



**Allocation of developer contributions towards green network and green infrastructure projects**

**June 2022**

## **Allocation of developer contributions towards green network and green infrastructure projects**

In allocating developer contributions towards green network and green infrastructure projects, the Planning Service will take account of the following criteria.

- Proximity to the site from which the developer contribution has been received
- Deliverability of project
- Eligible project types – this section includes the details of strategic and local green network and green infrastructure projects that may be suitable for contributions.

### **Proximity to the site from which the developer contribution has been received**

Opportunities for the allocation of developer contributions will be considered in the following order:

- Within a 250 metre walk of the development site from the site from which the developer contribution has been received – this is in line with the accessibility standard set out in the Green Network and Green Infrastructure Supplementary Guidance.
- Within an 800 metre walk of the development site from which the developer contribution has been received – this aligns with the 20 Minute Neighbourhood approach.
- Within the same community council area as the development site from which the development contribution has been received.
- Within the same Council electoral ward as the development site from which the development contribution has been received.
- Within the same locality planning area as the development site from which the development contribution has been received – the current locality planning areas are the three main settlement areas of Clydebank, Dumbarton and Vale of Leven.
- Within the West Dunbartonshire Council area.

All projects to be funded by developer contributions should provide green network/green infrastructure benefits for the residents of the site from which the developer contributions have been received. This means that the further the project site is from the development site, the more strategic in nature the project or the location of the project should be.

### **Deliverability of project**

It is important for the operation of the developer contribution process that the developer contributions are spent and projects delivered. To ensure this, the Council will consider the following deliverability criteria:

- The project will be delivered by the Council or delivered in close partnership with the Council. This may include projects identified through the Council's Participatory Budgeting process
- The project will be undertaken by the developer of the site from which the contribution is received.
- The project will be delivered to completion, or the developer contribution demonstrably spent, within 5 years of the contribution being received by the

Council, or the contribution will be returned to the developer. This will apply to contributions received from April 2022.

### **Eligible project types**

Local Development Plan 2 sets out the types of green infrastructure projects towards which developer contributions will be directed. Further detail on project types are provided below.

#### **Play parks and sports pitches, including provision of, improvements and enhancements**

Where a development will result in additional use of an existing play park/sports pitch, there may be a requirement to upgrade, enhance or enlarge those facilities.

Where new residential development does not provide on-site play parks or sports pitches, and there is no facility in the immediate vicinity or within 250 metres of the development site, where practicable there will be a requirement for a new play area or sports pitch to be installed to meet the accessibility standard.

The Council will ensure that new or upgraded play parks provide appropriate accessible play equipment.

#### **Allotments and community gardens**

The provision of new allotments and community gardens, or enhancement/expansion of existing facilities will be eligible for a contribution from the developer contribution fund where the proposed site is in an area of demand and where the new development is likely to increase this.

#### **Biodiversity improvements to existing green infrastructure**

This may involve enhancing existing areas of natural habitats, the provision of new habitats, or the improvement of connections between habitats. Such projects should include elements that increase interaction between people and nature.

#### **Environmental improvements to existing green infrastructure**

Projects may be eligible for a contribution from the developer contributions fund where they can: deliver upgrades to an area of land, civic space or public realm to provide a useable open space for the community; help provide green infrastructure to enhance the character and amenity of the area; or bring vacant, derelict or dilapidated land back into active use. Contributions can also be used towards public art within developments, as well to enhance existing or new areas of public realm or civic space, which will help to improve the environment, with reference to the history of a site or to provide a focal point for the new space.

#### **Path and access improvements**

Where a new development is in close proximity to an existing path and access network, and that particular development will result in increased usage of that network, then projects that would help to improve safety, upgrade the existing network to cope with the increased usage, and/or make paths suitable for shared use, will be eligible for a contribution from the developer contributions fund. The provision of new paths that will improve the connectivity of the development site with the green network will also be eligible.

### **Woodland management and planting**

Woodland management or planting projects that create or enhance woodlands that are accessible to the local community.

(Examples of local green network projects that align with these project types are included later in this paper.)

