

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer (Regulatory & Regeneration)

Planning Committee: 16 February 2022

Subject: Clydebank Town Centre Development Framework

1 Purpose

- 1.1** The purpose of this report is to advise Members of the Clydebank Town Centre Development Framework and to seek approval for it to be adopted as non-statutory Planning Guidance.

2. Recommendations

- 2.1** It is recommended that Committee adopt the Clydebank Town Centre Development Framework as non-statutory Planning Guidance.

3. Background

- 3.1** The Council's Infrastructure, Regeneration & Economic Development Committee of 17 November 2021 approved the [Clydebank Town Centre Development Framework](#) with a recommendation that the Framework be presented to the Planning Committee to seek approval to adopt as Planning Guidance. The IRED Committee Report contains significant detail on the preparation and content of the Framework.
- 3.2** Clydebank has a town centre that stretches from Dumbarton Road to the retail parks to the north and east of the town centre and includes both parts of the Clyde Shopping Centre to the north and south of the canal. (Although the retail parks are not included in the town centre as defined by the Local Development Plan, they are included within the Development Framework). The proposed Clydebank Town Centre Development Framework offers an exciting 15-year vision that puts the heart back in the town centre. When embedded in planning policy the Framework will guide development, including Development Management decisions, and help inform acquisition and disposal decisions as well as future regeneration investment. The Framework will also inform the approach taken to Clydebank town centre in the next Local Development Plan (LDP3).
- 3.3** A development framework sets out how a vision for an area can be achieved by adopting certain development principles. Development frameworks should not be rigid or prescriptive, and some flexibility is required in the delivery of their development principles. The adoption of the Framework as non-statutory Planning Guidance will give weight to the Framework as a material consideration in planning decisions, but it will not form part of the

development plan, which suits the flexibility required in the delivery of the Framework.

4. Main Issues

- 4.1** An executive summary of the Clydebank Town Centre Development Framework is attached as Appendix 1, with full document available on [CMIS](#).
- 4.2** The Framework focusses in on the area of the town centre between the Canal and the railway station, taking in Sylvania Way and the former Playdrome site. This is identified as the Phase 1 priority area for change and a catalyst for future improvements. The key components of Phase 1 includes:
- A primarily residential-led redevelopment of the Playdrome site to provide good quality urban development that includes family accommodation and mixed uses appropriate to the market demands;
 - A new transportation hub incorporating Clydebank Central train station, the bus station, and infrastructure for active travel to encourage walking and cycling;
 - The redevelopment of Sylvania Way to create mixed use residential, community, retail and businesses uses;
 - A new park to provide much needed greenspace, recreation, and to assist with north-south active travel linkages;
 - Enhancing the setting and use of the Co-op building, one of the few remaining historical assets within the town centre, and making it the central point of a new public square and marketplace;
 - Animating the Canal in a variety of ways including the proposed Activities Centre, and providing passive surveillance from new housing overlooking the Canal;
 - New and improved indoor and outdoor spaces for community activities
 - A number of exciting public realm improvements; and
 - If the opportunity and funding arises, the potential of a new primary school within the wider town centre to meet demand from new residents at Queens Quay and the town centre housing sites.
- 4.3** The Framework also provides recommendations for the parts of the town centre outside this core study area, which would be subject to longer-term change, together with an associated phasing plan. As town centre retail is likely to decline further, these later phases include introducing new layouts to the covered mall north of the Canal that will be led by prevailing market needs, and longer-term redevelopment of the edges of the town centre, including the retail parks, to introduce more housing and result in more mixed-use areas.
- 4.4** The Framework reflects and contributes to the delivery of national policy priorities including 20-minute neighbourhoods (a neighbourhood within which people can meet the majority of their daily needs within a reasonable walk, wheel or cycle of their home), carbon reduction, placemaking and community empowerment.

4.5 The Framework can be embedded within the next Local Development Plan (LDP3). In the meantime, its approval as non-statutory Planning Guidance means it would be used to guide decision-making for development proposals within the Framework area, giving the Council the basis to direct development to be in line with the approved Framework.

4.6 With regard to next steps it is considered that work on the transportation hub, integrating more greenspace into the town centre and improving connections to surrounding areas e.g. Queens' Quay should be priorities, with the latter point linking to the Council's 20-minute neighbourhood ambitions. Consideration will also be given to how the Framework can be integrated into the next Local Development Plan (LDP3).

5. People Implications

5.1 None

6. Financial & Procurement Implications

6.1 There are no financial or procurement implications associated with adopting the Framework as Planning Guidance.

7. Risk Analysis

7.1 Failure to approve the Framework as Planning Guidance could result in planning permission being issued for proposals that would damage the realisation of the Framework.

8. Equalities Impact Assessment

8.1 An assessment has been carried out and formed part of the [November 2021 IRED Committee Report](#).

9. Environmental Sustainability

9.1 In line with the Council's Climate Change Strategy, there will be 'zero carbon' approach to proposals emerging from the Clydebank Town Centre Development Framework that will make a positive contribution to environmental sustainability, in particular exploring how connections to the West Dunbartonshire Energy Centre can be achieved.

10. Consultation

10.1 There has been extensive consultation on the future of Clydebank town centre before and during the production of this Development Framework, starting with the first Clydebank Charrette in 2015 and the follow-up Clydebank Can charrette three years later in 2018. The views expressed in those engagement events have been reflected in the Framework. Further individual and group consultations took place with local schools, community-led organisations, the

shopping centre owner, Co-op, West College Scotland, Strathclyde Partnership for Transport, Chamber of Commerce, Clyde Mission and developers. An Elected Member briefing took place during the preparation of the Framework to advise and receive comment on content. The input from young people was particularly valuable with a request from one of our high school students to create a “town that looks after each other”. A multi-Service team directed the consultancy and other Services such as Housing and Arts/Heritage participated.

11. Strategic Assessment

- 11.1** The Framework will support Council’s strategic priorities to:
- improve economic growth;
 - improve environmentally sustainable infrastructure; and
 - improve the wellbeing of communities.

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Date: 16th February 2022

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Appendices: Appendix 1 - Executive Summary of Clydebank Town Centre Development Framework

Background Papers: Clydebank Charrette and Clydebank Can reports

Wards Affected: Ward 5 - Clydebank Central
Ward 6 - Clydebank Waterfront