

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 14 August 2013

Subject: West Dunbartonshire Local Development Plan

1. Purpose

- 1.1** To seek approval to publish the Proposed West Dunbartonshire Local Development Plan ("the Proposed Plan").

2. Recommendations

- 2.1** It is recommended that the Committee approve the Proposed West Dunbartonshire Local Development Plan for publication.

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 first formal stage in the preparation of the Plan came with the publication of the Main Issues Report for consultation in March 2012. The responses to this consultation exercise were reported to the September 2012 Planning Committee and have informed the preparation of the Proposed Plan.
- 3.2** The Committee has been involved throughout the Local Development Plan process, contributing at workshops on the Main Issues Report, and more recently at workshops informing the Proposed Plan.

4. Main Issues

- 4.1** The Proposed Plan is to represent the 'settled will' of the Council as to what the final adopted content of the Plan should be. The text of the Proposed Plan is set out in Appendix 1 for approval. Copies of the Proposals Maps have been made available to Committee as background papers. Some minor changes to the text and maps may be required as the Plan is prepared for publication but these will not change the overall strategy.

Style and Structure of Proposed Plan

- 4.2** In introducing a new development plan system for Scotland, the Scottish Government sought that development plans should have a greater focus on 'place' and be more concise, with detailed matters dealt with in supplementary guidance. This approach is reflected in the Proposed Plan. The Plan has a

strong focus on specific places ('Our Changing Places') and sets a detailed framework for the development of these. It also introduces a stronger policy on successful places and sustainable design. There are fewer policies than in the West Dunbartonshire Local Plan, and the policies are clearer in intent.

4.3 The Proposed Plan has four main parts:

- Introduction and Outcomes – this sets out the purpose of the Plan and its intended outcomes.
- Our Changing Places – this section focuses on those parts of West Dunbartonshire that the Council wants or expects to see change over the next 5-10 years.
- Policies and Proposals – this section sets out the policies against which proposals for development will be assessed.
- Proposals Map – this shows the areas covered by the Plan and which policies apply to them. It shows development sites and land protected from inappropriate development.

Outcomes

4.4 The Plan seeks to achieve the following outcomes:

- Our Changing Places are attracting investment and becoming successful places based on agreed masterplans.
- All development is contributing towards the creation of successful places.
- Development is contributing towards a lower-carbon future and is prepared for the effects of climate change.
- Our business and industrial areas are attracting investment.
- West Dunbartonshire is an attractive place to live and invest in new housing.
- Town centres are the focus for retail investment and provide a range of services for our communities.
- The green network is protected and enhanced.
- Built heritage is protected and enhanced.
- Infrastructure is in place to support economic growth.

Our Changing Places

4.5 The Plan sets out strategies for the following locations:

Alexandria town centre – support for mixed use redevelopment of Mitchell Way including a new foodstore and for housing on the Kippen Dairy and Leven Cottage sites.

Clydebank Town Centre – support for a superstore on the existing leisure centre site, modernisation of the southern part of the Clyde Shopping Centre, a core retail area, and a stronger evening economy and leisure offer.

Dumbarton town centre and waterfront – support for a core retail area, improvements to Riverside Lane area, a new footbridge over the River Leven, retention of the Old Academy Building façade and civic uses to the north of

Castle Street, mixed use development (including residential use) to the south of Castle Street, and improved pedestrian and vehicular movement. In the waterfront area support for residential development along Castle Road and on Sandpoint Marina, improving Dumbarton Castle as a visitor attraction and a waterfront path.

Queens Quay, Clydebank – support for a predominantly housing, mixed-use redevelopment and green network enhancements.

Carless, Old Kilpatrick – support for a range of uses resulting in the remediation of the site, with the exception of large scale retail. Green network enhancements with site accessed from Dumbarton Road and Erskine Ferry Road.

Esso Bowling & Scott's Yard – support for business and industrial uses, with an option for residential development on Scott's Yard. Green network enhancements and the provision of an A814 link road through site.

Bowling Basin – support for canalside and woodland housing, a new linear park along the former railway, and commercial and leisure uses around the lower basin and former railway arches.

Lomond Canal – route reserved for Scottish Canals to explore viability of project.

Lomondgate & the Vale of Leven Industrial Estate – support for development of business park and roadside services area, and residential development on Area 5. Business/industrial opportunities and enhancement of existing properties and the green network in the Vale of Leven Industrial Estate.

Young's Farm, Dumbarton (Dumbarton FC) – support for Dumbarton FC to further investigate the suitability of this site for a new stadium and enabling development.

The Green Network – support for safeguarding and enhancement of green network.

Kilpatrick Hills – support for improved access and protection and enhancement of landscape and habitats.