### **Strategic Green Network Projects (West Dunbartonshire Local Development Plan)**

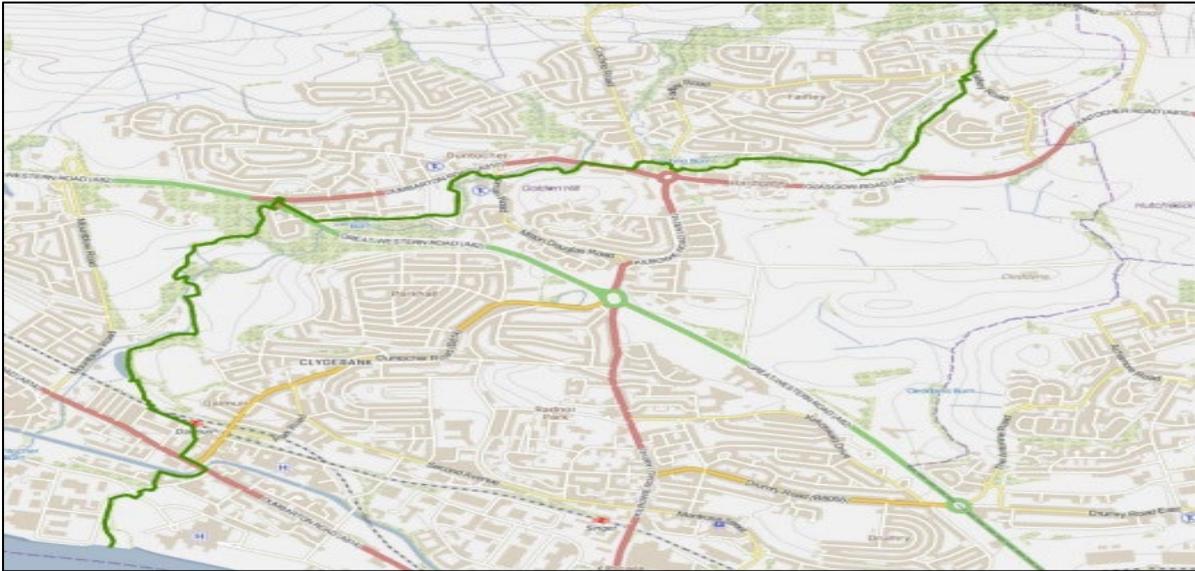
West Dunbartonshire sits within the Central Scotland Green Network area. The Central Scotland Green Network is identified as a National Development in the National Planning Framework. The Central Scotland Green Network programme aims to change the face of central Scotland by restoring and improving its rural and urban landscape. Workstreams for the period to 2030 relate to natural climate solutions, liveable places, health and wellbeing, and green recovery.

The Glasgow and Clyde Valley Green Network Partnership has developed a Blueprint, which is a framework for the creation of a Strategic Green Network for the benefit of people and wildlife in the Glasgow City Region. It focusses on the creation of a Strategic Access Network and a Strategic Habitat Network. The access network seeks to facilitate the off-road movement of people around and between communities through greenspace, and the habitat network seeks to facilitate the movement of wildlife through the landscape.

The strategic green network projects set out in the Local Development Plan, and in greater detail below, will help to deliver the Central Scotland Green Network and the Glasgow and Clyde Valley Green Network Blueprint within West Dunbartonshire.

### ***River Clyde to John Muir Way Access and Heritage Route***

The River Clyde and the Kilpatrick Hills are two of West Dunbartonshire's key recreational, natural and cultural heritage assets. The project aims to link them, via other green network assets such as the Duntocher Burn and Goldenhill Park, and numerous communities along its length, by a high quality walking and cycling route. This project is as a key component in delivering the regional, strategic green network and connecting to the wider countryside via Auchnacraig Woods and the John Muir Way, as detailed in the map below.



The project would create a valuable addition to the region's network of strategic access routes, which would act as a draw for walkers and cyclists to West Dunbartonshire, as well as functioning as a local access network encouraging walking and cycling around and between communities and community facilities. The project also will connect into to other strategic green network projects, the Clydebank Linear Park project and the Faifley Knowes project, which are detailed below.

### ***Forth and Clyde Canal***

The project aims to create a new linear park, including recreational and gym equipment with corresponding path, biodiversity, environmental and habitat improvements, encouraging better and increased usage of the Canal and to provide new path connections from Centre 81 and other appropriate points.

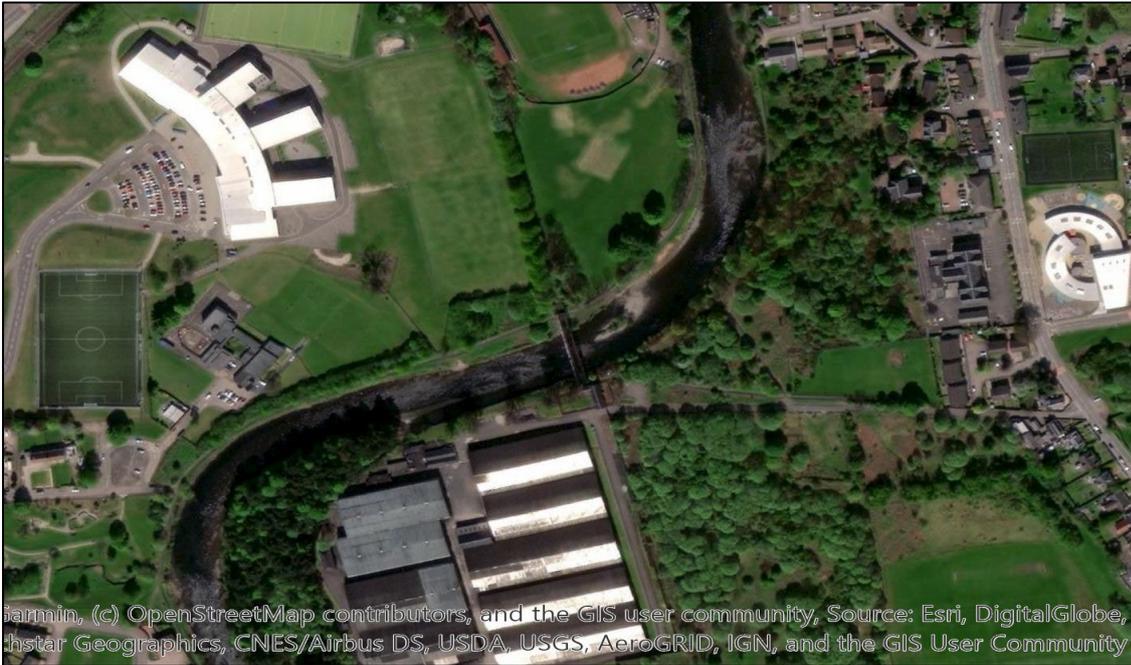
The Forth and Clyde Canal towpath and surrounding natural environment within central Clydebank is in need of significant path, access and environmental improvements to the towpath and to improve its use as a recreation resource.

