



LOCAL DEVELOPMENT PLAN 2

Proposed Plan

West 
Dunbartonshire
COUNCIL

September 2018



West 
Dunbartonshire
COUNCIL

Introduction		Communities and Place	
Contents	3	Communities and Place	68
List of Policies and Proposals	4	Creating Places	
Introduction	6	Creating Places	71
Spatial Strategy		Successful, Sustainable	
Spatial Strategy	10	Delivering Homes	76
Delivering Our Places		Revitalising Our Economy	80
Queens Quay, Clydebank	16	Supporting Town Centres	84
City Deal Project: Esso and Scott's Yard, Bowling	20	Protecting Our Built Environment	88
Carlisle, Old Kilpatrick	24	Natural, Resilient	
Dumbarton Town Centre and Waterfront	28	Green Infrastructure	92
Clydebank Town Centre	34	Safeguarding Our Environment	96
Alexandria Town Centre	38	Connected	
Bowling Basin	40	Connectivity	106
Lomondgate	42	Low Carbon	
Vale of Leven Industrial Estate	46	Renewable Energy	110
Our Key Assets		Achieving Zero Waste	117
Greenbelt & Countryside	52	Minerals, Aggregates and Coal Extraction	118
Our Waterfronts	54	Appendices	
Kilpatrick Hills	56	Schedules	122
Strategic Green Network	58	Schedule of Land Owned by Planning Authority	130
Strategic Green Network Projects	60	Glossary	132
The Antonine Wall World Heritage Site	62		
Forth & Clyde Canal	64		

List of Policies and Proposals

Delivering Our Places	
Queens Quay Policy 1 Land to the West of Garth Drive (Plots 4 and 5)	18
Queens Quay Policy 2 Cable Depot Road	18
Esso Bowling Policy 1 Development Uses	22
Esso Bowling Policy 2 Infrastructure Requirements Roads, Walking, Cycling and Public Transport	22
Esso Bowling Policy 3 Green Network and Green Infrastructure	22
Scott's Yard Policy 1 Approved Types of Development and Other Requirements	22
Carless Policy 1 Business and Industrial Development	26
Carless Policy 2 Mixed Use Development	26
Carless Policy 3 Residential Development	26
Carless Policy 4 Green Network and Green Infrastructure	26
Dumbarton Policy 1 High Street and Retail Development	30
Dumbarton Policy 2 St James Retail Park/Morrisons Commercial Centre	30
Dumbarton Policy 3 Quayside and Riverside Lane	30
Dumbarton Policy 4 Castle Street	30
Dumbarton Policy 5 Sandpoint Marina	32
Dumbarton Proposal 1 Dumbarton Football Club	32
Dumbarton Policy 6 Dumbarton Waterfront Path Development Contributions	32
Dumbarton Policy 7 Dumbarton Castle	33

Dumbarton Proposal 2 Dumbarton Town Centre Conservation Area	33
Clydebank Policy 1 Clydebank Town Centre and the Forth & Clyde Canal	36
Clydebank Policy 2 Kilbowie Retail Park and Clyde Retail Park	36
Clydebank Policy 3 Rosebery Place and Playdrome Redevelopment Opportunity Sites	36
Clydebank Proposal 1 Co-operative Building	36
Alexandria Town Centre Policy Statement Key Projects and Uses	39
Bowling Basin Policy 1 Bowling Basin	40
Bowling Basin Proposal 1 Harbour Path	40
Lomondgate Policy 1 Lomondgate Business Park	44
Lomondgate Policy 2 Roadside Services Area	44
Vale of Leven Industrial Estate Policy 1 Business and Industrial Development	48
Vale of Leven Industrial Estate Policy 2 Strathleven House	48
Vale of Leven Industrial Estate Policy 3 Green Infrastructure	48
Vale of Leven Industrial Estate Proposal 1 Trees	48
Our Key Assets	
Policy GB1 Greenbelt & Countryside	52
Policy WD1 Waterfront Development	54
Policy KH1 Kilpatrick Hills	56
Policy AW1 Antonine Wall	62
Policy FCC1 Forth & Clyde Canal	64

Communities and Place	
Policy Framework	69
Locality Place Planning Policy LPP1 Development Proposals within a Locality Place Planning Area	69
Creating Places	
Policy CP1 Creating Places	71
Policy CP2 Green Infrastructure	72
Policy CP3 Masterplanning and Development Briefs	73
Policy CP4 Place and Design Panel	73
Successful, Sustainable	
Policy H1 Housing Land Supply	77
Policy H2 Housing Sites	78
Policy H3 Homes for Particular Needs	79
Policy H4 Residential Amenity	79
Policy E1 Economic Growth	80
Policy E2 Alternative Uses of Business and Industrial Land	80
Policy E3 Golden Jubilee National Hospital	81
Policy E4 Council Depot, Stanford Street	82
Policy E5 Roadside Services	82
Policy E6 Tourism Development	82
Policy E7 Glasgow Airport and Aircraft Noise	83
Policy SC1 Sequential Approach	84
Policy SC2 Core Town Centre Areas	86
Policy SC3 Other Town Centre Areas	87

Policy SC4 Local Centres	87	Policy ENV10 Implementation of the SEA Environmental Report	103
Policy SC5 Ancillary Retail Uses	87	Policy ENV11 Advertisements	103
Policy BE1 Scheduled Monuments and Archaeological Sites	89	Connected	
Policy BE2 Listed Buildings	89	Policy CON1 Transportation Requirements for New Development	106
Policy BE3 Conservation Areas	90	Policy CON2 Local Transport Strategy Transportation Schemes	106
Policy BE4 Gardens and Designed Landscapes	90	Policy CON3 Core Paths and Natural Routes	107
Natural, Resilient		Policy CON4 Installation of Superfast Broadband for New Developments	107
Policy GI1 Safeguarding Open Space and Outdoor Sports Facilities	92	Policy CON5 Communications Infrastructure	107
Policy GI2 Open Space Standards	93	Low Carbon	
Policy GI3 Allotments	94	Policy RE1 Renewable Energy Developments	110
Policy GI4 Developer Contributions	95	Policy RE2 Spatial Framework for Wind Energy	112
Policy ENV1 Nature Conservation	96	Policy RE3 Wind Energy Proposals outwith the Spatial Framework	113
Policy ENV2 Landscape Character	98	Policy RE4 Heat Generation	114
Policy ENV3 Carbon Rich Soils	98	Policy RE5 Low and Zero Carbon Buildings	116
Policy ENV4 Forestry, Trees and Woodland	99	Policy ZW1 Sustainable Waste Management	117
Policy ENV5 Water Environment	100	Policy MIN1 Minerals and Aggregates Extraction	118
Policy ENV6 Flooding	101	Policy MIN2 Financial Guarantees	118
Policy ENV7 Advanced and Temporary Greening of Vacant and Derelict Land	102	Policy MIN3 Coal	119
Policy ENV8 Air, Light and Noise Pollution	102		
Policy ENV9 Contaminated Land	103		

Introduction

Welcome to the second Local Development Plan for West Dunbartonshire. The Plan's aim is to create places for people, spaces for investment and destinations to enjoy. West Dunbartonshire is a very attractive part of Scotland with the Kilpatrick Hills providing a captivating backdrop over Clydebank and Dumbarton. It provides the main western gateway into the Loch Lomond and the Trossachs National Park. West Dunbartonshire also has an attractive historic environment in many of its towns with the Category A Listed Dumbarton Castle and Rock sitting prominently above Dumbarton and the River Clyde, as well as, containing a section of the Antonine Wall World Heritage Site and the Forth and Clyde Canal Scheduled Monument.

It is an exciting time in West Dunbartonshire. Significant progress and commitment is being made in key regeneration areas including Queens Quay, Dumbarton Waterfront, Bowling Basin and Carless. Substantial investment has also been made within the Vale of Leven Industrial Estate with the establishment of Chivas Ltd's new Bottling Facilities. The Council has also made major investment in the area in new Schools, Levensgrove Park and the new Council office in the Former Dumbarton Academy Building at 16 Church Street, Dumbarton. Additionally, the Council is in the process of considering major proposals which present significant opportunities for growth and further investment in the area.

To build on these assets and investments in West Dunbartonshire, this Plan focuses on delivering our regeneration sites and creating places which strengthen our existing communities. The Plan is for people who live, work and visit here, those who own land or property and those who would wish to invest in the area. Creating places is about giving our communities an identity and making West Dunbartonshire a place where people want to visit and live. It is about integrating and thinking about how houses, communities, open spaces, schools, other community facilities, town centres, industrial areas and the countryside come together to create places that people are proud to call their home.

Local Development Plan 2 fully accords with West Dunbartonshire's Local Outcome Improvement Plan: the Plan for Place 2017-2027 and the aspirations of Community Planning West Dunbartonshire. The Plan for Place provides the context for spatial planning in West Dunbartonshire. It is delivered through the 5 key outcome based strategic priorities which will make the area: Flourishing, Independent, Nurtured, Empowered and Safe.

The Council's Strategic Priorities, which support and enable the key priorities of the Plan for Place, are:

- A strong local economy and improved job opportunities;
- Supporting, individuals, families and carers living independently and with dignity;
- Meaningful engagement with active, empowered and informed citizens who feel safe and engaged;
- Open, accountable and accessible local government; and
- Efficient and effective frontline services that improve the everyday lives of residents.

Local Development Plan 2 contributes to all of the Council's strategic priorities, especially in relation to providing a strong economy. Each of these priorities are implemented through Strategic Delivery Plans and our Community Planning Partners' Plans to deliver better places, services, employment and, ultimately, better lives for our residents.

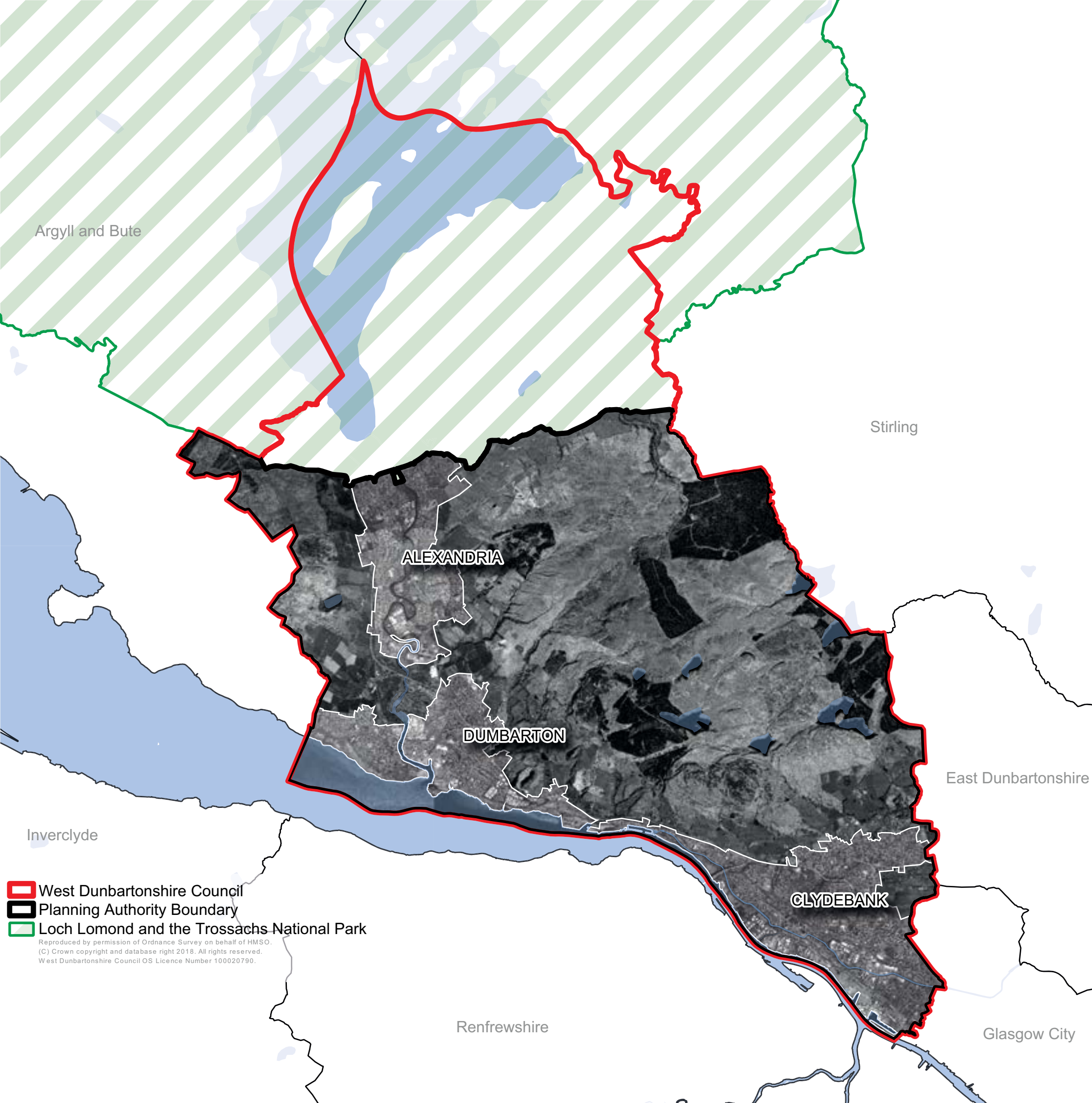
This Local Development Plan sets out the policy framework for the areas of West Dunbartonshire which are not within the Loch Lomond and the Trossachs National Park. The National Park Planning Authority is responsible for planning matters within the National Park and it has its own Local Development Plan.

Building with Nature

Local Development Plan 2 has successfully been awarded the Building with Nature Candidate Award. Building with Nature is the UK's first benchmark for green infrastructure, which has been developed by Gloucestershire Wildlife Trust in partnership with the University of the West of England and is jointly awarded by these organisations. This means that the policies within Local Development Plan 2 ensure that Green Infrastructure is considered from the outset of the development process; throughout its construction, and is sustainably managed after the development has been completed.

Should Local Development Plan 2, on adoption, retain the same approach to Green Infrastructure as contained within this Proposed Plan, it will be eligible for Building with Nature Excellent Award. Achieving this award, would show that Local Development Plan 2 demonstrates best practice in supporting a whole lifecycle approach to green infrastructure which will ensure development that comes forward delivers healthy, liveable and sustainable communities within West Dunbartonshire.





How to Respond

The consultation period for the Proposed Plan runs from 12 October 2018 to 23 November 2018. During this time the Council will hold three information sessions in Clydebank, Dumbarton and Alexandria, which will be notified by a statutory advert in the Press, social media and on the Council's website.

Responses to the Proposed Plan can be submitted by the following means:

Online: completing the online or downloadable form available at www.west-dunbarton.gov.uk

Email to: ldp@west-dunbarton.gov.uk.

Writing to: Antony McGuinness, Team Leader – Forward Planning, Planning and Building Standards, West Dunbartonshire Council, 16 Church Street, Dumbarton, G82 1QL.

Documents to view and comment forms are available online and from Council Offices and Libraries.

Representations must be concise and limited to 2000 words. Representations should include limited supporting information that you wish to raise at the Examination stage as there will be no opportunity to submit any further material to the Examination unless requested to do so by the Scottish Government Reporter.



Spatial Strategy



Spatial Strategy

The spatial strategy for West Dunbartonshire is influenced by the area's location within the Glasgow and Clyde Valley area, its geography and history. Our communities have developed in two corridors along the River Clyde and along the River Leven, with the Kilpatrick Hills and the Muirs providing a backdrop to these corridors. This geography provides a natural limit to opportunities for expansion of our urban areas.

The urban area is the most sustainable location for development, benefitting from being closer to facilities, services and public transport; which can reduce the need to travel. Development within the urban area can also make use of previously developed land and reduce the amount of vacant and derelict land within West Dunbartonshire. The Scottish Vacant and Derelict Land Survey (2017) identifies that West Dunbartonshire has 171 hectares of Vacant and Derelict Land spread over 45 sites. 14 hectares (15 sites) are categorised as being within the urban area. Bringing this land back into use will support regeneration, improve the surrounding urban environment; and, ultimately reduce the need for greenfield sites to be built on.

The Spatial Strategy is therefore focussed on the delivery of our regeneration areas and other key sites within our existing communities; the reuse of previously developed land; and minimising any extension of the urban area into the greenbelt, which provides a buffer between our communities and our natural assets. This strategy also seeks to protect our key natural and historic assets, as well as, enhancing access to them, where appropriate, in order to improve the health and wellbeing of our communities. The Local Development Plan 2 spatial strategy fully accords with and supports the vision set out within Clydeplan.

This Spatial Strategy is supported by Delivering Our Places: the key areas for regeneration and development within our existing communities and by protecting and enhancing Our Key Assets: the natural and historic features which contribute to the West Dunbartonshire's unique character. These are as follows:

Delivering Our Places

- Queens Quay, Clydebank
- City Deal Project Esso and Scott's Yard, Bowling
- Carless, Clydebank
- Dumbarton Town Centre and Waterfront
- Clydebank Town Centre
- Alexandria Town Centre
- Bowling Basin
- Lomondgate
- Vale of Leven Industrial Estate

Key Assets

- Greenbelt and Countryside
- Our Waterfronts
- Kilpatrick Hills
- Strategic Green Network
- Antonine Wall World Heritage Site
- Forth & Clyde Canal

The Spatial Strategy also incorporates our Strategic Economic Investment Locations and Network of Strategic Centres which are identified within Clydeplan. These locations are the strategic drivers for Economic Development and Retail within West Dunbartonshire and are required to be safeguarded within this Local Development Plan. Further information on the Strategic Economic Investment Locations and Strategic Centres can be found below and within the policy context contained within the Delivering our Places, Revitalising our Economy and the Supporting Town Centres sections of this Plan. These locations are also identified on the Spatial Strategy Map over.

Strategic Economic Investment Locations

The Council's Economic Development Strategy (2015-2020) seeks to create an inclusive and prosperous place where people choose to live, work and invest. The Council is therefore committed to encouraging and supporting our existing businesses whilst at the same time providing the environment for new businesses to grow and flourish. The Council will also continue to invest to create the right mix of business infrastructure, both within and outwith our priority regeneration areas.

Significant new investment by Chivas Ltd and McPhersons within the Vale of Leven Industrial Estate and the potential expansion of the Golden Jubilee Hospital, indicate that West Dunbartonshire is still an economically competitive area within the West of Scotland. The Council has invested in the recent construction of new industrial units within the Vale of Leven Industrial Estate and take up has been steady since the units were completed.

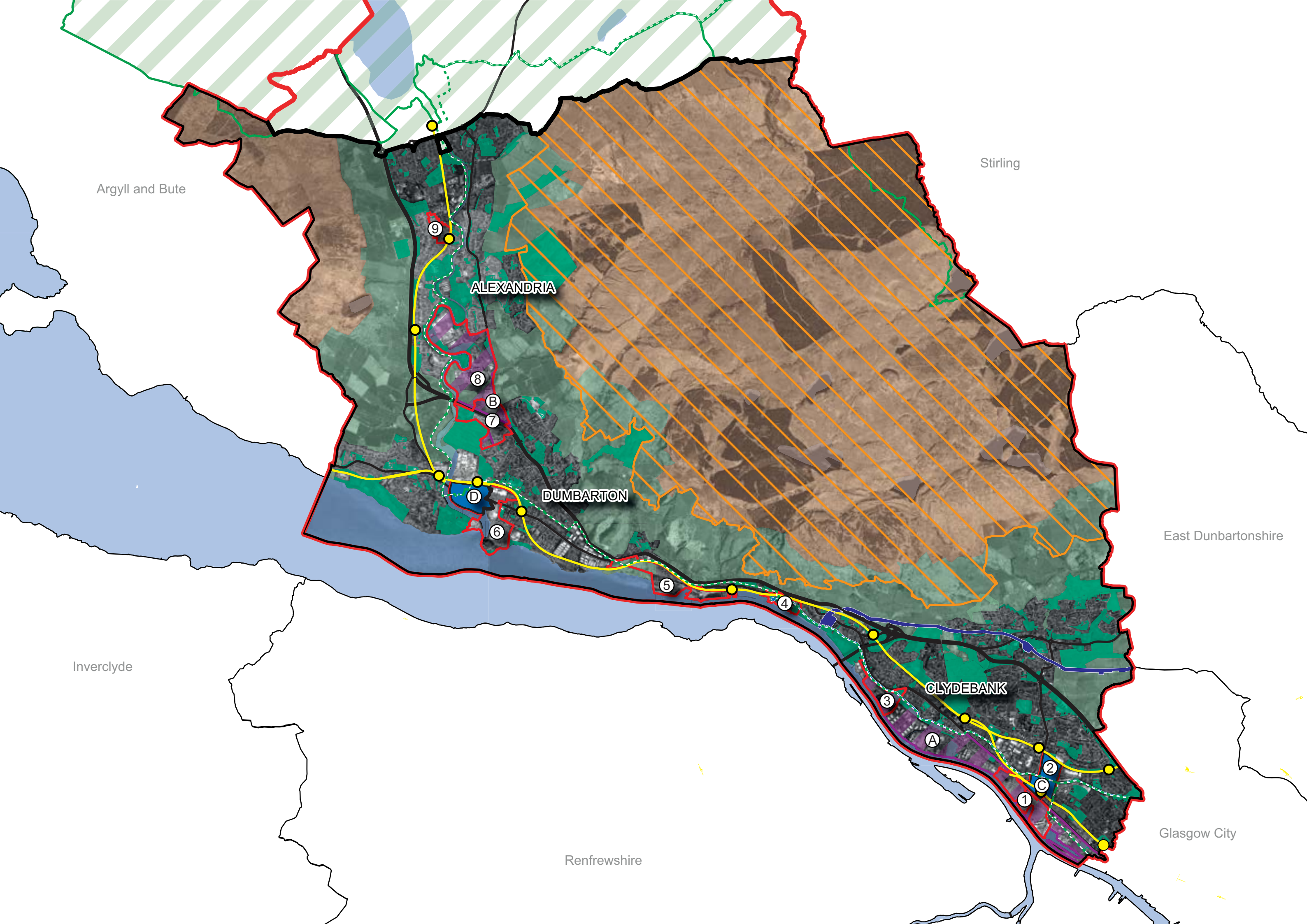
Schedule 3 of Clydeplan identifies two Strategic Economic Investment Locations within West Dunbartonshire: Lomondgate and Clydebank Riverside, which are large areas with a mixture of uses within them. The Lomondgate Strategic Economic Investment Location includes: the BBC's Dumbarton Studios; the proposed Lomondgate Business Park and roadside services areas; Aggreko; and the Vale of Leven Industrial Estate. The Strategic Economic Investment Location is considered to offer investment opportunities for the key sectors of business and financial services, creative and digital industries and tourism.

The Clydebank Riverside Strategic Economic Investment Location encompasses the entire waterfront from Rothesey Dock in the east, to Carless in the west, and is considered to offer investment opportunities to business, financial services and life sciences, particularly in relation to the Golden Jubilee National Hospital.

Network of Strategic Town Centres

Our town centres are important as they represent the heart of our communities. It is therefore essential to ensure that our core town centre areas are protected from inappropriate uses which could have adverse impacts on their vitality. A town centre first approach and ensuring that there is a mix of uses in town centres to support their vibrancy and viability both during the day and evening are important considerations that Local Development Plan 2 seeks to deliver.

Clydeplan identifies Clydebank and Dumbarton Town Centres as being Strategic Town Centres. These are important places for our communities as they provide vibrant centres for shopping, living, culture, entertainment, leisure, business and services. Clydeplan recognises that Clydebank and Dumbarton Town Centres have different and distinct roles but also that there is a need to diversify and reconfigure their offer. Schedule 2 of Clydeplan sets out the challenges and range of future actions that will be required to support their long term roles and functions which are taken forward through Local Development Plan 2.



Argyll and Bute

Stirling

ALEXANDRIA

DUMBARTON

East Dunbartonshire

CLYDEBANK

Glasgow City

Renfrewshire

Inverclyde

9

8

B

7

D

6

5

4




3





A

2

C

1

-  West Dunbartonshire Council
-  Planning Authority Boundary
-  Loch Lomond and the Trossachs National Park

-  Railway Stations
-  Railway Lines
-  A82
-  Major Roads

 **Delivering Our Places**

- 1 Queens Quay
- 2 Clydebank Town Centre
- 3 Carless
- 4 Bowling Basin
- 5 Esso Bowling and Scott's Yard
- 6 Dumbarton Town Centre and Waterfront
- 7 Lomondgate
- 8 Vale of Leven Industrial Estate
- 9 Alexandria Town Centre



 **Strategic Economic Investment Locations**

- A Clydebank Riverside
- B Lomondgate

 **Strategic Town Centres**

- C Clydebank Town Centre
- D Dumbarton Town Centre

Our Key Assets

-  Forth and Clyde Canal
-  Antonine Wall World Heritage Site

Strategic Green Network

-  Open Space
-  Greenbelt
-  Countryside
-  Kilpatrick Hills
-  National Cycle Network
-  John Muir Way

Implementation

The spatial strategy will be implemented by a series of Strategies and Policies which focus on Delivering our Places; protecting and enhancing Our Key Assets; Communities and Place; and Creating Places.

Delivering our Places focusses on a number of key locations, which are expected to see change over the next 5 to 10 years. These areas include our key regeneration sites: Queens Quay; City Deal Site Esso, Bowling; Lomondgate and the Vale of Leven Industrial Estate; Bowling Basin and Harbour; and Carless, Old Kilpatrick. Enabling the delivery of these sites is one of the Council's priorities, as detailed within the Economic Development Strategy (2015-2020) and the Infrastructure Investment Plan (2012). Supporting our Town Centres, including Alexandria Town Centre, as well as the Strategic Town Centres of Clydebank and Dumbarton is another key aspect of the Spatial Strategy. Delivering Our Places sets out the context in which each of our Town Centres can thrive, through providing policies which guide investment to revitalise and regenerate them. This will ensure that our Town Centres remain attractive destinations in terms of shops, physical environment and other facilities for our residents, businesses and visitors.

Protecting and enhancing Our Key Assets, which contribute to West Dunbartonshire's unique character, is a key element of Local Development Plan 2's Spatial Strategy. Our key assets comprise natural assets, such as the Greenbelt, Countryside, River Clyde and River Leven, as well as, historic assets, such as the Antonine Wall and the Forth & Clyde Canal. Protecting these assets, enhancing them where appropriate, and improving the connections to them will help ensure that our local communities are sustainable and attractive. This plan details place-based strategies and policies relating to the protection and enhancement of each of Our Key Assets. It sets out the Council's expectations for development and delivery of sites which are within, adjacent to or could have an impact on these assets.

It is important to note that there will be other policies within the Plan that are applicable to each of the Delivering our Places and Our Key Assets. Development proposals in these areas are required to accord with the place-based policies within each of these sections and any other applicable policies within the Plan.

The Council's approach to delivering this strategy is focussed on Placemaking. This is a creative and collaborative process, based on working with our communities and using high quality design to create better places. Enabling our communities to take ownership, support and deliver change for their own places is a key strand of this approach, as set out in Communities and Place. The other element of this approach is Creating Places which sets out our expectations for high quality design.

It is our ambition that these strategic policies will empower our communities and raise their aspirations for the quality of their places. This ambition will deliver great places within West Dunbartonshire from outstanding and iconic buildings to good everyday places where people want to live.

Supporting this ambition are development policies which will ensure that development in West Dunbartonshire delivers on the planning outcomes set out in Scottish Planning Policy by contributing to a place that is Successful, Sustainable; Natural, Resilient; Connected and Low Carbon. This approach is in accordance with the Plan for Place, the Council's Strategic Priorities and Clydeplan.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.



Delivering Our Places



Queens Quay, Clydebank

Queens Quay is the largest and most significant regeneration opportunity in West Dunbartonshire, covering an area of 41 hectares to the south of Clydebank town centre and fronting onto the River Clyde. It lies within the Clydebank Waterfront Strategic Economic Investment Location which supports the key sectors of business and financial services, as well as, life sciences.

The area extends from Cable Depot Road and the Golden Jubilee National Hospital in the west to Rothesay Dock in the east and is made up of three distinct parts. The eastern end of Queens Quay has largely been redeveloped, with a new college, leisure centre and office buildings completed. The two remaining plots, 4 and 5, are allocated as business or commercial opportunities in this Plan.

A Design Framework has been approved for the central 23 hectares of the site, and permission in principle granted for up to 1,000 new dwellings, commercial, health and leisure uses, substantial green infrastructure, public realm and active travel routes. In 2017, planning permission was granted for the spine road, public realm works and a new care home, as well as, an energy centre for a district heating system and the Health and Care Centre.

Integral to linking Queens Quay with the Town Centre and the Railway and Bus Stations is the Connecting Clydebank A814 Corridor project. This project proposes to provide a high quality pedestrian environment and improved pedestrian access connecting Queens Quay with the town centre.

The area of Rothesay Dock, which had been identified within the Proposed Plan (2016) as a housing led mixed use opportunity, is currently an operational dock. This site has been re-designated as a business and industrial opportunity, as the previous housing allocation is not considered to be a compatible use next to an operational dock.

Development Strategy

The Development Strategy for Queens Quay is:

- Continue to implement the Approved Design Framework and Planning Permission in Principle for the Central Area of Queens Quay;
- To continue to support the proposed allocation of Plots 4 and 5 for commercial, hotel or restaurant development, or a mixture of these uses;
- To allow a mix of uses on either side of Cable Depot Road and to encourage research, business and industrial uses associated with the hospital to be located there;
- To support green network improvements throughout Queens Quay, as well as green infrastructure and recreational uses at the Railway Bridge and embankment.

The Development Strategy Map, illustrates what parts of the site are appropriate for the uses identified within the Development Strategy.

Proposals for development at Queens Quay must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. Account should also be taken of the HRA of this Proposed Plan, including mitigation measures potentially required to address disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.



H2(9)
Cable Depot Road

E1(18)

H2(49)

Connecting
Clydebanks

Clydebanks
Station

H2(11)

H3(2)

Health
Centre

H2(11)

Titan
Crane

H2(11)

H2(11)

West College
Scotland

Clydebanks
Leisure Centre

E1(8)

E1(15)

- Queens Quay
- Mixed Use Opportunity
- Housing Opportunity (Indicative)
- Business and Industry Opportunity
- Health Centre
- Green Network Enhancement
- Connecting Clydebank Access Improvements
- Access Route
- Proposed Heat Network
- Inner Clyde SPA/SSSI
- National Cycle Network
- HSE Notification Zone
- Clydebank Town Centre

Queens Quay Policy 1

Land to the West of Garth Drive (Plots 4 and 5)

Land to the West of Garth Drive, known as Plots 4 and 5, will continue to be supported for Business, Industrial, Commercial and Restaurant uses. Hotel or commercial leisure uses will also be considered in this area where the criteria in Policy E2 are met.

Queens Quay Policy 2

Cable Depot Road

This is a mixed use area with opportunities for life sciences, business and financial services, as well as housing. Housing is the preferred use for Site H2 (9) and development proposals for this site should seek to deliver the indicative capacity of 200 units. Housing led proposals will only be supported following substantial completion and occupancy of residential properties within the central area of Queens Quay.

Policy E3 applies to all sites within this area and alternative proposals to the uses identified above will only be supported where these are identified as a requirement for the Golden Jubilee National Hospital.

Retail Development will not be supported within this area.

Development proposals for sites that are adjacent to the Railway Bridge and Embankment, shall consider opportunities for green network enhancement at this location. Early discussions and engagement with Network Rail and relevant landowners, such as Clydeside Regeneration Ltd, are required in this regard.





Queens Quay Basin Development

Artist's Impression

City Deal Project: Esso and Scott's Yard, Bowling

These sites are located on the Clyde waterfront between Bowling and Milton. The majority of the land, around 33 hectares, was previously occupied by the Esso Petroleum Company. The former fuel distribution terminal has been vacant and unused since its decommission and clearance was completed in 2001. The Esso site contains the Category B Listed Dunglass Castle and Henry Bell Obelisk Memorial. The Esso Bowling site is part of our City Deal and the £27.897 million project, when completed, will provide 44,200 m² of industrial and commercial floorspace and 689 full time jobs. Immediately adjacent to the Esso site is Scott's Yard, which was a former shipyard at Bowling Harbour.

The development area is subject to a number of constraints, such as flooding, with the foreshore forming part of the Inner Clyde Special Protection Area and SSSI. Remediation works have been carried out in the Eastfield section of the site and a remediation strategy for the Centrefield section of the site has been submitted.

The precise location of the allocations within the site and the road are still subject to change as development of the site progresses and, as a result, the exact route of the road may be subject to further alteration. As a result, the road has been identified on the Development Strategy Map as indicative only.

Development Strategy

The Development Strategy for Esso Bowling and Scott's Yard sites is:

- Redevelopment of the Esso Bowling site primarily to increase the business and industrial opportunities within West Dunbartonshire;
- Redevelopment of the Scott's Yard site for a range of appropriate uses;
- To use the development of the sites to enhance the Green Network;
- The provision of a link road which offers access to development on both sites and a secondary access for the A82; and
- To protect the qualifying interests and qualities of the Special Protection Area and SSSI

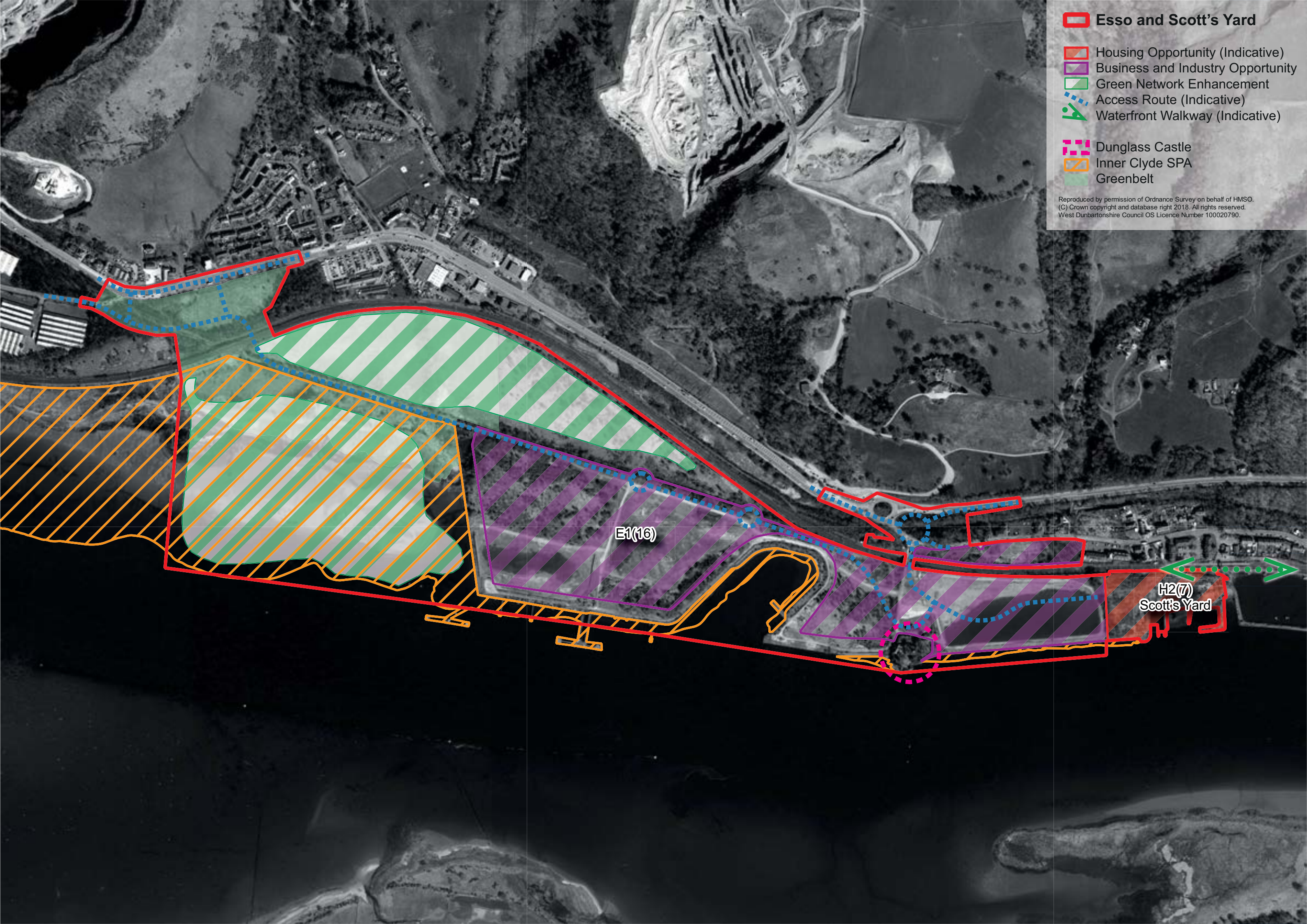
The Development Strategy Map, over, illustrates what parts of the site are appropriate for the uses identified within the Development Strategy.

