

Report for West Dunbartonshire Council



Main Issues Report scoping workshop, held on 29 March 2011

May 2011

Contents



1	Introduction	page 3
2	Workshop details	page 4
3	Session A: West Dunbartonshire now	page 7
4	Session B: global challenges + opportunities	page 9
5	Session C: local issues + opportunities	page 14
6	Session D: fast forward to 2025: what could West Dunbartonshire be like?	page 25
7	Session E: what will people say about West Dunbartonshire in 2025?	page 30
8	Summary and next steps	page 34

Appendices:

1	Participants
2	Session B handout: key statistics
3	Session C handouts: Community Plan vision & goals
4	Session C: group outputs
5	Session D: group outputs

Introduction

This report refers to a half-day scoping workshop, facilitated by Nick Wright and Viv Collie on behalf of West Dunbartonshire Council on the afternoon of 29 March 2011.



The purpose of the workshop was to facilitate a range of local stakeholders in the planning system in West Dunbartonshire to come together and scope the issues on which the Council should focus in its Main Issues Report, which is due to be published in spring 2012. The intentions were to:

- Enable a **shared understanding of the key issues** facing West Dunbartonshire that the LDP should focus on. Different stakeholders have different perspectives, and the Main Issues Report should be based on a thorough understanding of relevant issues from all perspectives – not just by Council officers, but other key stakeholders too. The aim was for the workshop to help develop that shared understanding.
- Target **key stakeholders**, the influential people in important organisations who have a grasp of both strategic and local issues – across the Council, other public sector organisations, businesses, the voluntary sector, and also with a representation from the different areas that make up West Dunbartonshire.

The workshop took place against a backdrop of ongoing engagement by Council officers with Community Councils, key agencies and developers.



This report is structured as follows:

- the **workshop details** and **participants** are explained in chapter 2
- **outputs** from each of the five workshop sessions are summarised in chapters 3 to 7
- a **summary and next steps** are contained in chapter 8

- a number of **appendices** contain more detailed information

Workshop details

Workshop structure

The workshop was designed to be as interactive and informal as possible, with a minimum of presentation and a range of varied group activities.

The structure of the workshop was designed to take participants through a structured process. This is shown in the table below. Sessions are referenced A to E for convenience.

	12.30pm	Lunch	
	1.00pm	Welcome / introduction	
session A	1.10pm	Thinking about West Dunbartonshire	discussions in pairs/threes feedback + discussion
session B	1.30pm	Global challenges + opportunities: impacts on West Dunbartonshire	introduction groupwork feedback + discussion
session C	2.05pm	Local opportunities + challenges: what are they + how do we address them?	introduction groupwork feedback + discussion
	2.55	Tea and coffee	
session D	3.05	Fast forward to 2025: what could West Dunbartonshire be like ?	groupwork sharing + discussion
session E	3.50	Wrap-up: What would you like people to say about WD in 2025?	individual task
	4.00	Close	

The welcome/ introduction set the context for the workshop, and urged participants to think creatively and long term – forward to 2025, which will be the approximate end date of the Local Development Plan once it is approved in 2014.

Session A encouraged participants to share their impressions about the concept of West Dunbartonshire – in many ways an administrative rather than a natural geographical construct, which is further complicated by a division of planning powers between West Dunbartonshire Council and Loch Lomond & the Trossachs National Park Authority. Chapter 3 summarises the outputs of this session.

Session B took participants out to a much broader scale, asking them to identify global challenges and issues – social, economic and environmental – and how they could impact on West Dunbartonshire in the coming years. Chapter 4 summarises the outputs of this session.

Session C brought the focus back to West Dunbartonshire, and asked groups of participants to identify issues, opportunities, actions and – if possible – key players. The groups were also asked to prioritise the most important issues. Chapter 5 summarises the outputs of this session.

Session D asked participants to fast forward to 2025, and to describe what West Dunbartonshire could be like. They could choose any part of the Council area; and were free to build a model, draw images or plans, use words, or a combination of any of these. Chapter 6 summarises the outputs of this session.

Session E revisited one of the questions asked in session A – asking each participant to write down individually in a sentence or a tweet what they would like people to say about West Dunbartonshire in 2025. Chapter 7 summarises the outputs of this session.

