

**West Dunbartonshire Proposed Local Development Plan Examination
Report to West Dunbartonshire Council – 08 January 2015
Recommendations by Issue Number**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1 - General – Miscellaneous	<p>Modify the local development as follows:</p> <ol style="list-style-type: none"> 1. Amending Policy BC1 as follows: The sites in Schedules 2 - 4 are reserved for housing development. Development of housing on these sites will be supported subject to consideration of the principles for good design of residential development, for which further information and detail will be provided in supplementary guidance. 2. Amending Policy BC2 as follows: Particular needs housing will be supported on the sites in Schedule 5 and other suitable sites subject to consideration of the principles for good design of residential development, for which further information and detail will be provided in supplementary guidance. 3. Deleting ...and in accordance with supplementary guidance ... from Policy GN2 and adding a sentence at the end as follows: Development will be considered in relation to further information and detail to be provided within supplementary guidance. 4. Amending Policy BH1 as follows: 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 further information and detail to be provided in supplementary guidance. 5. Amending the first bullet point following paragraph 1.7 as follows: Supplementary Guidance – this provides further detail or information in respect of the policies of the local development plan. The Plan indicates those areas where supplementary guidance will be prepared in support of those matters which are set out within the policies of the plan. 6. Removing “Supplementary” from paragraph 3.2.3 and replacing “Guidance” with “guidance”. 7. Removing the words “which are Supplementary Guidance” from paragraph 3.5.3. 8. Replacing “are” with “will be” in paragraph 6.6.3. 9. Replacing “has been approved” with “is being revised” in paragraph 9.2.4. 	3

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	<p>10. Amending the text in the glossary under the heading of Appropriate Assessment as follows: see Habitats Regulations Appraisal.</p> <p>11. Amending the text in the glossary under the heading of Habitats Regulations Appraisal as follows: 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 (for example built development) 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.</p>	
2 - Alexandria Town Centre	No modifications.	9
3 - Clydebank Town Centre	No modifications.	11
4 - Dumbarton Town Centre	<p>Modify the local development plan as follows:</p> <p>1. In paragraph 3.4.11, change the penultimate sentence to read: “Public access along the entire waterfront is a requirement of the development of this site as is the retention and stabilisation of the basin and harbour walls.”</p> <p>2. In the written statement Map 5, Dumbarton Town Centre and Waterfront, delete the harbourside path on the east bank of the River Leven southwards from the point where the path meets the northern base of Dumbarton Rock.</p> <p>3. In the written statement paragraph 3.4.11, following the sentence ending “...access to the waterfront and views to Dumbarton Castle.” insert a further sentence as follows: “Throughout the area, green space creation will be an important consideration in achieving the stated objectives.”</p>	20
5 - Queens Quay, Clydebank	<p>Modify the local development plan as follows:</p> <p>1. In paragraph 3.5.8, alter the final sentence to read: “...and, along with the embankment, contribute to the green network of the site, offering a path and wildlife connectivity.”</p>	29
6 - Carless, Old Kilpatrick	<p>Modify the local development plan by</p> <p>1. Adding a sentence after the second sentence of paragraph 3.6.7 to state: Scottish Canal’s input at an early stage will be required to ensure the crossing is designed in line with the navigational and access requirements of the canal.</p>	37

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	<p>2. Amending the penultimate sentence of paragraph 3.6.7 to state: The provision of open space within the Carless site will compensate for any loss resulting from the creation of the access road including, if required, a sports pitch or playing field in accordance with Policy GN1.</p> <p>3. Adding a sentence at the end of paragraph 3.6.8 to state: In addition, once the site has been remediated, planting to provide greening in advance of development will be supported and encouraged.</p>	
7 - Ezzo Bowling & Scott's Yard	<p>Modify the local development plan by</p> <p>1. Adding a new paragraph after paragraph 3.7.8 as follows: Proposals for development should take into consideration the site's waterfront location and ensure that built development interacts with the riverside. Green network enhancements should be provided along the waterfront, potentially providing a link from the cycleway in the west to Bowling Station in the east, as shown on Map 8. In addition to providing recreational access, these enhancements should reflect the biodiversity and landscape character of the site.</p> <p>2. Amending the final sentence of paragraph 3.7.9 as follows: The restoration of the Castle, including for leisure and tourism uses, is supported by the Plan.</p> <p>3. Amending the penultimate sentence of paragraph 3.7.11 as follows: It may also have potential in the long-term to enable coastal realignment, mitigating the impact of climate change and allowing the migration of Inner Clyde habitats in response to sea-level rise.</p> <p>4. Amending Map 8 for Ezzo Bowling and Scott's Yard to include an indicative area showing green network enhancements along the southern boundary of the site.</p>	48
8 - Bowling Basin	<p>Modify, the local development plan as follows:</p> <p>1. In section 3.8, Bowling Basin:</p> <ul style="list-style-type: none"> • In the third bullet point of paragraph 3.8.2 delete "low density housing within" • In paragraph 3.8.4, delete the third sentence: "South of the former railway line, closer to the River Clyde, housing within a woodland setting will be supported." • Amend the fourth sentence as follows: "Whilst not a designated nature 	60

