

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 6 March 2012**

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

#### **1. Purpose**

- 1.1** To seek approval for the publication of the Main Issues Report and associated documents for consultation.

#### **2. Background**

- 2.1** The publication of a Main Issues Report is the first stage in the statutory process of preparing a new Local Development Plan for West Dunbartonshire (excluding that area within the National Park). The purpose of the document is to highlight significant issues which may be subject to change between the current Plan and the emerging one. The issues identified have emerged from: a review of the current Local Plan's policies and proposals; a Visioning and Scoping Workshop in March 2011 involving developers, planning consultants, Key Agencies, community groups and Council officers; and a series of consultation meetings, including with all active Community Councils, all Key Agencies (Scottish Water, SEPA etc), Elected Members, developers and other organisations has also taken place. Latterly the issues identified, along with the options for addressing them, have been discussed at a series of workshops with Elected Members.
- 2.2** The Planning Committee agreed in December 2011 that the Main Issues Report be issued in March 2012 for a twelve week consultation period. Alongside the Main Issues Report the Council is required to publish a Strategic Environmental Assessment and a Monitoring Statement. Background Reports will also be published containing additional information to support the consultation.

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

##### Main Issues Report

- 3.1** The issues and options sections of the Main Issues Report are attached at Appendix 1. For publication the document will be reformatted to improve presentation and include an Introduction and information on the Local Development Plan preparation process and context. The Issues have been categorised into the following topic areas: Key Regeneration Sites; Business/Industry; Town Centres; Housing; Green Network; Delivering Sustainable Development; and Development Opportunity Review. Options are presented in relation to each Issue and whilst the Council can identify a preferred option, the document can contain realistic options that the Council may not support. The inclusion of an option or site does not mean that it has

the support of the Council as the document is an early stage consultation and not a policy document.

### Key Regeneration Sites

- 3.2** An outcome of the Visioning and Scoping Workshop held in March 2011 was that, the delivery of development on a number of Key Regeneration Sites was a main issue for West Dunbartonshire. This is also a Strategic Priority of this Council. The Main Issues Report identifies the Key Regeneration Sites as:
- Lomondgate
  - Dumbarton Waterfront
  - Exxon Bowling
  - Bowling Basins
  - Carless, Clydebank
  - Queens Quay, Clydebank
- 3.3** Preferred uses are identified for each and the consultation will ask what action is required from the Council and others with an interest in the sites to bring about their development (Issue 1). For Dumbarton Waterfront, a question is asked of whether the existing Dumbarton Waterfront Design Framework remains relevant, with a preference for the Framework to be revised (Issue 2). The issues identified in relation to Exxon Bowling (Issue 3) and Carless (Issue 4) have preferred options of the site boundaries being extended to help facilitate their development. For the Queens Quay Key Regeneration Site (Issue 5), the issue is based around what mix of development should be preferred on the site, housing-led or mixed use including retail in order to facilitate the regeneration of the remainder of the site, with a preference for housing-led.
- 3.4** Issues are also identified regarding what action is required to facilitate a holistic regeneration of the Strathleven Corridor (Issue 6), and linked to this, what approach the Local Development Plan should take to identifying the proposed Lomond Canal (Issue 7). The preferred option for the Lomond Canal is to support the concept in principle subject to full environmental assessment at the appropriate time.

### Business/Industry

- 3.5** The Strategic Development Plan identifies two Strategic Economic Investment Locations within West Dunbartonshire at Lomondgate and Clydebank Riverside. It is for Local Development Plans to define the extent of these designations. For Lomondgate (Issue 8), the issue is centred on whether the designation should be restricted to the actual Lomondgate site and BBC facility or more broadly applied to include the Vale of Leven Industrial Estate, with the latter being the preferred approach. For Clydebank Riverside (Issue 9), the issue is similar, i.e. whether the designation should be applied to specific sites such as Carless, Clyde Gate and Rothesay Dock West, or more broadly applied to the Clydebank Riverside area.
- 3.6** The sufficiency of industrial and business land is considered by Issue 10, with a preferred option of trying to increase the supply by the identification of additional land within existing industrial areas. An issue has emerged in recent times of non-

business/industrial uses (e.g. nurseries, gyms) within business and industrial areas. This is addressed in Issue 11, with a preferred option of identifying industrial/business areas where such uses will be resisted or limited, and areas where a more flexible approach will be taken.