Development must also not have an adverse effect on the Inner Clyde Special Protection Area (SPA) for which Redshank are the qualifying interest. Proposals for development must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Account should also be taken of the HRA of this Proposed Plan, including measures potentially required to address disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

-  **Esso and Scott's Yard**
-  Housing Opportunity (Indicative)
-  Business and Industry Opportunity
-  Green Network Enhancement
-  Access Route (Indicative)
-  Waterfront Walkway (Indicative)
-  **Dunglass Castle**
-  **Inner Clyde SPA**
-  **Greenbelt**

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.



E1(16)

H2(7)
 Scott's Yard

Esso Bowling Policy 1

Development Uses

The Council will only support the redevelopment of the Esso Bowling site for the following uses:

- Class 4, 5 and 6 Business and Industrial;
- Leisure;
- Tourism;
- Maritime related uses in relation to Dunglass Bay and other appropriate uses that require deep water channel access; and
- Restoration of Dunglass Castle for leisure and tourism.

A comprehensive masterplan for the development of the site is required to be submitted as part of any planning application for the site and development proposals should be in accordance with the masterplan for the site.

Esso Bowling Policy 2

Infrastructure Requirements – Roads, Walking, Cycling and Public Transport

The Council requires the provision of a link road to serve the development of the site but also to provide a through route for public transport and a relief route for the A82 Trunk Road. Road infrastructure to allow future access to the Scott's Yard site should also be provided to enable direct access to the site for its redevelopment.

The following requirements must be delivered to support active travel modes and public transport use:

- Path and cycle access into and through the site;
- A new accessible rail overbridge, to the east of the site, to enable access from Bowling Railway Station and to link into the wider active travel network;
- Provision of bus stops and associated infrastructure to encourage public transport provisions within the site.

Esso Bowling Policy 3

Green Network and Green Infrastructure

The Council requires proposals for the site:

- To ensure that any enhancements reflect and help to strengthen the biodiversity and landscape character of the site; and
- To provide a high-quality landscape within the built development area that integrates with the natural environment of the site.

Proposals for green network enhancements should deliver multi-functionality through innovative design which seeks to combine sustainable water management, habitat creation and protection; landscape setting and, recreational open space.

Consideration should be given to green infrastructure features, such as green roofs and green walls on buildings and swales as part of the road infrastructure, when taking forward the detailed design of the site.

Scott's Yard Policy 1

Approved Types of Development and Other Requirements

The Council will only support the redevelopment of Scott's Yard for the following uses:

- Class 4, 5 and 6 Business and Industrial;
- Leisure;
- Tourism;
- Residential; and
- Ancillary retail uses

A comprehensive masterplan for the development of the site is required to be submitted as part of any planning application for the site.

Prior to development of the site, the following requirements must have been undertaken:

- Clearance of part of Bowling Harbour associated with the site;
- Restoration of the associated harbour walls; and
- A path link along the Harbour towards Bowling Basin as part of the development of the site.



Carless, Old Kilpatrick

Situated between the River Clyde and the Forth and Clyde Canal and close to Old Kilpatrick, the former Carless Oil Refinery is a site of around 17 hectares which is set within an attractive natural environment with spectacular views over the River Clyde. Carless offers direct access to the River Clyde and the deep channel water, which is important for industries involved in shipping. Due to this distinct advantage and the fact that there are very few sites on the River Clyde with a functional jetty, the site has been acquired in its entirety by a new owner who intends to develop the site for marine related uses.

The development area is subject to a number of constraints. The foreshore forms part of the Inner Clyde Special Protection Area and to the north there is the Forth and Clyde Canal Scheduled Monument. The Canal Towpath and Dismantled Railway line provide a locally important wildlife corridor which runs through the site and provides opportunities for informal recreation and walking. To the east of the site lies the Dalmuir Bonded warehouses, which are currently in use and operated by Chivas Bros Ltd; overhead high voltage power lines also run through this part of the site. The site has been registered as vacant and derelict land since 1992 and is designated under Part II of the Environmental Protection Act 1990 but these designations should be removed once the site is fully remediated.

The long-term development strategy for Carless requires a flexible approach to delivery of the site; enabling the remediation, infrastructure provision and new development to meet market conditions and overcome the challenges presented by site conditions.

Development Strategy

The Development Strategy for Carless is:

- Redevelopment of the Carless site for business and industrial uses, appropriate commercial uses and, where appropriate and justified, housing and day-to-day convenience retail uses;
- To provide a secondary access point to the site and upgrade the existing access;
- To use development of the site to enhance the Green Network;
- To protect the Forth and Clyde Canal and its setting; and
- To protect the qualifying interests and qualities of the Special Protection Area and SSSI

The Development Strategy Map, over, illustrates what parts of the site are appropriate for the uses identified within the Development Strategy.

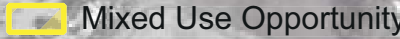
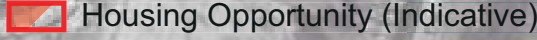
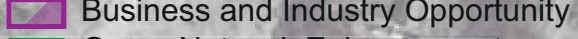
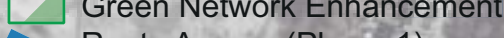
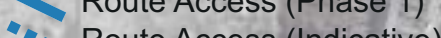
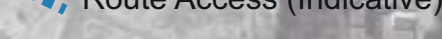
Development must also not have an adverse effect on the Inner Clyde Special Protection Area (SPA) for which redshank are the qualifying interest. Proposals for development must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Account should also be taken of the HRA of this Proposed Plan, including mitigation measures potentially required to address disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

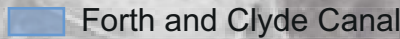
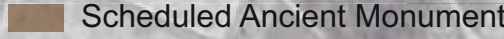
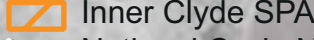
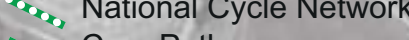
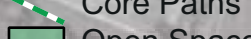
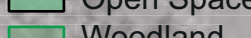
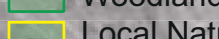
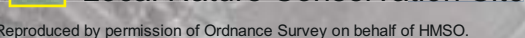


 Carless

Development Opportunities

-  Mixed Use Opportunity
-  Housing Opportunity (Indicative)
-  Business and Industry Opportunity
-  Green Network Enhancement
-  Route Access (Phase 1)
-  Route Access (Indicative)

Historic and Natural Environment

-  Forth and Clyde Canal
-  Scheduled Ancient Monument
-  Inner Clyde SPA
-  National Cycle Network
-  Core Paths
-  Open Space
-  Woodland
-  Local Nature Conservation Site

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.

Carless Policy 1

Business and Industrial Development

Development of proposals associated with Class 4, 5 and 6 of the Use Classes Order, on the areas identified for uses within the Development Strategy Map, will be supported by the Council.

Carless Policy 2

Mixed Use Development

Proposals for development within the areas identified as suitable for Mixed Use, as identified on the Development Strategy Map, will only be acceptable to the Council where they meet the following criteria:

- a) The site is primarily developed for Class 4, 5 or 6 business and industrial development;
- b) Commercial uses are restricted to uses such as a Hotel and Commercial Leisure, which are ancillary and compatible with the business and industrial uses identified in (a); and
- c) There are no adverse effects on the overall integrity of the SSSI and the Special Protection Area.

Carless Policy 3

Residential Development

Proposals for residential development will be restricted to the area identified on the Development Strategy Map and will only be supported where they meet all of the following criteria:

- a) The areas identified for business, industrial and mixed-use, identified on the Development Strategy Map, have been substantially developed; and
- b) A new access from Dumbarton Road has been provided to serve the residential development

The capacity of residential development on the site should take account of the site's topography, landscape capacity, infrastructure and green network enhancement requirements and be in accordance with Policies CP1 and CP2.

Carless Policy 4

Green Network and Green Infrastructure

As the site is identified as a strategic opportunity for the enhancement of the Glasgow and Clyde Valley Green Network, development of the site is required to deliver habitat, access, green and open space enhancements site, as identified on the Development Strategy Map. This will entail the following:

- Protecting and enhancing the disused railway corridor;
- Retaining natural screening of the site along the River Clyde corridor;
- Retaining, where appropriate, natural species and habitats within the site;
- Upgrading existing open space and providing new green spaces within the site; and
- Provide enhancements to the green network along the Canal and former Railway Line and to the western and eastern parts of the site.

Prior to remediation or development of the site, temporary uses which enhance the green network value of the site will be supported and encouraged, as will advanced greening of the site in accordance with Policy ENV7, until the site is fully developed.



Dumbarton Town Centre and Waterfront

The centre of Dumbarton, situated around the Town Centre and Dumbarton Castle and Rock, covers a wide and diverse area. It contains the historic core, the commercial and civic heart of the town and many outstanding opportunities for regeneration and renewal.

The town centre is focussed around the historic High Street and the more recent Artizan Centre. It includes a mix of residential and civic uses, often within landmark heritage buildings such as the Sheriff Court, Municipal Buildings, Dumbarton Central Station, new Council offices at 16 Church Street and Dumbarton Public Library. East of the town centre, the St James Retail Park and adjoining supermarket offer predominantly food shopping and large format retail. South of Castle Street, on the sites of the former shipyards and distillery, there is a large area currently undergoing redevelopment, which on completion will link the town centre to Dumbarton Castle.

Dumbarton, like other town centres, has been affected by a change in shopping habits, which has reduced the level of footfall resulting in vacancies and a narrower range of shops. However, due to the recent investment by the Council at 16 Church Street Offices and the new residential and retail development at Castle Street, it is hoped that increased footfall within the Town Centre will see many of these vacant units become reoccupied, improving the Town Centre's retail, leisure and recreational offer.

A design charrette was undertaken in February 2015 as a way of involving the community in formulating future proposals for the Rock and Castle area, but also considering the links to the wider town centre of Dumbarton and the vacant former industrial sites. The charrette identified several priority projects, which have been incorporated into this Plan's Development Strategy for Dumbarton Town Centre and Waterfront. A key identified project is a riverside path between the town centre and Dumbarton Castle which the Council has committed to making a significant investment in the area.

Development within Dumbarton waterfront and town centre must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area, in terms of disturbance or pollution, or upon Atlantic salmon and brook lamprey which are the qualifying interest of the Endrick Water Special Area of Conservation in terms of disturbance, pollution or indirect habitat modification.

Development Strategy

The Development Strategy for the Town Centre and Waterfront supports:

- Mixed use development in the town centre and south of Castle Street;
- Improvements to the Artizan Centre;
- Improvements to the river frontage along Riverside Lane and rear of High Street with opportunities for night time uses overlooking the river, such as restaurants, cafes, etc.
- Mixed use redevelopment of the Waterfront area predominantly for residential, retail, cafés and restaurant uses.
- Town centre/waterfront living including at Sandpoint Marina and south of Castle Street.
- Protection of Dumbarton Castle and its setting and support for access, parking and public realm improvements and a new visitor centre;
- Improved pedestrian, public transport and vehicular access as well as links into and across the town centre, particularly to Dumbarton Central Railway Station;
- Provision of a continual waterfront path and improvement of harbour walls at all waterfront development sites; and
- Preserving and enhancing Dumbarton's built heritage.

The Development Strategy Maps, over, illustrate what parts of the Town Centre and Waterfront are appropriate for the uses identified within the Development Strategy.

Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. Account should also be taken of the HRA of this Proposed Plan, including measures potentially required to address disturbance, pollution or indirect habitat loss both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.



Dumbarton Town Centre and Waterfront

- Dumbarton Town Centre and Waterfront
- Dumbarton Strategic Town Centre
- Commercial Centre
- Residential Development Opportunity
- Consented Residential Development
- Existing Neighbourhoods
- Waterfront Path
- Core Path
- Dumbarton Castle
- Scheduled Ancient Monument
- Dumbarton Rock SSSI (Geological)
- Inner Clyde SPA/SSSI
- HSE Consultation Zone

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

Dumbarton Central Station

Dumbarton Town Centre

16 Church Street

St James Retail Park/Morrisons Commercial Centre

Dumbarton East Station

H2(18) Castlegreen Street

H2(24) Sandpoint Marina

Dumbarton Rock and Castle

Retail Development within the Town Centre and St James Retail Park

Shops are an important draw to any town centre and, despite increasing vacancy levels, retailing, remains the prime ground floor use in the core town centre area. The Artizan Centre offers the best opportunity for enhancing the retail offer to suit modern retailing needs and the improvement or redevelopment of the Artizan Centre is supported to enable this. This Plan also supports appropriate town centre uses within the ground floor of retail units and improvements to the public realm as detailed in the policies below:

Dumbarton Policy 1

High Street and Retail Development

The Council supports a more diverse and vibrant Town Centre and will encourage a range of uses within the core town centre area where they accord with Policy SC2 of this Plan.

In other areas of the town centre, a wider range of uses will be supported where they complement shopping visits, encourage visitors into the town centre and where they do not adversely harm the character or amenity of surrounding uses. Proposals will be required to be assessed against Policy SC3 of this Plan and to comply with Supplementary Guidance on pay day lending and betting shops.

Proposals for improvements to all buildings and shopfronts on High Street, and to the wider street environment and public realm, are also supported.

St James Retail Park/Morrisons Commercial Centre

The St James Retail Park and the adjoining supermarket, whilst complementing Dumbarton town centre by offering large format retailing, offers an alternative shopping location to the town centre.

Dumbarton Policy 2

St James Retail Park/Morrisons Commercial Centre

Proposals for additional retail floorspace at the retail park will only be supported where it is demonstrated that there will be no adverse impact on the vitality and viability of the town centre and where they fully accord with Policy SC1. Measures should be included to improve the environment and appearance of the retail park and linkages between it and the town centre.

Quayside and Riverside Lane

Riverside Lane lies between the High Street and the River Leven and the back courts of the High Street shops face onto the Lane in a continuation of the medieval 'burgage strip' layout. However, this means that the town centre appears to turn its back on the river and presents a disjointed and at some points unattractive façade. To the south of Riverside Lane, areas of parking are set within a partially landscaped river edge. Although convenient for visitors, this arrangement does not make the most of this prime riverfront location or the superb views to Dumbarton Rock and Castle, as well as, Levensgrove Park.

Dumbarton Policy 3

Quayside and Riverside Lane

The following proposals will be supported:

- Dual orientation of existing buildings or new development on High Street to provide active frontages to both High Street and Riverside Lane;
- Kiosk developments at appropriate places on this part of the riverfront to animate the space and provide additional focal points;
- Any development along the Riverside Lane riverfront will have to incorporate a riverside walkway and flood defences. Any loss of town centre parking spaces will also have to be addressed.

The long-term aspiration of the Council to link the town centre to Levensgrove and Posties Park by a footbridge is supported by this Plan. This would improve the accessibility of both areas and increase linked trips between them.

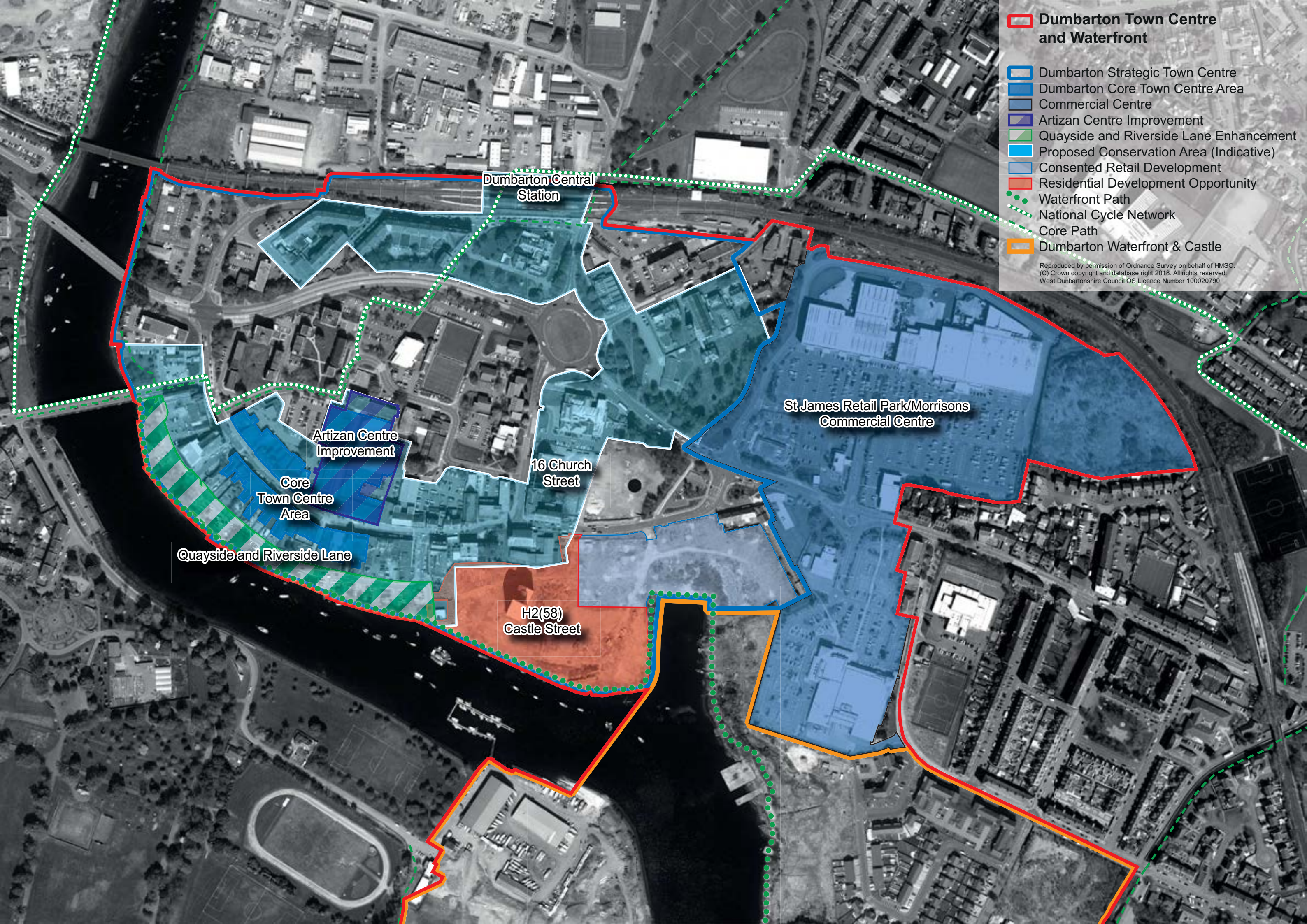
Town Centre Waterfront Sites

Waterfront sites within the town centre and to the south of Castle Street have been granted planning consents for residential and retail development. The Plan continues to support the delivery of these sites as detailed in the policy below.

Dumbarton Policy 4

Castle Street

Mixed-used development within this site, including residential development, will be supported in order to increase the number of people living in the town centre.



Dumbarton Town Centre and Waterfront

- Dumbarton Strategic Town Centre
- Dumbarton Core Town Centre Area
- Commercial Centre
- Artizan Centre Improvement
- Quayside and Riverside Lane Enhancement
- Proposed Conservation Area (Indicative)
- Consented Retail Development
- Residential Development Opportunity
- Waterfront Path
- National Cycle Network
- Core Path
- Dumbarton Waterfront & Castle

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.

Dumbarton Central Station

St James Retail Park/Morrisons Commercial Centre

Artizan Centre Improvement

Core Town Centre Area

16 Church Street

Quayside and Riverside Lane

H2(58) Castle Street

Waterfront Redevelopment Area

Waterfront sites to the west of Castlegreen Street and at Sandpoint Marina offer large but complex development opportunities adjacent to the town centre. The Plan supports the regeneration of this area as detailed in the policies below.

Dumbarton Policy 5

Sandpoint Marina

Sandpoint Marina is a prominent site on the waterfront. The Plan supports development of housing on the site to a scale reflecting the site's prominence and proximity to Dumbarton Castle. Any development of the site is required to provide the following:

- High quality design, layout and materials to reflect the sites close proximity to Dumbarton Castle and Rock as well as Levensgrove Park; and
- The provision of a waterfront path.

The continuation of marina/maritime uses on the site, in conjunction with development of some parts for residential purposes, may be acceptable if it can be demonstrated that a satisfactory level of residential amenity can be achieved.

In order to mitigate for a lack of public transport infrastructure within 400 metres of the site, development will be required to contribute towards enhancing the use of bus services currently operating on Bridge Street and to upgrade connections to the existing service provision from the site. This would require the review of the location of bus stop infrastructure on Bridge Street and West Bridge Street with view to providing direct access to bus services from the site. In addition, the pedestrian and cycle route between the site and the bus stop must be attractive, direct, flat, well-lit and well maintained. A Travel Plan will be required to provide with any planning application for the site, explicitly outlining measures to encourage public transport use such as free or discounted ticketing to new residents; information packs; signage to highlight and encourage public transport use or encouraging car sharing.

Dumbarton Proposal 1

Dumbarton Football Club

Enhancements to the area around the football stadium are supported, as are uses that would increase the attractiveness of public realm on the approach to Dumbarton Castle for visitors.

Dumbarton Waterfront Path

Following the Dumbarton Castle and Rock Charrette, Planning Guidance on the Dumbarton Waterfront Path was adopted in 2016, which details the approach to its delivery including the required financial contributions from landowners/developers to enable the construction of the Waterfront Path. This Guidance will become Supplementary Guidance as part of Local Development Plan 2. Until such time as this is re-adopted as Supplementary Guidance, the existing Dumbarton Waterfront Path Planning Guidance should be referred to by developers.

Dumbarton Policy 6

Dumbarton Waterfront Path: Development Contributions

The Council will support the development of a continuous Waterfront Path leading from the Town Centre to Dumbarton Castle. Developer contributions will be sought from land owners/developers to enable the delivery of the Path in line with the Dumbarton Waterfront Path Supplementary Guidance.

Where developers wish to deliver the path as part of their development proposals they will require to demonstrate to the Council that this is the best way of delivering the path overall, and will need to comply with the specification and procedures set out in the Dumbarton Waterfront Path Supplementary Guidance.

Historic Environment

Dumbarton has many strong physical assets. Despite significant changes during the 1960s and 1970s, the town centre retains a traditional core of streets and buildings and the High Street, in particular, retains its medieval burgh layout. In addition to the physical and visual benefits of conserving and enhancing older buildings and street patterns, heritage-led projects could contribute to employment generation, increasing a sense of civic pride and community involvement in the built fabric of the town centre.

Dumbarton Policy 7

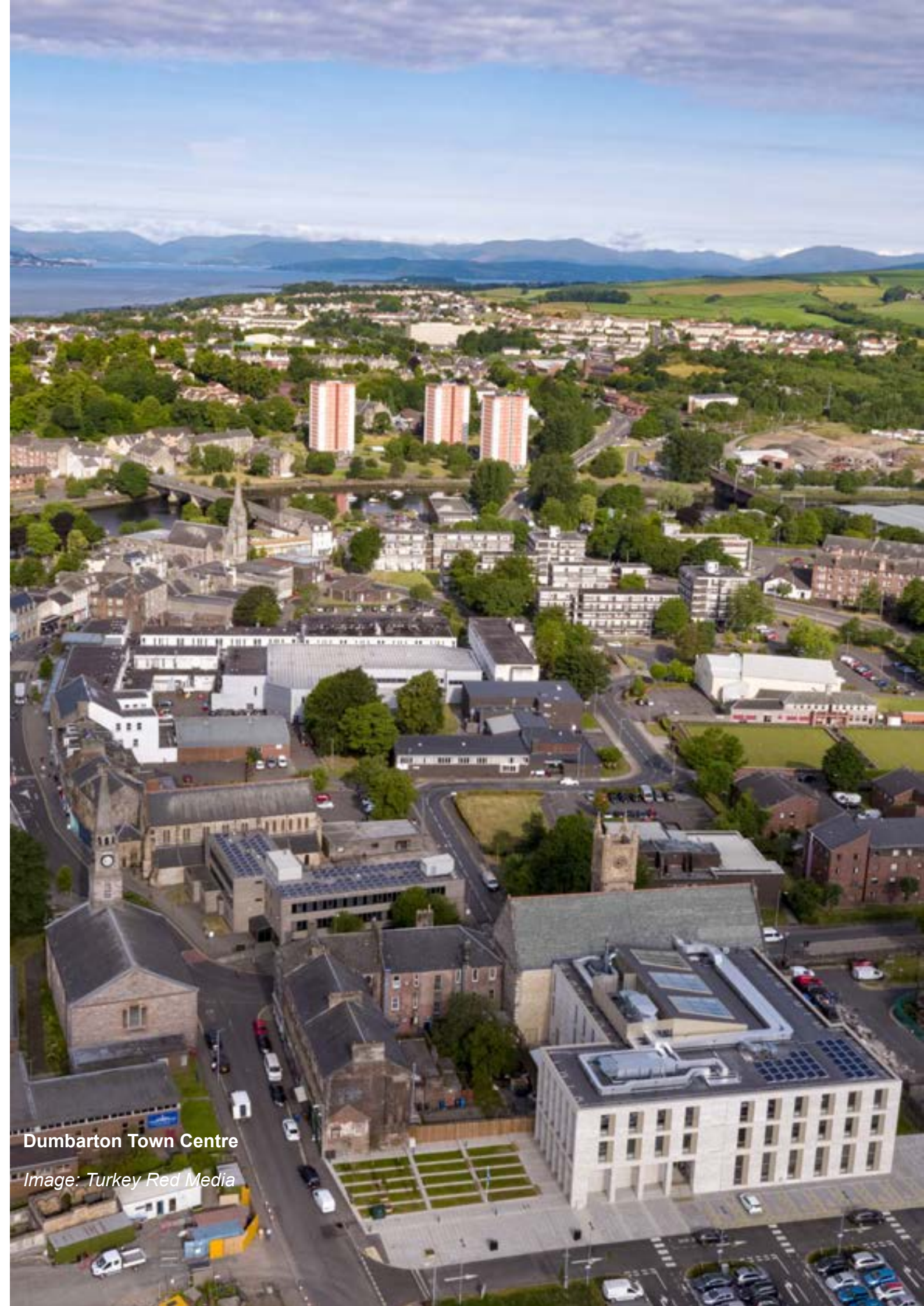
Dumbarton Castle

Proposals that improve the visitor experience, including a new visitor centre and parking for coaches, will be supported in principle. Dumbarton Rock is a Site of Special Scientific Interest for its geology; therefore, adjacent development should ensure access along the base of the rock face is maintained and enhanced, and will be expected to preserve key views of the rock face. Any development will be required to recognise, protect and, where appropriate, enhance the setting of the Castle.

Dumbarton Proposal 2

Dumbarton Town Centre Conservation Area

The Council will investigate designating a new Conservation Area within the town centre. Should a new Conservation Area be designated, the Council will explore the possibility of developing a funding bid to Historic Environment Scotland for a Conservation Area Regeneration Scheme (CARS) to enhance, restore and regenerate key features within the new Conservation Area.



Dumbarton Town Centre

Image: Turkey Red Media

Clydebank Town Centre

Clydebank is West Dunbartonshire's largest town and its centre has the widest shopping catchment, serving the whole of West Dunbartonshire, western areas of Glasgow and beyond, particularly for non-food shopping.

The central focus of the town centre is the Clyde Shopping Centre, which is split into two areas by the Forth and Clyde Canal. The northern part is a covered mall offering a modern retail environment with larger units including many national retailers. The partially covered southern end of the shopping centre generally includes more small and independent shops. While the shopping centre itself is fully pedestrianised, the surrounding environment is dominated by car parks, roads and underused public spaces around the Canal, which detract from the overall visitor experience. At the southern entrance, the Category B-listed Co-op building is a prominent feature. Kilbowie Retail Park and Clyde Retail Park are adjacent to the town centre and provide a complementary retail offer. However the appearance and environment around the retail parks is currently of poor quality which again detracts from the pedestrian and visitor experience and provides weak linkages to the town centre and Canal area.

The town centre has been affected by the recent closure of several large retail units which increased the proportion of vacant retail floorspace. Although there is a cinema adjacent to the Clyde Shopping Centre, the town centre has a limited leisure offer, with few food and drink venues open into the evening. Increasing this offer would improve the overall attractiveness of the town centre as a place to visit and Clydebank as a place to live. Increasing town centre living would also help boost footfall and spending in the area.

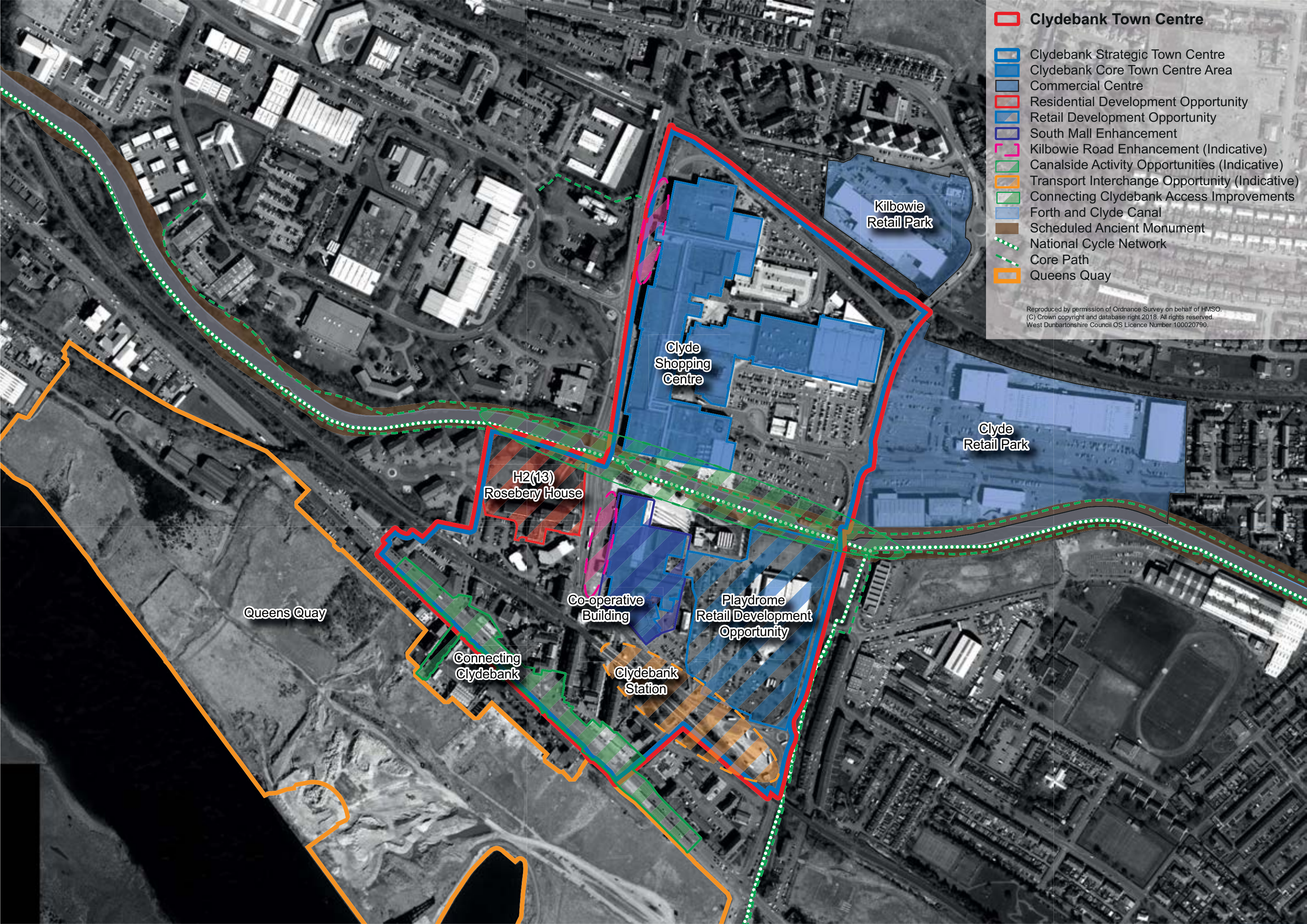
The Clydebank Can: Making Places project is a community led design project which aims to provide a development framework for a number of sites within the Town Centre. It also outlines a number of actions to be taken forward along the Canal, through the Clydebank Can Supplementary Guidance and Design Briefs for Rosebery Place and former Playdrome sites. Where appropriate these are set out in the Local Development Plan Action Programme. This work builds on a 2015 Design Charrette for the wider town centre, and the outputs from the 2015 Charrette have been incorporated into the Local Development Plan Town Centre Strategy.

