

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 26 February 2014

Subject: West Dunbartonshire Local Development Plan - representations received on the Proposed Plan

1. Purpose

- 1.1** To advise the Committee of the representations received on the Proposed West Dunbartonshire Local Development Plan (the “Proposed Plan”) and agree the Council response to the matters raised.

2. Recommendations

- 2.1** It is recommended that no modifications are made to the Proposed Plan and that ‘Schedule 4’ forms are prepared by officers and brought back to a future Committee for approval before submission for Examination.

3. Background

- 3.1** The Local Development Plan sets out the Council’s strategy for the development and use of land in the Council area (excluding that part within the National Park where the Park Authority acts as Planning Authority). The Committee approved the publication of the Proposed Plan at the 14 August 2013 Planning Committee. It was published on 27 September with the period for submitting representations ending on 29 November.

4. Main Issues

- 4.1** One hundred and eighty-six representations were received on the Proposed Plan covering a range of issues. Appendix 1 lists the respondents. Appendix 2 sets out a short summary of all the representations received. Having made an initial assessment of the representations received it is recommended that no modifications are made to the Proposed Plan. The Proposed Plan reflects the ‘settled view’ of the Council in respect of the Local Development Plan and none of the matters raised are considered to justify changing this view.
- 4.2** A summary of some of the more substantive issues raised are set out below. All of the representations received are available as a background paper. In due course ‘Schedule 4s’ setting out fuller summaries of the representations received and the Council’s response to these will be brought to Committee for approval. These are the forms on which the Examination of the Plan will be based.

- Clydebank Town Centre
- 4.3** Representations were received seeking for the boundary of Clydebank town centre to be amended to: extend into the Queen's Quay site; include the town hall and library; and include Clyde Retail Park.
- Dumbarton Town Centre
- 4.4** A representation was received seeking that a retail development opportunity be identified in St James Retail Park and that retail units less than 1,000 sq.m be acceptable there.
- Queens Quay, Clydebank
- 4.5** A representation was received seeking that a retail development opportunity for an 8,000 sq.m superstore be identified on Queen's Quay.
- Carless, Old Kilpatrick
- 4.6** Eight representations were received objecting to the Carless site being identified for development. Reasons include flooding, contamination and impact on the green network including wildlife and the canal.
- Esso Bowling and Scott's Yard
- 4.7** There are eight objections to the redevelopment of the site, the majority referring to the release of green belt land and the routeing of the A814 link road through a particular site.
- Bowling Basin
- 4.8** There are ten objections to the development of housing within the Bowling Basin site. Reasons include coalescence with Old Kilpatrick, impact on wildlife corridors and flooding.
- Lomond Canal
- 4.9** There are two objections to the inclusion of the Lomond Canal within the Proposed Plan on the grounds that the River Leven is already navigable and there being no demand/need for it. There are also representations of support.
- Lomondgate and Vale of Leven Industrial Estate
- 4.10** One representation seeks for Lomondgate to be identified as a 'destination' commercial centre.
- Young's Farm, Dumbarton (Dumbarton FC)
- 4.11** One representation seeks for the allocation of Young's Farm for a new stadium for Dumbarton FC to be made stronger. There are two objections to the allocation of the site for a stadium.
- Growing our Economy
- 4.12** One representation seeks the reallocation of land at Jamestown from industrial/business use to residential.
- Building our Communities
- 4.13** Two responses, including one from the housebuilding industry organisation, Homes for Scotland, comment that insufficient land has been identified for

housing development. Although they support the approach taken to affordable and particular needs housing in the Plan.

4.14 Ninety of the responses received are in relation to Duntiglennan Fields in Clydebank. The majority (87) object to the release of the site for housing for a variety of reasons including roads issues affecting Farm Road, loss of green belt, school capacity issues, there being no need for the release of the land, landscape and nature conservation. Support for release of the site comes from the potential developer, Taylor Wimpey, and one resident. SNH offer comment on how the landscape impact of any development could be mitigated.