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	<p>conservation site, woodland in this vicinity is locally valued, forms part of the green network and provides a wildlife habitat which stretches eastwards into the Saltings Local Nature Reserve.”</p> <ul style="list-style-type: none"> • Delete the final sentence “ Development within the woodland should be designed to minimise the impact on the woodland’s role as a habitat and include enhancements to this role.” <p>2. In Map 9, Bowling Basin:</p> <ul style="list-style-type: none"> • delete “Woodland Housing BC(76) along within the hatch denoting “Housing opportunity” and replace with “Green network enhancements (GN2)” over the entire site. <p>3. In Schedule 4, New allocations for housing:</p> <ul style="list-style-type: none"> • amend the indicative capacity for site BC1 (76), Bowling Basin, to reflect the deletion of the woodland housing section of the site. Make adjustments as necessary in other local development plan tables and schedules. 	
<p>9 - Lomond Canal</p>	<p>Modify the local development plan by: Adding a sentence after the seventh line of paragraph 3.9.2 as follows: However, care would be needed to avoid this resource having an adverse effect on any existing recreational facilities associated with the River Leven.</p>	<p style="text-align: center;">67</p>
<p>10 - Lomondgate & The Vale of Leven Industrial Estate</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a sentence to the end of paragraph 3.10.10 of the local development plan as follows: Any significant management or maintenance of the woodland within the Vale of Leven Industrial Estate will be preceded by an appropriate survey in order to protect the biodiversity of the area. 2. Adding a sentence to the end of paragraph 3.10.13 of the local development plan as follows: The council will also support appropriate measures to improve access through Lomondgate and the Vale of Leven Industrial Estate by foot and cycle, in the interests of providing sustainable transport access within the area. 3. Replacing the third line of the specific requirements for Lomondgate Area 5, as set out in Table 4 of the local development plan, with the following: Requirement to engage with local bus operators and make all reasonable efforts 	<p style="text-align: center;">72</p>

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	<p>to ensure bus services for Lomondgate development.</p> <p>4. Replacing the second line of the specific requirements for Lomondgate Area 5, as set out in Table 4 of the local development plan, with the following: Habitat improvement and management on land to the north, west and south of the site as identified for open space and green network enhancements on Map 11.</p>	
11 - Young's Farm (Dumbarton FC)	<p>Modify, the local development plan as follows:</p> <ol style="list-style-type: none"> 1. In paragraph 3.11.4 replace “managing flood risk” with “avoiding flood risk”. 2. Insert the following at the end of paragraph 3.11.4: ‘Any development at Young’s Farm must not have an adverse affect on the integrity of the Endrick Water Special Area of Conservation’ 3. Delete the brown hatched area on map 12, page and the corresponding reference in the key. Delete the existing label in the key- “Young’s Farm Dumbarton FC” and replace with “Potential area for relocation of Dumbarton Football Club, subject to further detailed assessment”. 	81
12 - Enhancing Our Green Network	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following text in brackets to Policy GN1 after quality and value (third line): (to be considered in relation to further information and detail which will be provided within supplementary guidance) 2. Adding a new paragraph at the beginning of sub-section 8.4 as follows: West Dunbartonshire has a rich diversity of species of fauna and flora, and it is important that these species, and the integrity of their habitats, is protected. There is a hierarchy of protection for these species and designated and non-designated habitats set out in Policy GN3, including statutory designations at international and national level, and local nature conservation sites. These are shown on the proposals maps. 3. Adding a sentence at the end of paragraph 8.4.1 as follows: These sites are shown on the proposals map by a symbol, and the council will seek to identify appropriate boundaries for these sites in consultation with Strathclyde Geo-conservation Group. 4. Deleting the first sentence of paragraph 8.4.3. 5. Adding a new paragraph after paragraph 8.4.4 as follows: 	91

