

West Dunbartonshire Council



# Bowling Community Parkland Consultation Report

## Report Number

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07.05.24  
Prepared by LUC



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**Project**

Bowling Community Parkland

**Client**

West Dunbartonshire Council

**LUC Project Number**

12665

**Project Team**

The landscape and green infrastructure framework has been prepared by a team led by LUC in collaboration with West Dunbartonshire Council  
All comments and contributions to the development of the study are gratefully acknowledged.

**Collaborators**

West Dunbartonshire Council - Client

Balfour Beatty - Project Lead

Stantec - Civil Engineers

**Date**

07.05.24

**Note**

This document and its contents have been prepared by LUC for West Dunbartonshire Council and is intended solely for use in relation to the Bowling Community Parkland project.

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# Contents

## Chapter 1

Introduction	4
--------------	---

## Chapter 2

Summary of Consultation Method	6
--------------------------------	---

## Chapter 3

Community Consultation Event Visual Presentations	8
--	---

## Chapter 4

Consultation Feedback Figures	11
-------------------------------	----

## Chapter 5

Summary of Consultation	17
-------------------------	----



# 1 Introduction

## Introduction

This Consultation Report has been prepared in accordance with the requirements of section 35C of The Town and Country Planning (Scotland) Act 1997 (as amended) and Regulation 3 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

It relates to the Planning Application in Principal Application (PPiP) for the proposed development of up to 44,450m<sup>2</sup> of commercial/ industrial floorspace, link road with upgraded junctions in the A82 and A814, a railway underbridge and an overbridge, landscaping, green network and public realm improvements, flood defences, drainage, transport and utilities infrastructure including the formation of platforms for development across the site. The site covers the area of former Dunglass Oil Terminal at Dumbarton Road in Bowling.

In particular this report sets out the consultation process and consultation findings that focus entirely on the 'Community Parkland' element of the overall project i.e the access, green infrastructure and environmental improvements along the coastal edge of the site. The consultation has been carried out to support a Matters Specified in Conditions (MSC) application for this aspect of the overall project.

Due to the size of the proposed site area (enter xha here) the development proposals fall within the Schedule for Major Developments, as defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. On this basis there are statutory consultation processes that need to be adhered to.



### Project Location

The site is the former Exxon Oil Terminal located on the north bank of the River Clyde between Dumbarton and the Erskine Bridge. The River Clyde and its associated tidal mudflats form the boundary of the site along its long southern edge. The West Highland railway line forms the boundary to the north as well as to the west where the railway line curves towards the Clyde. The A82 dual carriageway runs parallel to the railway line on its north side as does National Cycle Route 7. To the east of the site there is a derelict shipbuilding yard.

The villages of Bowling and Milton are located to the immediate northeast and northwest of the site respectively. Beyond these villages and the A82 the land rises steeply to the north to form the wooded lower slopes of the Kilpatrick Hills.

The site is largely made ground and has been reclaimed over the last century to create land and space for the oil terminal. However, of particular note within the site, is the retention of Dunglass Castle and the Henry Bell Obelisk during former oil terminal operations. These are both located on the river bank in the centre of the site. Together they are a distinctive heritage landmark set within an unusual post-industrial landscape context. However, there has been no public access to these features, or onto the site generally, since the 1920s.

Other notable features include structures related to the industrial heritage of the oil terminal along the river edge. such as: Dunglass Basin, seawalls and piers.

### Project Overview

The site was derelict from the late 1980s when Esso ceased operations after decades of operations. It was left heavily contaminated as a result. In 2017 site remediation commenced which is being led by Balfour Beatty. Once the remediation works are complete the site ownership will transfer to West Dunbartonshire Council (WDC) for redevelopment.

In January 2021 Planning Permission in Principle (PPiP) was granted for the transport infrastructure associated with a large scale commercial and industrial development site. The PPiP process and the associated preparation of a site masterplan was led by Stantec (formerly Peter Brett Associates) on behalf of WDC. The PPiP included consideration of development platforms, a new spine road and associated junction improvements as well as a new railway underbridge and the deck replacement of an existing overbridge to facilitate improved site access. The masterplan also included high level proposals for landscape, public realm, flood defence, SUDS and utilities.

To discharge one of the PPiP conditions Stantec subsequently prepared a Landscape Framework & Strategy for the overall site.

In addition the detailed design for the new spine road infrastructure and associated drainage has also been progressed by Stantec with a Matters Specified in Condition (MSC) application submitted in the summer of 2023. This application was recently consented in January 2024.



LUC has been appointed by Balfour Beatty, on behalf of West Dunbartonshire Council, to advance the detailed landscape design (RIBA Stage 3 & 4) for specific areas of the masterplan. These include 'Zone D – Landscaping', Zone E – Green Corridor' and 'Zone E – Green Space'. The scope of LUC's remit excludes landscape proposals associated with the road infrastructure, the proposed plots and the immediate environs of the castle.

Two community consultation events are planned to inform the design process as part of the statutory planning requirements. The first consultation was held in February 2024 and this report outlines the process and findings from that time. The next community consultation is planned for May 2024.

The MSC application, which is aimed at discharging the conditions associated with the proposed landscape, is programmed to be submitted in summer 2024. Subject to consent and the ongoing remedial works programme it is anticipated that the landscape proposals would commence on site in 2025.