The Canal is underutilised as a recreational resource by the communities despite it being part of the NCN 7 national cycle route. This is due to a number of reasons including lack of safety, general feel, poor paths and lighting and no other recreational facilities to encourage usage.

The project was borne out of discussions and feedback with the community and other stakeholders, such as Scottish Canals, the Golden Jubilee Hospital and the Glasgow and Clyde Valley Green Network Partnership, during the Clydebank Can design workshops.

### ***Alexandria Footbridge across River Leven***

The former "Black Bridge" which connected Bonhill with Alexandria and Renton was a popular connection providing people with a walking and cycling route to facilities such as schools, shops, transport and health centres. The bridge was initially closed due to deterioration of the decking and was subsequently demolished. The project therefore focusses on providing a new bridge to connect the communities again.

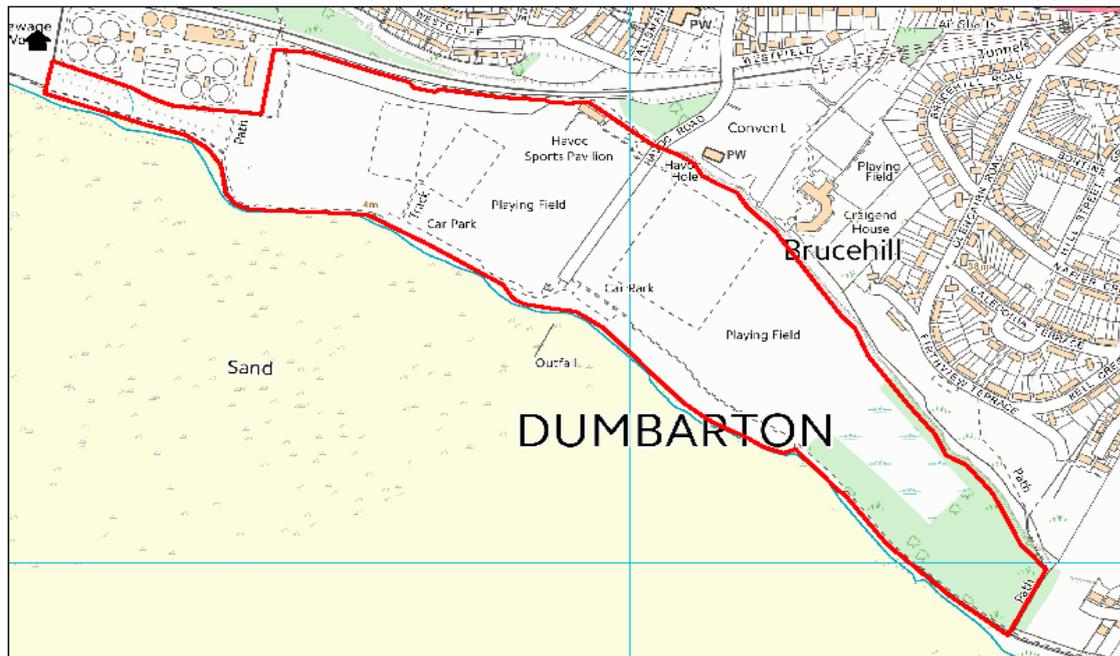


The loss of this important connection has significantly increased walking and cycling distances to destinations such as Vale of Leven Academy. The next nearest river crossings is via the “Polaroid Bridge” in Renton and the Jamestown Bridge, both a significant distance away.

*“The Development of the Alexandra Footbridge across the River Leven must not have an adverse effect on the Endrick Water Special Area of Conservation (SAC) for which Atlantic salmon, Brook lamprey and River lamprey are the qualifying interests or 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). 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.”*

### **Havoc Playing Fields/Brucehill Cliffs and Path to Cardross**

The project is aimed at the improvement of this important and well-used recreational open space and nature resource, which is proposed by the Council as a potential Local Nature Reserve. The current condition of the site is deteriorating, and this requires to be addressed for the benefit of the community and visitors, as well as, the nature on the site. This will involve the improvement of the playing fields and associated facilities; woodland management/planting; improvements to the path network, including a connection which will enable the path network in this area to connect with Cardross to improve connectivity between the two areas and further afield; removal of the invasive species (Himalayan Balsam) adjacent to the shoreline; and providing interpretation within Havoc to explain the important conservation value of the site in relation to its proximity to the Inner Clyde Special Protection Area.

