

LOCAL DEVELOPMENT PLAN 2

**Development Plan Scheme and
Participation Statement**

West 
Dunbartonshire
COUNCIL

September 2020

West Dunbartonshire Development Plan Scheme and Participation Statement

Introduction

This document provides information on existing Development Plan coverage within West Dunbartonshire and the timetable for preparing replacement plans. It also sets out the means by which participation in the preparation of the new Local Development Plan is being undertaken.

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.

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 24th 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.

The West Dunbartonshire Local Plan was adopted in March 2010. The West Dunbartonshire Local Development Plan 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). This, along with the adopted Local Plan will continue to be material considerations in the determination of planning applications. Both plans cover West Dunbartonshire with the exception of that area within the National Park.

Local Development Plan 2 was submitted to the Scottish Ministers for adoption on 26 August 2020. Unless the Scottish Government direct otherwise, or the timeframe is extended, the Council are free to adopt Local Development Plan 28 days after submission to the Scottish Government. At the time of writing this Development Plan Scheme and Participation Statement, adoption of Local Development Plan 2 was expected to be confirmed on 23rd September 2020. On adoption, Local Development Plan 2 will replace both the West Dunbartonshire Local Plan 2010 and Local Development Plan 1: Proposed Plan (2016) and alongside Clydeplan, will form the development plan for West Dunbartonshire.

In addition, the Council has produced Planning Guidance associated with the Proposed Plan, non-statutory 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.

What are the main stages in preparing the new Local Development Plan?

The significant documents and stages in the preparation of the new Local Development Plan are as follows:

Survey and Technical Work and Early Participation – survey and technical work undertaken to inform the Main Issues Report and stakeholders consulted with regard to their requirements for the Plan.

Main Issues Report – the findings of the survey and technical work and early participation is reflected in the Main Issues Report, which sets out the issues to be addressed by the Local Development Plan and the options for addressing these. Issues will focus on the main changes between the existing Local Development Plan and the new Plan.

Proposed Plan – the Proposed Plan is a consultative version of the Plan published as the Council would like to see it adopted.

Submission to Scottish Ministers – following consultation and amendment if necessary the Proposed Plan is submitted to Scottish Ministers for examination.

Examination – if there remain unresolved representations to the Proposed Plan when submitted to the Scottish Ministers, a Reporter will be appointed to examine the Plan.

Adoption – following an examination of the Plan, it is modified if necessary and then published for adoption.

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 National Planning Framework 4 (hereafter referred to as NPF 4). The draft NPF 4 is to be laid before Parliament in September 2021 and will be consulted upon with the revised NPF 4 forming the development plan alongside a new Local Development Plan in September 2022. Secondary legislation and guidance to implement the new development planning system is not anticipated by the Scottish Government to be in place before December 2021; however, due to the Covid 19 situation this date may be subject to revision by the Scottish Government.

