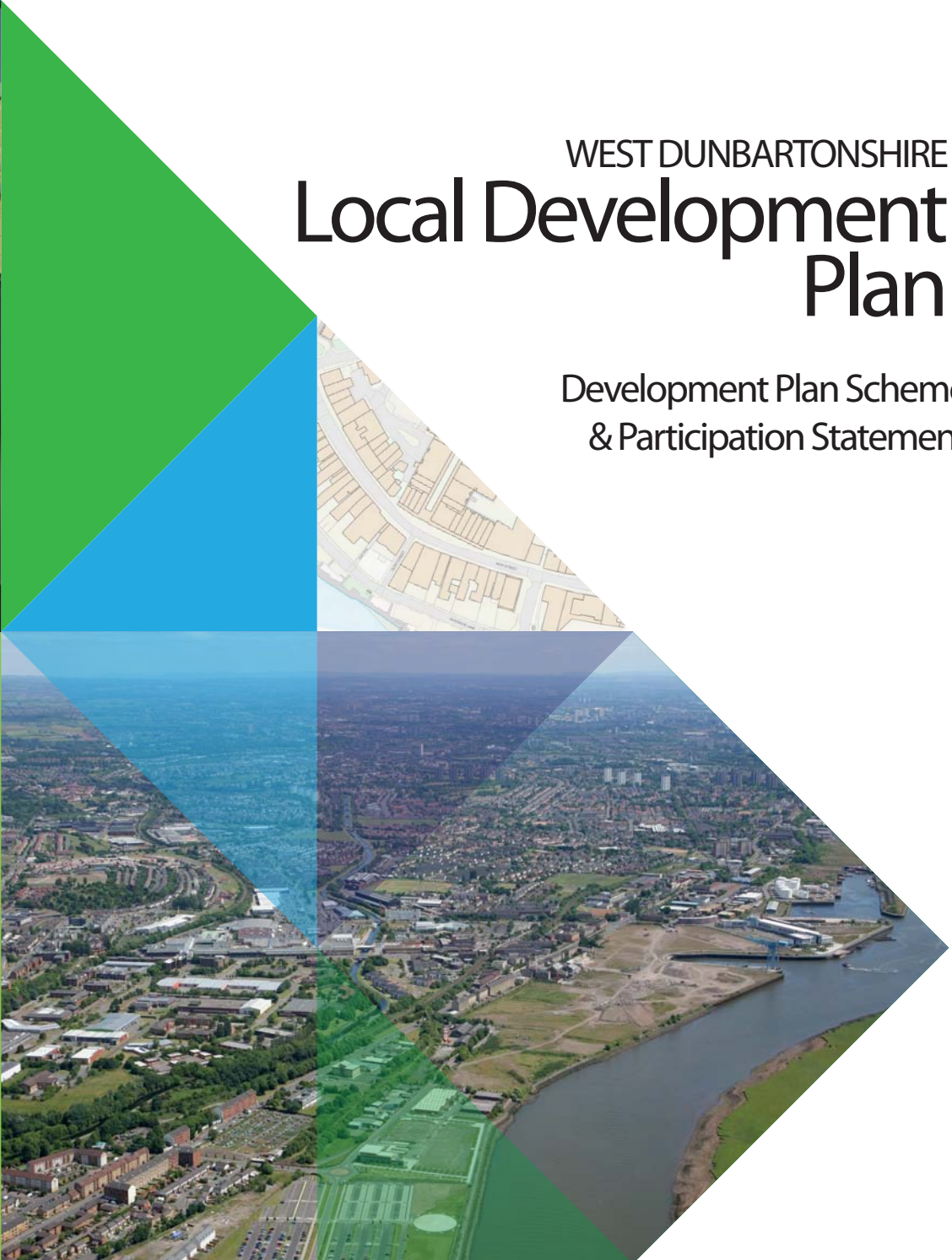




WEST DUNBARTONSHIRE
**Local Development
Plan**

Development Plan Scheme
& Participation Statement



August 2016

Introduction

This document provides information on existing Development Plan coverage within West Dunbartonshire and the timetable for preparing replacement plans. It also sets out the means by which participation in the preparation of the new Local Development Plan will be undertaken.

What is a Development Plan?

It is a document which sets out policies and proposals for the use of land and buildings in the area it covers. It does this by identifying uses that will be acceptable on particular sites and by setting out criteria for the assessment of development proposals.

What types of Development Plan are there?

There are two tiers of Development Plan in operation within Scotland.

