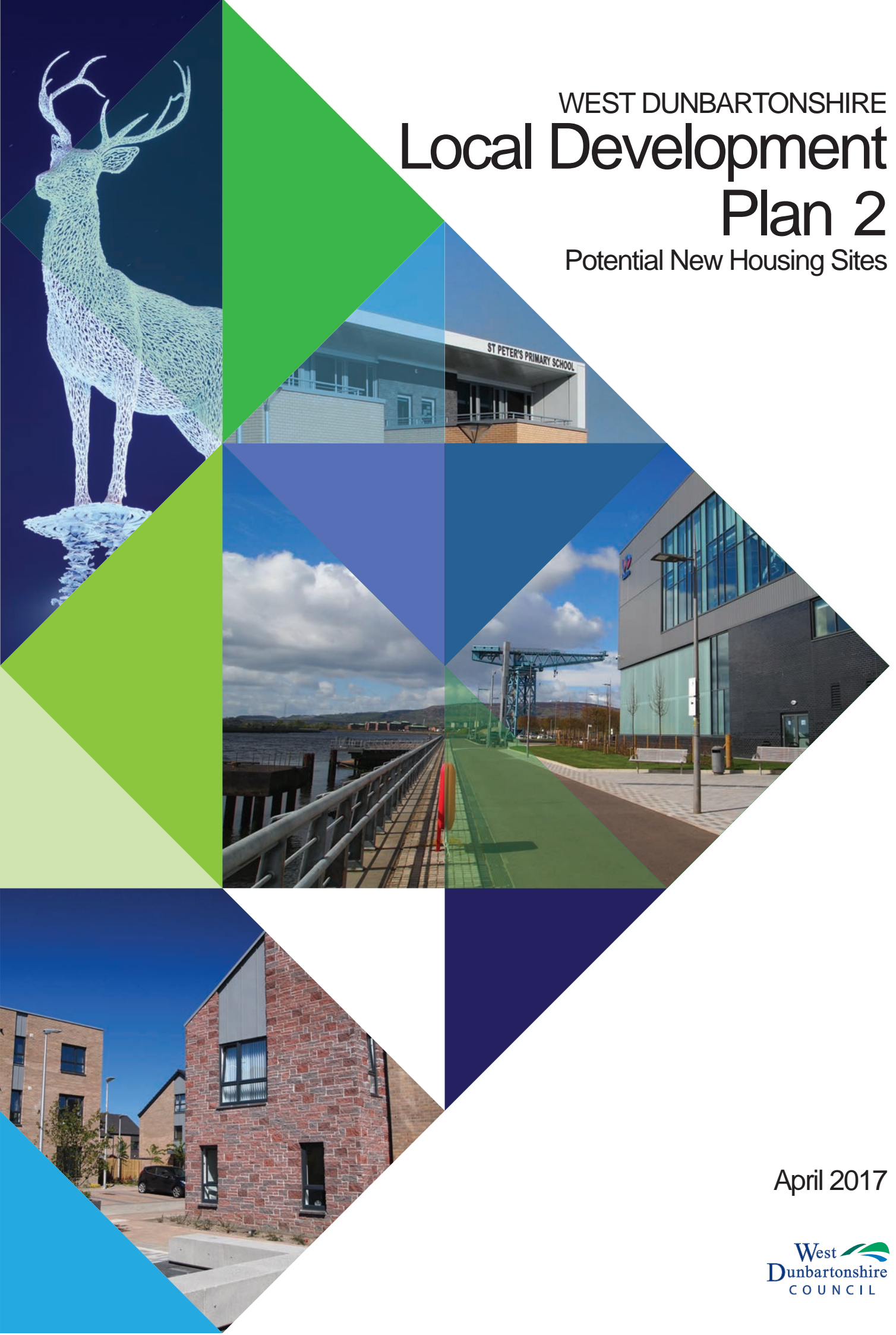


WEST DUNBARTONSHIRE Local Development Plan 2

Potential New Housing Sites



April 2017

Introduction

The Local Development Plan must identify a generous supply of appropriate and effective sites for new housing. As part of the pre-Main Issues Consultation, a Call for Sites exercise was undertaken, where we asked landowners, developers and individuals to identify potential sites for development. This document considers the twelve sites that were brought to us as potential new housing sites.