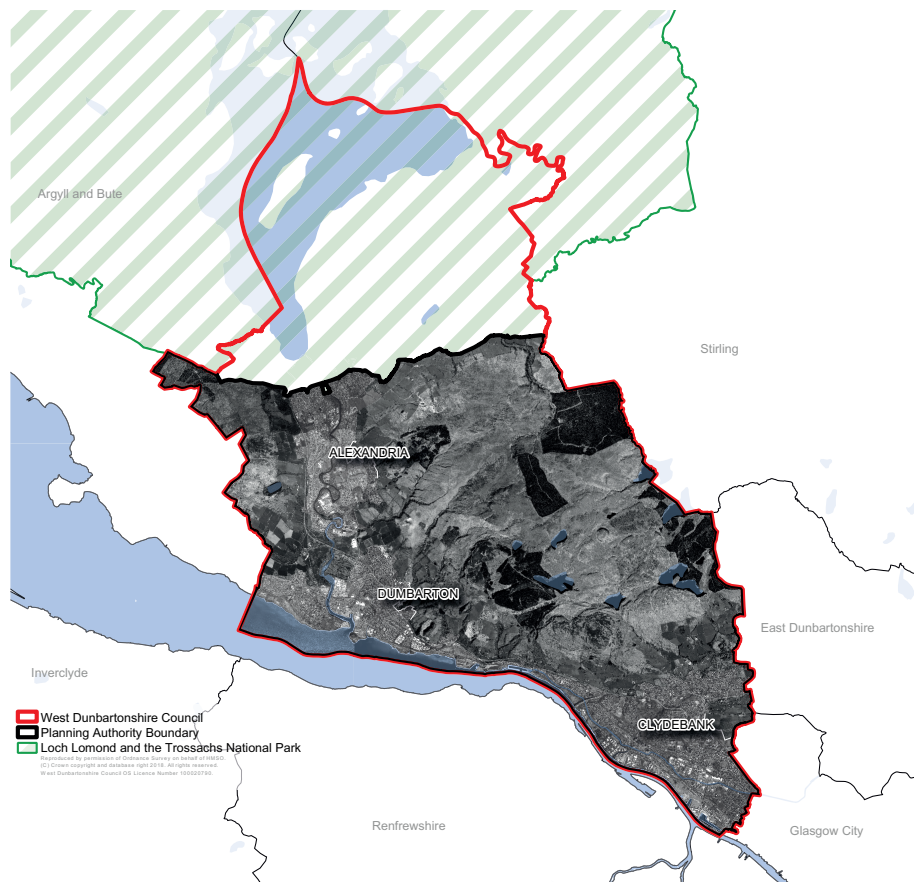
Therefore, as Local Development Plan 2 will only be recently adopted, the Council will wait and prepare its new Local Development Plan 3 under the new planning system. Until the secondary legislation and guidance has been published there are no firm dates that the Council can give for the preparation of Local Development Plan 3; however, the Council will start preparing and undertaking work required for the Evidence Report, which is the first step in the preparation of Local Development Plan 3 under the new system.

Timetable for the preparation of the new Local Development Plan

Publication of Main Issues Report – June 2017
Main Issues Report Consultation – June 2017 to September 2017
Preparation of Proposed Plan – October 2017 to September 2018
Publication of Proposed Plan – October 2018
Proposed Plan Consultation – October 2018 to November 2018
Submission of Proposed Plan to Scottish Government – May 2019
Examination – May 2019 to April 2020
Adoption of Plan – September 2020
Publication of Action Programme – December 2020
Undertake preparatory work for the Local Development Plan 3 Evidence Report – December 2021

Strategic Environmental Assessment

The Council has undertaken a Strategic Environmental Assessment of the new Local Development Plan. An Environmental Report was published alongside the Main Issues Report and the Proposed Plan. The Environmental Report was subject to consultation alongside the Main Issues Report and Proposed Plan.



Participation

The Council is keen to encourage participation in the preparation of the new 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 will continue to be encouraged throughout the preparation of the new Local Development Plan, but the key stages are pre-Main Issues Report and the consultation phases following the publication of the Main issues Report and the Proposed Plan. All consultation detailed above has been undertaken in line with the participation statement.

As detailed above, the Planning (Scotland) Act 2019 will not be fully implemented until secondary legislation and guidance has been published in December 2021. Therefore, the new requirements for consultation and participation were not known at the time this participation statement was written. However, the Council will encourage participation throughout the development of Local Development Plan 3 when the new planning system has been fully implemented.

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
Telephone: 0141 951 7930
E-form: [Click here](#)
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/



<https://www.facebook.com/WDCouncil>



<https://twitter.com/wdcplanning>

How will the Council manage and encourage participation?

The following tables outline what methods will be used to encourage and undertake participation at each stage of the LDP process.

Pre-MIR Stage – Background work& evidence gathering		
Who will be involved?	Publicity and Participation Methods	Progress at September 2020
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, and adjoining and Clydeplan planning authorities	Invitation to participate and call for sites and issues will be sent out to all potentially interested parties.	Complete
	Development Plan Scheme & Participation Statement will be placed on Council website, along with online form to register for participation and submit sites/ issues.	Complete
	Social media and local newspapers will be used to publicise the commencement of new Local Development Plan preparation.	Publicised on social media
	A newsletter will be sent to all registered participants, and made available online and in Council offices and libraries.	Complete
	Meetings/workshops will be held with Key Agencies, other Council services, and interested individuals and organisations, including community organisations, to explore potential main issues.	Complete
	Meetings will be held with elected members on a ward and/or individual basis and workshops will be held with the Planning Committee.	Complete