### Project Aims

The project looks to build on the strategic masterplan proposals which outlined the main areas for landscape intervention alongside the community and key stakeholders to create a site which is suitable for multiple user groups. The following issues have been considered as part of the Landscape proposals:

- Connections with the wider landscape
- Prominent and desirable views
- Access to the rivers edge
- Protection of ecological designations
- Active travel
- Natural Play
- Habitat creation
- Use of native planting

### Constraints and Opportunities

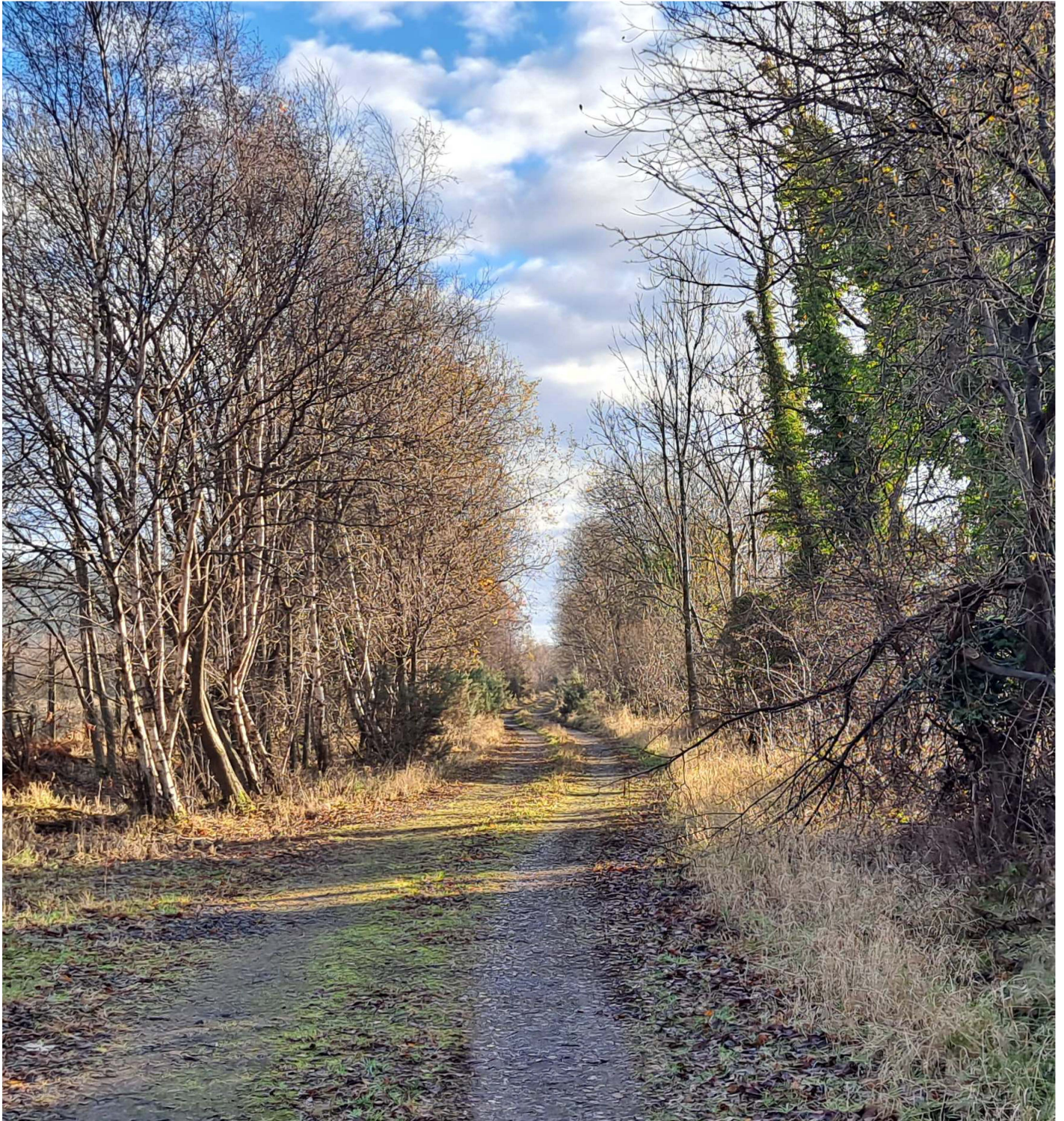
The design development of the landscape has to take cognisance of various constraints and opportunities. These include:

- Site access will be limited to 2no vehicle locations and an addition pedestrian / cyclist access via an existing underpass to the west.
- The River Clyde is designated as a Special Protection Area (SPA) due to overwintering bird populations and there is a need to provide screening between the mudflats and the development..
- Parts of Northfield are subject to flooding and therefore development opportunities (including access and environmental improvements) are limited in those areas.
- The road infrastructure has been designed in detail and is considered to be fixed.
- The landscape design seeks to integrate Dunglass Castle and the Henry Bell Obelisk positively into the development proposals. The development of the castle and its environs will be subject to a separate future project and is excluded from the current scope.
- The various remnant industrial structures along the sea wall provide points of heritage interest but are potentially unsafe to access.
- There are significant opportunities for habitat creation and biodiversity enhancement.
- There is significant opportunity for promoting access, especially along the waterfront.
- There are opportunities for interpretation as well as providing other points of interest such as viewpoints, bird-hides, play, furniture and artwork.