Participants

A total of 83 participants attended the session. They were invited by the Council, and drawn from a range of stakeholder groups:

- politicians
- Community Councils and other community groups
- Council officers
- developers, agents and consultants
- key public, voluntary and private sector agencies

- businesses

Participants were assigned to one of ten groups, each around a table. Each group contained between 7 and 10 participants from a range of different stakeholder groups.

A full list of participants is contained in Appendix 1.

3

Session A: Thinking about West Dunbartonshire

Introduction

This session was run as a sequence of three questions, which participants were asked to discuss in pairs or threes. The questions were:

1. What does “West Dunbartonshire” make you think of?
2. What do you think other people say about West Dunbartonshire?
3. What do you want people to say about West Dunbartonshire in 2025?

At the end of the three questions, each group was asked to give brief feedback on the main points that participants had discussed at their table.

Summary of points raised

The points raised in feedback were:

- lack of employment
- attracting more people and jobs
- the high number of people on job seeker’s allowance is high – and impacts on people’s life expectancy
- amount of vacant derelict land (these sites could provide opportunities)
- contaminated and un-developable land
- the need for fewer sites (and initiatives) and to focus on fewer activities
- town centres – how do you prioritise the spend in these areas?
- lack of funding (from banks and the government)

- social problems
- lack of identity (i.e. where is West Dunbartonshire?
what is West Dunbartonshire?)
- educational achievement
- fuel and energy prices
- people living in the area – but working and spending
their money elsewhere
- the type of language used – it needs to be more positive

A number of potential opportunities were suggested by participants during the feedback. These were:

- encouraging offices into town centres
- break the poverty cycle
- be an aspirational commuting area
- the new council HQ
- new financial incentives for employment – e.g.
reinstating initiatives similar to the old Enterprise Zones
- new investment in the area
- Central Scotland Green Network
- greener alternatives (e.g. using the Council's vehicle
fleet as a good example)
- encouraging more training and self employment in the
area to make more of the skills base

Session B:

Global issues and opportunities: impacts on West Dunbartonshire

Introduction

This session began with a short presentation of global, national and local economic trends over the last 30 years. Participants were also provided with a handout summarising key statistical trends in West Dunbartonshire across a range of Single Outcome Agreement indicators (see Appendix 2).

Participants were asked, in groups, to complete a matrix with space for up to nine global challenges facing West Dunbartonshire (three economic, three environmental and three social) and corresponding opportunities to address those challenges.

The intention was to encourage participants to look at global economic, environmental and social issues, in order to bring a wider perspective to subsequent sessions on local issues, land-use planning and placemaking.

Summary of points raised

All comments are transcribed verbatim in the tables on the following pages. This includes some challenges without corresponding opportunities, and some opportunities without corresponding challenges; all are worthy of recording.

In summary, the most common challenges under each of the three headings were:

- Economic challenges: unemployment/employment

- Environmental challenges: climate change (particularly flood risk)
- Social challenges: jobs, deprivation, health and drugs/alcohol dependency

The most common opportunities under each heading were:

- Economic: availability of land, strategic connections/accessibility
- Environmental: tourism potential, green network, waterfront
- Social: a mix of different things (see “social” matrix below)

The detail

The full results are a rich source of further detail, and are transcribed in the tables below – the first for economic issues, the second for environmental, and the third for social.

economic	
challenge	opportunity
[employment/unemployment]	
employment levels	connectivity, dual & 2 A class roads
employment (infrastructure), inward investment	availability of sites
employment: job creation, lack of jobs in West Dunbartonshire	vacant/derelict land, better use of [it] for attracting/retaining/growing new employers – connectivity of sites
job losses	vary skills bases, links to Clydebank College
lack of jobs	green energy
historical local employment – industries have moved on	utilise West Dunbartonshire better as an innovative centre/hub
regeneration	improve jobs, transport & infrastructure, use the water assets
regeneration	new employment, any sector
need more jobs & more work	more private sector jobs (tourism?)
limited opportunities for work – new/expanding businesses	review of land register to release more developable sites
identifying/using niche skills – local boats skills etc	
improving employment opportunities	less dependency on welfare
increase job opportunities	business start-ups & more diverse
[attracting investment]	

