

WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead - Regulatory****Planning Committee: 19 August 2020**

Subject: Local Development Plan 2**1. Purpose**

- 1.1** To advise Committee that the Council has received the Examination Report and to seek authorisation to adopt Local Development Plan 2.

2. Recommendations

- 2.1** It is recommended that the Committee accept all the modifications recommended in the Examination Report, as detailed in Appendix 1, and agree to adopt Local Development Plan 2 as contained within Appendix 2.

3. Background

- 3.1** Local Development Plan 2 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 has at previous stages of the Plan preparation process approved the Main Issues Report (published June 2017) and the Proposed Plan (published September 2018). In May 2019, the Committee approved the submission of the proposed Plan and unresolved representations for Examination to the Directorate of Planning and Environmental Appeals (hereafter referred to as the DPEA). Submitted for examination were the 776 unresolved representations to the Plan, which contained 955 individual points of representation. These were grouped into 36 issues.
- 3.2** The examination by the DEPA commenced on 22 August 2019. No hearing sessions were undertaken as part of the Examination process but the Reporters issued 11 requests for further information, which mainly related to the housing land supply within the Plan. One accompanied site visit to the Exxon site was undertaken. The two Reporters also undertook unaccompanied site visits to all of the sites subject to representations.

4. Main Issues

- 4.1** Appendix 1 sets out the Reporter's recommended modifications to the Plan along with the Council's proposed response on these. It is recommended that the Council accept all of the Reporter's recommended modifications. Most of the modifications were suggested by the Council through the responses to the 36 issues. Appendix 2 contains the modified Local Development Plan 2.
- 4.2** The following provides a brief summary of the recommendations relating to housing land supply; our major redevelopment sites; and parts of the Plan and proposed development sites which attracted a significant amount of representations.

Housing Land Supply

- 4.3** The Reporter has concluded that there is surplus of effective housing land at the West Dunbartonshire level for all house tenures over the Plan period. However, in relation to

private housing in Clydebank, the Reporter concludes that there is a significant shortfall of 471 houses between 2020 and 2024 (the first period of Clydeplan); but overall a surplus of 12 units until 2030. The reason for this shortfall is the rate at which development has come forward and the slower than anticipated progress on Queens Quay and other brownfield sites within Clydebank.

- 4.4** The Reporter did not allocate any additional sites to deal with this short term shortfall as there was adequate all-tenure and private housing land provision across the plan area as a whole, and indeed adequate private provision in Clydebank over the longer term. However, the Reporter stated that the Council should take what action it can to resolve the programming difficulties that produced this shortfall and to encourage sites in the longer term housing land supply to come forward. The Reporter also indicated that the Council should monitor the land supply through the annual housing land audit and investigate the potential use of the criteria contained in Policy H1 to bring forward additional land, should a shortfall exist in the five year effective land supply. The Council will therefore have to consider how best to address the Reporters recommendations for tackling this issue within Clydebank in the next couple of years.

Housing Sites:

Duntiglennan, Clydebank

- 4.5** The Reporter stated that although there was a strong case for its allocation in Local Development Plan 2, the Reporter was conscious of not being supplied with up-to-date and comprehensive environmental information about the site and that the local community had not had an opportunity to express its view on the site through the Local Development Plan 2 process. For those reasons, Duntiglennan Fields is not allocated housing site in Local Development Plan 2.

Strauss Avenue, Clydebank

- 4.6** This site was brought forward by the Council as a housing site, however, the Reporter removed it as an allocated housing site as the benefits of allocating the site for residential development did not outweigh the loss of open space to the Community. The Strauss Avenue site retains its previous allocation as safeguarded open space.

Main Street, Jamestown

- 4.7** This site is maintained as an allocated housing site due to contribution the site could make to the range and choice of housing land in the local area.

The Glebe, Old Kilpatrick

- 4.8** The Reporter was of the view that the majority of issues raised by the representations could be ameliorated through the application of Local Development Plan 2 policies at the development management stage. The most obvious potential access points would appear to be from the Mansfield Crescent and/or from Church Place/Erskine View; however, the Reporter thought it may be possible to create a connection between Mansfield Crescent and Erskine View and this would help to resolve some of the existing problems highlighted in representations around vehicles having to reverse out of Mansfield Crescent. The Reporter agreed that the maximum number of units that could be developed on the site was 15 and recommended that a development brief be prepared for the site. The Glebe is maintained as an allocated housing site.

Young's Farm, Dumbarton

- 4.9** The Reporter decided against allocating the site within the Plan for use as a football stadium as the Reporter considered it unwise to do so due to the likelihood, based on the material available to the Reporter, that this use is currently an unrealistic aspiration on the site. The Reporter also had concerns about the impact on landscape, flooding and the increased use of cars to access the site and considered that the land had a significant greenbelt function. Young's Farm is not allocated for a football stadium with residential or associated development.