Development Strategy

The Development Strategy for the Town Centre supports the following developments:

- Maintaining the Clyde Shopping Centre as an attractive retail core while allowing a greater mix of uses throughout the town centre;
- Modernisation of the southern part of the shopping centre and enhancement of the historic Co-op building;
- Developing a stronger evening economy, leisure opportunities and greater residential development within and around the town centre;
- Transforming the area around the Forth and Clyde Canal as a focal point and multi-functional area for recreation which connects people again with the Canal;
- Development of Rosebery Place, North Canalside, Three Queens Square and the former Playdrome site, and support for development proposals for retail units that face the canal;
- Improvements to public realm and street corridors including Chalmers Street, Argyll Road and Kilbowie Road;
- Creating a transport interchange at Chalmers Street to support development and improve the accessibility of key sites in the town centre and at Queens Quay; and
- Support to improve links between the town centre and Queens Quay.

The Development Strategy Map, over, illustrates what parts of the Town Centre are appropriate for the uses identified within the Development Strategy.



- Clydebank Town Centre
- Clydebank Strategic Town Centre
- Clydebank Core Town Centre Area
- Commercial Centre
- Residential Development Opportunity
- Retail Development Opportunity
- South Mall Enhancement
- Kilbowie Road Enhancement (Indicative)
- Canalside Activity Opportunities (Indicative)
- Transport Interchange Opportunity (Indicative)
- Connecting Clydebank Access Improvements
- Forth and Clyde Canal
- Scheduled Ancient Monument
- National Cycle Network
- Core Path
- Queens Quay

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

Kilbowie
Retail Park

Clyde
Shopping
Centre

Clyde
Retail Park

H2(13)
Rosebery House

Co-operative
Building

Playdrome
Retail Development
Opportunity

Queens Quay

Connecting
Clydebank

Clydebank
Station

Town Centre, Kilbowie Retail Park and Clyde Retail Park

Whilst still the principal retail destination, the Clyde Shopping Centre has experienced rising vacancy levels in recent years, with the closure of several large retail units. However, recent investment in one of these units within the Clyde Shopping Centre, by a national retailer, has bucked this trend and the Council are hopeful that this investment will act as a catalyst for retail investment in the Town Centre. In order to reduce vacant units, greater flexibility of uses is supported to maintain town centre activities, with particular support for uses that encourage activities outwith normal shop-opening hours. The Kilbowie and Clyde retail parks, which offer large-format floorspace, are outwith the town centre boundary.

Clydebank Policy 1

Clydebank Town Centre and the Forth & Clyde Canal

The Council will encourage proposals, within the Clyde Shopping Centre; Three Queens Square and North Canalside, adjacent to the Forth and Clyde Canal, which introduce a mixture of uses associated with a leisure and evening economy, such as restaurants, cafés, café/bars, recreation and so on. These uses will be supported where they will help to transform this area into a well-used multi-functional town centre that extends a range of activities into the evening and makes the Canal a focal point for activity.

Proposals which encourage greater community use of the Bandstand at Three Queens Square will also be supported.

Any proposals within this area shall complement the existing town centre uses; shall not be detrimental to surrounding uses; and shall accord with other relevant policies of this Plan and Supplementary Guidance.

Clydebank Policy 2

Kilbowie Retail Park and Clyde Retail Park

The development of smaller units (below 1,000 square metres) and subdivision of existing units will not be supported by the Council in order to protect the vitality and viability of the Town Centre.

Proposals for additional retail floorspace at the retail parks will only be supported where it is demonstrated that there will be no adverse impact on the town centre and that they accord with other relevant policies of this Plan and Supplementary Guidance. Measures should be included to improve the environment and appearance of the retail parks and the linkages to the town centre and the Canal.

Rosebery Place and the Former Playdrome Site

Rosebery Place is a cleared site to the west of Kilbowie Road, close to the southern edge of the Canal. The former Playdrome Leisure Centre building and surrounding car parking area is a larger site to the east of the Clyde Shopping Centre, and adjoining the Canal and Three Queens Square. The sites are key to improving placemaking with the town centre and provide opportunities to improve the area in terms of design and vibrancy, as well as, providing an active frontage to the Canal. Development of the sites will bring greater activity and footfall into the town centre and will help to maximise the connections to an enhanced Canal-side environment and the rest of the town centre.

Site Briefs are being prepared for these key opportunity sites, and the Clydebank Can Supplementary Guidance will influence these Briefs.

Clydebank Policy 3

Rosebery Place and Playdrome Redevelopment Opportunity Sites

A mix of uses is encouraged on both sites that deliver high quality place-making and design standards. Development proposals should align with the Site Briefs and Clydebank Can Supplementary Guidance.

On the Playdrome site, development proposals for retail units that integrate with and provide a strong frontage and relationship with the Canal, in accordance with Policies WD1 and FCC1, will be supported.

Co-operative Building

The Co-operative department store is a Category B listed building of significant architectural importance to Clydebank but is currently under-occupied. Located on the corner of Chalmers Street and at the entrance to the Clyde Shopping Centre, it occupies a prominent position on the southern edge of the town centre. The ground floor of the building has been converted into Council offices which provide a central location for service provision.

Clydebank Proposal 1

Co-operative Building

Proposals for the sensitive re-use and restoration of this landmark building will be supported. The setting and character of the building should be considered in any proposals for the surrounding area.



Bandstand Activity Day, Three Queens Square, Clydebank Town Centre

Image: Clydebank Can

Alexandria Town Centre

Alexandria has the smallest of the three town centres in West Dunbartonshire. It performs a local retailing and service role, predominantly serving the Vale of Leven. Alexandria has a traditional, terraced high street with commercial uses on the ground floor and flats above, and includes many attractive red sandstone buildings. The more recent, but dated, shopping area of Mitchell Way extends east from Main Street. The Town Centre has low levels of vacant retail units and is well served by public transport.

The Alexandria Town Centre Masterplan (2008) identifies key re-development opportunities and enhancement projects and provides guidance on preferred land uses, layouts and urban design. The Masterplan remains relevant and should be followed by development proposals within the town centre. Recent high quality residential development has brought the former Kippen Dairy (winner of a Scottish Quality in Planning award 2017) and Leven Cottage sites back into use. However, further redevelopment opportunities exist, particularly at Mitchell Way, where new retail units and residential development are supported as part of a mixed-use development.

Alexandria Town Centre has several small foodstores but would benefit from the introduction of an anchor food retailer to help attract and retain shoppers in the town centre. In 2011, approximately half of the Vale of Leven's residents' expenditure on food shopping was estimated to be spent outwith the area. The Plan therefore supports the development of a modern foodstore on a site extending south from Mitchell Way to retain food expenditure in the town without having a detrimental impact on other retailers.

The former Alexandria Medical Centre site, together with adjoining sites on Bank Street, provides an opportunity for comprehensive redevelopment along the south side of Bank Street. New housing and town centre uses such as shops, offices, cafes, public services and leisure will be supported here. Main Street and Bank Street are the two main routes through the town centre for vehicles and pedestrians. These streets and the parking to the rear of properties on the west side of Main Street would benefit from a range of public realm improvements including new and improved paving, lighting planting and street furniture. Quality public realm, building refurbishment and shopfront improvements to Main Street would help to emphasise the importance of the town's principal shopping street and will be supported by the Council subject to funding being available.

Development Strategy

The Development Strategy for Alexandria Town Centre is:

- To strengthen the retail offer through the identification of opportunities for a new foodstore and other new and refurbished retail floorspace;
- To increase the population of the town centre through the identification of housing opportunities;
- To support mixed use redevelopment along Bank Street;
- To support residential development on the former Council Office site on Church Street; and
- To enhance the attractiveness of the town centre through accessibility, public realm and transport improvements.

The Development Strategy Map, over, illustrates what parts of the Town Centre are appropriate for the uses identified within the Development Strategy.



Alexandria Town Centre Policy Statement

Key Projects and Uses

All new developments shall be in accordance with the Alexandria Town Centre Masterplan. In particular, the Plan will support the following key projects and uses:

- A new foodstore of approximately 2,300 sq.m, on a site extending south from Mitchell Way;
- Other new and refurbished retail floorspace in and around Mitchell Way where it complements existing uses;
- Residential development opportunities, especially within the Mitchell Way redevelopment, to increase footfall and diversity of uses;
- A further residential opportunity at the former office site on Church Street;
- The restoration of the B-listed Smollet Fountain and its incorporation into a new civic space with a high quality setting at the junction of Bank Street and Main Street;
- A mixture of town centre uses as part of the redevelopment of the Bank Street;
- Building refurbishment, shopfront improvements and enhancement to the public realm, especially on Main Street and Bank Street;
- Improvements to parking and access from the rear of Main Street; and
- Improved multi-user and active travel linkages to the railway station and River Leven.

All development proposals will also require to be in accordance with other relevant policies of this Plan and Supplementary Guidance.

Bowling Basin

Bowling Basin is an 11.7 hectare site, which sits between Bowling and Old Kilpatrick, and is in the ownership of Scottish Canals. The Forth and Clyde Canal runs through the site and includes a series of Canal basins before opening out to Bowling Harbour and the River Clyde to the west. The Canal has a towpath which forms part of the National Cycle Route 7 and arches under an old railway line provide commercial uses. The Canal is a Scheduled Monument and the basins, locks, drawbridges, as well as, other buildings on the site, are Category B Listed Buildings. The majority of the land to the south of the Canal is wooded and is locally valued; forms part of the green network; and provides a wildlife habitat, which stretches eastwards into the Saltings Local Nature Reserve. To the south of the wooded area is a beach along the Firth of Clyde with the foreshore forming part of the Inner Clyde Special Protection Area.

The Masterplan, which is informed by the 2014 Bowling Basin Charrette, aims to develop the potential of the site as a gateway to the western end of the Canal, as part of the wider regeneration of the waterways across central Scotland. In order to achieve the strategy for the area, the Masterplan seeks to make the most of the tourist potential of the site, maximise the green network opportunities and connections, as well as sensitively enhancing the ecology and cultural heritage on the site.

A significant level of investment, in excess of £10 million, has been made in Bowling by Scottish Canals in conjunction with partners. The investment has seen the restoration of the Arches and other improvements around the basin, which has had a positive impact on tourism, economic regeneration and the restoration and re-use of important heritage. Further investment within Bowling Basin to provide a waterfront path along the harbour wall and a highline path on the arches are currently being progressed. In 2017, the Council and Scottish Canals won a Scottish Award for Quality in Planning for Phases 1 and 2 of the Bowling Arches refurbishment.

Development within the site must not have an adverse effect on the Inner Clyde Special Protection Area (SPA) for which redshank are the qualifying interest. Proposals for development must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Account should also be taken of the HRA of this Proposed Plan, including measures potentially required to address disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

Development Strategy

The Development Strategy for Bowling Basin is:

- To implement and deliver the masterplan, including residential development along both sides of the Canal; improved woodland south of former railway line; green network enhancements including a linear park along the former railway line; and commercial and leisure uses centred on the lower basin and former railway arches; and
- To create an exemplar of an integrating green infrastructure approach to development.

The Development Strategy Map, over, illustrates what parts of Bowling Basin are appropriate for the uses identified within the Development Strategy.

Bowling Basin Policy 1

Bowling Basin

All development proposals within Bowling Basin shall require:

- To be in accordance with approved masterplan and design principles for this site and the Planning Permission in Principle (DC15/270) consent;
- Avoid any adverse impact in relation to the Forth and Clyde Canal and be in accordance with Policies FCC1 and WF1; and
- To create a high quality environment and design, which minimises the impact on existing woodland and green infrastructure.

Bowling Basin Proposal 1






Harbour Path

The Council will work with Scottish Canals, landowner(s) and other partners to provide a waterfront path to connect Bowling Basin to Bowling Station and Scott's Yard.












Bowling Basin

Development Opportunities

-  Mixed Use Opportunity
-  Housing Opportunity (Indicative)
-  Site Access Route (Indicative)
-  Green Network Enhancement
-  Waterfront Walkway (Indicative)

Historic and Natural Environment

-  Forth and Clyde Canal
-  Scheduled Ancient Monument
-  Inner Clyde SPA
-  National Cycle Network
-  Core Paths
-  Open Space
-  Woodland
-  Category B Listed Building
-  Category C Listed Building

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

H2(6)
Bowling

Lomondgate

Lomondgate Business Park is a strategically important location for business and economic development within West Dunbartonshire. It is located adjacent to the A82, the Vale of Leven Industrial Estate and forms part of the Lomondgate Strategic Economic Investment Location. It is set within an attractive natural setting next to the River Leven.

This Plan continues to support the site for business and industrial development but changes the designation of the site to Mixed Use to ensure that there is a range of ancillary and compatible leisure and tourism development to help stimulate economic development within the undeveloped area of the Business Park adjacent to the Lomondgate Roundabout. This will involve a Masterplan for the site being prepared to ensure that the site is developed to a high quality, which integrates with the landscape setting of Lomondgate, and enhances linkages with the Local Nature Conservation Site associated with the River Leven and adjoining Vale of Leven Industrial Estate green network.

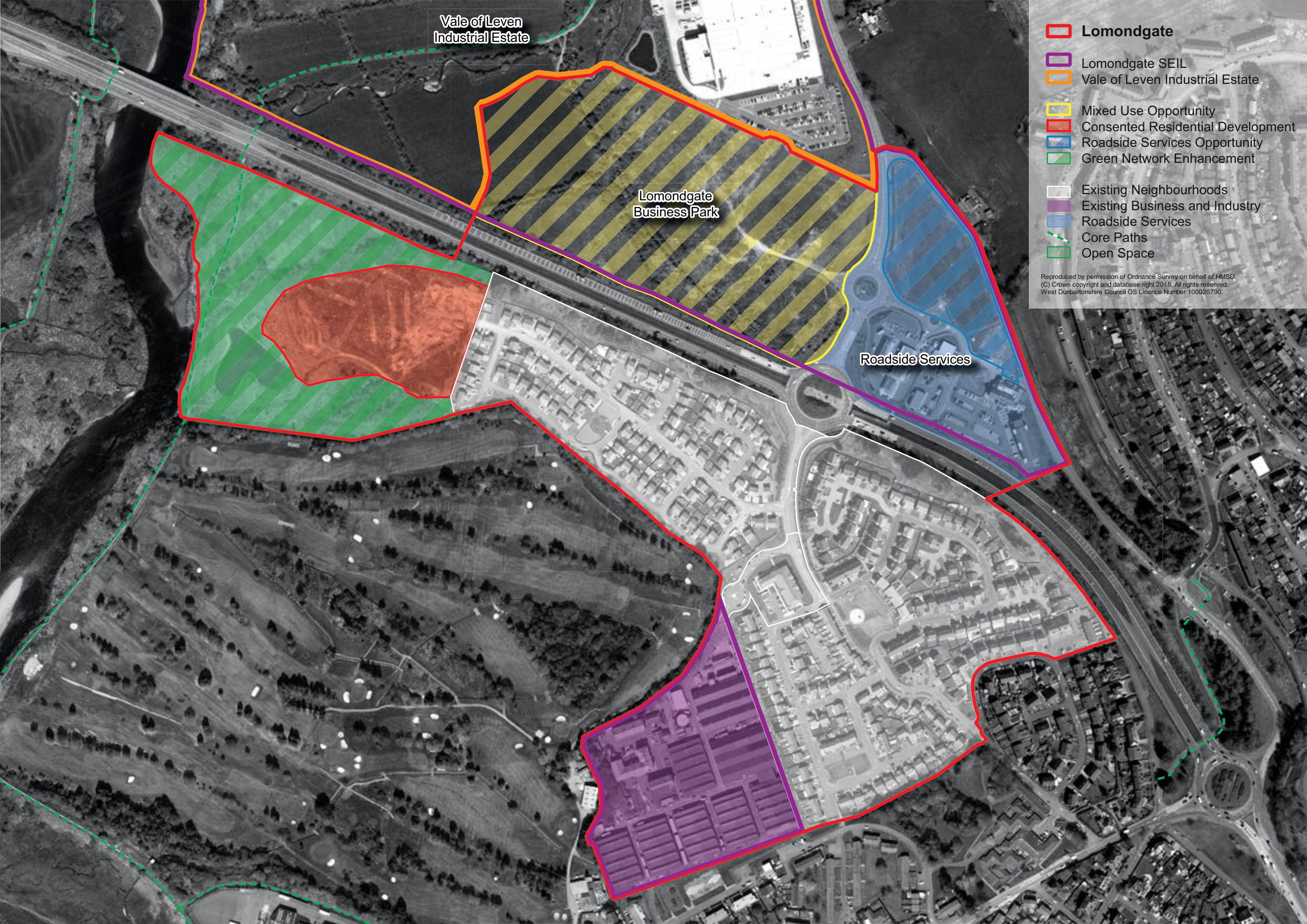
The Roadside Services Area has seen the establishment of several visitor and food and drink facilities, along with a petrol filling station and Hotel, all set within a high-quality environment. However, there are still development plots available for tourist, retail and Class 3 (food and drink) uses. Therefore, this Plan continues to support these uses within the Roadside Services Area.

Development Strategy

The Development Strategy for Lomondgate Business Park and the Roadside Service Area seeks to deliver the following:

- A high quality and successful business and industrial site;
- Appropriate and compatible commercial leisure and tourism uses;
- A thriving and diverse roadside services area; and
- Enhancement of the Green Network surrounding the site.

The Development Strategy Map, over, illustrates what parts of Lomondgate Business Park and Roadside Services Area are appropriate for the uses identified within the Development Strategy.



Vale of Leven
Industrial Estate

Lomondgate
Business Park

Roadside Services

- Lomondgate
- Lomondgate SEIL
- Vale of Leven Industrial Estate
- Mixed Use Opportunity
- Consented Residential Development
- Roadside Services Opportunity
- Green Network Enhancement

- Existing Neighbourhoods
- Existing Business and Industry
- Roadside Services
- Core Paths
- Open Space

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.

Lomondgate Policy 1

Lomondgate Business Park

Proposals for development within this area will only be acceptable to the Council where they meet all of the following criteria:

- A Masterplan for the site has been developed;
- At least 50% of the site is developed for Class 4, 5 or 6 business and industrial development;
- Proposals for commercial, leisure and tourism uses within the Business Park are restricted to uses such as a garden centre, hotel or gym; and
- Landscaping within the site is required to help strengthen the local landscape character and green network within and through the site. Proposals should strengthen the landscape setting of Lomondgate and enhance linkages with the Local Nature Conservation Site associated with the River Leven and adjoining Vale of Leven Industrial Estate green network.

Proposals for Retail and Housing development on the Mixed-Use Part of the site, as identified on the Development Strategy Map over, will not be supported by the Council.

Lomondgate Policy 2

Roadside Services Area

Development of further tourist related facilities and Class 3 (Food and Drink) Uses will be supported by the Council within the site where they do not have an adverse impact on the vitality and viability of Dumbarton Town Centre.



**Completed Housing Development
Lomondgate**

Image: Strathleven Regeneration



Lomondgate Services

Image: Strathleven Regeneration



Lomondgate

Image: Strathleven Regeneration

Vale of Leven Industrial Estate

The Vale of Leven Industrial Estate makes up the northern part of the Lomondgate Strategic Economic Investment Location. The industrial estate has an attractive woodland setting along the River Leven and contains the Category A Listed Strathleven House at its centre.

The Vale of Leven Industrial Estate contains a number of significant employers, such as international firms like Aggreko, and several local firms. Two of these existing employers, Chivas Ltd and McPherson's, have recently gained planning permission to expand their operations within the area. The significant investment by Chivas in their Kilmalid site will result in the creation of a new bottling facility and the transfer of approximately 400 of their employees from their current facilities in Paisley, Renfrewshire. The investment by McPhersons will allow their business operation to be centralised and represents a significant investment within the Industrial Estate.

Currently, the Industrial Estate comprises over 17 buildings providing around 18,500sqm of predominately industrial floorspace. This includes Levenside Business Court, which is a modern industrial development, owned by the Council. The Business and Industrial Land Review (April 2018) identified that there is currently around 17% (or approximately 3,145 m²) of floorspace available to let. At the time of publishing seven of the 13 units within Levenside Business Court were occupied and the Council was actively marketing the remaining units.

There are five remaining undeveloped business and industrial opportunity sites presenting some 14.9 ha of additional development land for Business, Industrial and Storage and Distribution uses, which the Council wish to see developed to build on the recent investment in the Estate. However, there are still a number of vacant and poorly maintained buildings, especially within the central area of the industrial estate, that affect its amenity and its competitiveness in attracting investment. As a result, this area is in need of major improvement and the Council will explore measures on how the central area can be enhanced to encourage further investment in the Estate.

The Council has supported the establishment of a management trust for the estate, as a successor to the Business Improvement District which ended in June 2017. The management trust will take forward the maintenance and management of the estate, addressing issues of vacant or poorly maintained buildings, as well as, the protection and enhancement of green space, in order to increase the attractiveness of the estate as a place to invest.

Development Strategy

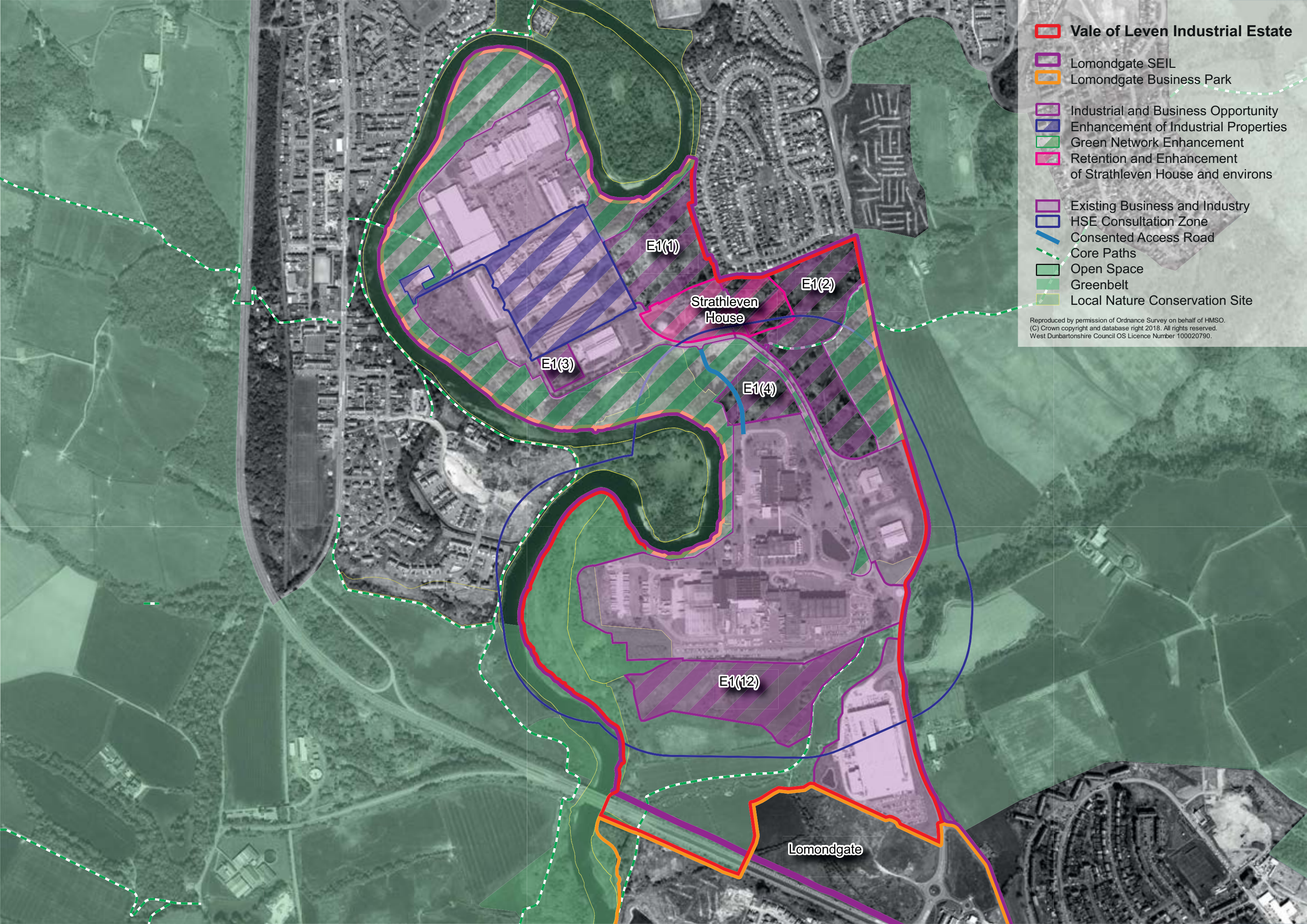
The Development Strategy for the Vale of Leven Industrial Estate is:

- Supports new development on identified development opportunity sites and upgrading and enhancement of business and industrial uses on existing sites; and
- Seeks the protection and enhancement of the Greenbelt, Local Nature Conservation Site and Green Network.

The Development Strategy Map, over, illustrates what parts of the Industrial Estate are appropriate for the uses identified within the Development Strategy.

The Green Network, which provides the setting to the Industrial Estate and the River Leven, is protected by Greenbelt and Open Space designations with large parts of the Estate being protected as a Local Nature Conservation Site. The boundaries of these designations have been reviewed in light of recent development proposals. Working with partners and the Management Trust, the Council is seeking to further enhance the Green Network in the Industrial Estate in order to boost the attractiveness of its location and also to encourage workers within the Estate to use these green network assets for leisure and recreation which is important for health and well-being.

Development proposals within the Health and Safety Notification Zone, as identified on the Development Strategy Map, are required to be considered at an early stage in the development of the planning application. The Health and Safety Executive should be consulted at an early stage when preparing development proposals in this regard.



- Vale of Leven Industrial Estate**
- Lomondgate SEIL
- Lomondgate Business Park
- Industrial and Business Opportunity
- Enhancement of Industrial Properties
- Green Network Enhancement
- Retention and Enhancement of Strathleven House and environs
- Existing Business and Industry
- HSE Consultation Zone
- Consented Access Road
- Core Paths
- Open Space
- Greenbelt
- Local Nature Conservation Site

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

E1(1)

E1(2)

Strathleven House

E1(3)

E1(4)

E1(12)

Lomondgate

Vale of Leven Industrial Estate Policy 1

Business and Industrial Development

Business and Industrial development proposals within the Vale of Leven Industrial Estate for Class 5 and 6 uses will be supported. Alternative uses of vacant properties within the Industrial Estate will be encouraged and supported where they accord with the provisions of Policy E2.

Development which results in any loss of land identified as being within the Green Network on the Development Strategy Map, will not be supported by the Council unless there is a demonstrated locational requirement for the development and compensatory open space is provided elsewhere within the site or wider Estate in accordance with Policy GI1. Where compensatory open space cannot be provided within the Estate, the developer is required to make a contribution to the green infrastructure fund as set out in Policy GI4 and the Green Infrastructure Supplementary Guidance.

Vale of Leven Industrial Estate Policy 2

Strathleven House

Development proposals associated with Class 4 Business Use will be continued to be supported by the Council. Alternative uses including conversion to a hotel, institutional uses or leisure uses will also be supported where they accord with Policy BE2. Proposals which seek to restore the dovecot, stables and coach house, which are identified as Buildings at Risk, will be encouraged and will also require to accord with Policy BE2.

Conversion to residential uses will not be supported by the Council due to the location of the building within a Business and Industrial Estate.

Vale of Leven Industrial Estate Policy 3

Green Infrastructure

Development proposals associated with improvement or enhancements to Greenbelt, Local Nature Conservation Sites and Green Network will be supported by the Council, especially where proposals encourage active recreational activities, such as, walking, running or cycling, within the Estate.

Vale of Leven Industrial Estate Proposal 1

Trees

The potential for a Tree Preservation Order within the Estate will be explored by the Council in partnership with the Management Trust.



Vale of Leven Industrial Estate

Image: Strathleven Regeneration



Our Key Assets



Greenbelt & Countryside

The Greenbelt encircles West Dunbartonshire's towns and villages, providing them with a landscape setting and important access opportunities for recreation, health and well-being. Rural areas of West Dunbartonshire, which extend beyond the green belt, are designated as countryside.

New development is directed towards the urban area to support regeneration and maintain the attractiveness and character of the Greenbelt and countryside from inappropriate development. Within these areas, there is a need to proactively support economic development and diversification while ensuring that the character of the area, and the built and natural heritage that resides within it, is protected. In the right circumstances, proposals associated with tourism, leisure and farm diversification can contribute to and boost the economic profile of the rural area. The Greenbelt and Countryside map, over, details their extents within West Dunbartonshire.

Opportunities for development within the Greenbelt and countryside are limited to those which have the benefit of planning permission; are identified within the Plan or can demonstrate they have a specific requirement and are appropriate for this location. Development proposals within the Greenbelt and countryside are required to accord with the criteria contained within the Greenbelt and Countryside Policy GB1 opposite.

Policy GB1






Greenbelt & Countryside

Development outwith the urban area, identified on the Proposals Map, will be restricted to the following uses:

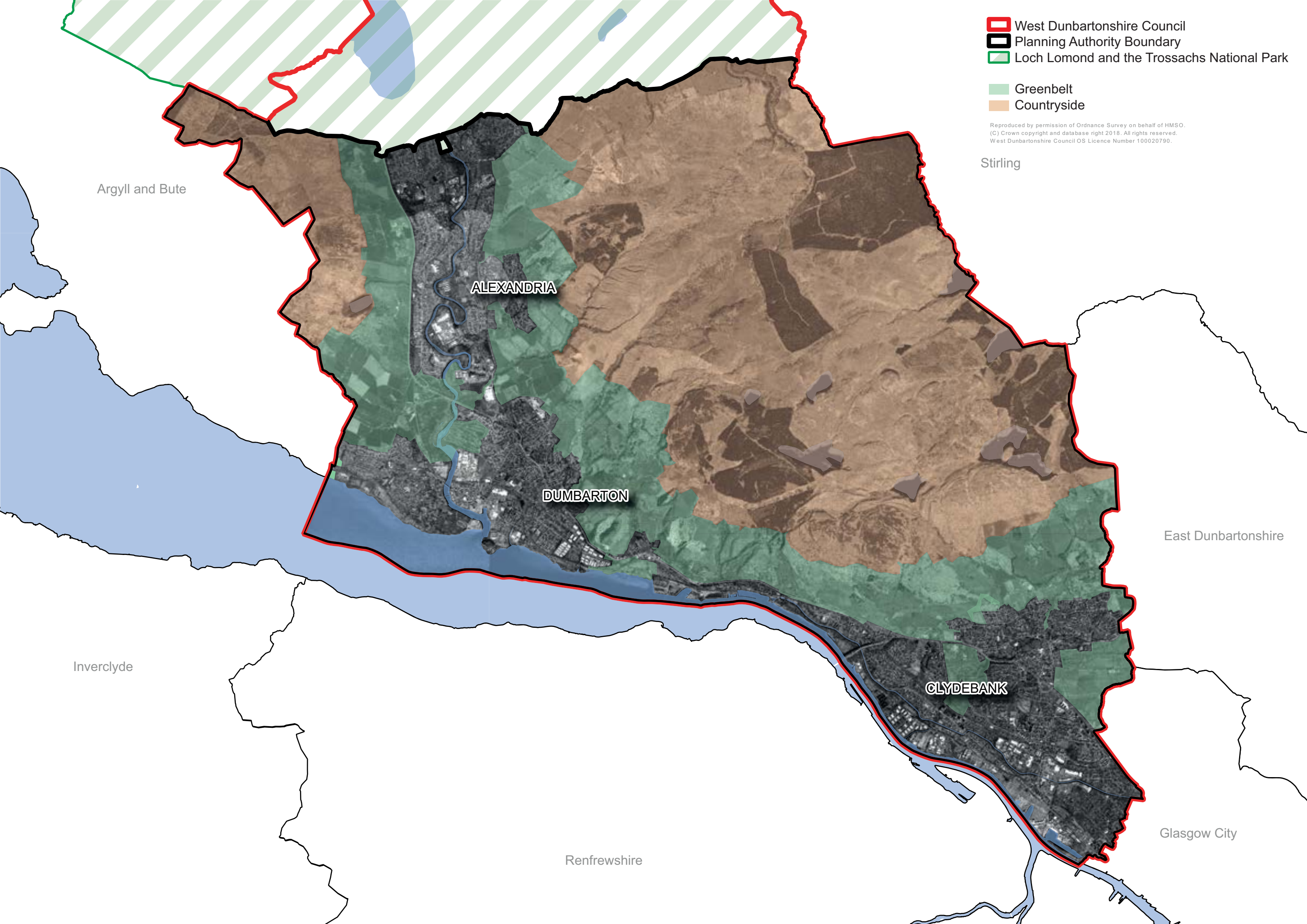
- Residential development in accordance with Policy H1;
- Development associated with agriculture, horticulture and forestry, including residential developments, shall be justified as required to support these uses.
- Rural economic development and appropriate farm diversification activities which are compatible with a rural location and are supported by a five year business plan;
- Recreation, leisure and tourism uses requiring, and appropriate for, a rural setting;
- Extensions and outbuildings within the curtilage of existing buildings which are proportionate and appropriately designed in relation to the existing building;
- The appropriate re-use of existing buildings which it is desirable to retain for their local significance or historic or architectural character, subject to that character being retained; and
- Infrastructure with a specific locational need.

Proposals for development which is related to the above types of development within the rural area will need to ensure the following requirements are met:

- a) Are fully compatible with surrounding established countryside character and have no unacceptable impacts on the environmental quality of the greenbelt or countryside;
- b) There are no unacceptable impacts on the landscape character of the area; and
- c) Do not undermine the purpose of the Greenbelt or countryside at that location.

-  West Dunbartonshire Council
-  Planning Authority Boundary
-  Loch Lomond and the Trossachs National Park
-  Greenbelt
-  Countryside

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.



Argyll and Bute

ALEXANDRIA

DUMBARTON

CLYDEBANK

Stirling

East Dunbartonshire

Inverclyde

Renfrewshire

Glasgow City

Our Waterfronts

The River Clyde, the River Leven and the Forth & Clyde Canal are key watercourses which are part of West Dunbartonshire's unique character. These watercourses are a key component of the Strategic Green Network and require to be protected in line with the Water Framework Directive and River Basin Management Plans.

The strategy for the waterfront is to ensure that the water environment of all our watercourses is protected and that any development strengthens and enhances its contribution to the key waterfronts in West Dunbartonshire.

Proposals for development which promote recreational access on or adjacent to the Inner Clyde Special Protection Area (SPA), for which redshank are the qualifying interest, and/or the Endrick Water Special Area for Conservation (SAC), where Atlantic Salmon and Brook Lamprey are the qualifying interest, must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal.

This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Account should also be taken of the HRA of this Proposed Plan, including measures potentially required to address pollution and disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

Policy WD1

Waterfront Development

Development proposals adjacent to one or more of these assets are required to meet the following criteria:

- a) Developments shall present a frontage to the waterfront which enhances the appearance of the waterfront and contributes to the overlooking of it;
- b) Proposals for the design, massing and scale of built form, including materials and colour, demonstrate a coordinated approach that successfully integrates the development within the landscape and wider views;
- c) Access to and along the water's edge shall be provided, protected or enhanced where appropriate. Public access to the water's edge will be required in most cases, but where there is a proposal to restrict access to the waterfront this must be justified; and
- d) Proposals which promote recreational use on or adjacent to watercourses will be supported, subject to proposals having no adverse effect on the integrity of a Natura 2000 site or the Forth & Clyde Canal Scheduled Monument and its setting.