### Town Centres/Retailing

- 3.7** Issue 12 addresses the network of centres. The preferred option is to have a town centre focus with:
- support for all retail proposals within the town centres of Alexandria, Clydebank and Dumbarton. These centres to be the preferred location within West Dunbartonshire for retail development over 1,000 sq.mt;
  - no retail development opportunities to be specifically identified outwith town centres. Out-of-town centre proposals would be assessed against impact on town centres;
  - restrictions on unit sizes and goods types to be sold from Commercial Centres;
  - the recognition of the St James, Kilbowie and Clyde retail parks as edge-of-centre commercial centres and Lomond Galleries and Antartex as 'destination' commercial centres;
  - the identification of local centres.
- 3.8** Preferred strategies are identified for Alexandria (Issue 13), Clydebank (Issue 14) and Dumbarton (Issue 15) town centres. Again, the preferred options support a town centre focus with the identification of the same or tighter town centre boundaries and principal shopping areas where non-retail uses will be resisted or limited in Clydebank and Dumbarton. In Dumbarton, the preferred strategy does not include the retail development opportunity to the north of the Artizan Centre that was identified in the Town Centre Masterplan.

### Housing

- 3.9** Issue 16 addresses affordable housing with a preferred option of including a quota-type policy. Whilst the Council's Local Housing Strategy does not set out the requirement for such an approach, a need for approximately 75 social rented housing units per year has been identified in the Housing Needs and Demand Assessment, and in a time of uncertainty of funding for social rented housing, it is considered that such a policy could contribute to this requirement.
- 3.10** The issue of whether there is a sufficient supply of land available for new housing development is addressed by Issue 17. The preferred option is that the housing land supply should be supplemented so as to increase the supply of land for housing. A number of sites have been identified or have been suggested to the Council as suitable for housing and all are included for the purposes of the consultation. These include both brownfield and greenfield sites. A Background Report providing additional information on each of these sites will be published alongside the Main Issues Report.

## Green Network

- 3.11** The Green Network section of the Main Issues Report covers a range of issues. The first relates to the Green Network itself (Issue 18) and sets out a preference for the identification of a Green Network within West Dunbartonshire and investment in the Green Network to be directed to specific locations. Linked to this, Issue 19 considers whether there should be a framework for seeking physical or financial contributions towards improvement of the open space network from new residential developments, which is preferred to contributions being sought on an ad hoc basis.
- 3.12** A green belt boundary review has been undertaken as part of the preparation of the Main Issues Report (Issue 20). This has focussed on the strength of the actual boundaries of the Green Belt and recommends changes which are considered to strengthen it. Most changes are minor but where a significant release of land has resulted from a suggested green belt boundary change the area has also been assessed in relation to Issue 17 – Housing Land. Changes are recommended to the green belt boundary at the following locations.

<b>Land to be included in Green Belt</b>	<b>Land to be removed from Green Belt</b>
A82, Renton Woods	Cats Castle
Arthurston Road, Haldane	Lomondgate South (Area 5)
Bonhill North	Dumbain Crescent, Haldane
Stirling Road, Bellsmyre	Esso Western Extension
Gruggies Burn	Bowling Basin
Milton North	Carleith Farm
Old Kilpatrick East	
Dalmuir Park	

- 3.13** Issues 21 and 22 consider how the Local Development Plan can best protect local nature sites and areas of landscape value. The preferred option for both is to continue to designate areas of particular value for nature conservation and landscape value, rather than having no specifically designated areas and all areas subject to the same level of protection.

## Delivering Sustainable Development

- 3.14** This section of the Main Issues Report covers a range of issues relating to sustainability, delivery and infrastructure. Issue 23 is concerned with the policy framework for assessing wind farm proposals. The preferred approach is to have a general policy for assessing all proposals, rather than identifying specific areas of search and areas of protection. Issue 24 is also linked to renewable energy issues and asks if the standards set in relation to the reduction in carbon emissions from new buildings should be the same as Building Standards requirements or exceed these by 5%, with the former option preferred.
- 3.15** Issue 25 set out a general question looking for views on flooding issues and possible solutions.
- 3.16** Issue 26 considers whether to safeguard the route of Fastlink - the bus-based public transport system proposed to run along the north and south of the Clyde - and to

require the provision of Fastlink infrastructure within development sites, and this is the preference. Also relating to transportation, Issue 27 asks what solution should be proposed to address congestion at the Kilbowie Roundabout, with a preference for reconfiguring the roundabout to allow east-west traffic to pass straight through the roundabout, the closure of the Duntocher Road access/egress onto the roundabout and its relocation to a signal-controlled junction with the A82 further to the west.

