

West Dunbartonshire Local Development Plan

# Main Issues Report

Background Report:  
Potential New Housing Sites



MARCH 2012

# Introduction

The Scottish Government stresses the need for the development plan to identify a generous supply of appropriate and effective sites for new housing. As part of the pre MIR consultations, we asked landowners, developers and individuals to identify potential sites which could be developed for new housing. We also undertook a Green Belt Review to highlight any possible release sites on the edge of the urban area, and considered what other potential redevelopment sites could be identified within the built-up area. These exercises together have identified the following 14 significant sites which could further increase the flexibility and choice in the current housing land supply:

## **Clydebank:**

- Carleith, Duntocher
- Cochno Road East, Faifley
- Duntiglennan Fields, Duntocher
- Rosebery Place, Clydebank
- Rothesay Dock, Clydebank
- Stanford Street Depot, Clydebank

## **Dumbarton and the Vale Of Leven:**

- Castlegreen Street, Dumbarton
- Dumbain Crescent, Haldane
- Dumbuckhill, Dumbarton
- Esso Bowling (Dumbuck extension)
- Garshake Road, Dumbarton
- Lomondgate Area 5, Dumbarton
- Sandpoint Marina, Dumbarton
- Stirling Road, Bonhill

Issue 17 of the Main Issues Report indicates that the Council's preferred option is that some of these sites should be released for development. Although there is no strategic requirement to release any additional land for housing in either of the Housing Market Areas in West Dunbartonshire, both national and regional guidance encourage the provision of additional land to increase flexibility and choice, and particularly to increase levels of housebuilding in the short term. Scottish Planning Policy indicates that in order to make effective use of existing infrastructure and service capacity, and to reduce energy consumption, the redevelopment of brownfield sites is preferred to development on greenfield sites. Maps and brief descriptions of all the sites under consideration are included below.

## Carleith, Duntocher

This site lies predominantly in the Green Belt at the western edge of Duntocher, north of the A82. It also incorporates a small group of redundant farm buildings which has the benefit of planning consent. The eastern edge of the site is adjacent to the existing built up area and is accessible to a frequent bus service. Being a greenfield site, its release for development would increase choice in the housing land supply in Clydebank. The Antonine Wall World Heritage Site runs through the site, and the majority of the site is therefore affected by the Buffer Zone. This is seen as a significant barrier to development. The site is being promoted by a consortium of landowners, who have indicated their willingness to improve access and the interpretation of the heritage of the area. It is not clear however, how soon housing could be delivered on the site. A smaller site was promoted at the West Dunbartonshire Local Plan Inquiry, where the Reporter concluded that the site contributed to the Green Belt, and that any housing development would be likely to have an adverse impact on the Antonine Wall and its setting. The more recent Green Belt review has concluded that release of this site would not result in a stronger Green Belt boundary than that which already exists. Strategic environmental assessment suggests that the release of this site would have an adverse environmental impact.

Carleith, Duntocher



## Cochno Road East, Faifley

This site was brought to our attention as a representation to the Strategic Development Plan, and envisages a development in the Green Belt straddling the East and West Dunbartonshire Council boundaries. The recent Green Belt Review suggests that the change in the Green Belt boundary proposed within West Dunbartonshire would not result in a stronger boundary. Although the western edge of the site is adjacent to the existing residential area, development here would result in an extension of the urban area in a location relatively remote from services and not very accessible by public transport. The release of this site for private housing would increase tenure balance in the Faifley area, and being a greenfield site could provide more choice in the housing land supply in Clydebank. However, it is unlikely that this site would be deliverable in the short term, and strategic environmental assessment suggests its release would have an adverse environmental impact.

Cochno Road East, Faifley



## Duntiglennan Fields, Duntocher

This site lies in the Green Belt immediately to the north and west of the built up area of Duntocher. It is being promoted by the landowner, who envisages both private and affordable housing on the site. The site is likely to be deliverable in the short term, and being greenfield, would increase choice in the housing land supply in Clydebank. The site was not recommended for release at the West Dunbartonshire Local Plan Inquiry because it was concluded that it met the objectives of the Green Belt and its release would cause an adverse environmental impact. A strategic environmental assessment suggests that this remains the case. The recent Green Belt review has concluded that any change to the Green Belt boundary at this location would neither strengthen nor weaken the Green Belt boundary. The site is not well located in terms of accessibility to public transport and other services.

