



# WEST DUNBARTONSHIRE LOCAL PLAN



ADOPTED BY  
WEST DUNBARTONSHIRE COUNCIL  
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# 01

## Introduction

### 1.1

The West Dunbartonshire Local Plan provides the statutory land-use planning framework for all of West Dunbartonshire, with the exception of that part which is within the Loch Lomond & the Trossachs National Park, in accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006. Government legislation has accorded greater emphasis to the Development Plan in the consideration of planning applications and there is a presumption in favour of developments that accord with the Development Plan. The Development Plan consists of the Structure Plan and the Local Plan, and together they provide a framework within which investment decisions can be made with confidence.

### 1.2

The Written Statement and accompanying Proposals Maps form the West Dunbartonshire Local Plan. On adoption it superseded the Dumbarton District, District Wide Local Plan, the Clydebank Local Plan and the Forth & Clyde Canal Local Plan. This Local Plan covers all of West Dunbartonshire with the exception of that part of the Council area that is located within the Loch Lomond & the Trossachs National Park, and therefore provides a single local plan framework for the area within which West Dunbartonshire Council is the planning authority. It is the first time a single plan has been produced for this area, and it has drawn on previous planning documents including existing Local Plans. In preparing this Plan, the Council has taken the opportunity to consolidate its existing Plans and related land-use strategies, the benefits of which include:

- providing a consistent policy framework across the Council area;
- permitting a strategic approach to Council wide issues;
- concentrating Local Plan resources on preparing a single document;
- enabling a single programme of work to prepare, review and monitor the Plan; and
- ensuring that West Dunbartonshire is covered by an up to date Local Plan.

### 1.3

The Scottish Government, through the Scottish Planning Policy document, believes the following of the modernised planning system:

- it should be genuinely plan-led, with succinct development plans setting out ambitious, long-term visions for their area;
- that the primary responsibility for the planning system is with local and national park authorities;
- confidence in the system needs to be reinforced through: the efficient and predictable preparation of plans and handling of applications; transparency

- in decision making; and reliable enforcement of the law and planning decisions;
- that constraints and requirements should be necessary and proportionate;
- that engagement should be undertaken as early and as fully as possible; and
- there should be a clear focus on quality of outcomes.

#### 1.4

Scottish Planning Policy expects development plans to:

- have a sharp focus on land and infrastructure;
- concentrate on what will happen, where and why;
- make more use of maps and plans to explain and justify the long term settlement strategy; and
- contain policies and proposals that will achieve predictable outcomes.

#### 1.5

Local Plans require to be prepared by Councils in order to identify opportunities for development and to maintain and enhance the quality of the environment. Local Plans are also required to be responsive to local circumstances and promote appropriate change, and therefore policies must be relevant to the area, but provide flexibility to deal with the circumstances that may arise over the lifetime of the Plan. This Local Plan sets out the Council's view of the detailed policies and proposals for the development and use of land in West Dunbartonshire. Though it takes account of a range of economic, social and environmental issues, the Local Plan is primarily concerned with land-use matters. The Plan seeks to accommodate future investment in a way that is sustainable, respects the existing character of the area and enhances the quality of life within the Plan area. It does this by:

- Setting out Council planning policies.  
These policies indicate the Council's aspirations both in discharging its own functions and regulating the land use activities of others, and providing a detailed land-use planning framework for making consistent planning decisions.
- Setting out Development Opportunities.  
The Plan outlines a series of development opportunities including recent projects for which planning consent has been granted, and areas where the Council wish to see development taking place. These may or may not be the subject of detailed development proposals, but are areas where the Council will support redevelopment provided it is in accordance with the policy framework of the Plan.



### 1.6

The Plan also provides information on specific constraints to development in order that those matters, which may influence development decisions, can be clearly identified. Matters such as Conservation Areas, Tree Preservation Orders, Listed Buildings, Scheduled Ancient Monuments, Health and Safety Restrictions and Nature Conservation Designations are identified whilst key statistics are listed in the Technical Supplement.

### 1.7

West Dunbartonshire Council has aspirations for how it wishes the area to be promoted and protected in terms of the development and use of land and property until the year 2015, a period during which significant changes are anticipated. This land-use planning framework is set out within the Development Plan for West Dunbartonshire. The Development Plan consists of the Glasgow & the Clyde Valley Joint Structure Plan and the West Dunbartonshire Local Plan. The Structure Plan has been prepared jointly with other local authorities within the Glasgow & the Clyde Valley Structure Plan Joint Committee and the third Alteration to the approved Structure Plan was approved by Scottish Ministers in April 2008. A considerable amount of work has been directed towards preparing these separate parts of the Development Plan concurrently, with the West Dunbartonshire Local Plan being prepared in tandem with the Glasgow & the Clyde Valley Joint Structure Plan 2006 to ensure consistency between the two documents. In addition this Local Plan has been prepared by West Dunbartonshire Council in consultation with its key partners and stakeholders.

### 1.8

The Council has sought to harness new technologies and has therefore used, and will continue to make use of, the internet and other information and communication technologies to publicise the Plan and make it available to as wide an audience as possible.

### 1.9

The Council intends that the West Dunbartonshire Local Plan should set out a detailed land-use framework for development to 2015. It must be recognised however that many policies will continue to have relevance beyond this date. The Council is committed to the regular monitoring and review of the Development Plan covering West Dunbartonshire to ensure that the policy framework remains relevant and up-to-date.

# 02

## The Development Strategy

### 2.1

West Dunbartonshire extends to some 178 sq. km. (68 sq. miles) with a population of around 91,100 in 2008. In terms of land coverage it is the fourth smallest Council in Scotland. The area forms the most north western part of the Glasgow & Clyde Valley conurbation and is considered the gateway to the Scottish Highlands. Despite its small geographic area, West Dunbartonshire contains a diverse range of land-uses, natural and built resources, and a mix of dense urban form, rugged moorland and spectacular watercourses. At its northernmost boundary at Loch Lomond runs the Highland Boundary fault, where the change from highland to lowland is evident.

### 2.2

West Dunbartonshire is an area of contrast, with the Kilpatrick Hills and its rugged moorlands forming the backdrop to the valleys of the Rivers Clyde and Leven, where the majority of West Dunbartonshire residents live. The area has some of the most outstanding countryside in lowland Scotland, with around 40% of land classified as open countryside. The area was once a key industrial location in terms of shipbuilding and heavy engineering and the term 'Clydebuilt' was recognition of the quality that the workforce of the area produced. Indeed at its peak the area outshone anywhere else in the world in terms of output per capita.

### 2.3

Currently West Dunbartonshire offers much as a place to live, work or visit. Businesses consider the area combines a solid employee base with an attractive physical environment and reasonable house prices. It has good links to the motorway network, Glasgow airport and to the city of Glasgow which shares a boundary with West Dunbartonshire. The Loch Lomond and Trossachs National Park is located directly north of the Plan area. The National Park is a national asset in terms of natural resources and the quality of outdoor recreation and provides opportunities for West Dunbartonshire, which could be significant in terms of the local tourist industry.

### 2.4

With the decline of traditional industries, the area has experienced a series of challenges in recent times, and West Dunbartonshire is one of the most deprived local authority areas in Scotland when measured against the most widely accepted indicators. However the Council, in partnership with other key agencies, has formed a series of strategic alliances to improve the area, and make a real impact on the problems experienced. The regeneration initiatives at Clydebank Riverside, Dumbarton Waterfront, Strathleven and Alexandria are all examples where urban renewal and regeneration can make a substantial impact on environmental quality, and where new homes, jobs and services can be created for the benefit of all.

## 2.5

Therefore, although the physical and social make up of the area is under some strain, a wealth of opportunities exist to transform the outlook of the area, building on past achievements through a commitment to regenerate communities and new approaches to effect renewal. The West Dunbartonshire Council Corporate Plan has identified a series of priorities, which have been informed by a range of opportunities and challenges that the area faces, and the needs and aspirations of the community. From these priorities it is clear that regenerating and developing the local economy, and creating a better environment are two issues that the West Dunbartonshire Local Plan can directly influence.

## 2.6 Vision

### 2.6.1

**The vision for the West Dunbartonshire Local Plan is:**

**To ensure a sustainable approach to development throughout West Dunbartonshire through a land use framework that brings about positive social and economic development for the benefit of all, whilst maintaining and enhancing environmental quality.**

## 2.7 Aims and Objectives

### 2.7.1

The aims and objectives of the Local Plan should encompass the key aims of the Council's Corporate Plan which link to its partners' Plans and Strategies. It is evident that promoting sustainable development is an aim pursued by the Council and its partners and is a matter that underpins national and strategic planning policy. It is therefore appropriate that this is identified as an aim of the Local Plan. Promoting economic and environmental regeneration is a key feature of many Council strategies. In terms of land use planning, the creation of a competitive place and the development of strategic locations are issues that the Local Plan can influence, and therefore should form an aim of the Plan. Finally, the conservation of environmental resources is again a national and strategic priority and is a feature that the Plan can influence, and this should similarly form the basis of an aim of the Local Plan. These aims have been tested to ensure that they are consistent with the environmental objectives of the Strategic Environmental Assessment that has been undertaken as part of this Local Plan. Details of the Strategic Environmental Assessment are outlined later in this chapter.





### 2.7.2

The **aims** of the Local Plan are therefore as follows:

- to promote sustainable development and communities;
- to create economic well-being and a sustainable and competitive place through the development of strategic locations; and
- to maintain and enhance the natural and built environment.

### 2.7.3

These aims require to be underpinned by a series of objectives. The Glasgow & the Clyde Valley Joint Structure Plan, the Clydebank Local Plan and the Dumbarton District, District Wide Local Plan have been used as a point of reference, in addition to the Council's Corporate Plan and other strategies prepared by the Council's key partners. From these documents a number of key objectives emerge. It is considered that these give a range of objectives to help deliver the Development Strategy of the Plan.

### 2.7.4

The **objectives** of the Local Plan are therefore as follows:

- to identify sustainable locations for key strategic developments;
- to enable sustainable economic and environmental regeneration;
- to ensure that sufficient land is available in appropriate locations to meet development requirements;
- to conserve environmental resources;
- to identify future areas of land use change;
- to promote and support improvements in environmental quality; and
- to ensure sustainable and integrated transport and infrastructure provision.

### 2.7.5

Although planning has traditionally sought to balance development and conservation by creating a framework for economic growth whilst protecting particular key features of the environment, there is now a greater emphasis placed on the concept of sustainability, and of links with social issues. The West Dunbartonshire Local Plan ensures that economic growth remains of importance, but that it is part of a process that provides for a better quality of life. There is therefore a requirement to integrate economic growth with environmental issues, reflected in current government advice that places the environment alongside social and economic considerations in the decision making process. The Strategic Environmental Assessment for the West Dunbartonshire Local Plan has sought to ensure that environmental



considerations have been given due regard within the policy framework and the development opportunities that have been identified in the Plan.

#### 2.7.6

To meet the objectives set out above, action needs to be undertaken to overcome constraints and allow appropriate development to proceed. This requires funding from both public and private sectors. The Council has limited resources available, as has the public sector generally, resulting in increased reliance on the private sector to provide investment finance. Partnership working is therefore seen as the most appropriate method of delivering the development strategy of the Local Plan.

#### 2.7.7

Joint action between the public and private sectors and local communities is therefore necessary to enable resources to be targeted in a co-ordinated manner. There are partnership organisations currently operating within the Council area including the West Dunbartonshire Community Planning Partnership and Clydebank Rebuilt. Both are taking forward a series of initiatives in a number of locations that underpin the objectives of this Plan.

## 2.8 Glasgow & the Clyde Valley Joint Structure Plan

### 2.8.1

The Glasgow & the Clyde Valley Joint Structure Plan Third Alteration was approved by Scottish Ministers in April 2008. It covers eight local authority areas within the Glasgow and Clyde Valley conurbation, and encompasses the whole of the natural region of the River Clyde catchment. The Structure Plan sets out a common strategy for the long term planning and development of the area envisaging that it will contribute to the future well-being of Scotland by providing a framework for growth and renewal based upon care for the environment.

### 2.8.2

The Structure Plan seeks to enhance the well being and quality of life of the people who live in, work in or visit the area through balanced and sustainable development of its communities. This requires greater emphasis to be placed on urban renewal and regeneration and the protection of the environmental heritage of the area. The overall goal of the Structure Plan is to promote the balanced and sustainable development of the area by setting the land-use framework for sustainable development, encouraging economic, social and environmental regeneration and maintaining and enhancing the quality of the natural heritage and built environment.



### 2.8.3

The scale of change envisaged through the creation of new jobs, construction of new homes, investment in town centres, the treatment of vacant and derelict land and the establishment of a green network will be delivered through Local Plans. The West Dunbartonshire Local Plan aims to ensure that West Dunbartonshire is well placed to meet many of the challenges associated with the growth anticipated by the Structure Plan, by setting out an appropriate policy framework for the development of land and identifying development opportunities, whilst ensuring the environmental quality of the area is enhanced and maintained.

## 2.9 Strategic Environmental Assessment

### 2.9.1

West Dunbartonshire Council has produced a Strategic Environmental Assessment in tandem with the preparation of the West Dunbartonshire Local Plan, and this has helped to shape the aims, objectives, policy framework and development proposals contained in the Plan.

### 2.9.2

In essence, the assessment has resulted in a comprehensive environmental “health check” of West Dunbartonshire Local Plan policies. This has shown that the Plan policies have embraced sustainability where possible, subject to other necessary considerations.

### 2.9.3

Strategic Environmental Assessment is a systematic process for evaluating the environmental impacts of proposed policies, plans and programmes. Its purpose is to undertake an appraisal of the likely environmental impacts of the West Dunbartonshire Local Plan. It is stressed that the Environmental Report should be read as an aid to the Local Plan, reflecting and supporting the Plan, rather than as a decision making document in itself. The Assessment thus requires the Council to justify the choices made in formulating the Local Plan, ensuring that the environmental implications have been thoroughly considered at each stage and through this process, that the environmental information gathered has been incorporated into the finalised version of the plan.

### 2.9.4

The main objective of the Assessment is to incorporate environmental sustainability into strategic decision-making. The Strategic Environmental Assessment strives to achieve this through four key objectives:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

#### 2.9.5

The Assessment seeks to measure the environmental impact of reasonable alternatives to the Plan, and makes recommendations for the selection of Plan alternatives, including measures to mitigate the likely impacts of the Plan policies and proposals. By evaluating the environmental effects of the West Dunbartonshire Local Plan, the Assessment has improved the Plan in a way that promotes effective and sustainable environmental practice. In addition, recommendations for monitoring the effects of the Plan have been made. It is important for the Strategic Environmental Assessment to establish monitoring principles that will be carried forward into the Plan. Monitoring will help to identify problems, and inform the next review or replacement of the West Dunbartonshire Local Plan.

# 03

## The Key Policies

### 3.1

The Key Policies are regarded as central to the delivery and implementation of the Development Strategy. They highlight the principal land-uses within the Plan area and provide a framework for the more detailed policies. Where any development is adjacent to the Loch Lomond and Trossachs National Park, it should take account of the special qualities of the Park area.

### 3.2 Policy UR 1 - Urban Renewal

#### 3.2.1

**The Council, in conjunction with other agencies, will continue to promote the re-use of land and buildings in the urban area that become vacant, derelict or underused in order to stimulate the process of urban renewal and thereby enhance the Plan area as a place to live, work and visit.**

### Reasoned Justification

#### 3.2.2

A policy of urban renewal is central to the pursuit of the overall aims of both the West Dunbartonshire Local Plan and the Glasgow & the Clyde Valley Joint Structure Plan 2006. The policy framework promotes the reclamation and environmental improvement of land, and its redevelopment. This approach works in conjunction with urban renewal policies and initiatives advocated in Scottish Planning Policy. The re-use of urban land is a key component of the Development Strategy which assists in meeting a number of the Objectives of the Plan, which in turn assist in the delivery of the Aims for the West Dunbartonshire Local Plan. The Council intends taking a positive approach to redevelopment, albeit that the end use should have regard to the surrounding land-uses and activities.

#### 3.2.3

Maximising development opportunities on vacant and derelict land within the urban area ensures an efficient and effective use of resources. This can reduce the pressure on the Green Belt, and can assist in protecting natural resources, offer a sustainable approach to development and provide the opportunity for amenity improvements. Many under-used urban brownfield sites have naturally regenerated and are surprisingly rich in biodiversity. In such cases the value of these habitats should be taken account of in any redevelopment proposals.

#### 3.2.4

A contaminated land inspection strategy has been prepared under the terms of Part IIA of the Environmental Protection Act 1990 to identify contaminated land within the Plan area. The Council will have regard to the implications of this inspection and will establish a framework for the remediation of identified sites. Areas of contaminated land outwith these designated sites may also exist and therefore the Council will, where appropriate, work with its partners to secure remediation. It should be noted, however, that the remediation of contaminated sites under Part IIA of the Environmental Protection Act 1990 will not necessarily allow sites to be developed without further decontamination.

### 3.3 Policy RP 1 - Regeneration Priorities

#### 3.3.1

**Within those areas identified on the Key Policies Map as Regeneration Priorities, the Council will support the redevelopment of underused, vacant and derelict land in order that development opportunities that continue the process of urban renewal are brought forward. Development within these locations will be considered firstly in terms of the designations set out in the Proposals Map, subject to conformity with other Local Plan policies.**

#### Reasoned Justification

#### 3.3.2

Policy RP 1 identifies the key strategic locations within West Dunbartonshire for redevelopment by reusing vacant, derelict and underused land. All of these locations have been or are the subject of separate planning studies such as those of Clydebank Riverside, Dumbarton Waterfront, Strathleven, the town centres of Alexandria and Dumbarton and the current study of Bowling. These planning studies have helped to set a context for matters such as acceptable land uses, design principles and development opportunities. It is acknowledged however that the regeneration of these locations is of a scale and nature that requires a partnership approach between the Council, other public agencies and the private sector, and a number of partnerships have been established in order to tackle these regeneration priorities in West Dunbartonshire.



### 3.3.3

Clydebank Rebuilt has been established to bring about the town's regeneration, and particular attention is being focussed on the Riverside where the Clydebank Riverside Framework for Development document, jointly prepared by West Dunbartonshire Council and Scottish Enterprise Dunbartonshire, has set out a strategy for a series of redevelopment opportunities. This document establishes a framework for the area which will assist in its revitalisation, and bring about significant positive change.

### 3.3.4

West Dunbartonshire Town Centres Initiative Partnership was established in 1998 with the remit of regenerating the town centres in West Dunbartonshire. As a partnership it was successful in bringing forward the Town Centre Action Plans for both Dumbarton and Alexandria, from which a number of regeneration schemes have been implemented to the benefit of the town centres. Although the Partnership was wound up in 2006, it is intended that further schemes from the Action Plans will be implemented and the opportunities identified in the 2008 Masterplans for each town taken forward.

### 3.3.5

Strathleven Regeneration Company has been established to take forward the redevelopment of the former J&B Plant in Dumbarton. This site, which straddles the A82, offers the opportunity for Dumbarton to maximise its location as a gateway to the Loch Lomond & the Trossachs National Park, and further develop the media opportunities that exist by taking advantage of its position as a television and filming location. Strathleven Regeneration Company has recognised the potential of this area for both housing and economic development purposes and is pursuing a strategy that would provide new homes and a high quality business location.

### **3.4 Policy RD 1 - Residential Development**

#### **3.4.1**

Preference will be given to residential development on brownfield sites within the urban area as defined on the Proposals Map, rather than on greenfield land, subject to the provision of satisfactory residential environments.

#### **Reasoned Justification**

#### **3.4.2**

Policy RD 1 sets out the main principle that will guide new residential development. Both national and strategic policies recognise the importance of encouraging development on brownfield sites, and housing is a major contributor in the urban renewal process. Encouraging new development within the built up area will support urban renewal, protect the Green Belt, and encourage a more sustainable land use - transportation pattern. By securing sustainable regeneration, which has been identified as an objective of the Plan, Policy RD1 will play a significant role in assisting the delivery of urban renewal. New residential development within the urban area will be expected to provide a high standard of design, and to maintain or enhance the amenity of the surrounding area.

### **3.5 Policy GN 1 - Green Network**

#### **3.5.1**

The Council is committed to promoting, protecting and improving the Green Network throughout West Dunbartonshire, and offering linkages with recreational opportunities of neighbouring authorities and Loch Lomond and the Trossachs National Park. When assessing development, consideration must be given to the impact on the Green Network. Development which is detrimental to the Green Network will be considered contrary to the Plan. New development should contribute positively to the protection and improvement of the Green Network.





## Reasoned Justification

### 3.5.2

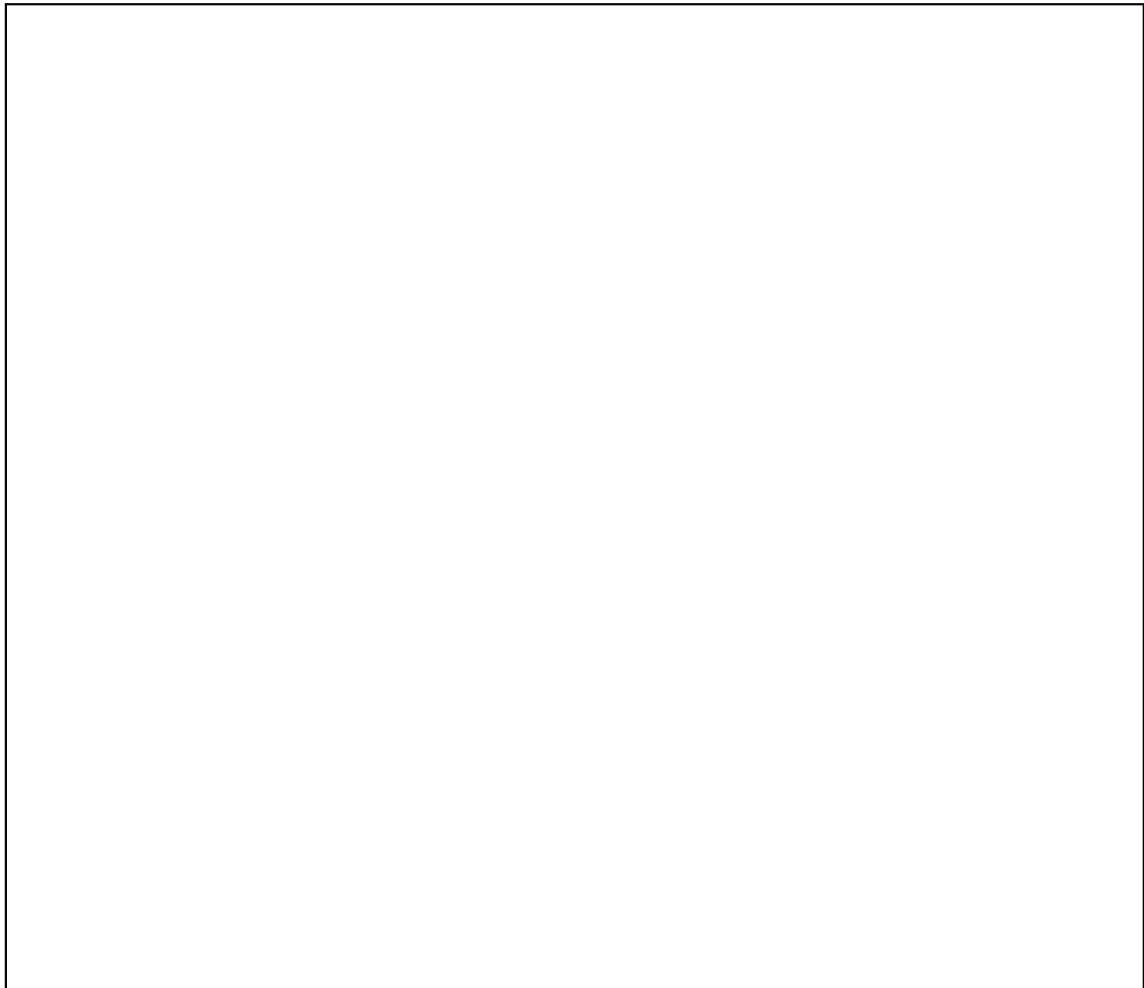
West Dunbartonshire has a special environment which holds many differing landscape settings in very close proximity. The urban landscape is very linear in nature and closely contained by the rising topography of the Kilpatrick Hills and the Bromley and Carman Muirs. That landscape is incised by green corridors including the Rivers Clyde and Leven and by the many watercourses fed by the hill topography. Elements of industrial heritage as well as modern transportation links provide wildlife corridors between settlements, and there are urban green spaces, parks, woodlands, nature conservation sites and sensitive landscape which protects against the coalescence of settlements. All of these elements contribute to creating a network of green spaces in and around our communities (See Map GN 1). West Dunbartonshire has a considerable area of open countryside within easy access of the urban area and the effective Green Belt focuses urban renewal whilst conserving the countryside. The Kilpatrick Hills, River Clyde and River Leven are all important environmental resources and are important components of the Green Network and are therefore recognised in the Local Plan.

### 3.5.3

The Green Network is an important concept in the management of land whether it be urban or rural. Preservation of the countryside and the enduring nature of the Green Belt has focussed investment towards urban regeneration. The Green Network recognises the importance of the rural resource but focuses on the connectivity of this resource with a network of urban green spaces. This reflects the Government's agenda for social inclusion and tackling urban dereliction.

### 3.5.4

The West Dunbartonshire Local Plan sets a policy context for the Green Belt, the wider countryside, the environment, open space, access and recreation. Policy GN 1 is intended to provide support to link all the agencies, goals and priorities in protecting and enhancing the network of green spaces in West Dunbartonshire. The development control process will assess the impact any development has on the Green Network as a whole and not only on individual elements of the Network.



**MAP POLICY GN1 THE GREEN NETWORK**

West Dunbartonshire Council Ordnance Survey Crown Copyright © Licence No. 100020790 (2010)



## 3.6 Policy GB 1 - Green Belt

### 3.6.1

**Within the areas of Green Belt shown on the Proposals Map there will be a general presumption against development other than:**

- agriculture and forestry, including community woodlands; or
- the appropriate re-use of vacant buildings which would be desirable to retain for their local significance, historic or architectural character; or
- outdoor recreation, leisure or tourist proposals which are appropriate for the countryside, contribute to the social and economic development of the Plan area and are not contrary to other policies and proposals contained within the Local Plan; or
- where there is a specific locational requirement and established need for the development and it cannot be accommodated on an alternative site; or
- where there is a necessity for additional land for development purposes, having regard to the requirements of the approved Structure Plan.

**Development will not be permitted which would have an adverse effect on the landscape character of the local area. Proposals for new buildings, extensions or the change of use of existing buildings within the Green Belt will have to pay particular regard to design, siting, landscaping, nature conservation and protection of habitats.**

## Reasoned Justification

### 3.6.2

The Glasgow and the Clyde Valley Joint Structure Plan requires the continued designation and protection of the Green Belt in West Dunbartonshire as an important strategic resource. Green Belt land is designated for the purpose of managing the long term growth of urban areas.

### 3.6.3

SPP 21 Green Belts outlines the key objectives of Green Belt policy:

- to direct planned growth to the most appropriate locations and support regeneration;
- to protect and enhance the character, landscape setting and identity of settlements; and
- to protect and give access to open space within and around towns and cities, as part of the wider structure of green space.

#### 3.6.4

In order to achieve these objectives there is a strong presumption against inappropriate development in the green belt. Policy GB 1 seeks to restrict development within the green belt which could be accommodated within the existing urban area by defining the uses and types of development that are acceptable in the green belt. Directing development and uses that do not require a rural location to the urban area in the first instance is an important tool in reinforcing the aims of the Plan to promote sustainable development and urban regeneration.

#### 3.6.5

The Green Belt around the main settlements of Clydebank, Dumbarton and the Vale of Leven has been reviewed as part of the Local Plan process. The review has established a strong, consistent and sustainable green belt that will continue to make a positive contribution towards urban regeneration whilst supporting rural land-use requirements in West Dunbartonshire. Along with other land use policies contained within the Plan, green belt policy protects the character, landscape setting and identity of the urban area, particularly where settlements are at risk of coalescence.

#### 3.6.6

The Green Belt is an important part of the Green Network in West Dunbartonshire and has a key role in providing for outdoor recreation and developing access opportunities to the wider countryside and Kilpatrick Hills Regional Scenic Area beyond. It also contributes to maintaining the wildlife resource of the Plan area and through connectivity to wildlife corridors encourages the movement of wildlife throughout the Plan area.

### 3.7 Policy WC 1 - Wider Countryside

#### 3.7.1

**Development in the wider countryside as designated on the Proposals Map will not be supported unless:**

- it is required for the purposes of agriculture, equiculture or forestry; or
- it is a recreation, leisure or tourism proposal which is appropriate for the countryside; or
- there is a specific locational need; or
- it entails the reuse of vacant or derelict buildings which it would be desirable to retain for their local significance, historic or architectural character; and
- it does not have an adverse impact on the landscape character or natural heritage resource.



## Reasoned Justification

### 3.7.2

SPP 15 Planning for Rural Development promotes opportunities for development in sustainable locations in the countryside beyond the green belt wherever appropriate. Appropriate development is that where infrastructure capacity and good access exists, or can be provided at reasonable cost, or to meet justifiable social and economic objectives providing the character and quality of the countryside is not undermined. The open countryside beyond the green belt to the east and west of the Vale of Leven within the Plan area is unlikely to provide such opportunities for major development due to limited infrastructure and the sensitive landform. Policy WC 1 thus provides for the conservation of the countryside resource whilst supporting appropriate countryside uses.

## 3.8 Policy RSA 1 - Regional Scenic Area

### 3.8.1

The Council will conserve the high quality landscape of the Kilpatrick Hills as indicated on the Key Policies Map as an important Scenic Area. There will be a general presumption against proposals for development that would have an adverse impact on the landscape quality and character, visual amenity, or nature conservation value of the area.

## Reasoned Justification

### 3.8.2

This policy seeks to preserve the natural character of the Kilpatrick Hills beyond the green belt and wider countryside policy area. The policy aims to resist development proposals that would result in an adverse impact upon the landscape. The nature conservation value of the Kilpatrick Hills is also recognised, and this similarly is to be conserved.

### 3.8.3

The Glasgow and the Clyde Valley Joint Structure Plan 2006 identifies the Kilpatrick Hills as a strategic environmental resource to be safeguarded and there is a presumption against development that would have an adverse effect on such a resource. The Local Plan policy seeks to complement the strategic guidance offered by the Structure Plan, by confirming a resistance to developments within this area.

## **3.9 Policy SUS 1 - Sustainable Development**

### **3.9.1**

The Council will pursue a sustainable approach to development and transportation issues by seeking to maintain and enhance the quality of the environment within the Plan area and integrating transportation and land-use planning matters. Development proposals which meet social and economic needs will be supported provided they do not compromise the area's future well-being and environment. Within the Plan area, all development should therefore seek to conserve and enhance environmental resources and ensure environmental impact is minimised. The Council seeks to encourage provisions for waste minimisation and recycling, building design to minimise energy requirements and small scale renewable energy generation.

### **Reasoned Justification**

#### **3.9.2**

The area's long term well-being depends on encouraging economic growth which minimises environmental impacts. The Nature Conservation (Scotland) Act 2004 places a duty on public bodies to further the conservation of biodiversity. The Council accepts the need to integrate economic growth with the conservation of biodiversity by pursuing a sustainable approach to development, this being reflected in the objectives of the Plan. The longer term success of the area is linked to the condition of its environment. In recognising that development has an impact on the environment, the policy framework of the Plan seeks to direct development to appropriate locations, particularly where substantial benefits may accrue. In addition, efforts will be made to minimise any negative impact on the environment as a result of increased traffic growth. By protecting and enhancing those resources that cannot be reproduced, it ensures that the needs of future generations will not be compromised, resulting in a positive legacy.

# 04 General Development

## 4.1

The enhanced role of the Local Plan in providing clear development control advice is stated in Section 25 of the Town and Country Planning (Scotland) Act 1997. Planning Advice Note 40 Development Control indicates that development control should satisfy the expectations of various groups and users of the service. Local Plans form the basis for development control decisions and provide a stable background for investment decisions.

## 4.2

The Local Plan indicates, amongst other matters, development control policy in relation to the main land uses within the Plan area. This chapter provides guidance in relation to new development in general, and also to specific redevelopment opportunities. Chapter 12 indicates Local Plan policy in relation to more specific types of development not dealt with elsewhere in the Plan.

## Development Control

## 4.3

The following policy relates to all new development and applies to the whole of the Plan area.

### 4.4 Policy GD 1 - Development Control

#### 4.4.1

**All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located. Proposals will be required to:**

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures







- are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

## Reasoned Justification

### 4.4.2

Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

### 4.4.3

Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating



from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance “Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland” published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected - see also paragraphs 13.8.1 and 13.8.2.

#### 4.4.4

The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

### Redevelopment Opportunity Sites

#### 4.5

There are a number of sites within West Dunbartonshire which are in need of comprehensive redevelopment. These sites have not been identified within the individual chapters because they are suitable for a variety of future uses, including mixed uses. Policy GD2 will apply to these sites.

## 4.6 Policy GD 2 - Redevelopment Opportunities

### 4.6.1

The Council will encourage the redevelopment of underused, vacant and/or derelict land and buildings for appropriate uses including ecological and greenspace uses. The sites listed in Schedule GD 2 are presently vacant, derelict or under-used and represent opportunities for redevelopment. Proposals for development must be compatible with the uses set out in Schedule GD 2 and surrounding land uses, be in compliance with other Local Plan policies including Policy R1 and should achieve the comprehensive redevelopment of the site. Any proposals for alternative uses not listed in Schedule GD2 will be considered on their merits, having regard to adjoining uses, site planning, land supply considerations and compliance with other Local Plan policies.

Proposals for sites adjacent to the Inner Clyde SPA must satisfy the requirements of Policy E2A.

### Reasoned Justification

#### 4.6.2

There are a number of industrial and former industrial sites in the Plan area which not only blight the local amenity, but also represent a wasted and under-utilised land resource. In addition, the regeneration of the schools estate will result in a number of school sites also becoming available for redevelopment. Policy GD 2 identifies these sites as opportunities for comprehensive redevelopment and indicates the most acceptable future uses. The intention is that allowing a mix of land uses will help to attract investment into these locations. Any final use must be compatible with adjacent uses; whilst the proposed uses indicated are considered suitable, alternative proposals may also be considered appropriate.

#### 4.6.3

The site at Bowling Basin, which lies within the built up area but includes a significant area of naturally regenerating woodland, is appropriate for mixed use redevelopment. Residential development (indicative figure of 90 houses), commercial development (such as a hotel), commercial and tourism expansion of existing uses (including ancillary retail uses) and open space will be appropriate for the site. The open space should include retention of some areas of natural habitat. The character and setting of the canal, which is a scheduled monument, and listed buildings on the site, shall be respected in any proposal for development. A flood risk assessment will be required, and any land raising should not undermine the retention of areas of natural habitat on the site.



## 4.7 Schedule GD2 - Redevelopment Opportunity Sites

### 4.7.1

Ref	Location	Proposed Uses	Area (ha.)
GD 2 (1)	Clydebank, Park Rd	Industry/residential	0.4
GD 2 (2)	Clydebank, Clydebank College	Residential/community facilities	2.5
GD 2 (3)	Clydebank, 193-197 Dumbarton Rd	Residential/business/open space	1.65
GD 2 (4)	Clydebank, Braidfield High School	Residential/community use/ open space	3.0
GD 2 (5)	Clydebank, St Andrews High School	Residential/community use/ open space	2.8
GD 2 (6)	Clydebank, St Eunan's Primary School	Residential/community use/ open space	2.1
GD 2 (7)	Clydebank, Clyde Retail Park (south of Livingstone Street)	Residential/retail/commercial	1.7
GD 2 (8)	Old Kilpatrick, Gavinburn Bus Depot	Heritage/residential/ public services	1.0
GD 2 (9)	Old Kilpatrick, Carless Oil Depot	Industrial/business/residential/ retail (ancillary to residential development)/leisure/open space	16.8
GD 2 (10)	Bowling, Bowling Basin	Residential/leisure/commercial/ tourism/small-scale ancillary retail/ open space including the retention of some natural habitat	8.1
GD 2 (11)	Bowling, Scotts Yard	Residential/leisure	2.5
GD 2 (12)	Dumbarton, Dennyston Forge	Leisure/industry	3.6
GD 2 (13)	Dumbarton, Dumbuck Warehouses sites 1 & 7	Residential/business/industry	11.8
GD 2 (14)	Dumbarton, Allied Distillers, Castle Street (east)	Retail/residential/public services	2.5
GD 2 (15)	Dumbarton, Aitkenbar Primary School	Residential/community use/ open space	1.9
GD 2 (16)	Dumbarton, Braehead Primary School	Residential/community use/ open space	1.6
GD 2 (17)	Dumbarton, Dalreoch Primary School	Residential/community use/ open space	2.3
GD 2 (18)	Dumbarton, St Marys Way/Risk St/ Church Court	Retail/business/ancillary parking	0.75
GD 2 (19)	Alexandria, Bank St	Retail/residential/commercial	2.1
GD 2 (20)	Alexandria, North Street	Industrial/business/residential	0.8
GD 2 (21)	Alexandria, Kippen Dairy	Retail/commercial/leisure/ residential	0.62

# 05

## Economic Development

### 5.1

This Chapter sets out the policies and proposals that aim to provide a range of sites for business and industry in order to develop and diversify the local economy. This should contribute towards the aim of creating 'economic well-being and a sustainable and competitive place through the development of strategic locations' and the objective of 'enabling sustainable economic and environmental regeneration'.