- 3.17** The final issue in this section addresses whether a developer contribution policy should be included. The preferred option is that the Plan should seek developer contributions in relation to standard open space requirements if it is not provided within the new development, essential traffic infrastructure improvements, and employment/economic-related community benefits e.g. encouraging local training opportunities and local procurement within the construction industry (Issue 28).

#### Development Opportunities

- 3.18** As part of the pre-Main Issues Report consultation, Dumbarton Football Club has approached the Council with proposals to build a new football stadium. The football club has identified three potential locations (Exxon Bowling, Dumbuck Warehouses and Youngs Farm) for a new stadium, along with associated infrastructure and enabling development that would help to fund its development. Issue 29 identifies the three sites suggested by the football club, but it is recommended that no Council preference is stated at this time as there is limited information on the technical suitability or availability of the sites identified.
- 3.19** The development opportunities included within the West Dunbartonshire Local Plan and other new opportunities identified by the Council or brought to it by other parties are reviewed in Issue 30. Development opportunities are categorised as: (i) new, (ii) having a new use or designation proposed, (iii) being removed as development opportunities or (iv) having no change to their current designation proposed.

#### Background Reports

- 3.20** A number of background reports are to be published as part of the Main Issues Report consultation including the Potential New Housing Sites, Green Belt Review and the Development Opportunity Review.

#### Strategic Environmental Assessment

- 3.21** A strategic environmental assessment of the issues and options identified in the Main Issues Report has been undertaken and will be published at the same time as the Main Issues Report.

#### Monitoring Statement

- 3.22** A Monitoring Statement is also required to be published. This is to set out principal changes in the physical, economic, social and environmental characteristics of the area and to monitor the impact of the policies and proposals of the existing plan.

## Next Steps

**3.23** The Main Issues Report will be published towards the end of this month for a consultation period of twelve weeks. The approved Participation Statement indicates that the following consultation methods will be used:

- documents made available on Council website and in main Council offices and libraries
- newsletter issued to all those individuals and organisations on the participant database.
- drop-in sessions across the Council area
- meetings and presentations will be offered and sought.

**3.24** Following the consultation period, an analysis of responses received will be undertaken and work will commence on preparing the Proposed Plan, the next stage in the Local Development Plan process.

## **4. People Implications**

**4.1** No people implications have been identified at this early stage in the Plan process, but will remain a consideration as the Plan is progressed.

## **5. Financial Implications**

**5.1** The Local Development Plan will have implications for the end use of a number of sites within Council ownership, and therefore the value the Council may achieve for these sites. As the Plan process is at a very early stage with various options being presented for a number of sites details of these financial implications are not available at this time.

## **6. Risk Analysis**

**6.1** No risk analysis has been undertaken at this stage of the Local Development Plan process as this is a consultation document and not a policy document. The requirement for a risk assessment will be fully considered at the Proposed Plan stage.

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

**7.1** An Equalities Impact Assessment of the Main Issues Report has been undertaken and has identified certain minority groups which should be specifically targeted during the Main Issues Report consultation.

## **8. Strategic Assessment**

**8.1** The Main Issues Report has a strong focus on regeneration supporting the Council's Strategic Priority of Economic and Social Regeneration.

## **9. Conclusions and Recommendations**

- 9.1** The Main Issues Report highlights the main land use planning issues for West Dunbartonshire for the period 2014-2019 and its preparation has involved extensive consultation to date. The document will now be the subject of a formal consultation exercise that will inform the Proposed Local Development Plan.
- 9.2** It is recommended that the Main Issues Report contained in Appendix 1 is approved for public consultation along with associated documents and that the Planning and Building Standards Manager be delegated editorial powers in relation to these documents.

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**Date: 23 February 2012**

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**Appendices:** Appendix 1 – Main Issues Report

**Background Papers:** Potential New Housing Sites  
Green Belt Boundary Review  
Development Opportunities Review  
Monitoring Statement policy review  
Strategic Environmental Assessment templates

**Wards Affected:** All