MIR Stage – Main Issues Report, Monitoring Statement & Environmental Report		
Who will be involved?	Publicity and Participation Methods	Progress at September 2020
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, adjoining and Clydeplan planning authorities	Publish Main Issues	Complete
	Place publication notice in local papers.	Complete
	Notification of Main Issues Report publication and invitation to comment will be sent out to all stakeholders and those on participant database via email and letter.	Complete
	Social media will be used to publicise the Main Issues Report and encourage participation.	Publicised on social media
	Meetings will be offered and sought to discuss Main Issues Report.	Complete
	Information sessions will be held across the Council area to discuss Main Issues Report and encourage engagement.	Complete
	A newsletter will be published to inform of Main Issues Report publication. This will be sent to all participants, made available online and in Council offices and libraries.	Complete

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Proposed Plan Stage – Proposed Plan, Proposed Action Programme & Revised Environmental Report (if necessary)		
Who will be involved?	Participation Methods	Progress at September 2020
Scottish Ministers, Key Agencies, owners/occupiers/lessees of land or neighbouring land identified in the proposed plan for development, those who commented on the MIR, any other interested parties involved at the previous stage.	Publish Proposed Plan online and place copies in all libraries and main Council Offices.	Complete
	Place publication notice in local papers.	Complete
	Owners, lessees, occupiers of sites (or neighbouring land) which the Proposed Plan specifically proposes to be developed (and which would have a significant affect on the use and amenity of the site) will be notified.	Complete
	Notification of Proposed Plan publication will be sent to all those who participated at Main Issues Report stage, other stakeholders and those on the participant database.	Complete
	Social media will be used to publicise Proposed Plan publication.	Publicised on social media.
	Meetings will be offered and sought to discuss Proposed Plan and resolve any issues where possible.	Complete
	Information sessions will be held across the Council area to discuss Proposed Plan and encourage engagement.	Complete
	A newsletter will be published to inform of Main Issues Report publication. This will be sent to all participants, made available online and in Council offices and libraries.	Complete

Final Stages - Modifications, submission to Scottish Ministers, Examination & Adoption

Following the end of the period allowed for representations to be made on the Proposed Plan, the Council may make Proposed Modifications to the Plan but only to take account of representations, consultation responses or minor drafting/technical matters. If Proposed Modifications are made a modified version of the Proposed Plan will be published and the same method of publicity and participation will apply at this stage as at the stage of the original Proposed Plan.

When the Proposed Plan is submitted to the Scottish Ministers a proposed Action Programme must also be submitted. This sets out a list of the actions required to deliver each of the Plan's policies and proposals, along with who is to carry out the action and a timescale.

Another requirement at this stage will be to submit a report of conformity with the participation statement.

If there are unresolved representations the Scottish Ministers will appoint a Reporter to examine the plan.

Following examination, the recommendations of the Examination Report will be incorporated into the Plan, unless there is justification not to do so. A version of the Plan incorporating the recommended modifications will then be published and sent to the Scottish Ministers and a notice of intention to adopt the Plan placed in the local press. The Council will then adopt the Plan 28 days after advertisement of intention to adopt unless the Scottish Ministers advise or direct that this should not happen.

3 months after Adoption of the Plan, the Council is required to publish the Plan's Action Programme and review this every 2 years.

Appendix 1: Guidance and other Useful Information

Planning Guidance - Local Development Plan (Proposed Plan) 2016

Residential Development: Principles for Good Design, 2014

Our Green Network, 2015

Renewable Energy, 2016

Planning Guidance

Dumbarton Waterfront Path Planning Guidance, 2017

Clydebank Business Park Planning Guidance, 2017

Alexandria Town Centre Masterplan, 2008

Clydebank Design Guidelines (Page and Park), 2003

Commuted Payments for Parking 2015

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011

Pay Day Lending & Betting Shops, 2016

Other Useful Information

Alexandria Streetscape Design Guide, 2007

Bowling Basin Charrette Report 2014

Clyde Riverside Masterplan, 2000

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

CONTACT DETAILS

Planning and Building Standards
Council Offices
16 Church Street
Dumbarton
G82 1QL
Telephone: 0141 951 7948
Email: ldp@west-dunbarton.gov.uk

OTHER FORMATS

This document can be made available on request in alternative formats such as large print, Braille, audio tape or computer disc as well as in five community languages.

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعة الكبيرة وبطريقة سمعية عند الطلب.