### 5.2

In the West of Scotland it is expected that there will be a continued decline in manufacturing employment and an increase in financial, business and public services with a more flexible and variable job market. Employment in West Dunbartonshire is expected to grow by 1,200 jobs between 2006 - 2016 however most of the growth in the region is expected to be concentrated in Glasgow (Source: Regional Forecasts/SLIMS 2006). The Plan aims to reduce the commuting from the Council area, provide a range of locations to cater for flexibility in the market for jobs and improve the attractiveness of the area for businesses.

### 5.3

Much of West Dunbartonshire, including most of the main business and industry sites, have been granted Assisted Area Status, where Regional Selective Assistance is available to encourage investment and job creation for businesses of all sizes. Up to 35% investment limit is available dependent on both location and size of the business. In addition, a range of support for business is available through the Council and Skills Development Scotland.

### 5.4

With regard to European funding the Council area and its industries and businesses fall within the Lowlands & Uplands Scotland (LUPS) Structural Funds Programmes 2007-2013. There are two programmes offering grant support which are broadly applicable to West Dunbartonshire, the European Social Fund (ESF) programme and the European Regional Development Fund (ERDF) programme. The overall vision for these programmes is "to encourage the growth of the region's economy within a sustainable development framework..." The ERDF programme is of greater relevance in the context of this Plan. The ERDF programme has four strands. These strands and the types of activities for which grant support is available include:

- research and innovation - the development of new products and services.
- enterprise growth - the creation of new businesses, advice and consultancy for businesses and access to finance for businesses.
- urban regeneration - the refurbishment of community based learning and training centres; the refurbishment, improvement and conversion of business support and

workspace facilities with a view to developing the local workforce and especially where “green” design principles will be applied; and small scale energy production from renewable sources.

- rural regeneration - due to the definition of rurality used to develop the ERDF programme, no part of West Dunbartonshire is currently eligible under this strand.

### 5.5

At the time of writing there is some likelihood of change to the Urban Regeneration strand. This may take the form of a widening of the scope of the strand or of the conversion of grant funding to loan funding. In relation to the latter option, this would provide a more sustainable programme of support as returns from loans would be made available to other projects. However, there is some uncertainty as to which geographical areas and which types of activity would be eligible for support under this option. It should also be noted that the current LUPS programmes are likely to be the last significant Structural Funds support available to Scotland.

## National Policy

### 5.6

The National Planning Framework (2004) provides a framework to guide the spatial development of Scotland and complements the ‘Framework for Economic Development in Scotland’. It acknowledges that the decline in manufacturing in West Dunbartonshire has not been compensated by new employment in the service sectors. It emphasises the importance of infrastructure, particularly transport infrastructure, in terms of place competitiveness. Importance is placed on the relationship of economic development and the regeneration of deprived communities. It is considered there is generally a plentiful business and industrial land supply and regeneration may provide opportunities for the reallocation of some sites. The Framework considers there is a need to strengthen the environmental quality of West Dunbartonshire and there are opportunities for improved connectivity to core areas to spread the benefits of economic activity.

### 5.7

The Government Economic Strategy (2007) sets out how the Government will support business to create increasing sustainable economic growth. Investment in physical infrastructure and the planning framework is seen as having a critical role to enable sustainable growth. Transport is considered a key enabler as is the planning system that both protects the environment and enables the development of growth enhancing activities. The importance of cities and improving connectivity to allow business to benefit is recognised. Effective regeneration by linking opportunities with need is seen as helping realise the potential of places.



### 5.8

Scottish Planning Policy SPP 2 Economic Development (2002) sets out the Government's more specific policies on business and industrial development. The planning system is expected to:

- provide a framework that links key business locations more closely with the transport network and other development activity;
- provide for the space and locational requirements of a wide range of businesses;
- ensure that social justice and sustainable development concerns are addressed;
- provide marketable land in sufficient quality and quantity to meet the diverse range of industrial, business and commercial requirements.

Marketable land should meet business requirements, have secure planning status, be serviced or serviceable within 5 years and be consistent with transport policy (SPP 17).

### 5.9

Good access by public transport and other infrastructure provision is required to support strategic business locations. Town centres or major public transport interchanges are seen as opportunities to accommodate offices and service sector developments. The redevelopment of brownfield land for mixed use developments including business class uses linked to environmental improvements and transport provision are considered opportunities. Business parks on greenfield sites are only acceptable when consistent with other policies and there is good access by public transport. Councils are to ensure that existing allocations provide a range and choice of competitive locations, and replacement sites should be brought forward where existing allocations do not meet current and anticipated market expectations.

### 5.10

It is not considered that any additional sites are required for large scale industry in the national interest. Development plans are expected to recognise the opportunities for start-up businesses, home-working and mixed-use developments. Transport links to key employment sites are considered important and authorities are expected to identify sites adjacent to existing centres or other highly accessible locations. New industry and business sites are expected to be accessible by walking, cycling and public transport. Mixed use development is seen as possibly the most appropriate method of bringing brownfield sites back into beneficial use and may stimulate enterprise close to disadvantaged areas. Design quality is considered important and local plans are expected to set out design standards for business parks and should include policies to protect, enhance and maintain the environmental quality of existing areas.



### 5.11

Development plans are expected to:

- maintain a supply of sites offering choice of size, location and environmental quality and which allow flexibility to provide for market uncertainty;
- safeguard significant sites;
- regularly review allocated sites to take account of their marketability;
- identify supporting action that can assist the delivery of economic development;
- have linked action plans setting out the activities required to implement development.

Development plans are to respond to market forces and have regard to economic change, providing positive support for a range of economic development opportunities.

## Strategic Policy

### 5.12

The Glasgow and the Clyde Valley Joint Structure Plan 2006 Strategic Policy 5 sets out a 'Competitive Economic Framework' which identifies and safeguards strategic economic development locations. This includes:

- strategic business centres: Clydebank and Dumbarton;
- strategic industrial and business locations: Clydebank Business Park, Clydebank Riverside and the Vale of Leven IE;
- core economic development areas at Clydebank Waterfront and Dumbarton;
- nationally safeguarded inward investment locations including a potential site at Bowling terminal;
- tourism development areas: Forth and Clyde Canal Corridor, The Firth of Clyde and the Loch Lomond and the Trossachs National Park; and
- international transport facilities including Rothesay Dock.

Strategic Policy 5 requires a minimum ten year supply of potentially marketable and serviceable land for industry and business. This should include a 5 years supply of readily available marketable sites.



### 5.13

The identification of additional development opportunities is sought in order to increase the rate of economic development over the Plan period. The Structure Plan promotes a further 400ha of new development on brownfield sites in core areas to achieve a better distribution of economic activity. In addition local plans are expected to identify opportunities for industry and business development 'in the order of up to 5 to 10 ha' in certain communities including Dumbarton. It is recognised that there is a shortage of marketable good quality land supply in Dunbartonshire. Some existing zoned land is considered to be well located and is potentially marketable if its amenity and site condition is improved and Local Plans are expected to identify and protect such opportunities. Local Plans are also expected to, if necessary, bring forward additional better located marketable land supply, and release surplus land to other uses.

## 5.14 Policy LE 1 - Industrial and Business Use Sites

### 5.14.1

**Within the existing and proposed industrial and business class sites designated on the Proposals Map there shall be a presumption in favour of uses which positively extend the permanent employment potential of the sites.**

**Sites listed in Schedule LE 1 (except sites LE 4 and LE 5) will be safeguarded for industrial and business uses only (Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997). The preferred use for the sites is listed in Schedule LE 1.**

**Proposals for the redevelopment of existing and proposed industrial or business class sites for alternative uses will be considered against the following criteria:**

- the proposal has a specific locational need for the site;
- the loss of the site from the industrial land supply will not adversely affect the quantity, availability and distribution of such land;
- it is clearly established there are no suitable alternative locations;
- there is a significant economic and environmental benefit;
- there is no adverse impact on the attractiveness of the location to industrial and business investment;
- there will be no adverse affect on local infrastructure; and
- the proposal conforms with other Local Plan policies.





Sites listed in Schedule LE 1 as reserved sites shall be safeguarded for business and industry uses with a presumption that they are reserved for the expansion of the adjacent business and industry sites.

Proposals for sites adjacent to the Inner Clyde Special Protection Area must satisfy the requirements of Policy E2A.

## 5.15 Policy LE 1A - North Kilmalid

### 5.15.1

Site LE 1(15) (North Kilmalid) shall be solely reserved for accommodating the potential expansion of the processes associated with the Kilmalid bottling plant (Allied Distillers) and shall be used for no other purposes. The site will only be released for such development following the owner entering into a Section 75 Agreement with the Council to the effect that the site will be used for no other purpose. The Council will favourably assess such expansion proposals on the site provided it is satisfied that:

- the proposed development represents the legitimate expansion of the company's existing operations at the Kilmalid site;
- the proposed development could not be accommodated on any other adjacent and readily available industrial site or suitable non Green Belt site;
- the landscape and visual impact of such proposals on the Green Belt is satisfactorily minimised; and
- a Masterplanning exercise for the whole site be undertaken.

## 5.16 Policy LE 1B - Jamestown East

### 5.16.1

The Main Street, Jamestown site LE 1(11) shall be solely reserved for accommodating the potential expansion of the Auchincarroch Road sawmill (Gilmour & Aitken) and shall be used for no other purposes.

The site will only be released for such development following the owner entering into a Section 75 Agreement with the Council to the effect that the site will be used for no other purpose. The Council will favourably assess such expansion on the site provided it is satisfied the proposed development represents the legitimate expansion of the sawmill site.



## Reasoned Justification

### 5.16.2

Policy LE 1 promotes economic development for both industrial and business uses. The policy accords with SPP 2 Economic Development in that it attempts to reflect current and likely future land allocation requirements and provides a supply of sites offering a choice of size, location and environmental amenity. The redevelopment of brownfield sites for mixed uses with a significant element of economic development land as along the Clydebank Waterfront, is also in keeping with SPP 2.

### 5.16.3

The Council aims to safeguard the existing business and industrial sites in order to retain employment and encourage existing businesses as well as attract new enterprises. The industrial and business areas shown on the Proposals Map will be retained for industrial, business and warehousing uses. Redevelopment or changes of use that would result in the loss of land for economic development will generally be resisted. The Industrial Land Supply requires the provision of a 10 year supply of potential marketable and a 5 year supply of marketable business and industrial land.

### 5.16.4

The industry and business site at Carless, Old Kilpatrick (LE1(17)) is part of the comprehensive redevelopment of the whole Carless site including the adjacent housing development area (H2 (22)). The finalised boundary of the economic development area will be defined at a later stage of the regeneration process. There will, however, be a presumption against the reduction in the area designated for industry and business uses below 6.0 Ha. The sites on Clyde riverside locations are situated adjacent to the Inner Clyde SSSI and Special Protection Area (SPA) which is subject to obligations under the Nature Conservation (Scotland) Act 2004 and the EU Birds Directive. Reference needs to be made to Policy E2A with regard to these requirements.

### 5.16.5

Some sites designated for industry and business listed in Schedule LE 1 are sites which are considered suitable for the expansion of adjacent premises. Other industrial and business sites are to be retained for industry but are not considered marketable at present. They are considered suitable for local industrial uses. There are other sites suitable for business and industry uses within the Redevelopment Opportunity sites listed in Schedule GD 2. The industry and business uses may be part of a mixed use scheme and the extent of such uses is not currently known.

#### 5.16.6

The LE 1(15) site south of the Kilmalid bottling plant is a greenfield site and it is considered its use should be restricted to the potential expansion of the bottling plant and no other uses. The site is adjacent to a sensitive Greenbelt area and it is considered that it should be clearly shown that the use of the site is solely for the expansion of the Kilmalid bottling plant, there is a need to expand on to this site in preference to other available sites and that the environmental impact is minimised.

#### 5.16.7

The LE 1(11) site north of the Gilmour & Aitken sawmill, Auchincarroch Road, Jamestown is a greenfield site allocated for the expansion of the sawmill and a Section 75 Agreement will be required for the development of this site. If the sawmill ceases operations favourable consideration will be given to alternative uses.

#### 5.16.8

The Vale of Leven Industrial Estate is the main industrial and business estate in the western part of the Council area. The estate has a parkland setting providing a high amenity environment. However there are a number of vacant industrial units which detract from the overall quality of the estate. Recent improvements have been made to the access and circulation within the estate and the Council would support the further upgrading of the estate. The Council will seek, in co-operation with other partnership agencies and the private sector, to regenerate the estate through the preparation and implementation of a master plan and action programme.

### 5.17 Schedule LE 1 - Industrial and Business Class Opportunity Sites

#### 5.17.1

##### Marketable Industrial and Business Class Opportunity Sites (Category 1)

Reference	Location	Area	Use Class
LE1(1)	Clydebank IE	0.74	5/6
LE1(2)	Clyde Gate, Clydebank	2.85	4/5
LE1(3)	Clydebank Business Park	2.77	4/5
LE1(4)	Cart Street (Queen's Quay)	1.96	4
LE1(5)	Vale of Leven IE	1.09	4/5/6
LE1(6)*	Vale of Leven IE	4.20	4/5/6
LE1(7)*	Vale of Leven IE	7.25	4/5
LE5 A(i)	Kilmalid	10.33	4/5
		<b>31.19</b>	



#### Potential Marketable Industry and Business Class Opportunity Sites (Category 2)

Reference	Location	Area	Use Class
LE1(8)	Rothesay Dock, Clydebank	4.44	5/6
LE1(9)	John Knox Street, Clydebank	1.71	4/5
LE1(10)	Cable Depot Road, Clydebank	0.61	4/5
LE1(11)	Main Street, Jamestown	1.93	5/6
		<b>8.69</b>	

**'Marketable' Total (Category 1 & 2) 39.88**

#### Industrial Sites Reserved for Expansion of Adjacent Units (Category 4)

Reference	Location	Area	Use Class
LE1(12)	Bowie Road, Lomond IE, Alexandria	0.30	4/5/6
LE1(13)	Vale of Leven IE	0.63	4/5/6
LE1(14)	Vale of Leven IE	1.74	4/5/6
LE1(15)	North Kilmalid (Allied)	5.97	4/5/6
LE1(16)	Adj Hucheson's, Bankend Road, Dumbarton	0.63	4/5/6
		<b>9.27</b>	

#### Other Industrial Opportunity Sites

Reference	Location	Area	Use Class
LE1(17)	Carless, Old Kilpatrick	6.00	4/5/6
LE4	Frm. ESSO Terminal, Bowling	32.78	Specialised Site
LE1(18)	Wilson Street, Alexandria	0.12	4/5
LE1(19)	Lomond IE, Alexandria	1.97	4/5
LE1(20)	Birch Road, Broadmeadows IE	0.25	4/5
Part LE5A(ii)	Kilmalid Expansion Area	4.61	4/5
		<b>45.73</b>	

**Overall Total 94.88**

Proposals for sites marked '\*\*' should have regard for the amenity of the adjoining residential area by including a buffer zone consisting of landscaping and/or bunding appropriate to the proposed development.

## **5.18 Policy LE 2 - Mixed Business and Retail Uses within Industrial/Business Areas**

### 5.18.1

Development proposals, in addition to Class 4, 5 and 6 uses, that would contribute to the creation of permanent employment or be clearly supportive of the operation of existing businesses in the area, will be favourably considered within the business and industry areas identified on the Proposals Map under Policies LE 1, provided the uses are not normally associated with town centre uses (Use Classes 1 and 2). There will be a presumption against retail uses except where proposals contain a retail element which is clearly ancillary to the operation of the unit and involves the sale of goods processed, or services provided, on the premises. Where ancillary retail uses are proposed, the retail use will be restricted to 25% of the gross floorspace of the premises by planning conditions.

Such proposals will require to be justified against the following criteria:

- there is no adverse impact on the attractiveness of the location to industrial and business investment;
- there are no adverse transportation impacts or adverse infrastructure and design implications;
- the proposal would not impact significantly on the industrial and business land supply; and
- the proposal complies with other Local Plan policies.

## **Reasoned Justification**

### 5.18.2

Due to the diversification of employment with an increased emphasis on the service sector there have been proposals for uses ancillary to the main industrial and business uses in the industrial estates within the Council area. Nurseries, leisure uses and ancillary retail uses have sought to locate within industrial areas. Positive consideration will be given to such uses if they are considered to be beneficial to the existing businesses within an estate. Retail uses will be restricted to those that are ancillary to the main operation of the business and particular attention will be paid to the traffic and transportation impacts of such proposals.





## 5.19 Policy LE 3 - Industrial & Business Use Development Outwith Designated Sites

### 5.19.1

Proposals for industrial, business and warehousing developments (Use Class 4, 5 and 6) on sites other than those identified on the Proposals Map under Policy LE 1 as being existing or potential employment areas, will require to be justified against the following criteria:

- the proposed development could not be accommodated on any other available industrial/business site in the Plan area;
- there would be significant overall economic benefit to the Plan area;
- there will be no significant undesirable landscape and amenity impacts;
- there would be no major infrastructure implications;
- the site is accessible to public transport, walking and cycling routes; and
- the proposed development conforms with other Local Plan policies.

### Reasoned Justification

#### 5.19.2

Policy LE 3 sets out the criteria for determining industrial and business development proposals for sites not in the marketable land supply or existing industrial sites. It is considered the industrial and business sites allocated in the Local Plan provide a sufficient range of sites in terms of quality and size to allow the expansion of employment uses within the Plan area. There may however be proposals for industrial and business class development which have site requirements which cannot be accommodated by the marketable land supply or other designated sites and which could make a significant contribution to the local economy. The Council will consider positively proposals which create employment and comply with the stated criteria.

## 5.20 Policy LE 4 - Specialised Economic Development Site: Bowling

### 5.20.1

Within the former ESSO Bowling Terminal site designated on the Proposals Map there shall be a presumption in favour of uses which extend the permanent employment potential of the site as well as mixed uses, including residential, that would facilitate the development of the site for employment uses. Retail uses not ancillary to the other mixed uses on the site shall not be permitted. Proposals for development must be compatible with surrounding land uses, be in compliance with other Local Plan policies and should achieve the comprehensive redevelopment of the site.

Developments which make use of the harbour and freight rail line serving the site or protect the harbour and rail facilities to allow for future use will be encouraged.

Proposals for the ESSO Bowling Terminal site must satisfy the requirements of Policy E2A relating to the Inner Clyde Special Protection Area adjacent to the site. All proposals for the development of the site shall take cognisance of the Listed status of Dunglass Castle and care should be taken with regard to the design and location of development near to the Castle.

### Reasoned Justification

#### 5.20.2

The Glasgow and the Clyde Valley Joint Structure Plan 2000 designated the former ESSO Bowling Terminal as a Potential High Amenity Single User site. This was on the basis of the guidance in NPPG 2. However this has now been superseded by SPP 2 which indicates that the existing supply of proven safeguarded sites should be able to meet future requirements. The Structure Plan 2006, in cognisance of SPP2, deletes all Potential Single User sites including Bowling. The site is therefore considered suitable for multiple economic development uses. However it is recognised that the remediation and access costs of developing the site for business uses will require other mixed uses to facilitate development of the site. The site is within a Core Economic Development Area (CEDA). The site has not been placed in the Marketable Industrial Land Supply but areas within the terminal site may be added to the supply as proposals for the site to be redeveloped are brought forward. The former terminal site is situated adjacent to the Inner Clyde SSSI and Special Protection Area (SPA) which is subject to obligations under the Nature Conservation (Scotland) Act 2004 and the EU Birds Directive. Reference needs to be made to Policy E2A with regard to these requirements.



## 5.21 Policy LE 5 - Specialised Economic Development Site: Kilmalid (A&B)

### 5.21.1

**A. The Council will safeguard the Kilmalid site, as designated LE 5A(i) on the Proposals Map, and the Kilmalid Expansion Area, designated LE 5A(ii) on the Proposals Map, for industry and business uses (Use Class 4 and 5) and other uses which positively extend the permanent employment potential of the site including compatible and ancillary uses. For area LE 5A(i) a landscaped buffer of at least 25m with tree/shrub planting shall be created along the western boundary of the site.**

**B. There shall be a presumption in favour of roadside service uses (hotel, petrol station, pub/restaurant and tourist facility) at the south east corner of the site, designated LE 5B on the Proposals Map, as part of the wider economic development opportunities at Kilmalid.**

**There will be a presumption in favour of developments which contribute to the high visual and landscape amenity of the site. Proposals for alternative uses on the sites LE 5A and 5B will be considered against the following:**

- it is established there is a specific locational need;
- it has been shown there are no suitable alternative locations;
- there are significant economic and environmental benefits;
- there is no adverse impact on the attractiveness of the location to industrial and business investment;
- the loss of the site from the industrial land supply will not adversely affect the quantity, availability and distribution of such land;
- retail sales must comply with Policy LE 2 unless they are part of a mixed use development unit or ancillary to a leisure/tourist facility;
- there will be no adverse impact on local infrastructure; and
- the proposal conforms with other Local Plan policies.

### Reasoned Justification

#### 5.21.2

The Kilmalid site is a component part of the Strathleven Regeneration Initiative which seeks to redevelop the former J&B Strathleven Bonded Warehouses and create employment opportunities. The site is considered to be suitable for high-amenity business and industrial uses with good access to the trunk road network. The area designated for business and industry has been divided between the southern part which has planning consent (LE 5A(i)) and the northern part (LE 5A(ii)) which has potential for development once the overhead power lines

on the site are taken into consideration. For site LE 5A(i) it is considered that a landscaped Green Belt boundary should be created along the western edge of the site to create a strong boundary. At the planning application stage for the western part of the site a Flood Risk Assessment will be required with consideration of appropriate freeboard allowance, no build zone and post development runoff. The roadside services including hotel and pub/restaurant uses are seen as complimentary to the business uses on the overall site. Development of the site has started following the creation of a new roundabout on the A82 to provide access to both the residential site to the south and the Kilmalid site. The Kilmalid site satisfies the requirement of the Structure Plan to provide local employment opportunities in the order of 5 to 10 hectares in the Dumbarton/Vale of Leven area.

## 5.22 Policy LE 6 - Strategic Employment Locations

### 5.22.1

The Council will delineate the following Strategic Designations noted below for the promotion of economic development uses. The strategic locations designated on the Proposals Map will be promoted for the specified economic development uses outlined in the table below. Alternative uses will be considered under the appropriate policies in the Local Plan relating to proposed or existing uses. Proposals should aim to improve the environmental quality and amenity of the areas and consideration will be given to the scale, siting and design quality of the proposed buildings.

Strategic Industrial and Business Locations (SIBLs) will be safeguarded for economic development uses and there shall be a strong presumption against uses other than for business and industry.

Proposals for alternative non-business uses within the SIBLs will require to be considered against the policies of the Glasgow and the Clyde Valley Joint Structure Plan and Policy LE 1.





Strategic Designation	Site/Location	Economic Uses
Strategic Business Centres (SBC)	Dumbarton; Clydebank	Office, service, education, tourism and culture oriented economic facilities
Strategic Industrial and Business Location (SIBL)	Vale of Leven IE; Clydebank Business Park; Clydebank Riverside	Industrial, Business and Warehousing uses (Classes 4, 5 and 6)
Core Economic Development Area (CEDA)	Clydebank Waterfront; Dumbarton (including Bowling)	Promotion of industrial and business development in core areas.
Tourism Development Areas	Forth and Clyde Canal Corridor; Lower Clyde Estuary and Firth of Clyde	Tourist related developments
International Transport Facility	Rothesay Dock	Safeguarding of dock facilities for economic development uses

## Reasoned Justification

### 5.22.2

The Glasgow & the Clyde Valley Joint Structure Plan 2006 designates strategic economic development locations to support the economic competitiveness of the metropolitan area. The Proposals Map defines the areas in detail based on the Structure Plan designations. The Strategic Business Centres are considered to have potential for the growth of business and office development as well as service, educational and other town centre based economic uses. The Strategic Industrial and Business Locations are designed to safeguard the good quality marketable industrial and business locations to benefit the regional economy and endeavour to enhance the environment of these sites. Core Economic Development Areas are designated to encourage a higher rate of economic activity on brownfield sites better located to the workforce and public transport links than more peripheral sites. Tourism Development Areas are the strategic locations that are considered as having opportunities for tourist related development which would support the economic development of the area. International Transport Facilities are sites which have existing or potential international links which would benefit the economy of the region. The harbour facility at Rothesay Dock is considered an opportunity for sustainable transport links which should be retained.

## **5.23 Policy LE 7 - Business Development in Mixed Use or Residential Areas**

### 5.23.1

**Proposals for business development, within residential areas or in mixed use schemes will be supported by the Council where it is satisfied that residential amenity or the surrounding uses are not adversely affected. The following criteria will be used in assessing such proposals:**

- the effect on residents and adjacent uses in terms of noise, vibration, emissions, traffic, parking, storage of materials, hours of working or other adverse impacts;
- the cumulative effect of any impacts;
- access to the business use: shared access to stand alone business premises will be not be favoured and the cumulative traffic impact of the residential and business elements of an area will be taken into consideration; and
- the proposal conforms with other Local Plan policies.

### **Reasoned Justification**

#### 5.23.2

Small firms are recognised in SPP 2 as making an important contribution to the economy. It is considered start-up firms should be encouraged and positive policies used to ensure suitable locations are used for their operation. SPP 2 requires that development plan policies should recognise such businesses where low-impact industry, business and service uses can operate in keeping with housing. Policy LE 7 sets out the criteria for the consideration of small scale business operations within mixed-use or residential areas indicating the requirements such uses need to meet to ensure there are no adverse impacts on the surrounding environment.



## 5.24 Policy LE 8 - Tourist Industry Development

### 5.24.1

The Council will support applications for tourist industry developments throughout the Plan area conditional on the criteria below being satisfied. The Council recognises the Forth and Clyde Canal Corridor and the Lower Clyde and Firth of Clyde as Tourism Development Areas.

All tourist related development proposals will be required to satisfy the following criteria:

- there are no adverse environmental, landscape, infrastructure and transport implications;
- it is shown there is a clear locational need;
- it is established there is a significant economic benefit;
- the proposal is compatible with Policy R 4 (within the Forth and Clyde Canal Corridor); and
- the proposal conforms with other Local Plan policies.

### Reasoned Justification

#### 5.24.2

Tourism is an important element of the West Dunbartonshire economy, particularly at Balloch at the southern edge of the Loch Lomond and the Trossachs National Park. Other parts of the Plan area are expected to benefit from the proximity of the National Park. The Lower Clyde and Firth of Clyde and the Forth and Clyde Canal Corridor are seen as areas for further expansion of tourist based industries. Policy LE 8 aims at increased employment from tourist related developments whilst satisfying environmental, transport and other issues. The suitability of sites for tourist development will be considered against the listed criteria.

## 5.25 Policy LE 9 - Agricultural Diversification

### 5.25.1

**The Council will consider positively proposals for farm diversification. Development proposals concerned with economic diversification of agricultural land and/or buildings will be considered in relation to their particular circumstances with regard to the following criteria:**

- the proposal reflects good practice in terms of siting, design and landscaping;
- there is no significant loss of amenity to the surrounding area;
- the proposed use is ancillary to the rural character of the area;
- there is no visual intrusion or adverse effect on the open countryside;
- there is no significant adverse environmental impact;
- the proposal will enhance the viability of the agricultural unit or other recognised countryside use; and
- the proposal conforms with other Local Plan policies.

**In addition consideration should be given to managed public access in accordance with the West Dunbartonshire Council Access Strategy.**

## Reasoned Justification

### 5.25.2

Changes in farming practices may also contribute to the local economy. SPP 2 requires that development plans include policies in favour of rural development and diversification which satisfy economic and employment needs, whilst safeguarding the natural and built heritage. Policy LE 9 attempts to encourage diversification whilst ensuring the scale and type of development is in keeping with the rural area. Proposals have been put forward for large schemes on the edge of the rural area which were unsuitable and it is intended the criteria of Policy LE 9 will ensure such proposals do not adversely affect the countryside.





## 5.26 Policy LE 10 - Access and Design Quality of Industrial Estates and Business Sites

### 5.26.1

The Council, in conjunction with other agencies, will endeavour to improve the amenity and design quality, safety and security of industrial estates in partnership with indigenous businesses. The Council will also endeavour to improve access to business areas through improvements to the physical infrastructure and urban design.

Applications for development in the area's industrial estates, particularly the Clydebank Business Park, Queens Quay, Clyde Gate, Lomond Gate and the Vale of Leven Industrial Estate, should have regard to high quality design and to the amenity of the surrounding uses and aim to improve the quality of the urban environment whilst taking access and security issues into account.

Within the Strategic Business Centres where Class 4 business uses are encouraged, development proposals should be of a high quality design that reflects the siting, density and external appearance of the surrounding areas character. Walking/cycling links should be provided to public transport facilities.

### Reasoned Justification

#### 5.26.2

The Clydebank Business Park, Vale of Leven Industrial Estate, Lomond Gate, and Clydebank Riverside: Queens Quay and Clyde Gate sites are high amenity industrial estates, which are designated as Strategic Industrial and Business Locations, and the Council wishes to ensure the environmental and visual amenity of the estates are enhanced and improved. The policy also aims to upgrade the design quality and general amenity of the other industrial estates within the Plan area in order to promote the development of employment uses. SPP 2 recognises that design quality can be used to promote an area for business development. The policy aims at encouraging good design of industrial and business areas in order to improve the marketability of the sites and attract more employment creation.

#### 5.26.3

The sites being promoted for business uses within the Clydebank Business Park, Vale of Leven Industrial Estate, Lomond Gate and Clydebank Riverside: Queens Quay and Clyde Gate are expected to be developed as high amenity locations. Access to employment areas, particularly from deprived areas, is considered to be an inclusion issue, which should be considered along with other infrastructural access issues.

#### 5.26.4

The designation of Strategic Business Centres aims to encourage business and office uses to develop in town centres close to sustainable transport nodes. Town centres tend to be the focus of the public transport network which provides good access from more peripheral areas including deprived neighbourhoods. High density, good quality designed developments are to be encouraged to retain or improve a high amenity urban core area providing a quality working environment.

# 06

## Housing

### 6.1

Good quality housing in the right location supports economic competitiveness, social justice and sustainable development. A key aim of planning is to provide well-located, high quality new housing, which makes efficient use of resources. The Local Plan can help to deliver this by identifying opportunities for a choice of private housing in appropriate locations, supporting the provision of social rented housing and by ensuring that existing residential areas are protected from inappropriate development. These actions will in turn support the aims and objectives of the Plan as outlined in the Development Strategy, and the requirements of the Local Housing Strategy.

### 6.2

From April 1996 till March 2009, 4,030 new homes have been built in West Dunbartonshire, an average of 310 per annum. Almost seventy percent of these completions were in the private sector, and 87% were on brownfield sites. Currently there are significant development proposals being pursued by the private sector particularly along the riverside in Dumbarton and Clydebank. These will markedly increase the housing stock and help to regenerate significant areas of former industrial land. Area regeneration within existing residential areas is also ongoing, with comprehensive action being undertaken in partnership by the private and public sectors.

### 6.3

The main aims of the housing policies within the Local Plan are to set a framework which:

- ensures an adequate supply and choice of land for private housing development;
- encourages the provision of social rented housing; and
- protects, and where possible enhances, the quality of the existing residential environment.

## National Policy

### 6.4

The first National Planning Framework for Scotland was published in 2004 to guide the spatial development of Scotland to 2025. It provides a context for both development plans and planning decisions. The Government sees the need to promote sustainable development within a coherent settlement strategy, addressing inequalities in both economic opportunity and quality of life. West Dunbartonshire is considered as an area which needs to be more fully integrated into the economy of the Central Belt, and where there is a need to invest in environmental improvement.

### 6.5

The West Dunbartonshire Local Plan was prepared within the context of Scottish Planning Policy SPP 3 Planning for Housing, which details the Government's more specific policies in relation to housing. Planning authorities and housing providers are urged to work closely together to:

- create quality residential environments;
- guide new housing developments to the right places; and
- deliver housing land.

### 6.6

The location, layout and design of new housing areas have long term implications for energy consumption and travel demands, as well as helping to achieve a quality residential environment. New developments should also provide a range of housing types to meet the needs of all in the community.

### 6.7

In guiding development to the right places, planning authorities should promote the re-use of previously developed land in preference to greenfield land, provided that a satisfactory residential environment can be created. Before any green belt land is identified for development, there should be a realistic appraisal of the opportunities for development on sites within the existing urban area. Only where brownfield and infill sites cannot meet the full range of housing requirements will it be considered necessary to release greenfield land. New residential areas should also be planned with the aim of seeking to reduce the demand for travel and reliance on the private car.

### 6.8

Development plans are the main vehicle for assessing future housing land requirements and ensuring these are provided in full for each housing market area. The Local Plan must conform to the Structure Plan and provide sufficient effective land to meet the housing land requirement for at least 5 years from the date of adoption. To be effective, sites must be free of development constraints in the period under consideration. The Local Plan should also identify further sites to meet requirements in the medium term.



### 6.9

A revised SPP3, Planning for Homes, was published in July 2008. The revised policy sets out a new methodology for the assessment of housing requirements, which integrates the development plan with the Local Housing Strategy, and promotes joint working between housing and planning. New procedures and working practices require to be put in place to produce the required Housing Need and Demand Assessment, which will inform the new generation of development plans. The delivery of the housing requirement, however, continues to reflect earlier policy in relation to guiding development to the right places, for example by making efficient use of land and buildings and giving preference to accessible locations.

## Structure Plan Policy

### 6.10

The Local Plan conforms to the approved Glasgow and the Clyde Valley Joint Structure Plan. The Joint Structure Plan incorporates a Metropolitan Development Strategy, which applies a presumption in favour of the redevelopment of urban land and property. It highlights Clydebank Riverside, Dumbarton Central and the Vale of Leven as priority areas for urban renewal. The first two are component parts of the Clyde Waterfront Initiative, which seeks to reclaim the waterfront for the communities along the river by *inter alia* developing mixed use developments, of which housing is an important part.

### 6.11

Strategic Policy 6 of the Joint Structure Plan aims to provide housing opportunities to meet the requirement for a continuing 5-year effective owner-occupied land supply, the need to provide for choice in terms of size and type of housing in each housing market area, and the need for social rented housing. For the Structure Plan area as a whole, the Plan concluded that brown-field land will continue to be the main source of land for housing development to at least 2011.

### 6.12

The Structure Plan provides the strategic context for the comparison of the demand for and supply of private housing. This requirement is considered within a framework of Housing Market Areas (HMAs), based on an analysis of house-buying moves from the Sasines. This is significant in relation to West Dunbartonshire, which falls into two different housing market areas. The western half of the Local Plan area, Dumbarton and the Vale of Leven, has been identified as a self-contained HMA. This means that the majority of house buyers within the area only searched for houses in this area, and so the demand for housing must be met wholly within this area. A small part of the HMA is located within the Loch Lomond and the Trossachs National Park, which is outwith the Local Plan boundary, but this is not significant in terms of housing land

supply. The eastern half of the Local Plan area, including Milton, Bowling and Clydebank, forms part of the Greater Glasgow North and West sub-market area, within which local demand and supply for private housing is to be met. This area also includes Bearsden, Milngavie, and the north, west and central areas of Glasgow City. The sub-market is in turn part of the wider Central and Conurbation HMAs, where more mobile demand can be met.

#### 6.13

The 2000 Structure Plan indicated no requirement for additional housing land to be provided in the Dumbarton and the Vale of Leven HMA up to 2011. In relation to the Greater Glasgow North and West sub-market area, the Structure Plan required that an additional 250 houses were to be provided in West Dunbartonshire up to 2011 to meet a shortfall at the wider conurbation level. These will be provided within the Queen's Quay development in Clydebank.

#### 6.14

The third Alteration to the Structure Plan, the Glasgow and the Clyde Valley Joint Structure Plan 2006, was approved by Scottish Ministers in April 2008. It reinforces the Metropolitan Development Strategy, but with an Agenda for Sustained Growth, which assumes a faster rate of development than previously. This growth will continue to be accommodated through urban renewal where possible. The Plan has undertaken a comprehensive review of the demand for, and supply of, owner occupied housing across the conurbation to 2018. The pattern of housing market areas was also reconsidered, but has not been changed from the 2000 Plan.

