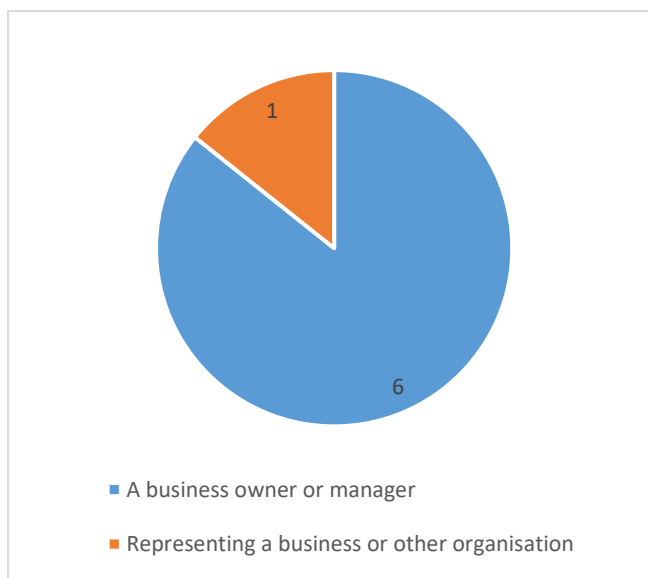


## Clydebank Business Park Draft Guidance Consultation Results

Consultation on the draft planning guidance took place over 12 weeks between the 22<sup>nd</sup> September and 22<sup>nd</sup> December 2023. The consultation was undertaken through the online platform Survey 123 and was mainly targeted at businesses within the business park area. Businesses within the park were contacted by letter that the consultation was taking place, and the consultation was also promoted using the council's social media. Letters were sent to 161 addresses in the park.

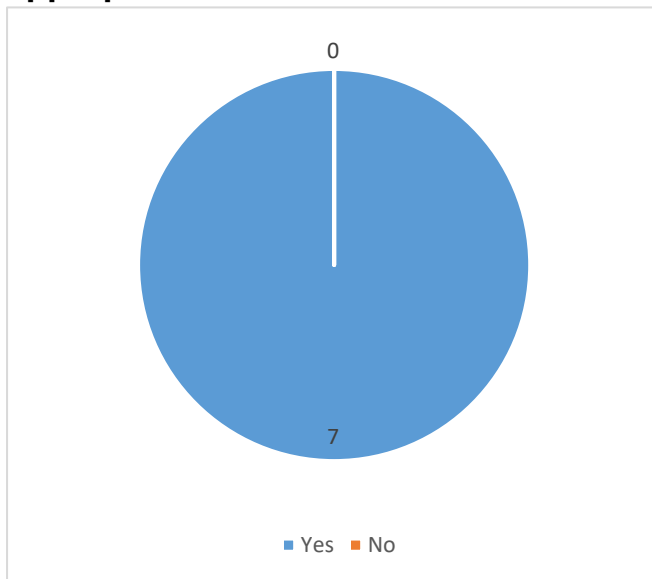
The consultation received a total of seven responses. The survey consisted of four yes or no questions, asking respondents whether they agree with specific elements of the guidance. Respondents were also asked to provide comments should they wish to provide additional detail. The council has responded to each of these comments.

### Which category applies to you?



Six of the seven respondents were a business manager or owner, with one representing a business or other organisation.

### Are the definitions of different uses in section two of the guidance appropriate?



The guidance uses the term 'industrial/business uses' to refer to the following uses from the Town and Country Planning (Use Classes) (Scotland) Order 1997:

- Use Class 4 – Business
- Use Class 5 – General Industry
- Use Class 6 – Storage and Distribution

The guidance uses the term 'residential/accommodation uses' to refer to:

- Use Class 7- Hotels and Hostels
- Use Class 8 & 8A - Residential Institutions and Secure Residential Institutions, e.g. nursing home, hospital, prison
- Use Class 9 – Houses
- Sui Generis flats and student accommodation