Dumbarton and the Vale Of Leven:

- Dumbain Crescent, Haldane
- Overtoun Road, Alexandria
- Former Carman Waterworks, Renton
- Bonhill Quarry, Bonhill
- Young's Farm, Dumbarton
- Castle Road, DFC Stadium, Dumbarton
- Dumbuckhill, Dumbarton

Clydebank:

- Beardmore Place, Clydebank
- Hardgate Health Centre, Stewart Drive, Hardgate
- Clydebank Health Centre, Kilbowie Road, Clydebank
- Strauss Avenue, Clydebank
- Faifley Bowling Club, Clydebank

Dumbain Crescent, Haldane (2.2ha)

This site lies on the eastern edge of the built up area of Haldane. It comprises grazing land, and is bounded on three sides by farmland and open space. The site has been brought to us on behalf of the landowner. It is in the greenbelt, although it has been previously considered that the greenbelt boundary could be strengthened by following the farm track and the Carrochan Burn, therefore including this area within the settlement boundary. There are no known constraints which might affect the development of site, and it is easily accessible by the public transport network. The development of the site would have a limited negative impact on the Local Landscape Area to the east and the National Park to the north. The National Park has already granted consent for a housing development to the north of Dumbain Road. There is minor flood risk from the Carrochan Burn, but this would not impact on the majority of the site; the site levels might reduce the capacity which the site can accommodate.

The marketability and deliverability of the site has been discussed with a housebuilder, and the delivery timescale is considered to be within 5 years.

There is no strategic requirement for additional housing land. However, this site would provide a sensible rounding off of the settlement, and an element of private housing would improve the tenure balance of the area. The site would appear to be effective within the next five years. This is therefore a preferred site.

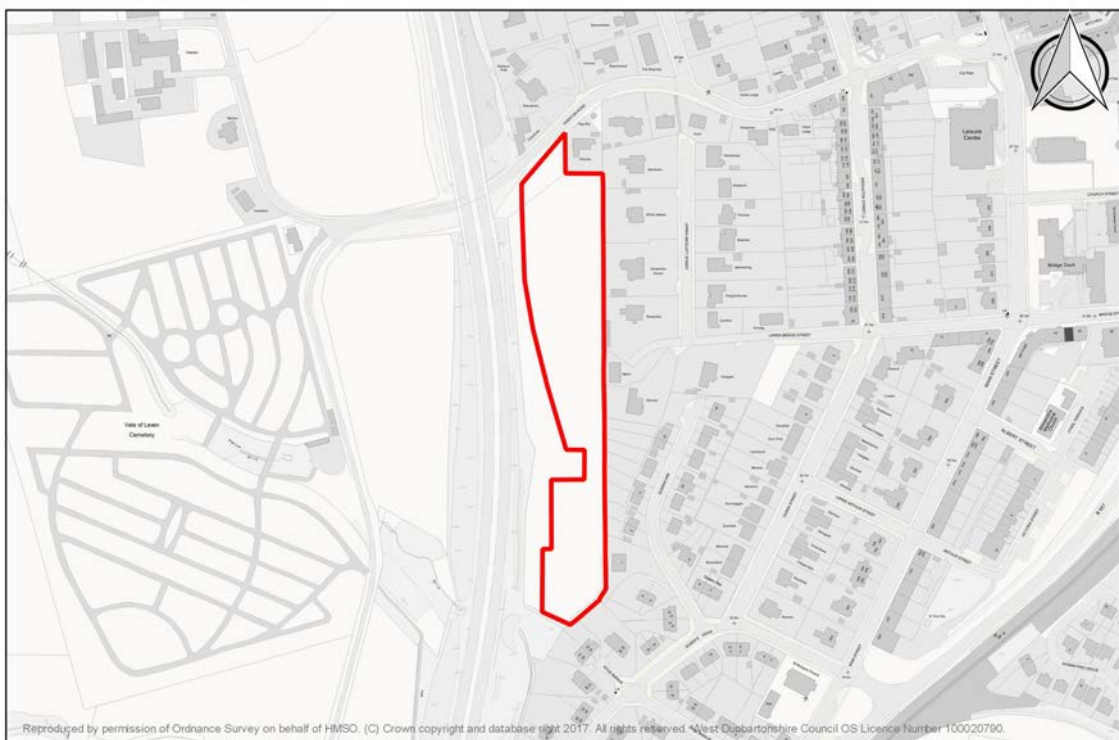
Dumbain Crescent



Overtoun Road, Alexandria (2.1 ha, 13 units)