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	<p>In the event that development adversely affects the integrity of a Natura 2000 site, but will be allowed because there are no alternative solutions and there are imperative reasons of overriding public interest, including those of a social and economic nature, Scottish Ministers will be notified, and compensatory measures necessary to ensure the overall coherence of the Natura network is protected must be provided.</p> <p>6. Amending the first sentence of Policy GN3 to state the following: Development that adversely affects the integrity of sites designated for nature conservation or harms protected species ...</p> <p>7. Amending sub-section a) of Policy GN3 as follows: ... imperative reasons of overriding public interest, including those of a social and economic nature;</p> <p>8. Amending sub-section b) of Policy GN3 as follows: for protected species, where relevant licensing tests or other legal provisions are met;</p> <p>9. Adding a new sub-section (e) to Policy GN3 as follows: for Local Nature Reserves, where impacts are offset or compensated in a way that maintains the integrity of the interests affected and maintains the involvement of people.</p> <p>10. Amending the final sentence of Policy GN3 as follows: Development that adversely affects non-designated habitats identified in the Dunbartonshire Local Biodiversity Action Plan will be assessed against the level of net impacts. New development should seek to enhance biodiversity as part of the green network.</p> <p>11. Amending Policy GN4 as follows: Development proposals 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 affect the Kilpatrick Hills will be required to protect, and where possible enhance, their special landscape qualities. Proposals will be considered in relation to further information and detail on the Kilpatrick Hills to be provided within supplementary guidance.</p> <p>12. Amending the first paragraph of Policy GN5 as follows: The expansion and enhancement of woodland will be supported, where</p>	
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	<p>appropriate including the planting and management of native species. This will be considered in relation to further information and detail on the Kilpatrick Hills, and forestry, woodland and trees, to be provided within supplementary guidance.</p> <p>13. Changing the title of sub-section 8.10 to Advance and Temporary Greening.</p> <p>14. Amending the first sentence of paragraph 8.10.2 as follows: This plan supports and encourages green infrastructure components of future development being put in before construction begins; known as advance greening.</p>										
13 - Kilpatrick Hills	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the third bullet point of paragraph 3.13.2 as follows: <ul style="list-style-type: none"> • to protect and enhance the Hills as an accessible recreational resource. 2. Amending the fourth sentence of paragraph 3.13.5 as follows: Other sites will see new native woodlands created, and areas of commercial forestry producing timber will also remain. 3. Amending the second sentence of paragraph 3.13.6 as follows: The fringes of the Kilpatrick Hills are on the doorstep of our settlements and locations such as Overtoun, Bellsmyre and Edinbarnet are important gateways. 	108									
14 - Developing Sustainably	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending Policy DS1, under the third bullet point (tick) of the heading Resource Efficient, to refer to Appendix 1 rather than Annexe 1. 2. Amending the second paragraph of Appendix 1 as follows: Proposals for new buildings should conform to the sustainability standards set out in the table 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 the Building Standards regulations in force in the given year. <table border="1" data-bbox="707 1249 1861 1433" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 45%;">Domestic</th> <th style="width: 40%;">Non-domestic</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2015-2016</td> <td>New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td> <td>New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td> </tr> <tr> <td style="text-align: center;">2017-2019</td> <td>New buildings include a minimum 3%</td> <td>New buildings include a minimum 3%</td> </tr> </tbody> </table>		Domestic	Non-domestic	2015-2016	New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.	New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.	2017-2019	New buildings include a minimum 3%	New buildings include a minimum 3%	114
	Domestic	Non-domestic									
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	carbon dioxide emissions abatement through the use of low and zero carbon generating technology.	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.