Clyde Waterfront: Bowling Basin, Esso and Scott's Yard

Kilpatrick Hills

The rugged uplands of the Kilpatrick Hills provide an impressive backdrop to the urban areas of West Dunbartonshire, creating a unique sense of place. They have special landscape qualities, form an extensive habitat network and are an important recreational resource.

The value of the Kilpatrick Hills' landscape is recognised by its designation as a Local Landscape Area and the background to this designation is provided within the Local Landscape Area: Statement of Importance 2015. As well as the landscape value of the Kilpatrick Hills, the area features a network of nationally and locally important nature conservation sites, which together cover much of the area. They provide a robust framework of habitat connectivity, and recognise the wildlife value of the open mosaic of habitats in the Hills. The extent of the Kilpatrick Hills is shown on the map over.

The Kilpatrick Hills are linked to the wider green network and the urban area by a number of core paths and burn corridors, which provide access for visitors and link to the habitat network. The Central Scotland Green Network Study for the whole of the Kilpatrick Hills was published in 2011 with the aim of maximising the green network potential of the Hills. It is considered that the objectives and action plan could be revised and updated due to the age of the Study.

However, it is important to understand that no landscape can expect to remain unaltered; for example changes to woodland cover will change the appearance of the Kilpatrick Hills over time. One of the potentially most significant changes in the Kilpatrick Hills relates to wind energy. The spatial framework for wind energy within West Dunbartonshire is contained within the Renewable Energy chapter of this plan. Other more intensive types of recreation have also been proposed and as with all proposed development, will have to be assessed against the following policy to ensure the protection of the character of the Kilpatrick Hills. Detailed policies in relation to landscape, nature conservation, woodland, the water environment and core paths are all found in the Safeguarding our Environment and Connectivity chapters of this Local Development Plan.

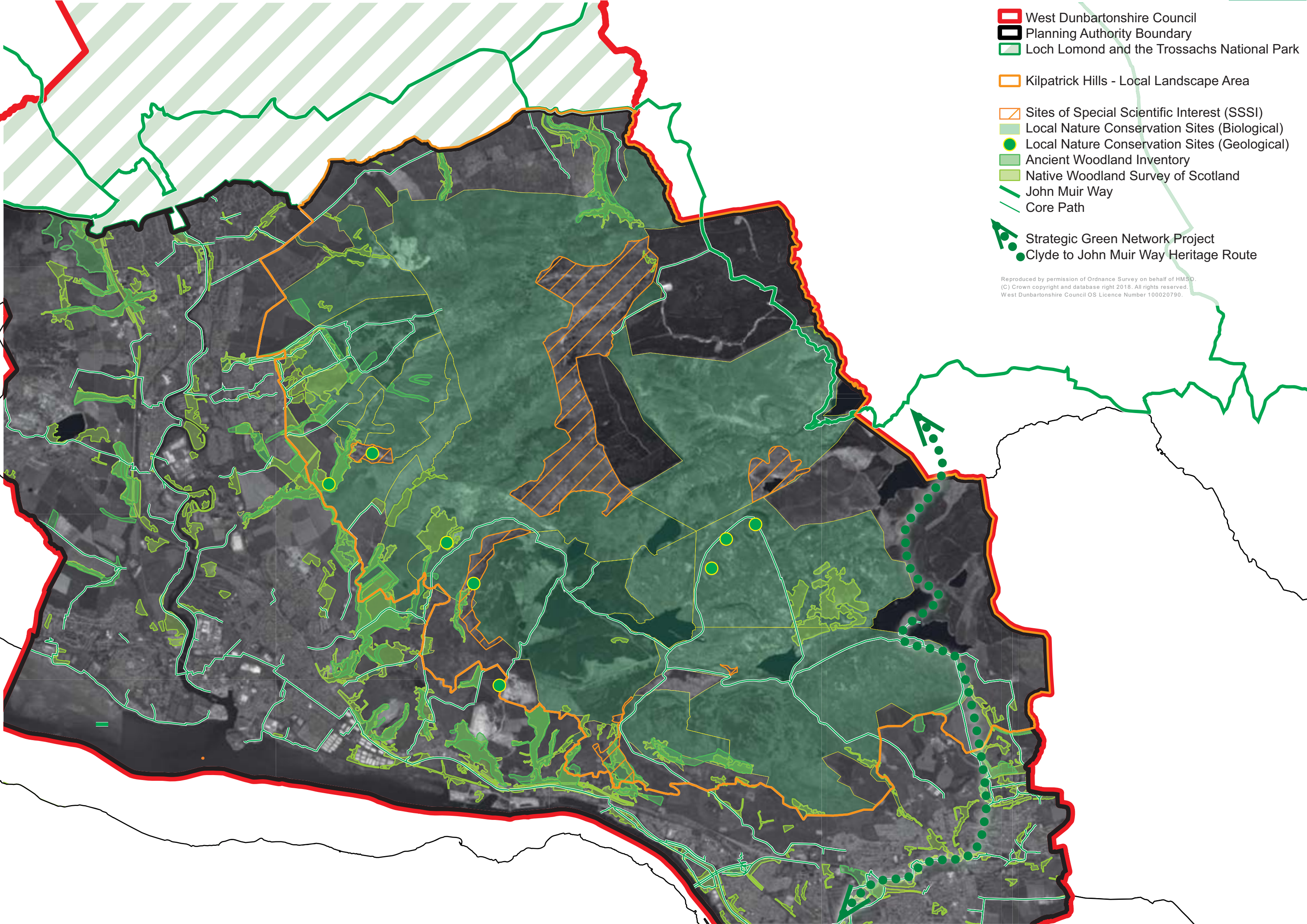
Policy KH1

Kilpatrick Hills

Any development proposed within the Kilpatrick Hills Local Landscape Area must:

- Protect and enhance the landscape character;
- Protect and enhance the integrated network of habitats and important geological features; and
- Protect and enhance the Hills as an accessible recreation resource.

The Management Plan contained within Kilpatrick Hills Central Scotland Green Network Study 2011 will continue to be implemented and developers should give due cognisance to the Management Plan when formulating development proposals within the Kilpatrick Hills.



- West Dunbartonshire Council
- Planning Authority Boundary
- Loch Lomond and the Trossachs National Park
- Kilpatrick Hills - Local Landscape Area
- Sites of Special Scientific Interest (SSSI)
- Local Nature Conservation Sites (Biological)
- Local Nature Conservation Sites (Geological)
- Ancient Woodland Inventory
- Native Woodland Survey of Scotland
- John Muir Way
- Core Path
- Strategic Green Network Project
- Clyde to John Muir Way Heritage Route

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.

Strategic Green Network

The Green Network is comprised of connected areas of green and open space, which are purposefully managed to provide identified roles. West Dunbartonshire forms part of the Central Scotland Green Network, a national development identified in National Planning Framework 3. Green networks serve a number of different functions and deliver a range of benefits, such as connected habitats, off-road active travel routes, recreational and amenity spaces. Multifunctional areas, which incorporate all of the different facets of the green network, deliver the greatest benefits.

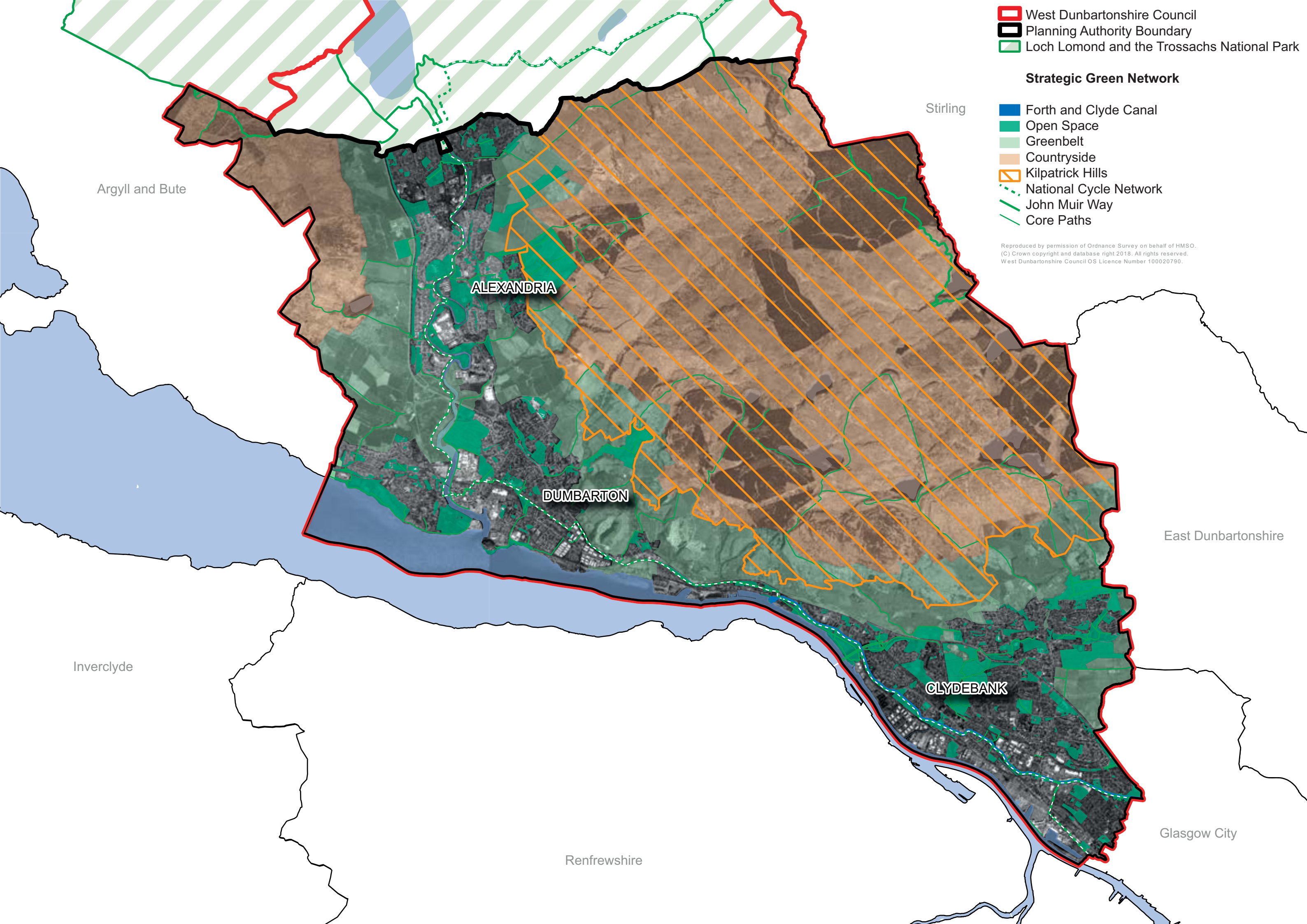
The Supplementary Guidance on Green Infrastructure identifies the principal green network assets in West Dunbartonshire and specific opportunities for improvements. It also provides further detail on the green network requirements to be provided by all new development as part of Policy GI4 Green Infrastructure. The Creating Places Section of this Plan provides a Green Infrastructure design policy to maximise the benefits of green network provision. Further guidance on this will be provided within the Creating Places and Green Infrastructure Supplementary Guidance.




Detailed policies for safeguarding and enhancing existing open space and ensuring green infrastructure is integrated into the design of all new development, are set out in the Creating Places, Green Infrastructure, Connectivity and Safeguarding the Environment sections of this Plan.

Green Network Strategy

The strategy for the Green Network is:

- to safeguard the existing Green Network; and
- to ensure new development enhances and expands the Green Network by creating new multifunctional green and open spaces, and improves existing green network assets and the connections between them.



-  West Dunbartonshire Council
-  Planning Authority Boundary
-  Loch Lomond and the Trossachs National Park

Strategic Green Network

-  Forth and Clyde Canal
-  Open Space
-  Greenbelt
-  Countryside
-  Kilpatrick Hills
-  National Cycle Network
-  John Muir Way
-  Core Paths

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

Argyll and Bute

Stirling

ALEXANDRIA

DUMBARTON

CLYDEBANK

East Dunbartonshire

Inverclyde

Renfrewshire

Glasgow City

Strategic Green Network Projects

Strategic Green Network Projects

The following strategic projects are considered necessary in order to strengthen West Dunbartonshire's contribution to the Central Scotland Green Network and will be delivered through green infrastructure contributions as detailed in Policy GI4 and the Green Infrastructure Supplementary Guidance:

Access Priorities

- Clyde to John Muir Way Access and Heritage Route
- Forth and Clyde Canal, strategic and local connections to and from the Canal and improvements to the Canal towpaths for use as a recreational resource
- Alexandria footbridge across River Leven
- Clydebank Town Centre to Hardgate walking route
- Expansion of grassland and wetland habitats in Brucehills Playing Fields while enhancing the park
- Management and expansion of grassland and heathland habitat in Faifley Knowes

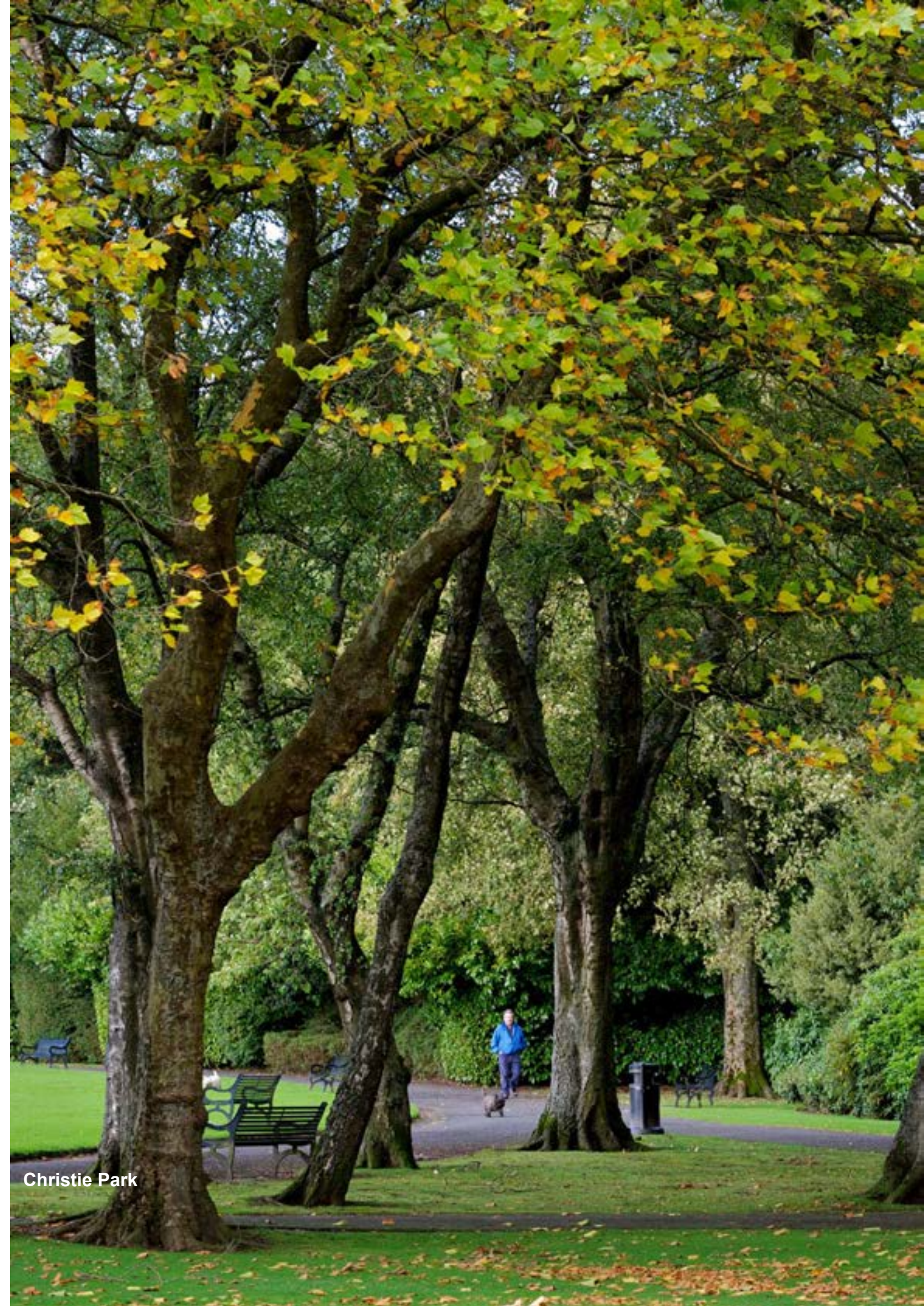
Habitat Priorities

- Expansion of grassland habitats across the Strathleven Corridor to improve connectivity between east and west wider countryside

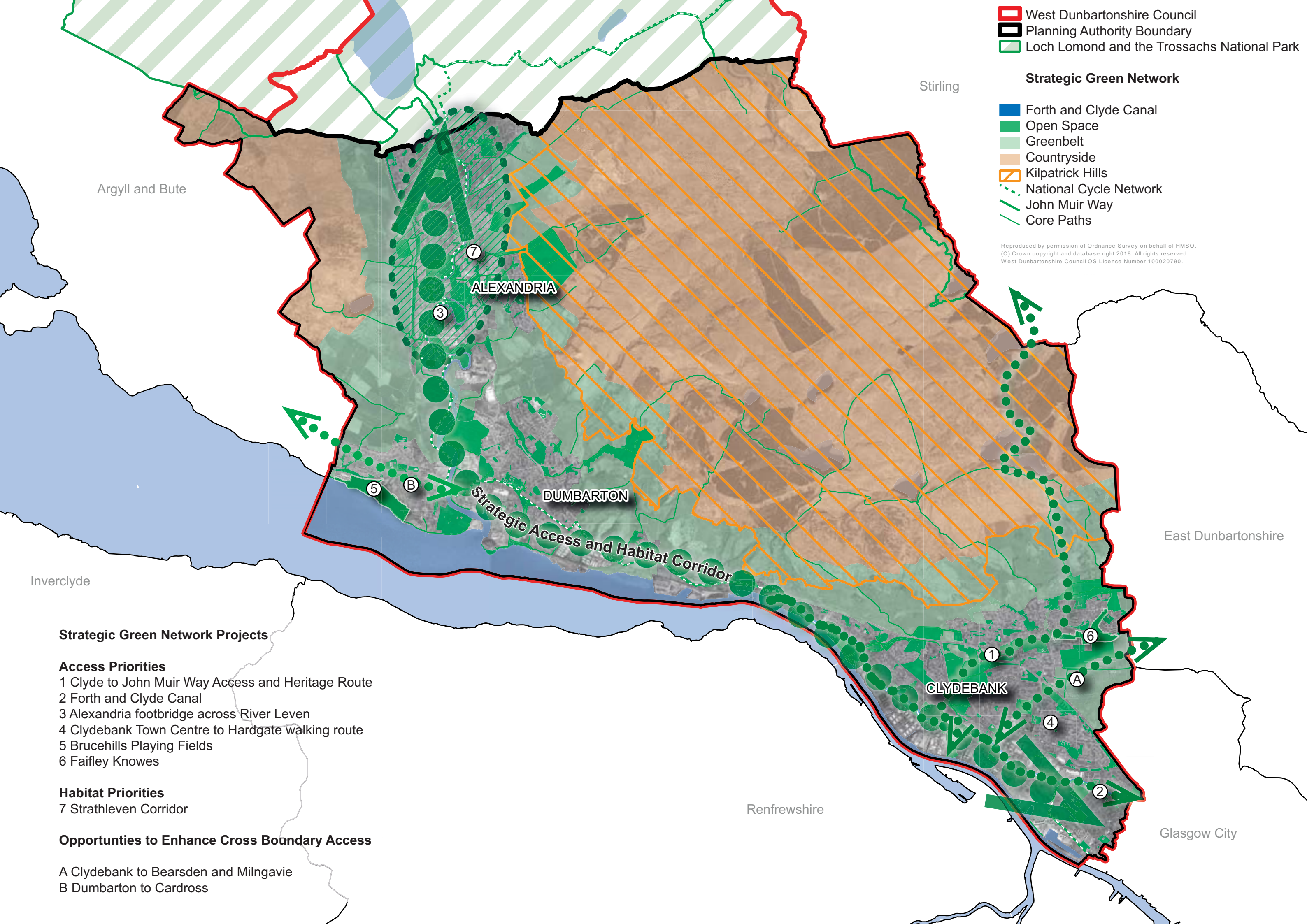
We will also continue to explore the following opportunities to enhance cross-boundary access:

- Clydebank to Bearsden and Milngavie
- Dumbarton to Cardross

The map over shows the location of these strategic projects.



Christie Park



- West Dunbartonshire Council
- Planning Authority Boundary
- Loch Lomond and the Trossachs National Park

Strategic Green Network

- Forth and Clyde Canal
- Open Space
- Greenbelt
- Countryside
- Kilpatrick Hills
- National Cycle Network
- John Muir Way
- Core Paths

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

Strategic Green Network Projects

Access Priorities

- 1 Clyde to John Muir Way Access and Heritage Route
- 2 Forth and Clyde Canal
- 3 Alexandria footbridge across River Leven
- 4 Clydebank Town Centre to Hardgate walking route
- 5 Brucehills Playing Fields
- 6 Faifley Knowes

Habitat Priorities

- 7 Strathleven Corridor

Opportunities to Enhance Cross Boundary Access

- A Clydebank to Bearsden and Milngavie
- B Dumbarton to Cardross

Argyll and Bute

Stirling

East Dunbartonshire

Inverclyde

Renfrewshire

Glasgow City

ALEXANDRIA

DUMBARTON

CLYDEBANK

Strategic Access and Habitat Corridor

The Antonine Wall World Heritage Site

The Antonine Wall crosses central Scotland from Old Kilpatrick on the River Clyde to Bo'ness on the River Forth. It was the most northerly section of a trans-national frontier which helped protect and define the Roman Empire.

Since 2008 the Antonine Wall has been a World Heritage Site, as part of the trans-national Frontiers of the Roman Empire World Heritage Site which includes Hadrian's Wall in England and the German Limes. World Heritage Status infers a commitment to protect the exceptional cultural significance of the Antonine Wall and the 'Outstanding Universal Values' for which it was inscribed. The map, over, shows the extent of the Antonine Wall within West Dunbartonshire.

A small section of the Antonine Wall can be viewed above ground in West Dunbartonshire, at Golden Hill Park. The wall runs west to east through West Dunbartonshire from Old Kilpatrick to the boundary with Glasgow at Drumchapel. A buffer zone is identified along much of the Wall, protecting its setting. The Antonine Wall Management Plan (2014-19) is the principal mechanism for proactively promoting the Antonine Wall. The Management Plan provides a framework for management, conservation and enhancement and includes objectives and actions to safeguard and enhance the Antonine Wall.

The Management Plan also aims to promote awareness and understanding by improving physical and intellectual accessibility and realise the full potential of the Antonine Wall as an education and learning resource. Supplementary Guidance has been prepared to provide advice on managing the impact of development on the World Heritage Site, outlining a presumption against development which would have an adverse impact on the Antonine Wall and its setting.

West Dunbartonshire Council is the lead authority for the 'Rediscovering the Antonine Wall' Heritage Lottery Fund Project, which is a multi-partnership project by West Dunbartonshire, East Dunbartonshire, Glasgow City, North Lanarkshire and Falkirk Councils and Historic Environment Scotland. This is a £2.2 million project which aims to raise awareness of the Antonine Wall throughout Scotland and the UK as well as onto Europe and beyond. The Heritage Lottery Fund has confirmed that this project will be funded on 26th September 2018.

Policy AW1

Antonine Wall

Development that would have an adverse impact on the Antonine Wall or its setting will not be permitted. Proposals affecting the Wall will be considered in relation to the information and guidance contained in the Supplementary Guidance.



East Dunbartonshire






East Dunbartonshire

Glasgow City

Renfrewshire

Glasgow City

Renfrewshire

-  West Dunbartonshire Council
-  Planning Authority Boundary
-  Antonine Wall World Heritage Site
-  Antonine Wall World Heritage Site Buffer
-  Scheduled Ancient Monuments

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(C) Crown copyright and database right 2018. All rights reserved.
West Dunbartonshire Council OS Licence Number 100020790.

Forth & Clyde Canal

The Forth and Clyde Canal is an important green network asset assisting water management, with its towpath and wider surroundings acting as a wildlife corridor, active travel route, as well as a location for recreation and relaxation.

The Forth & Clyde Canal opened in 1790 and provided a route for the seagoing vessels of the day between the Clyde and Forth rivers. However, as ships became larger and the railways became the dominant mode of moving goods, the fortunes of the canal declined and it was formally closed in 1963. A multi-million pound project saw the canal re-open in 2001 and a series of projects have improved the canal environment, with significant further investment planned at Bowling Basin.

The Council is supportive of further improvements to the canal and its environs. Development alongside the canal, including properties backing onto the canal, will be expected to complement and enhance its green network functions, and have regard to its status as a Scheduled Monument. The Clydebank Can Supplementary Guidance seeks to enhance key sites along the canal within central Clydebank as detailed in Delivering our Places: Clydebank Town Centre section of this Plan.

Policy FCC1

Forth & Clyde Canal

Development alongside the Forth & Clyde Canal should enhance this green network asset. Development that would have an adverse impact on the canal or its setting will not be permitted.



Forth and Clyde Canal, Bowling Basin

Image: Scottish Canals



Community Consultation
Centre 81, Clydebank

Image: Clydebank Can

Communities and Place



Communities and Place

Communities and their aspirations are at the heart of successful places. Places that work for our communities are central to Community Planning West Dunbartonshire's vision of delivering improved outcomes and targeting of resources to help communities make their places better.

The focus of service delivery and interventions around defined communities and the concept of place sets a long-term direction and ambition for Community Planning West Dunbartonshire. Ultimately, this place-based approach will help to deliver the services Communities require, established through a sound understanding of how communities view their place and how they wish to see their community and place developed. Community involvement and empowerment is essential in helping to shape, influence, direct and help to deliver the vision and plans that can improve their place and wellbeing.

Locality Planning in West Dunbartonshire incorporates Place as a central core theme. Locality Place Plans will be fully developed with our communities and will reflect their wishes and aspirations for their place. This approach aligns with the requirements of the Community Empowerment Act, as Locality Planning is required to make a clear commitment to involving communities in developing a vision for their 'place' which informs how development, infrastructure, and funding should be targeted towards their local community and place. The diagram opposite illustrates this process.

Each of the Locality Place Plans will be developed from smaller grass-roots Neighbourhood Plans which will be built up to form a coherent Community vision for the area. To ensure that Locality Place Plans can be responsive and flexible to the needs of Communities, they will be able to be frequently and quickly updated where necessary to reflect community's priorities. This approach will give our Communities a strong voice in how their local area can be enhanced and will be prepared jointly by the Council and Communities for defined neighbourhoods within West Dunbartonshire.

The Local Outcome Improvement Plan: the Plan for Place (2017-2027) sets a spatial planning context, based on delivering places our communities are proud of. Local Development Plan 2 is required to help deliver this spatial planning context and therefore sets a policy framework which will allow for the adoption of Locality Place Plans as Supplementary Guidance, as well as having a strong emphasis on designing places for people first. Local Development Plan 2 also has a strong commitment to embedding the role of Green Infrastructure within placemaking. Green Infrastructure plays an important role within communities, as it provides opportunities for social interaction and recreation; thus creating stronger, more inclusive and diverse communities.

This Plan also sets the context for how developers should take into account the views of the Community as expressed through the Locality Place Plan for the area. The aim of this policy is to ensure our Communities have a bigger say in how their place is developed and that developers give due regard to the communities aspirations contained within the Locality Place Plan for that area.



Policy Framework

Locality Place Planning

The Local Development Plan will adopt Locality Place Plan(s) prepared within West Dunbartonshire as Supplementary Guidance where they meet the following criteria:

- a) Accords with the provisions of the Local Development Plan;
- b) Reflects the land use allocations contained within the Local Development Plan and does not propose alternative uses for these allocations which would be contrary to the Plan;
- c) Reflects the aspirations of the Local Development Plan, through Policies CP1 and CP2, to create and deliver high quality and successful places;
- d) A place based assessment of the area has been undertaken and provides justification for any development or improvement proposals;
- e) A spatial map detailing the Communities' aspirations for their Place; and
- f) The Locality Place Plan has been subject to significant and wide-ranging engagement and consultation with different ages, groups and individuals within that community or communities.

Locality Place Plan Supplementary Guidance will detail the vision and aspiration for that area; the areas of developments/improvements that the communities wish to see in their area and justification for these through a place based approach; what services/resources/projects and funding is required to deliver these aspirations; and a delivery strategy.

Policy LPP1

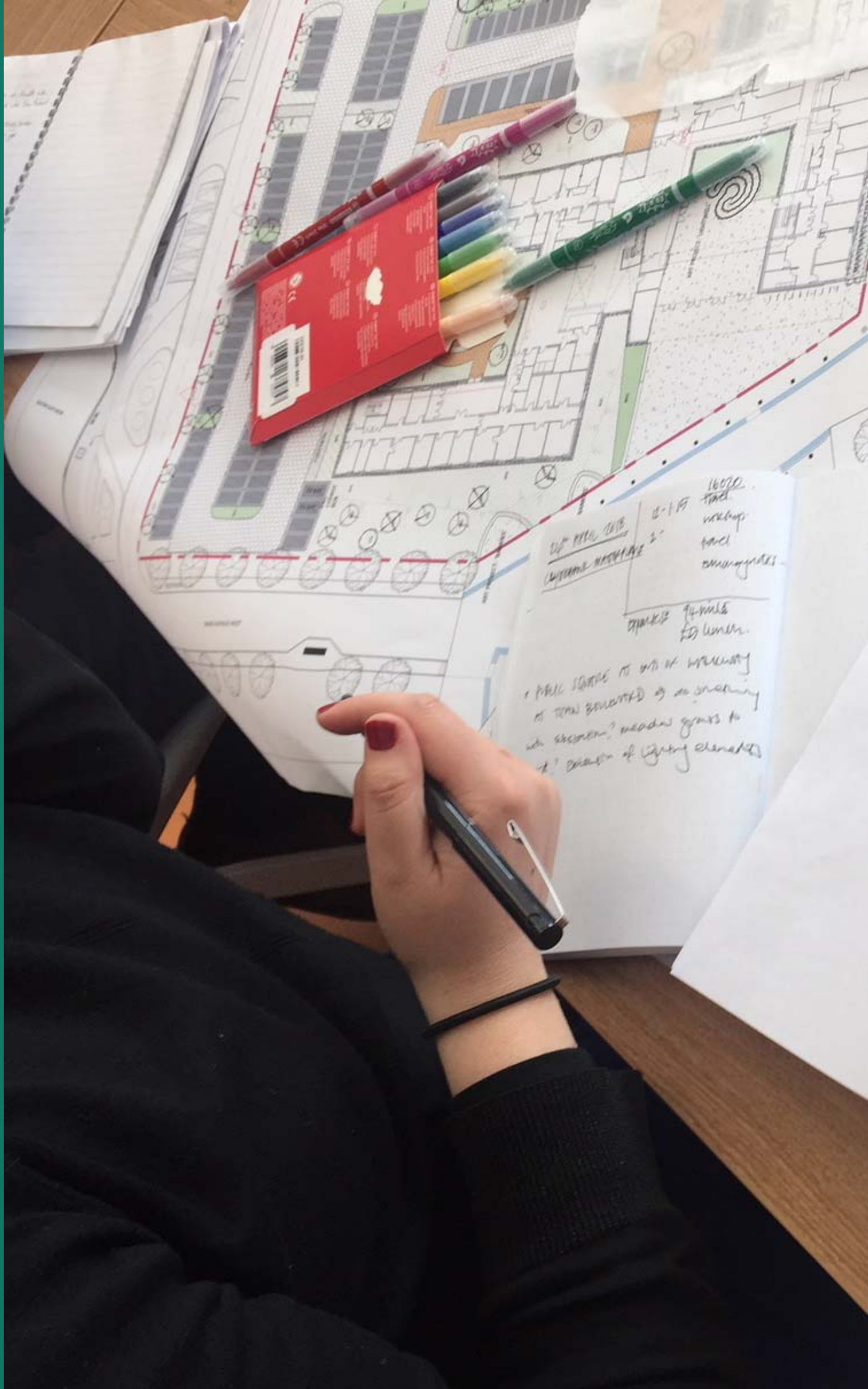
Development Proposals within a Locality Place Planning Area

When preparing major or significant development proposals within an area developers should take on board the aspirations of the Community as expressed within the Locality Place Plan(s) that have been adopted as Supplementary Guidance for that particular area, and where it is directly related to the development. Where the development proposal conflicts with the Locality Place Plan, an assessment of economic benefit will require to be undertaken.

The Council would suggest the developer explores this potential economic benefit with the community through the Pre-Application Consultation (PAC) process. Where a major or significant development proposal is not in line with the Locality Place Plan for that area, the developer must be able to demonstrate that the development supports the delivery of the strategic priorities of the Council for the development to be supported by this Local Development Plan and outweigh the Locality Place Plan(s) for the area.

Note: Should the Pre-Application Consultation process be altered through the new Planning Bill, further guidance on how this Policy should apply will be published by the Council.

Creating Places



Creating Places

Local Development Plan 2 sets out a vision for West Dunbartonshire to be a great place to live, work and visit. This vision is for the creation of places that put the needs of the people that use them first. West Dunbartonshire has great places reflecting its history, industrial heritage and outstanding natural beauty.

The Creating Places policies seek to ensure that all new development enhances and protects our great places and strengthens existing communities, as well as creating new and distinctive places which generate economic activity; encourage walking, cycling and healthy lifestyles; support sustainable patterns of movement and energy efficiency; and connect people to the historic and natural environment. By meeting these objectives new development will lead to vibrant and walkable places which enable our communities, in line with the Council's Strategic Priorities, to be Flourishing, Independent, Nurtured, Empowered and Safe.

Policy CP1: Creating Places sets out criteria which guide development proposals through the design process so as to achieve the six qualities of successful places as set out in Scottish Planning Policy: Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource Efficient and Easy to Move Around and Beyond. Further guidance on the stages of the design process set out in the criteria of Policy CP1 and the distinctive character of West Dunbartonshire will be provided in the Creating Places Supplementary Guidance.

Green infrastructure is an essential component of liveable, walkable and sustainable places. It includes parks, play areas, nature reserves and street trees, as well as rivers, ponds, sustainable drainage systems and other water features. Developers must consider green infrastructure first and as an integral part of designing places for people.

As this Plan is focused on raising the standards and quality of design within West Dunbartonshire, Policies CP1 and CP2 will apply to all development.