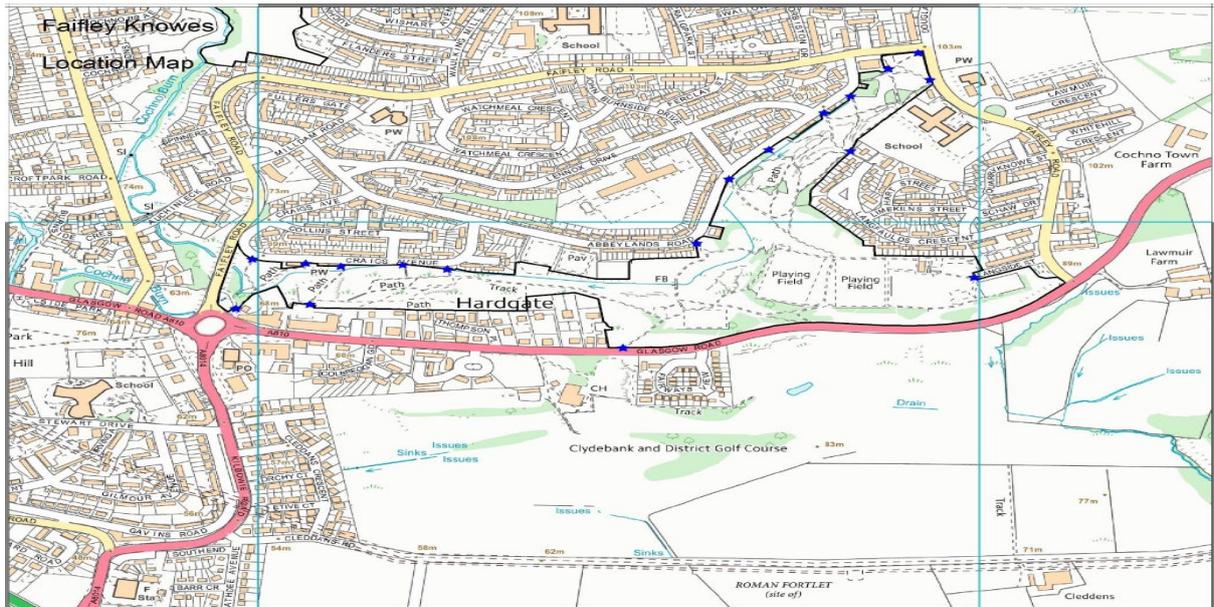


The area is extensively used by the community and is a much loved and important natural area which requires to be protected for its proximity to protected species and, where appropriate, sensitively enhanced to ensure that the recreational and health benefits that this important open space provides is improved to continue to offer a wide variety of activities to occur.

*“Development of the Havoc Playing Fields/Brucehill Cliffs and Path to Cardross project 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. 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.”*

### **Faifley Knowes**

Faifley Knowes is a 19 hectare greenspace between the Hardgate and Faifley areas of Clydebank. The project is aimed encouraging better and increased usage of the Faifley Knowes woodland and to enhance, promote and protect the biodiversity value of the woodland, habitats and other known features.

