

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 2 August 2011**

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**Subject: Argyll and Bute Local Development Plan Main Issues  
Report**

#### **1. Purpose**

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

#### **2. Background**

- 2.1** Under the new Development Plan preparation process, the Main Issues Report sets out the main issues that the local authority has identified as requiring to be addressed in the Local Development Plan. Argyll and Bute Council published its Main issues Report on 12 May with the consultation period running until the 18 July.

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

- 3.1** The Main Issues Report has been assessed for matters that may be of interest or concern to the West Dunbartonshire area and the following issues have been identified:
- 3.2** Issue 4A asks if Green Networks should be identified within and adjacent to Argyll and Bute's main towns. Should Argyll and Bute's Local Development Plan do this, it is recommended that consideration be given to establishing links with the West Dunbartonshire green network.
- 3.3** Issue 6E asks whether the Faslane MOD base should be identified as a Strategically Important Industrial/Business Location for Argyll and Bute. Reference is made to the Faslane Maritime Change Project, which will lead to significant growth in employment at the base. West Dunbartonshire Council notes the identification of Faslane as a Strategically Important Industrial/Business Location and is keen to explore the land use planning and economic implications of the proposed expansion with Argyll and Bute Council and the MoD.
- 3.4** Issue 6K relates to the identification of retail development opportunities including out-of-centre sites in Helensburgh. WDC supports Argyll and Bute Council's preference for the identification of the site closest to the

settlement centre and requests that any retail development opportunities identified are of a scale and size to serve the Helensburgh catchment, and not of a size or format that would seek to draw trade from West Dunbartonshire or have a detrimental impact on West Dunbartonshire's town centres.

- 3.5** Issue 8A asks if the correct strategic transport priorities have been identified and includes the A82. It is recommended that the A82 be identified as a Regional Priority Route in its entirety within Argyll and Bute. The Main Issues Report does not appear to give it this status in the vicinity of Helensburgh.

#### **4. People Implications**

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

#### **5. Financial Implications**

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

#### **6. Risk Analysis**

- 6.1** No risks have been identified.

#### **7. Equalities, Health & Human Rights Impact Assessment (EIA)**

- 7.1** No significant issues were identified in a screening for potential equality impacts of this guidance.

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

- 8.1** The Main Issues Report is not considered to have to any impact on the Council's Strategic Priorities

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

- 9.1** The Main Issues Report for the Argyll and Bute Local Development Plan does not raise any significant issues for the West Dunbartonshire Council area. Opportunities are recognised in relation to connecting green networks and supporting the growth of the Faslane MoD base. The identification of retail development opportunities in Helensburgh would be of concern if the scale or format led to an impact on West Dunbartonshire's town centres.
- 9.2** It is recommended that paragraphs 3.1 to 3.5 be submitted to Argyll and Bute Council as this Council's response to the Main Issues Report.
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**Environmental and Economic Development**  
**Date: 18 July 2011**

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**Background Papers:** Argyll and Bute Local Development Plan Main  
issues Report

**Wards Affected:** All