3. Adding a bullet point (tick) to Policy DS1 after the first bullet point (tick) under the heading Safe and Pleasant as follows:
Protects people, property and infrastructure from flooding.
4. Amending the penultimate sentence in paragraph 4.3.2 as follows:
All sites have green network potential and for some this may be the main use.
5. Adding a bullet point before the first bullet point in Policy DS2 as follows:
 - Housing development in accordance with Policy BCX (as recommended for inclusion through Issue 16).
6. Adding a new sentence to the end of paragraph 4.4.3 as follows:
All development should seek to promote the use of sustainable modes of transport including active travel.
7. Amending the third line of Policy DS3 to state:
Where relevant, all development should include measures ...
8. Amending the first sentence of paragraph 4.6.2 as follows:
Renewable energy developments can often prove controversial and the environmental consequences should be addressed through the development management process.
9. Amending Policy DS5 a) by adding a further bullet point as follows:
 - sport and recreation interests
10. Adding a new criterion after Policy DS5 e) as follows:
 - f) avoids significant adverse impact on the setting of and views to and from the Loch Lomond and the Trossachs National Park and Loch Lomond National Scenic Area;
11. Deleting criterion f) of policy DS5.
12. Amending criterion (g) of Policy DS5 as follows:
Proposals will also be considered in relation to further information and detail on

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	<p>the above to be provided through supplementary guidance. This will include a spatial framework for wind farms as detailed in paragraph 4.7.1.</p> <p>13. Deleting paragraphs 4.7.1 to 4.7.4 and Maps 15 and 16.</p> <p>14. Inserting a new paragraph 4.7.1 as follows: In accordance with Scottish Planning Policy (paragraph 161 and Table 1: Spatial Frameworks) a spatial framework for wind energy will be prepared as supplementary guidance. This supplementary guidance will identify:</p> <ul style="list-style-type: none"> • Areas of significant protection • Areas with potential for wind farm development <p>and will constitute part of the supplementary guidance to be prepared in the context of Policy DS5, taking into account the criteria set out in that policy.</p> <p>15. Adding a new paragraph 4.9.5 as follows: The local development plan takes a precautionary approach to managing flood risk and seeks to reduce overall flood risk by considering flooding from all sources in accordance with the principles of sustainable flood management and in recognition that avoidance is the cornerstone of sustainable flood risk management. With regards to redevelopment proposals, land use vulnerability should be considered, focusing on changes of use to the less or same vulnerability combined with use of flood resilient materials and design.</p> <p>16. Deleting the second sentence of paragraph 4.11.2.</p> <p>17. Adding a new Policy DS8 as follows: All development should seek to make sustainable use of soils and development proposals that would affect peat and carbon rich soils should include measures to minimise soil disturbance. Development should also seek to enhance areas of peatland or other carbon rich soils.</p>	
15 - Growing Our Economy	<p>Modify, the local development plan as follows:</p> <ol style="list-style-type: none"> 1. Retain the boundary of site GE1(14) but delete the area of open space to the south as detailed in the council's corrected plan as submitted to the examination on 24 September 2014. 2. Include an asterisk link to the footnote for GE1(10) Cable Road Depot and remove the asterisk against GE1(8) Clydebank Business Park. 	130
16 - Meeting Housing Requirements	<p>Modify the local development plan as follows:</p> <ol style="list-style-type: none"> 1. Update Table 2 taking into account the 2013 housing land audit position with 	133