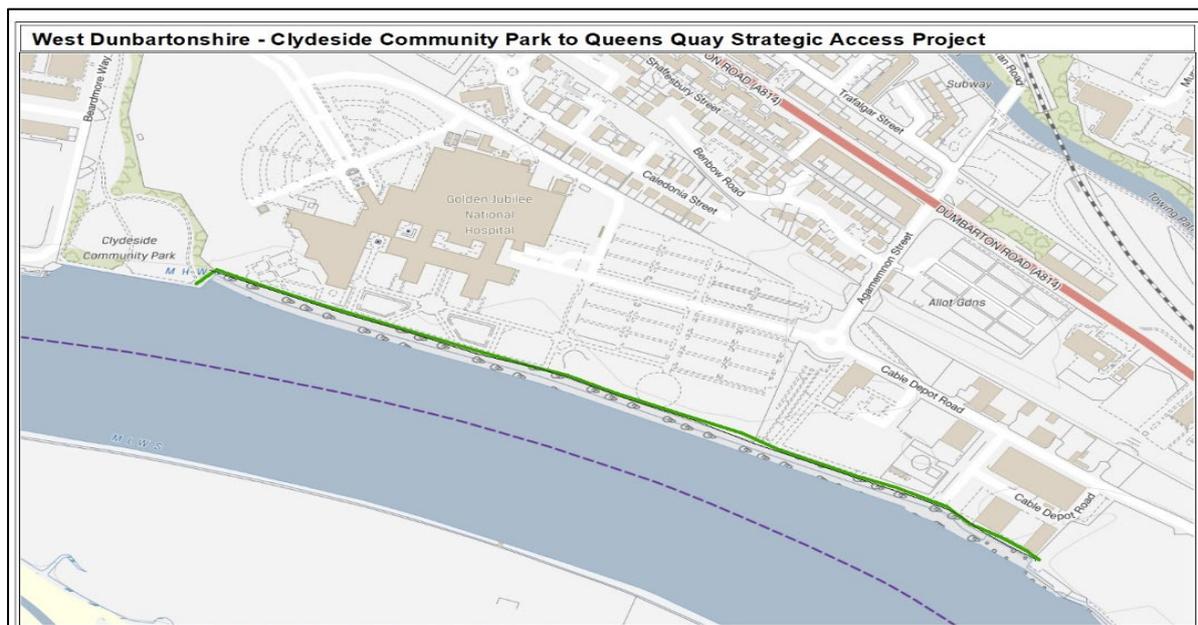


The project will upgrade the path network, undertake biodiversity and environmental improvements, improve safety within the Knowes and provide better interpretation. This is an important recreational resource for the community of Fairley and provides an important contribution to the strategic green network.

### Strategic Green Network Projects (Additional)

#### ***Clydeside Community Park to Queens Quay Strategic Access Project***

Although part of the wider aspiration to connect the River Clyde to the John Muir Way, as detailed in the project above, this part of strategic access route has been kept as a separate project due to its complexity arising from land ownership issues and also the fact that the proposed Hospital to Dalmuir Station project, detailed below, is a key connection between the two projects.



The project was originally identified in a Strategic Green Network Strategy for the Clyde Waterfront regeneration area in 2010 and worked up in more details as part of a local Green Network Strategy for the Dalmuir area in 2011. It was also included in the Spatial Strategy for the wider Clydebank area in 2016.

Delivery of the project would create a valuable addition to the regional and local network of strategic access routes which would act as a draw for walkers and cyclists to West Dunbartonshire as well as functioning as a local access network encouraging walking and cycling around and between communities and community facilities.

*Development of the Clydeside Community Park to Queens Quay Strategic Access Project 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. 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.*

### **Auchnacraig & Edinbarnet Woods, Faifley**

Auchnacraig Woodland Park is a large semi-natural woodland on the edge of Faifley.



The site was once part of a country estate and this history is reflected by the presence of veteran specimen trees, tree-lined avenues and parkland style fencing particularly

around the former site of Auchnacraig House. It is also the site of the Cochno Stone, hailed as the best example of Neolithic cup and ring marks in Scotland.

The Woodland Park is an important part of the habitat and access network in the area. Diverse semi-natural woodlands of this size and age are uncommon locally, making this site important for nature conservation. The site is also an important recreational resource for both local people and visitors to the area. The path network is extensive, with a combination of surfaces and unsurfaced routes and numerous opportunities for circular routes. Auchnacraig Wood and car park form part of a wider network of access routes in the locality and provide a key access link to the Cochno Hill, the Kilpartrick Hills and the John Muir Way.

The project will upgrade the path network, undertake biodiversity and environmental improvements, improve safety within the park and provide greater interpretation.

### ***Golden Jubilee to Dalmuir Station Strategic Access Project***

The connection to the Golden Jubilee Hospital from Dalmuir Station and bus stops on Dumbarton Road is poor, which means that patients have to drive to the Hospital instead of having the option to arrive by public transport. The Hospital has also stated that there is no route that provides a direct and easy connection to and from the station for staff. Therefore, a new green infrastructure connection from the Hospital to the Station is required. This would also provide new connections to the Canal and increase the recreational offer for communities in this area, as well as Hospital Staff and Patients.

## **Local Green Network Projects**

### ***Christie Park and Woodland Improvements***

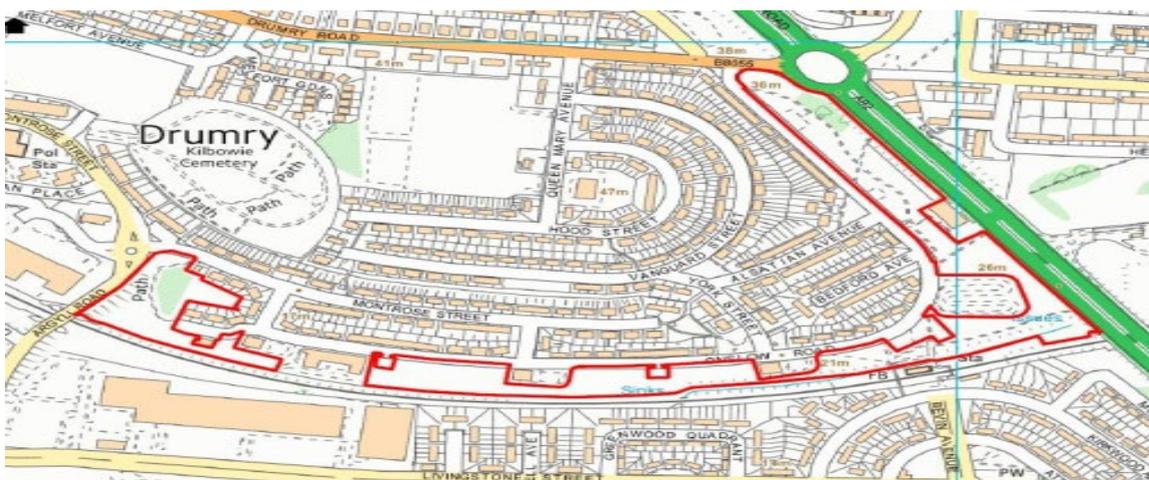
Christie Park is an important recreational area near the centre of Alexandria. The formal and amenity areas of the park are in generally good order, but the woodland is in need of investment and improvement. The project will therefore require path improvements within the woodland to make the paths and steps safer, as well as, where feasible, to make them DDA compliant within the lower section of the woodland; tree works and thinning; removal of non-native tree species; replacement native tree planting; repairing and repainting of iron work within the park; and installation of interpretation panels within the Park to explain the fountain, cenotaph and gates.