The site lies between the western edge of Alexandria and the A82. It is allocated as open space, and has been used previously for grazing. It forms part of the green buffer between the main road and the residential area, but is significantly wider than the buffer strip to the north and the south. The site does not appear to be generally used or valued by the general public as open space. There would be limited environmental impact if this sloping site was developed, but it would be necessary for a significant tree belt to be retained along the A82. There are no known major development constraints affecting the site, and it is accessible to the public transport network. However, achieving a satisfactory internal road layout and satisfactory design might prove difficult. The site is now owned by housebuilders Ballagan Developments, who consider that the site is effective and deliverable within 5 years. There has been a history of planning applications on this site, all of which have been refused. Whilst the zoning of the site has been an issue, other reasons for refusal have been the importance of the buffer zone, the elevated nature of the site relative to the existing houses on Upper Smollet Street and Queens Way, and the potential for the new houses to be adversely affected by the traffic noise. This is therefore not a preferred site.

Overtoun Road



Former Carman Waterworks, Renton (0.25 ha, 2-3units)

This site lies just off Cardross Road, above and to the west of the A82 at Renton. The site is within the greenbelt, but was formally used as a water treatment works, and has lain vacant and derelict for some time. The owner acquired planning permission some time ago to build a house in association with a specialist market garden, but previously unknown site conditions (live water pipes) and other issues resulted in the business not going ahead. However, the owner considers that development which has a higher value, such as a small residential development, would make the site viable, and allow environmental and access improvements. Evidence has been submitted to suggest that there was a dwelling on the site previously.

Redevelopment of the site would be unlikely to have any major environmental impact, although it does lie on the edge of the Carman Muir Local Nature Conservation site. There remains a general presumption against new housing in the green belt, and this scale would not normally be identified as an opportunity in the LDP. However, given environmental improvements elsewhere, especially on Scottish Water sites in the greenbelt, limited development here could be looked on favourably. It would reuse a derelict site and improve road safety.

Former Carman Waterworks



Bonhill Quarry, Bonhill (1.6ha, 139 units)

The site is a disused quarry, partly infilled and heavily overgrown, which lies between Hillbank Street and Pappert in Bonhill. It has been identified as a housing opportunity site since 2004, is allocated as such in the Adopted Plan and the Local Development Proposed Plan, and has had the benefit of planning permission in the past. It is accessible to the public transport system. The site is also identified as a Local Nature Conservation site of both biological and geological interest. It is bounded by a watercourse to the north, the Murroch Burn, which has the propensity to flood, and a core path to the south. It is owned by Viga Developments. The effectiveness and deliverability of the site is obviously questionable, as it has been identified for more than ten years without delivery. However, the current owners, who acquired the site in April 2014, are housebuilders, and believe the site can be delivered within 5 years.

Bonhill Quarry



Young's Farm, Dumbarton (10.0 ha)

The Young's Farm site in Dumbarton lies between the River Leven and Renton Road, and stretches from Dalmoak in the north to the Dalreoch in the south. This site was brought to us as part of the Call for Sites exercise by the Dumbarton Football Club Community Stadium Company Ltd. The proposal to relocate the football stadium to Young's Farm has been under consideration for some time, but it is only recently that it has been suggested that the only viable option to fund the relocation and development of the new stadium is by including residential development on the site. It is calculated that approximately 25 acres of land would be needed to cross fund the stadium development. A proposed Masterplan indicates that the housing will be towards the southern and eastern part of the site.

The site is owned by Chivas Brothers, and is currently in agricultural use. Although zoned as greenbelt, the LDP Proposed Plan supported the investigation of the suitability of the site for a new stadium, with limited enabling development, which did not include residential use.

The site has a number of development constraints which would have to be addressed. These include road access which would have to be taken from the A82 slip road to the north, improvements to the Dalmoak junction and a secondary access across the railway to the south. Other constraints include flooding, which affects a large part of the site, ecology, landscape and visual impact issues. Any new residential area would have to be integrated with the rest of Dumbarton, including the Travellers community at Dalreoch.

DFC have stated that a number of national builders have confirmed their interest in the site, and the delivery timescale is given as 0-5 years.

There is no requirement to release additional land for housing on a strategic scale in this Plan. Given the technical issues which need to be addressed and the relative isolation of the potential housing, this is not a preferred site.