## 2 Summary of Consultation Method





## Summary of Consultation Method

A summary of the consultation method is provided below:

- Face to face Community Consultation drop-in Event was held on the 7th February in Bowling Village Hall. This event spanned the afternoon and early evening and included a presentation of the emerging proposals by a member of the Design Team at a pre-advertised time. Attendees were encouraged to participate in charette style discussions with members of the Design Team, leave comments on the consultation boards and / or complete a Q&A questionnaire.
- The consultation questionnaire was made available at the consultation event and also online via the West Dunbartonshire Council website (<https://www.west-dunbarton.gov.uk/business/regeneration/glasgow-city-region/>).
- The event was pre-advertised via press releases and social media.
- In addition to the community Consultation event a series of Teams meetings have been arranged with key stakeholders. This has included:
  - NatureScot
  - WDC Planning
  - WDC Greenspace / Maintenance Team
  - WDC Biodiversity Officer
  - WDC Urban Design Panel.
- A second Community Consultation Event is planned for May 2024. This will follow a similar format to the 1st one but will present more detail and outline how the developing design has responded to issues raised previously.

Timeline of the consultations:

- December 2023 – January 2024: Several meetings took place with WDC Planning Department representatives present.
- January 2024 – March 2024; Several meetings took place with Balfour Beatty and Design Team.
- 1st February 2024: Consultation with WDC Place and Design Panel
- 7th February 2024: Community Consultation Event took place at Bowling held with approximately 45 attendees
- 27th February 2024; Consultation with NatureScot
- 2nd May 2024: Consultation with WDC Greenspace and Biodiversity Officer
- 9th May 2024 : 2nd Community Consultation Event at Milton Community Hall.



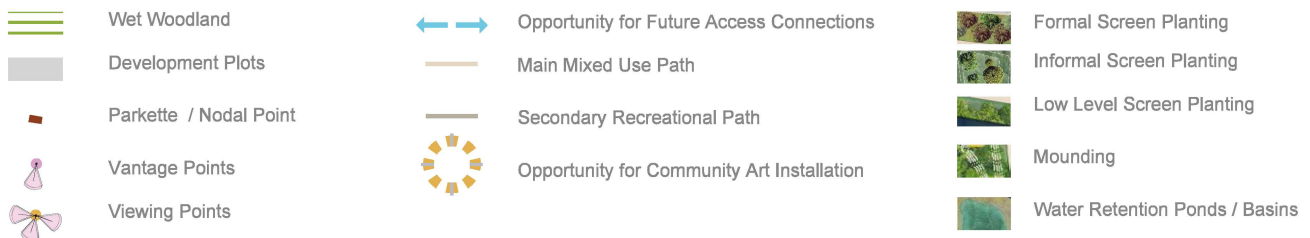
### 3 Community Consultation Event Visual Presentations



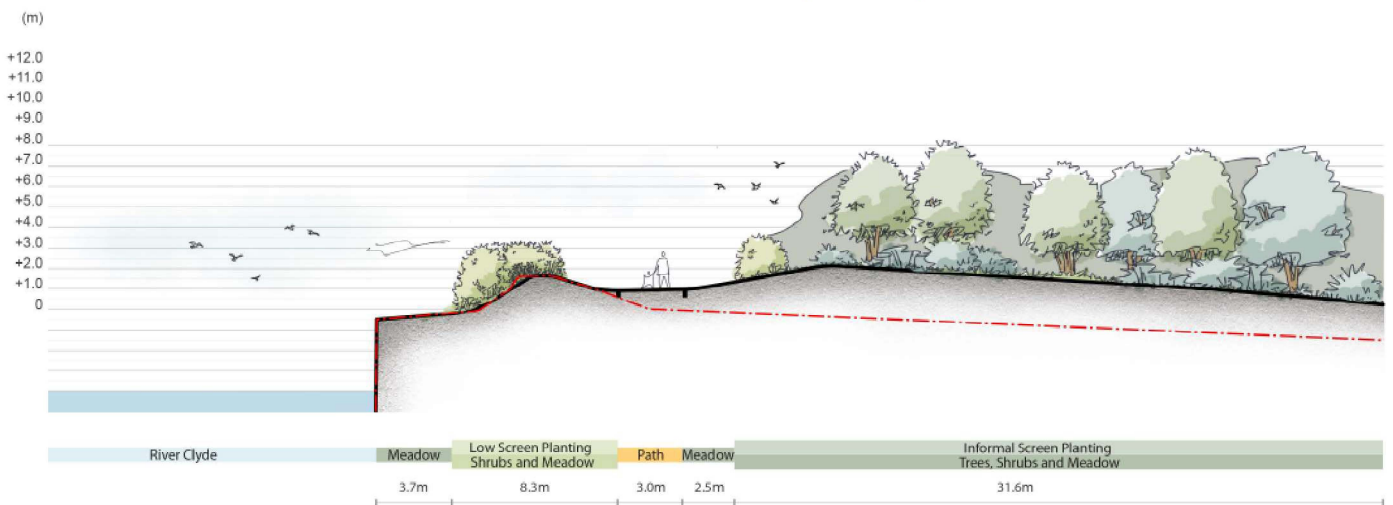
# Community Consultation Event Visual Presentations

The below figures show key visual information presented at the event.