Duntiglennan Fields, Duntocher



## Rosebery Place, Clydebank

This site is currently occupied by West Dunbartonshire Council offices and car parking, and could become available if the Council were to relocate its offices from this location. The delivery of this site for housing will therefore depend on the provision of a replacement building, and is not likely to be in the short term. It is located adjacent to the town centre, and is bounded by housing to the west and the Forth and Clyde Canal to the north. The redevelopment of brownfield sites is generally preferable to development on greenfield land, and this site is an opportunity to increase the housing land supply within the urban area, close to the town centre, the business park and the public transport hub. Strategic environmental assessment suggests its development for housing would be unlikely to have any significant adverse environmental impact.

Rosebery Place, Clydebank



## Rothesay Dock, Clydebank

This site is the westernmost part of the existing industrial area around the dock and has significant river frontage. It lies adjacent to the new Clydebank College and recent new business development at Queens Quay. The use of this area for mixed uses including housing is being promoted by the landowners. The site is affected by the airport noise contours and falls within the consultation zone for the oil terminal to the east. Whilst development on brownfield land is generally preferable to greenfield development, this is only the case if the surrounding land uses would be compatible with new housing. Much of the surrounding land is in industrial use, and the Reporter at the West Dunbartonshire Local Plan Inquiry proposed that the site was retained for industrial use. Its central location is accessible by public transport, and would provide housing relatively close to the town centre services. Strategic environmental assessment suggests that the development of this site would not cause significant adverse environmental impact.

Rothesay Dock, Clydebank



## Stanford Street Depot, Clydebank

West Dunbartonshire Council are in the process of rationalising the Council depots, and this site could become available if the Council were to relocate its depot from this location. The deliverability of this site will therefore depend on the provision of alternative premises. It is located in an area which is changing in character to predominantly residential. Strategic environmental assessment suggests that the redevelopment of the depot for housing would have a positive environmental impact, and it would improve the existing residential amenity. The redevelopment of the site would provide an opportunity to provide housing close to both the town centre and the bus and railway stations.

Stanford Street, Clydebank





## 40 Castlegreen Street, Dumbarton

This site is currently occupied by a large building used for a variety of industry, business, storage and leisure uses. Lying to the west is a former industrial site which has been cleared for redevelopment and is allocated in the West Dunbartonshire Local Plan for housing. To the east is the Dumbarton Gasholder, and to the south an area of foreshore and the River Clyde. The site is being promoted by the owner. At the West Dunbartonshire Local Plan Inquiry the Reporter concluded that the site should remain designated for industry/business use, but if its viability for this use did not increase, its use for housing could be reconsidered. The site is not an ideal location for its current use given the recent changes in the area towards a predominantly residential environment and it is generally underused. The gasholder is not currently in use, and it could be decommissioned within the lifetime of the Local Development Plan; the timescale for this will affect the deliverability of the site. Its redevelopment for new housing would improve the local amenity, and provide new housing in a location accessible by public transport. Strategic environmental assessment suggests that the development of this site would have no major adverse environmental impact.

40 Castlegreen Street, Dumbarton



## Dumbain Crescent, Haldane

This site on the eastern edge of Haldane has been identified as a result of the Green Belt Review, which indicated that the Green Belt boundary could be more clearly identified on the ground if it was moved to follow the Carrochan Burn and the farm track along the Council boundary. This could release a field to the south of Dumbain Farm and adjacent to Cranloch Court for development. The identification of this greenfield site could provide additional choice in the housing land supply and if developed for private housing, improve the tenure balance in the area. The site is relatively accessible and there are no known infrastructure constraints to development; strategic environmental assessment suggests its development would have some adverse environmental impact, and its deliverability is currently unknown.

Dumbain Crescent, Haldane



## Dumbuckhill, Dumbarton

This site consists of two steeply sloping areas in the Green Belt on either side of Dumbuck Quarry and is being promoted by the landowner. The northern site is adjacent to the Barnhill area of Dumbarton, and the southern area adjacent to the edge of Milton village; access would have to be taken through these areas rather than directly onto the A82. A much larger site, which incorporated these two areas, was considered by the Reporter at the West Dunbartonshire Local Plan Inquiry. He concluded that development, even on only part of the site, would have an adverse environmental impact and in addition would be likely to be detrimental to traffic safety. Whilst the release of these sites for development would improve the choice of housing land by identifying greenfield sites, their allocation for housing would weaken the Green Belt boundary at this location and be visually intrusive. Strategic environmental assessment suggests that the development of these sites would have an adverse environmental impact. They would also be unlikely to be deliverable in the short term.