Young's Farm



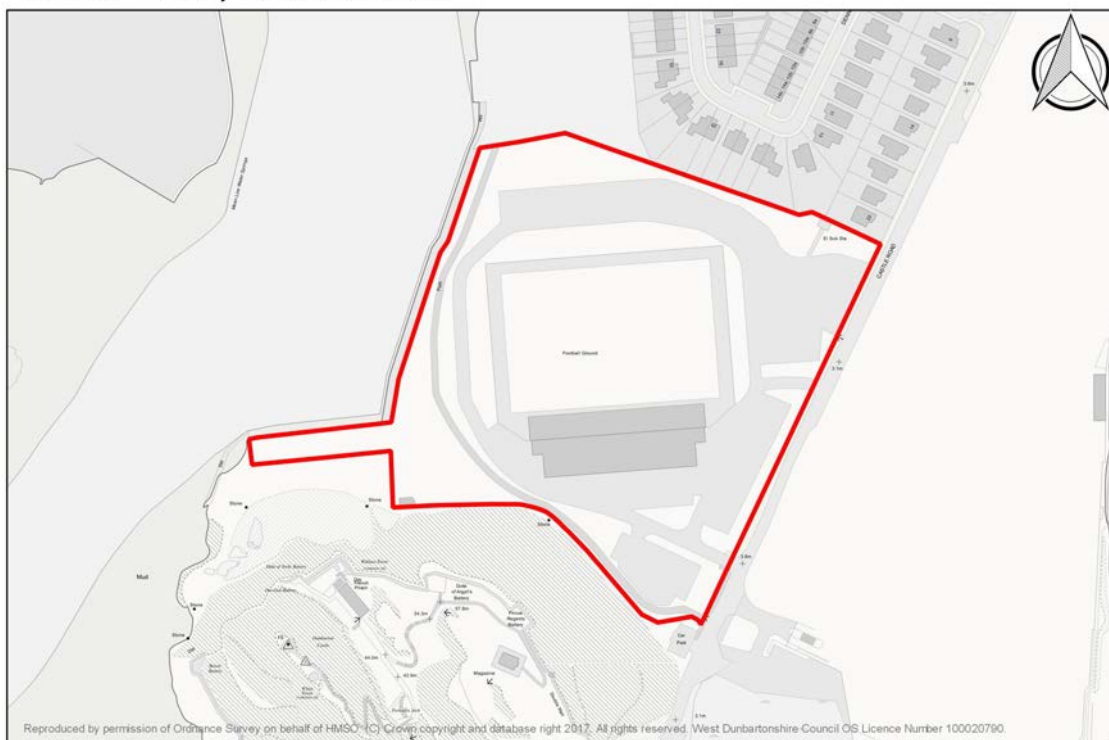
Castle Road, DFC Stadium, Dumbarton (4.5ha)

This site is the current DFC stadium, located on Castle Road, Dumbarton, adjacent to both Dumbarton waterfront and the Castle and Rock. It is owned by DFC, and its redevelopment for housing is linked with the relocation of the stadium to a new site. The site is identified as a residential opportunity site in the LDP Proposed Plan and already has planning permission for 37 units. Whilst the principle of residential use has been established, the redevelopment of the whole site will need to take cognisance of a number of environmental considerations including the Inner Clyde SPA and the proximity of Dumbarton Castle. Ground conditions and flooding will also have to be taken into consideration.

DFC have stated that interest has been expressed by a number of national builders, and that the delivery timescale is 0-5 years. They have also stated that the redevelopment of the site would help to meet some of the Dumbarton and the Rock Charrette objectives, for example additional parking.

The future of the site obviously depends on the future of the football club; but in principle the redevelopment of this brownfield site within the Dumbarton waterfront for housing is acceptable once the stadium has relocated, and this will be a preferred site.