Christie Park is an important and well-loved park to the community and residents of Alexandria, which makes this a key project. It has its own established group – Friends of Christie Park – who have suggested many of the improvements to the park that require to be undertaken. By improving the path network to enable all abilities to enjoy the Park and its woodland the whole community of Alexandria can benefit.

***Drumry Park and Open Space Improvements, Clydebank***

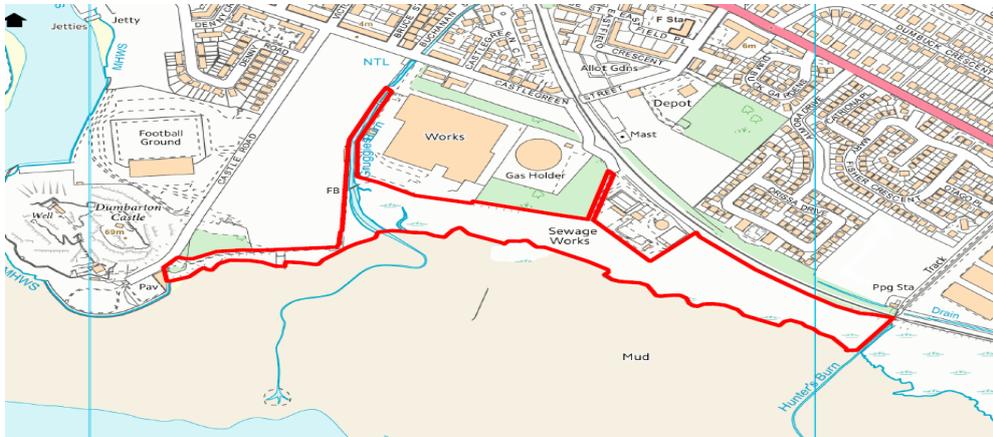
This area of open space is one of the few areas of recreational open space within Drumry and is a well-used community resource. However, as the use of the open space and play facilities has increased, this has led to the need for improvements to the site to be improved, which are beyond normal maintenance issues for the Council. The work includes: upgrading of existing play areas; resurfacing works to BMX track and paths; installation of outdoor gym equipment's; installation of new goal posts; hedge and tree planting; and creation of a community orchard.



***Dumbarton Castle Coastal Path Improvements***

The project aims to improve the area for the local community and also to enhance the visitor experience and maximise its potential as a key tourist destination. An increase in use of the site has led to the deterioration in the condition of the site and

upgrades to the path network in the site and bridge over the Gruggies Burn are required, along with upgrades to the picnic site, including new benches and tables. The site would also benefit from new interpretation panels and signage to enhance the visitor experience.



*“Development of the Dumbarton Castle Coastal Path Improvements 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. 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.*”

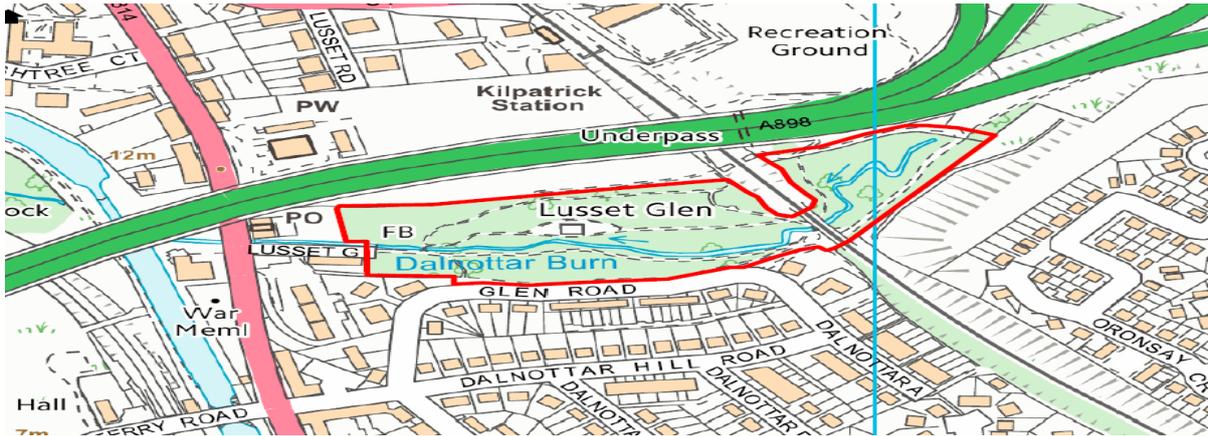
### **Garshake Avenue/Whiteford Crescent Open Space**

The project aims to enhance the access to this area of open space that connects two communities. It also aims to undertake woodland management to enhance biodiversity and to make the area safer. The project will also enhance and extend the existing play park for the benefit of both communities through tree thinning, removal and planting; path improvements, play park extension and enhancement; and habitat enhancement.