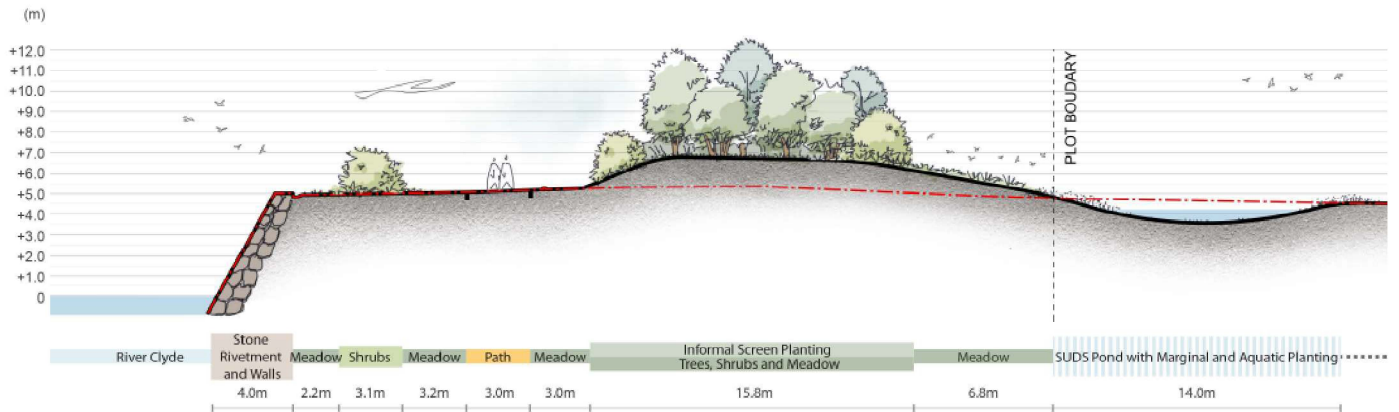
## Landscape Masterplan



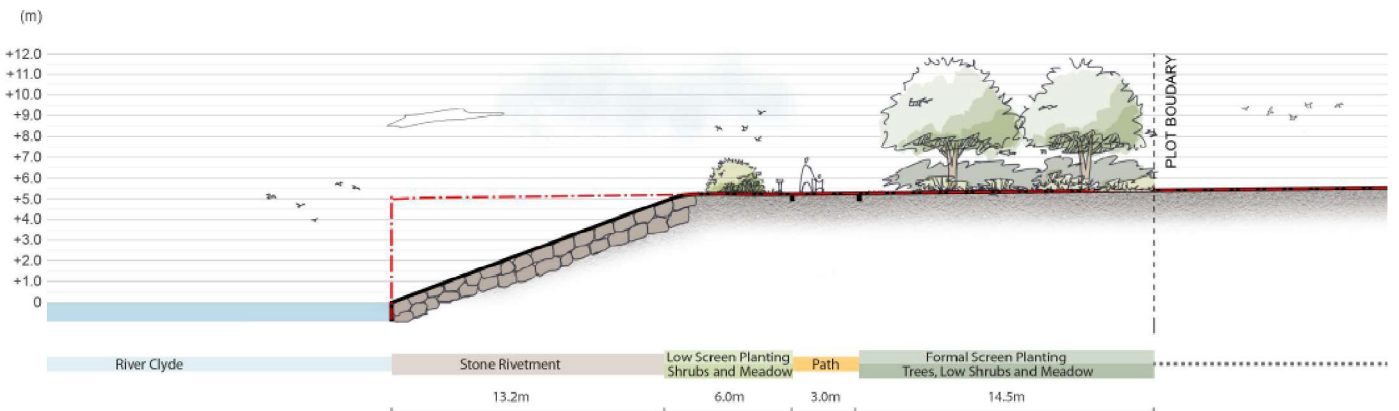
## SECTION AA' : COASTAL GREEN CORRIDOR ZONE 1 - Refer to Landscape Masterplan for location



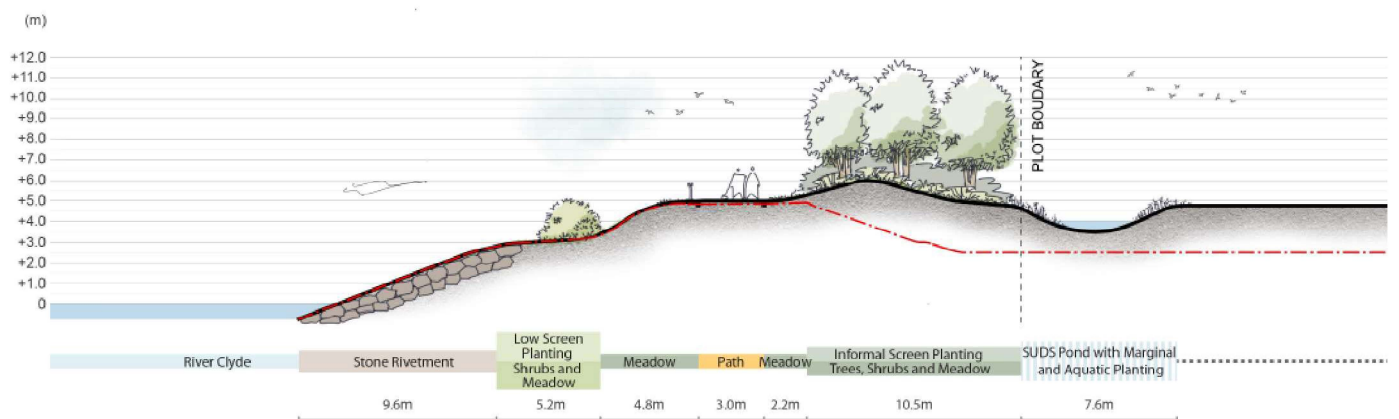
**SECTION BB' : COASTAL GREEN CORRIDOR ZONE 2 - Refer to Landscape Masterplan for location**