Castle Road, DFC Stadium

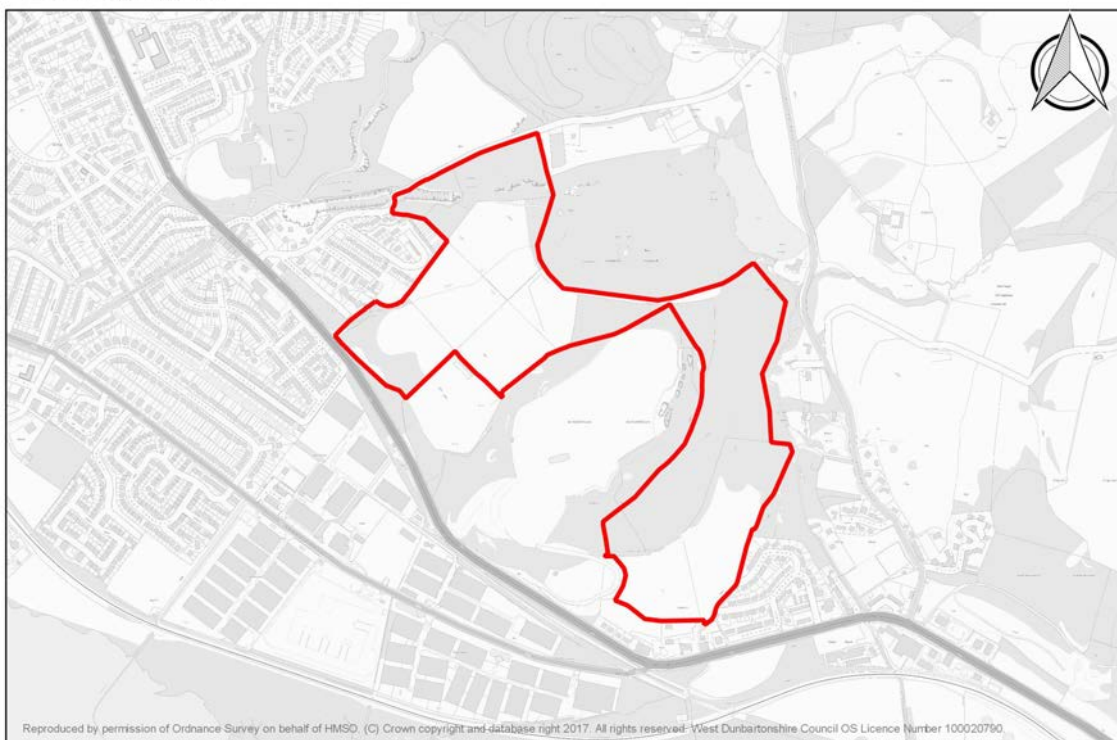


Dumbuckhill, Dumbarton (420 units)

This site of around 38 hectares lies to the north of the A82, abutting the eastern edge of Dumbarton to the west, and Milton village to the east. It wraps around the operational Dumbuckhill Quarry. The land is in the Green Belt, and consists of agricultural fields currently under a tenancy agreement for grazing use. It slopes steeply to the south, particularly towards Milton. Vehicular access onto the A82 could be an issue, and has not been discussed with Transport Scotland by the developers. The site is accessible to a public bus service. Tarmac Trading Ltd own the whole site, and are proposing 17 hectares for a mixed residential development, with the remaining 21 hectares utilised as open space, playing fields, habitats and public access. The company considers that the project is viable and deliverable within 5 years.

There is no strategic need for additional housing land to be released. Development of this land would weaken the Green Belt boundary between Dumbarton and Milton, and would have significant adverse impact on the landscape setting of these two settlements. Access onto the A82 has not been agreed with Transport Scotland, and there has been no evidence submitted from housebuilders suggesting that this site could be effective within five years. This site was rejected as an opportunity in the previous call for sites, primarily on environmental grounds, and given the housing land supply is now more able to meet demand, this is not a preferred site.