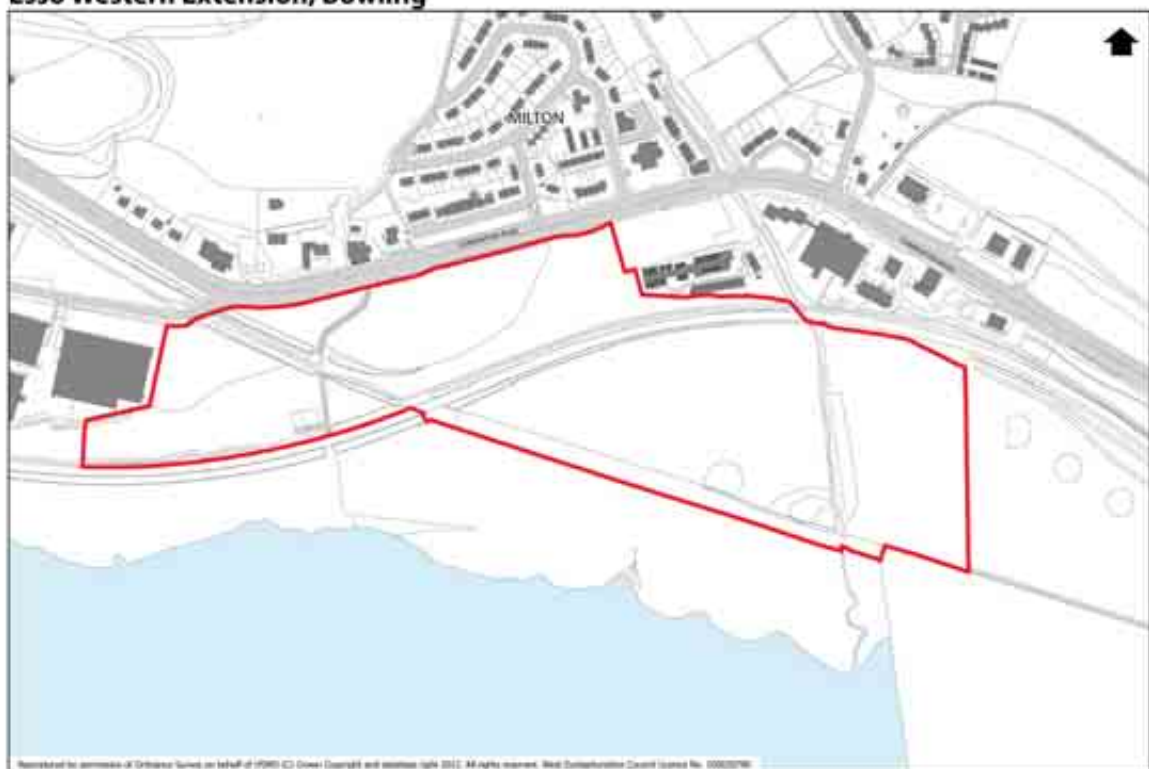
**Dumbuckhill West, Dumbarton and Dumbuckhill East, Milton**



## Esso Bowling (Dumbuck extension)

The Green Belt Review has suggested that the Green Belt boundary would be strengthened in this location if it is amended to follow the A82. This would take a significant area of land south of the A82 out of the Green Belt. The proposed release of this site for residential development would have two particular benefits. It would allow the extension of the Esso Bowling Key Regeneration Site into an area of previously undeveloped land, allowing residential development which might not be possible on the main part of the site, and thereby helping to facilitate the regeneration of the remaining land. It would also allow the provision of a link road from Dumbuck Junction to Dunglass roundabout which would provide the necessary access to the regeneration site as well as providing a relief road for that section of the A82. The identification of this greenfield land for housing would also increase choice in the housing land supply. The land is adjacent to existing development to the west and north, and is relatively accessible, but it is unlikely to be deliverable in the short to medium term. Strategic environmental assessment suggests that its development is likely to have adverse environmental impact, particularly in relation to its southern boundary along the foreshore of the Clyde which is a Special Protection Area.

Esso Western Extension, Bowling



## Garshake Road, Dumbarton

This site is currently occupied by West Dunbartonshire Council and Strathclyde Police offices in separate blocks, both with associated car parking. The site could possibly become available if the Council and Police were to relocate their offices from this location. The delivery of this site for housing will depend on the provision of replacement buildings and will not be in the short term. The redevelopment of brownfield sites is generally preferable to development on greenfield sites, and strategic environmental assessment suggests the provision of housing here would not have any adverse environmental impacts. The site is located in an established residential area, and its redevelopment for housing would improve the local amenity and provide housing in an area accessible by public transport.