The area is well used by two separate communities that, due to recent housing completions, have resulted in more people using the area for recreational purposes and the main path through the site as a route to and from the schools.

### **Lusset Glen, Old Kilpatrick**

This is an important community and wildlife resource within Old Kilpatrick.



Because of increased usage, the minor paths within the wood require to be upgraded along with replacing the existing benches and installing a picnic site. A new path link is also required to link with the Wester Isles Estate to provide an off-road link to Kilpatrick Station, local schools and the Erskine Bridge. Lighting within the site also requires to be improved to ensure safety in the dark.

***O’Hare Play Area, Bonhill***

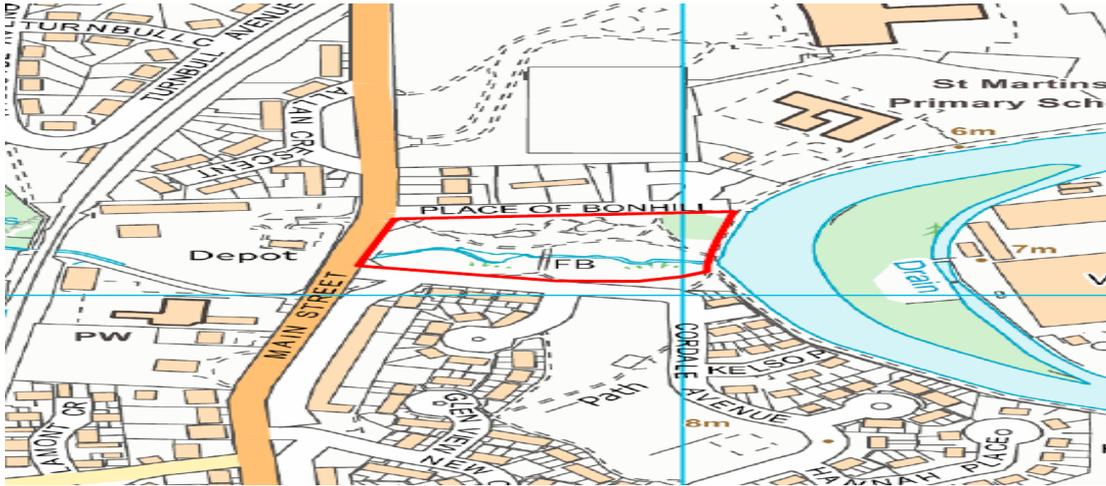
The project is aimed at bringing a redundant ball park back into community use and improving the environment of the area.



In addition to a new all-weather surface, the area will be also landscaped and trees will be planted to enhance its contribution to biodiversity within the area.

***Millburn Gardens Access Improvements, Renton***

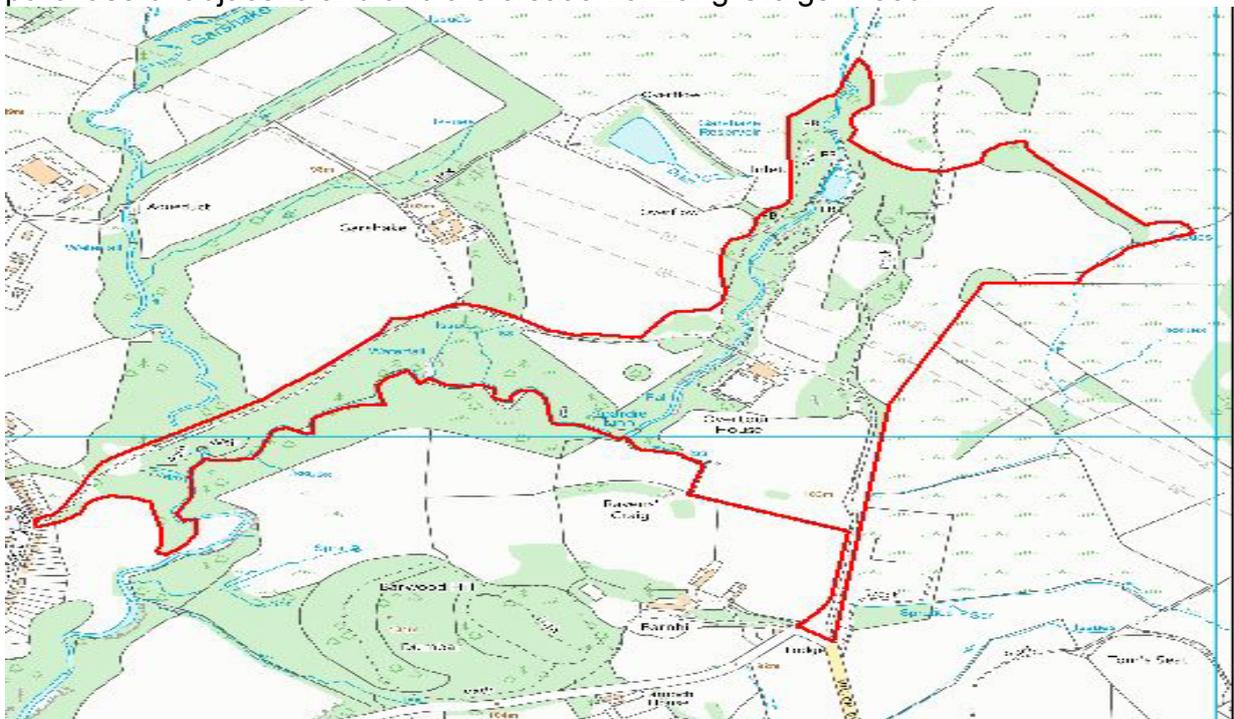
This park is a well-used community resource for recreation and provides an important link to and from St Martins Primary School and the Vale of Leven Academy.