**SECTION CC' : DUNGLASS BASIN ZONE - Refer to Landscape Masterplan for location**



**SECTION DD' : SHIPYARD ZONE - Refer to Landscape Masterplan for location**





## 4 Consultation Feedback Figures



## Consultation Feedback

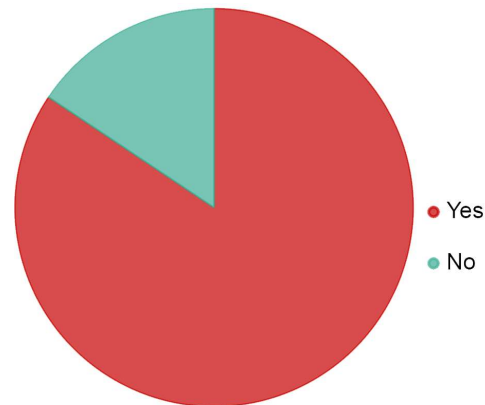
The below figures show feedback obtained via event and online questionnaire.

Over 45 people attended the consultation event, with 32 people responding to the questionnaire.

### Question 2: Would you like to be kept informed about this project in the future?

Yes - 27

No - 5



### Question 4: How would you describe your interest in the project?

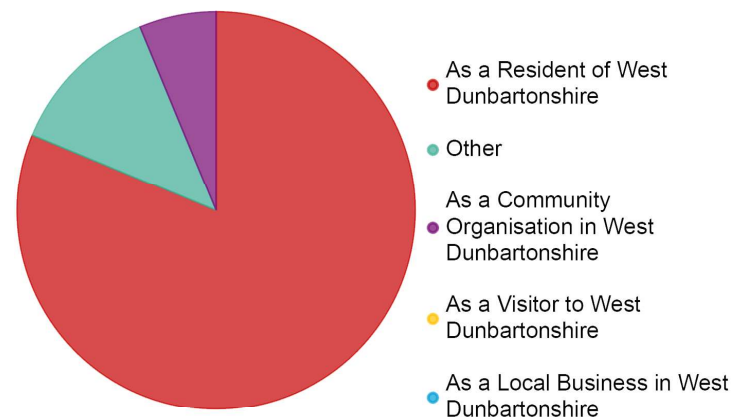
As a Resident of West Dunbartonshire - 26

Other - 4

As a Community Organisation in West Dunbartonshire- 2

As a Visitor to West Dunbartonshire- 0

As a Local Business in West Dunbartonshire- 0



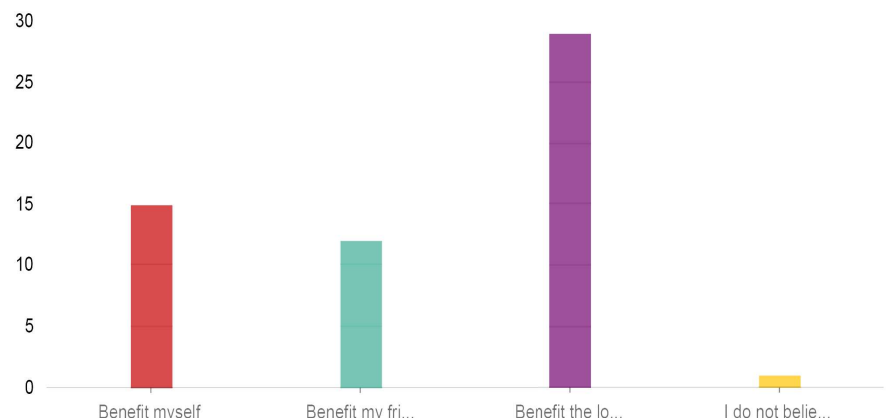
### Question 5: Do you think access and environmental improvements to the former Exxon site would benefit yourself and the local community? (Please select all that apply)