#### 6.15

The 2006 Joint Structure Plan has assessed the strategic requirement to identify additional land for private sector housing up to 2018. In the period 2004-2011, whilst there are limited shortfalls in some areas, there are significant local surpluses in both the Greater Glasgow North and West submarket area and the Dumbarton and the Vale of Leven self-contained housing market area. In the period 2011-2018, there are further shortfalls across the conurbation, but again local surpluses in Greater Glasgow North and West and Dumbarton and the Vale of Leven. As a result of the local surpluses in these areas, and other considerations, the Structure Plan has indicated that there is no strategic requirement to provide any additional land allocations within West Dunbartonshire.

#### 6.16

The Structure Plan does not contain a specific affordable housing policy, but supports the provision of social rented and affordable housing in areas where the current supply is limited. Having undertaken further research, the 2006 Joint Structure Plan confirmed that there is no general shortage of affordable housing across the Structure Plan area, and that there is



therefore no requirement for a Structure Plan-wide affordable housing policy. However, the Structure Plan also recognises the need to restructure the existing social rented stock to address the mismatch between stock and household requirements, and the poor quality of some stock.

## Local Housing Strategy 2004 - 2009

### 6.17

West Dunbartonshire Council approved its first Local Housing Strategy (LHS) in 2004, and has since published annual updates. The LHS must undertake a comprehensive assessment of housing needs and conditions within the Council area, and produce a strategy to tackle the housing problems it identifies. Strategic Housing Investment Plans have also been prepared to illustrate how the investment priorities from the LHS will be delivered. The fundamental aim is to ensure that households in West Dunbartonshire have access to housing that is affordable, in good repair and meets their needs. The development programmes of Registered Social Landlords and private developers will help to achieve this. The LHS has many links with other Council strategies, including the Local Plan, which must ensure that adequate provision is made for housing land. The Strategic Objectives of the LHS, reflecting national priorities, include:

- building sustainable communities;
- community regeneration; and
- enabling better choice.

These have been translated into Action Plan proposals, reflecting for example, the need for the LHS and the Local Plan to work together to ensure agreement on common objectives and priorities. The purpose of the annual updates is to keep the LHS under review, and indicate progress towards meeting the strategic objectives. The 2008 revision of SPP3 strengthens further the link between the LHS and the development plan.

### 6.18

The LHS has identified that whilst there is a crude surplus of housing stock over projected households by 2009, much of this stock is in areas of low demand or not of a type or size that households are looking for. In addition, if the gross waiting list figures are taken as a proxy for housing need, there could be a significant shortfall of housing. The Strategy notes that affordable housing provision needs to be reviewed, and that social rented housing will continue to play a significant role in meeting housing needs, given the number of households on low or fixed incomes. There are no detailed requirements, however, in terms of specific needs in different parts of the local authority area which would allow the justification for a specific affordable housing policy in this Local Plan. Consultations will continue between Housing Strategy and Forward Planning over any information gaps in the LHS.



### 6.19

In 2006 the Council submitted a Standard Delivery Plan (SDP) and an application to join the Community Ownership Programme, but Communities Scotland asked that the options for meeting the Scottish Housing Quality Standard be re-examined. To assist in this, consultants Arneil Johnston carried out a Housing Needs and Supply Study (HNSS), and prepared an Asset Management Plan. The HNSS concluded that a significant mismatch between the current stock profile and likely future demand should be addressed through a broad range of interventions including area regeneration and the effective asset management of the affordable housing supply. A revised SDP has also been prepared to look at the different options for the Council and its housing stock, and has been passed to the Scottish Government for assessment. The comprehensive analysis of the Council's housing stock in the Asset Management Plan has identified priority regeneration areas, where masterplans and feasibility studies will be taken forward. Much success has already been achieved in the regeneration of priority areas such as Haldane, Renton, Radnor Park and Faifley. The granting of 'Pathfinder' Urban Regeneration Company status to Clydebank will also help the delivery of regeneration projects including housing. West Dunbartonshire's tripartite arrangement with the Scottish Government and the locally active Registered Social Landlords will ensure that there is a strategic development programme in place to allow development opportunities to be taken up and funded.

## Affordable Housing and Housing Choice

### 6.20

SPP 3 promotes the creation of mixed communities, with a range of house types providing for the needs of all in the community, and all segments of the market, from affordable housing and starter homes to executive housing, and including homes for families, older people and those with special needs. The Glasgow and the Clyde Valley Joint Structure Plan states the need to provide for choice in terms of size and type of housing in each housing market area. Improving housing choice across all tenures is a strategic objective identified by the Local Housing Strategy. It is clear that there is an onus on developers to provide a variety of house types and sizes.

### 6.21

Planning Advice Note 74 Affordable Housing sets out how the planning system can support the Executive's commitment to increase the supply of affordable housing. Affordable housing is broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need. Where there is a surplus of affordable housing, the emphasis should be on regeneration.





### 6.22

The PAN states that the Structure Plan should indicate the scale and general location of any shortage of affordable housing, and that any requirement for affordable housing should be seen as part of the overall housing requirement, not a separate element. Research undertaken for the 2006 Joint Structure Plan has concluded that affordable housing is not a chronic problem across the region, although there are 'hotspots'. This position was also reached by the National Planning Framework, which suggests that shortages may be offset by surpluses elsewhere. A research paper published by Communities Scotland (Local housing need and affordability model for Scotland – Update (2005 based)) suggested that West Dunbartonshire currently has a surplus of affordable stock and that this position is likely to continue in the future. Much of this stock, however, may be in areas of low demand, or not of a size or type that people are looking for. In addition, an analysis of house prices and incomes has also suggested that housing for sale in West Dunbartonshire is relatively affordable.

### 6.23

Given the above, and the conclusions of the LHS, there is no current justification to require an affordable housing contribution from private developers, although they will still be encouraged to contribute by delivering a mix of housing types and sizes wherever possible. PAN 74 indicates that in areas where there is a surplus of affordable housing, the emphasis should be on the regeneration and restructuring of existing housing areas, and this has been confirmed by the Housing Needs and Supply Study. Local authorities may also help to increase the supply of affordable housing by making appropriate surplus local authority land available for affordable housing at less than full market value. In consultation with the Scottish Government Housing Investment Division, the Council will consider inviting the RSLs to build or buy appropriate numbers of properties under Homestake and similar initiatives to help people on low incomes who wish to own their own home to do so. In the main these shared equity schemes shall be aimed at first time buyers or disabled persons seeking to acquire a house which meets their needs. Extra care shall be taken in promoting such schemes in times of economic downturn.

### 6.24

During the Public Local Inquiry into the Clydebank Local Plan (November 2002) the Reporter perceived a lack of sites in the Local Plan which could provide larger executive-type housing with gardens. Whilst not every site will be able to satisfy the full range of housing requirements, it was also agreed at the Inquiry that larger family housing could be provided on a variety of sites, including brownfield sites. However, in order to address a perceived lack of choice in the housing land supply at the time, the Council agreed with the Reporter's recommendation to release a greenfield site at Cochno Road, Hardgate for 40 houses.

### 6.25

Whilst it is not possible to provide a comprehensive comparison of supply and demand for any particular house type, it will be a requirement of this Local Plan to identify a range of housing sites that are able to provide a full range of house types, size and tenure to meet the needs of all in the community. The Council will encourage the provision of good quality housing suitable for varying needs to be provided both for rent and for sale. The housing opportunity sites identified in this Plan will ensure that all housing needs are capable of being met.

## Private Housing Land Supply

### 6.26

West Dunbartonshire Council aims to ensure that within the Plan area there is an adequate supply and distribution of effective land to provide for a full range of private housing development. This aim also supports the strategic objectives of the Local Housing Strategy. In line with national and strategic policy, preference will be given to the re-use of previously developed land rather than greenfield sites in order to make the most efficient use of land and infrastructure, reduce the demand for travel and protect the Green Belt. The land supply has been assessed to ensure that it is able to provide a full range of housing sizes and types to meet the needs of all in the community.

## 6.27 Policy H 1 - Private Housing Opportunities

### 6.27.1

**The sites identified in Schedules H1 and H2 and shown on the Proposals Map represent the main opportunities for private sector housing development. Proposals for sites adjacent to the Inner Clyde SPA must satisfy the requirements of Policy E2A.**

## Reasoned Justification

### 6.27.2

The Development Plan must provide for a minimum of five years supply of land for housing at all times. Demand for private housing is assessed within context of the Structure Plan. The Local Plan must conform to the Structure Plan and provide sufficient effective land to meet the housing land requirement for at least five years from the date of adoption. The Local Plan should also identify further sites to meet requirements in the medium term. The Council must consider the need to provide a choice of housing types to meet the needs of all in the community.



### 6.27.3

The housing provision within the Plan, including the sites specified in Schedules H 1 and H 2, provides a surplus over projected demand in the discrete Dumbarton and the Vale of Leven Housing Market Area, both to 2011 and 2018. In the sub-market of Greater Glasgow North and West, within which Clydebank, Milton and Bowling fall, there is also a surplus of housing to both 2011 and 2018, which provides a significant contribution to mobile demand generated by the wider conurbation. New development opportunities, which are clearly identified in this Plan, together with existing sites, therefore provide an adequate supply of housing land both in the short and medium term. In addition, the character of the land supply is such that it can meet the requirements of different parts of the housing market, and shows a good distribution across the Local Plan area. The identification of these opportunities conforms to SPP 3 as well as meeting the objectives of the Local Plan and the Local Housing Strategy. Private developers are encouraged to provide a mix of housing types and sizes, including affordable housing, wherever possible.

## 6.28 Schedule H 1 - Opportunities for Private Sector Housing: Dumbarton and the Vale of Leven

### 6.28.1

Remainder under construction		<b>389</b>
Reference	Location	Indicative Capacity
H1 (1)	Alexandria, Wilson Street	20
H1 (2)	Alexandria, Heather Avenue	160
H1 (3)	Bonhill, 311 Main Street	12
H1 (4)	Bonhill, Bonhill Quarry	139
H1 (5)	Bonhill, Croft Street	10
H1 (6)	Bonhill, Burn Street	12
H1 (7)	Dumbarton, Pinetrees	16
H1 (8)	Dumbarton, Notre Dame Convent	82
H1 (9)	Dumbarton, Allied Distillers, Castle Street (west)	150
H1 (10)	Dumbarton, Allied Distillers, Castle Street (east)	97
H1 (11)	Dumbarton, Gooseholm	300
H1 (12)	Dumbarton, Crosslet House	40
H1 (13)	Dumbarton, Shed 7, Castle Rd	220
H1 (14)	Dumbarton, Dumbarton Joint Hospital	30
H1 (15)	Dumbarton, Mary Fisher Cres/Diamond Power/Castlegreen Street	230
H1 (16)	Dumbarton, Valeview Terrace	8
H1 (17)	Jamestown, Levenbank Terrace	75
H1 (18)	Jamestown, Jamestown Industrial Estate	60
H1 (19)	Renton, Dalquhurn	168
H1 (20)	Renton, Millburn Roads Depot	25
		1,854
<b>Total</b>		<b>2,243</b>

## 6.29 Schedule H 2 - Opportunities for Private Sector Housing: Clydebank, Milton and Bowling

### 6.29.1

<b>Remainder under construction</b>		<b>211</b>
<b>Reference</b>	<b>Location</b>	<b>Indicative Capacity</b>
H2 (1)	Clydebank, Queens Quay	968
H2 (2)	Clydebank, Queens Quay LCHO	60
H2 (3)	Clydebank, Former Union Church	12
H2 (4)	Clydebank, Dunclutha	12
H2 (5)	Clydebank, Thor Ceramics	92
H2 (6)	Clydebank, College site	178
H2 (7)	Clydebank, Cable Depot Rd South	200
H2 (8)	Clydebank, Cable Depot Road North	60
H2 (9)	Clydebank, Cable Depot Road West	20
H2 (10)	Clydebank, Kilbowie Retail Park	100
H2 (11)	Clydebank, North Douglas Street	12
H2 (12)	Clydebank, Graham Avenue	45
H2 (13)	Clydebank, 834 Dumbarton Rd/Scott Street	14
H2 (14)	Clydebank, John Knox Street	30
H2 (15)	Dalmuir, Former Transfer Station	10
H2 (16)	Dalmuir, Beardmore Place Homestake	8
H2 (17)	Duntocher, William Street	12
H2 (18)	Duntocher, Carleith	6
H2 (19)	Hardgate, Hardgate Hall	8
H2 (20)	Milton, Milton Brae	15
H2 (21)	Old Kilpatrick, Luset Glen	4
H2 (22)	Old Kilpatrick, Carless Oil Depot	400
		2,266
<b>Total</b>		<b>2,477</b>



## 6.30 Policy H 2 - Housing Land Supply

### 6.30.1

If updated assessments of supply and demand indicate that additional housing land needs to be identified within either of the housing market areas within the Plan area, sites will be brought forward as required. Preference will be given to sites on brownfield land.

### Reasoned Justification

#### 6.30.2

The private sector land supply will be monitored and updated annually in the housing land audit process. If a clear shortfall in the supply of housing land becomes evident in relation to an updated assessment of demand through the Structure Plan, sites will be identified to address the shortfall. They may be brought forward through the granting of planning permission or via an Alteration to the Local Plan. In conformity with national, strategic and Local Plan policies, preference will be given to sites on previously used land. The priority given to brownfield land will not only aid urban regeneration and protect greenfield land, but will allow use to be made of existing infrastructure and public transport, and foster a sustainable settlement pattern which will help to reduce the need to travel. This meets the objectives of the Local Plan in securing regeneration and embracing a sustainable approach to development.

### Social Rented Housing

#### 6.31

Scottish Government policy encourages the development of diverse residential areas in terms of tenure as well as housing type. Whilst the Structure Plan requirement relates to owner-occupied housing, Strategic Policy 6 states that the quality and health of local communities will be supported by providing opportunities for social rented housing. A primary objective of the Local Housing Strategy is to ensure an adequate supply of affordable rented housing, by broadening the choice and improving the quality of the stock. Given the importance of promoting land for social rented housing as well as private housing, Policy H3 identifies those sites with a particular suitability for rented and special needs housing, to ensure their availability for such purposes. A justification will be required if a developer proposes to develop any housing opportunity site for a different housing tenure than that indicated in this Plan.

## 6.32 Policy H 3 - Social Housing Opportunities

### 6.32.1

The Council will encourage developments by Registered Social Landlords by allocating the following sites, as shown on Schedules H 3 and H 4 and on the Proposals Map, for social rented housing.

### Reasoned Justification

#### 6.32.2

Registered Social Landlords such as Housing Associations have a key role in providing and retaining suitable housing for local needs. In order to encourage this type of development and reconcile competing pressures for development land, the Council has allocated a number of sites for social rented housing. The Council will continue to support the provision of affordable and social rented housing of a suitable size, type and location to match the best available information on need.

## 6.33 Schedule H 3 - Opportunities for Social Rented Housing: Dumbarton and the Vale of Leven

### 6.33.1

Remainder under construction		38
Reference	Location	Indicative Capacity
H3 (1)	Alexandria, Leven Street	30
H3 (2)	Alexandria, Leven Cottage	10
H3 (3)	Bonhill, Croft St	12
H3 (4)	Bonhill, Raglan Street	15
H3 (5)	Bonhill, Bonhill Primary School	24
H3 (6)	Bonhill, Golfhill Drive	5
H3 (7)	Dumbarton, Townend Rd	14
H3 (8)	Dumbarton, Dumbarton Joint Hospital	30
H3 (9)	Dumbarton, Allied Distillers, Castle St (west)(Bield)	32
H3 (10)	Dumbarton, Allied Distillers, Castle St (west)	59
H3 (11)	Dumbarton, Valeview Terrace	28
H3 (12)	Dumbarton, Dalreoch Quarry north*	60
H3 (13)	Haldane, Miller Road	10





Reference	Location	Indicative Capacity
H3 (14)	Haldane, Brown Street	16
H3 (15)	Haldane, McInnes Street	14
H3 (16)	Renton, John Street Depot	12
H3 (17)	Renton, Main St/King St	15
H3 (18)	Renton, Village Square	13
H3 (19)	Renton, Dalquhurn	111
H3 (20)	Renton, Millburn Roads Depot	25
		535
<b>Total</b>		<b>573</b>

\* Any development on this site must take into account both the nature conservation and geological interests.

### 6.34 Schedule H 4 - Opportunities for Social Rented Housing: Clydebank, Milton and Bowling

#### 6.34.1

Remainder under construction		124
Reference	Location	Indicative Capacity
H4 (1)	Clydebank, 354-394 Dumbarton Rd	40
H4 (2)	Clydebank, South Douglas St	8
H4 (3)	Clydebank, Queens Quay	60
H4 (4)	Clydebank, Granville Street	35
H4 (5)	Dalmuir, Beardmore Place	40
H4 (6)	Dalmuir, Beardmore Place East	37
H4(7)	Dalmuir, Auld Street	16
H4 (8)	Dalmuir, Caledonia Street	40
		276
<b>Total</b>		<b>400</b>

### Housing Development Standards

#### 6.35

Designing Places stresses the importance the Scottish Government places on good design, and this emphasis has been continued in all recent policy and advice. The Council supports this desire to provide attractive, good quality new housing, which will enhance the Local Plan area and support the Local Housing Strategy by delivering quality homes. In order to achieve this, the requirements in Policy H 4 will be expected to be met in all new housing developments.



## 6.36 Policy H 4 - Housing Development Standards

### 6.36.1

**New housing developments will be expected to be appropriate to the wider landscape and built character of the surrounding area, and to meet the following requirements:**

- be of a high quality design in terms of scale, form, layout and materials, and meet high energy efficiency standards, privacy standards and the need for security;
- provide a range of house types and sizes wherever possible;
- provide open space in accordance with the standards specified in Policy R2;
- provide landscaping integral to the overall design; planting should emphasise native species and be completed timeously;
- incorporate existing features such as trees, hedgerows, shrubs and other natural and man-made features into layouts, and supplement them with new habitat proposals (see also Policies E3A and E5);
- meet road and parking standards as laid down by the Council, reflecting national guidelines where appropriate; consideration will be given to revising parking standards where housing developments are proposed to provide accommodation for people who tend to have low levels of car ownership, in areas well served by public transport and where the reduction of on-street parking can be ensured. Home Zones will be promoted, and new development should be linked into the local footpath and cycle network;
- allow for subsequent house extensions within 'permitted development' limits without adversely affecting the amenity of surrounding buildings;
- reflect a residential density which is appropriate to the surrounding area. Higher densities will be acceptable at locations accessible to transport interchanges and open space, and where townscape benefits can be demonstrated. Existing densities should not be exceeded where the residential amenity would be adversely affected; and
- employ inclusive design principles and address varying needs requirements.

### Reasoned Justification

#### 6.36.2

Policy H 4 provides developers with a clear indication of the standards that will be expected within proposed new residential developments. Design and density requirements are intended to ensure that new housing developments will provide a high quality living environment and enhance the quality of the existing area. The Clydebank Riverside and Dumbarton Harbour areas in particular will provide opportunities for higher density developments. Design statements are





in place for these areas. The importance of design is reflected both in SPP 1, which indicates that a proposal may be refused solely on design grounds, and SPP 3. A number of recent Planning Advice Notes (for example on Housing Quality, New Residential Streets, Designing Safer Places and Inclusive Design) provide further advice and information on good practice in terms of housing design. Options for micro-renewable technologies should be considered as part of a range of energy efficiency measures. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively and in particular consider the development of Home Zones. Existing trees, hedges, shrubs and other natural and manmade features contribute to landscape quality and biodiversity, and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all and will meet the needs of a growing elderly population - design and layout should comply with the Housing for Varying Needs guidance.

## Development within Existing Residential Areas

### 6.37

As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

### 6.38 Policy H5 - Development within Existing Residential Areas

#### 6.38.1

**The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:**

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;





- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies.

## Reasoned Justification

### 6.38.2

This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

### 6.38.3

The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

## Priority Areas

### 6.39

The Scottish Government has identified five strategic objectives for a Wealthier and Fairer, Healthier, Smarter, Safer and Stronger and Greener Scotland. The Fairer Scotland Fund has replaced several previous funding streams, including the Community Regeneration Fund, and will help the Community Planning Partnership regenerate disadvantaged communities. Allocations of the Fund were informed by using the Scottish Index of Multiple Deprivation.



The achievements of key outcomes will be tracked through the Single Outcome Agreement between West Dunbartonshire and the Scottish Government.

## 6.40 Policy H6 - Priority Areas

### 6.40.1

The Council, in conjunction with other housing agencies and the private sector will encourage housing development opportunities, environmental improvements and other appropriate development within or adjacent to those areas recognised for priority treatment.

### Reasoned Justification

#### 6.40.2

The Council, through Policy H 6, seeks to support development particularly within priority locations. Public and private policies and investment will be co-ordinated within these areas to ensure the most efficient use of resources to improve the housing stock and the general residential environment where possible. It is accepted, however, that similar objectives may also be met by encouraging development across the whole of West Dunbartonshire, and this may increasingly become necessary as development opportunities become scarce.

# 07

## Town Centres and Retailing

### 7.1

Retail development within the Plan area has occurred against the backdrop of several influences: new forms of retailing activity, the de-centralisation of certain retailing, the change in supply of and demand for shopping facilities, the impact of new developments on traditional centres and the influence of planning policies which have guided development.

Food superstores and retail parks have become increasingly popular, and other new forms of shopping are frequently emerging. The increased mobility of the public has given rise to an increase in pressure for these new retail activities to be located out of existing centres.

### 7.2

The Council is eager to ensure that there is a dynamic and healthy retail economy in West Dunbartonshire and that its town centres are vibrant and provide for a range of services. West Dunbartonshire's town centres are the focus for a wide range of activities, and provide access to employment, public services and facilities for all of the community. Shopping remains the primary activity in town centres and therefore it is important to retain this core function. The Council has recognised the importance of sustaining and enhancing the core retail function of its town centres, and therefore has previously and will continue to invest in them. The Council, therefore, having regard to the provisions of both SPP 8 and SPP 1 is committed to ensure its centres:

- have a diverse range of uses;
- are safe and attractive;
- possess a sense of place and identity;
- are accessible by all forms of transport; and
- cater for all needs of the community.

### 7.3

Within West Dunbartonshire the three town centres of Clydebank, Dumbarton and Alexandria provide a considerable amount of retail floorspace. They contain 194,000 sq.m. of retail and service floorspace including almost 58,000 sq.m. for convenience goods, nearly 115,000 sq.m. for comparison goods, whilst 21,000 sq.m. is given over to services. All three towns have experienced investment recently and new retail floorspace has been created particularly in the convenience sector.

### 7.4

The policies relating to town centres and retailing seek to support the development strategy of the Plan by establishing a framework that:

- provides for appropriate retail development opportunities;
- sustains, enhances and improves both the town centres and local centres;
- ensures access for all members of the community to retail facilities; and
- improves the character of existing shopping facilities.

### 7.5

This policy framework supports a number of the objectives of the Plan and therefore assists in meeting the Plan's aims as set out in Chapter 2.

## National Policy and Advice

### 7.6

Scottish Planning Policy on Town Centres and Retailing (SPP 8) sets out the Scottish Government's policy for town centres and the key uses, particularly retailing, which contribute to their economic growth and enhancement. Particular weight is also attached to the environmental quality of towns, ensuring that developments are suitably located and designed.

### 7.7

The Government's policy objectives for town centres are:

- to promote distinct, competitive places and encourage regeneration, in order to create town centres that are attractive to investors and suited to the generation of new employment opportunities;
- to create a climate that enables all sectors of the community to have access to a wide choice of shopping, leisure and other services and for gaps and deficiencies in provision to be remedied;
- to improve the physical quality and sustainability of town centre environments; and
- to support development in existing accessible locations or in locations where accessibility can be improved.

### 7.8

SPP 8 indicates that Local Plans should:

- identify and promote town centres as part of a network of centres, which includes town centres and commercial centres, and provide a context for the assessment of proposals for new development;
- focus development in existing town centres using the sequential approach to development that is set out in SPP 8, and identify sequentially suitable and viable sites;
- maintain, improve and develop town centres, ranging from small scale public realm works to assembly of larger scale development sites that aid regeneration, while developing and keeping up to date town centre strategies as these provide a more detailed framework within which action can be realised;
- promote a safe and attractive town centre environment with a particular priority for



high design standards in all new development and integration of residential and office development in town centres;

- ensure that centres are accessible to all sectors of the community, with particular regard to convenient and inclusive access and transport, and to the range of goods and services available such as fresh food, healthcare and education; and
- regularly monitor and review the network of centres, development activity and the performance of each town centre.

### 7.9

In order to strengthen and improve retail provision and improve the vitality and viability of the town centres the West Dunbartonshire Local Plan seeks to:

- direct all significant retail and commercial leisure developments to the three town centres of Clydebank, Dumbarton and Alexandria, or to identified Commercial Centres; and
- promote Clydebank and Dumbarton town centres and strategic business centres for the development of office and related activities catering for the needs of the general public.

### 7.10

Planning Advice Note (PAN) 59 Improving Town Centres sees the role of the Local Plan to remove uncertainty and to promote opportunity by setting out a land use framework for town centres. It suggests the Structure Plan should set out the policy for supporting and enhancing town centres, including an assessment of how far the existing town centres might be able to meet the demands for new shopping floorspace and other uses, while contributing to consumer choice and access to new formats; whilst the Local Plan should give a statutory basis for the agreed town centre strategy. Details of the Glasgow & the Clyde Valley Joint Structure Plan policies are set out in the following paragraphs.

## Structure Plan Policy

### 7.11

The Glasgow & the Clyde Valley Joint Structure Plan 2006 sets out a policy framework that promotes the network of town centres as the preferred location for retail investment. In accordance with the provisions of SPP 8, it adopts a sequential approach to site selection for retail and other town centre uses. The preference for new retail developments to be located in town centres is central to the Metropolitan Development Strategy of the Structure Plan. The Local Plan policy framework for town centre uses reflects the Structure Plan's emphasis on protecting and enhancing town centres, and sets out a series of policy principles that reflects and reinforces the guidance in SPP 8.

#### 7.12

The Glasgow & the Clyde Valley Joint Structure Plan 2006 provides an updated retail capacity assessment for the relevant retail catchment areas of the Structure Plan to 2011. This updated assessment sets out strategic floorspace requirements, which Local Plans will require to make provision for. Dumbarton town centre, as identified through Strategic Policy 1, is particularly highlighted as a renewal priority reflecting the level of exported expenditure from the town centre. Clydebank town centre is also identified as a renewal priority, where there is a strategic requirement for additional comparison floorspace by means of restructuring and upgrading.

### Improving Town Centres

#### 7.13

Much can be done to improve the vitality and viability of West Dunbartonshire's centres by building on their assets. To achieve their potential, the town centres of Clydebank, Dumbarton and Alexandria must provide an environment that meets the requirements of investors and retailers as well as the needs of users. Therefore action has been and will continue to be focused on:

- improving and building on the variety of attractions and the diversity of uses;
- making the centres more accessible for shoppers and visitors, as well as service vehicles, while at the same time minimising vehicle/pedestrian conflict;
- ensuring that they are attractive, safe and clean; and
- undertaking effective planning, management and promotion.

#### 7.14

However, action cannot be undertaken in isolation. It must be part of a strategic approach that considers the centres as a whole and draws on the support and commitment of a wide range of bodies. Achieving better town centres depends on key partnership working, effective town centre management, and an agreed planning framework to revitalise and regenerate the town centres. This will involve improving the retail offer, maximising accessibility, improving the environment, and encouraging development opportunities in the right place to ensure the future success of the centre.

#### 7.15

The Council and its partners has brought forward 'Rediscovering Dumbarton' and Alexandria Heart of the Vale' as Town Centre Action Plans for Dumbarton and Alexandria, and a retail strategy for Clydebank. These documents have assisted in informing the Local Plan process. Further details regarding these individual centres are included below.





## Town Centres in West Dunbartonshire

### 7.16 Alexandria

#### 7.16.1

The Town Centre Action Plan for Alexandria entitled 'Alexandria Heart of the Vale' was approved by the Council in May 2004. The Plan sets a strategic vision for the town centre area that recognises best practice and its changing role. The primary purpose of the Action Plan is to improve the economic viability, competitiveness and sustainability of the town centre, and it focuses on a medium to long term approach to addressing the challenges and opportunities for the town.

#### 7.16.2

A series of strategic objectives have emerged and as a result, four key themes have been identified:

- Alexandria the place;
- diversification and development;
- development opportunities; and
- developing the visitor potential.

#### 7.16.3

Each of the key themes contains a number of discrete projects some of which build upon existing programmes whilst some are new projects. The shorter term physical projects are listed in Schedule RET 4 and identified on the Proposals Map. The Town Centre Action Plan for Alexandria should therefore be considered as complementary to the West Dunbartonshire Local Plan and the Council will seek with its partners to implement the projects identified under the key themes.

#### 7.16.4

There has been considerable retail development interest in Alexandria in recent years, and the Council, Scottish Enterprise Dunbartonshire, and the former Town Centres Initiative prepared a retail strategy for Alexandria to identify opportunities to improve and enhance the retail offer in the town. As at 2009 in Alexandria Town Centre there was approximately 5,200 sq m of convenience retail floorspace and 2,800 sq.m. of comparison floorspace. Despite this level of retail provision it is considered that there are opportunities to improve the retail offer to sustain and enhance the town centre for residents and visitors, assist in reducing the export of expenditure and help consolidate the town centre. Notwithstanding this however, it should be noted that Schedule RET 4 does not identify any opportunities for significant new retail floorspace in Alexandria Town Centre at this time.



#### 7.16.5

A masterplan has been prepared for Alexandria Town Centre and was adopted as supplementary planning guidance by the Council in October 2008. The masterplan will help to guide and co-ordinate development and investment in the town centre. Some of the proposals within the masterplan are reflected on the Proposals Map.

### 7.17 Clydebank

#### 7.17.1

The Clydebank Retail Strategy was adopted as supplementary planning guidance by the Council in December 2003. It provided an independent report focused on the town's retailing needs, and it commented on the opportunities and threats that could affect the town centre's future. The Strategy built upon many issues highlighted in the earlier 'Clyde Riverside: A Framework for Development' document. A number of conclusions were drawn from the research, and this in turn led to a series of recommendations which once implemented will strengthen and consolidate Clydebank Town Centre.

#### 7.17.2

In order to address the underlying issues concerning the extent and quality of the retail offer in Clydebank, a series of projects were identified and in summary they include:

- increasing the amount of comparison and convenience floorspace within the town centre;
- maximising the development potential of Queens Quay, and integrating this key development site with the town centre;
- improvements to the transport interchange; and
- undertaking a series of environmental improvements including traffic management, car parking and enhancements to the public realm.

#### 7.17.3

Although Clydebank Town Centre at 2009 provided approximately 8,300 sq.m of convenience floorspace and 38,300 sq.m. of comparison floorspace, there has been a recognition that additional retail floorspace could assist in increasing the critical mass of the town centre and therefore attract higher order retailers. Many of the projects listed above are identified on the Proposals Map and listed in Schedule RET 4 of the Plan, and the Council and its partners, particularly Clydebank Re-built are undertaking actions to deliver these projects and enhance Clydebank as a retail destination.



#### 7.17.4

In order to provide a more detailed design framework, guidelines for the town centre and waterfront areas of Clydebank have been prepared and these were adopted as supplementary planning guidance in November 2003. These guidelines aim to lay a seed bed for inspirational design ambitions for the Waterfront, and whilst not prescriptive, they are intended to stimulate innovative and creative responses from public and private developers. The long term objective is that the urban environment of Clydebank becomes recognised as a centre for leading design and quality and becomes a better place for living and working. The intention is that these guidelines will play an important part in the appraisal of all sizeable planning applications in Clydebank. Policy RET 5 of the West Dunbartonshire Local Plan provides specific reference to enhancing and improving the environment of the town centre.

## 7.18 Dumbarton

### 7.18.1

The Town Centre Action Plan for Dumbarton entitled 'Rediscovering Dumbarton' was approved by the Council in January 2001. Its aim is to produce an implementable Action Plan that will lead to the revitalisation of the town centre. Its objective is to guide public investment and encourage private investment to realise the opportunities that exist in the town centre. The Action Plan therefore sets out a medium to long term approach to address the issues that have been identified. The policies in the West Dunbartonshire Local Plan complement the Action Plan and together set a framework for the revitalisation of Dumbarton town centre. A series of themes for the Action Plan emerged as a result of detailed analysis and consultation with key stakeholders, including the public. They include:

- increasing competitiveness and diversifying the town centre;
- improving the town centre environment;
- improving access and accessibility;
- developing opportunity sites;
- developing tourism, heritage and culture; and
- marketing and promotion.

### 7.18.2

Each of these key themes contains a number of programmes and projects that will go towards meeting the aim of revitalising the town centre. Action has already taken place and is continuing on a number of projects and this is making a tangible difference to the appearance and environment of the town centre.

### 7.18.3

There has been and continues to be considerable retail development interest in Dumbarton, and a number of planning consents have been issued and have been or are about to be implemented. The increasing competitiveness and diversification of the retail mix has been recognised and although the Council welcomes the recent investment by the private sector in the town centre, it remains committed to further improving the retail mix on offer. The Council has prepared a retail strategy for Dumbarton which informed the Town Centre masterplan. This identifies opportunities to improve and enhance the retail offer in the town, allowing key stakeholders to gain a greater understanding of the current performance and potential of Dumbarton as a retail location, and informs how the Council can assist in realisation of these opportunities.

### 7.18.4

As at 2009 there was approximately 1,400 sq m of convenience retail floorspace and 7,600 sq m of comparison floorspace within Dumbarton Town Centre. In addition Schedule RET 4 identifies opportunities for further retail floorspace, and further improvements to the public realm. Recent years have seen considerable investment and improvement to the car parks, key access routes, streetscape and public realm and whilst a number of sites have been developed there remains significant development interest through the submission of planning applications for key sites.

### 7.18.5

As the result of a series of coincidental development opportunities along the banks of the River Leven from the town centre to Dumbarton Castle, the former Town Centres Initiative Partnership prepared the Dumbarton Waterfront Design Framework. In March 2004 the Council agreed to approve the Framework and adopt it as supplementary planning guidance. The document sets a context for this series of significant development opportunities, and considers the sites as a series of linked developments which provide an opportunity to transform the image of Dumbarton.

### 7.18.6

The Framework identifies a series of initiatives which are intended to draw together the future urban development proposals for the town centre. They are:

- embracing the waterfront;
- creating a new town square;
- extending High Street and Castle Street;
- residential development at the waterfront;
- development around Dumbarton Castle; and
- linking the Castle to the town centre.



#### 7.18.7

The development of key sites in the town centre and those along the waterfront are expected to adhere to the principles set out in the Framework document and this is set out in Policy RET 5.

#### 7.18.8

The Council together with Dunbritton Housing Association and the former Town Centres Initiative commissioned a Housing and Commercial study in support of 'Rediscovering Dumbarton'. The aim of the study was to identify opportunities for investment in affordable housing and commercial property in the town centre, recognising the importance of encouraging residential development above commercial premises in improving the vitality and viability of a town centre.

#### 7.18.9

A masterplan has been prepared for Dumbarton Town Centre and was adopted as supplementary planning guidance by the Council in May 2008. The masterplan will help to guide and co-ordinate development and investment in the town centre. Several proposals within the masterplan are reflected on the Proposals Map.

### Commercial Centres in West Dunbartonshire

#### 7.19

Commercial Centres are distinct from town centres as their range of uses and physical structure make them different in character and sense of place. SPP 8 clarifies the distinction by defining town centres as being used to cover city, town and district centres, irrespective of size, that provide a diverse and sustainable mix of activities and land uses which create an identity that signals their function and wider role. Commercial Centres on the other hand are defined as having a more specific focus on retailing or retailing and leisure uses. Examples given include out-of-centre shopping centres, commercial leisure developments, mixed retail/leisure developments, retail parks and factory outlet centres.

#### 7.20

In the Clydebank area, Clyde Retail Park and Kilbowie Retail Park are identified as Commercial Centres. In the Dumbarton area, St James Retail Park together with the stand alone Morrisons store is identified as a Commercial Centre; and in the Alexandria area, Lomond Galleries is identified as a Commercial Centre.