4.15 Objections were also received in relation to the following housing sites:

Clydebank	-	Beardmore Street (8 objections); Rosebery Place (1); St Eunans Primary School (1) Carleith (4, but site not included in proposed Plan) Rothseay Dock being identified for affordable housing (1)
Bowling & Milton		Scott's Yard (1) Milton Brae (2)
Dumbarton		Crosslett House (2) Dalreoch Quarry (1) Townend Road (2) Valeview Terrace (2)
Vale of Leven		Stirling Road, Bonhill (2)

Grounds for objection include impact of additional traffic, loss of open space or opportunity to create open space, loss of good building to housing, development being undeliverable, and impact of construction.

4.16 Land is suggested for housing at the following locations:

- Land adjoining Dumbuckhill quarry (Milton & Dumbarton)
- Dumbarton FC stadium site (increase capacity from what is shown)
- Vale of Leven Golf Club

4.17 There are also objections to the site identified for the Vale of Leven cemetery extension and the identification of Lesser Boll of Meal as open space which removed a previous care home designation.

Supporting our Centres

4.18 Representations seek for the Plan to include retail development opportunities at St James Retail Park, Lomond Galleries and Antartex Village and for the role and function of the Clyde Retail Park to be amended.

Enhancing our Green Network

4.19 Representations were received seeking for land at the Golden Jubilee Hospital and in Jamestown not to be classified as open space. Other representations sought clarification of or changes to the green network policies.

Protecting our Built Heritage

- 4.20** One representation seeks a more proactive approach to the built heritage.

Supporting Development

- 4.21** There are 24 objections to the proposed changes to the Kilbowie Roundabout/ Duntocher Road, predominantly concerned with the loss of open space and closure of Duntocher Road. Other representations sought clarification of or changes to the supporting development policies.

Next steps

- 4.22** As there are unresolved representations on the Plan, it will be subject to an Examination by a Reporter from the Directorate of Planning and Environmental Appeals. Officers will proceed to prepare the 'Schedule 4' forms which will form the basis of the Examination and bring these back to the Planning Committee for approval before submission for Examination.

5. People Implications

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

6. Financial Implications

- 6.1** The Council is responsible for the costs of running the Examination. Costs are predominantly related to the fees of the Reporter and the DPEA administrative staff. There would also be venue hire fees if any aspect of the Plan was to be subject to a hearing. A budget has been allocated to meet the costs of the Examination in 2014/2015.

7. Risk Analysis

- 7.1** It is recommended that no modifications are made to the Proposed Plan. Any changes to the Plan at this stage would require it to be republished with a minimum 6 week period allowed for representations to be received. The whole Plan would be open to comment during this period not just the modification. This would delay the Plan process and will bring its adoption closer to March 2015 when the current West Dunbartonshire Local Plan will be five years old and considered 'out-of-date'. The Proposed Plan was published as the 'settled view' of the Council, so publishing a modification risks reputational damage as does extending the development plan preparation process (the development plan timetable is a key consideration in the Planning Performance Framework). Extending the plan process will also result in a delay in developers bringing proposals forward for development, and therefore in development happening.

8. Equalities Impact Assessment (EIA)

- 8.1** An Equalities Impact Assessment was undertaken in respect of the Proposed Plan and no equality impacts were identified.

9. Consultation

- 9.1** Publication of the Proposed Plan was promoted by:
- Directly notifying over 3000 premises situated close to sites that are proposed for development by the Plan and other interested parties.
 - Adverts in local papers.
 - Staffed information sessions held in the Alexandria One Stop Shop, Clyde Shopping Centre and Dumbarton Burgh Hall.
 - A mobile exhibition located at several locations throughout the authority.
 - Meetings with 9 of the 10 active community councils
 - Publishing the Plan on the Council's website and making it available in Council offices and libraries.
 - Regular reminders of the Plan's availability on the Council's Facebook page and Twitter feed.

10. Strategic Assessment

- 10.1** The Proposed Plan covers a wide range of topics and is considered to contribute to the Council's strategic priorities and in particular towards:
- Economic growth and employability.
 - Local housing and sustainable infrastructure.

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Date: 7 February 2014

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Appendices: Appendix 1: Proposed Plan respondents
Appendix 2: Short summary of representations received.

Background Papers: Proposed Plan responses

Wards Affected: All