Benefit myself - 15

Benefit my friends and or family - 12

Benefit the local community generally - 29

I do not believe it has a benefit to anyone - 1



**Question 6: Prioritise the themes below in order of what is the most important to you. (1 = highest)**

**Access**

- Priority 1 - 18
- Priority 2 - 1
- Priority 3 - 6

**Nature**

- Priority 1 - 8
- Priority 2 - 12
- Priority 3 - 8

**Heritage**

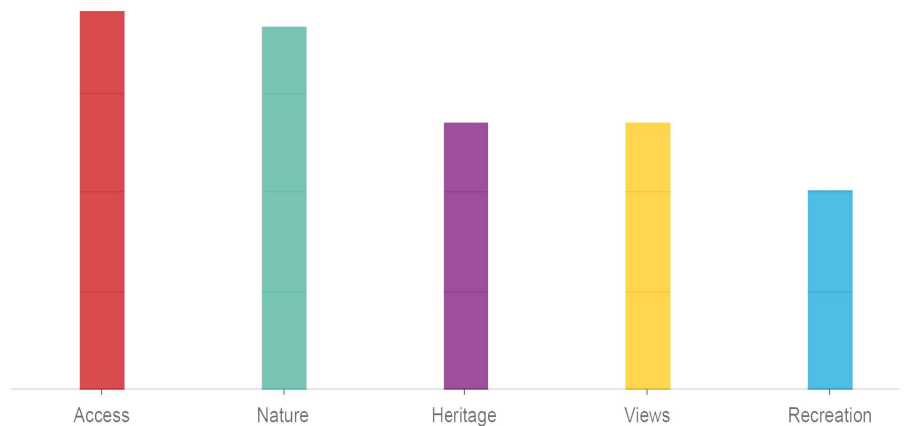
- Priority 1 - 3
- Priority 2 - 7
- Priority 3 - 8

**Views**

- Priority 1 - 1
- Priority 2 - 10
- Priority 3 - 4

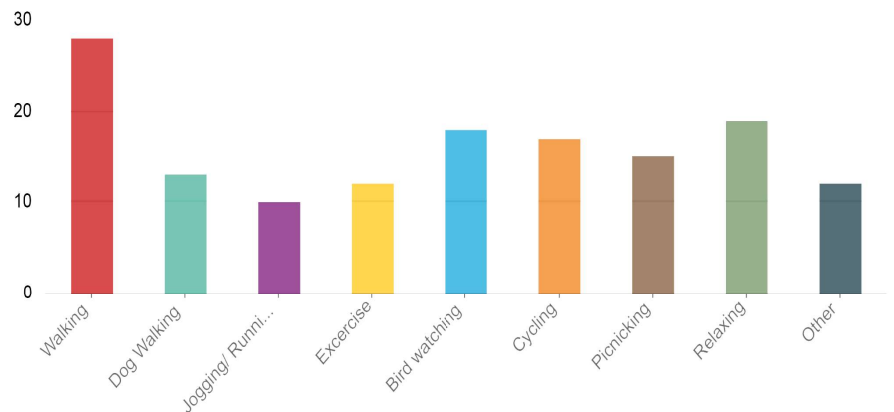
**Recreation**

- Priority 1 - 2
- Priority 2 - 2
- Priority 3 - 6



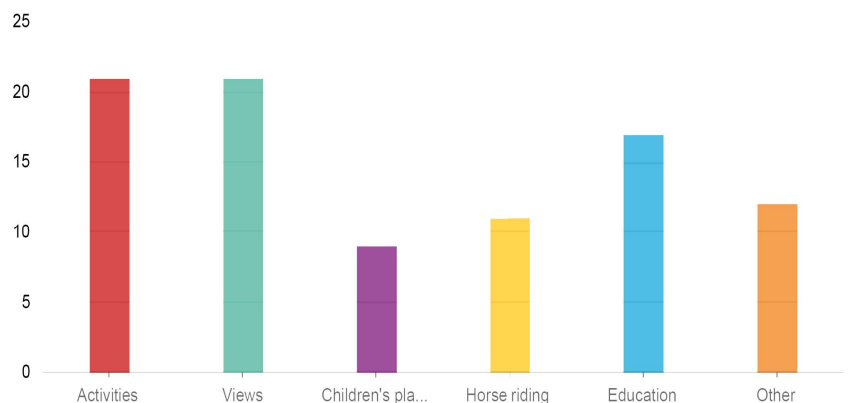
**Question 7: How do you envisage using the site in the future? (Please select all that apply)**

- Walking - 28
- Dog Walking - 13
- Jogging/ Running - 10
- Excercise - 12
- Bird watching - 18
- Cycling - 17
- Picnicking - 15
- Relaxing - 19
- Other - 12



**Question 8: Are there any opportunities for access and environmental improvements? (Please select all that apply)**

- Activities - 21
- Views - 21
- Children's play - 9
- Horse riding - 11
- Education - 17
- Other - 12

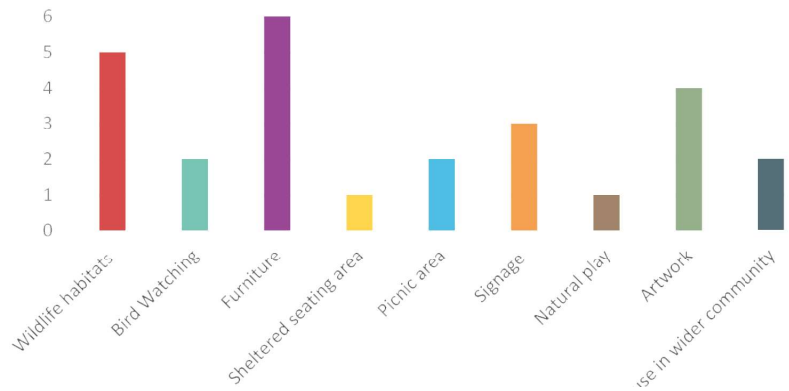




## Consultation Feedback

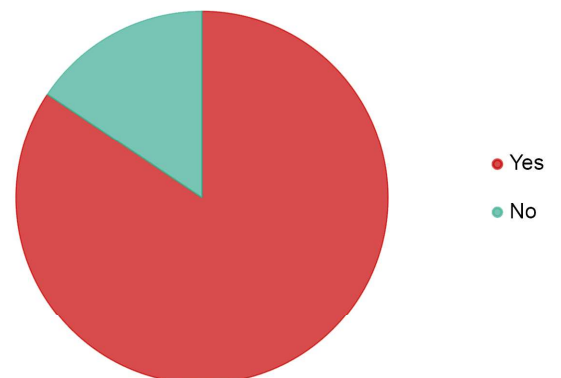
### Question 9: What kind of improvements would you like to see prioritised on the site? (Please select all that apply)