The implementation of the Creating Places policies will be supported through the activity of the Place and Design Panel; the preparation and adoption of site specific guidance as Supplementary Guidance; and the preparation of Supplementary Guidance on Creating Places and Green Infrastructure. Policies CP3 and CP4 relate to the following topics:

- CP3: Masterplanning
- CP4: Place and Design Panel

Policy CP1

Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the **distinctive identity** of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that **streets** are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) **Green infrastructure** must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the **layout and form** of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new **buildings and materials** used are of a high quality, sustainable and suited to the climate and location;
- f) Provide **sustainable design** which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Note: Until such times as the Creating Places Supplementary Guidance is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

Policy CP2

Green Infrastructure

Developments are required to create high quality places people can enjoy living and working in and which contribute to healthy lifestyles and wellbeing by delivering green infrastructure that contributes to the development and enhancement of a multi-functional green network. All developments shall demonstrate that green infrastructure has been integrated into the design approach from the outset in line with the following requirements:

- a) **Green Infrastructure Design Requirements:** Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, in accordance with the Green Infrastructure Supplementary Guidance. Proposals should take account of the existing on-and off-site green infrastructure assets and developments should demonstrate how the design and layout has been informed by and developed in response to these assets.
- b) **Access Networks:** Development proposals must take account of existing access networks within and around the site. Applicants should demonstrate how the design and layout of development prioritises active travel modes (linking work places, schools, community facilities and public transport hubs) and recreation routes, as well as maintains and enhances the quality and connectivity of the active travel network. Applicants are expected to integrate active travel routes with green infrastructure. Where integration is not proposed, applicants must provide evidence as to why it is not possible. Proposals must demonstrate that the needs of all users have been provided for throughout the year;
- c) **Open Space:** Development proposals are required to meet local accessibility, quality and quantity standards for open space, addressing existing deficiencies in provision, and be designed to cater for the needs of the whole community year-round, as set out in Policy GI2: Open Space Standards and the Green Infrastructure Supplementary Guidance;
- d) **Water Management:** Development proposals are required to integrate well-designed and naturalised Sustainable Drainage Systems (SuDS) features, to manage drainage and water quality, as set out in Policy ENV 5: Water Environment, and in line with the current Sewers for Scotland. Applicants should demonstrate how the design and layout of SuDS reflects and responds to the site circumstance and local landscape character. Applicants are expected to integrate SuDS proposals with green infrastructure and active travel proposals, as part of a multi-functional approach, which should be delivered and integrated as part of a green network. Where integration of SuDS is not proposed, applicants must provide evidence as to why it is not possible. Where SuDS are part of open space obligations, they should be safe and accessible whilst creating an enhancement to local distinctiveness;
- e) **Habitat Enhancement:** Development proposals must protect, restore and enhance biodiversity habitat networks, and environmental quality within and linking to the site. Opportunities for improving the conservation status of priority species and the inclusion of ecological features within the built environment should be considered;
- f) **Stewardship:** Developers must consider the long-term management and maintenance of green infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development.

All new development is required to accord with the guidance set out within Creating Places and Green Infrastructure Supplementary Guidance, which will set out further guidance and examples on the criteria contained above.

Note: Until such times as the Green Infrastructure and Creating Places Supplementary Guidance are adopted by the Council, the Our Green Network and Residential Development: Principles for Good Design Planning Guidance, which are non-statutory, should be referred to by landowners and/or developers.

Policy CP3

Masterplanning and Development Briefs

Masterplans are required to be provided for:

- All sites within the Delivering Our Places section of this Plan;
- Major or smaller complex development sites;
- Sites that are within a sensitive area, such as a Conservation Area; and
- Sites that are likely to have significant impacts on the environment.

Masterplans for these sites are required to set out a phasing and delivery strategy which is realistic to market conditions. Development proposals should be brought forward in line with the proposed phasing.

Development Briefs and/or Design Guidance will be prepared by the Council for land in the ownership of the Council, unconsented sites, and for the types of sites specified above. Where appropriate these will be adopted as Supplementary Guidance.

Place and Design Panel

The Place and Design Panel will work collaboratively with developers, architects, landowners and key agencies, as appropriate to their remit, to assist in the design process. This approach will ensure that projects contribute to a culture of quality and high standards of design excellence using Policies CP1 and CP2. Developers are encouraged to engage with the Panel at an early stage and make the most of the objective and professional design advice that is available through the Panel.



Policy CP4

Place and Design Panel

Projects will be referred to the Place and Design Panel as set out in the Panel's Terms of Reference. Reports of the Place and Design Panel will be material considerations in the assessment of planning applications and applicants will be expected to demonstrate that their proposal has responded to the relevant Panel report.



Successful, Sustainable



Delivering Homes

Housing

One of the Scottish Government’s priorities is a strong and well-functioning housing system with a commitment to increasing the number of affordable homes within Scotland. Through the ‘More Homes Scotland’ approach the Scottish Government has allocated over £3 billion to fund 50,000 homes throughout Scotland by March 2021, of which 35,000 will be for social rent. The West Dunbartonshire Local Housing Strategy 2017-2022 sets out ten high level objectives which are to be used to measure how the Local Housing Strategy has been implemented. Some these measures will be implemented through Local Development Plan 2, namely:

- Maximising the delivery of new affordable housing through the More Homes Better Homes West Dunbartonshire initiative in partnership with developing Housing Association partners, delivering 1,000 new social rented homes in West Dunbartonshire;
- Ensuring a generous supply of suitable housing sites and deliver on the Council’s main strategic housing regeneration priorities including those at Dumbarton Harbour and Queens Quay; and
- Reducing the impacts of climate change and fuel poverty by supporting energy efficiency measures across all housing sectors and by delivering on compliance with the energy efficiency standard for social housing by December 2020.

West Dunbartonshire is home to around 90,000 people, living in around 42,500 households. Like many other areas in Scotland, there has been a continual fall in population over the last three decades. This Plan seeks to encourage existing residents to stay in West Dunbartonshire, as well as attracting new residents to live here. The policies in this chapter will ensure that enough land is available to meet the predicted need and demand for new homes, and will also protect and improve the attractiveness of established communities.

The Creating Places policies and Supplementary Guidance on Creating Places and Green Infrastructure will ensure that all new residential development will contribute to the creation of successful places and high standards of design. Through Policy CP2, green infrastructure, such as street trees, green walls, should be incorporated into the design of a development, thus assisting with thermal efficiency and natural shading/cooling of buildings and contributing to reducing the impacts of new housing on climate change. This approach accords with the Local Housing Strategy in this regard.

Meeting Housing Land Requirements

The Glasgow and the Clyde Valley Housing Need and Demand Assessment was prepared for Clydeplan and subsequently confirmed as robust and credible by the Scottish Government in May 2015. It sets out the evidence base for the Housing Supply Targets and the Housing Land Requirement for the period up to 2029 for both private and social rented housing.

Table 1: Housing Land Requirements 2012-2024			
	Private	Social Rented	All Tenure
A Housing Supply Target (2012-24)	1,800	960	2,760
B Housing Land Requirement (2012-2024 – 15% generosity)	2,070	1,100	3,170
C Housing Land Requirement (2017-2024 – 7yr average)	1,207	642	1,849
D Housing Land Audit 2017-2024	1,701	815	2,516
E SURPLUS 2017-2024 (D - C)	+494	+173	+667

Table 1 above sets out the Housing Supply Target for West Dunbartonshire for the first five year period of Local Development Plan 2. It has been agreed that 150 private and 80 social rented houses can be delivered per annum between 2012 and 2024. This is higher than the assessment of the additional housing required to meet need and demand in West Dunbartonshire from the Housing Needs and Demand Assessment and reflects the likely pace and scale of delivery, based on recent development levels; the effective land supply; and financial support available for affordable housing.

In order to ensure that there is enough flexibility in the land supply to ensure the Housing Supply Targets can be met, a 15% level of generosity has been added to the Targets to provide the Housing Land Requirement. Table 1 shows that in the period from 2012 up to 2024, the Housing Land Requirement should have a total capacity of 3,170. These figures are also shown in Schedules 7 and 8 of Clydeplan.

The Housing Land Requirement of this Plan does not take into account past completions and does not release additional land to compensate for under delivery in previous years. The reason for lack of delivery is not solely down to the amount of effective land available for housing development, as there are other reasons, such as financial, marketability of the area and so on, which have had a greater impact on housing sites, as identified in the previous Plans, not being developed.

Compared with the Housing Land Audit 2017, agreed in full by Homes for Scotland, there remains a surplus in the housing land supply over the Housing Land Requirement, which equates to over 667 units for the first five years of the Plan to 2024. As the shortfall of completions over housing supply targets over the 2012-2017 period was only 90 units (1,060 compared with 1,150), there is still sufficient effective housing land available for development, even if past completions were included with the Housing Land Requirement for this Local Development Plan.

Table 2: Housing Land Requirements 2024-2029			
	Private	Social rented	All tenure
A Housing Supply Target (2024-29)	750	400	1,150
B Housing Land Requirement (2024-29)	860	460	1,320
C Surplus from 2017-2024	+494	+173	+667
D Additions from Established Supply	765	371	1,136
E Total supply (C+D)	1,259	544	1,803
F SURPLUS 2024-2029 (B - E)	+399	+84	+483

Table 2 above sets out the land supply position over the plan period from 2024 to 2029. The Housing Land Requirement for this period will be met by carrying over the surplus from the 2017-24 period and from additional land from the established supply. The post-2024 land supply in the 2017 Housing Land Audit indicates a significant amount of land in the private sector. It has been assumed less than a third of this land will produce completions in the 2024-29 period. In terms of social rented sites, which tend not to be identified so far in advance as those for the private sector, the sites in the established land supply have been augmented by longer-term proposals identified in the Strategic Housing Investment Programme.

The existing housing land supply offers a generous supply of land for housing when compared to both the private and the social rented housing land requirement for the first five years of the land and beyond to 2029. The conclusion that there is enough land to meet the requirements is reflected in Homes for Scotland’s response to the Main Issues Report.

An assessment of all the development opportunities in this Plan was undertaken as part of the preparation of Local Development Plan 2. This suggested the de-allocation of some sites in the established supply, which are no longer expected to deliver new housing and have been therefore removed. In addition, although not needing to identify any additional land allocations for housing, this Plan has identified a number of small to medium sites, identified within Schedules 2 and 3, which will add to the range and choice of housing sites on offer in the 2017 effective land supply.

Policy H1

Housing Land Supply

A five year effective supply of housing land will be maintained at all times throughout the lifetime of the Plan to enable delivery of the strategic housing requirement. This will be monitored and updated annually through the Housing Land Audit.

The Council will prioritise the early delivery of sites within the established land supply, if the audit identifies a shortfall in the five year effective land supply. In this instance, the Council will support housing proposals which:

- Are capable of delivering completions in the next five years;
- Can address infrastructure constraints;
- Are in a sustainable location; and
- Do not undermine the strategic focus on urban regeneration and brownfield redevelopment.

Housing Land

The tenure split proposed in Schedules 2 and 3 of this Plan is indicative. However, as there are specific Housing Supply Targets for each tenure, justification will be required for development of any housing site for a different housing tenure than that indicated in this Plan. A different type of tenure will be supported where there is no significant overall impact on meeting the specific housing land requirement for that type of tenure. Some sites are identified as long-term-release sites within this Plan and these sites are not expected to deliver housing within the first Plan period, but are still considered appropriate housing sites, and will be brought forward if completion rates increase; more land is required; or there is shortfall in supply within the first Plan period.

The Council will provide additional design and layout guidance as a series of development briefs, in line with Policy CP3, and these will be adopted as Supplementary Guidance where appropriate.

Policy H2

Housing Sites

The sites in Schedules 2 and 3 are reserved for new housing development. Housing on these sites will be supported where they accord with Policies CP1 and CP2; other relevant policies of the Plan; and related Supplementary Guidance.

Affordable Housing

The Council has considered whether it should introduce an affordable housing quota policy within this Plan, which would seek a contribution from private developers towards meeting the provision of social rented housing. The West Dunbartonshire Local Housing Strategy concluded that the Housing Need and Demand Assessment did not support the need for an affordable housing policy requiring a certain percentage of housing sites to deliver affordable houses. Completions have remained steady without the need for a policy and are programmed to continue to exceed the housing supply target. Development progress has been helped by the Scottish Government's commitment to support new affordable housing and the identification of an ambitious housing investment programme.

Under its More Homes West Dunbartonshire initiative, the Council has announced ambitious plans to deliver 1,000 new Council and Registered Social Landlord homes in the next five years, which is significantly in excess of the housing supply target.

The Council has therefore concluded it should not introduce an affordable housing quota policy in this Plan due to the progress the Council and its partners have made on exceeding the affordable housing supply target. Therefore, this Plan will continue to specifically identify sites for social rented housing to meet the housing supply target. The majority of these sites are within the ownership of the Council or Registered Social Landlords. Tables 1 and 2 over demonstrates that this approach identifies sufficient land to meet the housing supply target over the period of this Plan. Additional proposals, highlighted in the Strategic Housing Investment Plan 2018-2023, will augment the land supply in later years, subject to these sites being in accordance with the provisions of this Plan.

The West Dunbartonshire Design Standard, which at the time of writing the Plan was in the process of being updated, applies to all new build projects supported by the Affordable Housing Supply Programme. It aims to improve standards for energy efficiency, as well as encouraging better external design and internal space standards. Local Development Plan 2 supports the continued use of the Design Standard for all new build affordable housing projects.

Homes for Particular Needs

As in many other areas of Scotland, West Dunbartonshire has a growing population of older people. Ideally people should be supported to allow them to continue to live independently in their own homes as they get older. This might require adaptations to their existing home, or moving to more suitable accommodation, for example, to a home without stairs. The demand for sheltered housing or housing specifically built for older people is also likely to increase. Proposals for this type of accommodation in suitable accessible locations, for whatever tenure, will be welcomed. In addition, all new housing should comply with the Housing for Varying Needs guidance to ensure it is suitable for all life stages and that it will meet future needs.

Despite the desire to help older people remain at home and, as our population continues to age, the demand for care home and nursing home places will continue to increase. The Council has provided a new Care Home at Crosslet Estate in Dumbarton, and a second is to be built at Queens Quay in Clydebank. A new private care home in Alexandria has been completed and has been opened for use. This reorganisation of Care Homes has resulted in the sites of the former smaller homes being vacated, creating opportunities for redevelopment to other appropriate uses. The reuse of these properties for residential development and other uses is supported by this Plan, subject to being in accordance with the provisions of this Plan.

Policy H3

Homes for Particular Needs

Particular needs housing will be supported on the sites contained within Table 3 of this Plan, and other suitable sites, where they accord with the relevant policies of the Plan.

Table 3: Sites for Particular Needs Housing				
Site Ref	Address	Location	Status	Particular Need
H3(1)	Auchentoshan	Clydebank	Proposal	Care Home
H3(2)	Queens Quay	Clydebank	Consent	Care Home
H3(3)	Dalreoch	Dumbarton	Proposal	Travellers' Site
H3(4)	Cochno Waterworks	Hardgate	Consent	Care Home

Note: Development of those sites which are in the greenbelt will be restricted to the uses and areas identified.

Residential Amenity

New house-building is only a small part of the overall number of homes in West Dunbartonshire. The majority of residents live in well-established areas, and it is important that these are kept or made as attractive as possible for the residents living there. Inappropriate development which could have a detrimental impact on the amenity of a community will not be supported. Local shops, community uses and some small scale employment uses, such as nurseries and offices, can add to the attractiveness of a residential area and provide convenient services, but must respect the amenity of the area.

Policies CP1 and CP2, the Creating Places Supplementary Guidance and other relevant Policies of the Plan, will be used in conjunction with Policy H4 to ensure all new development is well integrated with existing residential areas and has no detrimental impact on them.

Policy H4

Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy G11, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

Revitalising Our Economy

West Dunbartonshire has a mixed economy where a previous dominance of heavy industry and engineering is evolving into a more diversified economy. West Dunbartonshire is home to international employers such as Aggreko, National Australia Group and Chivas Brothers, as well as the public sector, including the Council, NHS and Scottish Government agencies. There are also many smaller companies based in West Dunbartonshire operating both locally and internationally.

The Council's Economic Development Strategy (2015-2020) seeks to create an inclusive and prosperous place where people choose to live, work and invest. As a result, the policies below aim to encourage and support our existing businesses, as well as providing the environment for new businesses to grow and flourish. Ensuring a sufficient and flexible supply of land is a key aspect of meeting these aims and the allocation of Business and Industrial Land has been reviewed and informed by Background Report 1: Business and Industrial Land Review (April 2018) to ensure that there is sufficient and shovel ready business and industrial land available and capable of meeting the needs of businesses within West Dunbartonshire.

There are two Strategic Economic Investment Locations within West Dunbartonshire: Lomondgate and Clydebank Riverside and a number of existing business and industrial estates, such as Broadmeadow Industrial Estate, Dumbarton and Clydebank Business Park, which provide office pavilions and workshop units. These areas are generally well occupied, with a turnover in the occupancy of existing premises, which provides opportunities for new start-ups and relocations, and are seen as important locations for economic growth and activity. Some of these industrial areas would benefit from investment in the appearance of both premises and the wider environment.

Over recent years, the Council has received increased interest from non-industrial/business uses to locate to vacant units within existing business and industrial areas. In the correct circumstances, non-industrial/business uses within a business and industrial area can revitalise and bring new investment, which has wider economic benefits to the area. Yet, it is important to ensure that the overall supply of land and premises for business and industry are not detrimentally affected, ensuring that a generous and varied supply remains. Measures, therefore, require be put in place to ensure that there is a successful balance of uses and that new proposals do not adversely affect existing business and industrial uses.

Policy E1

Economic Growth

The Council supports economic development by directing proposals for business, industrial, or storage and distribution uses to the sites listed in Schedule 4. Development of Class 4, 5 and 6 uses within existing business and industrial areas not listed within Schedule 4, but identified on the Proposals Map, will be supported by the Council.

Policy E2

Alternative Uses of Business and Industrial Land

Proposals for alternative uses of land or premises which are currently or have been previously used for business, industrial or commercial uses will be supported where it can be demonstrated that they accord with the following criteria:

- a) There is no adverse impact on the operation of existing uses or the potential for future business, industrial or employment use within the area;
- b) The proposal protects and enhances the attractiveness of the area as an industrial and business location;
- c) The proposal is ancillary to the industrial and business uses;
- d) There is no unacceptable detrimental impact on the availability of employment land; and
- e) The economic benefit that the proposal can bring to the area is demonstrated.

Additional guidance is provided within the Clydebank Business Park Supplementary Guidance for alternative uses specifically proposed within Clydebank Business Park.

Golden Jubilee National Hospital, Clydebank

The Golden Jubilee National Hospital, which is home to regional and national heart and lung services and is a major centre for orthopaedics, is a major employer in West Dunbartonshire. As part of the Scottish Government's investment of £200 million to meet demand for elective procedures over the next 10 years, proposals are currently being prepared to enable the hospital to expand its services.

The Council is working with the Hospital Trust to develop proposals for a physical expansion and is supportive of the development of high quality facilities within the hospital campus, which are accessible by sustainable modes of transport. Development associated with the Hospital will be supported on sites within the Clydebank Riverside Strategic Economic Investment Location where they would increase the range of services at the Hospital and/or would allow the location of research facilities, or other important secondary businesses, to be located in close proximity to the Hospital.

Development within the Hospital Campus or within the Clydebank Riverside Strategic Economic Investment Location, however, must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. This may require a study of redshank behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. Account should also be taken of the HRA of this Proposed Plan, including mitigation measures potentially required to address disturbance both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

Policy E3

Golden Jubilee National Hospital

Development proposals for the extension and enhancement of facilities at the Golden Jubilee will be supported by this Plan where a masterplan has been prepared for the hospital campus and associated areas; a Travel Plan has submitted, which demonstrates how additional trip generation associated with any extension can be managed sustainably; and where the proposals accord with the relevant policies within this Plan.

Alternative development proposals within Clydebank Riverside Strategic Economic Investment Location, particularly within Cable Depot Road as identified within Queens Quay Development Strategy Map, which are associated with the Hospital and would result in new life science, business and financial proposals, will be supported where they are identified within the Hospital Campus Masterplan; accord with Queens Quay Policy 2; and complies with other applicable policies within the Plan.

Council Depot, Stanford Street, Clydebank

The Council Depot at Stanford Street is currently used for fleet and waste services by the Council. As the requirements of the Council will change in the long term, outwith the time period of this plan, it is important to introduce a flexible approach to the designation of this site and the appropriate uses allowed within it. In the Local Development Plan: Proposed Plan (2016), the site was allocated as a long term release site for housing. Local Development Plan 2 changes this designation to mixed use to allow the required flexibility as justified above.

Policy E4

Council Depot, Stanford Street

Development proposals which are related to Use Class 4 and 5 business and industrial uses; housing; and uses associated with art and culture will be supported and should ensure that the mix of uses proposed for the site are compatible with each other; do not have an adverse impact on the existing residential character and amenity of the surrounding area; and are in accordance with other applicable policies of the Plan.

Roadside Services

There are clusters of roadside services within West Dunbartonshire which provide facilities, such as, petrol stations, shops, cafes, restaurants and hotels. The largest of these facilities are located at Milton and Lomondgate. These provide convenient facilities for people visiting and passing through West Dunbartonshire and contribute to the local economy. The provision of such facilities in clusters maximises convenience and minimises impact on traffic flow. Any retail uses at roadside service locations should be predominantly for the purpose of passing trade rather than to serve the resident population of West Dunbartonshire.

Policy E5

Roadside Services

Tourist related development, which will enhance roadside facilities at Milton, will be supported where it does not significantly impact on trade within and the vitality and viability of town centres. Opportunities for further development of the Roadside Services Area at Lomondgate are required to be in accordance with Lomondgate Policy 2.

Tourism

Tourism is recognised by the Council's Economic Development Strategy as a key economic sector for West Dunbartonshire. This reflects the proximity of Loch Lomond and the National Park and other visitor attractions such as Dumbarton Rock and Castle. Tourism facilities, including accommodation ranging from B&Bs to hotels, infrastructure such as car parks or paths and attractions, are supported by this Plan. They should be appropriately located and designed so as not to impact on residents and existing businesses, or the environment which attracts visitors to West Dunbartonshire.

Policy E6

Tourism Development

The development of new and existing tourist facilities will be supported and encouraged throughout the Council area where they avoid adverse impacts on Natura 2000 sites, the green network and built heritage and are in accordance with other relevant policies within the Plan.

Glasgow Airport

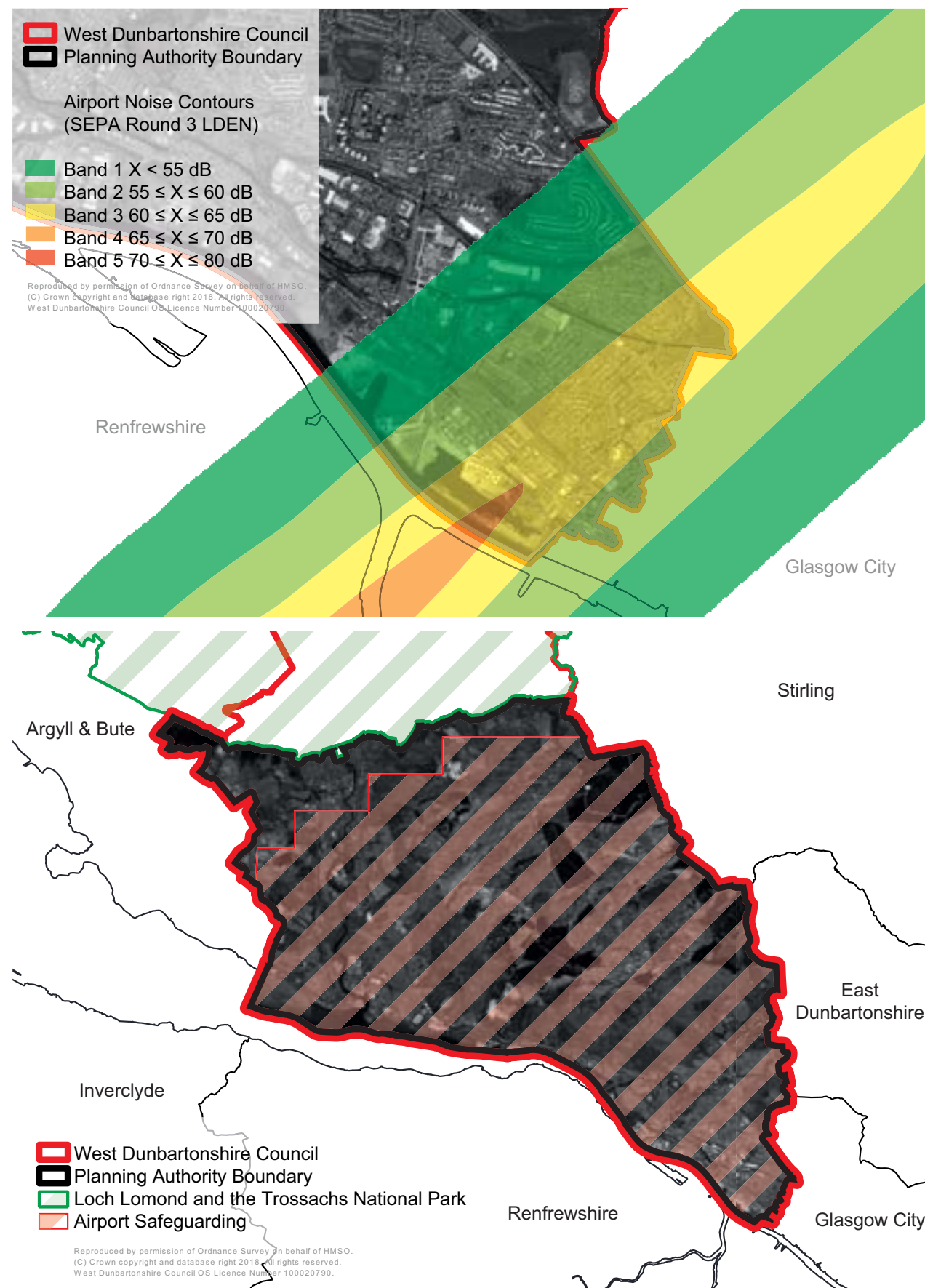
Glasgow Airport is a major economic driver for Scotland, and particularly west central Scotland. The airport provides jobs both directly and indirectly to people in West Dunbartonshire. It offers further support to West Dunbartonshire's economy by linking local businesses to wider economic markets and bringing visitors in to the area.

There are areas of West Dunbartonshire which are under the flight path of Glasgow Airport and are therefore affected by aircraft noise. Noise sensitive uses such as housing, hospitals, educational establishments, offices, places of worship and nursing homes may not be suitable or may require mitigation measures in these areas. In addition, much of West Dunbartonshire is within the safeguarding zone of Glasgow Airport where there are restrictions on the height of buildings and lighting and uses that would attract birds or interfere with navigation. Glasgow Airport will be consulted in respect of applications that may affect the airport's operations. The maps opposite show the areas which might be affected by aircraft noise (above) and where there might be height restrictions (below).

Policy E7

Glasgow Airport and Aircraft Noise

Development that would adversely impact on the operations of Glasgow Airport or would be adversely affected by aircraft noise will not be permitted.



Supporting Town Centres

Network of Centres

West Dunbartonshire is well served by a network of centres ranging from its three town centres of Clydebank, Dumbarton and Alexandria to local centres. Clydebank and Dumbarton are recognised by Clydeplan as Strategic Town Centres.

Town centres are at the pinnacle of the network hierarchy. They are a key element of the economic and social fabric of West Dunbartonshire, at the heart of communities and are centres for employment, commerce and civic activity. They are the preferred location for new retail and commercial leisure developments so as to sustain this role of the town centre and help maintain their vibrancy and vitality.

Town centres should also be the focus for a mix of uses including public services, entertainment, recreation, cultural and community facilities, as well as homes and businesses. This diversity is becoming increasingly important in light of the growing challenge town centres face from changing shopping habits; particularly the competition from online shopping and from other, larger centres. In order to remain successful, town centres will need to embrace a mix of uses and be able to diversify in order to compete with online shopping and evolving consumer habits. Each of the town centres are discussed in more detail in the relevant Delivering our Places sections.

Outwith Town Centres, there are a number of commercial centres such as the St James Retail Park in Dumbarton, and Clyde and Kilbowie Retail Parks in Clydebank. In addition, Lomond Galleries and Antartex Village offer retail outlet shopping.

Network of Centres Retail Strategy

West Dunbartonshire's centres each provide different but complementary retailing functions, with the town centres also providing a wider service and business role. Each centre has a defined role within a hierarchy of centres. The purpose of this strategy is to ensure that the centres within the network continue to complement each other and fulfil their role as successfully as possible. The strategy is set out in Table 4 over and will be used to determine planning applications.

Policy SC1

Sequential Approach

Proposals for retail, commercial and leisure investment, and other key town centre uses, should align with the sequential approach below and the preferred uses set out in Table 5, over. Developments are directed sequentially to:

- a) Town Centres (Clydebank, Dumbarton and Alexandria)
- b) Edge of town centre commercial centres
- c) Other edge of town centre sites (except in Alexandria where Lomond Galleries is the next preferred location after the town centre, owing to the desire to preserve the A-listed building)
- d) Out-of-centre sites which are accessible by public transport

All proposals for retail development outwith town centres and over 1,000 sqm are to be assessed in terms of their impact on centres higher up the hierarchy.

Retail proposals will be supported where they accord with the sequential approach and the strategy, role and functions of centres set out in Table 4. Proposals for retail development not according with Table 4, or in other locations, will not be supported if:

- There is a suitable opportunity in a sequentially preferred location;
- There would be an unacceptable impact on a centre which is sequentially preferred; or
- The proposed site is not accessible by public transport.

Table 4: Network of Centres in West Dunbartonshire		
Name of Centre	Type of Centre	Role and Strategy
All Town Centres	Town Centre	<ul style="list-style-type: none"> The 3 Town Centres are the main retailing destinations in West Dunbartonshire, as well as a focus for other uses including leisure, civic, office and community uses. Town Centres are the sequentially preferred location for retail, commercial leisure and other key town centre uses exceeding 1,000 sqm gross floorspace.
Clydebank		<ul style="list-style-type: none"> Clydebank is the largest town centre and serves as a destination centre for West Dunbartonshire as a whole and the north-west Glasgow conurbation (western parts of Glasgow, Bearsden and Milngavie). Proposals will be supported where they strengthen and diversify its role as a hub for retail, leisure, cultural, civic and office uses.
Dumbarton		<ul style="list-style-type: none"> Collectively, with its edge-of-centre stores, Dumbarton Town Centre serves as the main food and non-food shopping centre for Dumbarton, the Vale of Leven and parts of Argyll and Bute. Development and regeneration proposals should align with the Strategy for Dumbarton Town Centre in Delivering our Places.
Alexandria		<ul style="list-style-type: none"> Alexandria serves as a local service centre, providing food and non-food shopping for the Vale of Leven. Development and regeneration proposals should align with the Strategy for Alexandria Town Centre in Delivering our Places.
St James Retail Park & Morrisons Store, Dumbarton Clyde and Kilbowie Retail Parks, Clydebank	Edge of Town Centre Commercial Centre	<ul style="list-style-type: none"> Sequentially preferable locations for retail development over 1,000 sqm gross floorspace. New retail units under 1,000 sqm will not be supported. Proposals will be assessed in terms of impact on town centres. These criteria will apply to emerging edge-of-centre sites which are the third preferred location for retail investment over 1,000 sqm.
Lomond Galleries Antartex Village	Destination Commercial Centre	<ul style="list-style-type: none"> Preference for visitor-type goods and attractions. Refurbishment supported with limited additional retail floorspace. Proposals will be assessed in terms of impact on town centres. Lomond Galleries is second preferred location for new retail investment in Alexandria after the town centre in order to support preservation of the A-listed building.
All Local Centres	Local Centre	<ul style="list-style-type: none"> Preferred location for new shops and services serving a local catchment. Support for retail proposals which are appropriate in scale and justified by local catchment expenditure only.

Core Town Centre Areas

A quality retail offer at the heart of our town centres is essential for increasing their liveliness and viability. It also helps to attract shoppers from outside the local area, boosting the local economy. However, there is scope for a range of other town centre uses, such as commercial leisure, cafes, restaurants, community and cultural uses, which would attract more visitors throughout the day and into the evening and would make a positive contribution to the environment and townscape in line with Scottish Planning Policy.

Core town centre areas have a concentration of shops, usually with a high representation of national multiple retailers, and are identified in Clydebank and Dumbarton Town Centres.

The Council encourages non-retail uses within its town centres but recognises that there is a balance to be struck within the core town centre areas where it is important to maintain a mix of shops and other uses. To help deliver this flexibility and balance, Policy SC2 sets out criteria for when non-retail uses will be acceptable, based on a list of acceptable uses detailed in Table 5 below.

There is a particular concern about the proliferation of certain Class 2 uses within core areas, such as betting shops and payday lenders. Planning guidance has been adopted in relation to betting shop and pay day lender uses within the core town centre areas of Clydebank and Dumbarton and this should be used in considering planning applications for such uses in these areas, in order to protect the character and amenity of the town centres. This guidance will become Supplementary Guidance as part of this Plan.

Table 5: Appropriate Town Centre Uses		
Town Centre Area	Acceptable Uses	Description
Core Town Centre Area	1	Shops
	2	Financial, professional and other services
	3	Food and drink
	7	Hotels and hostels
	11	Assembly and Leisure
	Sui Generis	Public Houses (subject to licensing)
Additional Uses acceptable in other Town Centre Areas	4	Business
	9	Houses
	Sui Generis (Hot food takeaway)	Sale of hot food for consumption off the premises.

*[Based on Use Classes (Scotland) Order, 1997] **

Policy SC2

Core Town Centre Areas

Within the core town centre areas, the Council will support a range of different uses where they help to improve the vibrancy of the town centre. All proposals should take account of the different uses detailed within Table 5 and will be supported where they accord with the following criteria:

- Do not negatively affect the vitality and viability of the town centre or the surrounding area, and Class 1 shops remain the predominant ground floor use within the core town centre;
- Provide added value in service provision, or meet a qualitative deficiency in service provision;
- Have substantial day to day contact with the public;
- Keep a full and attractive window display or appropriate 'active frontage' to the street;
- Do not result in an undesirable concentration of uses, or 'dead frontages'; and
- Comply with the Supplementary Guidance on pay day lending and betting shops.

Proposals associated with housing and Class 2 and 4 Office uses will be supported within the core town centre area where they result in vacant upper floors being brought back into use and/or where they accord with the relevant policies within this Plan.

Other Town Centre Areas

For parts of town centres that are not within the core area, there is scope for an even wider range of uses that can make an important contribution to a town centre's character, sense of place and how well it functions. Uses such as residential, offices, leisure and play facilities, hotels, theatres, cinemas, museums and libraries, public houses and tourist attractions can encourage a broader range of visitors to the town, during the day when shops are open, and especially during the evening when they are not. As a result, the Council will look positively at such non-retail uses shown in Table 5, over, as long as it complements shopping visits and does not dominate the area in a way that negatively affects nearby uses.