attract inward investment	“positioning”
making West Dunbartonshire an attractive place to do business	capitalise on affordable land – starter workshop units, capitalise on re-location of Council HQ
making it an attractive place to be in	commuting (aspirational)
poor perception	success breeds success; higher value-added manufacturing
low wage economy	more skilled job opportunities + more skilled workforce
global recession	renewables
investment (lack of public & private sector funds)	
lack of money/finance	housing, factories, WDC sites
reduced public sector funding	efficiency and retain jobs
	skills from CSB, Coulpport, manufacturing, whisky production
[land]	
environment of old industrial/storage sites	more sites like Lomondgate, & improve business land
contaminated land	
constrained land supply	needs released
land values: overpayment in past, now low values	availability of land for housing
[connections]	
transport links poor	connectivity/transport
linking to Glasgow, National Park, Argyll & Bute	
military nearby	
gateway & destination	
[ageing population]	
ageing population	“reason to be here”, volunteer culture
burden on NHS [ageing population]	nursing homes
[fuel prices]	
fossil fuel prices	development of local renewables
oil prices	more innovative
[housing]	
housing crisis	
	affordable housing policy as part of planning requirement
[other]	
lack of support for retail businesses	
increased footfall of tourists in area	strong potential tourist offer

environmental

challenge	opportunity
<i>[climate change, particularly flood risk]</i>	
flooding (climate change)	Castle, Parks x 3
global warming etc, climate change	renewable opportunities, water management, flooding control, potential for canal??
climate change – flooding	better weather!
flooding/climate change	flood mitigation to be commercial
renewable energy	education & understanding opportunities
climate change	green energy
global warming	carbon offsetting through woodland creation, flood prevention, regeneration
global warming → flooding	raising awareness
oil prices	
<i>[vacant + derelict land, environmental quality]</i>	
brownfield redevelopment	waterfront locations
remediation of old industrial areas: Clydebank Industrial Estate, Bowling, Dumbarton Harbour	finding new uses, “greening” until new uses are found
redundant sites	regeneration
contamination sites	develop
ugly appearance	beautify the area
appearance of areas & public realm, & perception of places	make improvements to routes etc connecting places
<i>[environmental assets]</i>	
maximise natural environment quality	green network
green network protection to help with life quality	quality development
get people to use attractions such as Castle	better promotion of heritage & environmental uses
Leven not navigable	more navigable/accessible
	more access to leisure
	Kilpatrick Hills
<i>[transport]</i>	
better integration of transport	canal, river, cyclepath
improve accessibility generally	better integrated public transport
over-reliance on personal transport	
fuel costs	
<i>[other]</i>	
waste	location
compliance with statutory regulations	rivers, canals, cycle network (NCN7)
regeneration	improving retail town centres

social	
challenge	opportunity
<i>[jobs, deprivation]</i>	
improved income	
job losses	development of service industry, attracting investment
unemployment	incentives to start up, rates/rent reduction
deprivation	create jobs, improve health
deprivation	regeneration
lack of jobs	regeneration
effect on poorest of economy	
	tourism expansion
<i>[health, drugs/alcohol, crime]</i>	
health	
health	
drugs & drinking	
reducing drug/alcohol dependency	culture & rehab, school education
reducing crime	zero tolerance
<i>[population change]</i>	
improving area, ageing population	better facilities
demographic change & falling population	
population decline	family homes
ageing population	meet the needs of the ageing population – adaptation
ageing population	grey pound
growth of elderly population	social infrastructure
<i>[housing, neighbourhoods]</i>	
housing (SHQ)	available land supply
housing estates needing regeneration	incremental change
neighbourhoods poor	improve housing mix
<i>[pride]</i>	
restoring a community pride in the area	
existing culture of people, lack of pride in West Dunbartonshire	make Scotland/WDC a brand
<i>[other]</i>	
oil prices	
redress stats summary!	qualifications, health, housing quality

Session C: Local opportunities and challenges

Introduction

This session began with a brief presentation of the goals and vision contained in the current West Dunbartonshire Community Plan, which covers the period to 2017. Although the Community Plan has a different focus from the Main Issues Report, it is an approved Council document and a relevant starting point for thinking what opportunities and challenges West Dunbartonshire might face in the period to 2025.

The information in the presentation was also circulated to participants on two handouts as background information (see Appendix 3).

This session was perhaps the key part of the workshop in terms of outputs for the Council in preparing the Main Issues Report.