## 7.21 Policy RET1 - Retail and Town Centre Strategy

### 7.21.1

New retail, commercial leisure, cultural and public service developments and other key town centre uses should adopt a sequential approach to site selection. The principles underlying the sequential approach also apply to proposals to expand or change the use of existing developments, where the proposals are of a scale or form sufficient to change their role and function. Locations for such developments will be considered in the following order:

- First preference should be for town centre sites, where sites or buildings suitable for conversion are available. Where a proposal supports a town centre's role and function as defined by Local Plan policy, there is no requirement to provide a detailed retail assessment.
- Second preference in terms of the sequential approach should be edge of town centre sites, generally adjacent to the town centre boundary but also with consideration to the ease of movement between the site and the town centre in terms of physical linkages and barriers.
- Third preference should be Commercial Centres (unless such are also in an edge of centre location), as identified on the Proposals Map, where they could provide a suitable location for development and where their function complements that of other centres in the network.
- Out of centre locations should only be considered if it can be demonstrated that all town centre, edge of centre and Commercial Centre options have been thoroughly assessed and discounted as unsuitable or unavailable; that development on the scale proposed is appropriate; and that there will be no significant adverse effect on the vitality and viability of existing centres. Details of this are set out in policies RET 2, RET 2a and RET 3.



## 7.22 Policy RET 2 - Assessment of Retail and Leisure Developments within identified Town Centres and Edge of Centre Locations

### 7.22.1

Proposals for any significant retail developments within the town centre or in an edge of centre location will require to be considered against all of the criteria listed below:

- whether the proposal along with the existing retail floorspace could be supported by the relevant catchment population;
- the effect on the vitality and viability of existing centres;
- whether the proposal could be adequately served by public transport and would not in itself generate longer car journeys;
- the availability of suitable alternative sites in the existing town centre, where the development proposed is in an edge of centre location;
- the suitability and impact of the proposal on the surrounding environment;
- quality of design including landscaping, parking provision, changes to the public realm, streetscape, open space, and relationship to the local environment;
- if the proposal would have any significant infrastructural implications;
- the contribution the development would make to remedying any quantitative or qualitative deficiencies in the existing retail provision; and
- other Local Plan policies.

In this instance a significant retail proposal is adjudged to be:

- Over 1,000 sq.m. of convenience floorspace; or
- Over 2,000 sq.m. of comparison floorspace

Where development for town centre uses is proposed within a town centre, assessment of its impact on the viability of similar uses in that centre will not be necessary, however it must be demonstrated to be supported by its catchment population.

Designs shall integrate a proposed development with its surroundings because of scale, materials and appearance, and shall create effective links with the surrounding urban fabric. Any proposal for retail development at a site in an identified Commercial Centre will be considered against Policy RET 2a. Any proposal for retail development at an out of centre location and detached from the town centre will be considered against Policy RET 3.

## **7.23 Policy RET 2A - Assessment of Retail and Leisure Developments within identified Commercial Centres**

### 7.23.1

Proposals for retail and/or leisure developments in an identified Commercial Centre will be supported where their function complements that of other centres within the network of centres, having particular care not to undermine town centres. Assessment will be required against the criteria of Policy RET1. Such proposals within the commercial centres adjoining Clydebank and Dumbarton Town Centres will also be regarded as being in an edge of centre location in the context of box 3 of SPP 8.

In considering developing sites, developers, owners and occupiers should have regard not only to their own requirements but be sympathetic to the town setting in terms of format, design and scale. This should include the scope for accommodating the proposed development in a different form, for adjusting or sub-dividing large proposals in order that their scale might offer a better fit with existing development, and for making use of existing vacant and under-used land or premises.

## **7.24 Policy RET3 - Assessment of Retail Developments Outwith Town Centres and Commercial Centres**

### 7.24.1

Proposals for retail developments in an out of centre location and detached from the defined Town Centre, will only be supported when it can be satisfactorily demonstrated that:

- all town centre, edge of town centre and other Commercial Centre options have been thoroughly assessed and discounted as unsuitable or unavailable;
- there would be no significant adverse impact on the vitality and viability of existing centres;
- the proposal would enhance accessibility and choice in retail provision within the Plan area;
- the proposal together with the existing retail floorspace could be supported by the relevant catchment population;
- the site could be adequately served by public transport and there is good access from the principal road network;
- there would be no adverse environmental impacts;
- there would be no significant adverse infrastructure implications;







- the proposal would contribute to remedying any quantitative or qualitative deficiencies in the existing retail provision; and
- the proposal conforms with other Local Plan policies.

## Reasoned Justification

### 7.24.2

The Glasgow & the Clyde Valley Joint Structure Plan 2006 identifies Alexandria, Clydebank and Dumbarton as belonging to the network of town centres within the Structure Plan area. The three town centres within the Plan area offer a range and quality of services that are attractive to residents and visitors. The town centres have many positive attributes for shopping, leisure and employment. They have a capacity to accommodate new forms of development and contribute to the overall competitiveness of the area. Sustaining the existing town centres is fundamental to the Development Strategy as set out in Chapter 2.

### 7.24.3

National planning policy and the policies set out in the Structure Plan aim to improve and enhance town centres. It is extremely important to promote vitality and viability within the West Dunbartonshire town centres in order to ensure essential local services are easily accessible to all and the need to travel is reduced. Town centres provide employment and a focus for social and cultural life. Health checks will be undertaken in the context of paragraph 35 of SPP 8 in order to measure the strengths and weaknesses of the town centres in West Dunbartonshire, and to ensure their continued vitality and viability. The provisions of any PAN which gives guidance on this matter will be taken into account.

### 7.24.4

Successful and vibrant town centres are important contributors to the local economy and society, acting as focal points for community interaction as well as fulfilling a role as service centres. SPP 8 sets out the principles of the sequential approach upon which locational decisions on new retail developments should be based. This gives priority to town centre locations for new shopping developments, followed by consideration of sites on the edge of town centres, followed by Commercial Centres where appropriate. However, the commercial centres adjacent to the Clydebank and Dumbarton Town Centres will be considered to be edge of centre locations within the sequential approach set out in box 3 of SPP 8, and proposals for development therein will therefore be regarded as being within an edge of centre location in terms of this sequential approach, as it would be unreasonable to prefer development proposals on undesignated sites adjacent to the town centre to development proposals within these commercial centres. Proposals for out of centre developments are required to satisfy a number



of rigorous criteria including their impact on the vitality and viability of town centres, meeting deficiencies in provision, effects on travel patterns and car usage, and reuse of vacant and derelict land. SPP 8 also applies the sequential approach to commercial leisure developments.

#### 7.24.5

Policies RET 1, RET 2 & 2a and RET 3 reflect the sequential approach for considering retail developments required by SPP 8. Policy RET 1 reflects one of the main objectives of SPP 8 in seeking to sustain and enhance the vitality and viability of town centres by guiding development to particular locations. By continuing to restrict retail developments to these locations, not only will the vitality and viability of centres be maintained, but also as the centre is accessible by public transport, the number of shopping related car journeys will be minimised. It is important that new retail developments are located where they are accessible by direct and safe walking and cycling routes and public transport.

#### 7.24.6

By pursuing a centre based approach to retail development, the Plan area has maintained and enhanced the range and distribution of local retail provision. The Council considers therefore that policies RET 1, RET 2 & 2a and RET 3 not only confirm a commitment to the town centre, but also provide wider benefits in terms of local service provision and employment opportunities. The Council is committed to ensuring that a range of retail services are available to satisfy the needs and demands of residents and visitors to the Plan area, but consideration must be given to ensuring there are sufficient levels of expenditure available to justify further retail floorspace. Developments will therefore be required to demonstrate that there is sufficient demand to support the increased floorspace. In addition, size, scale, nature and location require to be carefully considered to ensure no adverse impacts on the vitality and viability of the existing town centre.



## 7.25 Policy RET 4 - Retail Development Opportunities

### 7.25.1

The sites listed in Schedule RET 4 represent the retail development opportunities within the Plan area. These opportunity sites will be supported by the Council for retail development subject to conformity with the provisions of Policy RET 2 and other Local Plan policies.

### Reasoned Justification

#### 7.25.2

Retail development opportunities within the Plan area include those identified in Schedule RET4. These sites and other potential sites will require to satisfy all relevant policies contained in the Local Plan including policies RET1, RET2 & 2a and RET3. The implementation of these opportunities will assist in ensuring that the centres retain and enhance their vitality and viability, and that part of the expenditure currently exported from the Plan area is retained. It is considered that by continuing to direct retail investment to the town centres, where there is a range of retail, leisure, business and community facilities, the number of car journeys could be reduced as linked trips are undertaken by those visiting the town centres. Schedule GD 2 sets out a series of redevelopment opportunities, some of which suggest that retail could be an acceptable use, having regard to the surrounding activities. However any retail development that is promoted on a site listed in Schedule GD 2 will require to be assessed in particular against policies RET 1, RET 2 & 2a and RET 3, as well as other Local Plan policies. Whilst Schedule RET 4 indicates retail development opportunities at Queens Quay, Clydebank this should not be regarded as suggesting a significant retail development opportunity exists at this location. The retail opportunities that exist here are regarded as complementary to the other uses being promoted, and will assist in ensuring that Queens Quay is implemented as a mixed use development, which will contribute to the regeneration of Clydebank.

## 7.26 Schedule RET 4 - Retail Development Opportunities

### 7.26.1

Site	Location	Comments	Size
RET 4(1)	St James Retail Park, Glasgow Road, Dumbarton	Erection of non-food retail floorspace	6,503 sq.m
RET 4(2)	Argyll Road/Chalmers Street, Clydebank	Erection of Class 1 superstore	8,000 sq.m
RET 4(3)	Queens Quay, Clydebank	Erection of Food and Non-Food retail floorspace	3,000 sq.m
RET 4(4)	Clyde Retail Park, Livingstone Street, Clydebank	Conversion of unit 8 to non-food retail floorspace	3,200 sq.m
RET 4(5)	Lomond Galleries, Alexandria	Extension for further non-food retail floorspace	3,000 sq.m
RET 4(6)	College Way/Risk Street, Dumbarton	Additional retail floorspace	2,500 sq.m
	Main Street, Alexandria	Public realm and shop front improvements	
	Mitchell Way, Alexandria	Public realm improvements	
	High Street, Dumbarton and surrounding areas	Phased improvements to streets, public spaces and car parks	

## 7.27 Policy RET 5 - Town Centre Enhancement

### 7.27.1

The Council will seek to improve the environment of the town centres of Alexandria, Clydebank and Dumbarton in partnership with other agencies. Applications for non-retail uses within the designated town centres particularly where they involve the re-use of vacant upper floors, will be favourably considered where they contribute to the vitality and viability of the town centre and do not conflict with other Local Plan policies.

Developments at Clydebank Riverside & Town Centre and at Dumbarton Waterfront are expected to take due cognisance of the Design Guidelines that have been prepared for each of these areas.



## Reasoned Justification

### 7.27.2

The continued success of town centres as shopping, leisure and visitor destinations is significantly dependent on the attractiveness of the environment. In the face of competition from other centres outwith the Plan area, many shoppers may choose to shop elsewhere, compounding expenditure leakage and undermining the vitality of retail trading. Improving the environment of the town centre provides a means of consolidating its role and reducing any trade loss to other areas. Scope to improve the town centre can also be broadened by enhancing the range and quality of facilities and services, which encourage people to visit the centre more frequently. The Council is therefore generally supportive of the provision of complementary facilities, and promoting town centre development opportunities. There has been considerable investment within the town centres in recent years particularly at the Clyde Shopping Centre, Clydebank, and Artizan Centre and High Street, Dumbarton, where there are programmes of improvement and enhancement currently underway. In addition a positive impact has been made within the streetscape of Alexandria where a programme of shop front improvements has been undertaken. The improvements to the physical fabric and parking facilities all seek to enhance the appearance and attractiveness of these centres. This substantial investment confirms the attractiveness of the area to retailers and shoppers alike. There has also been a significant investment to the Forth & Clyde Canal, and the works that have taken place to the canal and its environs add to the general improvement of Clydebank town centre.

### 7.27.3

The Council, however, does not have the resources or indeed the opportunity to carry out any improvement and upgrading of the town centres single-handedly. Securing the support of other public sector bodies in conjunction with the private sector is therefore considered crucial to the success of any regeneration scheme. Pursuing a co-ordinated approach to the management of a town centre can have a positive impact. Accordingly the Council will continue to work together with stakeholders to improve town centres in West Dunbartonshire. In addition a CCTV scheme covering the town centres has been implemented. It is anticipated that the need for further physical improvements will be brought forward through the Town Centre Action Plans that have been prepared for Dumbarton and Alexandria and are intended to act as a basis for co-ordinated action. The Clydebank Design Guidelines and the Dumbarton Waterfront Design Framework reflect aspirations for quality in design as part of the regeneration of these areas, and whilst not prescriptive are intended to stimulate innovative and creative responses to the challenges presented.

## **7.28 Policy RET 6 - Protection of Retail Core**

### 7.28.1

Within the designated town centres as defined on the Proposals Map, the Council will seek to protect and enhance the retail and commercial function by encouraging the improvement of existing retail floorspace and supporting the establishment of new retail uses where appropriate. In the existing ground floor retail units along those core retail frontages identified in Maps RET 6A and B, there shall be a presumption against any change of use from Class 1 (as defined by the Use Classes (Scotland) Order 1997) to non-retail use. Applications for any change of use from a shop (Class 1 of the Use Classes Order) to a non-retail use will only be permitted provided it can be satisfactorily demonstrated that such a change would reinforce and revitalise the centre and would also not adversely affect the character and amenity of the area. Within the identified prime retail frontages existing non-retail uses can be retained.

## **Reasoned Justification**

### 7.28.2

The Council recognises that the retention and expansion of retail facilities is the basis for the success of most town centres. It is therefore generally supportive of promoting town centre development opportunities with new retail floorspace adding to the attractiveness of a centre. There is a continuing need to resist the non-retail usage of shop units within the Clyde Shopping Centre, Clydebank and in the High Street and Artizan Centre, Dumbarton as it is considered that non-retail frontage uses such as banks, offices and other financial and professional services would have an adverse impact on the vitality and viability of these prime shopping areas. The need to ensure that town centres remain as attractive shopping destinations which provide a variety of retail outlets, has highlighted the importance of ensuring that non-retail uses are directed outwith the core retail areas of Clydebank and Dumbarton, or where appropriate to upper floors. It is acknowledged however that the introduction of the Disability Discrimination Act may result in increased pressure for more ground floor premises to be converted to uses such as offices, financial and professional services and dental surgeries. There are opportunities for non-retail uses to locate outwith the prime shopping areas thereby ensuring a range of activities are present within the town centres without reducing the attractiveness of the centres as shopping destinations. Policy LE 6, which promotes Class 4 Business Use developments on appropriate sites within the designated Strategic Business Centre, should also be referred to in this respect.



**RETAIL 6A PROTECTION OF RETAIL CORE - CLYDEBANK**  
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**RETAIL 6B PROTECTION OF RETAIL CORE - DUMBARTON**  
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## **7.29 Policy RET 7 - Local Centres**

### 7.29.1

Within the Local Centres defined on the Proposals Map, the Council will seek to protect and enhance vitality and viability by encouraging improvement to the existing floorspace and supporting the establishment of new uses where appropriate. Applications for any change of use from a shop (Class 1 of the Use Classes Order) to another use will be supported where it can be satisfactorily demonstrated that such a change would enhance the centre, would not have a detrimental impact on adjacent properties by way of noise, disturbance and odour, and would also not adversely affect the general character and amenity of the area.

### **Reasoned Justification**

#### 7.29.2

There is also a need to provide local shopping facilities for convenience goods particularly in the outlying housing areas where many of the less mobile and most disadvantaged members of the community live.

#### 7.29.3

The designated local centres not only complement the services of the town centre, but are often a significant source of convenience goods and other services for residents who live within walking distance of such facilities. Recent shopping trends and formats have had an impact upon the viability of retail outlets within these centres. They provide, however, a vital service to residents who do not have access to a car, or who are elderly or disabled, and who as a consequence are unable to make journeys to the town centres or other food stores to shop for their everyday needs. These local centres often provide a mix of uses and are therefore an important focus for the community they serve. The Council considers it important that these existing commercial facilities are retained.

#### 7.29.4

Normally the Council would prefer retail uses to be retained in local centres. There may be occasions, however, when other uses such as community activities, housing or other commercial activities may be considered appropriate. Policy RET 7 sets out the framework for proposals involving a change of use in a local centre.





#### 7.29.5

In cases involving the formation or re-use of a retail unit, consideration will be given to environmental and community factors. Proposals for food and drink uses will be assessed on their potential impacts on the surrounding environment. Those which conflict with the surrounding area causing nuisance through noise, smell, litter or are visually intrusive, create a road safety hazard, have unsociable hours of operation or give rise to general disturbance will not generally be supported by the Council. Where an individual shop unit or a unit within a local centre has remained vacant for a period of time, and there appears little likelihood of it being re-used for a shop, the Council may consider a change of use of the property provided it would not have a detrimental impact on the area's general character and amenity.



# 08

## Transport

### 8.1

The transportation network and the provision of public transport are important to the continuing development of the Plan area. Embracing a sustainable approach to development by ensuring that development opportunity sites can be accessed by a range of different transport modes is integral to the objectives of the Plan.

### 8.2

The Government has encouraged local authorities to prepare Local Transport Strategies (LTS) which are intended to be comprehensive documents setting out an authority's plans and priorities for the development of an integrated transport policy in their area. West Dunbartonshire Council prepared its Local Transport Strategy 2007 – 2010 in 2007. This complements the Regional Transport Strategy for the West of Scotland 2008-2021 (2008) and Scotland's National Transport Strategy (2006).

## National Policy

### 8.3

Scottish Planning Policy SPP 17 Planning for Transport sets out the main policy framework for the integration of transport and planning. The SPP considers that land use planning should assist in: reducing the need to travel; creating the right conditions for the greater use of sustainable transport modes; and avoiding or mitigating adverse environmental impacts.

### 8.4

The SPP suggests that development plans should be co-ordinated with Regional and Local Transport Strategies, relate the settlement strategy to the capacity of the strategic transport network, and identify where regeneration requires additional infrastructure. It is considered that the development sites and regeneration projects should be related to transport opportunities and constraints and new development locations should maximise sustainable transport modes. Development likely to affect strategic roads should not adversely impact on the flow of strategic traffic. The SPP indicates that new trunk road junctions will only be considered in exceptional circumstances and will require significant developer funding. Transport Assessment methodology is referred to along with the need for developers to mitigate impacts through contributing to necessary works. Guidance is provided on the maximum parking standards required to be adopted by local authorities and National Maximum Car Parking Standards are specified for certain significant travel generating uses.

## Structure Plan Policy

### 8.5

The Glasgow and the Clyde Valley Joint Structure Plan 2006 provides the strategic context for transportation matters. A 'Central Corridor', which includes the A82 Glasgow - Clydebank and the Erskine Bridge, and 'circumferential corridors', including the Paisley - Erskine Bridge – Dumbarton - Clydebank corridor, are identified as Strategic Transportation Corridors. The Plan sets out the strategic management of travel demands, and outlines the strategic transportation network for the Structure Plan area. The Glasgow and Clyde Valley Joint Structure Plan 2006 requires that locations for development reflect their function and relative transport accessibility, and seeks Town Centre Transport Action Plans for Dumbarton and Clydebank and other policy measures to be introduced. Strategic Network development proposals include a rail station at Milton and the North Clydeside Development Route. Provisions include improved internal accessibility through a mass transit network and demand management of private car travel. Initial proposals for a rapid transport system from Clydebank to Glasgow (Clyde Fastlink) have been put forward and a joint parking strategy is being considered. Other non land-use based transport measures are identified in a Common Transportation Perspective prepared in partnership with other agencies.

### 8.6

The Council is in the Strathclyde Partnership for Transport (SPT) Regional Planning Partnership for transport which has prepared 'A Catalyst for Change - Regional Transport Strategy for the West of Scotland 2008-2021' (RTS). This sets out an integrated strategy for transport development and investment in the west of Scotland for the next 20 years. The RTS identifies strategic requirements for transport management and investment required to support economic competitiveness, regeneration and strategic development locations. This strategic document feeds into the Local Transport Strategy which will often be the vehicle for planning and delivering the necessary actions.

## Local Transport Strategy

### 8.7

The West Dunbartonshire Council Local Transport Strategy 2007-2010 was published in 2007. The vision of the Local Transport Strategy is to provide a genuine choice of transport that fulfils the needs and provides sustainable transport opportunities for work, healthcare and leisure. The Local Transport Strategy 2007-2010 includes the following objectives:

- to promote sustainable economic growth by working in partnership with stakeholders to manage, maintain and improve access to all transport modes, services and facilities,



- and construct new environmentally sensitive infrastructure where practicable
- to protect and improve our environment and health;
  - to improve integration for all transport users and between all transport modes;
  - to widen accessibility and tackle social inclusion by increasing the opportunities of remote and disadvantaged people to reach more readily the transport network and lifeline services;
  - to meet all national road safety targets and to continuously improve the safety and security of all people making journeys;
  - to maintain the transport network to a high and safe standard based on Asset Management principles.

The aim of the LTS is to set out an integrated strategy for West Dunbartonshire that works towards economic, environmental and social sustainability by providing an accessible and integrated transport network. Walking and cycling is more specifically dealt with in Chapter 10.

## 8.8 Policy T1 - Sustainable Access

### 8.8.1

The Council supports measures to provide sustainable transport modes including footpaths, cycle routes and improved access to public transport. The Council will give favourable consideration to proposals which increase access to public transport services and path networks, particularly in respect of employment areas, provided there are no adverse impacts on the amenity of the surrounding area. The Council will encourage organisations to adopt Green Transport Plans in order to reduce road traffic.

## 8.9 Policy T2 - Access Improvements

### 8.9.1

The Council, in conjunction with other interested parties, will identify opportunities for access improvements to the Regeneration Priorities set out in Key Policy RP 1, to link to the existing road network, principal car parks and path networks. Opportunities will also be sought to develop an alternative route to the A82 at Bowling/Milton by extending the A814.

## Reasoned Justification

### 8.9.2

The Council supports the sustainable transport principles outlined in SPP 17 and prioritisation of personal travel modes according to the walking, cycling, public transport and motorised modes travel hierarchy. Due to the relatively low levels of car ownership within the Plan area compared to the national average, there is considerable local reliance on public transport and use of the path networks. The above policies follow from the aim to promote public transport use and other sustainable modes and improve facilities. They assist in meeting the objectives of the Plan by embracing a sustainable approach to development, which will help to deliver the aims outlined in Chapter 2. It is a requirement for transport interventions for which Scottish Government/Transport Scotland funding and/or consent is sought that an appropriate transport appraisal process using Scottish Transport Appraisal Guidance (STAG) principles needs to be undertaken. The Council will continue to work with SPT and neighbouring authorities to consider the feasibility of a Clyde waterbus service.

### 8.9.3

A good quality road network is important for the Plan area not only to attract visitors and businesses, but also for existing firms to distribute their products to a wider market. The Clydebank Riverside area is a key location within the Plan area and its regeneration and renewal is linked to improving its access, particularly to the trunk road network and other important routes. The regeneration area at Bowling also requires improved access to the trunk road network and an alternative to the A82 through Milton will be sought as part of the improvements in this area. Policy T 3 and Schedule T 3 of the Plan indicate those schemes that the Council considers will assist in this process.

### 8.9.4

Green Transport Plans are documents prepared by organisations in existing or proposed developments which set out proposals for the delivery of more sustainable travel patterns. The Plans may deal with various travel uses associated with a development, from passengers to freight movement. Their aim is to reduce road traffic and use more sustainable transport modes that will ultimately reduce pollution.



## 8.10 Policy T 3 - Transport Schemes

### 8.10.1

The Council will, in partnership with other agencies, endeavour to undertake or support the schemes shown in Schedule T3.

### Reasoned Justification

#### 8.10.2

The Council's Local Transport Strategy sets out the sustainable transport vision and objectives of the Council and provides a three year Action Plan for meeting local transport issues. It includes proposals covering various transportation issues. However within the Plan area there are proposals with significant land use implications. The main proposals in Schedule T 3 mainly relate to the WDC Local Transport Strategy 2007-2010. In addition the West Dunbartonshire Roads Development Guidelines which provide guidance on the design and layout of roads and parking are to be updated and re-published in 2010. Schedule T 3 indicates the likely timescales for the completion of the transport projects. It should be noted that Transport Scotland have no commitment to the following schemes: junction of A82 at Crosslet, Dumbarton; improvements to A82/A814 junction at Dumbuck; and improvement to Alexandria Station.

## 8.11 Schedule T 3 - Transport Schemes

### 8.11.1

#### Park and Ride Projects (1 to 5 years)

• Dalreoch Station	Two park & ride areas north and south of A814
• Dalmuir Station	Park & ride south of station
• Kilbowie Road, Clydebank	Park and ride south of Kilbowie Road roundabout

#### Short Term Transport Projects (1 to 5 years)

- Alexandria Station: Improvements to station
- Increased public car parking in town centres
- Improved quality of pedestrian routes in town centres
- Improved road safety in residential areas





### Short Term Transport Projects (1 to 5 years) (cont.)

- Development of North Clydeside Development Route and development of a high quality rapid transport system between Clydebank and Glasgow (Clyde Fastlink) (see also Recommendation T 1) (Once the Fastlink route has been finalized following STAG appraisal the route will be safeguarded)
- Provision of roundabout at Cart Street, Clydebank
- Provision of roundabout at Cable Depot Road, Clydebank
- Improvements to our cycle route provision
- New access road and bridge over canal to Carless, Old Kilpatrick (private scheme)

### Medium Term Transport Projects (5 to 10 years)

- A new junction on the A82 at the vicinity of Crosslet, Dumbarton
- Improvements to the strategic road network
- Improvement to the transport interchange within Chalmers Street, Clydebank
- Improvements to alleviate congestion at Kilbowie and Hardgate Roundabouts, Clydebank
- Improvements to the A82/A814 Dumbuck Junction
- Traffic management improvements within Alexandria Town Centre
- Provision of link road from A814 Bowling to A814 Dumbuck terminating in Bowling in the vicinity of the entrance to the former Esso site designated under Policy LE 4

## 8.12 Recommendation T(1)

### 8.12.1

The Council recommends to Glasgow City Council that the North Clydeside Development Route and Clyde Fastlink projects be progressed and confirmed in the Glasgow City Plan Review.

### Reasoned Justification

#### 8.12.2

The major arterial route from Clydebank to the east, including access to the M8 and Clyde Tunnel, is the A814 road through Yoker, Glasgow. This route is heavily congested in places and a scheme (North Clydeside Development Route) to relieve this area of through traffic has been proposed for a number of years. The scheme is safeguarded under Strategic Policy 4 Schedule 4 (v) of the Glasgow and Clyde Valley Joint Structure Plan 2006.



## 8.13 Policy T 4 - Accessibility to New Development

### 8.13.1

Developers should ensure that sites are well integrated into walking, cycling and public transport routes, and should give priority to the positioning of footpaths, cycleways and bus stops at the main entrances to developments or within residential areas. Significant new development will be expected to be sited so as to be accessible to public transport networks and developer contributions will be required where such development is shown to impact on the public transport infrastructure, including railways, in Transport Assessments.

Transport Assessments will be required for significant travel generating proposals in order to ensure proposed developments maximise the incorporation of sustainable transport access. New roads, footpaths and cycleways built by developers will normally require to conform to the design and construction standards required by the Council.

Section 75 Agreements may be sought to ensure developer contributions towards transport infrastructure improvements which are required directly as a result of significant new development. There is a general presumption against new junctions on the trunk road network and other major roads. Where a new or significantly improved junction is proposed to facilitate development a full and detailed justification for such access strategy will be required within the Transport Assessment for the proposal.

Any new development could have an adverse impact on the A82 and developers may be required to contribute to increasing capacity at junctions with the A82 Trunk road.

### Reasoned Justification

#### 8.13.2

Policy T 4 is in keeping with the sustainable approach to development and the Plan's Development Strategy set out in Chapter 2. In promoting the redevelopment of the Regeneration Priorities the Council has sought to locate development close to the core transport network. The Council will expect development to be well integrated into walking, cycling and public transport routes and will give priority to such integration in the selection of new development sites. The off-road 'Green Routes' and other footpaths/cycleways to which access is to be encouraged are referred to in Policy R5. In terms of new developments the Council's Roads Development Guidelines will generally be followed and priority given to sustainable transport modes being located conveniently in order to encourage use other than the private car. Encouraging economic growth through development will inevitably result in transport challenges, relating to the use of private cars, freight and public transport.



For every development these must be considered in such a way to minimise the negative impact on the local environment. The Council supports the aims of PAN 76 and other guidance with regard to the design of new developments. Developers will be required to submit Transport Assessments where trip generation is expected to be significant or where a negative impact is expected. The A82/A814 junction at Dumbuck is nearing capacity and developer contributions for developments in East Dumbarton may need to provide for the improvement of this junction. Studies related to the Local Transport Strategy will provide more information on individual transport proposals towards which developers may be expected to contribute. There is a general presumption against new trunk road accesses, which is highlighted in SPP 17. Therefore, a development which proposes a new trunk road access must be thoroughly appraised in terms of need, location and access, to determine the potential trunk road and rail impact, public transport access and travel plan content.

## **8.14 Policy T5 - Existing Roadside Services and Tourist Uses**

### **8.14.1**

**Within the roadside service areas designated on the Proposals Map there will be a presumption that the existing petrol station, garage, tourist and other uses will continue.**

**Any development proposal will be subject to Policy GD 1 with special consideration given to traffic impact and access. The Council will encourage improvements to the environmental and design quality of such areas.**

## **Reasoned Justification**

### **8.14.2**

The area to the north and south of the A82 at Milton has been developed over the years for mainly roadside uses including a garage, petrol station, tourist information centre, restaurant, hotel and an animal home. A petrol station on the A82 at Drumry has also been developed and the Dumbuck Hotel, Dumbarton is similarly located on the main A814 route to Dumbarton. These uses are expected to continue and any development proposal on these sites will be subject to determination under Policy GD 1. Given the physical restrictions of the sites and the traffic impact of any increased traffic generation on the A82 and A814, close scrutiny will be made of the traffic impact and the access arrangements. The high visibility and location of these sites increases the importance of maintaining and improving the environmental quality of the areas. Potential exists, even with the commercial nature of the sites, to improve the quality of the design and the general environmental and visual amenity of the areas.



# 09 Environment

## 9.1

Public awareness of the environment has never been greater than at present and its protection and enhancement is a key concern. The Council is committed through its planning policies for land-use and development to enhance the quality of the environment, and therefore there is an inherent environmental theme running through all policies and proposals of the Plan. It is also the case that environmental well being can contribute to economic success.

## 9.2

The term environment covers all aspects of the Plan area's appearance and ecology, including the natural and built heritage, landscapes and design. Sustaining and improving the environment underpins the aims and objectives of the Plan. This chapter seeks to both safeguard important environmental resources and identify key improvement opportunities.

## National Policy Framework

## 9.3

Whilst there is no single policy document for the environment given the wide ranging nature of the subject, there are a series of National Planning Policy Guidelines/Scottish Planning Policies and Planning Advice Notes that contain information on matters such as natural heritage, the historic environment and archaeology. The goal of sustainable development underpins all advice issued by the Government, and conserving local environmental quality is a key element of this commitment to sustainable development. Sustainable development requires co-ordinated action, linking economic, social and environmental matters. Embracing a sustainable approach to development is integral to the objectives of the Plan, and Key Policy SUS 1 underlines this approach.

## 9.4

NPPG 14 sets out the manner in which policies for the conservation and enhancement of the natural heritage should be reflected in land-use planning. It summarises statutory obligations in relation to the conservation of natural heritage, the manner in which natural heritage objectives should be reflected in development plans, and provides guidance and advice with respect to various designations. It also draws attention to the importance of generally safeguarding and enhancing the natural heritage. SPP 23 meanwhile sets out the national planning policy for the historic environment and indicates how the planning system will contribute towards the delivery of Scottish Ministers' objectives and policies for the historic environment. It explains the way in which the protection, conservation and enhancement of the historic environment and the promotion of opportunities for change which enables development and securing best viable use contribute positively to sustainable development, and identifies action designed to achieve conservation objectives.

### 9.5

Nature conservation has been reinforced through the introduction of the Nature Conservation (Scotland) Act 2004, so that all public bodies in Scotland are now subject to a duty to further the conservation of biodiversity. A range of publications and policy memoranda all contribute to the range of advice that is available on subjects that impact on the environment and these have set the context for the policy framework of the Plan.

## Structure Plan Policy

### 9.6

The Glasgow and the Clyde Valley Joint Structure Plan provides the strategic context to environmental issues, with one of the aims of the Plan being to sustain and enhance the natural and built heritage. In recognising the increasing development pressures upon environmentally important areas, the Structure Plan seeks to both protect the environmental heritage of the area and also promote major improvements in the quality of the natural and built environment.

## Safeguarding the Natural Environment

### 9.7 Policy E 1 - Biodiversity Duty

#### 9.7.1

The Council in exercising its planning function will further the conservation of biodiversity.

### Reasoned Justification

#### 9.7.2

The Nature Conservation (Scotland) Act 2004 has introduced an obligation on local authorities to further the conservation of biodiversity. The Council is embarking on the preparation of its Local Biodiversity Action Plan which will assist this process. Consideration of the conservation of biodiversity is no longer confined only to identified conservation sites, but to all aspects of the planning and development process.



### 9.7.3

The Nature Conservation (Scotland) Act also makes amendments to previous legislation, strengthening the legal protection for threatened species native to Scotland. Species protected by the Act are in addition to the 'European Protected Species' identified by the European Habitats Directive. Where development may impact upon protected species an appropriate wildlife survey will be required prior to the consideration of a planning application.

Protected species within West Dunbartonshire will include bats in built structures and trees, otter and water voles near watercourses, breeding birds, badgers, black grouse and raptors in upland areas and migratory fish including Atlantic Salmon in the Rivers Clyde and Leven which migrate to and from the Endrick Water European Special Area of Conservation (SAC).

## 9.8 Policy E 2A - International Nature Conservation Sites (Natura 2000)

### 9.8.1

**Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where:**

- there are no alternative solutions; and
- there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).

## **9.9 Policy E 2B - National Nature Conservation Site (Sites of Special Scientific Interest)**

### **9.9.1**

**Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated:**

- the objectives of the designated area and the overall integrity of the area would not be compromised; or
- any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

### **Reasoned Justification**

#### **9.9.2**

There is a hierarchy of designations the purpose of which is to make a positive contribution to nature conservation. The hierarchy reflects assessments of the relative international or national importance of the interests, and the level of protection afforded to sites generally reflects their position within the hierarchy. Circular 6/1995 implemented the European Habitats and Birds Directives, which aim to encourage the conservation of biodiversity, and establish a network of international nature conservation sites, referred to as Natura 2000. The international importance of the Inner Clyde Estuary for birds has been recognised through its designation as a Ramsar site and also a Special Protection Area (SPA).

#### **9.9.3**

NPPG 14 Natural Heritage indicates that planning authorities are required to meet the requirements of the Habitats and Birds Directives and guidance is given in Circular 6/1995 (as updated in 2000). The Conservation (Natural Habitats etc.) Regulations 1994 require that where an authority concludes that a development proposal unconnected with natural heritage management is likely to have a significant effect on a Natura 2000 site, it must undertake an appropriate assessment of the site. This assessment is of the implications for the conservation interests for which the area was designated. NPPG 14 indicates the circumstances when development which could have a significant effect on the conservation interests should be permitted. The SEDD Pilot Model Policy Study - Conclusions and Next Steps (January 2006) sets out the model policy following the NPPG 14 guidance on the need for appropriate assessment. Policy E2A above follows the model policy guidance which is considered will



safeguard the Inner Clyde SPA from potential developments along the north bank of the Clyde which may significantly affect the conservation objectives of the site. As indicated in the Interim Guidance for Assessing Development Plans in Terms of the Need for Appropriate Assessment (SEDD May 2006), where the outcomes from the policy proposals are not apparent until a later stage, a broader level of assessment for development plans as a whole is acknowledged by the EC in their Article 6 Guidance.

#### 9.9.4

The Conservation Objectives of the Inner Clyde SPA include maintaining the 'structure, function and supporting processes of habitats supporting the species'. One of the sensitivities identified for the site is the potential pollution from development on the north bank of the Clyde and other drainage into the Clyde. The potential impacts are mainly likely to be indirect on the bird species; through adverse impacts on species the birds feed on which filter estuary water and sediment. The Appropriate Assessment of the Local Plan is contained within the Strategic Environmental Assessment supplementary document.

#### 9.9.5

Sites of Special Scientific Interest (SSSI) are areas of land (including land covered by water) of national interest by reason of their natural features i.e. their flora, fauna, or geological or geomorphological interest. Guidance on the assessment of proposals affecting SSSI is set out in NPPG 14 and it is a requirement to consult Scottish Natural Heritage. Details of international and national conservation sites within the Plan area are listed in the Plan's Technical Supplement and identified on the Proposals Map. International and national conservation sites can be affected by developments some distance away.