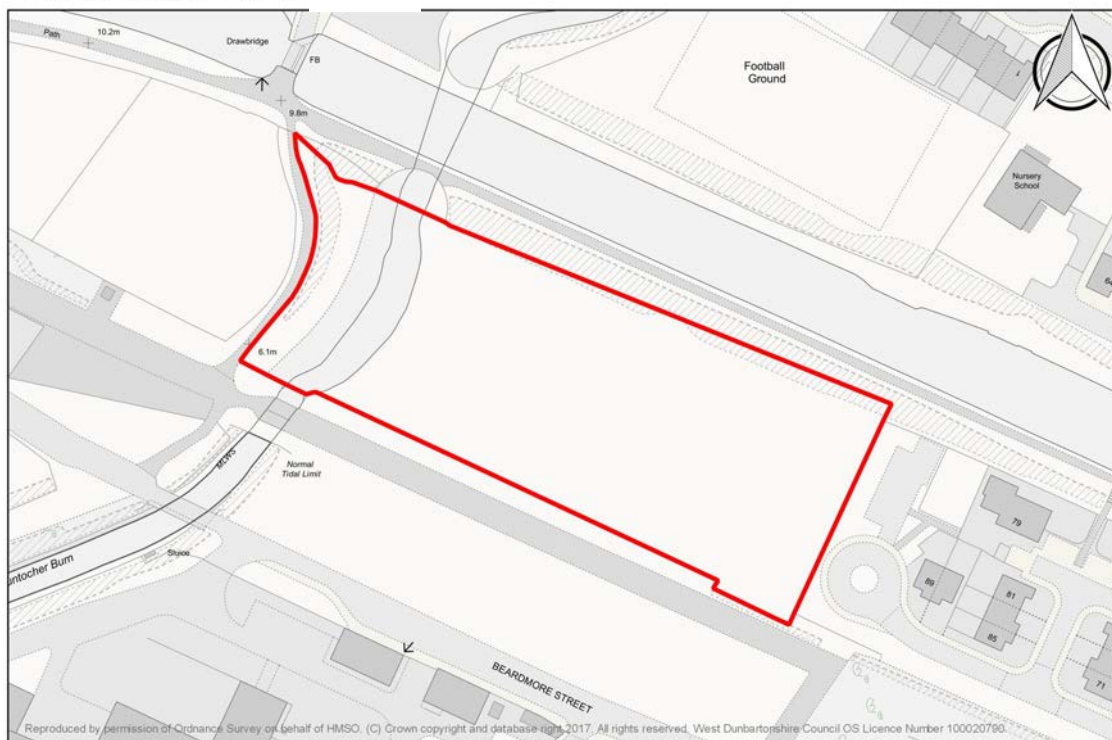
Dumbuckhill



Beardmore Place, Clydebank (24 units)

The site lies at the western end of Beardmore Place, Dalmuir, bounded by the Forth and Clyde Canal, the Duntocher Burn and the disused railway line. It was brought to us as part of the call for sites exercise on behalf of the owners. It is zoned as open space and has a number of informal walking routes across it. The owners are proposing development on the third of the site which is nearest to the existing development on Beardmore Place, with the remaining two-thirds, which suffer from flooding, remaining as open space with the scope for enhanced habitat and public access. The delivery timescale is estimated as 0-5 years. The canal is a Scheduled Ancient Monument and the disused railway is a Local Nature Conservation Site. The site is accessible to bus services on Dumbarton Road via Farm Road. The owners are aware that there are sewers crossing the site and have discussed this with Scottish Water. They have also discussed access to the site with Roads. Whilst not a brownfield site, the site is within the built-up area. The allocation of a third of the site for housing would provide an opportunity to finish off the development on Beardmore Place, and provide an opportunity to improve the quality and value of the remaining open space. This is a preferred site.

Beardmore Place



Hardgate Health Centre, Hardgate (0.13ha)

This is the site of the Hardgate Centre, located on the corner of Stewart Road and Kilbowie Road, Hardgate. It is owned by NHS Greater Glasgow and Clyde, and the services provided here are due to move, leaving this site available for redevelopment. This is a small redevelopment opportunity within a predominantly residential area, zoned as existing neighbourhood, and adjacent to Goldenhill Primary School. The existing building is physically attached to a separately owned house, and the boundary on the northern edge is very close to existing flats. There are no known constraints to development and the site is easily accessible to public transport. The site could accommodate a small number of new dwellings on the footprint of the existing building. This is a preferred site.