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	<p>the following additional updates:</p> <ul style="list-style-type: none"> • Inclusion of an additional 100 units in the private sector supply in the period 2009-2020 to reflect the recommended inclusion of Duntiglennan Fields (recommendation Issue 17) • Inclusion of an additional 40 units in the private sector housing land supply to 2020 to reflect the recommended change to BC1(82) through Issue 18. • Consequent amendment to the total supply of private sector and affordable housing to reflect these changes. <p>2. In paragraph 6.2.5 delete the remaining text following after “These are set out in schedule 4”. Replace the deleted text with that from paragraph 6.2.6 and include a corresponding update of the figures from revised table 2.</p> <p>3. Replace relocated paragraph 6.2.6 with the following text: 6.2.6 The strategic plan identifies a need only for private sector housing. Tables 2 and 3 show how this would be addressed. This is based on current programming assumptions. The council recognises that the current private sector supply to 2020 lacks any flexibility over and above the strategic requirement. Such flexibility is generally required to account for fluctuations and uncertainties in the delivery of housing sites. However the council has allocated a generous supply of land overall and will work with the house-building industry and other agencies to facilitate timely delivery of the established land supply. In addition, Policy BCX below includes a commitment to maintain a continuous 5 year land supply by enabling appropriate sites to come forward if required.</p> <p>4. Include the following new policy BCX after new paragraph 6.2.6. This would then become BC(1) with consequent renumbering of polices BC1-4.</p> <p>Policy BCX 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 housing land supply, the council will support housing proposals which:</p>	
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	<ul style="list-style-type: none"> • are capable of delivering completions in the next five years; • can address infrastructure constraints; • are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan; and <p>do not undermine the strategic focus on urban regeneration and brownfield redevelopment.</p>	
17 - Duntiglennan Fields	<p>Modify the local development plan as follows:</p> <ol style="list-style-type: none"> 1. In schedule 4 insert BC1(X) Duntiglennan Fields with consequent renumbering of the other site references. Include an indicative capacity of 100 and also add this to the column 2012-2020. 2. On the proposals map remove the associated area from the green belt and amend the settlement boundary to include this site as shown in the original proposed plan (CD18). 3. In Table 4 add Duntiglennan Fields, Clydebank with the following specific requirements: <ol style="list-style-type: none"> 1. A comprehensive landscaping scheme and design statement should be submitted. To address landscape and visual impact on the setting of Duntocher and the Kilpatrick Hills the proposal should: <ul style="list-style-type: none"> • include structural planting to strengthen the green belt boundary; • retain key views and an appropriate transition to the green belt incorporating existing trees and stone walls; • include a green corridor along the western boundary; • address recreational access linking Craigielea Road to the access route to the north; • restrict the developable area of the middle field to the southern third; • avoid development in the northern most field; and • include an appropriate setback, layout and design along the boundaries with the established residential area and the farm steadings. 2. In addition the proposal should include vehicular access from Farm Road with a possible secondary/emergency access and direct pedestrian access to Craigielea Road. 	146

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18 - Building Our Communities Clydebank Issues	<p><u>Rothesay Dock</u> Modify the local development plan as follows: 1. Schedule 4, under site BC1(82), Rothesay Dock, change the indicative tenure from “Affordable” to “Private”. Make consequential adjustments to Table 2, rows I, J and K by reducing the affordable housing totals by 40 and increasing the private housing totals by 40.</p>	163
19 - Building Our Communities Dumbarton and Milton Issues	Modify the local development plan as follows: Amend BC1(14): Dumbarton Football Club in Schedule 2, page 66 from 39 to 100 with all output in the period 2019-2025 with consequent amendment to Table 3.	170
20 - Stirling Road	Modify the local development plan as follows: In table 4, change the second requirement in the second column to read “Structural planting to provide a strong green belt boundary but which avoids acting as a barrier to access and views” and the third requirement to read: “Development to front onto the A813, if possible”. Include a new requirement to state “Assessment of potential recreational access opportunities through the woodland with implementation if feasible”.	181
21 - Building Our Communities Vale of Leven Issues	Modify the local development plan by: 1. Deleting site BC4 (1) from the Vale of Leven proposals map, retaining the designation of the land as green belt only. 2. Adding a sentence in paragraph 6.8.2 after ... an extension to the Vale of Leven cemetery (tenth line) as follows: A site for the extension to the Vale of Leven cemetery is still to be identified.	187
22 - Supporting Our Centres	Modify the local development plan as follows: 1. Change the title of “Schedule 7: Retail Development Opportunities” to: “Schedule 7: Town Centre Retail Development Opportunities” 2. In Table 5: Network of Centres Retail Strategy, under “Destination commercial centre”, change: “Lomond Galleries Antartex Village” to: “Lomond Galleries Antartex Village”	198
23 - Protecting Our Built Heritage	Modify the local development plan as follows: 1. Delete the final sentence of paragraph 9.2.4.	206

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	<p>2. Insert an additional paragraph as follows: “9.2.5 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 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. Note: see also the recommended modifications to Policy BH1 and paragraph 9.2.4 under Issue 1.</p>	
24 - Kilbowie Roundabout	No modifications.	211
25 - Supporting Development	<p>Modify the local development plan as follows: 1. Change the second sentence of Policy SD4 to: “Expansion of mineral and aggregate extraction at these locations and new workings at other locations shall be accompanied by acceptable and fundable restoration and aftercare proposals and minimise significant negative impact on:” 2. Change the first criterion in the Safe and Pleasant category of Policy DS1 to: “avoids unacceptable impacts on or from adjoining uses, including, noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing;”</p>	216