## **9.10 Policy E 3A - Local Nature Conservation Sites**

### 9.10.1

The Council will seek to maintain and enhance the environmental resources of the Plan area by the protection of habitats, species and natural features which are vulnerable and/or specifically protected. This includes natural heritage sites and features important to local biodiversity and/or geodiversity including the following:

- Local Nature Conservation Sites (LNCS) shown on the Proposals Map;
- wildlife corridors defined in the Technical Supplement; and
- ancient and semi-natural and long established woodlands.

Proposals should not have an adverse effect on the integrity or character of a local nature conservation site. Satisfactory arrangements for habitat creation/site enhancement elsewhere should be made to compensate where development would cause the total or partial loss of a local nature conservation site. The creation of new habitats will also be encouraged. In considering proposals for development of other sites which may be of importance for nature conservation but which are not identified by this Plan, regard will be had to any available survey material.

## **9.11 Policy E 3B - Local Nature Reserves**

### 9.11.1

The Council will seek to identify, propose for designation, designate and actively manage as Local Nature Reserves, areas of considerable nature conservation interest which provide for education and recreation. There will be a presumption against any development or change of use likely to have an adverse effect, either directly or indirectly, on a Local Nature Reserve. Only proposals that conform with the approved Management Plan for the Local Nature Reserve will be permitted.



## 9.12 Policy E3C - Protection and Enhancement of the Fisheries Resource of the River Leven

### 9.12.1

The Council will seek to protect and enhance the River Leven fisheries resource. New development proposals within the corridor, which are likely to significantly affect the river or its catchment area, should demonstrate that there will be no significant adverse impact either in terms of any undue disturbance to protected species or their habitats in the river or its catchment area, or any pollution of the river or its catchment area.

### Reasoned Justification

#### 9.12.2

In the recent past some habitats, species and other features of interest without statutory protection have been lost through development, lack of management and certain land-use practices. There is recognition that environmental wellbeing which enhances the amenity and appearance of the Plan area strengthens its attractiveness for economic investment. The conservation, protection and enhancement of the area's wider natural resource can assist in delivering the Plan's aims and objectives. Nature conservation interests often extend beyond defined site boundaries, and having regard to the advice outlined in NPPG 14, the Plan aims to maintain and enhance local nature conservation sites and the wider natural heritage in order to reinforce the importance of this environmental resource.

#### 9.12.3

A network of Local Nature Conservation Sites (LNCS) has been identified based on previously designated Sites of Importance to Nature Conservation (SINCS). A survey of these sites has been carried out which confirms them as being of value and recognises the importance of all semi-natural areas in West Dunbartonshire in providing a cohesive network of habitats. The survey has identified additional sites as being of potential LNCS status, and regard should be had to the survey information in assessing any development proposals for these sites. Further survey work may identify additional potential LNCS. The Council has also identified the Saltings in Old Kilpatrick as a Local Nature Reserve (LNR). Two other sites, Brucehill Cliffs, Dumbarton and Faifley Knowes, Hardgate, are being considered as LNRs in recognition of the high natural heritage interest and value of these sites for education and informal enjoyment of nature by the public. Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to visual amenity and environmental quality. The Plan aims to protect existing trees and hedgerows and encourage new planting and good maintenance of all trees. This is particularly important in new residential areas - see also Policy H 4.

#### 9.12.4

The importance of wildlife corridors, particularly along water courses, lochs, ponds and wetlands is also recognised. The River Leven LNCS is an important natural heritage resource and wildlife corridor, linked to the Endrick Water upstream which is designated as a Special Area of Conservation (SAC) because of its important populations of migratory fish, including Atlantic Salmon. The protection and enhancement of the river as a fisheries resource is therefore of significant importance to the biodiversity of the area. The Council intends to work with other relevant agencies to seek through positive action to remedy any existing contaminated or degraded land within the River Leven Corridor. New development proposals affecting the corridor require particularly careful consideration to ensure that there is no adverse impact on this fisheries resource, either in terms of any significant disturbance of protected species or their habitats, or any pollution of the river itself or its catchment area.

### 9.13 Policy E 4 - Tree Preservation Orders

#### 9.13.1

**The Council will continue to protect those trees covered by Tree Preservation Orders in the Plan area, as shown on the Proposals Map. Where it is considered necessary for reasons of amenity to protect further trees or woodland areas, the Council will serve new Tree Preservation Orders. The Council will also continue to protect trees in Conservation Areas.**

**Where consent is granted for the felling of trees covered by a Tree Preservation Order or in a Conservation Area, appropriate replanting, to be agreed by the Council, will be required.**

#### Reasoned Justification

#### 9.13.2

West Dunbartonshire Council is committed to protecting and improving the amenity of the Plan area. Tree Preservation Orders represent the Council's main tool for protecting trees, and are applied to trees at risk, in the interest of amenity. A Tree Preservation Order prohibits all tree works (including to the tree's roots) and felling without written permission from the Council.

#### 9.13.3

Trees in Conservation Areas are often intrinsic to the character of the location. Conservation area status confers a limited protection on all trees. Any works to trees in conservation areas require six weeks notice to allow the Council to consider whether the works are acceptable or whether trees at risk will require the protection of a Tree Preservation Order.





#### 9.13.4

Trees form an important component of both the urban and rural landscape. They contribute to the general appearance and amenity of an area, and therefore their removal can have a significant impact. The Council therefore may seek to protect the amenity of an area by considering the placing of Tree Preservation Orders.

### 9.14 Policy E 5 - Development Affecting Trees

#### 9.14.1

**New development proposed on sites with, or adjacent to, existing trees or woodlands will be assessed in accordance with best practice. Development proposals should take account of trees at the beginning of the design process. This should include:**

- a tree survey in line with the British Standard (BS 5837 : 2005) which identifies:
  - the exact location of trees, shrubs and hedges;
  - the species, trunk girth, height and canopy spread;
  - condition of the tree, noting any defects, remedial action required and safe life expectancy;
  - the amenity value of the tree in respect of the development site and the wider environment;
  - proximity of trees on adjacent sites which may be affected by the development;
  - location of existing buildings and infrastructure; and
  - existing and proposed ground levels.
- retaining enough space around the tree to facilitate future growth. Buildings proposed within the canopy spread or future growth area will be contrary to the Plan; and
- specifying fence protection in line with the British Standard (BS 5837 : 2005) to safeguard existing trees throughout the construction process. Protective fences should be erected prior to any site works beginning.

**When approving planning applications, conditions will be attached to safeguard existing trees and /or plant new trees if appropriate to the size and scale of development. These conditions will include the erection of protective fencing prior to commencement of site development activities.**

**Development proposals should support nature conservation through the use of native species.**

## Reasoned Justification

### 9.14.2

The Town and Country Planning (Scotland) Act 1997 places a duty of care on planning authorities for the preservation or planting of trees through the use of planning conditions on development consents. In addition National Planning Policy Guideline 14 Natural Heritage, similarly states that planning authorities have a duty to ensure that, whenever appropriate, planning consents make adequate provision for the preservation or planting of trees. Where development involves the loss of trees, permission will usually be conditional on a replanting scheme with trees of appropriate species and numbers.

### 9.14.3

There are a series of guidelines and advice notes produced by British Standards (BSi), National Joint Utilities Group (NJUG), and the Arboriculture Association (AA) concerning development adjacent to trees, which aim to reduce the threat of damage or destruction of trees. The Council in exercise of its function will seek to ensure that existing trees are protected and that where appropriate new trees will be planted to enhance the appearance and amenity of the area. Where development affects existing trees, the detail of the planning application must take due regard of the trees which require to remain throughout the development to remove the risk of damage to them. Where there are significant trees on the site, a detailed tree survey should be submitted, by a qualified arboriculturist, conforming to BS 5837 and detailing the trees position, crown spread, general condition, retention value, life expectancy, suitability for the site and specifying the location for the erection of protective fencing. Good design should not allow any buildings to encroach in to the canopy of the tree and should in fact take account of future growth. Protective fencing should be erected prior to site works beginning and will be approved by the Council's Enforcement Officer. Protective fencing will remain on site for the duration of the development and may only be breached with the express consent of the Council's Enforcement Officer. Close adherence to these guidelines will provide the protection required for the tree to survive the construction process and continue to contribute to the amenity of the area.



## 9.15 Policy E 6 - Woodland Strategy

### 9.15.1

The Council will support woodland planting which contributes to the priorities identified in the Glasgow and the Clyde Valley Forestry and Woodland Framework, the key elements of which are:

- reinforcing and supporting the green network;
- urban and urban fringe forestry;
- native woodland and trees;
- riparian and floodplain woodland and trees;
- farmed landscapes; and
- productive woodland.

Applications under the Scottish Rural Development Plan for forestry options and Forestry Challenge Funds (i.e. Woods In and Around Towns and Forests for People) are supported by the Plan.

## Reasoned Justification

### 9.15.2

Forestry has traditionally been remote from the main urban area within the central belt. However in recent years the benefits which woodland and trees can offer has been widely accepted and promoted.

### 9.15.3

The themes for tree planting detailed above reinforce the environmental, social and economic objective of the Structure Plan and the Local Plan. The creation and enhancement of woodland and linear features as well as the planting of individual trees in the urban area and urban fringe, will improve both the existing built up areas and new development. There may be opportunities to create woodland on less desirable vacant and derelict land or to enhance transport corridors. Utilising native planting contributes to local biodiversity. This is further reinforced by tree planting on riparian land and floodplains. Much of the farmed landscape of West Dunbartonshire is on the urban fringe and the farm woodlands and shelterbelts contribute greatly to the landscape quality and biodiversity of the Plan area. In addition with the move away from monoculture woodland there are opportunities for productive woodlands, for example mixed species for the hardwood markets, biomass and recreation.

#### 9.15.4

Development management can go some way to realising the opportunities for improved woodland cover through planning application conditions on new development. The Council is also committed to investment in the urban fringe and urban green space.

### 9.16 Policy E 7 - Woodland and Parkland Retention

#### 9.16.1

Where existing woodlands are not managed under an existing Scottish Forestry Grant Scheme or Rural Development Contract management agreements with landowners may be pursued. There will be a presumption in favour of the retention of areas of existing woodland or parkland, particularly those areas delineated on the Proposals Map.

#### Reasoned Justification

#### 9.16.2

There are many areas of woodland which are not covered by Tree Preservation Orders (TPO) but are worthy of retention due to their contribution to the environment. These areas are generally not at risk from development so are not considered for Tree Preservation Orders. Not being covered by a TPO does not diminish the importance of woodlands, and the presumption in favour of their retention in this Plan reinforces the Council's commitment to these woodlands. Where these areas come under pressure for development the Council will consider placing a TPO. Legislation exists which permits a local authority to enter into agreements with owners to regulate the management of particular woodlands. This course of action will be considered where there are opportunities for access, nature conservation or good woodland management.



## 9.17 Policy E 8 - Environmental Improvement Opportunities

### 9.17.1

The Council will encourage the rejuvenation and restoration of the sites identified on the Proposals Map. The sites identified in Schedule E8 are presently vacant, derelict or underused and represent an opportunity for environmental improvements. Proposals for environmental improvements must be compatible with the surrounding land use, in compliance with other Local Plan policies and should achieve a comprehensive redevelopment and restoration of the site. Any proposals for alternative uses not included in Schedule E8 will be considered on their merits, having regard to the adjoining uses, site planning and compliance with other Local Plan policies.

### Reasoned Justification

#### 9.17.2

The former water works at Garshake Road, Dumbarton has become surplus to Scottish Water's requirements and has been sold on to various new owners. The area has fallen into serious dereliction and is being targeted by fly tippers. The Council believes that this area could be restored to have a positive effect on the Green Belt and wider Green Network. As investment in this area is unlikely to be forthcoming without some form of development potential, low density development utilising existing buildings or their footprints will be permitted to realise capital investment, fund environmental works and provide the security required to stop vandalism and fly tipping. Acceptable uses will be those identified in Policy GB 1 in addition to self-build plots and/or live-work units designed to facilitate homeworking. Development will necessarily be low density, utilising a form and layout that is appropriate for the setting of the site and its sensitivities. The potential for habitat creation and enhancement to link with the long-established woodland in the adjacent SINC should be fully considered.

#### 9.17.3

Part of the Cochno Waterworks in Clydebank is also identified as an Environmental Improvement Opportunity Site. This site is within the Green Belt and detached from the urban area but has a significant built element comprising a disused water treatment building, water tower and filter tanks. Conversion of the existing buildings to residential use or low density residential development would provide the opportunity for improvements to the amenity of the area and prevent the site becoming derelict. Proposals for development of both sites will have to be considered comprehensively; piecemeal proposals will not be supported by the Plan. Successful redevelopment of these areas will require substantial investment in the restoration of the Green Belt, particularly the conversion and/or removal of existing built infrastructure and a Section 75 Agreement will be required to deliver these improvements.

#### 9.17.4

The junction with the Boulevard and Kilbowie Road is a high profile access to central Clydebank. The site adjacent to this junction was the former coup for the Singers works and is currently undergoing remediation. There is an opportunity to promote this site as a high amenity area of public open space with an associated gateway feature for Clydebank.

#### 9.17.5

The former Dalmonach Works is an area of industrial land between a new residential development and a LNCS, the River Leven. There is an opportunity to create a local park which contributes to the biodiversity and greenspace asset within West Dunbartonshire and to provide a further addition to the Green Network.

### 9.18 Schedule E8 - Environmental Improvement Opportunity Sites

#### 9.18.1

Ref.	Location	Proposed Uses	Area (ha)
E 8(1)	Former Garshake Waterworks, Dumbarton	Very low density development or re-use of vacant buildings	4.1ha.
E 8(2)	Cochno Waterworks, Clydebank	Conversion of existing buildings to residential use or low density residential development	1.2ha.
E 8(3)	The Boulevard, Clydebank	Gateway feature, transport and parkland	2.2ha.
E 8(4)	Former Dalmonach Works, Alexandria	Local park and woodland	3.8ha.

### 9.19 Policy E 9 - Landscape Character

#### 9.19.1

Development within the Green Belt, wider countryside and green corridors through the urban area, or affecting such areas, will have particular regard to the landscape character and distinctiveness of the Plan area and of adjoining areas. Proposals should positively contribute to conservation or regeneration of these landscapes. Proposals which are detrimental to the landscape character will not generally be supported unless they are supported by other Local Plan policies. Where such circumstances exist, measures should be proposed to minimise adverse impacts.



## Reasoned Justification

### 9.19.2

West Dunbartonshire is heavily influenced and physically contained by elements of the Kilpatrick Hills and the Carman Muir. A landscape character assessment has been undertaken for the entire Glasgow and Clyde Valley area (Glasgow and the Clyde Valley Landscape Assessment 1999), which has identified five landscape character areas. Raised Beach exists on the south western boundary of the area, and Green Corridors run through the urban area including the Rivers Clyde and Leven, the Duntocher Burn and the Forth and Clyde Canal. Drumlin Foothills cover the north east of the Plan area, with Rugged Moorland Hills over the remainder of the Kilpatrick Hills. The west of the Leven Valley including the Bromley and Carman Muirs are described as Moorland Hills and Ridges. The Council considers it important to offer general protection to the character of the landscape around Clydebank, Dumbarton and the Vale of Leven and the wider countryside beyond, and will support proposals to enhance the landscape setting of West Dunbartonshire.

## Safeguarding the Built Environment

### 9.20 Policy BE 1 - Conservation Areas and Article 4 Directions

#### 9.20.1

The Council will seek to ensure that no works adversely affect the appearance and character of the Conservation Areas as shown on the Proposals Map. Any development proposals within these designated areas will require a particularly high standard of design having regard to the heritage of the area. There will be a general presumption in favour of retaining all buildings and structures which make a material contribution to the urban form, architectural or historic character of the area.

Applications within the Article 4 Direction areas but outwith the Conservation Areas will be considered against the impacts the proposed development would have on the character of the Conservation Area.

## Reasoned Justification

### 9.20.2

The Council has a statutory duty to designate those parts of the Plan area which are considered to possess special architectural or historic character, and are worthy of preservation and enhancement. The existence of Conservation Areas does not prohibit new development or

alterations to existing buildings, but it is important that these developments are sympathetic with their surroundings in order to protect and enhance the special character of these areas. The general aim will be to establish high design standards, sympathetic development and improvements within the Conservation Areas.

### 9.20.3

Five Conservation Areas in Clydebank and Dumbarton have been designated on the basis of the quality of the buildings located there and the quality of the urban form. The Conservation Areas in Clydebank have Article 4 Directions in place which extend beyond the boundaries of the Conservation Area and offer a buffer to the setting of the area. These directions remove certain permitted development rights ensuring that the Council has control over development that would not normally require the benefit of planning permission. A consequence of this is that the Council can ensure that inappropriate forms of development, which would detract from the special character of Conservation Areas, do not take place. As part of the continuing process of monitoring and evaluation the Council will assess the requirement for placing Article 4 Directions in and around the Conservation Areas at Kirktonhill and Knoxland, Dumbarton. Conservation Areas and Article 4 Directions are shown on the Proposals Map and listed in the Technical Appendix.

## 9.21 Policy BE 2 - Listed Buildings

### 9.21.1

The Council will aim to ensure that in relation to any works affecting a listed building or its setting, its appearance, character and setting is not adversely affected. Proposals for alterations or extensions that detract from the character of the listed building will not normally be supported.

There will be a presumption against the demolition of a listed building unless it can be demonstrated to the Council's satisfaction that steps have been taken to find a viable and acceptable use as a means of retaining it and that its demolition would not destroy the character of the surrounding area.





## 9.22 Policy BE 3 - Derelict/Vacant Buildings

### 9.22.1

The Council will encourage and support the renovation rather than demolition of derelict properties which are not listed but are considered to contribute to the townscape character of the surrounding area.

## 9.23 Policy BE 4 - Listed Building Opportunities

### 9.23.1

The Council will encourage the rejuvenation and restoration of the Listed Buildings identified on the Proposals Map. The buildings included in Schedule BE4 are presently vacant, derelict or underused and represent an opportunity for productive reuse. Proposals for restoration must be compatible with the surrounding land use, in compliance with other Local Plan policies and should achieve a comprehensive restoration of the building. Any proposals for alternative uses not included in Schedule BE 4 will be considered on their merits, having regard to the adjoining uses, site planning and compliance with other Local Plan policies.

## Reasoned Justification

### 9.23.2

Listed buildings are important reminders of the area's past and the Council is committed to their protection. Proposals affecting listed buildings will be expected to be of a particularly high design standard and sympathetic to the building's character. Development in the general vicinity can also have significant impact upon Listed Buildings and their setting and will be subject to the same considerations. Many buildings which are not listed contribute positively to townscape character and where they are structurally sound it is considered that every effort should be made to rehabilitate rather than demolish them. The Council has emergency powers to serve a Building Protection Notice in respect of any unlisted building perceived as being of architectural or historic interest. The effect of a BPN is to give the building a temporary listed status lasting for six months, during which time the Secretary of State determines whether or not to confirm the buildings listed status.

### 9.23.3

Most of the listed buildings within the Plan area are privately owned. They frequently require a high level of care and maintenance. Without adequate care and attention decay can result. To avoid these buildings becoming obsolete and redundant the Council will be sympathetic to converting them to new uses. Only where it can be clearly demonstrated that a listed building is obsolete and incapable of rehabilitation for any alternative use will the Council consider its demolition. Schedule BE 4 indicates the known opportunities, where future uses should be compatible with surrounding land uses and should achieve the comprehensive restoration of the building. The Buildings at Risk Service, administered by the Scottish Civic Trust, can provide advice on the restoration and protection of historic buildings and publishes details of buildings in need of restoration.

## 9.24 Schedule BE 4 - Listed Building Opportunities

### 9.24.1

Reference	Location	Proposed Uses
BE 4(1)	Levenford House	commercial (non-retail)/business/ institutional/residential
BE 4(2)	Academy Buildings	commercial/retail/business/leisure/ institutional/ residential
BE 4(3)	Titan Cantilever Crane	leisure/tourism
BE 4(4)	Cochno House and Stables	institutional
BE 4(5)	Dunglass Castle	business/tourism
BE 4(6)	Notre Dame Convent/ Church	residential/institutional
BE 4(7)	Dalmoak House Stables	residential/institutional
BE 4(8)	Millburn Free Church	public services/residential
BE 4(9)	Dalreoch Primary School	business/public services/residential



## 9.25 Policy BE 5 - Scheduled Ancient Monuments and other Archaeological Sites

### 9.25.1

The Council will resist any development proposals that would have an adverse impact on or affect the setting of a Scheduled Ancient Monument, or upon other nationally or locally important archaeological sites. Development which would affect features of archaeological importance or their setting will be considered against the following:

- that the benefits of the development outweigh the archaeological interest;
- where the preservation of archaeological interest is not possible or feasible, approval of development will be conditional upon provision being made for the recording of the features prior to and during development; and
- where the presence of archaeology becomes apparent once development has commenced, adequate opportunity must be afforded by the developer for an archaeological investigation.

## Reasoned Justification

### 9.25.2

The archaeological resources of the Plan area are finite, and the Council recognises the importance of them together with their setting, and therefore will endeavour to ensure that they are preserved and protected from inappropriate development. SPP 23 sets out the policy context with regard to archaeological remains and the requirements of development plans.

### 9.25.3

Scheduled Ancient Monuments are those sites or structures considered to be of national importance. Once scheduled, a monument comes under the protection of the Scottish Ministers, and any works affecting a Scheduled Ancient Monument requires their consent. Furthermore it is an offence to damage or destroy it. It is also necessary for the Council to undertake appropriate consultation with Historic Scotland where the setting of such sites is affected by a development proposal. Often archaeological sites display little surface impact, however the Council has identified the Schedule Ancient Monuments within the Plan area and these are listed in the Technical Supplement.

#### 9.25.4

The Forth and Clyde Canal is a Scheduled Ancient Monument. As such, the Council will seek the advice of Historic Scotland with regard to the impact of development on the setting of the Canal.

### 9.26 Policy BE 6A - Antonine Wall

#### 9.26.1

There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site as defined on the Proposals Map.

### 9.27 Policy BE 6B - Antonine Wall Buffer Zones

#### 9.27.1

There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zones which would have an adverse impact on the Site and its setting, unless:

- mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact
- there is no conflict with other Local Plan policies

### 9.28 Policy BE 6C - Antonine Wall Supplementary Planning Guidance

#### 9.28.1

The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line or within the setting of the Antonine Wall, as defined on the Proposals Map.



## Reasoned Justification

### 9.28.2

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, an internationally important ancient monument and World Heritage Site under the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972). These policies have the intention of protecting the archaeological remains, the line and the setting of the Antonine Wall, including those sections which are not scheduled. The Council is committed to working with the other four local authorities along the line of the Antonine Wall and with the Scottish Government, in particular Historic Scotland, in order to achieve the appropriate level of protection for the Antonine Wall.

## 9.29 Policy BE 7 - Gardens and Designed Landscapes

### 9.29.1

**Development affecting Gardens and Designed Landscapes shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.**

## Reasoned Justification

### 9.29.2

Historic Scotland is responsible for the production, publication and maintenance of a national Inventory of Gardens and Designed Landscapes. The Plan area has one designated landscape on the Inventory list which is at Overtoun House, Dumbarton and seven further sites are included in an interim list of non-inventory gardens and designed landscapes. These are identified in the Plan's Technical Supplement. The Plan recognises the contribution these landscapes make to the heritage of West Dunbartonshire and as such are offered protection whilst retaining opportunities for their maintenance and improvement.

# 10

## Open Space, Access and Recreation

### 10.1

Recreation provision can assist in the positive development of the Plan area and help improve the quality of life for those who live in or visit the area. This Chapter sets out the Council's views on planning for recreation and open space. Recreation and participation in sport are considered helpful in improving health and an individual's sense of well being and can help foster national and civic pride. Informal recreation on areas of open space within or on the edge of urban areas are also important. These open space areas also improve the amenity of the urban area and provide 'green space' or routes through built-up areas.

### National Policy

### 10.2

National guidance is provided by the Scottish Planning Policy SPP 11 Open Space and Physical Activity and the Planning Advice Note PAN 65 Planning and Open Space (2008). Key themes in the guidance are the importance of physical exercise as part of a healthy lifestyle and the need for sustainable development, maintaining the quality of the environment in which leisure takes place for future generations and providing open space near where people live. The safeguarding of recreation facilities which contribute to existing and future needs and a system of open spaces for leisure needs within urban areas is encouraged by the guidance. Councils are required to prepare an open space audit and strategy and derive local open space standards applicable to new development. The protection and identification of open spaces is required in the local plan and only where there is strong justification should such protected open space be developed.

### 10.3

PAN 65 encourages authorities to aim to form networks of open spaces which contribute to the framework for development which are also well designed. The preparation of corporate open space strategies by councils is suggested to co-ordinate the provision of open space and assess current and future requirements. Development plans have a role in promoting high quality open space networks and it is suggested consolidated networks are more appropriate than poorly maintained extensive areas.

### Strategic Policy

### 10.4

The Glasgow and the Clyde Valley Structure Plan 2006 requires that a 'green network' be created which aims to improve the quality of urban areas. The Plan considers there are gaps in the Green Network (see Chapter 3, Policy GN 1) including the Clyde waterfront at Clydebank and that priority be given to investment in the waterfront area, and this is supported through

Policy RP 1 of this Local Plan. The Forth and Clyde Canal is a 'Metropolitan Flagship Initiative' as is the Clyde Waterfront. Clydebank is identified as a core area with inadequate supply of facilities particularly relating to sports halls, playing fields and publicly accessible golf courses. The Loch Lomond and the Trossachs National Park (outwith the Plan area) is seen as an opportunity for the provision of recreation in the wider area. Local Plans are expected to safeguard existing facilities and make additional provision. The Glasgow and the Clyde Valley Green Network Partnership has been established to coordinate and facilitate the development of the green network in the Structure Plan area including the Clyde Riverside. A Clyde Waterfront Green Network Strategy has been prepared which includes coverage of the Clydebank riverside area.

## 10.5 Policy R 1 - Retention of Open Space

### 10.5.1

**There is a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space, or which are capable of being brought into functional use to meet an identified need. Developments on existing open space except sports pitches will be considered against the following criteria:**

- the existing or potential future use, quality, function and value of the open space;
- an assessment of the sufficiency of provision of the facility type in the local area or Plan area in accordance with Policy R 2 targets including the proximity and quality of open space in the local area or an Open Space Audit and Strategy; and
- whether or not a comparable replacement facility is proposed in the local area (a Section 75 Agreement may be required)

**Developments on existing sports pitches: these shall not be redeveloped except where one of the following circumstances applies:**

- the proposed development is ancillary to the principle use of the site as a sports pitch;
- the proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training;
- the playing field which would be lost as a result of the proposed development would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users or the upgrading of an existing playing field to provide a better quality facility, either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area; or
- a playing field strategy has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand and that the site could be developed without detriment to the overall quality of provision.





## Reasoned Justification

### 10.5.2

National guidance and Structure Plan policies consider it appropriate to safeguard existing areas of open space from development. PAN 65 suggests development plans should safeguard important open space, however it may be better to promote a consolidated high quality open space network rather than have extensive areas of poor quality. Policy R 1 seeks to consider the function, quality and value, both current and future, of open space when development is being proposed. Where there is open space in the local area of existing or with potential higher quality, it may be beneficial to release land in order to fund the improvement of that functionally better area. The requirements of SPP 11, which aims at retaining appropriate sports pitch provision for the community, has been incorporated in Policy R 1.

## 10.6 Policy R 2 - Open Space Provision

### 10.6.1

In determining planning applications the Council will have due regard to the provision of open space as an integral part of the proposal. The Council's aim is that there is a minimum provision of formal or maintained recreation and amenity open space of 2.4 ha per 1,000 population, of which 1.6 ha is for outdoor sport and 0.8 ha for children's play space and amenity open space. Developers will be expected to provide open space in accordance with the above targets, unless it can be shown that such provision would be inappropriate for the scale or type of development proposed. Flexibility regarding the location, need and extent of open space provision may be acceptable if existing areas of open space are readily accessible from the development site and developers contribute to the provision or improvement of facilities in these areas. The table below indicates the level of provision or contribution for guidance purposes. The requirement for each different type of provision should be added together to provide the overall minimum provision. For the provision or improvement outwith the development site, Section 75 Agreements may be sought.

In developments of less than 50 houses where it can be shown that the layout provides substantial garden areas or in developments of less than 10 houses where physical restrictions are such that open space cannot reasonably be provided on the site which is otherwise acceptable for residential development, then the Council may determine that the specifications may not apply in whole or in part. Recreational open space areas may not be sought for sheltered/special needs housing.







Type of Provision	Distance from Facility	Size of Development	Requirement
Children's Equipped Play Areas	Less than 400m from Children's Equipped Play (CEP) Area or amenity open space capable of locating a CEP Area	All development	Financial contribution at £340* per dwelling or provide a CEP Area (or Toddler's Play Area for developments of less than 50 dwellings) at 7sqm. per dwelling
		Over 15 dwellings	Provide a CEP Area (or Toddler's Play Area(s) for developments of less than 50 dwellings) at 7sqm. per dwelling
	Less than 15 dwellings	Financial contribution of £340* per dwelling	
Amenity Open Space		All development	Provide amenity open space at 11sqm per dwelling or financial contribution at £248* per dwelling
Parks, Sports pitches, Greenspace		All development	Provide facility or financial contribution at £403* per dwelling

\* Financial contributions will be adjusted for inflation in accordance with the Council's estimates post 2005.

Definition: Children's Equipped Play Area: a fenced area, unless in circumstances where it can be demonstrated fencing is not required and this is agreed by the Council, with play equipment for children aged 4 - 9 years within an amenity open space area; minimum area 400sqm.

Toddler's Play Area: a fenced area with play equipment for pre-school children; minimum area 100sqm situated within 280m distance from dwellings in the development.

Parks, sports pitches and Greenspace: larger areas which have facilities in accordance with each type of open space: parks – parkland with facilities for formal and informal recreation; sports pitches – for playing formal competitive games; Greenspace – informal semi-natural space with paths and nature conservation interest.



## Reasoned Justification

### 10.6.2

The Council has commissioned consultants to undertake the preparation of an Open Space Audit and Strategy and is undertaking to complete Facility and Sports Pitch Strategies. It is anticipated these would be complete in 2009. Prior to the completion of the Open Space Strategy, in order to establish suitable provision of open space in new developments, open space targets have therefore been continued from previous local plans based on National Playing Fields Association standards. This is an interim measure until further research indicates a different target requirement. A study of the application of the open space policies from previous local plans indicated that only the minimum standards for play areas were being applied. It is considered, however, that the existing local plan targets are still appropriate but that financial contributions should be required where provision is not within a development. New developments place a burden on the existing provision of parks and sports facilities so it is considered that all new developments should contribute to these facilities. Open spaces should, where possible, be grouped together to form larger functional open space areas linked to footpaths and other open spaces within the area, with the objective of providing a network of open spaces. It should be noted that Policy H 4 sets out general housing development standards, which amongst other matters apply this open space requirement. It is intended to prepare supplementary planning guidance on the open space standards, design and landscaping of housing areas in order to improve the provision of children's play areas and layout of new housing.

## 10.7 Policy R 3 - Enhancement of Open Space and Sports Facilities

### 10.7.1

**The Council will identify opportunities to improve or extend the sports, recreation and open space provision within the urban area and seek to upgrade recreation facilities as and when resources allow. Opportunities to improve the provision and accessibility of greenspace throughout the Plan area will be sought. The Council will endeavour to establish recreation facilities in those areas identified as being outwith areas accessible to existing facilities. The Council will encourage the development of commercial sports facilities throughout the Plan area subject to the normal planning considerations under Policy GD1.**

The Council will endeavour to maximise community use of sports facilities within schools outwith school hours.

## Reasoned Justification

### 10.7.2

The Council has a continuing programme of improvements to the existing open space provision with additional provision of children's play areas and football pitches. The Council has commissioned Sports Pitch and Facilities Strategies and an Open Space Audit and Strategy. These strategies will inform future programmes for new/upgraded facilities to satisfy current and future demand. There are 29 adult grass football pitches within the Plan area (plus 1 outwith) and 36 other grass football pitches (5 or 7-a-side) maintained by the Council and used by approximately 157 teams on a regular basis. There is considered to be additional demand evident particularly in the Clydebank area. The Council has undertaken an ongoing programme to provide more seven-a-side pitches to cater for this demand. Additional grass football pitches and 2 all-weather football pitches are available to the public in schools grounds. Studies have been undertaken to increase the provision of grass football pitches within schools grounds. Continuing efforts will be made to allow schools facilities to contribute to the provision of sports pitches available to the public.

### 10.7.3

An accessibility analysis of parks indicated that all urban areas were within reasonable walking distance of Neighbourhood or Urban Recreation Parks except for Bowling, western Old Kilpatrick and New Bonhill. The physical constraints of Bowling and western Old Kilpatrick would not allow the provision of an adequately sized park (1 ha minimum) however these areas have access to the Saltings Ecology Park and the Glasgow to Loch Lomond Cycleway which provide significant informal recreation opportunities. In New Bonhill there are substantial areas of open space throughout the area and an Action Plan has been prepared to improve the quality of the open spaces. Following community consultation the New Bonhill Environmental Action Plan, prepared for West Dunbartonshire Environment Trust, concluded that various issues such as paths and youth play facilities, were considered priority issues rather than the lack of a park. The area has, however, access to the Bonhill Community Woodland which has an extensive footpath network for informal recreation.

### 10.7.4

The West Dunbartonshire Environment Trust has commissioned Action Plans for the improvement of open space in areas highlighted by the Scottish Index for Multiple Deprivation throughout the Plan area. The Council will endeavour to support the programme of environmental regeneration set out in the Environmental Action Plans. A range of improvements including play areas, landscaping and parkland areas have been carried out and it is intended such improvements will continue subject to funding.



## 10.8 Policy R 4 - Forth and Clyde Canal

### 10.8.1

The following policies apply to the Forth and Clyde Canal and adjacent areas:

#### Policy R 4A

There will be a general presumption against development which is not compatible with the objective of protecting and improving the recreational and navigational amenity of the canal.

#### Policy R 4B

No obstructions on the canal will be permitted. New or reconstructed crossings of the canal should be suitably located to take operational requirements into account and ensure that a navigable envelope is maintained.

#### Policy R 4C

Recreational and sporting activities on and adjacent to the canal will be encouraged including the provision of passenger carrying trip boats, however such provision should ensure that navigation for canoes and rowing is retained.

#### Policy R 4D

In built-up areas the provision of footpaths on the offside (opposite the towing path) of the canal to connect with adjacent development will be considered in terms of Policies GD 1 and R5.

#### Policy R 4E

New development should be of a scale, grain and character that is compatible with that of the surrounding area except in areas of major regeneration where master plan frameworks are being prepared and new urban character is being created. The style of development should take due account of the historic features and traditional building forms, interpreting these through the use of modern building techniques and technologies, in a manner that is forward looking avoiding historical pastiche. Long stretches of repetitive or monotonous development will not be permitted.

#### Policy R 4F

The development of canal-side sites should, wherever possible, be oriented towards and integrate with the canal, overlook the canal to provide a supervised edge and provide direct access to the existing canal side paths. Pub and restaurant developments should, where possible, have canal-side terrace/patios with outdoor seating. Canal-side balconies should be provided within residential development where appropriate.





**Policy R 4G**

Opportunities to allow for the visual links from the canal towpath to the River Clyde and other landmark and landscape features, and pedestrian links to other path networks and public transport, will be encouraged in appropriate locations.

**Policy R 4H**

Public artworks should be relevant to the area, reflecting its historic, community and cultural character to provide a strong and relevant sense of identity. Artwork should be designed as an integral part of new development from the outset. Artwork extending to all areas of public realm design will be encouraged. Cognisance should be given to the British Waterways Scotland/The Waterways Trust Scotland's Arts Development Strategy.

**Policy R 4I**

Permanent moorings should generally be located in basins and marinas whilst visitor moorings should be located in close proximity to places of interest, recreational facilities and support facilities.

**Policy R 4J**

Security should be achieved by natural surveillance as opposed to restrictions on public access. CCTV schemes, where provided for a development, should include coverage of waterspace and towpaths.

**Reasoned Justification**

**10.8.2**

The Forth and Clyde Canal has been covered by the Forth and Clyde Canal Local Plan which was last altered in 1996. The riparian local authorities now generally consider that the relevant policies of this Plan should be incorporated in the local plans within each Council area. The Plan therefore replaces the Forth and Clyde Canal Local Plan and will cover the main issues regarding recreation, conservation and development issues relating to the canal and its immediate environs. The policies seek to ensure development near the canal is related to the waterspace and the design is compatible with the conservation of heritage features, navigation and the recreational amenity of the canal. An 'Animating the Canal' project is ongoing to increase the activity on and alongside the canal and improve the relationship of the canal-side developments to the canal. British Waterways Scotland has prepared a Draft 'Lowlands Canals Nodal & Moorings Study' to provide guidance on how waterspace development may fit with the emerging policy context for the area. British Waterways Scotland is also studying the potential of a navigable link between Dumbarton town centre and Loch Lomond. As the Forth and Clyde is a Scheduled Ancient Monument, Scheduled Monument Consent is required from Scottish Ministers for any works which affect the scheduled areas of the canal in addition to any planning consent that may also be required.