Strategic Development Plans are applicable to the city-regions of Glasgow, Edinburgh, Aberdeen and Dundee, and cover more than one local authority area. These set out a long-term vision for the development of the city-regions and provide a framework for Local Development Plans.

Local Development Plans provide a more detailed planning framework, usually at a local authority level, setting out policies for assessing planning applications and identifying sites for development or protection from development.

Local Development Plans can be supported by Supplementary Guidance, which provides more detailed information on specific issues. Councils can also produce non-statutory Planning Guidance, which does not form part of the Development Plan.

What Development Plans are currently in place in West Dunbartonshire?

The Glasgow and the Clyde Valley Strategic Development Plan (approved 29th May 2012) covers the West Dunbartonshire Council area with the exception of that area within the Loch Lomond and the Trossachs National Park. A new Strategic Development Plan, called Clydeplan, is currently under preparation. The Proposed Plan was submitted to the Scottish Ministers for Examination in May 2016, and approval of the Plan is expected in May 2017. Further information, including the Development Plan Scheme and participation Statement for Clydeplan, can be found at www.clydeplan-sdpa.gov.uk.

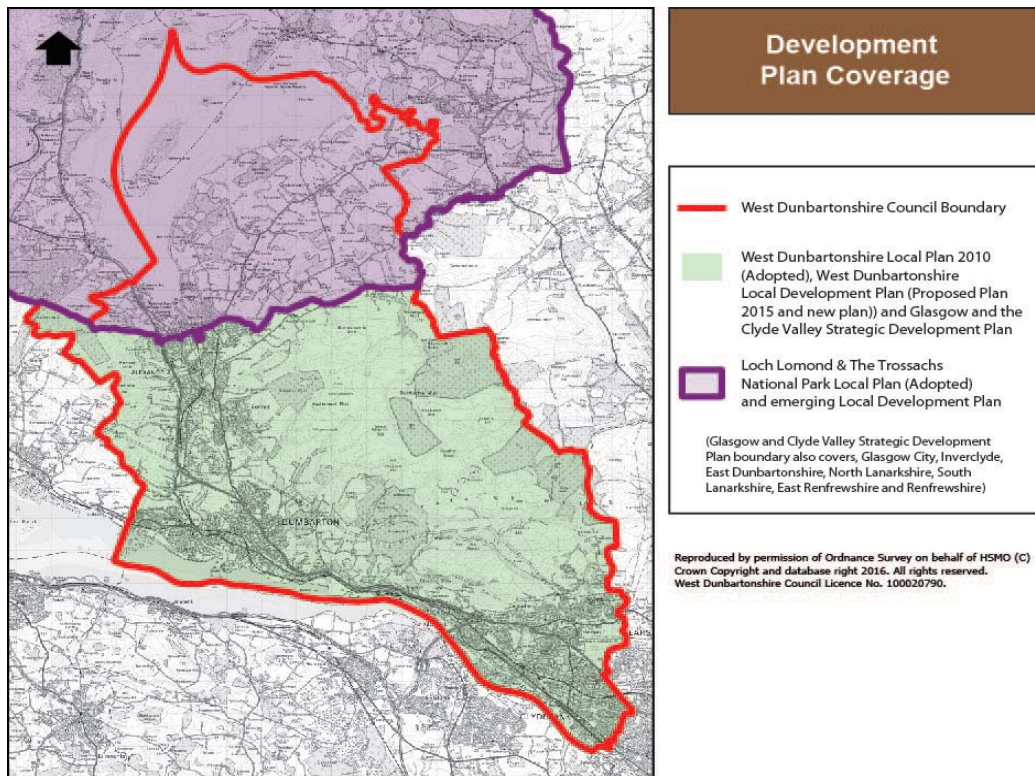
The West Dunbartonshire Local Plan was adopted in March 2010. Since then, the Council has prepared a Local Development Plan, with the Proposed Plan published in

West Dunbartonshire Development Plan Scheme and Participation Statement

March 2014. However, this plan will not be adopted. The Examination Report included a recommendation that a site at Duntiglennan Fields in Clydebank be included as a housing development opportunity. At its meeting of 27 April 2016, the Planning Committee declined this recommendation and the Scottish Ministers have directed that the Plan is not to be adopted unless the recommendation is accepted. The plan, incorporating the accepted modifications of the Examination Report, is referred to as the West Dunbartonshire Local Development Plan (Proposed Plan 2015). This, along with the adopted Local Plan will continue to be material considerations in the determination of planning applications. Both plans cover West Dunbartonshire with the exception of that area within the National Park. Work has commenced on the preparation of a new Local Development Plan.