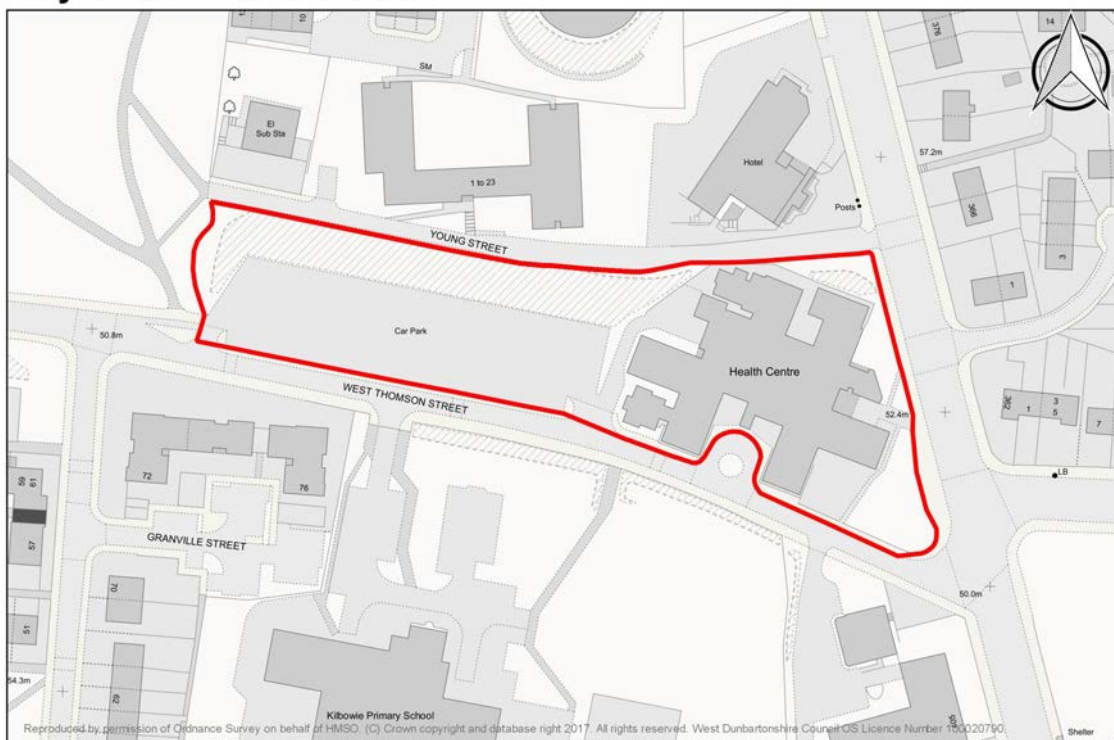
Hardgate Health Centre



Clydebank Health Centre (1.04ha)

This site is located on the corner of West Thomson Street and Kilbowie Road in a predominantly residential area. It includes the existing health centre building and an area of car parking and amenity open space between West Thomson Street and Young Street. It is owned by NHS Greater Glasgow and Clyde, and the services provided here will move in due course, leaving this site available for redevelopment. The majority of the site is zoned within the existing neighbourhood, but it does include a strip of amenity open space. There are no known constraints to development, and the site is easily accessible to public transport. The amenity open space should be retained, but the majority of this area is a preferred site.

Clydebank Health Centre

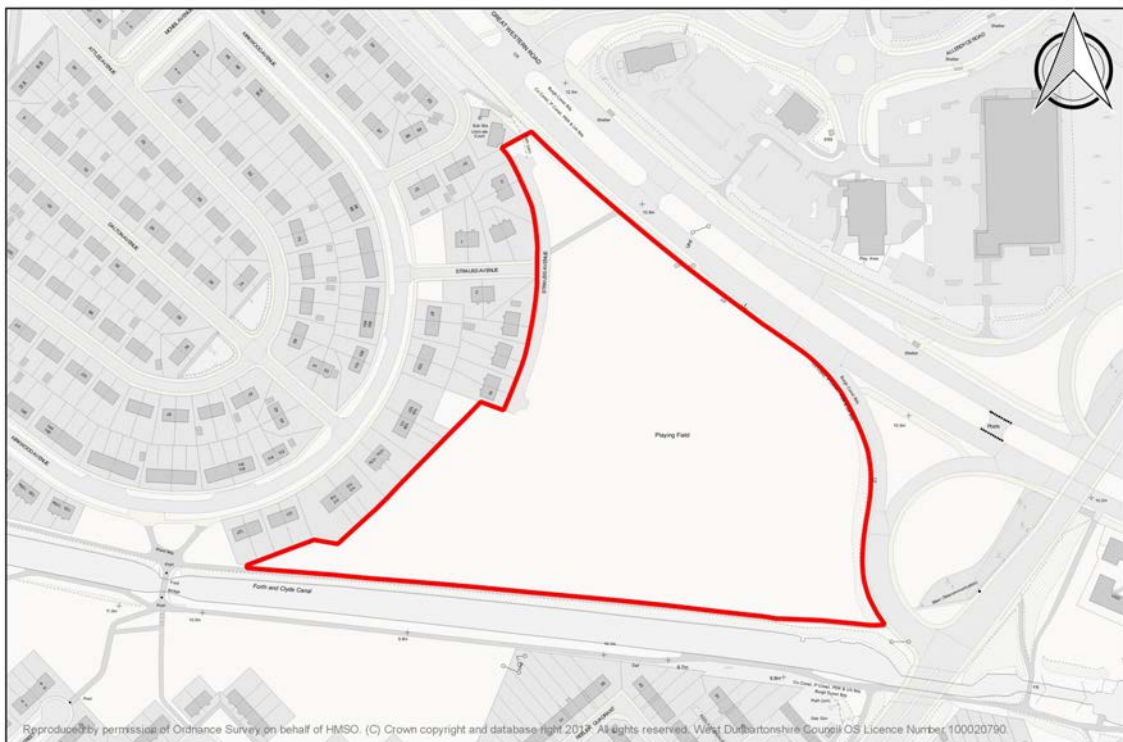


Strauss Avenue, Clydebank (4.2 ha)