Policy SC3

Other Town Centre Areas

Proposals for non-retail uses (shown in Table 5) will be supported within town centres where these comply with Policy SC2, encourage visits to the town centre and are appropriate to the town centre's role and function. Town centres are the preferred location for new leisure uses and public services unless these are serving a specific neighbourhood, community or catchment which is best served more locally.

Proposals which result in an over-proliferation of one type of non-retail use and/or would have a detrimental impact on the overall character and amenity of the area will not be supported by the Council. The Council will monitor non-retail uses within the area on an annual basis to ensure that there is an appropriate mix and diversity of retail and non-retail uses within these town centre areas.

Local Centres and Ancillary Retail Uses

There are numerous local centres and shops serving more day-to-day needs of communities throughout West Dunbartonshire. The largest of these are at Hardgate, Dalmuir and Dumbarton East and are shown on the Proposals Map. They provide for daily 'top-up' shopping and offer a vital service to residents who do not have access to a car, or are less mobile, and may be unable to make journeys to the town centres or other food stores to shop for their everyday needs. These local centres also often provide a mix of uses and are therefore an important focus for the community they serve.

Existing local centres are the preferred location for local shops and services to locate. However the inclusion of small scale ancillary uses, such as neighbourhood shops, within development proposals for new and existing communities can also be beneficial, helping to improve the sustainability and vitality of the area and reduce car dependency. Local centres should serve their local catchment and any expansion should not be out of scale with this.

Policy SC4

Local Centres

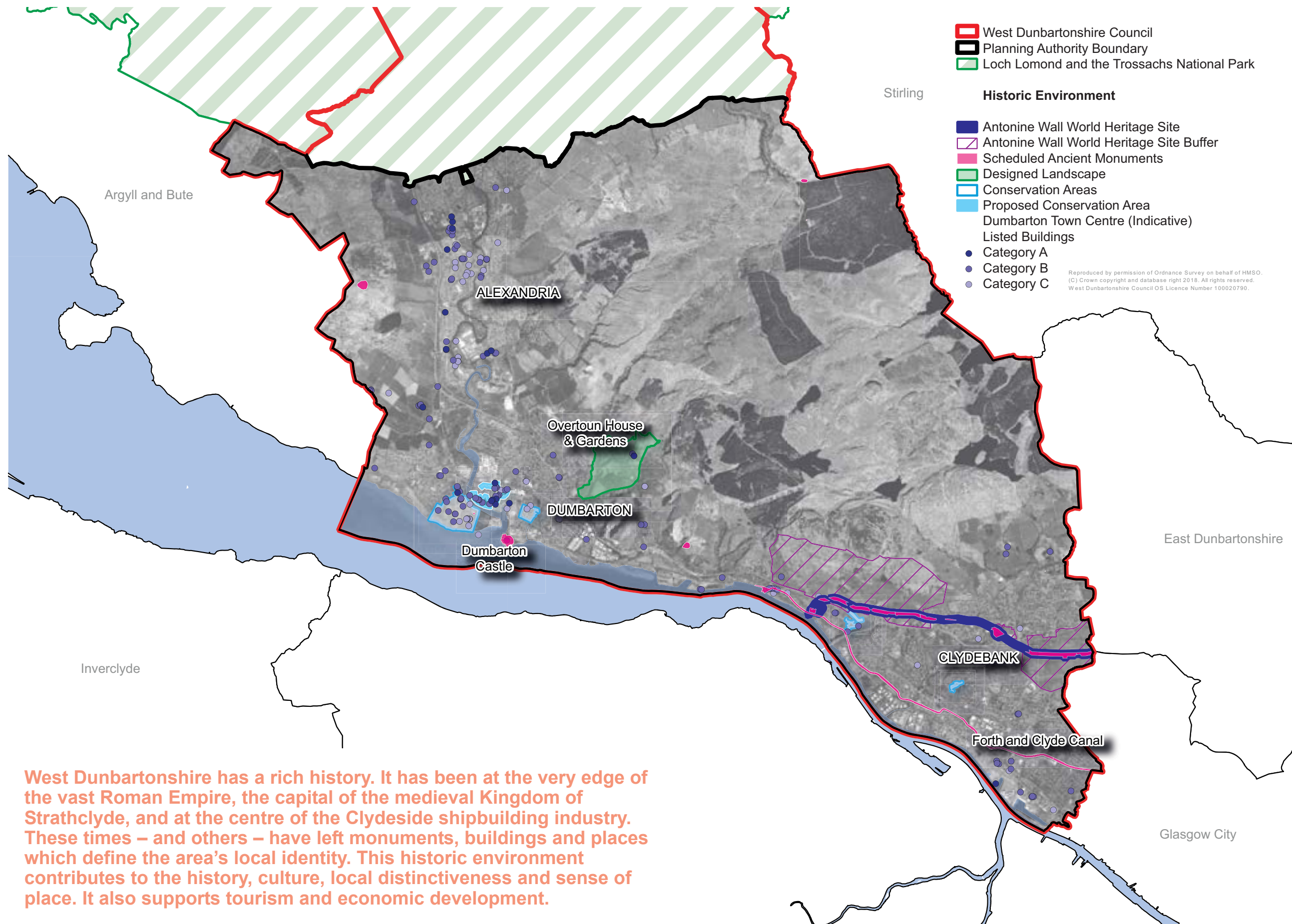
Within local centres the Council will protect and support pubs and hotels, shops, banks and other Class 2 developments that serve local communities. Shops and offices will be directed to local centres where they provide extra services and amenities for local communities. Non retail uses, including amusement centres and hot-food takeaways, may also be appropriate in local centres, but the Council will have regard to the impact of proposals on the nature of the centre and the character and amenity of surrounding areas and, particularly, schools and homes. The effect of the cumulative impact of the provision of retail floorspace outwith town centres will also be considered, where relevant.

Policy SC5

Ancillary Retail Uses

Development proposals that incorporate or assist in the delivery of ancillary and compatible uses, which enhance the sustainability and vitality of the community, will be supported where it can be demonstrated that they meet a local need, complement the primary use and have no negative impact on the network of centres.

Protecting Our Built Environment



West Dunbartonshire has a rich history. It has been at the very edge of the vast Roman Empire, the capital of the medieval Kingdom of Strathclyde, and at the centre of the Clydeside shipbuilding industry. These times – and others – have left monuments, buildings and places which define the area’s local identity. This historic environment contributes to the history, culture, local distinctiveness and sense of place. It also supports tourism and economic development.

Scheduled Monuments and Archaeological Sites

Scheduled Monuments are archaeological sites, buildings or structures of national or international importance. In West Dunbartonshire these include the Antonine Wall, the Forth & Clyde Canal and Dumbarton Castle. In addition to these scheduled sites, there are sites of local significance recorded in the Sites and Monuments Record.

Consent is required from Historic Environment Scotland for any works that would affect a Scheduled Monument. Where records show archaeology assets may be present on a site, an archaeological survey or investigation will be required to determine the nature and importance of the archaeological resource and the best means of preserving and/or recording it. Also, if archaeological discoveries are made while works are being carried out, an archaeologist should be given the opportunity to inspect the find and undertake appropriate excavation, recording and analysis.

Policy BE1

Scheduled Monuments and Archaeological Sites

Development that would adversely affect a Scheduled Monument or its setting will not be permitted. All other archaeological sites should be preserved in-situ where possible. Where not possible, provision should be made by the developer to undertake the excavation, recording analysis, publication and archiving of the archaeological remains.

Listed Buildings

There are 141 buildings of special architectural or historic interest in the Plan area which have been listed in recognition of their importance. A-listed buildings include the Titan Crane in Clydebank, Strathleven House within the Vale of Leven Industrial Estate, and the Argyll Motor Works in Alexandria.

Any development affecting a Listed Building or its setting should preserve its special architectural or historic interest and character. There is a presumption against the demolition of a Listed Building, or any other building which contributes positively to the character of an area, unless it has been clearly demonstrated that there is no viable and acceptable alternative.

Changes of use, alterations and enabling development will be supported as a means of rescuing historic buildings that have fallen into a poor state of repair, providing the proposed works retain the building's special interest, are appropriate to its character and appearance, and are appropriate in scale.

Policy BE2

Listed Buildings

Demolition or development that would adversely affect the special interest, character or setting of a Listed Building will not be permitted. Appropriate enhancement of listed buildings will be supported.

Enabling development that would result in the retention or restoration of a Listed Building, and which is appropriate in terms of design and use, and proportionate in scale, will be supported subject to conditions or a legal agreement ensuring the restoration of the Listed Building and subject to the enabling development being in accordance with other relevant policies of this Plan.

Conservation Areas

There are currently five Conservation Areas within West Dunbartonshire:

- High Dalmuir in Clydebank
- Kirktonhill and Knoxland in Dumbarton
- Lusset Road and Mount Pleasant Drive in Old Kilpatrick.

The Council has recently undertaken Conservation Area Appraisals for these areas and has proposed a number of extensions to the existing Conservation Areas to better reflect and protect their character and heritage. The Appraisals help to understand the character and important features of each Conservation Area and assist with their future management. As such, the Appraisal documents are material considerations in determining planning applications in these areas and are adopted as non-statutory guidance to this Plan.

The Council is also exploring the potential designation of a new Conservation Area within Dumbarton Town Centre, in recognition of the history and built heritage of the High Street and surrounding areas. A Conservation Area would help to protect and enhance the built heritage, including listed and unlisted buildings, and would assist in regenerating the town centre, alongside other recent projects, such as the relocation of the Council offices to the restored former Dumbarton Academy at 16 Church Street, Dumbarton.

Policy BE3

Conservation Areas

Development that would harm the character or appearance of a Conservation Area, including the demolition of buildings or structures which contribute to the character of the area, will not be permitted. New development within or affecting a Conservation Area should be of a high standard of design and enhance the character of the area, and should have regard to the Conservation Area Appraisal for that area.

Gardens and Designed Landscapes

West Dunbartonshire has a number of grand houses which are listed. These buildings were constructed by wealthy industrialists, mainly in the eighteenth and nineteenth centuries as residences or as country retreats. Originally the houses had large gardens, parkland and woodland associated with them, which were designed and managed to add to the setting and enjoyment of the main house.

While the majority of the area's mansion houses remain, many have seen modern development impinge upon their grounds. Overtoun Estate is the best example and is recorded on the Inventory of Gardens and Designed Landscapes. Other non-designated estates are Auchentorlie, Auchentoshan, Cochno, Edinbarnet, Helenslee, Levensgrove and Strathleven.

Policy BE4

Gardens and Designed Landscapes

Development that would affect historic estates, gardens or landscapes should seek to protect and appropriately enhance its important features. The Council will not accept development which would negatively affect gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes in Scotland.

Natural, Resilient



Levensgrove Park

Image: Turkey Red Media

Green Infrastructure

Open Space and Outdoor Sports Facilities

Open spaces make an important contribution to the character of our area, to the health and wellbeing of our communities, as well as supporting the habitat network. Sports pitches, playing fields, allotments, green corridors and cemeteries all contribute to the West Dunbartonshire green network, as well as local play areas and amenity open space around houses and businesses. They provide attractive locations and opportunities for physical activity, recreation and relaxation.

The Council has undertaken an Open Space Audit which examines the overall provision and quality of open space in West Dunbartonshire. The audit, which was updated as part of the preparation of this Plan, will form part of the Green Infrastructure Supplementary Guidance and grades open spaces throughout the authority area in terms of their quality and value to the local community and identifies actions for improvement. It will be referred to when assessing any applications affecting or creating new open spaces.

Guided by the Open Space Audit, the Council is undertaking a programme of improvements to open spaces to increase their attractiveness for use by young people within our communities. This includes at public parks such as Christie Park in Alexandria, Levensgrove Park in Dumbarton and Dalmuir Park in Clydebank, which are important green network hubs that are held in high regard and well used by our communities.

It is important to protect our green infrastructure assets and retain open spaces for the enjoyment of our communities. Green infrastructure associated with publicly accessible open spaces, including playing fields, which are greater than one hectare are identified on the Local Development Plan Proposals Map and are therefore protected through the provisions of Policy G11.

Policy G11

Safeguarded Open Space and Outdoor Sports Facilities

Development which would result in the loss of open space which is, or has the potential to be, of quality and value will not be permitted unless provision of additional open space of equal or enhanced quality and value is provided within the development site or its vicinity. Playing fields and sports pitches should not be developed upon except where:

- The proposed development is ancillary to the principal use of the site as a playing field or involves a minor part of the playing field which would not affect its use and potential for sport and training; or
- A new or upgraded playing field of comparable or greater benefit for sport is provided in a location which is convenient for its users and which maintains or improves the overall playing field capacity in the area.



Dalmuir Park

Dalmuir Park was restored in 2012/13 as a major project jointly funded by the Heritage Lottery Fund and West Dunbartonshire Council. The Park has been used as a popular recreation resource and venue for events since its opening in 1906 and the Restoration Project has enhanced and revitalised the Park through the restoration and conservation of its character and heritage elements. Dalmuir Park was recently awarded the Green Flag Award by Keep Scotland Beautiful in recognition for achieving the national standard for parks and green spaces.



Levensgrove Park

Levensgrove Park is also currently undergoing a Restoration project as part of £2.9 million project, funded by the Heritage Lottery Fund and West Dunbartonshire Council and involving the Friends of Levensgrove Park community organisation.

Open Space Standards for Residential Development

The Council's Open Space Audit forms an important background document to Local Development Plan 2 and will form part of the Green Infrastructure Supplementary Guidance. It includes an audit of all types of green infrastructure/open spaces in terms of quality and quantity and highlights which open spaces should be protected and which of West Dunbartonshire's areas have a deficiency or oversupply.

The Green Infrastructure Supplementary Guidance also sets a number of standards for the provisions of open space. Most important is the quality standard which residential developments must contribute towards. New residential developments are required to provide 30 sqm per person and this will allow for amenity space, equipped play areas and natural/semi-natural greenspaces to be provided within a site. Sites should provide this quantity as a minimum where the accessibility standard (Green Infrastructure Supplementary Guidance identifies a need through a network analysis of the surrounding area. Where a need is not identified sites should provide an equivalent financial contribution as agreed with Planning and Building Standards Service and in line with Policy GI4 below.

The Green Infrastructure Supplementary Guidance will also provide further information on how the quality thresholds were developed based on the updated Open Space Audit. Until such times as the Green Infrastructure Supplementary Guidance is adopted, developers should refer to the information and guidance provided in the Our Green Network Planning Guidance.

Policy GI2

Open Space Standards

The Council will require new development to meet with the open space standards set out in Table 6 below. These standards should form part of the overall integrated green infrastructure design approach as required by Policy CP2: Green Infrastructure. Where a development has difficulty providing these standards on site, or where a relaxation of the standards can be justified, developers will require to accord with Policy GI4 and provide a contribution towards the types of projects outlined within Table 7 and detailed in the Green Infrastructure Supplementary Guidance.

Table 6: Open Space Standards for Residential		
Dwelling size	Household size	Quantity of greenspace to be provided per house
1 bed	1.3	39 m2 (30 x 1.3)
2 bed	1.9	57 m2 (30 x 1.9)
3 bed	2.5	75 m2 (30 x 2.5)
4 bed	3	90 m2 (30 x 3.0)
5 bed	3.3	99 m2 (30 x 3.3)

Allotments

Allotments and community gardens offer a range of health, social and environmental benefits. They are often valued community assets, providing opportunities for a healthy, active lifestyle, healthy eating throughout the year and for social interaction. They also have a role to play in promoting biodiversity and placemaking as part of the green network.

Scottish Planning Policy and the Community Empowerment (Scotland) Act 2015, require Local Development Plans to ensure that there is land available for allotments or community gardens where there is a proven demand. Within West Dunbartonshire there are a number of Council-owned and private allotment sites and smaller community gardens, which provide local residents with the opportunity to grow their own food. However, there is substantial unmet demand for allotments in West Dunbartonshire and the Council is exploring how best to meet this demand within our communities.

Identifying suitable sites for new allotments within areas of demand can be difficult, but a number of potential sites were suggested through the Call for Sites process. The Council is considering these and other sites to allocate as allotments within the Plan period.

Policy GI3

Allotments

The Council will seek to allocate new sites for allotments/community gardens within areas of demand in West Dunbartonshire and will support proposals for new allotment sites where they agree with other Local Development Plan policies and the Council's Open Space Strategy.

New residential developments should give due consideration to including an area of an allotment/community garden for use by the residents and potentially the wider community, as part of any open space provision, where appropriate.

Developer Contributions – Green Infrastructure Provision

The provision of green infrastructure is critical to encourage people to stay active and healthy. It is also equally important that existing open space provision is of an appropriate quality, within easy walking distance from people's homes and is linked by paths and green corridors to enable people to access a wider range of recreational green infrastructure and open space resources within their communities. Linking green infrastructure together is an important vision for this Local Development Plan as it will contribute to the Central Scotland Green Network, as required by National Planning Framework 3, but also will create and reinforce the vision of this Plan in creating places that people want to live, visit and enjoy.

The development of new houses can put additional pressure on existing green infrastructure resources and facilities located within the immediate area. It is therefore considered appropriate that developer contributions are sought on a proportional basis (taking account of the existing level of development) to provide, or contribute towards, the cost of providing new or improved green infrastructure, or to supplement existing green infrastructure provision, where this is required as a consequence of the proposal, on its own, or as a result of the cumulative impact of development in the area. Table 7, over, details the types of green infrastructure projects that contributions will be directed towards.

Supplementary Guidance on Green Infrastructure will provide further detail on the individual projects and what they entail: the indicative costs of projects; how the developer contributions will be calculated; circumstances where the policy may be waived or reduced and the information required; how the Council will collect and monitor the distribution of the funds; and the time limit for when contributions are required to be spent. Should new projects be identified, which accord with the types of green infrastructure projects in Table 7 over and are consistent with the provisions of Circular 3/2012, then these will be included within subsequent revisions of the Supplementary Guidance, which will be subject to full consultation and engagement.

The Council will monitor and review the Green Infrastructure Supplementary Guidance relating to Developer Contributions on an annual basis. Where necessary and appropriate, the review may include discussions with stakeholders, including representatives of the development industry.

Policy GI4

Developer Contributions

Where new residential development on its own, or in association with existing developments, will place additional demands on green infrastructure that would lead to a deficit in existing open space provision or necessitate new facilities, the Council will require the developer to meet or contribute towards the cost of providing or improving green infrastructure within the area.

Developer contributions in this instance will apply to:

- Smaller sites of less than 10 units where provision of on-site recreational green infrastructure is not possible;
- Developments where meeting the green infrastructure standards for on site provision is not appropriate, e.g high density urban areas;
- Where a development site is accessible to open spaces but those spaces are of a poor quality; and
- Where development sites are accessible to good quality open spaces but a contribution to the green network is required to enhance its provision to the Central Scotland Green Network.

Developer contributions will only be used for projects which relate to the development from which they were received, including in nature, scale and kind. The types of green infrastructure projects to be funded by developer contributions can be found in Table 7 of the Plan, below, and within Supplementary Guidance on Green Infrastructure. Contributions for Strategic Green Infrastructure Projects will only be used for projects within the Ward areas that they are collected. All other contributions will be used for projects within the Community Council areas in which they are collected.

Contributions sought under this policy will be waived or reduced only in exceptional circumstances – for example, where a developer demonstrates that their development would have exceptional development costs and/or overriding economic, social or other benefits.

Discussions should be held with the Planning and Building Standards Service at an early stage to discuss the most appropriate mechanism for making a contribution. In most instances, financial contributions are required prior to any planning consent being issued.

Note: In addition to any contributions made under Policy GI4, developers will require to meet the costs of providing the service infrastructure necessary for their development.

Table 7: Types of Green Infrastructure Projects
Strategic Green Infrastructure Projects (as detailed in Our Key Assets)
Playpark and Sports Pitches, including provision of, improvements and enhancements
Allotments and community gardens including provision of, improvements and enhancements
Biodiversity improvements to existing green infrastructure
Environmental improvements to existing green infrastructure
Path and Access improvements to existing green infrastructure
Woodland Management and Planting (not subject to Forestry Commission grant schemes)

Safeguarding Our Environment

West Dunbartonshire benefits from a rich and varied green network, shaped by nature and human activity. It has an impressive physical setting, sitting on the River Clyde and framed by the Kilpatrick Hills and, to the north, the Loch Lomond and the Trossachs National Park and National Scenic Area. The River Leven links the Clyde to Loch Lomond. Some of the area's geology is of national importance, such as Dumbarton Rock and there are habitats of international and national importance, most significantly the Inner Clyde Special Protection Area. All these internationally, regionally and locally important nature and habitat sites are listed within Schedule 5 of the Plan and shown on the Proposals Map. In addition, a number of local geo-diversity sites are designated as part of the Local Nature Conservation Site network and are shown on the Proposals Map by a symbol.

It is important that these protected species, and the integrity of their habitats and habitat networks, are safeguarded. The loss, fragmentation and isolation of habitats harms biodiversity and the ability of ecosystems and natural processes to adapt to climate change. Policy ENV1 sets out a hierarchy of protection for these species and their habitats, which include sites designated at local, national and international level.

A Habitats Regulations Appraisal (HRA) of the Local Development Plan has been carried out with regard to the Inner Clyde and other Natura sites the plan may affect, notably the Endrick Water Special Area of Conservation. The appraisal concluded that the Local Development Plan will not adversely affect the integrity of the Inner Clyde, Endrick Water or any other Natura 2000 site.

Policy ENV1

Nature Conservation

Development proposals should conserve and enhance onsite biodiversity and habitat networks within and adjacent to sites of special designation.

Development that adversely affects the integrity of sites designated for nature conservation or harms protected species will not be permitted except:

a) Natura 2000 sites:

- Where there are no alternative solutions;
- There are imperative reasons of overriding public interest, including those of a social and economic nature; and
- Compensatory measures are provided to ensure the overall coherence of the Natura network is protected.

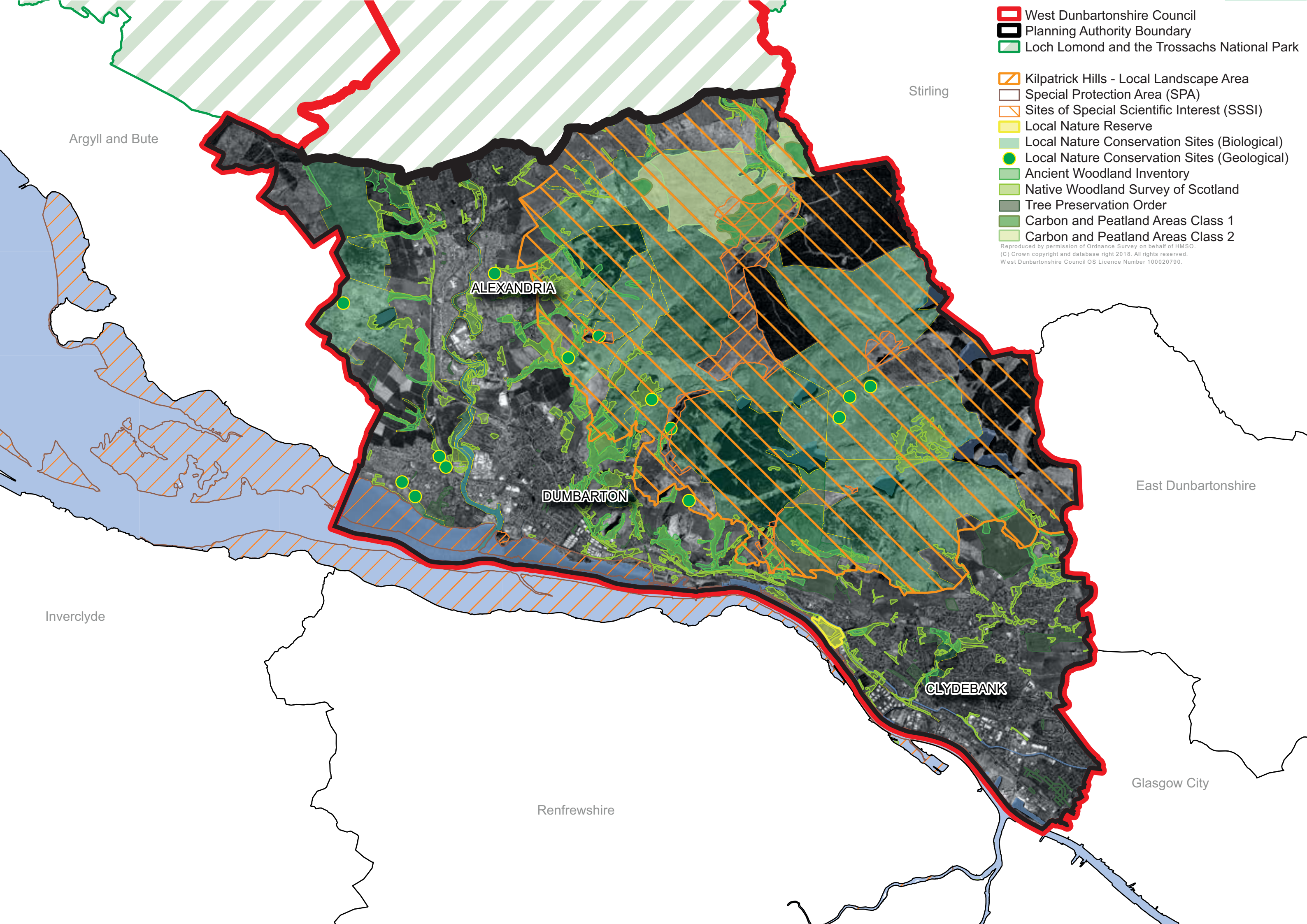
b) Protected species, where it accords with relevant legislation and all of the relevant licensing tests are passed;

c) SSSIs, where adverse effects are clearly outweighed by social, environmental or economic benefits of national importance;

d) Local Nature Conservation Sites and Local Nature Reserves, where adverse effects are offset or compensated in a way that adequately maintains the integrity of the interests affected and maintains the involvement of people.

Development that adversely affects non-designated habitats identified in the Dunbartonshire Local Biodiversity Action Plan will be assessed against the level of net impacts. In all instances, the Council will require development proposals to have regard to safeguarding features of nature conservation value including woodlands, hedgerows, lochs, ponds, watercourses, wetlands and wildlife corridors.

All new development should enhance biodiversity as part of the green network, in accordance with Policy CP2 of this Plan and the Green Infrastructure Supplementary Guidance.



- West Dunbartonshire Council
- Planning Authority Boundary
- Loch Lomond and the Trossachs National Park
- Kilpatrick Hills - Local Landscape Area
- Special Protection Area (SPA)
- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserve
- Local Nature Conservation Sites (Biological)
- Local Nature Conservation Sites (Geological)
- Ancient Woodland Inventory
- Native Woodland Survey of Scotland
- Tree Preservation Order
- Carbon and Peatland Areas Class 1
- Carbon and Peatland Areas Class 2

Reproduced by permission of Ordnance Survey on behalf of HMSO.
 (C) Crown copyright and database right 2018. All rights reserved.
 West Dunbartonshire Council OS Licence Number 100020790.

Argyll and Bute

Stirling

East Dunbartonshire

Inverclyde

Renfrewshire

Glasgow City

ALEXANDRIA

DUMBARTON

CLYDEBANK

Landscape

The Kilpatrick Hills, the Muirs to the west of the Vale of Leven, the Clyde waterfront and the habitats of the Leven corridor form a striking and attractive landscape, which frames the urban area of West Dunbartonshire, creating a distinctive sense of place. Landscape is more than just 'a view'; it is the result of the action and interaction of natural and/or human factors and how it is perceived and valued by people is of great relevance. Our landscape is constantly changing, either as a result of natural processes or human activity and different landscapes have a different capacity to accommodate new development. It is important that, as far as is possible, change is managed in order to prevent the character of the landscape being compromised. Impacts upon landscape can have implications beyond the boundaries of the Plan area, particularly in West Dunbartonshire owing to its relationship with the National Park.

Policy ENV2

Landscape Character

Development proposals, where appropriate, shall take into account the local landscape character of the area and ensure that the integrity of this landscape character is maintained or enhanced. Development that could impact on the landscape character of the Kilpatrick Hills will require to accord with Policy KH1 of the Plan.

Carbon Rich Soils and Peatland

Peatland soils play a valuable role as carbon stores or 'sinks'; therefore, it is important to protect such soils from adverse development impacts, including the release of CO₂ to the atmosphere. Scottish Natural Heritage (SNH) has prepared a Scotland wide map of Carbon Rich Soil, Deep Peat and Priority Peatland Habitats (SNH 2016), which is a consolidated spatial dataset derived from existing soil and vegetation data. This map only identifies areas in which carbon-rich soils, deep peat and priority peatland are likely to be present. It is important therefore to protect these soils from development that would adversely affect them unless these effects can be overcome by mitigation measures or re-design of a site.

Policy ENV3

Carbon Rich Soils

The Council will not be supportive of proposals which result in the disturbance, drainage or excavation of peat and carbon rich soils which result in the release of CO₂ into the atmosphere. However, development may be permitted for renewable energy generating developments on carbon rich soils where it can be demonstrated (in accordance with the Scottish Government's 'carbon calculator' or other equivalent evidence) that the balance of advantage in terms of climate change mitigation lies with the energy generation proposal, and that any significant effects on these areas can be substantially overcome by siting, design or other mitigation.

The Council will support proposals which promote the restoration of peatland habitats; where there is potential for such habitats to become active carbon stores and help to reduce net carbon emissions.

Forestry, Woodlands and Trees

Woodland, forestry and trees make an important contribution towards the rural and urban environment and are an essential part of the landscape and green network. As well as creating attractive places to live, they contribute to sustainable water management; mitigation and adaptation to climate change; biodiversity as part of an integrated habitat network; and are a resource for outdoor access and recreation. The Climate Change Action Plan 2016 sees Forestry as one of the easiest and most cost effective ways in which to support climate resilience. It sets new targets to increase woodland planting across Scotland to 15,000 hectares per year by 2025. The Glasgow and Clyde Valley Forestry and Woodland Strategy addresses where the best areas for woodland creation are within West Dunbartonshire and advocates the active management of our existing woodlands, bringing them back into positive use.

Woodland covers around 20% of the total land area in West Dunbartonshire, including large parts of the Kilpatrick Hills. Around a third of our woodland is native. Ancient semi-natural woodland is an irreplaceable resource, along with other woodlands, hedgerows and individual trees. These resources can have high nature conservation and landscape value and should be protected from adverse impacts resulting from development.

The Forestry Commission Scotland and the Woodland Trust own large areas of the Kilpatrick Hills and each organisation has long term plans to increase or enhance woodland cover and to develop opportunities for recreation. Forest Design Plans within these areas will be expected to demonstrate the sensitive siting of new woodland, the restructuring of existing conifer plantations and the restoration of open ground habitats so as to improve the landscape, ecological and recreational value.

Trees also form an important feature within urban areas, for example in parks and along streets. Where trees have a significant visual, landscape or historic value, they are protected by Tree Preservation Orders or through being located within Conservation Areas. Development proposals within or adjacent to these areas should retain such trees. However, proposals involving the loss of any trees should be accompanied by a Tree Survey and replanting proposals.

Policy ENV4

Forestry, Trees and Woodland

The Council supports woodland expansion in line with the Glasgow and Clyde Valley Forest and Woodland Strategy. Where appropriate, development proposals should seek to incorporate new trees or woodland planting and are required to submit and implement a landscape management plan for all new developments.

Developments that involve the loss or fragmentation of long established woodland; woodlands of high conservation value (including categories 1b, 2b and 3 on SNH Ancient Woodlands Inventory and woodlands identified in Forestry Commission Native Woodland Survey of Scotland); and those area covered by a provisional or confirmed tree preservation order, will only be supported where any significant adverse effects are clearly outweighed by significant social or economic benefits and, where;

- Measures can be taken to conserve the nature conservation interest through planning conditions; and/or
- The conservation interest loss can be compensated for by habitat creation or site enhancement elsewhere by planning agreements or conditions.

In all cases where felling of existing woodland is proposed, the criteria set out in the Scottish Government's Policy on Control of Woodland Removal will be taken into account to determine the acceptability of woodland removal.

The Water Environment

The River Leven and River Clyde and their tributaries, including the Gruggies Burn, Murroch Burn and the Duntocher Burn, form part of the green network, contributing to habitat networks and biodiversity, recreation, health and well-being and to the local landscape character. The Scotland River Basin Management Plan (2015-27) implements the European Water Framework Directive and seeks to improve the condition of the water environment and protect it from deterioration.

The benefits that arise from River Basin Management Planning extend beyond protecting and enhancing the quality of the water environment and can contribute to sustainable flood risk management; climate change adaptation and mitigation; and protecting and enhancing biodiversity.

The water environment is also there to be enjoyed. Recreational uses include waterside walking, fishing and boating. This is to be encouraged where it can be done in harmony with the wildlife that also makes use of our waters.

Policy ENV5

Water Environment

The quality and enjoyment of the water environment will be protected and improved by:

- a) Supporting the objectives and actions of the Water Framework Directive and the River Basin Management Plan for Scotland;
- b) Minimising pollution of all waterbodies and ground water resources;
- c) Requiring surface water from new developments to be treated by naturalised SuDS;
- d) Requiring waste water from new development to connect to mains drainage, unless this is not technically or economically viable and where it can be demonstrated no environmental or health problems will arise;
- e) Requiring the re-opening of culverted waterways unless this is not possible for reasons of health and safety or development viability;
- f) Avoiding the hard engineering of waterways and the use of culverts in new developments unless there is no practical alternative;
- g) Minimising the risk of invasive non-native species contaminating the water environment; and
- h) Encouraging access to, along and beside waterways, including for walking, cycling, watersports and fishing, except where this would adversely affect the habitat network or protected species.

Where developments are proposed on or close to existing water bodies, design solutions should explore how best to maintain their water quality and, where possible improve the water bodies through maintaining them as wildlife corridors where biodiversity can be improved. Maintenance access buffer strips of a minimum 6 metres in width should be provided between the development and the adjacent watercourse.

Flooding

The Council will take a precautionary approach to flood risk from all sources and will promote flood avoidance in the first instance. Flood storage and conveying capacity will be protected and development will be directed away from functional flood plains and undeveloped areas of medium to high flood risk.

The Council will identify and protect existing land uses that provide or have the potential to provide natural flood management. The Council will also encourage new flood management measures, including flood protection schemes, restoring natural features, enhancing flood storage capacity and avoiding the construction of new culverts and the opening of existing culverts. Sustainable drainage schemes (SuDS) can be designed to enhance the natural environment, and wetlands and woodlands help to store and control the flow of water. All these approaches have complementary green network benefits. Further detail on water management can be found in the Green Infrastructure Supplementary Guidance.

