site.
- Issue 6 The Strathleven Corridor - most respondents were supportive of the Strathleven Corridor being identified as a regional regeneration priority.
- Issue 7 The Lomond Canal - opinions were mixed in relation to the Lomond Canal. Some individuals and organisations, notably SNH, did not support the inclusion of the Canal in the new Local Development Plan. Others were supportive, subject to the environmental impact of the Canal being acceptable. Some wished to see the route of the Canal identified and a presumption against development that would prevent the Canal from being implemented.

Growing our Economy

4.3 The following paragraphs summarise the responses received in Issues relating to ‘Growing our Economy’:

- Issue 8 Strategic Economic Investment Location: Lomondgate and the Vale of Leven Industrial Estate – most respondents supported the SEIL designation covering both Lomondgate and the Vale of Leven Industrial Estate.
- Issue 9 Strategic Economic Investment Location: Clydebank Riverside – most respondents supported the SEIL designation extending over the wider Clydebank Riverside area rather than being applied to specific sites.
- Issue 10 Land for new and expanding businesses – most respondents supported increasing the supply of land for business and industry.
- Issue 11 Non-industrial uses within industrial and business areas – most respondents supported a categorising of business areas to determine which level of non-industrial/business uses would be appropriate in each. However, other respondents were concerned about the lack of flexibility in such an approach.

Supporting our Town Centres

4.4 The following paragraphs summarise the responses received on Issues relating to ‘Supporting our Town Centres’:

- Issue 12 Network of Centres – there was support for the hierarchy approach but concern expressed by some parties about where some centres were placed in the hierarchy and the restrictions suggested for non-town centre locations. Retail industry responses were very much influenced by the location of their interests.
- Issue 13 Alexandria Town Centre – Balloch & Haldane Community Council did not support proposals for a new foodstore in the town centre.
- Issue 14 Clydebank Town Centre – retail industry responses were influenced by the location of their interests, with operators within the existing town centre supporting the boundary remaining the same, and those with an interest outwith the existing boundary seeking for it to be amended. Parkhall North Kilbowie & Central Community Council supported extending the town centre boundary to include Clyde Retail Park and Queens Quay (part).
- Issue 15 Dumbarton Town Centre – two Dumbarton Community Councils supported the inclusion of the St James Retail Park in the town centre. Retail industry response are influenced by the location of their interests with some supporting the existing town centre boundary and others seeking changes.

Building our Communities

4.5 The following paragraphs summarise the responses received on the Issues relating to ‘Building our Communities’:

- Issue 16 Affordable housing – the justification for an affordable housing policy was questioned by the Scottish Government and Homes for Scotland, which

represents Scotland's housebuilders, and some developers. There was mixed opinion amongst community groups about the need for a policy.

- Issue 17 Land for housing – no additional housing sites were submitted during the consultation. The Scottish Government and Homes for Scotland raised questions over whether the supply of land for housing in West Dunbartonshire was adequate. Comments in relation to specific sites can be found in Appendix 2.

Enhancing our Green Network

4.6 The responses to the 'Enhancing our Green Network' Issues can be summarised as follows:

- Issue 18 Green network opportunities – there was general support for the identification of a green network in the Local Development Plan.
- Issue 19 Provision of open space through new residential development – the majority of respondents agreed with a standard of 6ha per 1000 new residents across the Council area, but Homes for Scotland and Clydeside Regeneration/Dawn Developments considered this standard to be too high and unjustified.
- Issue 20 Green belt boundary – comments were largely in relation to specific sites and can be viewed in Appendix 2.
- Issue 21 Local Nature Conservation Sites – most respondents were in favour of the Local Development Plan clearly identifying and protecting the network of nature conservation sites.
- Issue 22 Designated landscape area – most respondents were in favour of designating a Local Landscape Area based upon a revised Regional Scenic Area boundary, and having a green belt or countryside designation underlying this.