Policies and Proposals

4.6 The policies and proposals of the Plan are arranged by the following sections:

Developing Sustainably – this section includes a policy requiring the creation of successful places through the use of sustainable design. It directs development to the urban area and locations accessible by public transport and seeks to limit development in the green belt and countryside. It sets a positive framework for renewable energy development, whilst not identifying

any areas of search for windfarms. It seeks to prevent development: on contaminated land; where it would be affected by or cause flooding; or where it would cause air quality issues.

Growing our Economy – this section identifies over 40 hectares of land for business and industrial uses. It supports tourism development, and roadside services development at Milton and Lomondgate. It seeks to prevent development that would affect the operations of Glasgow Airport or be adversely affected by aircraft noise.

Building our Communities – this section seeks to provide enough land to meet housing need and demand, including for particular needs. It identifies additional land for housing at:

- Stirling Road, Bonhill
- Lomondgate Area 5
- Garshake Road, Dumbarton (Council offices)
- Sandpoint Marina, Dumbarton
- Duntiglennan Fields, Clydebank
- Rosebery place, Clydebank (Council offices)
- Stanford Street, Clydebank (Council depot)
- Rothesay Dock, Clydebank

The residential amenity of existing neighbourhoods is protected and opportunities for new community facilities identified.

Supporting our Centres – this section identifies a network of centres. Town centres are identified as the preferred location for new retail development and a range of other uses. Core retail areas are identified in Clydebank and Dumbarton town centres.

Enhancing our Green Network – this section seeks to promote green infrastructure (SuDS, open space, habitats and paths), and protects open space, habitats and protected species, landscape character, woodland and trees, the water environment, the Forth and Clyde Canal, and paths and rights of way. It promotes the enhancement of the green network through new development.

Protecting our Built Heritage – this section seeks to protect the Antonine Wall World Heritage Site, Scheduled Monuments and archaeology, listed buildings, conservation areas and gardens and designed landscapes.

Supporting Development – this section supports the Local Transport Strategy projects including improvements to the Kilbowie Roundabout, the A814 link road, Fastlink and improved accessibility from Glasgow Road into Dumbarton town centre. It supports the development of waste management facilities, and aggregate quarrying at Dumbuckhill and Sheephill, and sets a framework for assessing advertisements.

Publication of Proposed Plan

- 4.7** It is proposed to publish the Proposed Plan in September 2013 for a minimum period of 8 weeks, during which representations can be made on its content. This is in excess of the statutory 6 week requirement. The Participation Statement sets out that for the publication of the Proposed Plan the Council will:
- make the document available in Council offices and libraries;
 - make the document available on an LDP webpage/website;
 - place a publication notice in local newspapers;
 - notify and send a newsletter to those who participated at Main Issues Report stage and others on the participant database;
 - hold meetings with individuals and organisations; and
 - hold information sessions.

Accompanying Documents

- 4.8** The following documents will be published alongside the Proposed Plan:
- Strategic Environmental Assessment Report
 - Draft Habitat Regulations Appraisal Record
 - Draft Action Programme
 - Kilpatrick Hills Statement of Importance
- 4.9** It is intended to publish draft Supplementary Guidance on 'Residential Development: Principles for Good Design' during the Proposed Plan consultation period. This document will be subject to a separate report to the next Planning Committee.

Next steps

- 4.10** Following the receipt of all representations on the Proposed Plan, 'Schedule 4s' will be prepared which summarise the issues raised, the changes sought in relation to these issues, and the Council's response to these. These will be brought back to the Planning Committee for consideration in early 2014. Following this, the next steps will depend on the nature of the representations received. If there are unresolved representations and the Committee are not minded to modify the Plan then it would move to the Examination stage. If the Committee are minded to significantly modify the Plan, the modified Plan would need to be published for representations to be made on it before it could proceed to Examination.
- 4.11** Once approved for publication, the Proposed Plan will be an important material consideration in the determination of planning applications.

5. People Implications

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

6. Financial Implications

- 6.1** There are no direct financial implications associated with the publication of the Plan. It supports proposals contained within the Council's Capital Plan and other projects which the Council may have a financial interest in, but inclusion of a proposal within the Plan does not legally commit the Council to expenditure upon it.

7. Risk Analysis

- 7.1** Approval of the Proposed Plan will maintain momentum in the Local Development Plan process and reduce the risk of the Council's Development Plan becoming out-of-date, which could have implications for the future development of the area.

8. Equalities Impact Assessment (EIA)

- 8.1** An Equalities Impact Assessment has been undertaken in respect of the Proposed Plan. No equality impacts have been identified.

9. Consultation

- 9.1** There has been a significant level of consultation throughout the Local Development Plan process. The Main Issues Report was published for formal consultation and prior to that, meetings were held with all active community councils, all key agencies and a number of other organisations.
- 9.2** In preparing the Proposed Plan, responses to the Main Issues Report have been taken on board, there have been workshops with Members, and a draft version of the Plan has been shared with other Council sections and Key Agencies.

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: 12 July 2013

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Appendices: Appendix 1: Text of Proposed Plan

Background Papers: Proposed Plan Proposals Maps

Wards Affected: All