The Flood Risk Framework contained in Scottish Planning Policy will be used in the assessment of development proposals. This sets out the type of development that will be appropriate in each category of flood risk and indicates where Flood Risk Assessments are likely to be required. The flood risk categories are shown on SEPA's flood maps. As well as meeting with the requirements of policy ENV6 opposite, developers will also need to ensure that their proposals meet with the provisions of Scottish Planning Policy with regard to flooding. It is important to note that climate change is also increasing the intensity and frequency of flooding and that new developments should, in particular, take account of rising levels within the River Clyde. Developments near the river may require to undertake a Flood Risk Assessment and mitigation measures to accord with the requirements of ENV 6 over and Paragraph 263 of Scottish Planning Policy.

West Dunbartonshire is also part of the Loch Lomond and Clyde catchment area for which a Flood Risk Management Strategy was published in 2016. The strategy sets out objectives and actions for tackling flood risk, and the plan will address the delivery of flood management schemes.

Policy ENV6

Flooding

Development will not be supported on the functional flood plain or where it would have a significant probability of being affected by flooding or increasing the probability of flooding elsewhere. Where appropriate, development should include SuDS and arrangements for long-term maintenance.

Flood management infrastructure identified by the Flood Risk Management Strategy and Plan will be supported where it avoids adverse impact on the green network, built heritage, residential amenity and the operation of businesses.

Advance and Temporary Greening

Although the availability of development finance and demand for new development have slowly improved since the economic crisis of 2008/09, there can often still be significant lag times in redeveloping many previously developed sites. Temporary uses such as growing spaces (either for food or biomass crops), community gardens and recreation resources can benefit the green network and provide a focus for community action. Such action has the benefit of improving a site that could be detracting from the environment into one that enhances the area, strengthens the community and prepares the site for future development. The Council is keen to explore any suggestions for temporary greening sites from either community interests or landowners/developers and will work with interested parties to develop a framework to help realise viable projects focusing on how temporary uses can be funded and their delivery co-ordinated.

The Council also supports and encourages green infrastructure components of future development being put in before construction begins; known as advance greening. This would be in line with the wider approach of integrating green infrastructure into the design process, as detailed in Policies CP1 and CP2 of this Plan.

Policy ENV7

Advanced and Temporary Greening of Vacant and Derelict Land

The Council will actively encourage the temporary greening of any vacant, derelict, stalled or underused site to improve the contribution to the green infrastructure and to improve the character and amenity of the particular community or area. The Council will also be supportive of advanced structure planting to create a landscape framework for future development, especially within the Delivering our Places sites identified in the plan. Any temporary greening of a site should not prevent the future development of the site concerned.

Air, Light and Noise Pollution

Particular types of development can have impacts on air and noise quality within an area which can affect the amenity of surrounding uses if not carefully managed. It is also possible for external lightning to be intrusive and affect the amenity of surrounding areas if it is not carefully designed.

Policy ENV8

Air, Light and Noise Pollution

Air

Development that would have a significant adverse impact on air quality, exacerbate existing air quality problems, or introduce sensitive receptors close to areas with air quality problems, will not be permitted unless adequate mitigation measures are included with the proposals.

Light

All development proposals shall incorporate design measures which minimise or reduce light pollution and the Council will require developments to demonstrate that due consideration has been given to reducing any instance of light pollution by minimising unnecessary lighting and using the most appropriate forms of lighting to carry out specific tasks.

Noise

All new development must ensure that significant adverse noise impacts on surrounding properties and uses are avoided.

Where appropriate, development proposals shall take full account of any Noise Action Plan and Noise Management Areas that are in operation.

Incorporating Green Infrastructure within a development, as required by Policy CP 2, can help to reduce adverse environmental impacts of a development and can provide natural ways of reducing or mitigating any negative impacts that a development can have on air, light and noise. Where appropriate, developers will be required to utilise green infrastructure to address adverse environmental impacts that the development may have on air, light and noise.

Contaminated Land

West Dunbartonshire's industrial past has left a legacy of sites that have potentially been contaminated by their previous use. One site in West Dunbartonshire has been designated as Contaminated Land under the Environmental Protection Act 1990, at Carless, Old Kilpatrick. However, given the industrial legacy of West Dunbartonshire many other sites are likely to contain contamination.

Policy ENV9

Contaminated Land

Developers will be required to establish the nature of any contamination on any potential development site. Where contamination is present and risks to key receptors are identified, then remediation will be required to ensure the site can be made suitable for its future use.

Local Development Plan 2: SEA Environmental Report

This Plan has been the subject of a full Strategic Environmental Assessment as required by the Environmental Assessment (Scotland) Act 2005 in order to determine whether it is likely to have a significant impact on the environment. All provisions of the Local Development Plan have been assessed and where there are adverse environmental impacts, mitigation measures have been proposed. Enhancement measures have also been provided where appropriate. Developers must ensure that these measures are integrated at planning application stage and this is reflected in Policy ENV10 below.

Policy ENV10

Implementation of the SEA Environmental Report

In bringing forward their proposals, developers will require to implement the relevant enhancement and mitigation measures contained within the Environmental Report relating to the appropriate site assessments for residential, business and industrial, retail and other Local Development Plan site allocations. Proposals failing to do this will not be supported by the Council.

Advertisements

Advertisements are an integral part of our streetscape and important to promote economic growth, public information and charities. They can, however, be intrusive and distracting. Advertisements will generally not be acceptable in residential or rural areas.

Policy ENV11

Advertisements

Advertisements which are sited on the business premises to which they relate will be supported subject to compliance with the criteria listed below.

Advertisements which are remote from the premises to which they relate will normally be supported only where they are directional or advance warning signs for tourist or visitor facilities which are not reasonably visible from any main road, and where a tourist 'brown sign' is not a suitable first option.

Commercial poster hoardings will normally only be supported within the built-up area, where the hoarding would serve to screen vacant or unsightly land or buildings.

In all cases advertisements shall:

- a) Not detract from the amenity of the area or character of buildings in terms of positioning, scale, design or materials;
- b) Not result in any road safety or other hazard to the public;
- c) Not result in an accumulation of signage clutter; and
- d) Within Conservation Areas and on Listed Buildings, serve to improve or enhance the appearance of the area/building.

Notification Zones

West Dunbartonshire has a number of sites and installations which, due to their handling of hazardous substances, limit the scope for new development within their vicinity. Advice will be sought from the Health and Safety Executive for proposals within these areas. The outer limit of these zones is shown on the Proposals Maps.



Image: Strathleven Regeneration



Connected

Connectivity

The Transport Network

West Dunbartonshire is a well-connected area. It benefits from a railway network providing frequent rail services within the Council area and linking directly to Glasgow and Edinburgh. The area is also well served by buses, providing links within and to areas outwith West Dunbartonshire. The A82 runs through West Dunbartonshire connecting to Glasgow, Loch Lomond and the West Highlands and via the Erskine Bridge, to the M8 and the national motorway network.

Improvements to the area's transport network have been identified in the Council's Local Transport Strategy 2013-2018 and also within the Delivering our Places sections where appropriate. Major schemes include improvements to Kilbowie roundabout and Dumbuck junction; the provision of the A814 link road between Milton and Bowling; and improved linkages between Glasgow Road and Dumbarton Town Centre. The creation of a transport interchange at Chalmers Street, Clydebank to support development and improve the accessibility of key sites within the town centre and at Queens Quay is supported. Improvements to the Bus and Train Station, within Clydebank Town Centre, which will improve access to these facilities, as well as, improvements to their appearance and amenity are also supported.

This Plan supports the safeguarding of the public transport network within West Dunbartonshire. Improvements to the network, in terms of safety, integration and efficiency, as well as, opportunities to increase the capacity of the railway network and the reliability of the bus network, are also supported.

The Connecting Clydebank project, which is an action from the Clydebank Town Centre Charrette 2015, is being currently taken forward by the Council, in partnership with Sustrans Scotland. It is a transformational project which seeks to revitalise the civic core of Clydebank on the A814 (Glasgow Road/ Dumbarton Road) between Clydebank Library and to the west of the Argyll Road junction; forming essential links with the ongoing Queens Quay development, the present town centre and the many active and public transport routes into the area. The Project will make it easier for people to move between these areas on foot and bike through the provision of a high-quality pedestrian environment; better and improved pedestrian crossings; and links to public transport. Further information on the Connecting Clydebank Project can be found on the Council's website.

New development can increase the use of the transport network and potential impacts are required to be mitigated through design in line with current guidance and policy and will be required to accord, where relevant, with the policies opposite.

Policy CON1

Transportation Requirements for New Development

The Council requires development proposals to accord with Designing Streets, the National Roads Development Guidelines, and be in alignment with the provisions of the Regional and Local Transport Strategies. Developments which do not meet these requirements will not be acceptable unless sufficient justification has been provided to demonstrate why a departure from these strategies is required.

Developments which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through the use of private cars will be particularly supported. All new development will require to prioritise active travel, by incorporating new, and providing links to, existing footpaths, cycle routes and public transport routes. Developers of major housing, retail and business and industrial developments are also required to provide electrical charging points within their development.

Where appropriate and necessary, developers will be requested to enter into legal agreement with the Council, for the provision of transport infrastructure; public transport services or financial contributions which are directly related to a requirement arising as a result of their development.

Policy CON2

Local Transport Strategy - Transportation Schemes

Development of the transport schemes, as set out in the Local Transport Strategy, will be supported where they meet the following criteria:

- a) Adequate mitigation has been provided to prevent adverse impacts on Natura 2000 sites;
- b) There are no adverse impacts on natural and built heritage designation, and
- c) There are no adverse impacts on residential amenity.

Outdoor access

An important role of green networks is providing opportunities for walking and cycling, which benefits health and wellbeing, and can help reduce the impact of road congestion on the environment. The Forth & Clyde Canal towpath and national cycle route are two important long-distance routes running through the urban area of West Dunbartonshire.

Where the network links communities and urban green spaces to the wider countryside, additional recreational opportunities arise. The Core Path Network, detailed in the Councils' Core Path Plan, is a key outdoor access resource in this regard, as it provides dedicated routes within our towns, along waterways, and connecting into the heart of the Kilpatrick Hills to the north and east and the Carmen Muir to the west. The Council is keen to encourage access along the Canal, rivers and the waterfront and to improve connections between the urban area and the countryside, especially the Kilpatrick Hills.

Development proposals should therefore contribute to the protection, enhancement and/or extension of the path network, as part of the green infrastructure first approach as detailed in Policy CP2 of this Plan. Where the Council is responsible for these improvement works or the development of new paths or routes, they will be undertaken subject to the necessary funding being in place. The Green Infrastructure Supplementary Guidance provides further information on access networks and design criteria for these networks.

Policy CON3

Core Paths and Natural Routes

Improvements to and reinstatement of core paths and the development of new routes for core paths, footpaths, bridleways or cycle paths are encouraged and supported by the Council. Development of new routes should demonstrate that they will not have an adverse effect on the integrity of a Natura 2000 site.

The Council, however, will not be supportive of development which disrupts or adversely impacts on any existing or potential core path, right of way, bridle path, or footpath used by the general public for recreational or other purposes. Where such disruption or adverse impact is demonstrated to be unavoidable, the Council will require developers, as an integral part of the proposed development, to provide for the appropriate diversion of the route elsewhere within the development site or to put into place appropriate measures to mitigate and overcome the adverse impact expected.

Digital and Communications Infrastructure

The Council supports the development of high quality mobile and fixed broadband connections as being essential to supporting our communities and economic development in both urban and rural areas. This Plan also requires new development to provide as standard the infrastructure necessary to connect new premises to the fibre optic network. However, the installation of certain types of infrastructure, such as telecommunications masts to support the delivery of digital infrastructure, can impact upon the landscape and general amenity of the local area. The Council therefore seeks to minimise such impacts and ensure that they are of an acceptable level.

Policy CON4

Installation of Superfast Broadband for New Developments

New residential as well as business and industrial developments shall be required to install the necessary infrastructure to enable all new premises to be connected to full fibre optical networks, and in accordance with the relevant telecommunications provider's standards. Developers of these sites shall be required to ensure that all new premises have a direct full fibre connection ensuring that speeds in excess of 50 Megabytes per second can be provided at the premises and, as a consequence, are encouraged to have early discussions with the relevant telecommunications provider when formulating their development proposals.

Policy CON5

Communications Infrastructure

New communication infrastructure associated with advancements in digital communications technology will be supported by the Council where it avoids adverse impacts, including cumulative impact, on streetscape and residential amenity, the green network, and built heritage.





Low Carbon

Renewable Energy

The Planning system has an important role in enabling the transition to a low carbon economy within Scotland. Scotland has ambitious renewable energy targets and by 2020 envisages having the equivalent of 100% of Scotland's demand for electricity being met by renewable energy technologies, such as wind, hydro, solar, energy from waste and biomass.

Delivering on renewable energy commitments and moving towards energy efficiency will help to reduce greenhouse gases from the energy sector, as well as providing resilience to Scotland's energy supply. West Dunbartonshire has resources which can be used to help meet the Scottish Government's targets for renewable energy and through the assistance provided within this Plan, West Dunbartonshire's full potential for electricity can be achieved whilst taking into account and giving careful consideration to the potential environmental, community and cumulative impacts of renewable energy developments.

Renewable energy developments can often prove controversial and the environmental consequences should be addressed through the development management process. There can also be technical issues with regard to the impact on aviation and broadcasting. It is important in establishing a framework of support for these types of development that these matters are appropriately considered in assessing a proposal for renewable energy. This Plan therefore sets out Policies to ensure that these matters are properly considered.

Supplementary Guidance for Renewable Energy will provide further details, guidance and advice on the Spatial Framework for Wind Energy within West Dunbartonshire, the Landscape Capacity Study for Wind Turbine Development in the Clyde Valley (2014) and the Renewable Energy Policies. The Supplementary Guidance will also outline the main types of renewable energy development other than wind and will identify particular considerations that will apply to the specific types of energy generation.

Policy RE1

Renewable Energy Developments

Renewable Energy Development in the form of new build development, infrastructure or retrofit projects will be supported in standalone locations and as integral parts of new and existing developments, where it can be demonstrated that there will be no unacceptable significant adverse impacts on all of the Development Management criteria set out in Paragraph 169 of Scottish Planning Policy, that the scale of the proposal and its compatibility with the surrounding area are appropriate, and that all other relevant policies are met.

Applications for renewable energy proposals should be accompanied by detailed supporting information in this regard.

Note: This policy applies to all other renewable energy developments not covered by Policies RE2, RE3 and RE4.

Spatial Framework for Wind Energy Development within West Dunbartonshire

Scottish Planning Policy sets a clear requirement for development plans to include a spatial framework for wind energy, identifying those areas that are likely to be the most appropriate for onshore wind energy proposals. Scottish Planning Policy also sets out a clear methodology that this Plan is required to follow in developing a spatial framework.

In West Dunbartonshire, the spatial framework will therefore apply to ‘wind farms’ which are defined by the Council as:

- Any development containing a turbine of 50 metres and above to tip height; OR
- Any development of 3 or more turbines, containing a turbine of 30 metres and above to tip height.

Table 8 below defines the constraints and groupings that apply to West Dunbartonshire.

Table 8: Scottish Planning Policy Requirements for the Spatial Framework			
Group	Description	Constraints defined by Scottish Planning Policy	Constraints that apply to the West Dunbartonshire Proposed Local Development Plan area
Group 1	Areas where wind farms will not be acceptable	<ul style="list-style-type: none"> • National parks; and • National scenic areas 	Part of the Council area is within the Loch Lomond and the National Trossachs Park, for which the National Park Planning Authority has jurisdiction in Planning matters. Apart from this, there are no Group 1 areas in the West Dunbartonshire Local Development Plan area.
Group 2	Areas of significant protection	<ul style="list-style-type: none"> • World heritage sites; • Natura 2000 and Ramsar sites; • Sites of Special Scientific Interest; • National Nature Reserves • Sites identified in the Inventory of Gardens and Designed Landscapes; • Sites identified in the Inventory of Historic Battlefields; • Areas of Wild Land (as shown on the 2014 Scottish Natural Heritage maps); • Carbon rich soils, deep peat and priority peatland habitats; and • An area not exceeding 2km around cities, towns and villages identified on the Local Development Plan with an identified settlement envelope 	<ul style="list-style-type: none"> • The Antonine Wall World Heritage Site • Inner Clyde Special Protection Area and Ramsar site • 7 SSSIs • Overtoun House garden and designed landscape • Areas of carbon and peatland classes 1 and 2, as defined on the National Carbon and Peatland Map produced by Scottish National Heritage • An area of 2km has been drawn around the urban area of West Dunbartonshire
Group 3	Areas with potential for wind energy development	No constraints defined by Scottish Planning Policy. Wind farms are likely to be acceptable, subject to detailed consideration against all relevant policies of the Local Development Plan and the Renewable Energy Supplementary Guidance	

West Dunbartonshire Council's Spatial Framework for Wind Energy Development is shown on the map opposite. This map shows which parts of West Dunbartonshire are classified as Group 2 and Group 3. The Spatial Framework: SPP Group 2 Designations Context Map, on the following page, shows constraints for Group 2 areas only and these have been annotated separately for nature conservation sites, carbon and peatland class 1 and class 2 areas, gardens and designed landscapes, world heritage site and 2-kilometre settlement buffer zones. Nature conservation sites, gardens and designed landscapes are separately distinguished on the Proposals Maps. Details of Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and the Antonine Wall World Heritage Site are available from the Council on request.

It is the responsibility of the developer to verify the detailed boundaries, from available factual databases, in relation to the constraints identified on this map.

In specific relation to the 2km buffer zone around the settlements, it should be noted that this represents an indicative area within which special consideration is required with respect to the visual impact on communities within established areas. The actual extent of the area for consideration will depend on local topography, landscape character and the layout and built form.

Policy RE2

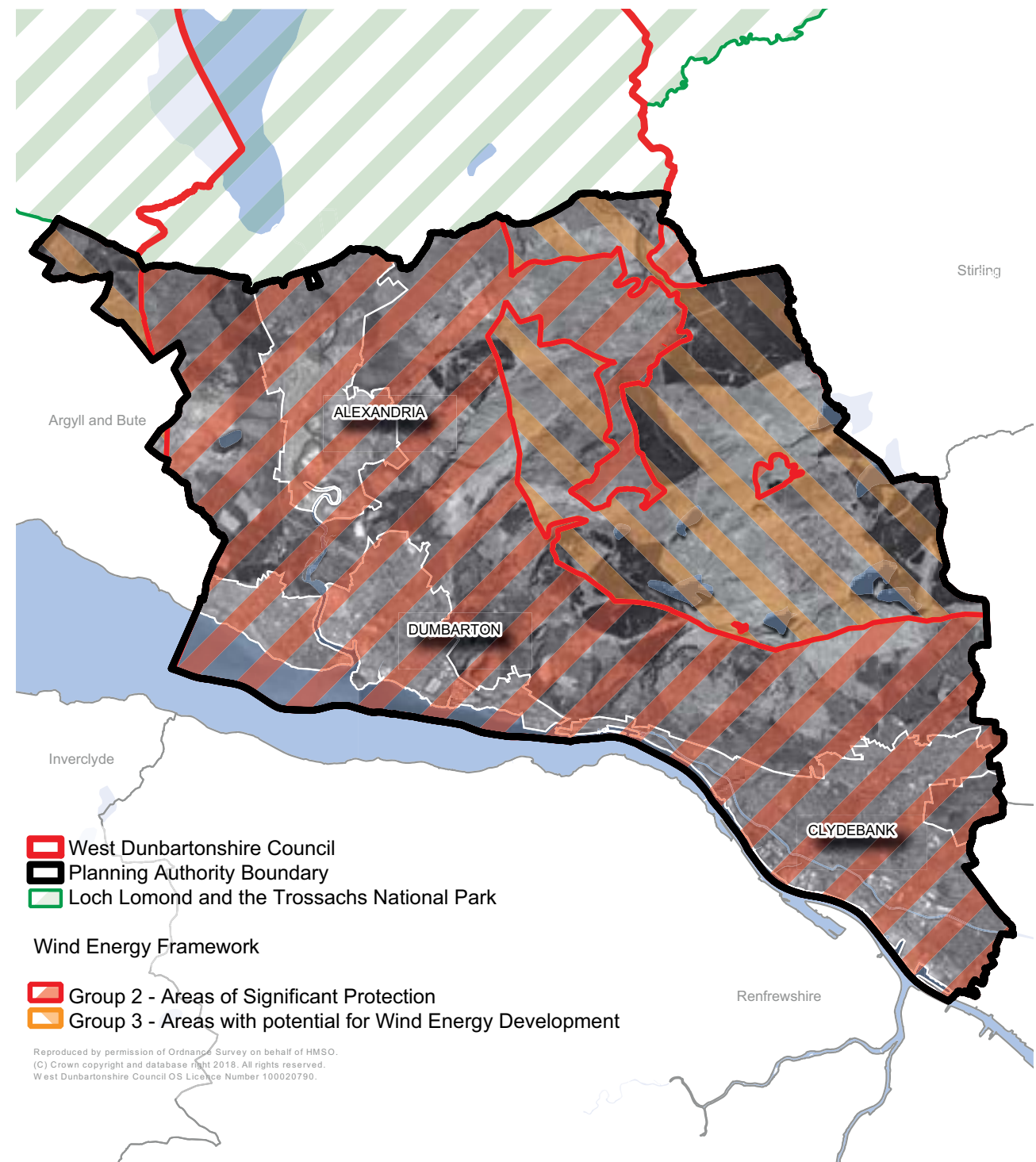
Spatial Framework for Wind Energy

All wind energy proposals over 50 metres in height, or proposals containing 3 or more turbines, where one of the turbines is over 30 metres in height, including extensions and proposals for repowering, will be assessed using the spatial framework for wind development map over; Paragraph 169 of Scottish Planning Policy; and the Renewable Energy Supplementary Guidance.

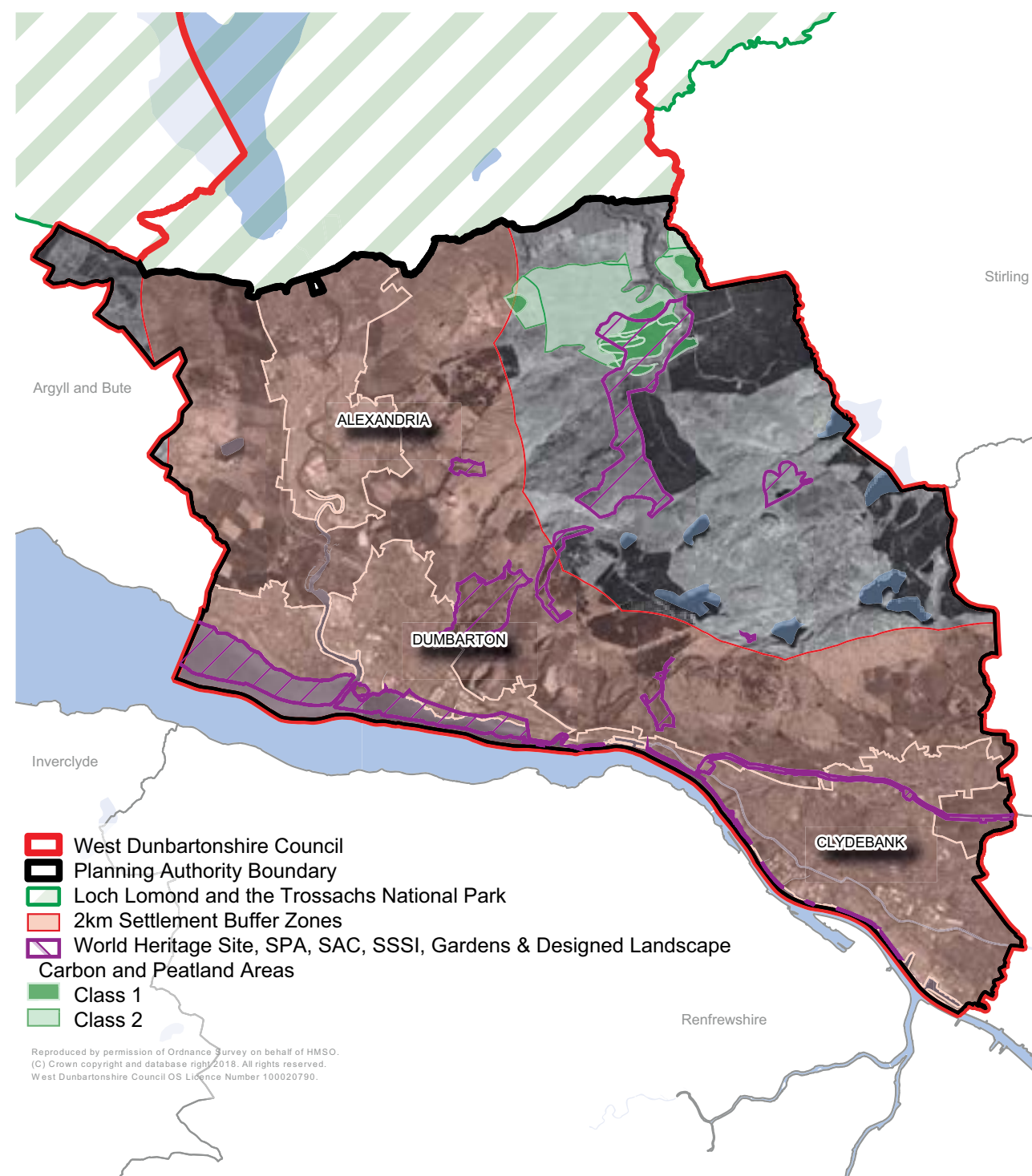
Significant protection will be given to Group 2 areas as shown on Spatial Framework for Wind Energy Development Map over. Development may be appropriate in some circumstances within these areas but only in cases where it can be demonstrated that any significant adverse effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation and where the proposal is acceptable in terms of all of the Development Management criteria set out in Paragraph 169 of Scottish Planning Policy.

Within Group 3 areas, as shown on Spatial Framework for Wind Energy Development Map over, proposals for wind energy developments will only be supported where it can be demonstrated that they are acceptable in terms of all of the Development Management criteria contained within Paragraph 169 of Scottish Planning Policy and accord with the guidance set out in the Renewable Energy Supplementary Guidance.

Spatial Framework for Wind Energy Development



SPP Group 2 Designations Context Map



Policy RE3

Wind Energy Proposals outwith the Spatial Framework

Proposals for wind energy outwith the Spatial Framework will be supported by the Council where it can be demonstrated that there will be no unacceptable significant adverse impacts on the local area and the wider landscape and where they:

- a) Avoid unacceptable landscape and visual impacts and unacceptable impacts on the built and natural environment;
- b) Do not result in unacceptable impacts on the residential properties, particularly in relation to noise, visual dominance, shadow flicker or any other nuisance;
- c) Do not result in or create unacceptable cumulative impacts when viewed alongside other operational and approved turbines;
- d) Are acceptable in terms of aviation interests and all other infrastructure requirements; and
- e) Do not have an adverse effect on a Natura 2000 site.

Renewable Heat

The growth of the decarbonised heat sector within Scotland is an important driver in tackling climate change and fuel poverty by providing low-cost heat generated from renewable sources. It is important because a significant proportion of the energy consumed in Scotland is used to heat properties and water. Renewable Heat can be provided by district heating schemes, biomass fuels and geothermal systems. Another source of heat is 'waste' heat derived from industrial processes which produce surplus heat. Heat networks can also contribute towards renewable energy targets.

Scottish Planning Policy requires that heat mapping should be used to identify the potential for co-locating developments with high heat demand and sources of heat supply. In general, these maps can be used as an opportunity to identify development sites which could use surplus heat, thereby reducing carbon emissions and saving energy costs, and has, where possible, located developments with high heat demands, such as residential, close to sources of heat. The map, over, provides a high level spatial map to demonstrate that development is located, where appropriate, close to heat sources.

As part of the Queens Quay development, the Council and the Scottish Government have invested in a multi-million pound district heating system which is based on geothermal technology, taking heat from the River Clyde in order to provide low cost heat to the different uses within the site i.e. residential properties, the College, Leisure Centre, Care Home and Health and Care centre. Future plans include expansion of the District Heating System to provide heat to the Town Hall and onwards to the Golden Jubilee Hospital and wider residential area.

Policy RE4

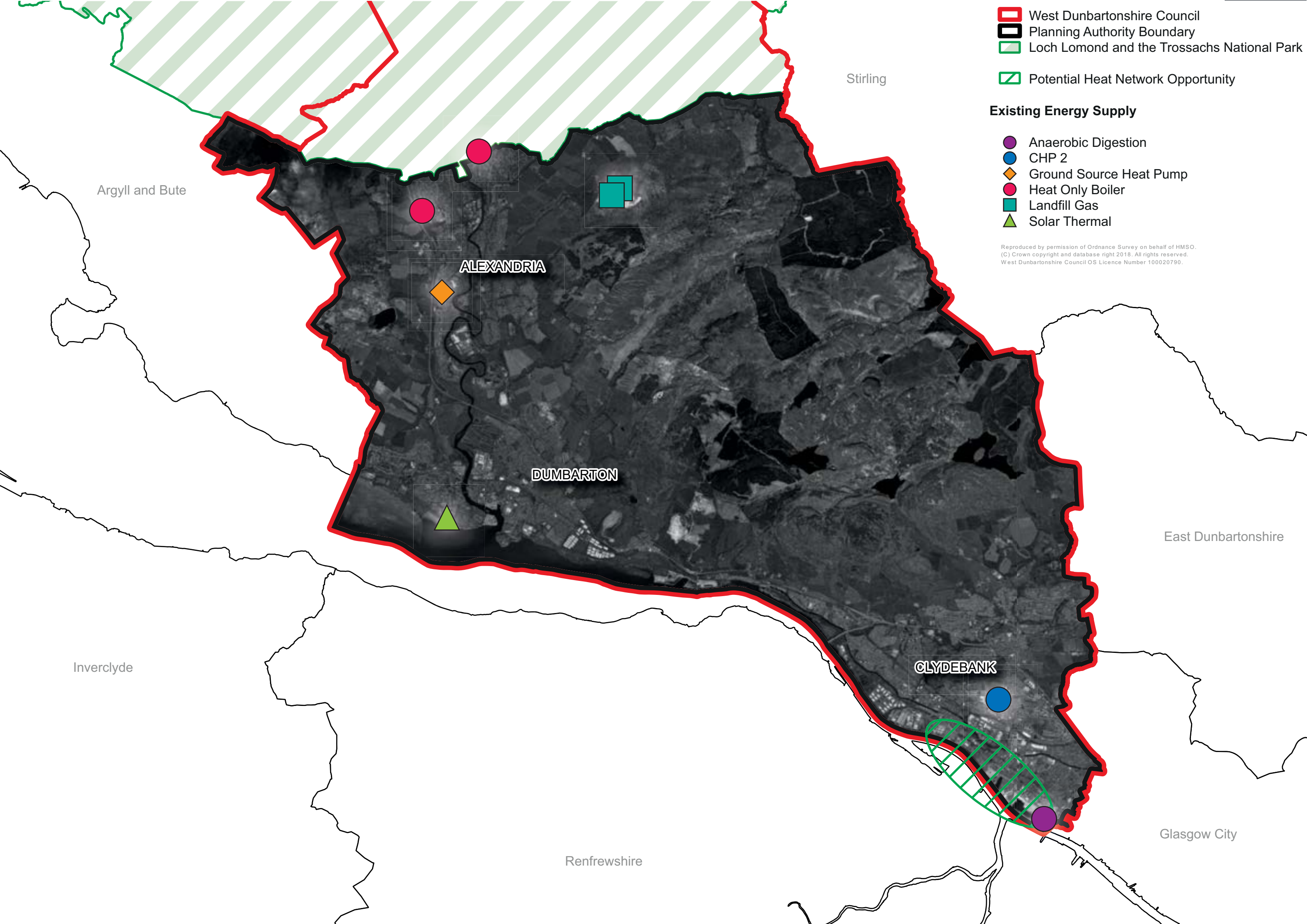
Heat Generation

Developments associated with the renewable generation of heat will be supported. Where non-renewable generation of heat is proposed, the Council will support these developments only where greenhouse gas emissions are significantly reduced; form part of a carbon capture development; or where the applicant can demonstrate plans for conversion to renewable or low carbon sources of heat in the future.

The Council will also be supportive of the provision of energy centres, where appropriate, within new development. All new heat generating developments should, where possible, be located close to potential heat users and the possibility of developing heat networks, including district heat networks, should be investigated. Proposals for new development should ensure that the site can be connected to Energy Centres and Heat Networks, including district heating, which may be developed in the future. Developers should ensure that the necessary capacity, infrastructure and land for future connections and the potential development of Energy Centres are safeguarded within the site.

Where heat networks are not viable, micro-generation and heat recovery technologies, within or associated with individual properties, will be encouraged by the Council. All proposals will require to meet with the Development Management criteria set out in Paragraph 169 of Scottish Planning Policy. Thermal treatment plants will also require to meet with SEPA's Thermal Treatment of Waste Guidelines 2014.

The Renewable Energy Supplementary Guidance will also provide further detail and specific considerations that developments associated with heat generation will be required to accord with.



Low and Zero Carbon Generating Technologies

Development proposals will be required, as far as possible, to incorporate low and zero carbon generating technologies to reduce greenhouse gas emissions.

Policy RE5

Low and Zero Carbon Buildings

Low and/or zero carbon generating technology is required, as far as possible, to be integrated into all new buildings with the exception of:

- Alterations and extensions to buildings, other than alterations and extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more, or alterations to buildings involving the fit-out of the building shell which is the subject of a continuing requirement;
- Conversions of buildings;
- Buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- Buildings intended to have a life not exceeding the period specified in regulation 6 of the Building Standards Regulations; or
- Conservatories.

Proposals for new buildings should conform to the sustainability standards set out in Table 9 below for the year in which they are submitted unless the proposal is considered to be an exception to the policy. The emissions savings should form a part of those emissions savings required by Building Standards regulations in force in the given year.

Year	Domestic	Non Domestic
2017-2019	New buildings include a minimum 3% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.	New buildings include a minimum 3% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.
2020 onwards	New buildings include a minimum 5% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.	New buildings include a minimum 5% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.

Achieving Zero Waste

The Council supports and is committed to implementing Scotland's Zero Waste Plan, recognising that every item and material is a resource that can potentially add value to our economy. The Waste Hierarchy, as set out in the European Waste Framework Directive, is key to realising a zero waste vision. This hierarchy identifies the prevention of waste as the highest priority followed by reuse, recycling, recovery of other value (e.g. energy) with disposal as the least desirable option. The diagram below explains this process visually.



This Plan supports and promotes this approach to sustainable waste management and acknowledges that it is essential in achieving Scotland's zero waste targets of recycling 70% of household waste and sending no more than 5% of Scotland's annual waste to landfill by 2025.