Delivering Sustainably

4.7 The following paragraphs summarise the responses to the 'Delivering Sustainably' Issues:

- Issue 23 Wind energy – opinions were mixed on whether the Local Development Plan should contain a spatial framework directing where wind turbines would/would not be acceptable. The Scottish Government considers this important, but SNH and the National Park Authority support a criteria-based approach.
- Issue 24 Reducing greenhouse gas emissions from new buildings – the Scottish Government expressed disappointment that the preferred option did not set a reduction target in excess of Building Standards targets. Opinion was mixed amongst other respondents.

- Issue 25 Flooding – most respondents were supportive of flooding being recognised as a Main Issue and that the matter is going to be addressed in the Proposed Plan.
- Issue 26 Fastlink – most respondents supported the inclusion of the Fastlink proposal within the Local Development Plan including Renfrewshire and Glasgow City Councils. The owner/developer's of the Queens Quay site, across which Fastlink could run, did not support its inclusion owing to project uncertainties and burdens on developers.
- Issue 27 Kilbowie Roundabout – SPT supported the preferred 'hamburger' option. A number of other respondents suggested a flyover would be a better solution.
- Issue 28 Developer contributions – most respondents supported the approach of seeking developer contributions only in relation to open space requirements and transport infrastructure, although some asked that contributions towards the wider green network also be sought. The Scottish Government questioned proposals to extend developer contributions to cover creating local employment opportunities.

Development Sites

4.8 Responses to the 'Development Sites' issues can be summarised as follows:

- Issue 29 Dumbarton Football Club – site specific comments can be found in Appendix 2. Dumbarton Football Club favour a move to Young's Farm.
- Issue 30 Development sites – site specific issues can be found in Appendix 2.

4.9 General comments and comments on matters other than the specific Issues were also received and are included in Appendix 2.

Strategic Environmental Assessment

4.10 The Main Issues Report has been subject to Strategic Environmental Assessment. The consultation authorities (Historic Scotland, SEPA and SNH) have provided advice on the assessment process and results. In general terms, the consultation authorities found the Strategic Environmental Assessment's Environmental Report to be comprehensive, clear and concise. Some concern was expressed that the report did not offer more detail on the mitigation of environmental effects. This will be addressed as the Environmental Report is revised alongside the preparation of the Proposed Plan.

Next Steps

4.11 Meetings will be held with respondents, particularly where the views of the Scottish Government and/or Key Agencies differ from the preferred option set

out in the Main issues Report. Following these meetings issues will be identified for discussion by a series of Members/Officers workshops, similar to those held in the lead up to the Main issues Report being approved for publication. These are likely to commence in the final quarter of this year. This will enable Members to shape the Proposed Plan ahead of it returning to Planning Committee for approval before publication, which is currently scheduled for March 2013.

5. People Implications

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

6. Financial Implications

- 6.1** There are no financial implications associated with this report.

7. Risk Analysis

- 7.1** There was no risk assessment carried out in relation to this report.

8. Equalities Impact Assessment (EIA)

- 8.1** An Equalities Impact Assessment was undertaken for the Main Issues Report. This suggested the targeting of minority groups and young people during the consultation exercise. The Equalities Liaison Group was made aware of the Main Issues Report consultation and contact was made with all secondary schools in the area offering to work with pupils on the report. Despite positive responses from some schools the timing of the consultation did not suit so the offer has been made to visit during autumn term. No responses to the Main Issues Report were received from any organisations representing minority groups. The next stage of the plan preparation exercise, the Proposed Plan, will also be subject to an Equalities Impact Assessment.

9. Consultation

- 9.1** This report summarises the responses received in relation to the Main issues Report. Details of the consultation exercise are set out in paragraph 3.2.

10. Strategic Assessment

- 10.1** The Main Issues Report had a strong focus on placemaking and regeneration thus supporting the Council's Strategic Priority of Economic and Social Regeneration. This will be carried through to the Proposed Plan.

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Appendices: Appendix 1: Main Issues Report Respondents
Appendix 2: Synopses of responses.

Background Papers: West Dunbartonshire Local Development Plan Main Issues Report and accompanying documents.
Main Issues Report consultation responses

Wards Affected: All