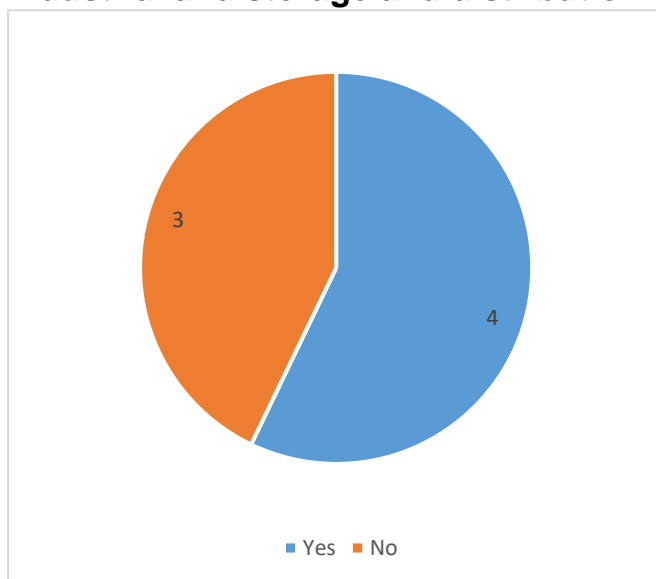
All other uses will be referred to as 'alternative employment uses'.

All respondents agreed with the definitions given in section two of the guidance.

#### Proposed changes as a result of responses to this question

No proposed changes to this section of the guidance as a result of responses to this question.

**Is the area identified in Map 4 the appropriate location for non-business, industrial and storage and distribution uses within the business park?**



Four respondents considered that the area defined on Map 4 was the appropriate area to locate non-business, industrial, and storage and distribution uses.

Three respondents said the area was not appropriate.

**If no, where is it appropriate for non-business, industrial, and storage and distribution to be located?**

Of the three respondents that said no, two considered that there should be no such restriction on the location of businesses and prioritise filling vacant premises and providing employment opportunities. One respondent said that changing the planning status of the park would not bring a positive impact, in particular highlighting concerns around safety and security that increased footfall may bring to the area.

There is a conflict within these responses, between respondents wanting to attract visitors into the park and respondents cautious about doing so for reasons of security.

*Respondent 1*

*“The key element for us locating our business in the located was largely in part due to the current planning status of this area, we do not think that any change to that will bring positive benefits and may become a factor in us looking to relocate away.*

*Also this area is relatively secure for businesses you would be looking to introduce a transient population to an area that in the evening is sparsely populated and can impact on the security of these businesses.”*

**West Dunbartonshire Council response**

The council intends for the main uses of the business park to be business, industrial, and storage and distribution and the criteria for determining planning applications has been designed with this in mind. It is not intended that the guidance would encourage increased activity in the evening. Issues of safety and security can be considered when deciding if an application is compatible with the industrial and business use of the area.

*Respondent 4*

*“There should be no defined area for this. Businesses within the Business Park are denied the opportunity to have 'drop by' visitors if only one part is used for non-business activities. People not familiar with the Business Park may not be aware (I work in the Business Park and I am not aware) of all the businesses within the Park*

## Appendix 2

*and what services I could use locally. Empty space should be utilised by all types of companies especially if they contribute to employment of local people.”*

### **West Dunbartonshire Council response**

One purpose of the defined area is to ensure businesses that may generate higher levels of footfall are within close proximity of Clydebank Town Centre, however it does not necessarily prohibit businesses from accepting ‘drop by’ visitors, provided this is ancillary to the main business (e.g. not the main purpose of the business or premises). For example some businesses within the business park are primarily sales or manufacturing, but have a showroom element. Ancillary uses such as this that enable visitors to business, industry, and storage and distribution may still be acceptable. The guidance can be amended to clarify this.

#### *Respondent 7*

*“With the accessibility to local bus stops and train and location to shopping centre any units should be available for mixed use. Employment and provision of facilities is more important than units sitting empty, not every business fits in a “box” “*

### **West Dunbartonshire Council Response**

The area for alternative uses was chosen in part because of its proximity to public transport and Clydebank Town Centre. National Planning Policy and West Dunbartonshire Council aim to support town centres through an approach which intends to direct uses that generate significant footfall towards the town centre. Town centres are the preferred location for such uses, however the guidance does recognise this is not always feasible, allowing for these uses within the business park.