Garshake Road, Dumbarton



## Lomondgate Area 5, Dumbarton

This site is an extension of the redevelopment site at Lomondgate currently being developed for around 350 houses and due to be complete within the timescale of the Local Development Plan. The site is being promoted by Strathleven Regeneration Company for mainstream housing. It lies in the current Green Belt and is bounded by the River Leven to the west and Dumbarton Golf Course to the south. Although the area proposed for development is smaller than the overall site, it may still fall within the functional floodplain, and also the potential land take of the Lomond Canal. The site was considered at the West Dunbartonshire Local Plan Inquiry, where the Reporter concluded that its development would have an adverse impact on the landscape setting of Dumbarton and on the local nature conservation site. Given that there was no requirement for further land in the Dumbarton and the Vale of Leven Housing Market Area he deemed it appropriate to retain the area in the Green Belt, but said its allocation for housing may be reconsidered at some point in the future. The Green Belt Review concluded that the current western boundary at Lomondgate is robust, but could be made even stronger by extending it to the River Leven. The release of this site would increase choice in the housing land supply, and could be delivered reasonably quickly. The site is not currently very accessible by public transport. Strategic environmental assessment suggests its development could have significant adverse environmental impacts, particularly in relation to its location adjacent to the River Leven and the floodplain.

Lomondgate Area 5, Dumbarton



## Sandpoint Marina, Dumbarton

This site lies on a promontory at the mouth of the River Leven, and is approached from the west through Levensgrove Park. It is a prominent site, clearly seen from Dumbarton Waterfront and Dumbarton Castle. It is currently used mainly for industrial and leisure uses. The site was considered at the West Dunbartonshire Local Plan Inquiry when the Reporter indicated that it should be retained within the existing industrial/business land supply, and that he had considerable concerns about the risk of flooding. Since then land raising has been undertaken. A mixture of uses is now being proposed for the site including business, leisure, residential and tourism, which could make the site more attractive and improve the local amenity. The site is currently not easily accessible by public transport, and is unlikely to be deliver housing in the short term. Strategic environmental assessment suggests housing on this site could result in some adverse environmental impact.

Sandpoint Marina, Dumbarton



## Stirling Road, Bonhill

This site lies in the Green Belt to the south and east of existing residential development in Bonhill. It is being promoted by a housebuilder who has owned the site for some time, and has suggested a range of options for its development, including the provision of affordable housing and improved leisure facilities. The site could be delivered quickly, and it would increase the greenfield housing land supply in Dumbarton and the Vale in a relatively accessible location. It was considered at the Inquiry into the West Dunbartonshire Local Plan, where the Reporter concluded that its release would have an adverse environmental impact. Strategic environmental assessment suggests that this is still the case. The recent Green Belt Review assessed the existing boundary at this location as being robust, and considered that releasing the proposed site for development would provide a weaker boundary.

Stirling Road, Bonhill





## Additional sites

In addition to the major sites highlighted above, a number of small redevelopment opportunities within the urban area have been identified by the Council over the last two years as part of the annual Housing Land Audit process. These are listed below, and have been subject to Strategic Environmental Assessment. The reference for each site refers to the entry in the 2011 Housing Land Audit where further details of these sites, including maps, can be found.

### Clydebank

WD 0544 Boquhanran Road, Dalmuir  
WD 0546 Melbourne Avenue, Clydebank

### Dumbarton and the Vale of Leven

WD 0543 Auchenreoch Avenue, Bellsmyre  
WD 0551 Former Cottage Hospital, Dumbarton  
WD 0550 Hill Street, Dumbarton  
WD 0549 Muir Road, Bellsmyre  
WD 0523 Susannah Street, Alexandria

## CONTACT DETAILS

Planning and Building Standards  
Council Offices  
Rosebery Place  
Clydebank  
G81 1TG  
Telephone: 01389 737000  
Email: ldp@west-dunbarton.gov.uk

## 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.

اس فائل کو درخواست پر، دیگر متن یا بڑے حروف کے ساتھ، یا اسے آڈیو یا کمپیوٹر ڈسک میں تبدیل کیا جاسکتا ہے۔

اس فائل کو درخواست پر، دیگر متن یا بڑے حروف کے ساتھ، یا اسے آڈیو یا کمپیوٹر ڈسک میں تبدیل کیا جاسکتا ہے۔

اس فائل کو درخواست پر، دیگر متن یا بڑے حروف کے ساتھ، یا اسے آڈیو یا کمپیوٹر ڈسک میں تبدیل کیا جاسکتا ہے۔

اس فائل کو درخواست پر، دیگر متن یا بڑے حروف کے ساتھ، یا اسے آڈیو یا کمپیوٹر ڈسک میں تبدیل کیا جاسکتا ہے۔

اس فائل کو درخواست پر، دیگر متن یا بڑے حروف کے ساتھ، یا اسے آڈیو یا کمپیوٹر ڈسک میں تبدیل کیا جاسکتا ہے۔

Corporate Communications  
Council Offices  
Garshake Road  
Dumbarton  
G82 3PU  
Telephone: 01389 737000