Key Regeneration Sites:

Queens Quay, Clydebank

- 4.10** The Reporter made minor changes to the text and some policies in relation to the Inner Clyde Special Protection Area (SPA) and ensure that the necessary infrastructure is in place to allow public transport to be accessed from the site.

Exxon and Scott's Yard

- 4.11** The Reporter made changes to the text, development strategy, policies and maps in relation to the Inner Clyde SPA; the need for a landscape and visual impact assessment as part of the Masterplan process; enhancements to the green network along the foreshore and around Dunglass Castle and the Henry Bell Obelisk Memorial; and ensuring that recreational access routes on the site designed to take account of potential health, security and safety issues arising from future land uses.

Carless

- 4.12** The Reporter made changes to the text, development strategy, policies and maps in relation to the Inner Clyde SPA; the requirement for a water and drainage impact assessment for the site; requiring a masterplan for the rest of the site informed by a Landscape and Visual Impact Assessment; and retaining the housing allocation on the north part of the site adjacent to Dumbarton Road.

Bowling Basin

- 4.13** The Reporter made some changes to the text; Development Strategy Map; and the Bowling Basin Policy in relation to the Inner Clyde SPA.

Lomondgate Business Park and Roadside Service Area

- 4.14** The Reporter made changes in relation to showing the business park as mixed use; including requirements for landscape to be strengthened and for the masterplan to demonstrate that design of development successfully integrates with the wider landscape; and the requirement for proposals to incorporate access and route improvements and active travel and how these integrate with existing path and road connections.

Dumbarton, Clydebank and Alexandria Town Centres

- 4.15** The Reporter made minor changes to the text; Development Strategy; and policies relating to the three town centres. No fundamental changes were identified by the Reporter.

Next steps

- 4.16** Within three months of receiving the Examination Report (i.e. by 27 August 2020), the Council is required to advertise its intention to adopt the Local Plan in the local newspapers. The plan is then submitted to the Scottish Ministers who can direct the Council to modify the Plan or approve the Plan themselves. The Council can adopt the Plan 28 days after its submission to the Scottish Ministers, although the Scottish Ministers can request for this period to be extended. Following adoption, the Council would then place a second advert notifying that the Plan has been adopted and where it can be viewed. There is a six week period following the adoption of the Plan being advertised during which its adoption can be challenged at the Court of Session by a third party.

Development Plan Status

- 4.17** Currently the Adopted Local Plan (2010); the Proposed Plan (2016) and Local Development Plan 2: Proposed Plan (2018) are used to assess planning applications, along with Clydeplan in some instances. On adoption, Local Development Plan 2 and Clydeplan will form the development plan for the West Dunbartonshire Council area (excluding that part within the National Park where the Park Authority acts as Planning Authority). The Adopted Local Plan (2010) and Local Development Plan: Proposed Plan (2016) will no longer be material considerations in the assessment of planning applications.

5. People Implications

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

6. Financial and Procurement Implications

- 6.1** The Council is responsible for the cost of the examination of the Plan. These costs have been met from the Planning and Building Standards budget .
- 6.2** There are no procurement issues arising from this report.

7. Risk Analysis

- 7.1** The adopted West Dunbartonshire Local Plan is over 10 years old now and coupled with the Proposed Plan (2016) only being a significant material consideration in the determination of planning applications, any delay to the approval of Local Development Plan 2 could have implications for the future development of the area and lead to an increase in planning appeals.

8. Equalities Impact Assessment (EIA)

- 8.1** An Equalities Impact Assessment has been undertaken in respect of the Proposed Plan. A wide range of positive impacts were identified with no groups being disadvantaged, as a result, no negative impacts are identified.

9. Environmental Sustainability

- 9.1** A Strategic Environmental Assessment was undertaken for the Proposed Plan and has been revised in light of the Reporter's Recommendations.

10. Consultation

- 10.1** There has been widespread and thorough consultation throughout the process of preparing the Local Development Plan particularly at key stages such as the publication of the Main issues Report and the Proposed Plan. Consultation has been carried out in line with the approved Participation Statement (September 2019).

11. Strategic Assessment

- 11.1** Local Development Plan 2 has a strong focus on delivering regeneration; place making and design; sustainability and community empowerment. It is considered to contribute to all of the Council's strategic priorities.

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Date: 19 August 2020

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Appendices:	Appendix 1 - Recommendations of Local Development Plan Examination Report with Council comments Appendix 2 – Local Development Plan 2 as modified after Examination Report
Background Papers:	Examination Report (April 2020) Local Development Plan 2: Proposal Maps Local Development Plan 2: Environmental Report and Habitats Regulation Appraisal.
Wards Affected:	All