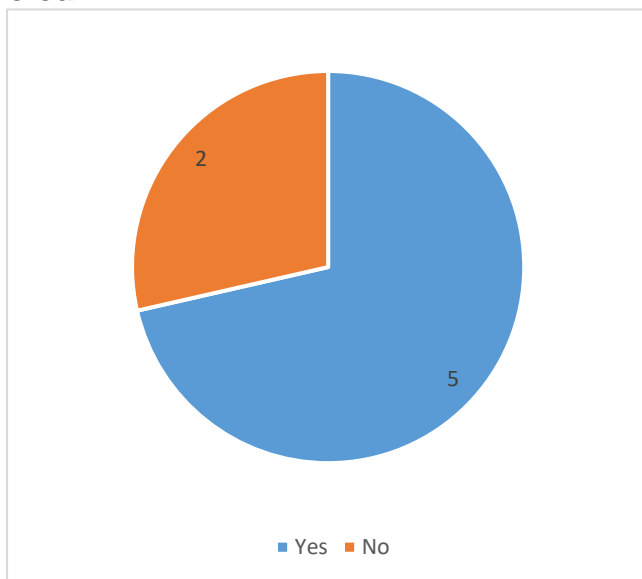
However this needs to be balanced against the need to ensure that there is sufficient land and premises available for business and industry use. The council’s intention is that Clydebank Business Park remains primarily for business, industry, and storage and distribution and so considers that restricting the area that alternative uses are permitted is necessary.

#### Proposed changes as a result of responses to this question

Amend guidance to clarify that uses ancillary to a business in use class 4, 5, or 6 outside of the zone in map 4 may be acceptable, provided that the primary activity on the site still falls under use class 4, 5, and 6. For example a business which is primarily manufacturing or sales, could have a small show room. Applicants for proposals outside of zone for must demonstrate that this will not attract a significant amount of footfall.

It is not considered appropriate for the guidance to enable alternative uses in all areas of the business park, due to the need to ensure that there is available land and premises for business, industrial, and storage uses.

## Are the criteria for deciding planning applications on 'alternative uses' clear?



Five respondents considered that the criteria for deciding applications for 'alternative uses' were clear, with two stating that they were not.

### If no, what is unclear? How could the clarity be improved?

One of the respondents who said the criteria were not clear did not know what the criteria were. One respondent to this question stated that the criteria in the draft guidance was much clearer than when they had been through the planning process.

*Respondent 3*

*"What are they?"*

### **West Dunbartonshire Council response**

The criteria were detailed in section 7 of the consultation draft guidance.

*Respondent 7*

*"So much better than when we had to go through planning process."*

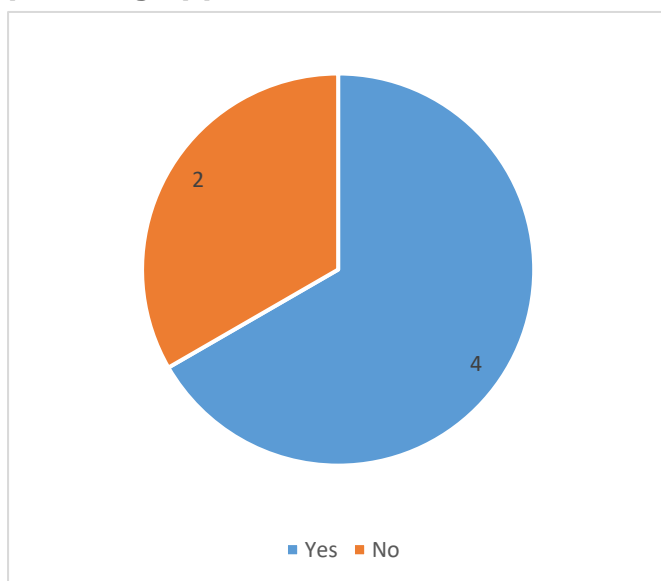
### **West Dunbartonshire Council response**

This comment is noted.

