

**West Dunbartonshire
Local Development Plan**

**Development Plan Scheme and
Participation Statement
2022**

West Dunbartonshire Development Plan Scheme and Participation Statement

Introduction

This document provides information on existing Development Plan coverage within West Dunbartonshire and how participation will be encouraged in the plan-making process.

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 currently two tiers of Development Plan in operation within Scotland (although this will change through the implementation of the Planning (Scotland) Act 2019).

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.

Local Development Plan 2 was submitted to the Scottish Ministers for adoption on 26 August 2020. On 18 December 2020, the Scottish Government issued a Direction that the Plan should not be adopted unless specified modifications relating to housing matters are made. The Council is continuing to consider that Direction.

Planning Committee, at its 16 November 2022 meeting, approved finalised Supplementary Guidance on the Antonine Wall, Creating Places, and the Green Network and Green

Infrastructure. The Supplementary Guidance will be sent to the Scottish Ministers for approval to adopt following on adoption of Local Development Plan 2. These Supplementary Guidance will operate as Planning Guidance until this time.

The Council has produced a number of other Planning Guidance and other useful information documents which are listed in Appendix 1.

The Plan covering the National Park area 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.

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 of the fourth National Planning Framework 4 (NPF4). A Draft Revised NPF4 was laid before the Scottish Parliament on 8 November 2022. If approved by Parliament, it would then be for the Scottish Ministers to adopt NPF4. On adoption, NPF4 will form part of the Development Plan for all Planning Authorities, along with Local Development Plans. Strategic Development Plans, including Clydeplan, will be removed from the development plan framework, with Regional Spatial Strategies prepared, which will not form part of the Development Plan. The Scottish Government will lay Regulations relating to the preparation of new style Local Development Plans in Parliament so that they may come into force shortly after adoption of NPF4. Final Guidance on Local Development Plans will be published at the same time. When these are published, the Council will set out its timetable for preparing the next Local Development Plan (LDP3) and engaging with the community through each stage of its preparation.

The key stages in the preparation of the next Local Development Plan are:

- Preparation of new Development Plan Scheme and Participation Statement
- Invitation for local communities to prepare Local Place Plans
- Preparation of Evidence Report
- Gate Check: Assessment of the Evidence Report by the Directorate of Planning and Environmental Appeals
- Preparation of the Proposed Local Development Plan
- Submission of the Proposed Local Development Plan to the Scottish Ministers
- Examination of the Proposed Local Development Plan by the Directorate of Planning and Environmental Appeals
- Adoption of the Proposed Local Development Plan

As part of, or associated with the Local Development Plan preparation process the Council will also prepare a number of other documents and assessments including:

- Delivery Programme
- Play Sufficiency Assessment
- Open Space Strategy
- Strategic Environmental Assessment
- Habitat Regulations Appraisal

- Equalities Impact Assessment
- Fairer Scotland Duty Assessment

Participation

The Council is keen to encourage participation in the preparation of its 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 in the preparation of LDP2 is effectively completed as the Plan has been through the Main Issues Report and Proposed Plan consultation stages and Examination. The remaining action is to inform participants of the adoption of the Plan, when that occurs.

As detailed above, the Planning (Scotland) Act 2019 will not be fully implemented until Regulations and Guidance are published. These are expected in 2023. Therefore, whilst the new requirements for consultation and participation are not known at the time this Participation Statement is being written, the Council will encourage participation throughout the development of Local Development Plan 3.

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

Write: Development Planning and Place
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/

Facebook logo - <https://www.facebook.com/WDCouncil>

Twitter logo - <https://twitter.com/wdcplanning>

Appendix 1- Guidance and other Useful Information

Supplementary Guidance (*Finalised Planning Guidance*)

Antonine Wall, 2022

Creating Places, 2022

Green Network & Green Infrastructure, 2022.

Other Planning Guidance

Clydebank Business Park Planning Guidance, 2017

Clydebank Town Centre Development Framework, 2021

Commuted Payments for Parking 2015

Dumbarton Waterfront Path Planning Guidance, 2017

Pay Day Lending & Betting Shops, 2016

Renewable Energy, 2016

Queens Quay Design Codes, 2020.

Developer Contributions

Procedure for monitoring, requesting and allocating developer contributions (2022)

Allocation of green network developer contributions (2022)

Other Useful Information

Alexandria Streetscape Design Guide, 2007

Alexandria Town Centre Masterplan, 2008

Alexandria Town Centre Masterplan, 2021

Balloch Charrette Report, 2016

Bowling Basin Charrette Report 2014

Clyde Riverside Masterplan, 2000

Clydebank Design Guidelines (Page and Park), 2003

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