In addition, the Council has produced Supplementary Guidance associated with the Proposed Plan, non-statutory Planning Guidance and other useful information documents which are listed in Appendix 1.

The Loch Lomond & the Trossachs National Park Authority Local Plan was adopted in December 2011. A new Local Development Plan for the Park Authority area is under preparation and was submitted for Examination in December 2015. Adoption is timetabled for December 2016. Further information, including the Development Plan Scheme and Participation Statement for the Park Authority Local Development Plan can be found at www.ourlivepark.com.



What are the main stages in preparing the new Local Development Plan?

The significant documents and stages in the preparation of new Local Development Plan are as follows:

Survey and Technical Work and Early Participation – survey and technical work undertaken to inform the Main Issues Report and stakeholders consulted with regard to their requirements for the Plan.

Main Issues Report – the findings of the survey and technical work and early participation is reflected in the Main Issues Report which sets out the issues to be addressed by the Local Development Plan and the options for addressing these. Issues will focus on the main changes between the existing Local Development Plan and the new Plan.

Proposed Plan – the Proposed Plan is a consultative version of the Plan published as the Council would like to see it adopted.

Submission to Scottish Ministers – following consultation and amendment if necessary the Proposed Plan is submitted to Scottish Ministers for examination.

Examination – if there remain unresolved representations to the Proposed Plan when submitted to the Scottish Ministers, a Reporter will be appointed to examine the Plan.

Adoption – following an examination of the Plan, it is modified if necessary and then published for adoption.

Timetable for the preparation of for the new Local Development Plan

Pre Main Issues Report Consultation – September 2016 > March 2017

Publication of Main Issues Report – June 2017

Main Issues Report Consultation – June 2017 > September 2017

Preparation of Proposed Plan – September 2017 > February 2018

Publication of Proposed Plan – May 2018

Proposed Plan Consultation – May 2018 > June 2018

Submission of Proposed Plan to Scottish Government – November 2018

Examination and Adoption of Plan - November 2018 > June 2019

Adoption of Plan – September 2019

Strategic Environmental Assessment

The Council will undertake a Strategic Environmental Assessment of the new Local Development Plan. An Environmental Report will be published alongside the Main Issues Report and will be updated and added to as the Plan progresses. The Environmental Report will be subject to consultation alongside the Main Issues Report and Proposed Plan.

Participation

The Council is keen to encourage participation in the preparation of the new Local Development Plan.

Who can participate in the preparation of the new Plan?

Participation in the plan-making process is open to everyone: from individuals, community groups, and small local businesses to investors, land owners, housebuilders and national and international companies.

When will participation happen?

Participation will be encouraged throughout the preparation of the new Local Development Plan, but the key stages are pre-Main Issues Report and the consultation phases following the publication of the Main issues Report and the Proposed Plan.

Contact us and register for participation

A Local Development Plan participant database has been established to record the details of all individuals and organisations that want to be kept up to date with the Local Development Plan process. Interested individuals or organisations can have their details added to the database by contacting us through any of the methods below -

Email: ldp@west-dunbarton.gov.uk

E-form: Click [here](#)

Telephone: 0141 951 7948

Write: Forward Planning
Planning & Building Standards
West Dunbartonshire Council
Aurora House
3 Aurora Avenue
Clydebank
G81 1BF

Further information and key documents can be found online at –
www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/



<https://www.facebook.com/WDCouncil>



<https://twitter.com/wdcplanning>

How will the Council manage and encourage participation?

The following tables outline what methods will be used to encourage and undertake participation at each stage of the LDP process.

Pre-MIR Stage – Background work & evidence gathering		
Who will be involved?	Publicity and Participation Methods	Progress at September 2016
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, and adjoining and Clydeplan planning authorities	Invitation to participate and call for sites and issues will be sent out to all potentially interested parties.	
	Development Plan Scheme & Participation Statement will be placed on Council website, along with online form to register for participation and submit sites/issues.	
	Social media and local newspapers will be used to publicise the commencement of new Local Development Plan preparation.	
	A newsletter will be sent to all registered participants, and made available online and in Council offices and libraries.	
	Meetings/workshops will be held with Key Agencies, other Council services, and interested individuals and organisations, including community organisations, to explore potential main issues.	
	Meetings will be held with elected members on a ward and/or individual basis and workshops will be held with the Planning Committee.	

