

# **WEST DUNBARTONSHIRE COUNCIL**

## **Report by the Strategic Lead - Regulatory**

**Planning Committee: 26 June 2019**

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**Subject: Revised Dumbarton Waterfront Path Planning Guidance 2019**

### **1. Purpose**

- 1.1** To seek approval of revised Planning Guidance on Dumbarton Waterfront Path.

### **2. Recommendation**

- 2.1** It is recommended that the Committee approves the revised Planning Guidance on Dumbarton Waterfront Path contained within Appendix 1.

### **3. Background**

- 3.1** The Scottish Government Circular on Development Planning advises that local authorities may issue non-statutory planning guidance. This may be used to provide detail on a range of subject areas, and is particularly useful when an issue arises during the lifecycle of a Development Plan. Non-statutory planning guidance does not form part of the Development Plan, but may be a material consideration in terms of considering a development proposal.
- 3.2** Planning Guidance on the delivery of the Dumbarton Waterfront Path was approved by Planning Committee on 22 February 2017. Planning Consent for the construction of the Waterfront Path (Ref: DC16/278) was granted in November 2017.

### **4. Main Issues**

- 4.1** The delivery of a waterfront path is a requirement associated with the development of the sites along Dumbarton Waterfront. The Council has a longstanding ambition for the creation of a waterfront path from Dumbarton town centre to Dumbarton Rock and Castle. This has been expressed in the Local Development Plan: Proposed Plan (2016) and Dumbarton Town Centre & Waterfront – Revised Urban Strategy 2014. The creation of a new waterfront path was also identified as a priority by the community at the Dumbarton Rock and Castle Charrette 2015.
- 4.2** The Council's most up to date policy document, Local Development Plan 2: Proposed Plan (2018) contains a specific Policy on the Dumbarton Waterfront Path and requires developers to provide developer contributions to enable delivery of the Path in accordance with the Dumbarton Waterfront Path Planning Guidance. The Planning Guidance approved in February 2017,

requires to be revised and updated in terms of the revised timeline for delivery of the Path, the estimated costs, general formatting and updating of the document to reflect current progress on the delivery of the path. Two new maps have been added to illustrate the more update situation of the path and the scope of the landowners responsibility. The costs for construction of the Path have increased partly due to construction cost inflation (the original costs were estimates date back to November 2016) as well as a more accurate figure for construction costs, based on actual contractual costs and the inclusion of CCTV. The revised timeline sees the path being completed by the end of 2020.

- 4.3 These changes to the document do not fundamentally alter the content of the approved Planning Guidance and ensure that the Planning Guidance stays up to date as the construction of the waterfront path moves forward.

## **5. People Implications**

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

## **6. Financial and Procurement Implications**

- 6.1 There are no financial or procurement issues associated with this report.

## **7. Risk Analysis**

- 7.1 It was not considered necessary to carry out a risk assessment on the matters covered by this report.

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

- 8.1 The 2017 Planning Guidance was subject to a screening which identified no equalities issues. The revisions to the guidance do not fundamentally alter the original guidance therefore a revised EQIA was not necessary.

## **9 Environmental Sustainability**

- 9.1 The revisions to the guidance are not considered to have any significant environmental impacts and an SEA is therefore not required.

## **10. Consultation**

- 10.1 Consultation was undertaken on the 2017 Planning Guidance between 22<sup>nd</sup> December 2016 and 2<sup>nd</sup> February 2017. As the revisions to the Guidance are related to updates, in terms of the timeline and estimated costs, as well as other general updates there is no need to re-consult on the Planning Guidance as it has not been fundamentally altered as part of these revisions and updates.

## **11. Strategic Assessment**

**11.1** The Planning Guidance is considered to support all of the Council's strategic priorities.

**Peter Hessett**  
**Strategic Lead - Regulatory**  
**Date: 10 June 2016**

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**Appendices:** Appendix 1 –Planning Guidance on Dumbarton  
Waterfront Path (June 2019)

**Background Papers:** Dumbarton Waterfront -Riverside Path Design Report  
AECOM September 2016  
West Dunbartonshire Local Development Plan 1 and 2:  
Proposed Plan (2016) and (2019)  
Dumbarton Town Centre &Waterfront-Revised Urban  
Strategy 2014  
Dumbarton Rock & Castle Charrette Report (2015)

**Wards Affected:** Ward 3 Dumbarton