## 10.9 Policy R 5 - Access Opportunities

### 10.9.1

The Council will encourage responsible pedestrian, cycle and horse-riding access, access to inland waterways, and will pursue opportunities to establish additional paths. The Council will also undertake to protect Core Paths and Rights of Way using the Council's statutory powers. There will be a special emphasis on access to the countryside and Riverside areas and to link the strategic 'Green Routes' in accordance with the West Dunbartonshire Access Strategy. Developers of Waterfront sites will be required to provide paths to and along the river bank. Developers will also be expected to integrate new paths into the off-road path network where appropriate.

### Reasoned Justification

#### 10.9.2

Access to off-road path networks is inter-related to sustainable transport issues. There are a number of recreational routes within the Plan area, the main ones being the strategic 'Green Routes' of the Canal Towpath, the Loch Lomond - Glasgow Cycleway and the Duntocher Burn route. The Council's Access Strategy was reviewed in early 2007. The strategy provides a framework for the planning and management of paths for walking, cycling and horse riding in the Council area and aims at establishing local path networks and complements Local Plan policies. It also sets out a framework for the future management of the access network and considers the need and opportunities for access.

#### 10.9.3

Following from the Access Strategy, Access Action Plans for the Vale of Leven, Dumbarton and Clydebank to Bowling have been prepared which provide more detailed programmes of work to improve access in these areas. A West Dunbartonshire Access Forum has been established following from the Land Reform (Scotland) Act 2003. This Act has introduced a right of responsible access to most land and inland waters subject to compliance with the Scottish Outdoor Access Code. The Council has prepared a Core Path Plan with the purpose of giving the public reasonable access throughout the area. Additional benefits are expected to be improvements to community health, enhanced community involvement and benefits to regeneration initiatives. The Core Paths Network (as at May 2009) is shown on the Proposals Map. The Council will work with adjacent authorities with regard to strategic cross border routes identified in the Access Strategy and Core Paths Plan.

## 10.10 Policy R 6 - Golf Courses

### 10.10.1

The development of new golf courses, particularly 'pay and play' courses, will be encouraged in principle, where such courses would strengthen the Green Belt and countryside policies of the Plan, and would not have a detrimental effect on the landscape character and visual amenity, existing public access to the countryside, nature conservation interests or the heritage interests of listed buildings, designed landscapes or archaeological sites. New golf courses in the countryside should not be linked to substantial built development such as housing.

There will be a presumption in favour of retaining ground currently in golf course use for such purposes. Development proposals for golf courses and ancillary facilities will be considered against the following criteria:

- the extent to which the golf course is the primary element or the subsidiary part of the development;
- the extent to which public access and informal countryside recreation is catered for;
- the likely traffic impact of the development;
- impact on nature conservation sites, listed buildings, designed landscapes and archaeological sites;
- the implications for agricultural uses and viability; and
- other Local Plan policies.

A Section 75 Agreement may be requested regarding the phasing of developments where a golf course is one element of a development or where public access is considered appropriate.

## Reasoned Justification

### 10.10.2

The National Facilities Planning Model has identified the eastern part of West Dunbartonshire as an area of deficiency of golf courses. This model for golf takes account of demand from Glasgow and surrounding areas. There are, however, other countryside areas which would be appropriate for the development of golf courses within the Plan area. The policy seeks to encourage the development of golf courses in suitable locations in the countryside, particularly in the eastern part of the Council area, and sets out the criteria for the consideration of such a facility. Proposed golf courses in the countryside should not be linked to substantial built development such as housing and the golf course should be the primary use. The Council places a high priority in ensuring that cultural heritage features such as listed buildings, designed landscapes and archaeological sites are not adversely affected by golf course proposals.





## 10.11 Policy R 7 - Dumbarton Football Stadium Site

### 10.11.1

The football stadium site at Castle Road, Dumbarton (Dumbarton Football Club), as designated on the Proposals Map, shall be retained for stadium purposes. If proposals for non-stadium related uses come forward they will be considered against the following criteria:

- the use of the site is compatible with the surrounding uses;
- development of the site for alternative uses will require a replacement football stadium site to be located within the Dumbarton area;
- there are no adverse impacts on the historic environment, infrastructure, transport or flood risk; and
- the proposed structures are of high quality design and the layout of the site is compatible with the Urban Design Framework for Dumbarton town centre.

### Reasoned Justification

#### 10.11.2

The football stadium at Castle Road, Dumbarton, used by Dumbarton Football Club, is the largest sports stadium in the Council area. The Club have aspirations for expansion and the Castle Road site is considered suitable for the development of additional facilities. The Urban Design Framework 'A Vision for Dumbarton Waterfront' allows for the expansion of facilities at the Castle Road stadium site in the overall framework for central Dumbarton. If, however, the site is proposed to be developed for other uses, a replacement football stadium at an alternative site within the Dumbarton area will be required. The use of the Castle Road site should be compatible with the existing and future surrounding uses and a Section 75 Agreement, which would place a legal requirement to provide a replacement stadium, would be sought. Alternative development proposals must ensure there are no adverse infrastructure, transportation and flooding implications and that the design complies with the Urban Design Framework for Dumbarton.



# 11

## Public Services

### 11.1

The Council is directly responsible for a diverse range of services, including schools, libraries, community halls, social services and certain educational and waste management facilities, and through joint boards for Fire and Police. The Council is not responsible for other key services, such as the Utilities (gas, water, sewerage and electricity) and non-municipal waste management (which accounts for 75-80% of total waste arisings), but recognises that there is a continuing need to maintain or improve these services for the good of the Plan area. This chapter seeks to address the above through a policy framework aimed at those bodies responsible for the relevant service provision for the benefit of the community.

### National Policy

#### 11.2

Public services/utilities and their impact on the social and economic environment are interpreted amongst other things through the concept of sustainable development, which is embodied throughout Government advice. Scottish Planning Policy sets out measures by which the planning system can help in delivery of the wider policy objectives of the Government including sustainable development and environmental social justice. There is a series of Scottish Planning Policy and Planning Advice Notes that contain information on matters relating to public services, including waste management, open space and recreation which is considered in Chapter 10 and telecommunications, which is considered in Chapter 12 of the Plan.

### Strategic Policy

#### 11.3

The strategic development policies of the Glasgow and the Clyde Valley Joint Structure Plan 2006 reinforce the guiding principles of sustainable development and more specifically social and community resources. An aim of the Plan is to promote greater social inclusion. It seeks to do this by improving the quality of life and identity of communities in terms of services and environmental conditions thereby strengthening these communities. It encourages a better distribution of community facilities, particularly for those living in disadvantaged areas.

## **11.4 Policy PS 1 - Public Service Provision**

### **11.4.1**

The Council will seek to protect established public utility, social and community facilities as identified on the Proposals Map. Prior to closure of any community facility, the Council will need to demonstrate that the community facility is no longer needed. Once no longer needed, the Local Plan should provide for reuse of surplus community facilities. In considering any proposed change of use, the Council will have regard to the character and amenity of the surrounding area, other Local Plan policies and whether the loss of the facility would have a significant adverse impact on the community.

## **11.5 Policy PS 2 - Community Learning Campuses**

### **11.5.1**

The Council has identified four locations for the new Community Learning Campuses as part of the regeneration of the schools estate. The locations of the new campuses identified on the Proposals Map are at:

- Clydebank High School, Shelley Drive, Clydebank;
- St. Columba's High School, Gilmour Street, Clydebank;
- Dumbarton Academy, Crosslet Road, Dumbarton; and
- Vale of Leven Academy, Place of Bonhill, Alexandria.

The sites identified on the Proposals Map are reserved for the regeneration of the school estate. Uses other than those associated with the regeneration process will be treated as being contrary to the Local Plan and will generally be resisted.



## 11.6 Policy PS 3 - Public Service Opportunities

### 11.6.1

The Council will encourage improved or new public services/utilities within the Plan area. Particular regard will be given to areas of social and economic need, areas in close proximity to new housing and to facilitate future development opportunities that accord with the policies of the Plan.

The sites listed in Schedule PS 3 represent the public service development opportunities within the Plan area. These opportunity sites will be supported by the Council for development subject to conformity with other Local Plan policies.

### Reasoned Justification

#### 11.6.2

Public services cover a range of facilities that can make a significant contribution towards the general well-being of the population. The Council understands the importance of these facilities to the community and Policy PS 1 provides for the retention and improvement of such facilities. The policy recognises that circumstances may change and where land becomes surplus to requirements alternative uses may be considered, having regard to surrounding land uses and other Local Plan policies. The Council recognises that there is a link between community and educational facilities and the provision of open space and recreational facilities. Chapter 10 of the Plan sets out the policy context for open space and recreation.

#### 11.6.3

West Dunbartonshire Council is embarking on a comprehensive regeneration of the school estate through Public Private Partnership. Locations for Community Learning Campuses have been identified on the Proposals Map and will be protected through Policy PS 2. Learning establishments outwith the Community Learning Campuses will be considered under Policy PS 1.

#### 11.6.4

Whilst the Council is not responsible for providing all of the services encompassed within Policy PS 3, it has regard to the land-use implications. Through this policy the Council seeks to direct appropriate resources to areas of specific locational or social need. It is important therefore that the Local Plan supports early communication between the Council and other service providers, public agencies, community groups, the voluntary sector and private organisations to ensure

planned improvements to provision. Sites have been specifically reserved for a Travelling Person's site, a new cemetery, the expansion of Leven Valley Enterprise Centre/College, a new leisure centre, a new primary school and an Adult Learning Centre. There is currently an overriding need for further capacity to accommodate demand for a permanent site for Gypsy Travellers and sites PS 3(1) and PS 3(2) identified on the Proposals Map are considered suitable for this use. Demand for a transient site has not been established to date. Site PS 3(3) is safeguarded for the potential expansion of the Enterprise Centre or College and Site PS 3(4) is safeguarded as a new cemetery and other uses on this site would be contrary to the Plan. Site PS 3(5) identifies a new site for a leisure centre in Clydebank, a replacement facility for the Playdrome; and site PS 3(6) identifies a new site for a primary school in Bonhill, a replacement for the existing Bonhill Primary School. Site PS 3(7) identifies a site for an adult learning centre at Auchentoshan, a replacement facility for the existing centre. Land for a community facility is identified as part of housing opportunity site H1(17) to the east of Levenbank Terrace, Jamestown. Further public service opportunities have been identified at North Main Street, Alexandria, in the grounds of the hospital, for a medical centre, to the north of the A82 east of Clydebank for a special needs care centre, and at Lesser Boll of Meal Park in Balloch for a nursing home .

## 11.7 Schedule PS 3 - Public Service Opportunity Sites

### 11.7.1

Ref	Location	Proposed Uses	Area (ha.)
PS 3 (1)	Site north of Dalmoak Farm, Renton	Travelling Person's site	0.86
PS 3 (2)	Dennystoun Forge Caravan Park, Dalreoch, Dumbarton	Extension to Travelling Person's site	0.82
PS 3 (3)	Leven Valley Enterprise Centre, Castlehill Road, Dumbarton	Extension to Enterprise Centre and/or College	0.81
PS 3(4)	Garshake Road, Dumbarton	Cemetery	2.16
PS 3 (5)	Queens Quay, Clydebank	Leisure centre	1.36
PS 3 (6)	Main Street, Bonhill	Primary school	1.09
PS 3 (7)	Auchentoshan Estate, Mountblow Road, Clydebank	Adult learning centre	2.70
PS 3 (8)	Levenbank Road, Jamestown	Community facility	0.53
PS 3 (9)	North Main Street, Alexandria	Medical Centre	0.65
PS 3 (10)	Boulevard Site, North of A82, Clydebank	Special Needs Care Centre	0.90
PS 3 (11)	Lesser Boll of Meal Park, Alexandria	Nursing Home	1.02



## 11.8 Policy PS 4 - Waste Management

### 11.8.1

**Proposals for new or extended waste management infrastructure and facilities, including landfill sites, will be permitted where the proposed development:**

- accords with and helps implement the objectives of the National Waste Strategy, National Waste Plan and Area Waste Plan;
- is justified against the locational need identified in, and the facilities required by, the Area Waste Plan;
- is located within or immediately adjacent to existing waste management facilities, within general industrial areas (Class 5), storage or distribution land (Class 6) or on degraded, contaminated or derelict land consistent with the principles of sustainable waste management; and
- complies with other Local Plan policies.

**The Council will also support local opportunities for recycling and require the provision in all new development of facilities for the minimisation, separation and collection of different waste streams.**

### Reasoned Justification

#### 11.8.2

The promotion of sustainable development, in addition to European legislation, has required a different approach to waste management in Scotland, where traditionally most waste has been disposed of in landfill sites. In 1999 the Scottish Environment Protection Agency (SEPA) published the National Waste Strategy for Scotland (NWS) which, along with the National Waste Plan, provides a framework within which Scotland can reduce the amount of waste produced and deal with waste which has been produced in more a sustainable way, decreasing the amount being land-filled and increasing the amount being reused and recycled. In order to achieve this, the NWS described a process of Area Waste Planning and the formation of 11 Waste Strategy Area Groups. The Council is a member of the Glasgow and the Clyde Valley Waste Strategy Area Group which has produced an Area Waste Plan (AWP) and is responsible for steering implementation of the National Waste Strategy at a local level and the ongoing development of the AWP. At present, only municipal waste needs are identified in the AWP, which establishes the Best Practicable Environmental Option (BPEO) for the management of municipal solid waste in Glasgow and the Clyde Valley and together with the National Waste Strategy and National Waste Plan is a material consideration when determining waste related planning applications.

### 11.8.3

The National Waste Strategy and National Waste Plan identify the planning system as critical to the delivery of sustainable waste management as the means by which a network of waste management facilities, as identified in the Area Waste Plan, may be developed. SPP 10 Planning for Waste Management sets out the land use policy framework for facilitating a move away from landfilling to sustainable waste management. PAN 63 Waste Management Planning complements SPP 10 and provides further advice on land use planning for waste management to enable the implementation of the Area Waste Plan. Paragraphs 22-24 advise that the most appropriate locations for waste infrastructure will be those with the least adverse impacts on the local population and environment and outlines potential locations for larger facilities. While co-location of facilities has clear advantages, the Council will consider the cumulative impact of such an approach.

### 11.8.4

West Dunbartonshire currently hosts one landfill site, Auchencarroch, which accepts municipal waste from West Dunbartonshire and neighbouring Authorities in addition to non-municipal waste. The AWP recognises that landfilling of waste will still be required as part of the overall framework to provide for an integrated network of sustainable waste management infrastructure. Proposals for new or extended landfill sites should demonstrate that no practical alternative solution is available.

### 11.8.5

The Best Practicable Environmental Option for the management of the area's municipal solid waste, as established in the AWP, calls in the longer term for the recovery of energy from waste. Currently, landfill gas is recovered from the landfill site at Auchencarroch, generating approximately 5 MW of electricity. However, where prevention, including reuse, recycling and composting options have been realised, MSW could be diverted from landfill and converted to energy by thermal treatment for use in district heating, in industrial processes or to generate electricity. SEPA's "Guidelines for Thermal Treatment of Municipal Waste" will be used in the assessment of development proposals for thermal treatment plants and any such facilities should be sited close to potential users. Thermal treatment technology is most beneficial if both heat and electricity can be recovered or if it delivers combined heat and power (CHP).

### 11.8.6

The Council provides two civic amenity sites for all recyclable and excess refuse at Erskine Ferry Road, Old Kilpatrick and Dalmoak, near Renton in addition to a household waste recycling centre at Stanford Street, Clydebank. These sites, along with the landfill site at Auchencarroch are identified as Public Services on the Proposals Map and safeguarded by Policy PS 1 for future waste management use and, where appropriate, expansion in accordance with Policy PS4.

# 12

## Development Control

### 12.1

Previous chapters have indicated Local Plan policy in relation to the main land uses within the Plan area. This chapter provides additional development control policy in relation to a variety of more specific types of development, and addresses issues relating to notification zones and renewable energy.

### Advertisements

### 12.2

Advertisements are important elements in the streetscape and can affect the general character and appearance of an area. Many advertisements do not require a specific grant of consent. However, for those that do, it is important to ensure that their display does not have an adverse impact on the amenity of the surrounding area, nor cause a safety hazard to pedestrians or traffic.

### 12.3 Policy DC 1 - Advertisements

#### 12.3.1

**In considering applications for consent to display advertisements, the Council will have regard to visual amenity and the safety of pedestrian and vehicular traffic, and in particular to:**

- the appropriateness of the location; properly displayed and well designed advertisements will normally be allowed in commercial and industrial areas. Advertisements within rural areas, in residential areas or which affect listed buildings, conservation areas or scheduled ancient monuments will not generally be acceptable;
- in the case of remote signing, advertisements must not be located where they will create a visual intrusion unless there are exceptional circumstances which justify the need for display in a specific location;
- the size and design of any advertisement shall be sympathetic to and in scale with any buildings or land on which it is to be displayed;
- in the case of advertisement hoardings, these shall only be displayed for temporary periods on gap sites in urban areas, and may require the provision of landscaping and screen fencing; and
- in the case of illuminated advertisements, special regard shall be had to the method of illumination to ensure that the extent and intensity of illumination does not result in visual intrusion, distraction to motorists or confusion with traffic signals.

## Reasoned Justification

### 12.3.2

The intention of this policy is to ensure that advertisements do not cause undue clutter, are not detrimental to the visual amenity of an area and do not cause a traffic hazard. Advertisements within the countryside, residential areas and areas of special historic or architectural character will be subject to strict control; however, properly displayed and well-designed advertisements will normally be allowed within commercial and industrial areas.

## Shop Fronts

### 12.4

It is recognised that the vitality and viability of shopping areas is significantly dependent on the attractiveness of their environment. One element of the attractiveness of shopping areas depends on appropriate, well-designed shop fronts.

## 12.5 Policy DC 2 - Shop Front Design and Security

### 12.5.1

The Council will require new shop fronts, whether on existing buildings or on new developments, to be designed in accordance with the Council's Shop Front Design Guide for commercial frontages. Proposals should in general be in keeping with the character of the building and appropriate to the surrounding area. Original and historic shop fronts on listed buildings and in conservation areas should generally be maintained.

Shop front security systems should also be in accordance with the Council's Shop Front Design Guide. Proposals should generally ensure that the amenity of an area is not jeopardised.

## Reasoned Justification

### 12.5.2

Policy DC 2 seeks to ensure high quality design in relation to new shop front proposals, in an effort to improve the attractiveness of shopping areas. New shop fronts should be designed to a high standard and be compatible with their surroundings. They should take into account the age and style of the building and restore original fascias where possible. Modern additions should be unobtrusive in terms of proportions and materials. Shop front security systems





should provide the level of security required, without damaging the general appearance and amenity of the area.

#### 12.5.3

A Shop Front Design Guide is available from the Council to provide more detailed advice on acceptable shop front design and security.

## Aircraft Noise and Safeguarded Areas

#### 12.6

The Plan area is affected to varying degrees by the operation of Glasgow Airport. There is therefore a need to ensure that the two main issues of noise and safety are properly taken into account when any new development is proposed.

### 12.7 Policy DC 3 - Aircraft Noise and Safeguarding Zone

#### 12.7.1

**Proposals for noise sensitive development, in particular residential development, within the areas covered by the Equivalent Continuous Sound Level Contours (LEQs) as shown on the Proposals Map, will be considered in terms of noise levels, housing need and land availability. Conditions may be imposed on any planning consent to ensure appropriate noise mitigation measures are taken.**

**Within the Safeguarding Zone around Glasgow Airport, shown on Map N Z 1, development which adversely affects the operational integrity or safety of the airport will not normally be permitted.**

### Reasoned Justification

#### 12.7.2

The intention of Policy DC 3 is to ensure that any new development or change of use proposed within the area affected by noise from Glasgow Airport is suitably protected so that an acceptable level of amenity is provided. The noise contours from the airport are currently reducing due to the use of quieter aircraft, although they may increase again in the future as a result of increased air traffic or the development of a second runway. The Proposals Map indicates the current actual contour lines. Noise sensitive developments include housing, schools, medical facilities and

offices. The Council will expect a noise impact assessment to be submitted with any proposal for noise sensitive developments within the LEQ areas. Planning Advice Note 56 Planning and Noise suggests the use of Noise Exposure Categories to help planning authorities determine applications for residential development on sites subject to aircraft noise. It also gives advice on the use of planning conditions to ensure the effects of noise are mitigated as far as possible.

### 12.7.3

The Safeguarding Zone around Glasgow Airport was established by the Scottish Government and defined on a Safeguarding Map certified by the Civil Aviation Authority. There is a statutory obligation on planning authorities to consult Glasgow Airport Limited on certain proposals within the area shown on the Safeguarding Map for Glasgow Airport. Circular 2/2003 Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) (Scotland) Direction 2003 sets out detailed guidance. The requirement for consultation generally depends on the height and design of the proposed development, and its location within the Safeguarding Zone. There will be a presumption against development that could jeopardise the safety of air traffic and the public. Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting, that could increase the number of birds in the airspace, such as waste disposal sites or reservoirs, or that relate to aviation use, are also subject to consultation. Finally, any proposed wind turbine development within the Local Plan area, being within a 30 kilometre radius of the airport, also requires consultation.

## Telecommunications development

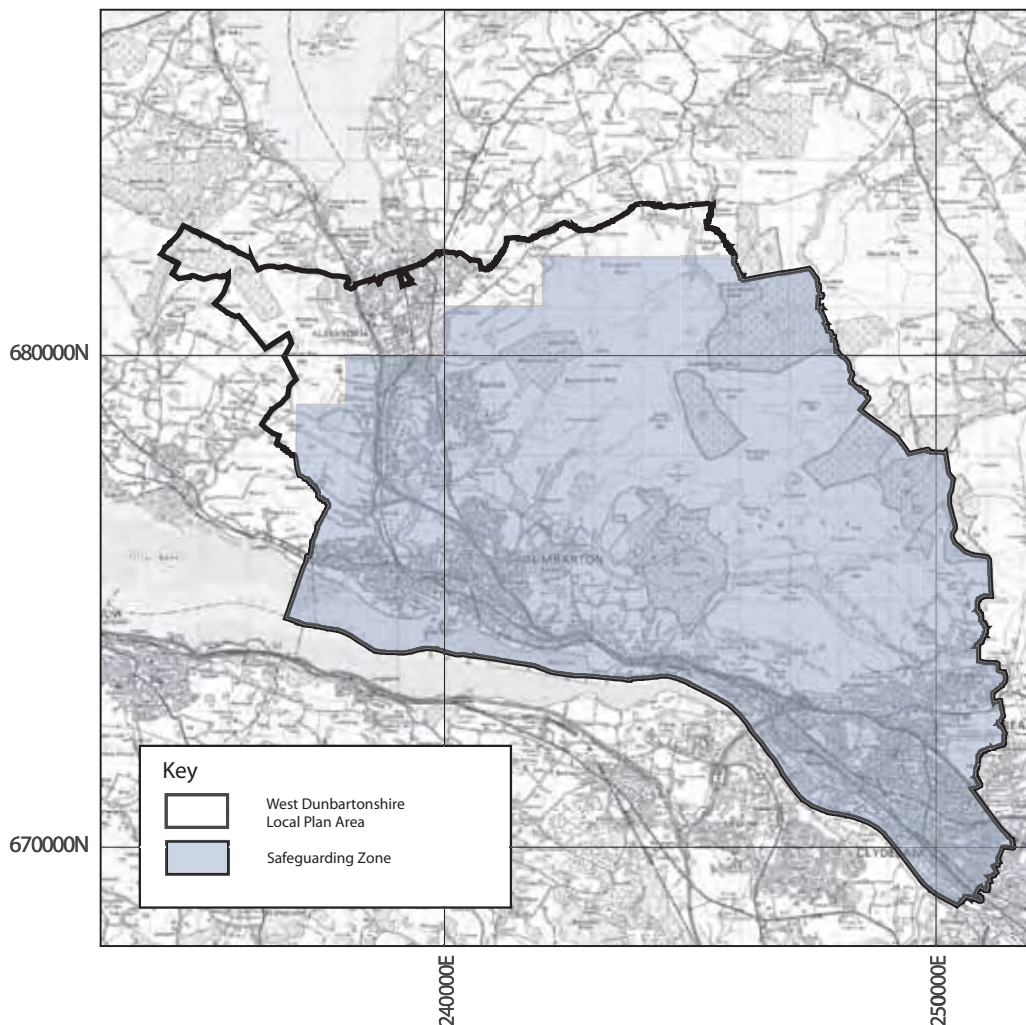
### 12.8

The significant increase in radio telecommunications development during the 1990s led to increasing concern about its impact on the environment. To address these concerns, the Scottish Executive issued new guidance in NPPG 19 Radio Telecommunications, and also amended the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 to increase planning controls in relation to telecommunications development. The main changes to the GPDO are described in Circular 5/2001. They include the need for a specific grant of planning permission for all ground based masts and significant extensions to existing ones, an increase in the number of designated areas where permitted development rights have been restricted and tighter controls for apparatus on buildings or other structures.



## 12.9

Government guidance indicates that the siting and design of telecommunications developments are the key issues to be addressed by the planning system. In addition to specifying development control criteria, local plans should identify those locations which are more suitable for telecommunications development, and on the contrary, those areas where special care should be exercised. In relation to concerns about health, the Government accepts the need for the industry to adopt a precautionary approach, but considers that emissions of radio frequency radiation are controlled by other legislation, and should not be a material planning consideration.



## 12.10 Policy DC 4 - Telecommunications

### 12.10.1

**Proposals for the installation of telecommunications equipment will be assessed against the following criteria:**

- appropriate siting, design, landscaping and screening, to integrate the installation with its surroundings;
- specific locational need (with reference in particular to the availability of less environmentally sensitive sites and the possibility of sharing facilities);
- impacts on the natural and built heritage, and particularly on landscape character and visual amenity; and
- other Local Plan policies.

### Reasoned Justification

#### 12.10.2

The aim of the Scottish Government is to encourage the efficient development of telecommunications infrastructure whilst minimising the impact on the environment. It is intended that telecommunications equipment should become an accepted and unobtrusive feature of urban and rural areas. Policy DC 4 sets out the factors that will be taken into consideration when telecommunications equipment is proposed. In terms of location, developers will be encouraged to locate equipment, especially larger items, in suitable areas such as industrial or commercial locations. The new regulations have removed permitted development rights in sensitive areas so that all apparatus in these areas is now subject to planning control. These areas include Conservation Areas, Sites of Special Scientific Interest, Special Protection Areas, Category A Listed Buildings and their settings and Scheduled Ancient Monuments and their settings. Any development proposed here must receive very careful consideration to ensure that there is no adverse impact on the natural or built heritage and that the proposed design is of the highest standard. In addition to these areas, special care must also be exercised in other environmentally sensitive areas such as the Green Belt and the Kilpatrick Hills Regional Scenic Area, for example by ensuring that prominent skyline positions are avoided.



### 12.10.3

NPPG 19 also emphasises the importance of achieving less visually intrusive development by considering a variety of options designed to reduce the impact of any individual development. For example, the smallest suitable equipment should be installed, and design and camouflage techniques employed to help conceal the development. Sharing sites and masts may also reduce visual impact. All designs should be sensitive to the built form and the natural heritage, and include consideration of, for example, the colour, scale, and materials of all the components. Planning Advice Note 62 Radio Telecommunications should be consulted for further advice in relation to design issues.

## Notification Zones

### 12.11

There are a number of activities and land uses within West Dunbartonshire which because of their nature are considered as potential hazards. For this reason, any development proposed within a certain distance of these locations has to be given careful consideration. Further information for potential developers is provided by the Health and Safety Executive on their land use planning website ([www.hse.gov.uk/landuseplanning/padhi.pdf](http://www.hse.gov.uk/landuseplanning/padhi.pdf)).

## 12.12 Policy DC 5 - Notification Zones

### 12.12.1

**The Council will seek advice from the Health and Safety Executive when considering the appropriateness of development within the consultation distances of the installations listed below:**

- Transco Pipeline, Clydebank;
- Kaneb Terminals at Rothesay Dock, Clydebank;
- Auchentoshan Distillery, Dalmuir;
- Chivas Bonded Warehouses, Beardmore Street, Dalmuir;
- Bowling Terminal, Bowling;
- Dumbuck Maturation site, Glasgow Road, Dumbarton;
- Dumbarton Gas Holder, Castlegreen Street, Dumbarton;
- Kilmalid Bottling Plant, Stirling Road, Dumbarton;
- Diageo/J&B Scotland, Dillichip Loan, Bonhill; and
- Bonded Warehouses, Lomond Industrial Estate, Alexandria.

**Consultation distances are shown on Maps NZ 2 to NZ 11**

## Reasoned Justification

### 12.12.2

The locations listed in Policy DC 5 all handle notifiable substances. Whilst they are subject to stringent controls under existing health and safety legislation, it is also a requirement of Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason, the Health and Safety Executive has advised West Dunbartonshire Council of the consultation distances for each of these installations, and intends to provide advice on further locations that handle notifiable substances. In determining whether or not to grant planning permission for a proposed development within these zones, the Council will consult with the Health and Safety Executive about the risks to the proposed development from the notifiable installation in accordance with Circular 5/1993. This will take account of the requirements of the Seveso II Directive to maintain appropriate distances between establishments and residential areas, areas of public use and areas of particular natural sensitivity or interest, so as not to increase the risks to people.

## Renewable Energy

### 12.13

Renewable energy is an integral part of the UK Government's long term aim of reducing carbon emissions, the main contributor to global warming, by 60% by 2050. Further to tackling the causes of climate change, the generation of clean and sustainable energy from renewable sources helps ensure secure and diverse energy supplies and has the potential to support economic growth.

### 12.14

The Scottish Government is fully committed to promoting renewable energy sources. Encouraging increased electricity production from renewable sources is an important element of Scotland's Sustainable Development Strategy and Climate Change Programme and Scottish Ministers have reaffirmed their commitment to successfully achieving – in an environmentally friendly manner – the target of meeting at least 50% of electricity demand in Scotland from renewable sources by 2020.

### 12.15

Scotland has considerable renewable energy potential. While hydropower and onshore windfarms are expected to continue to be the biggest contributors, it is the Government's policy that this renewable energy target should be met by a range of technologies including biomass energy, the recovery of landfill gas and energy from waste. The role of micro-renewables and smaller scale technologies is also recognised.





## 12.16 Policy DC 6 - Renewable Energy

### 12.16.1

Proposals for renewable energy development will be permitted where it can be established without unacceptable detriment to the landscape, natural and built heritage, sport and recreation interests and local amenity. Development will be considered against the following criteria:

- visual impact and effect on landscape character, including the landscape quality of the Kilpatrick Hills Regional Scenic Area and role and function of the Green Belt;
- nature conservation interests, including statutory designated areas, species and habitats;
- the historic environment and its setting, including scheduled ancient monuments, conservation areas and listed buildings;
- noise, odour, traffic, broadcast interference and other impacts upon the amenity of local communities;
- the cumulative impact of the proposed development along with any other similar existing and approved developments upon the environment and amenity; and
- other relevant Local Plan policies.

## 12.17 Policy DC 7 - Micro-renewable Energy in New Development

### 12.17.1

The Council will support the inclusion of on-site micro-renewable energy technologies in new development where proposals comply with other relevant Local Plan policies.

New developments exceeding 500 sq.m. floorspace should contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 Building Regulations CO2 emissions standard.

### Reasoned Justification

#### 12.17.2

Scottish Planning Policy 6: Renewable Energy sets out national planning policy on renewable energy. It requires the planning system to make positive provision for renewable energy developments through the development plan system, while at the same time protecting natural heritage, the historical environment and local communities from inappropriate forms of development.

#### 12.17.3

All proposals for renewable energy development will be considered against the aims and objectives of the Plan, Policy GD 1 and Policy DC 6 above. SPP 6 and Planning Advice Note 45: Renewable Energy Technologies provide further information and advice including the key considerations associated with the main renewable energy technologies.

#### 12.17.4

The Glasgow and the Clyde Valley Joint Structure Plan 2006 identifies Potential Areas of Search where there is most scope for windfarm development of strategic significance (developments with an output capacity of over 20 MW). There are no Potential Areas of Search within West Dunbartonshire and therefore the Structure Plan advises any large-scale wind farm developments would raise strategic planning issues and priority should be given to the protection of strategic environmental resources, particularly Green Belt sensitivities.

#### 12.17.5

Micro-renewable technologies, including small stand alone and roof mounted wind turbines, photovoltaics and solar panels, biomass boilers and ground-source heat pumps can make a valuable contribution to reducing carbon emissions in support of climate change and renewable energy objectives. The installation of such technologies on existing buildings is becoming increasingly viable for householders, industry and commerce and community groups. In new developments, developers should fully consider options for micro-renewable technologies as part of a range of energy efficiency measures to be included in new residential, commercial or industrial buildings. Proposals for micro-renewable technologies to reduce predicted CO<sub>2</sub> emissions will be encouraged where they can be satisfactorily accommodated into their surroundings without adverse impact on residential amenity and the historic and built environment, considering relevant criteria in Policy DC 6 and other Local Plan policies. The Annex to PAN 45 provides further advice on micro-renewables.

#### 12.17.6

In new developments with a total cumulative floorspace of 500 sq metres or more, on-site zero or low carbon equipment contributing at least an extra 15% reduction in CO<sub>2</sub> emissions beyond the 2007 building regulations carbon dioxide emissions standard will be required. Where it can be demonstrated, however, that technical constraints exist which would prevent achieving this requirement, equivalent carbon savings elsewhere in the area will be sought through agreement. PAN 84 provides information and guidance on the implementation of this target.





## Minerals

### 12.18

Whilst it is necessary to ensure an adequate supply of aggregates to meet the needs of the construction industry, mineral extraction can have significant environmental impacts. The opportunities to work mineral reserves in the Local Plan area must therefore be balanced with the need to protect the environment.

### 12.19 Policy DC 8 - Minerals

#### 12.19.1

**There will be a presumption against new mineral working, extensions to existing workings and renewal of operations at former sites which are in or would adversely affect areas which have been identified as important for nature conservation, landscape conservation or built heritage. In other areas, applications for mineral workings will be considered against the following criteria:**

- justification of the need for the extracted material within the regional market area;
- the impact on the local environment, including watercourses;
- the impact on the amenity of local properties;
- the impact on sport and recreation interests;
- traffic generation;
- whether the site is capable of restoration and beneficial after use; and
- other Local Plan policies.

**If consent is granted for new mineral workings, extensions or renewals, conditions will be imposed to secure the reinstatement of the land, and a bond will be required to ensure such reinstatement is completed satisfactorily. Reinstatement proposals should give consideration to the after use, landscape setting and ecological interest of the area.**

### Reasoned Justification

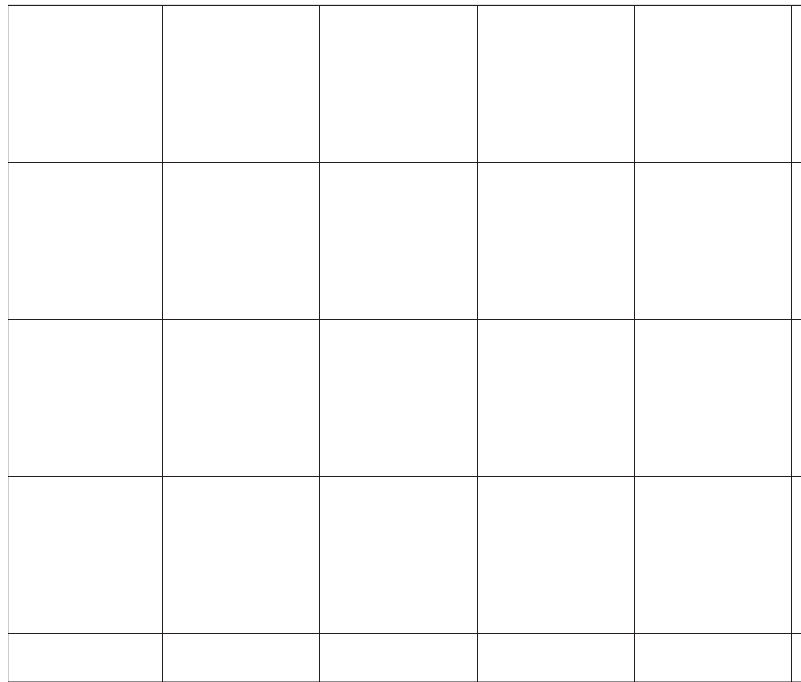
#### 12.19.2

NPPG 4 Land for Mineral Working aims to safeguard the quality of the natural and built heritage, whilst guiding operators to locations where mineral extraction is likely to be permitted, subject to environmental and amenity standards being met. Strategic Policy 8 of the approved Glasgow and the Clyde Valley Joint Structure Plan generally supports the extension of existing mineral operations. However, developments which may have an adverse effect on the quality and

viability of the strategic environmental resources listed in Schedule 7, which includes the Loch Lomond and the Trossachs National Park and the Kilpatrick Hills Regional Scenic Area, will not accord with the Structure Plan.