The site lies on the eastern edge of Linnvale, on the boundary with Glasgow City Council. It is bounded by the A82 and slip road to the north and east, and the Forth and Clyde Canal, a Scheduled Ancient Monument, to the south. Part of the site is owned privately, the remainder, in particular that area adjacent to the existing built-up area, by the Council. The land is currently zoned as open space, but has no facilities and is generally unused apart from informal walking. A large majority of the area suffers from surface flooding. Vehicular access to the site would have to be taken via Livingston Street and through the existing residential area, which is also a bus route. There is no known interest from housebuilders, but the private owner has aspirations to develop some limited visitor/commercial use along the canal and possibly some specialist housing.

There may be potential for some new housing adjacent to the existing properties at the southern end of the site. The site is currently very exposed to the traffic noise of the A82, and so development would have to be protected from this. The flooding issue would have to be addressed, and any new development should provide significant improvements to the remaining open space to improve its quality, use and the 'gateway' to Clydebank. Part of this site could be preferred.

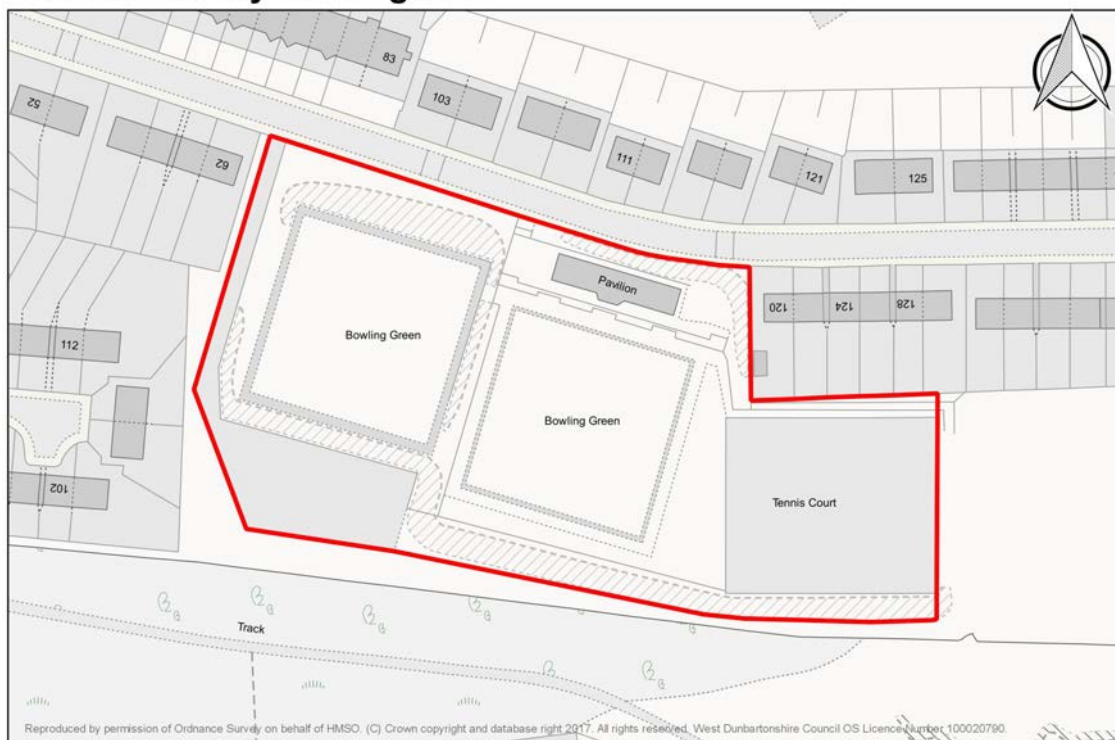
Strauss Avenue



Faifley Bowling Club (1.0 ha)

This site lies off Abbeylands Road in Faifley. It comprises two bowling greens, a tennis court and a pavilion building and forms part of the large open space of Faifley Knowes. It is bounded by residential areas on three sides. The site is in the ownership of the Council, and has been vacant for some time. It is currently being marketed for community uses, but if there is no interest in community uses on the site, housing could be an appropriate alternative use. There are no known development constraints, although one of the bowling greens suffers from surface flooding, and the site drops quite steeply from the existing road. Knowes Housing Association has indicated their interest in developing the site for social housing. This is currently not a preferred site.

Former Faifley Bowling Club



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OTHER FORMATS

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

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

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

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

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

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