Due to the increase in usage of the path network, the paths, benches and picnic tables within the park require to be upgraded and/or replaced. Tree planting along the burn is also required and will help to increase biodiversity and amenity within the park itself.

***Overtoun Estate Access and Paths, Dumbarton***

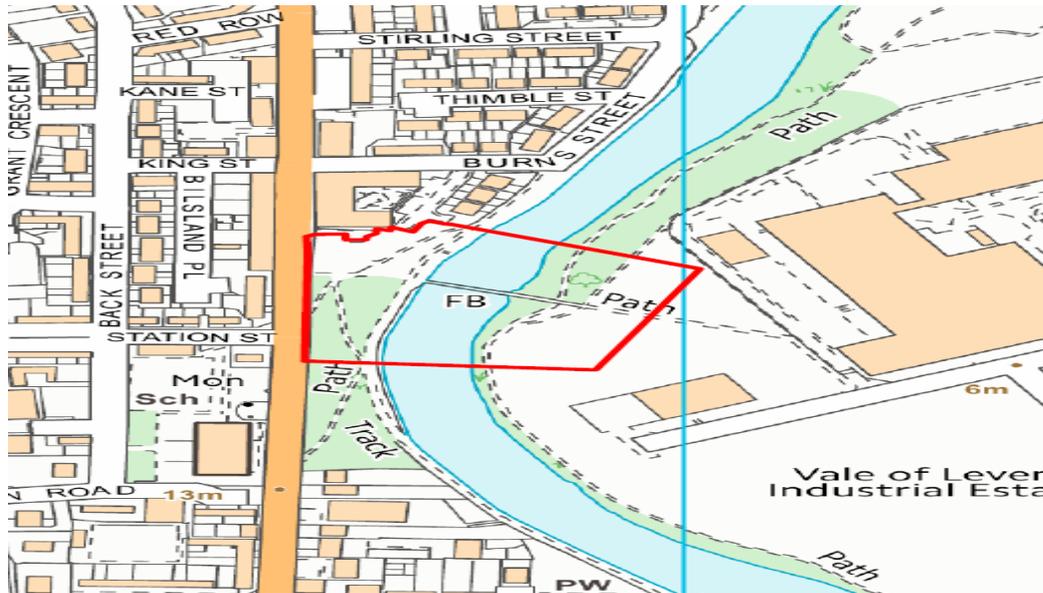
Overtoun Estate is an extremely well-used recreational area located to the north of Dumbarton. It is extensively used by the local community and visitors from further afield. The path and access infrastructure was improved 12 years ago with a grant from the Forestry Commission Scotland; however, the infrastructure is in need of further investment as many paths have deteriorated and one of the timber bridges is in poor condition. This is a result of the significant popularity of the area for the community and visitors and its increased usage, especially since the Woodland Trust's purchase of adjacent land and the creation of Lang Craigs Wood.



The project will: upgrade the path network within the area, re-open disused paths; replace the timber bridge near the pond; create new parking areas to cope with visitors to the area; overhaul the drainage within the site; improve woodland management and planting of native trees; and address non-native species (rhododendron and bamboo) encroaching in the area.

### ***Polaroid Bridge Environmental Improvements, Renton***

This is a well-used route to and from the Strathleven Estate and the industrial estate to Renton and Renton Railway Station and the National Cycling Network cycle track on the west side of the river. The bridge is well used as a link by the local communities both for recreation and to access businesses/employment in the industrial estate.



Due to the increase in usage of the route by a wide range of users, the project aims to clear scrubs and tree felling around the bridge to enhance health and safety and security of the route. Replacement planting will be undertaken away from the bridge with installation of new benches adjacent to the cycle track. The bridge itself will also be upgraded and improved visually and functionally, by greening it and ensuring that it can be used by all abilities.