

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 25 September 2013**

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**Subject: Proposed Kilpatrick Hills Local Landscape Area – Draft Statement of Importance**

#### **1. Purpose**

- 1.1** To seek endorsement of a draft Statement of Importance for the proposed Kilpatrick Hills Local Landscape Area.

#### **2. Recommendation**

- 2.1** That the Committee endorses the draft Statement of Importance included at Appendix 1 and agree that it should form part of the consultation on the Proposed West Dunbartonshire Local Development Plan.

#### **3. Background**

- 3.1** The value of the Kilpatrick Hills as an important landscape has been recognised by development plans for over 30 years. Their designation as a Regional Scenic Area emerged from the 1981 Strathclyde Structure Plan, with its boundaries identified in subsequent local plans. National planning policy, however, now encourages local non statutory designations for landscapes to be limited to 'local landscape areas'. Furthermore, the Glasgow and the Clyde Valley Strategic Development Plan does not identify strategic environmental resources in the same way as previous Structure Plans.
- 3.2** Within this context, the Proposed West Dunbartonshire Local Development designates the Kilpatrick Hills as a Local Landscape Area. A draft Statement of Importance has been prepared by West Dunbartonshire Council and Scottish Natural Heritage (SNH), with input from East Dunbartonshire Council. It describes the proposed Local Landscape Area's character, including those qualities identified as special, explaining the reasons for the designation.
- 3.3** Preparation of the Statement included a landscape designation review meeting to discuss key views and the landscape attributes of the Kilpatrick Hills, and fieldwork assessment within the Kilpatrick Hills by SNH landscape advisors and area officer and West and East Dunbartonshire planning officers.

## **4. Main Issues**

**4.1** The Statement of Importance provides a comprehensive description of the Kilpatrick Hills landscape; its regional context; character and special landscape qualities. The Hills form a distinctive rugged upland landscape, strongly connected with their surroundings. 'Borrowed' views, unique and relatively accessible panoramas and a plethora of high quality vistas, both to and from the Kilpatrick Hills, make the area key to defining the identity of nearby settlements and in providing a setting for nationally important landscapes.

**4.2** The special landscape qualities of the Kilpatrick Hills are the features which justify and explain their selection as a Local Landscape Area. These qualities consider not only key landscape and visual characteristics but look beyond these to encompass how the landscape is experienced and valued. They identify and explain the importance of specific locations and landscape features which are considered to contribute strongly to what is special about the area. The three qualities identified are:

- a strong sense of remoteness, wildness and open horizons;
- distinctive geomorphology and topographical features;
- a unique diversity of views.

### Supplementary Guidance

**4.3** The finalised Statement of Importance will inform Supplementary Guidance to be prepared which will set out a framework for managing change within the Kilpatrick Hills.

## **5. People Implications**

**5.1** There are no people implications.

## **6. Financial Implications**

**6.1** No financial implications have been identified.

## **7. Risk Analysis**

**7.1** No risks have been identified.

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

**8.1** No equalities issues have been identified.

## **9. Consultation**

**9.1** The draft Statement of Importance has been prepared jointly with Scottish Natural Heritage and East Dunbartonshire Council and will be published as a draft for consultation.

## **10. Strategic Assessment**

### **10.1 No strategic issues.**

**Elaine Melrose**  
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**and Economic Development**  
**Date: 4 September 2013**

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**Appendices:** Appendix 1 – Draft Statement of Importance

**Background Papers:** None

**Wards Affected:** All wards