Biodiversity/ Tree planting improvements - 26  
 Paths - 25  
 Viewpoints - 23  
 Signage - 20  
 Artworks - 12  
 Furniture - 13  
 Art - 9  
 Play - 13  
 Heritage/ Nature conservation information boards - 12  
 Other - 4



### Question 10: Community groups have an opportunity to secure funds from Sustrans for art installations along cycle ways. There is a proposal for improving the National Cycle Way NCN7 under the western junction. Do you think it would benefit the area?

Yes - 27  
 No - 7



**Question 9: Unfortunately, some of the mature trees will be lost during the development of the transport infrastructure construction, which is a parallel project to the Dunglass Castle Community Parkland development. There is an opportunity to reuse the felled timber and enhance the parkland by using them as material for art installation, street furniture etc. Please provide suggestions for future use of the timber.**

Wildlife habitats and habitat boxes (Bat, Bird, and Insect) - 5

Bird Watching - 2

Furniture (e.g. tables, benches, seats, bins, and fencing) - 6

Sheltered seating area -1

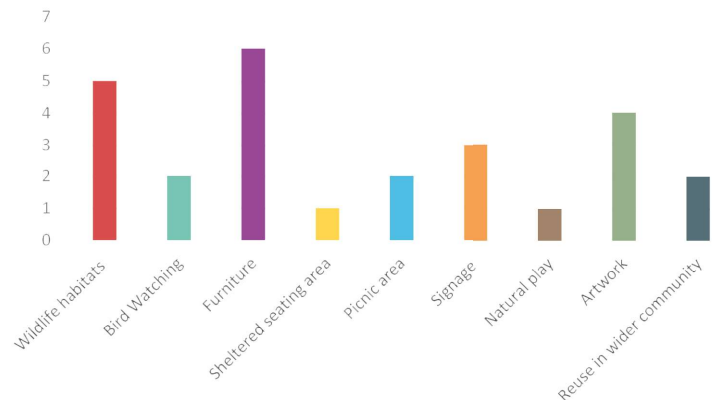
Picnic area -2

Signage (e.g. distance markers) - 3

Natural play -1

Artwork (e.g. art and sculpture) - 4

Reuse in wider community (e.g. wood burner) - 2



**Question 14: How do you think the access and environmental improvements to the former Exxon site would benefit yourself and the local community?**

Access to the riverfront - 30

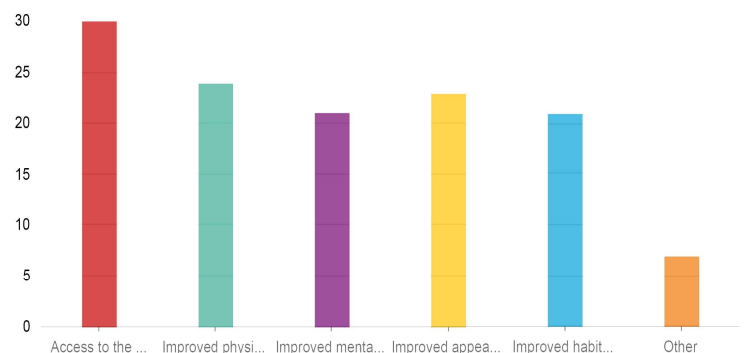
Improved physical health through increased opportunities to exercise - 24

Improved mental health through increased opportunities to visit open space - 21

Improved appearance of an old industrial site which improves the quality of the area - 23