### Proposed changes as a result of responses to this question

No proposed changes to this section of the guidance as a result of responses to this question.

### Do you agree with the criteria the guidance applies to determining planning applications for 'alternative employment uses'.



Six of seven respondents answered this question. Four respondents agreed with the criteria and two did not agree.

#### Please provide additional detail on what criteria you think should be applied when determining planning applications within the business park?

Three respondents provided additional detail. One respondent suggested the council should long term help to the businesses to boost local employment. One respondent suggested if consideration should be given to increased footfall (and therefore custom) to the business park and provision of parking near to the businesses.

##### *Respondent 1*

*"I understand the planners desire to look at alternatives for this area but this is a well established industrial area and maybe providing some long term support to the businesses located here can help to increase local employment."*

##### **West Dunbartonshire Council response**

This comment is noted, however this is not an issue that can be addressed through planning guidance.

##### *Respondent 4*

*"Will it provide a wider variety of people travelling through the Business Park? Would the business asking for change of use within the Business Park benefit from having parking close - not a car park at one or other side of the Shopping Mall (or more importantly would their customer benefit and in turn would this mean more people within the Business Park)."*

##### **West Dunbartonshire Council response**

Uses that generate significant amounts of footfall (e.g. retail, food, leisure) are generally preferred in town centre locations or retail parks. The Council will continue to promote footfall in town centre locations where possible, but allow these uses in the business park when there are not appropriate premises in the town centre for particular business needs. This is addressed in section 7 under "NPF4 Policy 27".

## Appendix 2

Parking is addressed within the guidance, including the need to have parking close by to the businesses, in section 7 under “LDP Policy E2”, part “a”.

*Respondent 7*

*“Common sense”*

### **West Dunbartonshire Council response**

This comment is noted.

#### Proposed changes as a result of responses to this question

No proposed changes to this section of the guidance as a result of responses to this question.

The suggestion that the Council provide additional support to businesses within the business park is beyond the scope of this guidance and is a wider economic development issue.

The suggestion that the council should consider whether a planning application will lead to greater footfall in the area is not considered appropriate in this situation. Directing footfall towards the town centres is the preference in both local and national planning policy. The business park is designated primarily for business and industry and the council is seeking to ensure that proposals that may bring more footfall are still compatible with this and are in close proximity to the town centre.

**Do you have any other comments on the draft guidance you would like the council to consider?**

*Respondent 2*

*“The business park was previously zoned as not suitable for Motor Trade. Has this been changed officially or just by non enforcement? The motor trade activities are a blight on the whole park. Scrap and untaxed cars are left in north avenue almost permanently. This will be the thin edge of the wedge that will see this high quality park ruined. You should halt any further motor trade activities in the business park.”*

**West Dunbartonshire Council response**

Existing Planning policy and guidance for the Clydebank Business Park does not explicitly exclude “Motor Trade” uses. Mechanic garages would be considered either class 4 (business) or class 5 (industrial) uses depending on the nature of the business and therefore acceptable in the business park in principle. However other motor uses (including sale or display of vehicles, taxi/vehicle hire, or a scrap yard/ yard for breaking motor vehicles) would be considered sui generis (not falling into a specific use class). Application for these uses would need to be considered on their own merits against policy and guidance.

*Respondent 4*

*“For me if a business is considering the Business Park over other areas it is because there is an advantage to that business such as the Unit being considered being the correct size or able to be extended etc. All applications should be considered on merit and not just if they tick a certain amount of boxes on a pre-determined list.”*

**West Dunbartonshire Council response**

We accept some businesses do have specific needs and may find it difficult to locate their businesses elsewhere, such as the town. This is addressed within the draft guidance in section 7 under “NPF4 Policy 27”.

**Proposed changes as a result of responses to this question**

No proposed changes to this section of the guidance as a result of responses to this question.