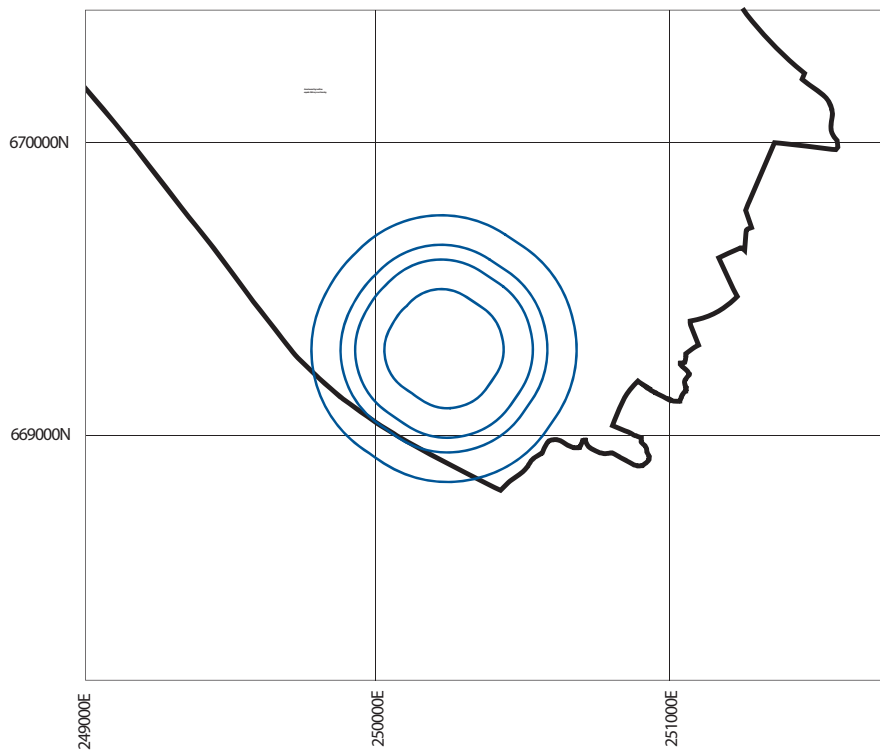
#### 12.19.3

Mineral extraction can result in significant visual intrusion, particularly if it is prominent in relation to a major communication route, and can cause noise, dust and water pollution. It can also have major traffic implications, and adversely affect the amenity of local communities. For these reasons, proposals for mineral workings will be rigorously evaluated to assess their environmental impact. PAN 50 provides more guidance on controlling the environmental effects of mineral workings. If proposals are considered to be acceptable, conditions will be attached to reduce potential disturbance during its operation, and to ensure an acceptable and beneficial after use as soon as possible.



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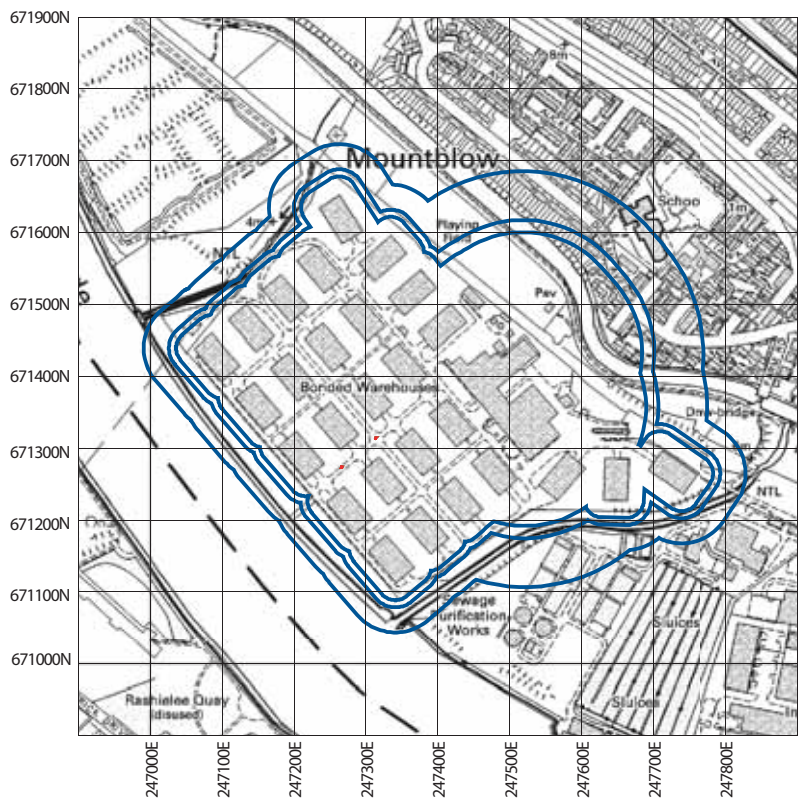
NZ2 Transco Pipeline Clydebank (see Policy DC5)  
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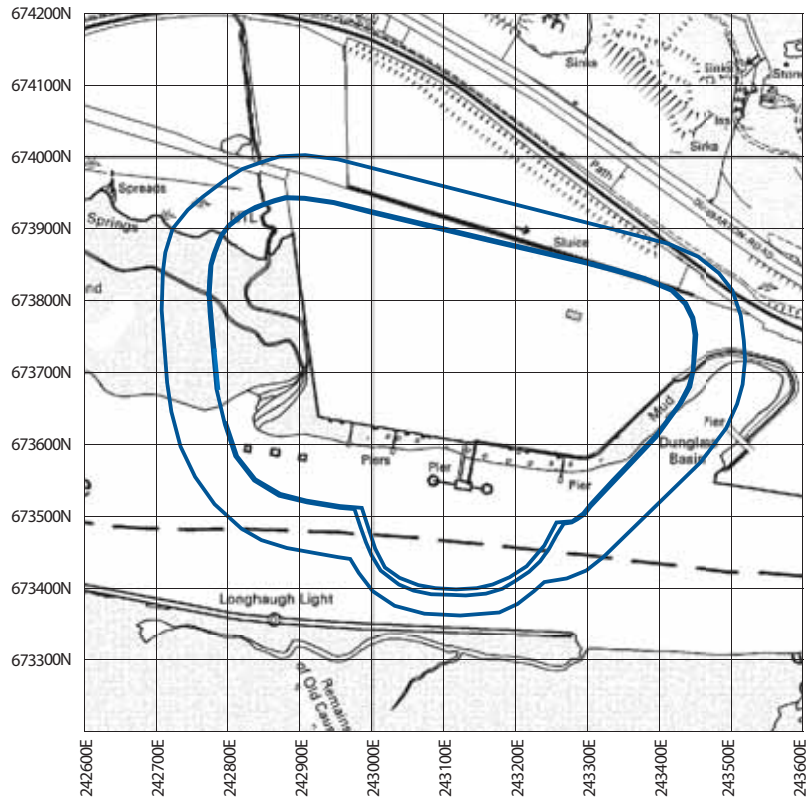
NZ3 NuStarpka Kaneb Terminals Rothesay Docks, Clydebank (see Policy DC5)  
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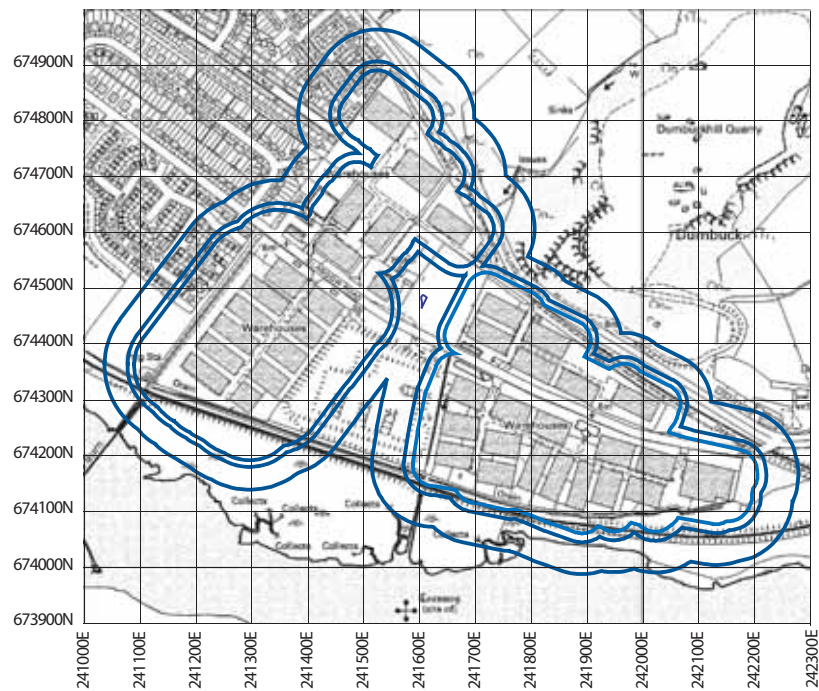
**NZ4 Auchtoshan Distillery, Dalmuir** (see Policy DC5)  
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**NZ5 Chivas Bonded Warehouses, Dalmuir** (see Policy DC5)  
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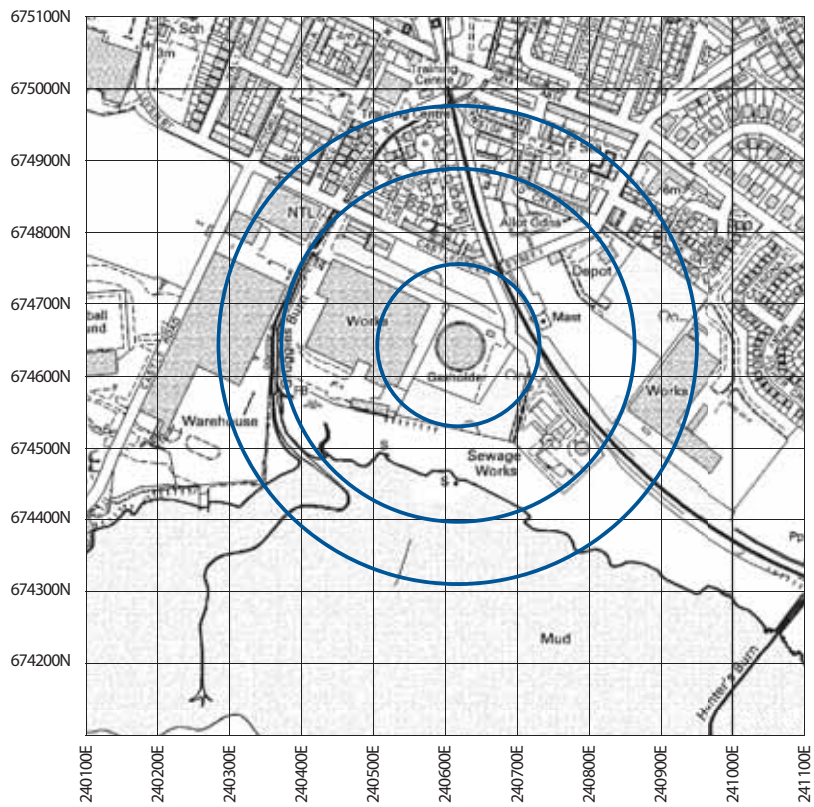


**NZ6 Bowling Terminal, Bowling** (see Policy DC5)  
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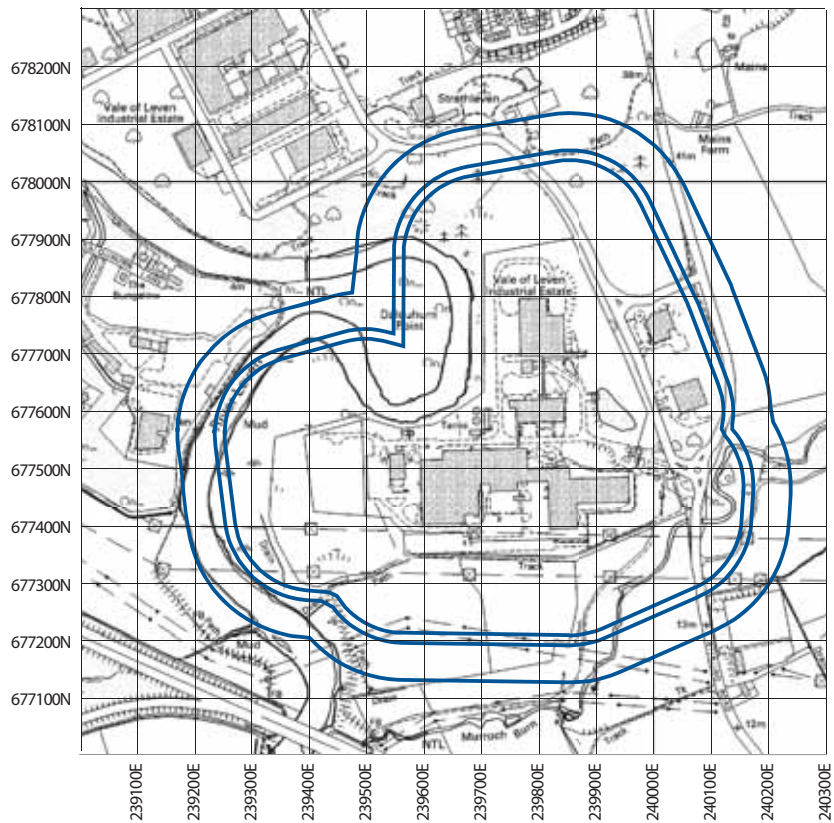


**NZ7 Dumbuck Maturation Site, Dumbarto** (see Policy DC5)  
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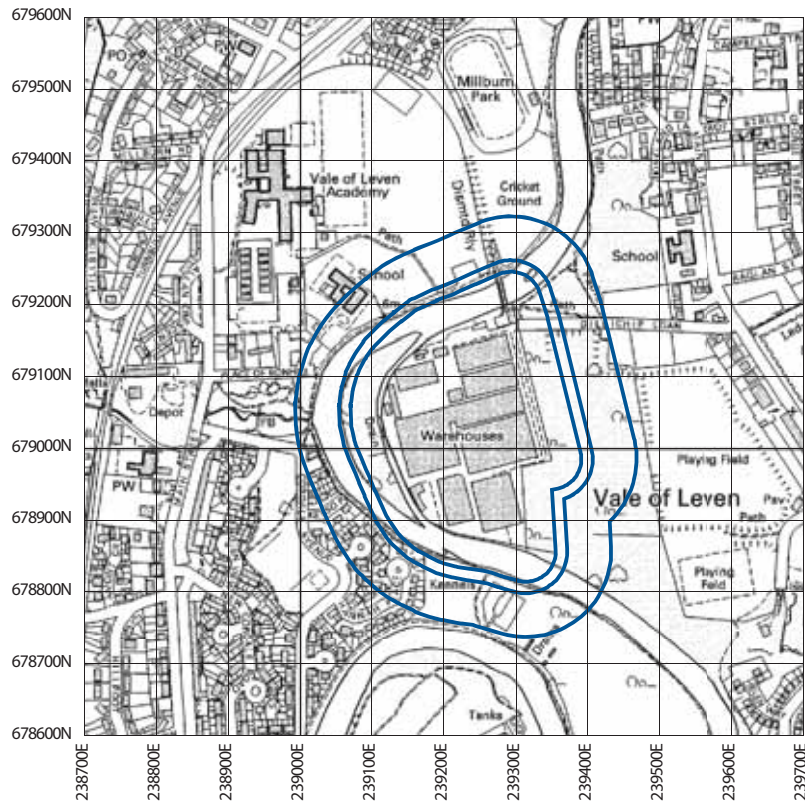




**NZ8 Dumbarton Gas Holder, Dumbarton** (see Policy DC5)  
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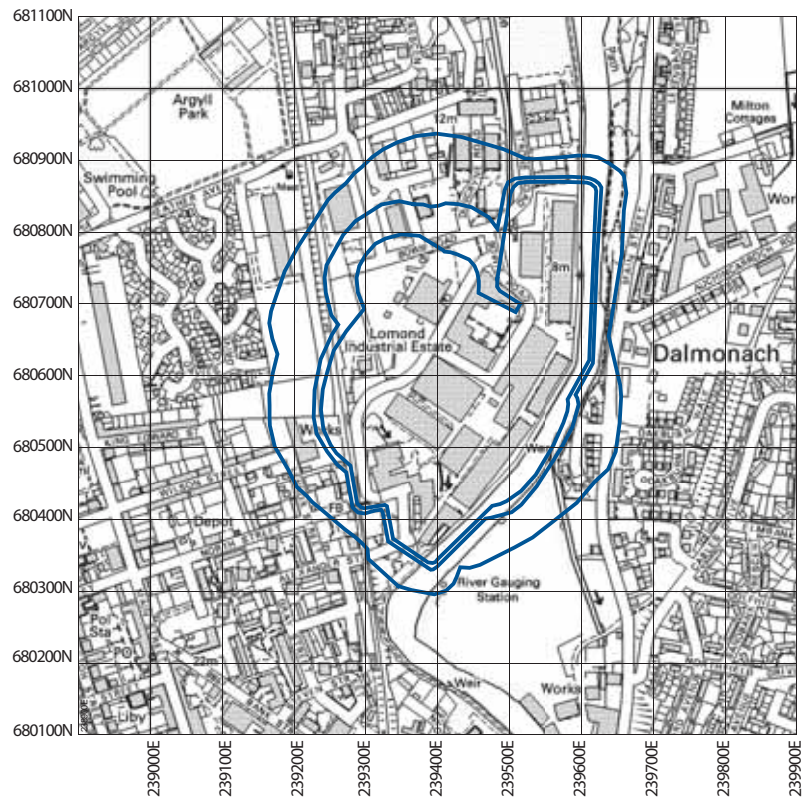


**NZ9 Kilmalid Bottling Plant, Dumbarton** (see Policy DC5)  
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**NZ10 Dillichip Loan, Bonhill (see Policy DC5)**

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**NZ11 Bonded Warehouses, Lomond Industrial Estate, Alexandria (see Policy DC5)**

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# 13

## Flooding and Sustainable Urban Drainage

### National and Strategic Guidance

#### 13.1

Scottish Planning Policy SPP 7 Planning and Flooding sets out the Government's policies on flooding. These are based on certain principles including:

- consideration should be given to flooding from all sources;
- new development should be free from significant flood risk;
- in 'medium to high' risk flood areas new development should be focussed on built up areas and all development should be safeguarded from the risk of flooding;
- new development should not materially increase the probability of flooding elsewhere, increase the land requiring flood prevention measures or adversely affect a functional flood plain; and
- flooding from other sources must be addressed, if necessary, through a drainage impact assessment.

#### 13.2

The policy deals with development on functional flood plains, landraising, drainage and culverts, flood alleviation measures, areas protected by existing flood prevention measures, flooding affecting open spaces and water resistant materials and construction. SPP 7 sets out the approach to assessing risk from flooding, providing a Risk Framework which outlines the appropriate planning response. Reference is made to SEPA's Indicative River and Coastal Flood Map (Scotland) and states that the maps indicate the extent of flood plains. The matters to be taken into account when applying the Risk Framework is given. Further advice on flooding matters is given in Planning Advice Note 69 Planning and Building Standards Advice on Flooding.

#### 13.3

Strategic guidance on flooding is provided by the Structure Plan Policy 9 Assessment of Development Proposals. The location of a development is expected to 'safeguard the storage capacity of the functional flood plain' and 'avoid the risk of flooding' and appropriate provision made by the developer for 'sustainable urban drainage systems'.

## **13.4 Policy F 1 - Flood Prevention**

### 13.4.1

The Council will resist developments that:

- are likely to increase the risk of flooding locally or elsewhere in the catchment; or
- are located in a functional flood plain and/or are likely to adversely affect an existing or potential flood attenuation area (unless in exceptional circumstances for essential infrastructure or regeneration priorities - see Policy F 3).

The Council will assess planning applications to establish the risk of flooding of the development, the risk elsewhere, and any adverse effects on flood plains and flood attenuation areas. There will be a general presumption against development within the functional flood plain unless development is for essential infrastructure or regeneration priorities and is incapable of being located elsewhere (see Policy F3).

A Flood Risk Assessment will be required to be undertaken by the applicant, where the Council considers it to be necessary (see Paragraph 13.6.2).

## **13.5 Policy F 2 - Waste Water, Sustainable Urban Drainage, Drainage Impact Assessment and Culverts**

### 13.5.1

The Council will require the drainage of development proposals to satisfy the principles of Sustainable Urban Drainage Systems (SUDS) and comply with the guidance in the "Sustainable Urban Drainage Systems (SUDS) Design Manual for Scotland and Northern Ireland" published by the Sustainable Urban Drainage Scottish Working Party. SUDS details should be submitted at planning application stage, whether in outline or detailed, and if not submitted the Council will consider the use of conditions to secure the submission and implementation of SUDS as appropriate.

Where Sustainable Urban Drainage systems or flood prevention measures are included in a development an agreement with the Council must be reached in respect of the ongoing maintenance of the proposed system prior to planning permission being granted.

Private waste water systems within areas served by a public sewer will not be permitted. Drainage Impact Assessments (DIA) should be submitted with an application for planning





permission, either outline or full, for any development which requires waste or surface water to be drained, except for those listed below.

Drainage Impact Assessments may not be required for:

- householder applications;
- developments of less than 10 new dwellings unless the development drains could potentially adversely affect an SSSI, internationally designated site or other area the Council considers sensitive (for significant effects on a Natura 2000 site see Policy E2A);
- non-householder applications of less than 100 sq.m;
- changes of use not involving new buildings or hardstanding except where significant increases in drainage are proposed; and
- proposals being part of a larger development for which a DIA has been accepted.

There will be a strong presumption against the culverting of watercourses unless there is no possible practical alternative. Where possible existing culverts should be opened up particularly where there are inaccessible culvert lengths. Access to culverted or open watercourses must be provided for inspection and maintenance.

## 13.6 Policy F 3 - Standards of Flood Protection

### 13.6.1

The Council will use the standards of flood protection given in Table F1 Flood Risk Framework (see also SPP 7), which indicate the suitability of different types of development to the risk of flooding, for assessing development proposals. For mixed use development, the standard of flood protection will apply separately to each use or the highest level of protection will apply to the whole development where standards for each use cannot be identified.

From available flood risk mapping the Council will indicate the functional flood plain of the River Leven and other appropriate watercourses within which there is a presumption against development not in accordance with that given in Table F1 Flood Risk Framework paragraph 3. Land raising may be permitted in exceptional circumstances where land is required to facilitate regeneration priorities. In areas subject to fluvial flooding compensatory storage will be required whilst in areas clearly subject to only tidal flooding land raising may be permitted in normal circumstances without compensatory storage. In areas subject to both fluvial and tidal flooding proposals for land raising will require detailed studies (which may include mathematical modeling) to assess the risk of flooding.





For watercourses within West Dunbartonshire which are subject to 'flash' flooding, in particular Knowle Burn and Gruggies Burn, Dumbarton the same conditions as for the River Leven apply, however, closer consideration to localised short-term events will be required in any flood assessment.

To take account of climate change a 20% factor should be added to the determined flow quantities unless alternative factors are submitted to the satisfaction of the Council. For coastal flooding the projected net mean sea-level rise over the lifespan of the development should be added together with appropriate allowances for possible increases in storm surges and wind waves. An appropriate freeboard allowance should also be added to the predicted level of protection taking into account uncertainties in the derivation of design flows/levels, local effects, type of development or other matters.

## Reasoned Justification

### 13.6.2

Flooding has become an important issue within certain parts of West Dunbartonshire particularly the areas of Dumbarton subject to tidal and/or fluvial flooding. The Council has commissioned studies of the flooding risk in Dumbarton and along the River Leven and consideration is being given to potential flood defences in appropriate areas. The Indicative River and Coastal Flood Map (Scotland) published by SEPA provides a map of those areas potentially at risk of flooding from fluvial (river) and tidal sources during a 1:200 year event (0.5% risk of occurrence in any one year). There have however been flood events in other locations due to flash floods, blocked culverts and overflowing streams and sewers for which there is incomplete information and which are difficult to predict. Flood Risk Mapping is currently considered incomplete and therefore it is felt suitable to outline a framework for the assessment of flood risk to which developments may be subject or which may cause flooding elsewhere. Under the terms of Policy F1 the Council will assess the need for Flood Risk Assessments and consult SEPA on the basis of the following indicators:

Where a development proposal is located:

- within 50 metres of a peak flood level identified in the Indicative River and Coastal Flood Map (Scotland) or at a level lower than such flood level plus 0.5 metre;
- within 50 metres of or at a level lower than the level of the following water sites plus 1.0 metre : a recorded flood level held by the Council or indicated at risk from flooding in a Flooding Study undertaken by/for the Council; a water course or a culvert greater than 900 mm diameter; an area of standing water including lochs, reservoirs or other water feature.
- within 50 metres of a combined storm water overflow outlet;



- at or lower than 5 metre contour Ordinance Datum Newlyn;
- in an area which is subject to representations which refer to a flooding history on the location;
- is likely to be on the path of overland flood water flows; or
- where it is considered to be at risk of flooding directly or indirectly from any source.

Where the proposal itself:

- is likely to involve culverting or the diversion of a water course;
- includes development on or adjacent to an existing or proposed flood prevention measure;
- involves land raising or other flood remedial measures; or
- may have an adverse effect on flooding elsewhere in the catchment.

Flood Risk Assessments should comply with the guidance in Annex B of the SEPA document "A SEPA – Planning Authority Protocol – Development Risk and Flooding: Advice and Consultation" (September 2000).

### 13.6.3

Due to increased rainfall levels and the intensity of that rainfall the traditional method of drainage by combined sewers or culverts is no longer considered acceptable. Sustainable Urban Drainage systems (SUDS) are designed to replicate the runoff from naturally vegetated areas by decreasing the volume/intensity of runoff from buildings and areas of hardstanding, treat surface water naturally and release good quality surface water to watercourses or groundwater. All new development is expected to improve or not worsen the drainage situation of a site, even a previously developed brownfield site. Guidance on the design of SUDS is given in "Sustainable Urban Drainage Systems (SUDS) Design Manual for Scotland and Northern Ireland" published by the Sustainable Urban Drainage Scottish Working Party and available from the Construction Industry Research and Information Association (CIRIA), 6 Storey's Gates, Westminster, London SW1 P3AU. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction.

#### 13.6.4

Proposals which would involve private discharges of treated sewage effluent in areas with a public sewer will not be permitted as SEPA would oppose such measures because they may be contrary to the aims of the Urban Waste Water Treatment Directive. In certain parts of the Plan area there may be issues with the sewerage capacity that require to be overcome. The impact of new development on the drainage system is therefore very important. For most developments it is required that a Drainage Impact Assessment (DIA) will be required. A DIA should be site specific and deal with surface and foul water drainage. The main requirements of a DIA are outlined in PAN 69: Planning and Building Standards Advice on Flooding paragraph 63. Further guidance on DIA is provided by 'Drainage Assessment - A Guide for Scotland' published by SEPA (available at [www.sepa.org.uk/publications](http://www.sepa.org.uk/publications)). The need for a DIA in circumstances where there is a potential adverse impact on a national or international nature conservation site or sensitive area will be based on reasonableness and the degree of potential adverse impact.

#### 13.6.5

Flooding caused by culverts is an important issue in West Dunbartonshire. Work is being undertaken to attempt to ensure all culverts and watercourses are clear and introduce a management regime to minimise the risk of flooding. It is therefore considered that no new culverts should be introduced and where possible existing culverts should be opened up to minimise the risk of blockage and ease inspection. All possible practical alternatives to culverting should be investigated, including modification to the scale and/or layout of development. If new culverts are introduced they should be designed to maintain or improve existing flow conditions and future maintenance must be agreed prior to construction.

#### 13.6.6

Policy F 3 will be used to determine the suitability of proposed developments in terms of flood risk. There will be a presumption against development in areas currently undeveloped or sparsely developed which has greater than 0.5% (1:200) probability of flooding. In such areas which are currently built-up new development may be suitable for the specified uses provided flood prevention measures exist or are planned. In areas subject to a high risk of flooding, particularly with greater than 0.5% risk of flooding, it would be appropriate to use water resistant building materials. This will be particularly relevant to certain areas of Dumbarton town centre which are subject to coastal flooding. Further guidance regarding the flood risk framework may be obtained by reference to pages 8-10 of SPP 7 Planning and Flooding.



### 13.6.7

An indicative Flood Risk Map will be prepared when information is available. Meanwhile the Council will use currently available flooding studies such as the West Dunbartonshire Council 'Investigation into Flooding in Dumbarton and Surrounding Areas – Volume 1' which studies flood risk from the River Leven. The Flood Risk Map will be an estimation of area at risk from flooding based on current information but may not include all areas that may be subject to flooding in future. The Council will not be held liable for flooding events outwith the areas indicated at risk in a Flood Risk Map. Land and property owners have primary responsibility for safeguarding and insuring property against flood events. The extent of flooding risk along the River Leven shown by currently available mapping indicates the 'functional flood plain' associated with the river within which there is a strong presumption against development which is not in accordance with the Risk Framework. The area subject to both fluvial and tidal flooding is generally in the area between the boundary of the mean high tide level at Dalquhurn and Dumbarton Town Centre. The SEPA Indicative River & Coastal Flood Map (Scotland) may be viewed on the internet at [www.sepa.org.uk/flooding/mapping/](http://www.sepa.org.uk/flooding/mapping/).

## 13.7 Table F1 - Flood Risk Framework

### 13.7.1

#### The Risk Framework -

#### The Planning Response to Flood Risk (Coastal, Tidal and Watercourse)

##### 1. Little or no risk area

Annual probability of watercourse, tidal or coastal flooding: less than 0.1% (1:1000), i.e. less frequently than the so-called 1:1000 year flood

##### *Appropriate planning response*

No constraints due to watercourse, tidal or coastal flooding.

##### 2. Low to medium risk area

Annual probability of watercourse, tidal or coastal flooding: in the range 0.1% - 0.5% (1:1000 – 1:200)

##### *Appropriate planning response*

It will not usually be necessary to consider flood risk unless local conditions indicate otherwise. Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%) or where the nature of the development or local circumstances indicate heightened risk. Water resistant materials and construction may be required depending on the flood risk assessment. Subject to operational requirements, including response times, these areas are generally not suitable for essential civil infrastructure, such as hospitals, fire stations, emergency depots etc. Where such infrastructure has to be located in these areas or is being substantially extended, they must be capable of remaining operational and accessible during extreme flooding events.



### **3. Medium to high risk area (see the 2 sub areas below)**

Annual probability of watercourse, tidal or coastal flooding: greater than 0.5% (1:200)

Generally not suitable for essential civil infrastructure, such as hospitals, fire stations, emergency depots etc., schools, ground based electrical and telecommunications equipment. The policy for development on functional flood plains applies. Land raising may be acceptable.

#### **3(a) Within areas already built-up:**

##### ***Appropriate planning response***

These areas may be suitable for residential, institutional, commercial and industrial development provided flood prevention measures to the appropriate standard already exist, are under construction or are planned as part of a long term development strategy in a structure plan context. In allocating sites preference should be given to those areas already defended to that standard. Water resistant materials and construction as appropriate.

#### **3(b) Undeveloped and sparsely developed areas:**

##### ***Appropriate planning response***

These areas are generally not suitable for additional development, including residential, institutional, commercial and industrial development. Exceptions may arise if a location is essential for operational reasons, e.g. for navigation and water-based recreation uses, agriculture, transport or some utilities infrastructure, *and* an alternative lower risk location is not achievable. Such infrastructure should be designed and constructed to remain operational during floods. These areas may also be suitable for some recreation, sport, amenity and nature conservation uses (provided adequate evacuation procedures are in place). Job-related accommodation (e.g. caretakers and operational staff) may be acceptable. New caravan and camping sites should generally not be located in these areas. Exceptionally, if built development is permitted, flood prevention and alleviation measures are likely to be required and the loss of storage capacity minimised. Water resistant materials and construction as appropriate. Land should not be developed if it will be needed or have significant potential for coastal managed realignment or washland creation as part of an overall flood defence.

#### **Interpretation of the Risk Framework**

- (a) The annual probabilities relate to the land at the time an application is submitted or a land allocation is made.
- (b) In the longer term the calculated probabilities of flooding may be affected by climate change, improved data/methods and land uses elsewhere in the catchment.
- (c) This framework necessarily simplifies the situation.



## 13.8 The Water Framework Directive and impacts on the Water Environment

### 13.8.1

The Water Framework Directive requires that the physical characteristics of the watercourses as well as the quality is to be protected and, where possible enhanced to 'at least good' status. The duty falls to responsible statutory authorities, including SEPA and Councils, to ensure water bodies are not permitted to decline in status. The Council will work with SEPA and other partners to achieve the aims of the Water Framework Directive in West Dunbartonshire. In the absence of more detailed guidance, such as River Basin Management Plans, the Council will not normally permit development which would result in the deterioration of surface and groundwater.

### 13.8.2

River engineering works will be subject to the Water Environment (Controlled Activities) Regulations (Scotland) 2005 operated by SEPA. The Council will consult SEPA with regard to any applications for river engineering works and other development which could adversely impact on the water environment.

# 14

## Implementation and Monitoring

### 14.1

The implementation of the policies and proposals of this Plan will by necessity be undertaken by a number of public and private bodies, community groups and individuals. The Local Plan is the key policy document on local land-use issues, and therefore it provides the locational framework for the various parties that operate within the Plan area. The Local Plan will be instrumental in guiding future development within West Dunbartonshire. The aspirations of public and private bodies, community groups and individuals will be influenced by the Local Plan. The importance therefore of consultation and participation in the preparation and adoption of the Local Plan cannot be over emphasised.

### 14.2

Under the terms of the Environmental Assessment (Scotland) Act 2005 and the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004, which implements EU Directive No. 2001/42/EC, the Strategic Environmental Assessment of plans and programmes has become a statutory requirement. Strategic Environmental Assessment (SEA) is a process intended to ensure that environmental considerations are integrated into the preparation and adoption of plans and programmes with a view to promoting sustainable development and that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated and monitored. SEA has become an important instrument to help to achieve sustainable development in public planning and policy making. A Strategic Environmental Assessment has been conducted in parallel with the Local Plan process and all policies and proposals have been assessed in line with the Governments regulations. The SEA process reinforces the principle of sustainable development promoted through the Plan.

## 14.3 Implementation

### 14.3.1

To achieve the objectives outlined earlier in Chapter 2, which will deliver the aims of the Plan, the Council will give the highest priority to implementing its policies and proposals. The Council however cannot do this alone. For forward action to be undertaken in order to overcome constraints and allow appropriate development to proceed, funding from both public and private sectors is required. Partnership is therefore seen as the most appropriate method of delivering the development strategy of the Local Plan. Joint action between the public and private sector and local communities is necessary to enable resources to be targeted in a coordinated manner.

#### 14.3.2

The Council area and its industries and businesses fall within the Lowlands & Uplands Scotland (LUPS) Structural Funds Programmes 2007-2013. There are two programmes offering grant support which are broadly applicable to West Dunbartonshire, the European Social Fund (ESF) programme and the European Regional Development Fund (ERDF) programme. The overall vision for these programmes is "to encourage the growth of the region's economy within a sustainable development framework...". The ERDF programme is of greater relevance in the context of this Plan.

#### 14.3.3

The ERDF programme has four strands. These strands and the types of activities for which grant support is available include:

- Research and Innovation - The development of new products and services.
- Enterprise Growth - The creation of new businesses, advice and consultancy for businesses and access to finance for businesses.
- Urban Regeneration - The refurbishment of community based learning and training centres, the refurbishment, improvement and conversion of business support and workspace facilities with a view to developing the local workforce and especially where "green" design principles will be applied and small scale energy production from renewable sources.
- Rural Regeneration - Due to the definition of rurality used to develop the ERDF programme, no part of West Dunbartonshire is currently eligible under this strand.

#### 14.3.4

As a means of facilitating the regeneration of Clydebank, Clydebank Rebuilt Ltd was established. Its aims include co-ordinating regeneration activities within Clydebank, complementing the existing plans and strategies of those agencies committed to improving and enhancing Clydebank as a place to live, work and visit. On a smaller scale Strathleven Regeneration Company has also been set-up to facilitate the regeneration of the former distillery and bonded warehouse site at Gooseholm, Dumbarton.