Improved habitat and biodiversity opportunities - 21

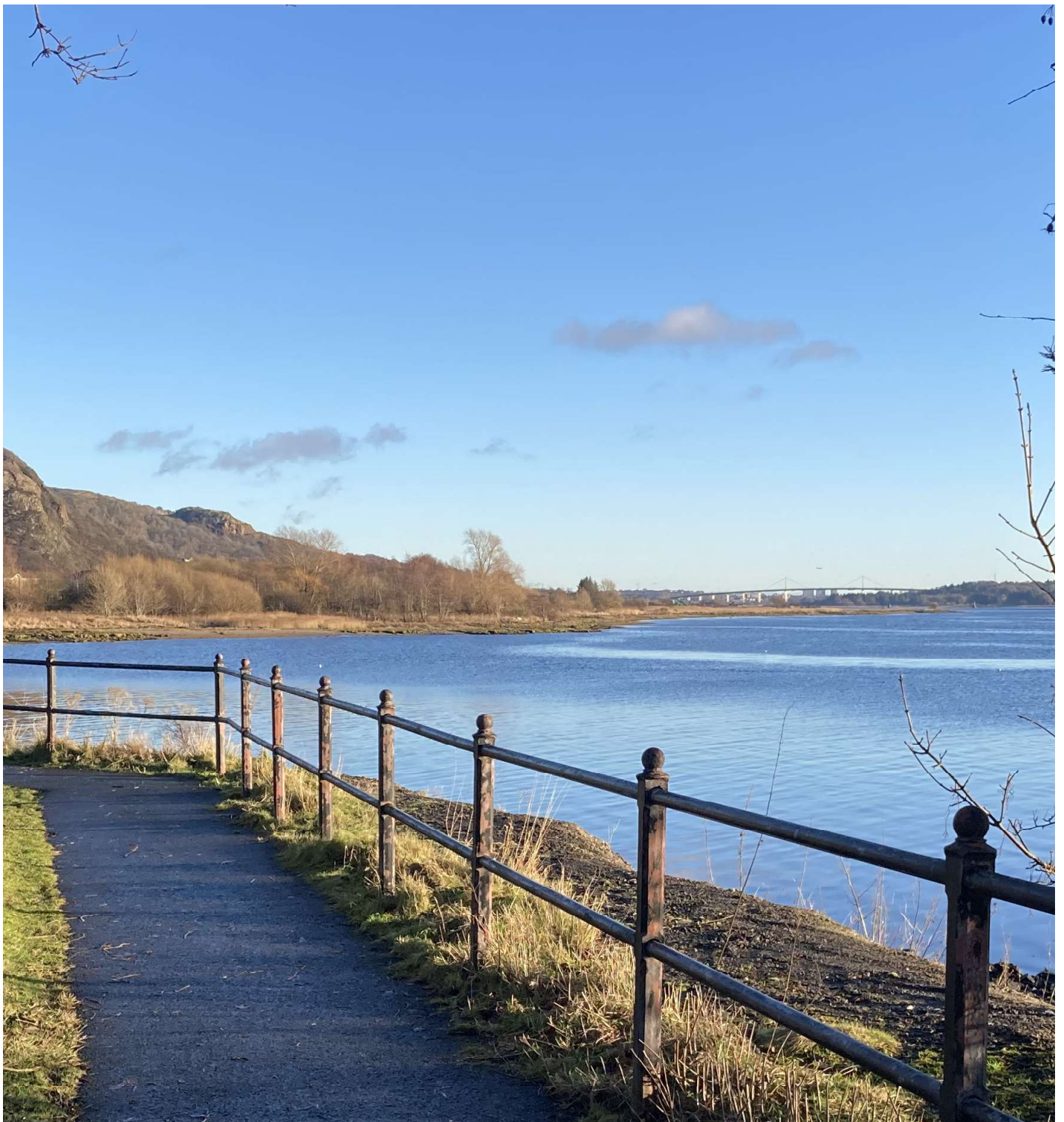
Other - 7







# 5 Summary of Consultation



## Summary of Consultation

The various project consultation provided a valid guidance and suggestions to the design team which will inform the development of landscape proposals for the coastal path.

The consultation with Contractor and designers for infrastructure element of the site gave detail information on the masterplan, spine road proposals and existing site constraints.

Meetings with WDC planners provided back ground information on the project, highlighted planning constraints and objectives but also set out expectations for discharge of conditions specified in PPIP.

The Place and Design Panel review of the proposals resulted in a written statement. This contained the following comments and observations:

- The panel welcomed introduction of character zones to the coast path.
- Proposals to maintain and enhance key long and short views along the path were well received and the panel supported this ideas.
- The review highlighted importance of screen planting along the river edge to mitigate for nature sensitive areas.
- It was suggested that design should considered tidal heights of the river and how this affects views into nature sensitive areas (mudflats)
- The panel welcomed proposals for screen planting and mounding between development plots and coastal path as opportunity for biodiversity and screening.
- The panel raised concerns on the project budget and phasing approach for delivery.
- It was suggested that the panel will review proposals once they are developed further.

The public event that took place on 7th of February and online questionnaire can be summarized as follows:

- The public have shown interest in the project and would like to be informed on the development of proposals as the project will benefiting the local community.
- Attendees and responses have expressed great interest in site access, nature surrounding the site and site heritage.
- The public has on opinion that the site will be mostly

used for walking but should also provide opportunities for other activities like bird watching, relaxing and picnicking, cycling and exercise.

- The public expressed that the biodiversity improvements along with path network creation and nature/ heritage conservation should be prioritized but also creation of veining points, implementation of signage, play elements, artwork and street furniture is also important.
- The public have made suggestion on how timbered from felled existing trees can be utilized in future proposals.
- The public was in support of accessing the river front but also having an opportunity to access the site that has been closed off to the local community since the 1920's.
- The public has also provided suggestion on how the current proposals could/ should be developed further. This included: better site access, incorporation of bridleways and horse riding infrastructure, provision of access to the castle and improvements to its surrounding, access from village Milton, provision of parking, prevention of unwanted access like quadbikes.

A detail response from the community consultation event are contained in Chapter 5: Consultation Feedback Figures.

To conclude, the proposals presented at the various consultation events were well received by the community and consultees. This process has advised the design team of public priorities, expectations but also limitation.

The information gathered during this process will be taken on board to advise development of the proposals. The refined design will be tested via second round of open public consultation event and online questionnaire.