There are several facilities contributing to waste management within West Dunbartonshire. These include the major landfill site at Auchencarroch, a landfill for inert material at Rigangower near Milton and a number of household waste recycling centres and privately-owned transfer waste stations throughout the Council area. Planning permission exists for a waste management facility at Rothesay Dock in Clydebank, which has the potential to significantly contribute to the sustainable management of waste arising within West Dunbartonshire and beyond. In line with Scottish Planning Policy, this Plan safeguards all of these facilities and ensures that development taking place in their vicinity will not impact detrimentally upon their operations.

The Council is, however, fully supportive of new waste management facilities, which are deemed to be crucial in order to meet national waste capacity requirements, including the potential for landfill, but only where these new facilities are fully supported by the Zero Waste Plan. Where new waste management installations are required these should be directed to suitable locations as close as possible to the source of waste or the source of the waste need, whichever takes the greatest priority in terms of requirements of the Zero Waste Plan and an all-Scotland Operation Capacity.

Policy ZW1

Sustainable Waste Management

All development will require to meet with the aims of the Zero Waste Plan and follow the principles of the Waste Hierarchy, that is, give highest priority to the prevention of waste followed by reuse, recycling, then recovery of other value (e.g. energy) with disposal as the last option. To help achieve these aims, the Council will particularly encourage developers to minimise the use of primary materials and make efficient use of secondary materials.

The locations identified in Table 10 below and identified on the Proposal Maps are identified as suitable for the management of waste. Development of new facilities contributing to the management of waste will be supported at these or other locations where:

- a) The site would otherwise be suitable for Use Class 5 or 6 development;
- b) There would be no adverse impact on the operation of other businesses or residential amenity;
- c) There is no adverse impact on the green network, natural environment or built heritage;
- d) The proposal has no adverse impacts on the existing road network and the operations of Glasgow Airport;
- e) The recovery of energy from waste is achieved, where applicable; and
- f) The proposal provides full operational details, restoration proposals where appropriate; and after use of the development site.

Where there is a proliferation of separate waste management facilities within close proximity to a local community or within a particular settlement, the Council, wherever possible or feasible, will encourage the combination of different waste management processes within a single site. The Council will also ensure that any co-location of facilities within a single site will not result in unacceptable cumulative impacts on, or unduly adversely affect, the amenity of the area or of local communities.

Ref	Site Name and Location	Site Activity
ZW1(1)	Auchencarroch Landfill Site, nr Jamestown	Landfill, Composting and Recycling
ZW1(2)	Rigangower Landfill Site, by Milton	Landfill and Recycling
ZW1(3)	Rothesay Dock, Clydebank	Other Treatment

Minerals, Aggregates and Coal Extraction

An adequate and steady supply of minerals and aggregates is necessary to support economic growth, but extraction can have significant adverse environmental impacts. Within Glasgow and the Clyde Valley, which is considered to be the relevant market area, there are understood to be sufficient hard rock reserves to meet demand to 2035. The reserves in West Dunbartonshire at Dumbuckhill Quarry and at Sheephill Quarry contribute to this supply and continued working of minerals at these locations is supported. Developments which would sterilise workable mineral resources will not be supported unless there is a significant economic or environmental requirement to do so and that this is of National or Regional importance. Table 11 indicates the aggregate reserves within West Dunbartonshire.

Ref	Site Name and Location	Site Activity
MIN1(1)	Dumbuckhill Quarry, Dumbarton	Hard rock quarrying
MIN1(2)	Sheephill Quarry, Milton	Hard rock quarrying

Policy MIN1

Minerals and Aggregates Extraction

Proposals for extensions or new workings will only be supported where it is demonstrated that there would be no significant negative impact, either individually or cumulatively, from mineral workings on:

- a) The natural environment, including habitat networks, peat and other carbon rich soils;
- b) The green network, including path networks;
- c) Landscape, including visual impact;
- d) Built heritage, particularly Scheduled Monuments and other archaeology;
- e) Residential amenity and the operation of other businesses;
- f) Trunk and Local Road Networks

Proposals will also be required to be considered against Policies ENV5 and ENV 8 of this Plan.

All proposals are required to be accompanied by acceptable restoration and aftercare proposals. Restoration proposals are required to restore the land to the highest possible standards to ensure its suitability for appropriate uses.

Policy MIN2

Financial Guarantees

Proposals for new minerals extraction or extension proposals will be required to provide a financial guarantee to ensure that all restoration, aftercare and any other mitigation requirements, required by the grant of planning consent, are met in full. Financial Guarantees are also required to take into account the rate of inflation and other costs that may rise over time to ensure that there is no gap between the bond and the cost of restoration, aftercare and any other mitigation requirements in the future.

Coal Extraction

There are surface coal deposits at the southern eastern edge of West Dunbartonshire, mostly under the urban area of Whitecrook. These reserves, detailed in the map opposite, straddle the Council boundary with Glasgow City Council and stretch into the Greenbelt in the area known as the Hardgate Wedge.

Policy MIN3

Coal

There is a presumption against coal extraction within West Dunbartonshire, as a result of coal reserves being in close proximity to existing communities and the fact that they fall within the Antonine Wall World Heritage Site Buffer Zone.

Any development proposals in areas where coal reserves exist should be aware of the legacy of past coal mining activity and should assess existing ground conditions, including surrounding ground stability, before any new building is proposed. The Coal Authority can offer additional advice on this matter.

Unconventional Oil and Gas

The Scottish Government on 3rd October 2017 announced that it would not support the development of Unconventional Oil and Gas in Scotland. Therefore, there is no requirement, at this time, for the Council to have a policy in this regard. Should this position change within the lifespan of this Plan, then Supplementary Guidance will be brought forward by the Council in line with the policy direction from the Scottish Government.







Schedules

Schedule 1: Masterplans			
Site	Spatial Guidance	Status	Promoter
Queens Quay, Clydebank	Design Framework PPIp	Approved	West Dunbartonshire Council
City Deal Project: Esso Bowling and Scott's Yard	Development Framework	Emerging	West Dunbartonshire Council
Carless, Old Kilpatrick	Development Framework	Emerging	Private Owner/Developer
Dumbarton Town Centre and Waterfront	Dumbarton Castle and Rock Charrette Report 2015	Adopted	West Dunbartonshire Council
	Dumbarton Town Centre and Waterfront Revised Urban Strategy 2014	Adopted	
Clydebank Town Centre	Clydebank Town Centre Charrette Report	Adopted	West Dunbartonshire Council
	Clydebank Can Making Places Report	Emerging	
Alexandria Town Centre	Alexandria Town Centre Strategy	Emerging	West Dunbartonshire Council
	Alexandria Town Centre Masterplan	Adopted	
Bowling Basin, Bowling	Bowling Basin Charrette Report	Adopted	Scottish Canals and
	PPIp Masterplan	Approved	West Dunbartonshire Council
Lomondgate Business Park	PPIp Masterplan	Approved	Strathleven Regeneration and West Dunbartonshire Council
Vale of Leven Industrial Estate	Green Network Enhancement Study	Approved	West Dunbartonshire Council
Golden Jubilee National Hospital, Clydebank	Campus Masterplan	Emerging	NHS

Schedule 2: Opportunities for Private Housing (based on 2017 HLA)						
Site Ref	Address	Location	Indicative Capacity	2017-24	Post 2024	Long Term Release
H2(1)	Bank Street	Alexandria	15	15	0	
H2(2)	Heather Avenue ²	Alexandria	84	64	20	
H2(3)	Mitchell Way	Alexandria	26	26	0	
H2(4)	Haldane PS ²	Balloch	15	15	0	
H2(5)	Highdykes PS ²	Bonhill	60	60	0	
H2(6)	Bowling Basin ²	Bowling	75	45	30	
H2(7)	Scott's Yard ²	Bowling	75	0	75	LTR
H2(8)	Braidfield HS	Clydebank	100	84	16	
H2(9)	Cable Depot Road ^{1 2}	Clydebank	200	0	200	LTR
H2(10)	North Douglas Street	Clydebank	12	0	12	
H2(11)	Queens Quay ²	Clydebank	856	288	568	
H2(12)	Radnor Park Hotel	Clydebank	28	28	0	
H2(13)	Rosebery House ¹	Clydebank	70	50	20	
H2(14)	Thor Ceramics	Clydebank	92	92	0	
H2(15)	East Barns Street ²	Clydebank	4	2	2	
H2(17)	Crosslet Estate ²	Dumbarton	6	3	3	
H2(18)	Castlegreen Street ^{2 3}	Dumbarton	110	90	20	
H2(19)	Garshake Road	Dumbarton	100	75	25	
H2(20)	Keil School Phase 2 ²	Dumbarton	51	51	0	
H2(21)	Langcraigs	Dumbarton	20	20	0	
H2(22)	Notre Dame Convent	Dumbarton	90	50	40	
H2(23)	Our Lady and St Patrick's HS	Dumbarton	100	75	25	
H2(24)	Sandpoint Marina ^{2 4 5}	Dumbarton	87	27	60	
H2(25)	Carleith ²	Duntocher	8	4	4	
H2(26)	Milldam Road	Faifley	18	18	0	
H2(27)	Cochno Waterworks	Hardgate	11	11	0	
H2(28)	Hardgate Hall	Hardgate	8	4	4	
H2(29)	Jamestown IE ²	Jamestown	60	0	60	LTR
H2(30)	Levenbank Terrace ²	Jamestown	86	0	86	
H2(31)	Hillview ²	Milton	4	2	2	
H2(32)	Ashtree Court	Old Kilpatrick	14	14	0	
H2(33)	Carless ^{1 2}	Old Kilpatrick	50	0	50	LTR
H2(34)	Dalquhurn ²	Renton	100	0	100	
Sub-Total (existing HLA sites)			2635	1213	1422	

Schedule 2 (Continued): Opportunities for Private Housing (based on 2017 HLA)						
Site Ref	Address	Location	Indicative Capacity	2017-24	Post 2024	Long Term Release
H2(35)	Church Street Former Council Office ²	Alexandria	15	15	0	
H2(36)	Clydebank Health Centre	Clydebank	40	40	0	
H2(37)	Hardgate Health Centre	Clydebank	6	6	0	
H2(38)	RHI Site ²	Clydebank	120	40	80	
H2(39)	Strauss Avenue ²⁶	Clydebank	100	50	50	
H2(40)	Main Street	Jamestown	4	4	0	
H2(41)	Glebe	Old Kilpatrick	15	15	0	
H2(42)	Carman Waterworks ²	Renton	3	3	0	
<i>Subtotal</i>	<i>(New allocations)</i>		303	173	130	
TOTAL			2938	1386	1552	

Notes on Schedule 2

These totals do not equate exactly to those in Table 1. This is because sites currently under construction are included in the audit figures and not in the above column 2017-24.

Sites annotated with a '1' against them require a Transport Assessment, or further transport or access details, to be submitted as part of any Planning Application for the Site.

Sites annotated with a '2' against them require a Flood Risk Assessment to be provided as part of the Planning Application for the Site. Early contact with SEPA and the Council's Road Service should be made to discuss the contents of the Flood Risk Assessment.

Development at Castlegreen Street, annotated with a '3', must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulation Appraisal (HRA). Pre-application discussion with SNH regarding the preparation of the appraisal is strongly recommended

Development at Sandpoint Marina, annotated with a '4', must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area, in terms of disturbance or pollution, or upon Atlantic salmon and brook lamprey which are the qualifying interest of the Endrick Water Special Area of Conservation in terms of disturbance, pollution or indirect habitat modification. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal. Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. Account should also be taken of the HRA of this Proposed Plan, including measures potentially required to address disturbance, pollution or indirect habitat loss both during construction and operation of the development.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must undertake the Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

Also at Sandpoint Marina, annotated with a '5', development will be required to contribute towards enhancing the use of bus services currently operating on Bridge Street and to upgrade connections to the existing service provision from the site. This would require the review of the location of bus stop infrastructure on Bridge Street and West Bridge Street with view to providing direct access to bus services from the site. In addition, the pedestrian and cycle route between the site and the bus stop must be attractive, direct, flat, well-lit and well maintained. A Travel Plan will be required to provide with any planning application for the site and is required to explicitly outline measures to encourage public transport use e.g. free or discounted ticketing to new residents and information packs and signage to highlight and encourage public transport use and encourage car sharing.

Strauss Avenue, annotated with '6', requires a primary access to be formed from the A82, or from other appropriate roads within Glasgow City Councils boundary. A Transport Assessment for the site is required to be provided, which among other requirements, should demonstrate the optimum point for this new primary access to the site and that safe access to the site can be satisfactorily demonstrated to the satisfaction of both West Dunbartonshire Council and Glasgow City Council, whilst meeting the appropriate Roads geometric standards of both Councils. West Dunbartonshire Council will not support a primary access from Livingstone Street and Strauss Avenue. Strauss Avenue will only be allowed to provide a secondary access for emergency vehicles and as an emergency access. Early discussions with West Dunbartonshire Council's Roads Service and Glasgow City Council's Roads and Transportation Service are required in this regard.

Schedule 3: Opportunities for social rented housing (based on 2017 HLA)					
Site Ref	Address	Location	Indicative Capacity	2017-24	Post 2024
H2(43)	Creveul Court	Alexandria	10	10	0
H2(44)	Haldane PS ²	Balloch	45	45	0
H2(45)	Aitkenbar PS ²	Bellsmyre	60	60	0
H2(46)	Muir Road ²	Bellsmyre	10	0	10
H2(47)	Bonhill PS	Bonhill	44	44	0
H2(48)	Golfhill Drive	Bonhill	7	0	7
H2(49)	Queens Quay ²	Clydebank	189	120	69
H2(50)	St Andrews HS	Clydebank	101	101	0
H2(51)	354 Dumbarton Road ¹	Dalmuir	10	0	10
H2(52)	Auld Street	Dalmuir	20	20	0
H2(53)	Boquhanran Road ¹	Dalmuir	34	0	34
H2(54)	Caledonia Street ¹	Dalmuir	18	0	18
H2(55)	Salisbury Pl/Melbourne Avenue	Dalmuir	25	0	25
H2(56)	Auld Street Phase 2 ¹	Dalmuir	16	16	0
H2(57)	Carrick Terrace	Dumbarton	31	31	0
H2(58)	Castle Street*	Dumbarton	195	195	0
H2(59)	Dumbarton Cottage Hospital ²	Dumbarton	10	10	0
H2(60)	Westcliff/Talisman Avenue ²	Dumbarton	70	70	0
H2(61)	Dalquhum ²	Renton	70	0	70
Sub-Total (existing HLA sites)			965	722	243
H2(62)	Littlemill Distillery ²	Bowling	33	33	0
H2(63)	Faifley Bowling Club ^{2*}	Faifley	15	15	0
Subtotal (New allocations)			48	48	0
TOTAL			1013	770	243

Notes on Schedule 3

These totals do not equate exactly to those in Table 1. This is because sites currently under construction are included in the audit figures and not in the above column 2017-24. Also for the later period some longer term projects from the SHIP are included in the social rented figures which are not yet in the audit.

Sites annotated with a '1' against them require a Transport Assessment, or further transport or access details, to be submitted as part of any Planning Application for the Site.

Sites annotated with a '2' against them require a Flood Risk Assessment to be provided as part of the Planning Application for the Site. Early contact with SEPA and the Council's Road Service should be made to discuss the contents of the Flood Risk Assessment.

Faifley Bowling Club, annotated with a '+' is required as part of the site layout to contain an area of green infrastructure, which could potentially be used for a range of community uses, such as but not limited to, allotments or community gardens. This is required to compensate for the loss of Bowling Club green and associated community facilities and to meet with the provisions of Policy GI1.

H2(58) Castle Street, annotated with a '*' is identified as an opportunity site as, although planning consent was in place at the time of publication, the site remained undeveloped.

Schedule 4: Business and Industrial Opportunities				
Site Ref	Address	Area (ha)	Use Class	Comment
Marketable				
E1(1)	Vale of Leven Industrial Estate	4.2	4/5/6	Part of Lomondgate SEIL
E1(2)	Vale of Leven Industrial Estate	7.25	4/5	Part of Lomondgate SEIL
E1(3)	Vale of Leven Industrial Estate	0.63	4/5/6	Part of Lomondgate SEIL
E1(4)	Vale of Leven Industrial Estate	1.74	4/5/6	Part of Lomondgate SEIL
E1(5)	Lomondgate*	8.66	4/5/6	Part of Lomondgate SEIL
E1(6)	Clydebank Industrial Estate	0.58	4/5	Part of Clydebank Riverside SEIL
E1(7)	Cable Depot Road, Clydebank**	0.62	4/5	Part of Clydebank Riverside SEIL
E1(8)	Rothsay Dock, Clydebank	0.42	4/5	Part of Clydebank Riverside SEIL
E1(9)	Rothsay Dock, Clydebank	4.44	5/6	Part of Clydebank Riverside SEIL
E1(10)	John Knox Street, Clydebank	1.62	4/5	
<i>Sub-Total</i>		30.16		
Reserved				
E1(11)	Main Street, Jamestown	1.93	5/6	Reserved for Sawmill expansion
E1(12)	North Kilmalid	5.97	4/5/6	Part of Lomondgate SEIL. Reserved for expansion of Chivas Bottling Plant
<i>Sub-Total</i>		7.9		
Other				
E1(13)	Lomond Industrial Estate, Alexandria	1.97	4/5	
E1(14)	Hamilton Street, Clydebank	0.24	4/5	
E1(15)	Land to West of Garth Drive, Clydebank	0.3	4/5	
<i>Sub-Total</i>		2.51		
Longer Term Opportunities				
E1(16)	Esso, Bowling	21.84	4/5/6	See Delivering our Places
E1(17)	Carless, Old Kilpatrick	2.64	4/5/6	Part of Clydebank Riverside SEIL. See Delivering our Places
E1(18)	Queens Quay, Clydebank	1.27		Part of Clydebank Riverside SEIL. See Delivering our Places
<i>Sub-Total</i>		25.75		
Total		66.32		

Notes on Schedule 4

* See Lomondgate Policy 1

** Development at Cable Depot Road must not have an adverse impact on redshank, which is the qualifying interest of the Inner Clyde Special Protection of Area, in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform project-level Habitats Regulation Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.

The Council as 'Competent Authority' will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an internationally important site will only be approved in exceptional circumstances.

Schedule 5: Nature Conservation Designations		
Location	Interest	Designation
International Nature Conservation Sites		
Inner Clyde*	Conservation of wild birds	Special Protection Area (SPA)
Inner Clyde*	Wetlands of international importance especially as a waterfowl habitat	Ramsar Site
National Nature Conservation Sites		
Auchenreoch Glen	Biological	Sites of Special Scientific Interest (SSSI)
Dumbarton Muir	Biological	Sites of Special Scientific Interest (SSSI)
Dumbarton Rock	Geological	Sites of Special Scientific Interest (SSSI)
Glenarbuck	Geological	Sites of Special Scientific Interest (SSSI)
Hawcraig - Glenarbuck	Biological	Sites of Special Scientific Interest (SSSI)
Inner Clyde*	Biological	Sites of Special Scientific Interest (SSSI)
Lang Craigs	Biological	Sites of Special Scientific Interest (SSSI)
Loch Humphrey Burn	Geological	Sites of Special Scientific Interest (SSSI)
* 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.		
Local Nature Reserves		
The Saltings	Old Kilpatrick	Local Nature Reserves
Brucehill - Inland Cliff**	Castlehill, Dumbarton	Local Nature Reserves
Faifley Knowes**	Faifley, Clydebank	Local Nature Reserves
Local Nature Conservation Sites		
Site	Settlement/Location	Interest
Auchentorlie Glen	Bowling	Woodland Upland oakwood, Flora
Craigarestie & Brown Hill	Bowling	Moorland habitats Heath/Birds
Disused Railway Line	Erskine Ferry Road – Beardmore Street	Common Wildlife Corridor woodland/scrub/lichens
Duntocher Burn & Wood	Parkhall	Woodland; oakwood Common Wildlife.
Fyn Loch Heath	North of Old Kilpatrick	Moorland habitats wet heath and blanket bog
Kilpatrick's Braes	North of Old Kilpatrick	Woodland. Upland heath.
Auchentorlie Wood	Milton	Woodland: Upland broadleaved
Ballantines Orchid Colony	Kilmalid	Rush pasture, neutral Birds
Bellsmyre Grasslands	Bellsmyre	Neutral grassland
Brucehill - Inland Cliff	Brucehill	Inland rock outcrop upland oakwood, fen
Craigandro Wood & Renton Wood	Renton	Woodland: upland oakwood and mixed ashwood
Dalreoch Quarry	Dalreoch	Woodland. Neutral grassland Rock faces. Common wildlife and flora.
Dillichip Grassland	Kilmalid	Woodland: wet/scrub Marshy grassland. Birds
Loch Bowie	Milton	Mestrophic lake, swamp. Fen

Schedule 5 (Continued): Nature Conservation Designations		
Local Nature Conservation Sites		
Site	Settlement/Location	Interest
Murroch Glen	Between Bonhill & Bellsmyre	Upland heath, fen. Upland mixed ashwood. Upland flushes, fens and swamps. Upland grasslands. Butterflies
Nursery Woodland	Kilmalid	Woodland. Swamp. Birds
Overtoun Estate, Overtoun Burn & Barwood Hill	Milton	Woodland: Upland oakwood and mixed ashwood
River Leven Swamps & Pond	River Leven at Dumbarton/Common Dalreoch/Kilmalid	Lowland fens, reedbed, rush pasture. Wet woodland. Flora
Whiteleys Wood	Dalmoak	Woodland
A82 verge	Alexandria	Woodland
Alexandria Woods	Alexandria	Woodland
Auchenreoch Muir	Bonhill	Upland grassland & heath
Beech Wood & Broomhill Woods	Bonhill	Woodland. Common Wildlife
Blairvault Burn & Pappert Muir	Auchencarroch	Upland grassland & fen, blanket bog. Flora
Bonhill Muir & Pappert Hill	Bonhill	Moorland upland heath, blanket bog
Carman Muir	Alexandria	Moorland habitats:
Mullour	Alexandria	Blanket bog, heath. Birds
Nobleston Estate Wood	Bonhill	Woodland: Upland oakwood and mixed ashwood
Pappert Wood & Bonhill Quarry	Bonhill	Woodland: Upland oakwood and mixed ashwood
Poachy Glen	Alexandria	Woodland: Upland oakwood and mixed ashwood
River Leven Corridor	Vale of Leven	Major River
Stonemollan Road Wood	Alexandria	Woodland: Upland oakwood
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		
Sites on the Inventory of Gardens and Designed Landscapes		
Overtoun House, Dumbarton		
Sites on the Interim List of Non-Inventory Gardens and Designed Landscapes		
Auchentorlie House	Bowling	
Auchentoshan Estate	Clydebank	
Cochno	Clydebank	
Edinbarnet	Clydebank	
Helenslee	Dumbarton	
Levensgrove Park	Dumbarton	
Strathleven		

Schedule of Land Owned by Planning Authority

Schedule of Land Owned by Planning Authority			
Site Ref	Address	Location	Proposal
Opportunities for Private Housing			
H2(1)	Bank Street	Alexandria	Housing Sites
H2(2)	Heather Avenue	Alexandria	Housing Sites
H2(3)	Mitchell Way	Alexandria	Housing Sites
H2(4)	Haldane PS	Balloch	Housing Sites
H2(5)	Highdykes PS	Bonhill	Housing Sites
H2(6)	Bowling Basin (part)	Bowling	Housing Sites
H2(11)	Queens Quay (part)	Clydebank	Housing Sites
H2(13)	Rosebery House	Clydebank	Housing Sites
H2(15)	East Barns Street	Clydebank	Housing Sites
H2(17)	Crosslet Estate	Dumbarton	Housing Sites
H2(19)	Garshake Road	Dumbarton	Housing Sites
H2(21)	Langcraigs	Dumbarton	Housing Sites
H2(23)	Our Lady and St Patrick's HS	Dumbarton	Housing Sites
H2(24)	Sandpoint Marina (part)	Dumbarton	Housing Sites
H2(29)	Jamestown IE (part)	Jamestown	Housing Sites
H2(30)	Levenbank Terrace	Jamestown	Housing Sites
H2(32)	Ashtree Court	Old Kilpatrick	Housing Sites
H2(35)	Church Street Former Council Office	Alexandria	Housing Sites
H2(36)	Clydebank Health Centre	Clydebank	Housing Sites
H2(37)	Hardgate Health Centre	Clydebank	Housing Sites
H2(39)	Strauss Avenue (part)	Clydebank	Housing Sites
Opportunities for social rented housing			
H2(43)	Creveul Court	Alexandria	Housing Sites
H2(44)	Haldane PS	Balloch	Housing Sites
H2(45)	Aitkenbar PS	Bellsmyre	Housing Sites
H2(46)	Muir Road	Bellsmyre	Housing Sites
H2(47)	Bonhill PS	Bonhill	Housing Sites
H2(48)	Golfhill Drive	Bonhill	Housing Sites
H2(49)	Queens Quay	Clydebank	Housing Sites
H2(50)	St Andrews HS	Clydebank	Housing Sites
H2(55)	Salisbury Pl/Melbourne Avenue	Dalmuir	Housing Sites
H2(60)	Westcliff/Talisman Avenue	Dumbarton	Housing Sites
H2(63)	Faifley Bowling Club	Faifley	Housing Sites
Particular Needs Housing			
H3(1)	Auchentoshan	Clydebank	Particular Needs Housing
H3(2)	Queens Quay	Clydebank	Particular Needs Housing
H3(3)	Dalreoch	Dumbarton	Particular Needs Housing

Schedule of Land Owned by Planning Authority (Continued)			
Site Ref	Address	Location	Proposal
Business and Industrial Opportunities			
<i>Marketable</i>			
E1(11)	Main Street (part)	Jamestown	Business and Industrial Opportunities
<i>Other</i>			
E1(13)	Lomond Industrial Estate	Alexandria	Business and Industrial Opportunities
<i>Longer Term Opportunities</i>			
E1(18)	Queen Quay (part)	Clydebank	Business and Industrial Opportunities

Glossary

Active Travel – travel that involves physical activity such as walking or cycling.

Action Programme – document setting out the actions required to deliver the Local Development Plan’s policies and proposals, listing both who is to carry out each action and the timescale for doing so.

Affordable Housing – housing of a reasonable quality that is affordable to people on modest incomes. It can include social rented housing, mid- market rented accommodation, shared ownership or shared equity housing, discounted low cost housing for sale and low cost housing without subsidy.

Appropriate Assessment – see Habitats Regulations Appraisal.

Brownfield – land which has been previously developed. Includes vacant and derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.

Buildings at Risk – buildings of architectural or historic merit whose future is considered to be under threat e.g. because they are vacant with no identified new use, suffering from poor maintenance or structural problems, or threatened with demolition.

Building with Nature - an assessment and accreditation service to support the creation and maintenance of high quality green infrastructure in housing and commercial development.

Business Improvement District – Designated management of an area where businesses agree to pay additional rates to fund improvements to the local environments.

Charrette – a design-led community engagement to develop ideas and plans for how a place or area should change. Often using workshop sessions over several days, architects, urban designers and planners will work with members of the public to develop or sketch up ideas, leading to a final report and/or set of visual plans.

Climate Change – the long term shift in weather patterns such as precipitation and temperature.

Commercial Centre – distinct from town centres in their range of uses and physical structure, commercial centres have a more specific focus on retailing and leisure uses.

Conservation Area – an area of specific architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation Area Appraisal – A published document defining the special architectural or historic interest that warranted the area being designated.

Core Path Network – a network of paths identified in a Core Paths Plan (under the Land Reform (Scotland) Act 2003) which gives the public reasonable access throughout the Plan area.

Core Town Centre Area – an area within a town centre where it is desirable to maintain shops as the predominant use at ground floor level, whilst allowing other uses that enhance the overall vitality and viability of the town centre.

Delivering Our Places – the areas of West Dunbartonshire, including key regeneration areas, which the Council wants or expects to change over the next 5-10 years.

Design Statement – accompanies a planning application to explain the design principles and concept of a proposed development.

Development Brief – sets out guidelines and requirements for the development of a site.

Developer Contributions – financial payments made by developers or applicants to provide for improvements to infrastructure that are required as a result of the development. They normally relate to green infrastructure and parking provision.

Edge of Centre – a location which is adjacent to or within easy walking distance of a town centre.

Effective Housing Land – land which is free, or expected to be free, of development constraints in the period under consideration and therefore available for the construction of housing.

Flood Risk Assessment (FRA) – exercise carried out to predict and assess the probability of flooding of a particular site or area.

Foodstore – a retail unit selling predominantly convenience goods.

Gardens and Designed Landscapes - grounds which have been laid out for artistic effect, the most common being estate landscapes which incorporate parkland, woodland and formal garden elements and are associated with an important house or castle.

Greenbelt – a policy designation to direct development to the most appropriate locations and support regeneration, protect and enhance the character, landscape setting and identity of settlements and protect and provide access to open space.

Greenfield – land which has never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

Green Infrastructure – functional elements of a development such as open space, active travel routes, SuDS and habitat networks that contribute to the green network.

Green Network – connected areas of natural, semi natural and created greenspace, active travel and recreational routes, watercourses, woodland and other habitats that together form an integrated and multi-functional network.

Habitat Network – a set of separate areas of habitat that connect together in some way to allow a particular species to be able to move between each individual patch of habitat.

Habitat Regulations Appraisal (HRA) – the process, or the written record, of assessing a plan or project that might have implications for a Natura site against the strict tests in the Habitats Regulations. Where a plan or project is assessed as “likely to have a significant effect”, an appropriate assessment must be undertaken of whether it would “adversely affect the integrity” of the Natura site.

Housing Need and Demand Assessment (HNDA) – a technical assessment of the demand and need for private and affordable housing within a Plan area.

Housing Supply Target – identified by the Local Housing Strategy in response to the outcomes of the Housing Need and Demand Assessment. Local Development Plans are required to identify sufficient land to meet Housing Supply Targets. The **Housing Land Requirement** is derived by adding a 15% generosity margin to the Housing Supply Target in order to ensure there is extra flexibility in the housing supply to meet the Target.

Integrating Green Infrastructure – an approach to ensure that multifunctional green infrastructure is included at the outset of designing successful place.

Listed Building – building of special architectural or historic interest that has statutory protection due to its character or appearance.

Local Development Plan (LDP) – provides the spatial planning strategy for an area and the framework for development management decision-making.

Local Housing Strategy (LHS) – provides the strategic direction for housing need and demand across all tenures and informs the future investment in housing.

Local Landscape Area – an area which has been designated to safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally.

Local Transport Strategy – sets out the Council’s plans and priorities for the development of a sustainable and integrated transport network.

Locality Place Plans – developed by Community Planning, these plans will develop a vision for a ‘place’, which will inform how development, infrastructure, service delivery and funding should be targeted in a local community, and will reflect the input and aspirations of the local community.

Marketable sites – Serviced (or serviceable within 5 years) and available land which has been identified for industrial or business development.

Masterplan/Masterplanning – describes and illustrates how a proposal for the comprehensive development of a specific site will meet the vision for the site and how it will work on the ground.

National Development - developments set out in the National Planning Framework and considered to be essential to the delivery of the national spatial strategy.

National Park – refers to the Loch Lomond and the Trossachs National Park, which is a separate planning authority falling partly within West Dunbartonshire Council.

Natura 2000 site – a site forming part of the European wide network of protected areas developed under the European Commission Habitats Directive and the Birds Directive. The Natura 2000 Network is made up of Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Network of Centres – the range of centres that provide for retailing and a wider range of service requirements. Includes town centres, commercial centres and local centres.

Notification Zone – Health and Safety Executive notification zones based on risk assessments related to the storage of hazardous substances, within which development may be restricted.

Open Space – includes all green spaces and civic spaces which contribute to the amenity of an area.

Open Space Audit – an audit of the quality, community value, accessibility and use of all existing open spaces.

Open Space Strategy – making use of the open space audit, the open space strategy sets out the vision for new and improved open space and addresses any deficiencies identified.

Place and Design Panel – works collaboratively with developers, architects, landowners and key agencies to provide advice and assistance in pre-application proposals to help ensure projects contribute to a culture of design excellence.

Proposed Plan – reflects the planning authority’s settled view as to what the final adopted content of the Local Development Plan should be.

Proposals Map – illustrates the Local Development Plan’s policies and proposals on a map base.

Registered Social Landlord (RSL) – Technical name for a body registered with the Scottish Housing Regulator. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate.

Scheduled Monument – archaeological sites, buildings or structures of national importance given legal protection under Ancient Monuments and Archaeological Areas Act 1979.

SEPA – Scottish Environment Protection Agency

Sites of Special Scientific Interest (SSSI) – an area which is designated as being of national interest in relation to its flora, fauna, geology or geomorphological features.

SNH – Scottish Natural Heritage

Spatial Strategy – a section of the Plan which sets out the overall policy direction and priorities for the area based on the area's key assets, including the main areas for growth, regeneration, economic investment and protection.

Special Area of Conservation (SAC) – part of the Natura 2000 network designated under the Habitats Directive and are selected to protect habitats and species.

Special Protection Area (SPA) – part of the Natura 2000 network designated under the Birds Directive, selected to protect rare, threatened or vulnerable bird species.

Strategic Development Plan (SDP) – provides a longer term spatial strategy for a city region and sets parameters for the Local Development Plan.

Strategic Economic Investment Location (SEIL) – a strategic priority location identified in the SDP to support key economic sectors.

Strategic Environmental Assessment (SEA) – a systematic process for evaluating the environmental impacts of a plan.

Strategic Housing Investment Plan (SHIP) – provides a strategic approach to affordable housing investment over the next five years.

Strategic Local Programme – included in the Strategic Housing Investment Plan, the Strategic Local Programme details the affordable housing projects in the agreed programme.

Sustainable Drainage Systems (SuDS) – a sequence of water management practices and facilities designed to drain surface water more sustainably than the conventional practice of routing run-off through a pipe to a watercourse.

Superstore – a large retail unit selling predominantly convenience goods and a range of comparison goods.

Supplementary Guidance – will provide further information or further detail in respect of policies or proposals set out in the Local Development Plan and will form part of the development plan.

Sustainable Development – development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Travel Plan – A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

Tree Preservation Order (TPO) – used to protect individual and groups of trees and areas of woodland considered important for amenity or because of their cultural or historical significance.

Trip Generation – A prediction of the number of journeys that are likely to depart from or arrive at a particular place. Trip Generation is used in traffic analysis and transport modelling.

Town Centre – centre which provides a diverse and sustainable mix of activities and land uses which create an identity that signals their function and wider role.

Urban Capacity Study – an assessment of the potential contribution to the housing land supply of all possible sources of housing land beyond the immediate planning time horizon.

Windfall sites – sites not allocated in the Plan which unexpectedly come forward for housing development.

World Heritage Site – A cultural or natural site of outstanding universal value designated by the international Council on Monuments and Sites (ICOMOS) for example the Antonine Wall.