#### 14.3.5

Community Planning is the term given to the process where the Council and other agencies co-ordinate their actions, activities and strategies for the betterment of the area and its inhabitants. It is a mechanism for partnership working. The Council's Community Plan, which links together many strategies and plans within West Dunbartonshire, was published in 2007. It is a key document in linking various agencies, stakeholders and the community who are



committed to improving West Dunbartonshire. Community Planning is supported by the Single Outcome Agreement which sets out how the Community Planning Partners will deliver better outcomes for the people of West Dunbartonshire.

#### 14.3.6

Grant-aid for forestry will be delivered through Rural Development Contracts (RDC) under the Scottish Rural Development Programme (SRDP), administered in part by Forestry Commission Scotland. The proposed SRDP Forestry Options will continue to support the establishment and management of woodlands. In addition, two Forestry Challenge Funds (Woods In and Around Towns and Forests for People) will also be available. The Woods In and Around Town fund will continue to encourage the management of wood close to centres of population, helping make them more accessible.

#### 14.3.7

Scottish Natural Heritage has a duty to secure the conservation and enhancement of the natural heritage. It will be an important partner in assisting the Council in relation to Single Outcome Agreement indicators relating to natural heritage and outdoor access.

#### 14.3.8

The Council currently operates with key partners in the Plan area, a number of whom have been detailed above, in delivering a series of initiatives and projects. It is intended that this partnership working will continue and where resources permit, additional projects which compliment the objectives of the Plan will be brought forward. This Plan sets out a framework which aims to enhance the economic, social and environmental well-being of the area and therefore should be considered together with other policy documents and strategies that the Council and its partners have prepared.

## 14.4 Monitoring

### 14.4.1

It is a statutory requirement for Councils to keep matters covered by local plans under review, and the following seeks to provide an outline of the intended monitoring process relative to the policies and proposals of this Local Plan. In ensuring that the aims and objectives of the Plan are being met and delivered, the Plan will be subject to regular monitoring and review. Only by this method will it remain up to date and relevant to the needs of the area and its inhabitants.

#### 14.4.2

The policies and proposals within this Plan are intended to encourage and foster appropriate forms and patterns of development, as outlined in the previous chapters. It is essential that the Plan maintains its relevance by addressing current and emerging issues and that its policy framework can be used to both promote and control development. This then provides some certainty about the type and nature of developments that the Council will or will not support in its decision making process.

#### 14.4.3

It is the intention that the Council will publish key data in reviewing the plan. These monitoring reports will outline the progress with policy implementation, development pressures and other changes, and is intended to provide information to ascertain whether the Plan remains relevant. The Council has commenced the process of preparing a Local Development Plan for the area. Through the monitoring of this Plan, issues for consideration in the preparation of the Local Development Plan will be recorded and taken into account.

#### 14.4.4

The advice set out in Planning Advice Note 49 Local Planning outlines the key points in undertaking the monitoring of the Plan, and whether a formal alteration is required. This will form a key consideration in deciding whether an alteration to the plan is desirable or necessary.

# Technical Summary

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  - d) Urban / Greenbelt / Countryside**
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## 1. POPULATION

### Age, Sex Breakdown

Age bands	No of females	% females	No of males	% males	Total number	Total %
0-4	2542	5.3%	2656	6.2%	5198	5.7%
5-9	2337	4.9%	2350	5.5%	4687	5.2%
10-14	2545	5.3%	2777	6.4%	5322	5.9%
15-19	2923	6.1%	3113	7.2%	6036	6.6%
20-24	3160	6.6%	3308	7.7%	6468	7.1%
25-29	2868	6.0%	2786	6.5%	5654	6.2%
30-34	2615	5.5%	2335	5.4%	4950	5.4%
35-39	3254	6.8%	2808	6.5%	6062	6.7%
40-44	3824	8.0%	3429	8.0%	7253	8.0%
45-49	3698	7.7%	3337	7.7%	7035	7.7%
50-54	3430	7.2%	3062	7.1%	6492	7.1%
55-59	2893	6.1%	2777	6.4%	5670	6.2%
60-64	2830	5.9%	2652	6.2%	5482	6.0%
65-69	2327	4.9%	1828	4.2%	4155	4.6%
70-74	2053	4.3%	1611	3.7%	3664	4.0%
75-79	1911	4.0%	1206	2.8%	3117	3.4%
80-84	1337	2.8%	671	1.6%	2008	2.2%
85-89	857	1.8%	305	0.7%	1162	1.3%
90+	412	0.9%	113	0.3%	525	0.6%
<b>Total</b>	<b>47816</b>	<b>Total</b>	<b>43114</b>	<b>Total</b>	<b>90940</b>	

(Source: General Register Office for Scotland Mid-2008 Population Estimates)

## 2. TOTAL HOUSEHOLDS

### Total Households

Year 2006	West Dunbartonshire	Scotland
Total Number of Households	41 120	2 291 420
Average Household Size	2.21	2.19

(Source: General Register of Scotland Household Projections for Scotland, 2006-based)

### Household Composition

Household Type	% in West Dunbartonshire
One person households	37.2%
Lone parent households	8.8%
2+ Adults	35.2%
2+ Adults with Children	18.8%
Head of household aged 60+	33%

(Source: General Register of Scotland Household Projections for Scotland, 2006-based)

## 3. ECONOMIC ACTIVITY AND EMPLOYMENT

Employment by Industry	2006	2015
Primary	200	100
Manufacturing	3,300	2,600
Utilities	100	<50
Construction	2,200	2,700
Retail, Distribution, Hotels and Catering	8,500	8,200
Transport and Communication	1,400	1,400
Financial and Business Services	8,900	10,800
Public Administration, Education and Health	9,300	10,700
Other Service	2,100	2,200

(Source: SLIMS)

## 4. ENVIRONMENT

### a) International Nature Conservation Sites

#### Special Protection Area (SPA)

Location	Interest	Grid Reference
Inner Clyde*	Conservation of wild birds	NS 370 750

#### Ramsar Site

Location	Interest	Grid Reference
Inner Clyde*	Wetlands of international importance especially as a waterfowl habitat	NS 370 750

### b) National Nature Conservation Sites

#### Sites of Special Scientific Interest (SSSI)

Location	Interest	Grid Reference
Auchenreoch Glen	Biological	NS 419 784
Dumbarton Muir	Biological	NS 445 795 NS 473 780
Dumbarton Rock	Geological	NS 400 745
Glenarbuck	Geological	NS 452 747
Hawcraig - Glenarbuck	Biological	NS 453 742
Inner Clyde*	Biological	NS 370 750
Lang Craigs	Biological	NS 433 765
Loch Humphrey Burn	Geological	NS 467 754

\* NB. Downstream of Queen's Quay, Clydebank, all intertidal land in the Plan area (and land above MHWS, as mapped) is part of the Inner Clyde SPA, Ramsar and SSSI site.

### c) Local Nature Conservation Sites

#### Local Nature Reserves

Site	Location	Grid Reference
The Saltings	Old Kilpatrick	NS 464 726
Brucehill - Inland Cliff**	Castlehill, Dumbarton	NS 382 754
Faifley Knowes**	Faifley, Clydebank	NS 506 728

\*\* Proposed

### Local Nature Conservation Sites – Clydebank & Bowling

Site	Settlement/Location	Interest	Grid Reference
Auchentorlie Glen	Bowling	Woodland: Upland oakwood, Flora	NS 432 743
Craigarestie & Brown Hill	Bowling	Moodland habitats: heath. Birds	NS 447 757
Disused Railway LIne	Erskine Ferry Road – Beardmore Street	Common Wildlife Corridor: woodland/ scrub/ lichens	NS 465 723
Duntocher Burn & Wood	Parkhall	Woodland; oakwood Common Wildlife.	NS 724 725
Fyn Loch Heath	North of Old Kilpatrick	Mooland habitats: wet heath and blanket bog	NS 455 765
Kilpatrick's Braes	North of Old Kilpatrick	Woodland. Upland heath.	NS 456 745

### Local Nature Conservation Sites – Dumbarton & Milton

Site	Settlement/Location	Interest	Grid Reference
Auchentorlie Wood	Milton	Woodland: Upland broadleaved	NS 432 743
Ballantines Orchid Colony	Kilmalid	Rush pasture, neutral grassland. Birds	NS 394 774
Bellsmyre Grasslands	Bellsmyre	Neutral grassland	NS 413 765
Brucehill - Inland Cliff	Brucehill	Inland rock outcrop, upland oakwood, fen	NS 382 754
Craigandro Wood & Renton Wood	Renton	Woodland: upland oakwood and mixed ashwood	NS 386 779 NS 385 784
Dalreoch Quarry	Dalreoch	Woodland. Neutral grassland. Rock faces. Common wildlife and flora	NS 387 760
Dillichip Grassland	Kilmalid	Woodland: wet/scrub. Marshy grassland. Birds	NS 395 790
Loch Bowie	Milton	Mestrophic lake, swamp. Fen	NS 424 752

Site	Settlement/Location	Interest	Grid Reference
Murroch Glen	Between Bonhill & Bellsmyre	Upland heath, fen. Upland mixed ashwood. Upland flushes, fens and swamps. Upland grasslands. Butterflies	NS 412 779
Nursery Woodland	Kilmalid	Woodland. Swamp. Birds	NS 396 778
Overtoun Estate, Overtoun Burn & Barwood Hill	Milton	Woodland: Upland oakwood and mixed ashwood	NS 761 424
River Leven Swamps & Pond	River Leven at Dunbarton /Common Dalreoch/Kilmalid	Lowland fens, reedbed, rush pasture. Wet woodland. Flora	NS 393 762
Whiteleys Wood	Dalmoak	Woodland	NS 383 767

### Local Nature Conservation Sites – Vale of Leven

Site	Settlement/Location	Interest	Grid Reference
A82 verge	Alexandria	Woodland	NS 381 812
Alexandria Woods	Alexandria	Woodland	NS 386 806
Auchenreoch Muir	Bonhill	Upland grassland & heath	NS 430 790
Beech Wood & Broomhill Woods	Bonhill	Woodland. Common Wildlife	NS 405 782
Blairvault Burn and Pappert Muir	Auchencarroch	Upland grassland & fen, blanket bog. Flora	NS 415 805
Bonhill Muir & Pappert Hill	Bonhill	Moorland: upland heath, blanket bog	NS 420 800
Carman Muir	Alexandria	Moorland habitats: upland heath. Birds, fauna	NS 375 785
Fishers Wood & Boat House Wood	Alexandria	Woodland	NS 391 813
Mullour	Alexandria	Blanket bog, heath. Birds	NS 374 803
Nobleston Estate Wood	Bonhill	Woodland: Upland oakwood and mixed ashwood	NS 401 791
Pappert Wood & Bonhill Quarry	Bonhill	Woodland: Upland oakwood and mixed ashwood	NS 405 796
Poachy Glen	Alexandria	Woodland: Upland oakwood and mixed ashwood	NS 381 791
River Leven Corridor	Vale of Leven	Major River	NS 390 790
Stonemollan Road Wood	Alexandria	Woodland: Upland oakwood	NS 380 815

### Wildlife Corridors

- Forth and Clyde Canal and embankments
- River Clyde and its tributary burns
- River Leven and its tributary burns
- Railway lines and embankments
- Major roads and verges

### d) Urban Area / Greenbelt / Countryside

	Plan Area	Clydebank & Bowling	Dumbarton & Milton	Vale of Leven
WDLP	12,546 Ha			
Countryside	6,271 Ha	2,050 Ha	2,637 Ha	1,584 Ha
Greenbelt	2,839 Ha	1,046 Ha	934 Ha	859 Ha
Urban	3,436 Ha	1,450 Ha	1,236 Ha	750 Ha

## 5. GARDENS AND DESIGNED LANDSCAPES

### Sites on the Inventory of Gardens and Designed Landscapes

Name	Grid Reference
Overtoun House, Dumbarton	NS 425 761

### Sites on the Interim List of Non-Inventory Gardens and Designed Landscapes

Name	Grid Reference
Auchentorlie House, Bowling	NS 393 750
Auchentoshan Estate, Clydebank	NS 484 721
Cochno, Clydebank	NS 479 743
Edinbarnet, Clydebank	NS 505 743
Helenslee, Dumbarton	NS 386 751
Levengrove Park, Dumbarton	NS 390 750
Strathleven	NS 397 782

## 6. LISTED BUILDINGS

### Clydebank & Bowling

Name	Location	Category	Grid Reference
Titan Cantilever Crane	Clydebank Quays, Clydebank	A	NS 494 697
Town Hall	Dumbarton Road, Clydebank	B	NS 495 701
Central Library	Dumbarton Road, Clydebank	B	NS 495 702
Riverside Station	Atlas Street, Clydebank	B	NS 499 697
Former Fire Station	Hall Street, Clydebank	B	NS 495 701
Central Warehouse (Co-op Department Store)	Sylvania Way/ Chalmers Street, Clydebank	B	NS 497 702
Former Co-op Admin Office Building	Hume Street, Clydebank	B	NS 497 700
Church of Our Holy Redeemer	Glasgow Road, Clydebank	B	NS 502 695
Dunglass Castle	Bowling	B	NS 437 735
Obelisk Memorial to Henry Bell	Bowling	B	NS 377 735
Glenarbus House	Great Western Road, Bowling	B	NS 453 737
Littlemill Distillery - Exciseman's House	Dumbarton Road, Bowling	B	NS 441 737
Lower Canal Basin	Bowling Basin, Bowling	B	NS 450 735
Customs House	Bowling Basin, Bowling	B	NS 450 735
Swing Bridge	Bowling Basin, Bowling	B	NS 451 735
Canal Drawbridges	Bowling Basin, Bowling	B	NS 451 735
Upper Canal Basin and Lock	Bowling Basin, Bowling	B	NS 451 735
Lockkeepers House	Bowling Basin, Bowling	B	NS 452 735
Edinbarnet House	Near Faifley	B	NS 506 733
Cochno House	Near Faifley	B	NS 497 745
Cochno Stables	Near Faifley	B	NS 497 745
Lusset House	Lusset Road, Old Kilpatrick	B	NS 468 728
Parish Church and Graveyard	Old Kilpatrick	B	NS 463 731
Old Secession Church	Old Kilpatrick	B	NS 466 727
St. Margaret's Church and Presbytery	Sinclair Street, Whitecrock	B	NS 495 697
Lusset House	Lusset Road, Old Kilpatrick	B	NS 468 728
Duntocher West United Free Church	Dumbarton Road, Duntocher	C(S)	NS 497 728
Football Pavilion	Lilac Avenue, Mountblow	C(S)	NS 477 721
Gavinburn Farm	Old Kilpatrick	C(S)	NS 458 734
Hamilton Memorial Church	404 Glasgow Road, Clydebank	C(S)	NS 504 693
Hardgate Hall (Former	13 Glasgow Road, Hardgate	C(S)	NS 497 728







Duntocher Free Church)

**Dumbarton & Milton**

Name	Location	Category	Grid Reference
Denny Tank	Castle Street, Dumbarton	A	NS 400 752
Dumbarton Castle	Dumbarton	A	NS 998 745
Dumbarton Central Station	Church Street, Dumbarton	A	NS 397 755
Old Academy Buildings	Church Street, Dumbarton	A	NS 397 752
Levenford House	West Bridgend	A	NS 390 754
Overtoun House	Milton	A	NS 424 761
Riverside Parish Church	High Street, Dumbarton	A	NS 397 752
St. Augustine's Episcopal Church	High Street, Dumbarton	A	NS 396 752
Dumbarton Bridge	River Leven	B	NS 392 753
Westonlee House	Bonhill Road, Dumbarton	B	NS 401 758
Cats Castle	Cardross Road, Dumbarton	B	NS 372 758
Braehead Cottages	20 & 22 Cardross Road, Dumbarton	B	NS 386 757
Notre Dame	Cardross Road, Dumbarton	B	NS 381 755
St. Michael's Church	Cardross Road, Dumbarton	B	NS 387 758
Court House	Church Street, Dumbarton	B	NS 398 753
College Bow (Former Tower Arch of St Mary's Collegiate Church)	Church Street, Dumbarton	B	NS 397 755
Municipal Buildings	Glasgow Road, Dumbarton	B	NS 397 755
Peter Denny Statue	Glasgow Road, Dumbarton	B	NS 397 754
Dumbuck Hotel	Glasgow Road, Dumbarton	B	NS 415 745
17 - 21	High Street, Dumbarton	B	NS 396 751
127 - 135	High Street, Dumbarton	B	NS 394 752
Bell Leisure Centre (Former High Church)	High Street, Dumbarton	B	NS 393 753
Glencairn Tenement	High Street, Dumbarton	B	NS 395 752
Dalreoch Primary School	King's Way, Dumbarton	B	NS 425 750
Former Prison Gateway	Maclean Place, Dumbarton	B	NS 398 753
Dumbarton Cemetery: walls, gates and gate-piers	Stirling Road, Dumbarton	B	NS 409 759
Overtoun House - West Lodge	Stirling Road, Dumbarton	B	NS 410 757
Overtoun House - Gate piers at West Lodge	Stirling Road, Dumbarton	B	NS 410 757
Drumoyne	Strathleven Place, Dumbarton	B	NS 400 754
St. Patrick's Church	Strathleven Place, Dumbarton	B	NS 399 754
10 & 12	Dixon Drive, Kirktonhill	B	NS 389 750

**Dumbarton & Milton continued**

<b>Name</b>	<b>Location</b>	<b>Category</b>	<b>Grid Reference</b>
Keil School (Formally Helenslee)	Helenslee Road, Kirktonhill	B	NS 386 750
Keil School - Technical Bock (Formally Helenslee Stables)	Helenslee Road, Kirktonhill	B	NS 388 752
Keil School - Lodge	Helenslee Road, Kirktonhill	B	NS 388 752
Garmoyle Carmelite Monastery	Helenslee Road, Kirktonhill	B	NS 388 750
Methlan Park House	Helenslee Road, Kirktonhill	B	NS 389 748
Lodge and Gate Piers	Levensgrove Park	B	NS 391 751
Milton Primary School	Milton	B	NS 426 747
Milton House	Milton	B	NS 426 747
Milton House - Old Mill	Milton	B	NS 426 747
Overtoun House - Bridge over Overtoun Burn	Milton	B	NS 424 761
Levenford House - Garden walls and gateway	West Bridgend	B	NS 390 754
Levenford House - Lodge and Former Stables	West Bridgend	B	NS 390 754
West Kirk	West Bridgend	B	NS 390 755
West Kirk - Hall and Gate Piers	West Bridgend	B	NS 390 755
Napier Mausoleum	Castle Street, Dumbarton	C(S)	NS 398 751
125 - 129 College Street, 1 & 2 Station Road	College Street/Station Road, Dumbarton	C(S)	NS 396 755
67 & 69	Glasgow Road, Dumbarton	C(S)	NS 402 752
Overtoun Terrace, 205 & 209	Glasgow Road, Dumbarton	C(S)	NS 408 749
Hartfield House	Latta Street, Dumbarton	C(S)	NS 401 757
United Reformed Church	Leven Street, Dumbarton	C(S)	NS 402 752
Glenfield, 16	Round Riding Road, Dumbarton	C(S)	NS 403 757
2 & 4	Dixon Drive, Kirktonhill	C(S)	NS 390 749
6 & 8	Dixon Drive, Kirktonhill	C(S)	NS 390 749
Shamrockbank, 15	Dixon Drive, Kirktonhill	C(S)	NS 388 749
Methlan Park House - Lodge	Helenslee Road, Kirktonhill	C(S)	NS 390 748
Roadbridge	Helenslee Road, Kirktonhill	C(S)	NS 390 752
War Memorial	Levensgrove Park	C(S)	NS 392 746
Overtoun House - Gate Piers at South Drive	Milton	C(S)	NS 409 757

**Vale of Leven**

<b>Name</b>	<b>Location</b>	<b>Category</b>	<b>Grid Reference</b>
Argyll Motor Works	North Main Street, Alexandria	A	NS 389 806
Dalmoak House	Renton	A	NS 383 770
Dovecot	Strathleven Estate	A	NS 396 781
Masonic Temple	Gilmour Street, Alexandria	A	NS 388 801
Millburn Church	Main Street, Renton	A	NS 387 789
Smollet Monument	Main Street, Renton	A	NS 388 782
Strathleven House	Strathleven Estate	A	NS 395 781
120 & 122	Main Street, Bonhill	B	NS 395 799
Bellville	North Main Street, Alexandria	B	NS 389 804
Lodge	North Main Street, Alexandria	B	NS 388 805
Bonhill Parish Church	Bonhill	B	NS 394 796
Coach House Range and Stableyard	Strathleven Estate	B	NS 395 781
Christie Park Lodge	Christie Park, Alexandria	B	NS 389 804
Dalmoak House - Stable, Courtyard & Walled Garden	Renton	B	NS 383 771
Dalmoak House - Lodge	Renton	B	NS 385 774
Dalmoak House - North Gate and Piers	Renton	B	NS 385 774
Entrance to Vale of Leven Industrial Estate	Strathleven	B	NS 400 774
Ewing Gilmour Institute	Gilmour Street, Alexandria	B	NS 389 801
Fisherwood	Lomond Road, Balloch	B	NS 391 816
Jamestown Parish Church	Jamestown	B	NS 397 813
Kipperoch Farmhouse & Steading	Kipperoch Road, Renton	B	NS 373 774
St. Mungo's Episcopal Church	Queen's Drive, Alexandria	B	NS 389 795
St. Andrew's Parish Church & Graveyard	Main Street, Alexandria	B	NS 391 799
Smollett Fountain	Alexandria	B	NS 390 802
Stables Cottage	Tullichewan, Alexandria	B	NS 381 810
Trinity Parish Church	Alexander Street, Renton	B	NS 389 779
Vale of Leven Bingo Club	Bank Street, Alexandria	B	NS 394 798
Vale of Leven Cemetery	Overtoun Road, Alexandria	B	NS 384 797
War Memorial	Christie Park, Alexandria	B	NS 388 680
War Memorial	Main Street, Renton	B	NS 388 781
127 - 133	Main Street, Alexandria	C(S)	NS 390 801
252	Main Street, Alexandria	C(S)	NS 390 799

**Vale of Leven continued**

<b>Name</b>	<b>Location</b>	<b>Category</b>	<b>Grid Reference</b>
354	Main Street, Alexandria	C(S)	NS 389 795
Ardenlee, 304	Main Street, Alexandria	C(S)	NS 390 797
Niagra	Main Street, Alexandria	C(S)	NS 390 797
18 & 22	Main Street, Renton	C(S)	NS 388 780
Argyll Cottage	Main Street, Renton	C(S)	NS 388 780
Central Bar, 127	Main Street, Renton	C(S)	NS 388 783
Public Library	Main Street, Renton	C(S)	NS 388 779
Sullivan's Bar	Main Street, Renton	C(S)	NS 388 784
Alexandria House	Upper Smollett Road, Alexandria	C(S)	NS 388 798
Christie Park School	Middleton Street, Alexandria	C(S)	NS 388 803
Kipperoch House	Kipperoch Road, Renton	C(S)	NS 375 774
Kirkland	Overtoun Road, Alexandria	C(S)	NS 388 799
Lodge (Dalmonach Print and Dye Works)	Jamestown Road, Bonhill	C(S)	NS 396 802
Methodist Church	Albert Street	C(S)	NS 391 797
Post Office	Bank Street, Alexandria	C(S)	NS 393 800
Primary School	Jamestown	C(S)	NS 397 813
Vale of Leven Constitutional Club	Bank Street, Alexandria	C(S)	NS 392 800
Vale of Leven Baptist Church	Bridge Street, Alexandria	C(S)	NS 393 780

## 7. SCHEDULED ANCIENT MONUMENTS

### Clydebank and Bowling

Name	Location	Category	Grid Reference
Cochno cup and ring market stones	Auchnacraig	Prehistoric Ritual and Funerary	NS 504 738
Antonine Wall	Cleddans Road to Cleddans Burn	Roman	NS 500 723 - NS 514 723
Antonine Wall and Fort	Gavinburn Bus Depot, Old Kilpatrick	Roman	NS 459 731
Antonine Wall	Beeches Avenue, Duntocher	Roman	NS 485 729 - NS 487 729
Antonine Wall, Fort Annex and Bathhouse	Goldenhill Park	Roman	NS 494 727 - NS 496 726
Antonine Wall	Great Western Road to Mount Pleasant, Old Kilpatrick	Roman	NS 462 733 - NS 466 732
Antonine Wall	Mount Pleasant to Gas Governor	Roman	NS 466 732 - NS 470 731
Antonine Wall	Gas Governor to WNW of Dalnottar Cemetery	Roman	NS 470 731 - NS 475 730
Antonine Wall	North of North Dalnottar Cemetery	Roman	NS 475 730 - NS 480 730
Antonine Wall	Railway to Great Western Road	Roman	NS 460 733 - NS 462 733
Antonine Wall	SW of Carleith to N of Carleith Primary School	Roman	NS 480 730 - NS 483 729
Forth & Clyde Canal	Linnvale to Duntreath Avenue	Industrial	NS 505 702 - NS 513 700
Forth & Clyde Canal	Old Kilpatrick to Linnvale	Industrial	NS 454 733 - NS 505 702
Forth & Clyde Canal	Duntreath Avenue to Blairdardie Road (Part)	Industrial	NS 513 699 - NS 532 704
Forth & Clyde Canal and Bowling Basin	Bowling	Industrial	NS 451 735

**Dumbarton and Milton**

Name	Location	Category	Grid Reference
Dumbarton Castle	Dumbarton	Scots	NS 399 744
Sheephill Fort	Sheephill, Milton	Roman	NS 434 743
Cup & Ring marked stones	Auchentorlie, Milton	Prehistoric Ritual and Funerary	NS 434 746
St Serfs Church	Dumbarton	Ecclesiastical	NS 393 750

**Vale of Leven**

Name	Location	Category	Grid Reference
Long Cairn	Gallangad Burn	Prehistoric Ritual and Funerary	NS 458 807
Long Cairn	Gallangad Muir	Prehistoric Ritual and Funerary	NS 457 814

**Tree Preservation Orders****Clydebank & Bowling**

Name	Location	Grid Reference
DCC 12	Mirren Drive, Hardgate	NS 487 3SE
CBC 1	Glenhead Road	NS 497 2SW
CBC 2	Clydebank District Golf Course	NS 507 2NE
CDC 1	Braidfield School	NS 507 0NW
CDC 5	Kilpatrick Braes	NS 467 3NW
CDC 6	North Douglas St, John Knox St, North Bank Street & Glasgow Rd	NS 506 9NW
CDC 7	Auchentoshan	NS 487 2NW
CDC 8	Duntocher House	NS 497 2NW
CDC 9, 10 & 14	Dunholm House	NS 477 1SE
CDC 11	The Drums, Old Kilpatrick	NS 467 3NE
CDC 12	Dalnottar House, Old Kilpatrick	NS 467 2SE
CDC 13	'Glenlee', Risk Street, Dalmuir	NS 487 1NE
CDC 15	Glasgow Road/Cochno Road, Hardgate	NS 497 2NE
CDC 17	Roman Road, Duntocher	NS 497 2NW
CDC 18	Mountblow	NS 477 2SE
CDC 19	Dalmuir West	NS 477 1NE
CDC 20	'Dunclutha', Parkhall Road	NS 487 1NE
CDC 21	Whitcrook	NS 506 9NE

**Clydebank & Bowling continued**

Name	Location	Grid Reference
CDC 22	16 Burncrooks Court	NS 487 2NE
CDC 23	Edinbarnet Home	NS 507 4SE
CDC 24	Cochno House Estate	NS 497 4SE
DDC 2	Gavinburn, Bowling	NS 477 5NE
WDC 7	Auchentoshan Woods	NS 486 2NE

**Dumbarton & Milton**

Name	Location	Grid Reference
DBC 1	Stirling Road, Dumbarton	NS 407 6SE
DBC 2	Dunmore, Dumbarton	NS 387 5SE
DDC 1	Milton	NS 427 4NE
DDC 3	Riverside Church, Dumbarton	NS 397 5NE
DDC 14	Dalmoak	NS 387 6NW
DDC 19	Keil School, Dumbarton	NS 387 5SE
DDC36	Dalquhurn, Renton	NS 387 7NE
DDC 37	Bellfield, Dumbarton	NS 387 5SE
DDC 38a	Barnhill, Milton	NS 427 5SW
DDC 43	Milton Brae, Milton	NS 427 4SE
DDC 54	Convent of Notre Dame, Dumbarton	NS 387 5NW
WDC 1	Methlan Park, Dumbarton	NS 387 4NE
WDC 2	Dumbuck Bowling Club, Dumbarton	NS 417 4NW
WDC 6	Round Riding Road, Dumbarton	NS 398 1SE
WDC 9	Overtoun Avenue/Silverton Avenue, Dumbarton	NS 407 5SE
WDC 10	Islay Kerr House & 12 Kirkton Road, Dumbarton	NS 387 5SE

**Vale of Leven**

Name	Location	Grid Reference
DCC 2	Vale of Leven East	NS 407 8NE
DCC 23	Overtoun Road/Smollett Street, Alexandria	NS 387 9NE
DDC 6	Dillichip, Bonhill	NS 397 9SW
DDC 13	Riverside Inn, Dalvait Road, Balloch	NS 398 1SW
DDC 49	Vale of Leven Industrial Estate	NS 397 7SE
WDC 3	'Craigard', Upper Bridge Street, Alexandria	NS 387 9NE
WDC 4	Levenbank Terrace, Jamestown	NS 398 1SE
WDC 5	Vale of Leven Hospital, Alexandria	NS 388 0NE
WDC 8	Cables Drive, Dalmonach	NS 398 0SE



**Conservation Areas and Article 4 Directions**

Name	Location	Conservation Area	Article 4 Direction
High Dalmuir	Clydebank	✓	✓
Mount Pleasant Drive	Old Kilpatrick	✓	✓
Lusset Road	Old Kilpatrick	✓	✓
Kirktonhill	Dumbarton	✓	X
Knoxland Square	Dumbarton	✓	X
Boathouse Wood and East Riverside	Balloch	X	✓

# Glossary of Terms

## **Affordable housing**

Housing made available at a cost below full market value, to meet an identified need. It includes social rented accommodation, some private sector rented accommodation, and publicly subsidised housing for sale. It may also include unsubsidised entry-level housing for sale where it can be demonstrated clearly that the homes are affordable to low-income groups of households.

## **Area Waste Plan**

A plan setting out local requirements for municipal waste management thus implementing the targets detailed by the Government in the National Waste Strategy.

## **Article 4 Directions**

An Order approved by Scottish Ministers under Article 4 of the Town & Country Planning (General Permitted Development)(Scotland) Order 1992 as amended. These Directions have the effect that development which would not normally require the benefit of planning permission, now requires consent.

## **Biodiversity**

Genetically determined variability amongst living organisms including the variability within species, between species and of ecosystems.

## **Brownfield**

Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.

## **Business Use**

Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, which encompasses light industrial, office and research and development activities as opposed to general industrial uses.

## **Commercial Centre**

These centres generally have a more specific focus on retailing or retailing and leisure uses. Examples include out-of-centre shopping centres, commercial leisure developments, mixed retail/leisure developments, retail parks and factory outlet centres.

## **Community Planning**

A process where agencies co-ordinate their actions, activities and strategies for the betterment of the area and its inhabitants.

### **Comparison/convenience**

Description of categories of retail goods, floorspace and expenditure. Comparison relates to clothing, furniture, electrical goods, hardware etc. Convenience relates to food, drink, newspapers etc.

### **Conservation Area**

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Selection and designation is carried out by the planning authority, although Scottish Ministers have powers to designate conservation areas.

### **Core Economic Development Area**

A designation of the Glasgow and the Clyde Valley Joint Structure Plan where vacant and derelict land is expected to contribute to additional industrial and business class land in order to increase economic activity within core areas.

### **Development Strategy**

The general direction and approach against which the future physical development of the Plan area should be considered.

### **Edge of Centre**

A location within easy walking distance of the town centre, and usually adjacent to the town centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

### **Effective Housing Land Supply**

The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

### **Environmental Benefit**

Of benefit to: landscape setting and design; building quality and design and/or natural heritage interests.

### **Established Housing Land Supply**

The total housing land supply – including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.

**Functional Open Space**

An area of managed open space which has a function and value for recreation, leisure, amenity or sports use which may include public parks, playspace, sports areas, amenity greenspace, Green corridors, other functional greenspaces and civic space as defined in Planning Advice Note 65 Table 1 (page 5).

**Greenfield**

These are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry, i.e. fully restored derelict land.

**Green Network**

A network of connected open spaces.

**Green Routes**

Off road walking or cycling routes linking open space areas, providing strategic recreational links.

**Green Transport Plans**

A Plan instigated by an organisation to encourage its employees to make better use of public or shared transport and thereby reducing the number of journeys by private car.

**Housing Market Area**

A geographical area which is relatively self-contained in terms of housing demand, i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

**Listed Building**

Listed buildings are buildings of special architectural or historic interest and are listed by Historic Scotland on behalf of Scottish Ministers. The term building includes structures such as walls and bridges. Listing covers the whole of a building including its interior and any ancillary structures within its cartilage provided these were constructed before 1 July 1948. Listed buildings are designated as Category 'A', 'B' or 'C(S)'.

**Local Centres**

A small grouping or parade of retail outlets that serves purely a local neighbourhood.

**Local Housing Strategy**

A comprehensive assessment of housing needs and conditions, and which outlines the manner in which identified housing problems will be tackled.

**Local Transport Strategy**

A document which sets out a Local Authority's plans and priorities for the development of an integrated transport policy consistent with sustainability objectives.

**Marketable Industrial and Business Land**

Serviced and available land which has been identified for industrial or business development.

**Metropolitan Flagship Initiatives**

Major strategic, reclamation or redevelopment projects highlighted in the Glasgow and the Clyde Valley Joint Structure Plan.

**Mobile demand**

The proportion of the total forecast housing demand that is not specific to any Housing Market Area.

**Natura 2000 sites**

Under the Habitats Directive, SPAs and SACs are together intended to form a (European) Community-wide network of protected areas designed to maintain or restore the distribution and abundance of species and habitats of Community interest, to be known as Natura 2000. They are identified for the purposes of protecting those habitats and species within the EU which are endangered, vulnerable, rare or otherwise require special attention.

**Out of Centre**

A location that is clearly separate from a town centre but not necessarily outwith the urban area.

**Quality Bus Partnerships**

Partnership arrangements between bus operators and a local authority where mutually agreed improvements to a bus route are undertaken.

**Regeneration Priorities**

Regeneration Priorities are areas delineated on the West Dunbartonshire Local Plan Key Policies Map under Policy RP 1.

**Safeguarding Zone**

The area within which the Council is required to consult with the Civil Aviation Authority on planning applications which may affect the safety of the approach to Glasgow Airport.

**Scenic Areas**

Areas of high quality landscape, which are of importance. The Regional Scenic area was derived from the correlation of a number of accepted landscape factors and recognised in the approved Structure Plan.

**Scheduled Ancient Monument**

Scheduled monuments are archaeological sites, buildings or structures of national importance and are designated by Historic Scotland on behalf of Scottish Ministers under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

**Site of Special Scientific Interest**

Sites of Special Scientific Interest (SSSIs) are defined in the Wildlife and Countryside Act 1981 as areas of land or water which, in the opinion of SNH, are of special interest by reason of their flora, fauna or geological or physiographical features.

**Specific Locational Need**

The need for a development which is specifically associated with a particular location.

**Special Protection Area**

Special Protection Areas (SPAs) are classified by the Scottish Ministers under the EC Birds Directive. Potential SPAs are identified by SNH for the purpose of protecting the habitats of rare, threatened or migratory bird species. SPAs are classified by the Scottish Ministers following consultations with owners, occupiers and other local interests which are carried out on his behalf by SNH.

**Strategic Business Centre**

A city or town centre specified in the Glasgow and the Clyde Valley Joint Structure Plan as suitable for the development of office, service, education, tourism and culture oriented economic facilities.

**Strategic Environmental Assessment**

A systematic process for evaluating the environmental impacts of the proposed plan.

**Strategic Industrial & Business Location**

A marketable good quality industrial or business class site and existing industrial and business development safeguarded by the Glasgow and the Clyde Valley Joint Structure Plan.

**Sub-market area**

Subdivisions of Housing Market Areas within which a proportion of forecast demand for owner-occupied housing is allocated, to reflect the level of housing demand and supply that needs to be evaluated locally.

**Sustainable Development**

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Tourism Development Area**

An area designated in the Glasgow and the Clyde Valley Joint Structure Plan where tourist related developments would be supportive of the Structure Plan development strategy.

**Town Centre**

The term 'town centre' is used to cover city, town and district centres, irrespective of size, that provide a diverse and sustainable mix of activities and land uses which create an identity that signals their function and wider role.

**Urban Area**

The entire built up area including both residential and employment areas.



## CONTACT DETAILS

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## OTHER FORMATS

This document can be made available on request in alternative formats such as large print, Braille, audio tape or computer disc as well as in five community languages.

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.

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