MIR Stage – Main Issues Report, Monitoring Statement & Environmental Report

Who will be involved?	Participation methods	Progress at September 2016
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, adjoining and Clydeplan planning authorities	Publish Main Issues Report online and place copies in all libraries and main Council Offices.	
	Place publication notice in local papers.	
	Notification of Main Issues Report publication and invitation to comment will be sent out to all stakeholders and those on participant database via email and letter.	
	Social media will be used to publicise the Main Issues Report and encourage participation.	
	Meetings will be offered and sought to discuss Main Issues Report.	
	Information sessions will be held across the Council area to discuss Main Issues Report and encourage engagement.	
	A newsletter will be published to inform of Main Issues Report publication. This will be sent to all participants, made available online and in Council offices and libraries.	

Proposed Plan Stage – Proposed Plan, Proposed Action Programme & Revised Environmental Report (if necessary)		
Who will be involved?	Participation methods	Progress at September 2016
Scottish Ministers, Key Agencies, owners/occupiers/lessees of land or neighbouring land identified in the proposed plan for development, those who commented on the MIR, any other interested parties involved at the previous stage.	Publish Proposed Plan online and place copies in all libraries and main Council Offices.	
	Place publication notice in local papers.	
	Owners, lessees, occupiers of sites (or neighbouring land) which the Proposed Plan specifically proposes to be developed (and which would have a significant affect on the use and amenity of the site) will be notified.	
	Notification of Proposed Plan publication will be sent to all those who participated at Main Issues Report stage, other stakeholders and those on the participant database.	
	Social media will be used to publicise Proposed Plan publication.	
	Meetings will be offered and sought to discuss Proposed Plan and resolve any issues where possible.	
	Information sessions will be held across the Council area to discuss Proposed Plan and encourage engagement.	
	A newsletter will be published to inform of the publication of the Proposed Plan. This will be sent to all participants, made available online and in Council offices and libraries.	

Final Stages - Modifications, submission to Scottish Ministers, Examination & Adoption

Following the end of the period allowed for representations to be made on the Proposed Plan, the Council may make Proposed Modifications to the Plan but only to take account of representations, consultation responses or minor drafting/technical matters. If Proposed Modifications are made, a modified version of the Proposed Plan will be published and the same method of publicity and participation will apply at this stage as at the stage of the original Proposed Plan.

When the Proposed Plan is submitted to the Scottish Ministers a proposed Action Programme must also be submitted. This sets out a list of the actions required to deliver each of the Plan's policies and proposals, along with who is to carry out the action and a timescale.

Another requirement at this stage will be to submit a report of conformity with the participation statement.

If there are unresolved representations the Scottish Ministers will appoint a Reporter to examine the plan.

Following examination, the recommendations of the Examination Report will be incorporated into the Plan, unless there is justification not to do so. A version of the Plan incorporating the recommended modifications will then be published and sent to the Scottish Ministers and a notice of intention to adopt the Plan placed in the local press. The Council will then adopt the Plan 28 days after advertisement of intention to adopt unless the Scottish Ministers advise or direct that this should not happen.

Appendix 1: Guidance and other Useful Information Supplementary Guidance (Proposed Local Development Plan)

Residential Development: Principles for Good Design, 2014
Our Green Network, 2015
Renewable Energy (draft), 2016

Planning Guidance

Alexandria Town Centre Masterplan, 2008
Clydebank Design Guidelines (Page and Park), 2003
Commuted Payments for Parking 2015
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011
Pay Day Lending & Betting Shops, 2015

Other Useful Information

Alexandria Streetscape Design Guide, 2007
Bowling Basin Charrette Report 2014
Clydebank Retail Strategy, January 2012
Clyde Riverside Masterplan, 2000
Clydebank Charrette report, 2015
Dumbarton Town Centre Public Realm Design Guide, 2001
Dumbarton Town Centre & Waterfront – Revised Urban Strategy, 2014
Dumbarton Rock & Castle Charrette Report, 2015
Kilpatrick Hills Local Landscape Area: Statement of Importance, 2015

Protocols on Facilitating Appropriate Development on Key Development Sites

Protocol 1: Pre-Application Advice
Protocol 2: Liaison Meetings
Protocol 3: Elected Member Involvement in Pre-application Discussions
Protocol 4: Planning Processing Agreements

Development Management Advice Notes and Design Guides

Fences, walls, enclosures
Driveways
Decking
Satellite Dishes
Extensions & Conservatories
Domestic Garages & Garden Outbuildings
Porches
Dormers & Velux Windows
Shopfront Design Guide