

**West Dunbartonshire  
Local Development Plan**

**Development Plan Scheme and  
Participation Statement  
2021**

# **West Dunbartonshire Development Plan Scheme and Participation Statement**

## **Introduction**

This document provides information on existing Development Plan coverage within West Dunbartonshire and how participation will be encouraged in the plan-making process.

## **What is a Development Plan?**

It is a document which sets out policies and proposals for the use of land and buildings in the area it covers. It does this by identifying uses that will be acceptable on particular sites and by setting out criteria for the assessment of development proposals.

## **What types of Development Plan are there?**

There are two tiers of Development Plan currently in operation within Scotland (although this will change through the implementation of the Planning (Scotland) Act 2019).

Strategic Development Plans are applicable to the city-regions of Glasgow, Edinburgh, Aberdeen and Dundee, and cover more than one local authority area. These set out a long-term vision for the development of the city-regions and provide a framework for Local Development Plans.

Local Development Plans provide a more detailed planning framework, usually at a local authority level, setting out policies for assessing planning applications and identifying sites for development or protection from development.

Local Development Plans can be supported by Supplementary Guidance, which provides more detailed information on specific issues. Councils can also produce non-statutory Planning Guidance, which does not form part of the Development Plan.

## **What Development Plans are currently in place in West Dunbartonshire?**

The Strategic Development Plan for the area, Clydeplan, was approved by Scottish Ministers on 24<sup>th</sup> July 2017 and covers the West Dunbartonshire Council area with the exception of that area within the Loch Lomond and the Trossachs National Park. Further information, including the Development Plan Scheme and Participation Statement for Clydeplan, can be found at [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk).

The West Dunbartonshire Local Plan was adopted in March 2010.

The West Dunbartonshire Local Development Plan (LDP1) remains at proposed plan stage and this plan was not adopted. The Examination Report included a recommendation that a site at Duntiglenan Fields in Clydebank be included as a housing development opportunity. At its meeting of 27 April 2016, the Planning Committee declined this recommendation and the Scottish Ministers directed that the Plan is not to be adopted unless the recommendation is accepted. The plan, incorporating the accepted

modifications of the Examination Report, is referred to as the West Dunbartonshire Local Development Plan: Proposed Plan (2016).

Local Development Plan 2 was submitted to the Scottish Ministers for adoption on 26 August 2020. On 18 December 2020, the Scottish Government issued a Direction that the Plan should not be adopted unless specified modifications relating to housing matters are made. The Council is continuing to consider that Direction.

The Council has produced a number of planning guidance and other useful information documents which are listed in Appendix 1.

The Plan covering the National Park is the Loch Lomond & the Trossachs National Park Local Development Plan 2017 - 2021. Further information, including the Development Plan Scheme and Participation Statement for the Park Authority Local Development Plan can be found at [www.ourlivepark.com](http://www.ourlivepark.com).

### **Planning (Scotland) Act 2019**

The Planning (Scotland) Act 2019 makes fundamental changes to the development planning system in Scotland. The first step towards implementing this new system is the preparation and publication of the fourth National Planning Framework 4 (NPF4). The draft NPF4 was laid before Parliament and published for consultation on 10 November 2021. On approval, expected in 2022, NPF4 will form part of the Development Plan for all Planning Authorities, along with Local Development Plans. Strategic Development Plans will be removed from the development plan framework, with Regional Spatial Strategies prepared, which will not form part of the Development Plan. Alongside the publication of the finalised NPF4, Regulations and Guidance relating to the preparation of new style Local Development Plans will be published. When these are published, the Council will set out its timetable for preparing the next Local Development Plan (LDP3).

## Participation

The Council is keen to encourage participation in the preparation of its Local Development Plan (LDP).

### Who can participate in the preparation of the new Plan?

Participation in the plan-making process is open to everyone: from individuals, community groups and small local businesses to investors, land owners, housebuilders and national and international companies.

### When will participation happen?

Participation in the preparation of LDP2 is effectively completed as the Plan has been through the Main Issues Report and Proposed Plan consultation stages and Examination. The remaining action is to inform participants of the adoption of the Plan, when that occurs.

As detailed above, the Planning (Scotland) Act 2019 will not be fully implemented until Regulations and Guidance are published. These are expected in 2022. Therefore, whilst the new requirements for consultation and participation are not known at the time this Participation Statement is being written, the Council will encourage participation throughout the development of Local Development Plan 3.

### Contact us and register for participation

A Local Development Plan participant database has been established to record the details of all individuals and organisations that want to be kept up to date with the Local Development Plan process. Interested individuals or organisations can have their details added to the database by contacting us through any of the methods below -

**Email:** [ldp@west-dunbarton.gov.uk](mailto:ldp@west-dunbarton.gov.uk)

**Telephone:** 0141 951 7930

**Write:** Forward Planning  
Planning & Building Standards  
West Dunbartonshire Council  
16 Church Street  
Dumbarton  
G82 1QL

Further information and key documents can be found online at –

[www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/](http://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/)

Facebook logo - <https://www.facebook.com/WDCouncil>

Twitter logo - <https://twitter.com/wdcplanning>

## Appendix 1- Guidance and other Useful Information

### **Other Planning Guidance**

Clydebank Business Park Planning Guidance, 2017  
Clydebank Town Centre Development Framework, 2021  
Commuted Payments for Parking 2015  
Dumbarton Waterfront Path Planning Guidance, 2017  
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011  
Our Green Network, 2015  
Pay Day Lending & Betting Shops, 2016  
Renewable Energy, 2016  
Residential Development: Principles for Good Design, 2014  
Queens Quay Design Codes, 2020

### **Other Useful Information**

Alexandria Streetscape Design Guide, 2007  
Alexandria Town Centre Masterplan, 2008  
Alexandria Town Centre Masterplan, 2021  
Bowling Basin Charrette Report 2014  
Clyde Riverside Masterplan, 2000  
Clydebank Design Guidelines (Page and Park), 2003  
Clydebank Town Centre Charrette report, 2015  
Dumbarton Town Centre Public Realm Design Guide, 2001  
Dumbarton Town Centre & Waterfront – Revised Urban Strategy, 2014  
Dumbarton Rock & Castle Charrette Report, 2015  
Kilpatrick Hills Local Landscape Area: Statement of Importance, 2015

### **Protocols on Facilitating Appropriate Development on Key Development Sites**

Protocol 1: Pre-Application Advice  
Protocol 2: Liaison Meetings  
Protocol 3: Elected Member Involvement in Pre-application Discussions  
Protocol 4: Planning Processing Agreements

### **Development Management Advice Notes and Design Guides**

Fences, walls, enclosures  
Driveways  
Decking  
Satellite Dishes  
Extensions & Conservatories  
Domestic Garages & Garden Outbuildings  
Porches  
Dormers & Velux Windows  
Shopfront Design Guide