Summary

Across all groups, issues starred by 3 or more people as their top priorities were:

1. employment/unemployment
★★★★★★★★★★★★★★★★★★★★
2. undevelopable/undeveloped land
★★★★★★★★★★★★★★★★
3. lack of funding ★★★★★★★★
4. an ageing population, with younger people
leaving/population decline ★★★★★★★★
5. town centres ★★★★★★

6. lack of identity for West Dunbartonshire ★★★★★
7. fuel/energy price increases ★★★★★
8. residents spending money outwith WDC area ★★★
9. educational achievement ★★★
10. transport connections ★★★

The top opportunities (again starred by 3 or more people as their top priorities) were:

1. attract new business and investment, using incentives
★★★★★★★★★★
2. the green network, including use of vacant and derelict land ★★★★★★★★★
3. make West Dunbartonshire a more attractive place to live and commute from ★★★★★★★★★
4. green alternatives – possible job opportunities
★★★★
5. break the poverty cycle ★★★
6. the Leven canal ★★★

The detail

There is another level of rich detail in the outputs from each groups' work. To avoid losing that, each group's outputs are transcribed on the following pages. The original sheets prepared by each group are reproduced in Appendix 5.

Group 1

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Employment ★★★	Enterprise Zone (financial incentives) ★★★ Tourism ★ Faslane
Deprivation (life expectancy, unemployment) ★	Employment Education
Increased income required	
Reduced benefits (impact on local shops)	
Population decline ★	Housing development More social/rented housing New funding models
Town centre improvements ★	
Vacant + derelict land	Vacant and derelict land: green network? ★★
Lack of financial resources ★	
actions	key players
Encourage businesses ★	Scottish Government
	Ministry of Defence
	Private developers
	West Dunbartonshire Council

Group 2

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities	actions	key players
Fuel/energy prices increase ★★★★★	Greener alternatives – possible job opportunities ★★	Look at converting fleets/cars – good public transport	WDC fleets (light vehicles?)
Residents spending outwith WDC area ★★★★★	Training e.g. new businesses, encourage self-employment ★	Affordable housing – employment training schemes for young	
Ageing population, younger people leaving ★★ ★	Retail/leisure opportunities – skill base still here (manufacturing)	Encourage industry – even if small-scale and intensive	
Tourism potential ★	Need gateway		

Group 3

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Unemployment ★★★	Break the poverty cycle ★★★
Town centre and parking ★★	Use of the river, landscape, Kilpatrick Hills ★
Underused brownfield/greenfield ★	Improve transport links/use – ferry ★
Skills issues ★	Find historical hook ★
Focus on negatives	Educate on opportunities ★
Employment diversity	Dumbarton Rock
Visual appeal	Promote tourism
Lack of qualified graduates	New Clydebank College
Life expectancy, poor health	Early intervention
actions	key players
Focus on investing in our priority areas	Population – the people of West Dunbartonshire
Development the transport links (British Waterways, Loch Lomond)	Developers and people
Town centre initiative	Council – prioritise area
Open to developers for business	Politicians
Move WDC employees into town centres	Visit Scotland
Identify flagship project	

Group 4

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Recycling vacant/derelict land ★★★★★ Negative perceptions of/from WD ★ A82 as only transfer route (alternative required) ★ Enhancement/health of town centres ★ Out migration Not enough business space	Make it more attractive place to live ★★ Lomond Canal ★ Rationalise public assets New uses for available land ‘Greening’ brownfield sites Closer relationship with other local authorities Housing land MoD strategic plans – Coulport, Faslane Esso depot, Bowling
actions	key players
Focus on fewer priorities for development ★★★★★ Maximise resource of River Clyde ★ Examine alternative funding options Quicker decision making Certainty on planning policy	West Dunbartonshire Council Local community Central/Scottish Government Clydeport SPT Developers/investors

Group 5

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
<p>Lack of identity ★★★★★</p> <p>Educational achievement ★★★</p> <p>Economic problems</p> <p>Road system/poor infrastructure</p> <p>Land ownership</p>	<p>Make WD an aspirational commuting area ★★★★★</p> <p>Capitalise on location of new Council HQ ★</p> <p>Industrial heritage ★</p> <p>Use the Clyde/water more ★</p> <p>Lomond Canal ★</p> <p>Bowling</p> <p>Capitalise on affordable land</p> <p>Beautify the area (better signage)</p> <p>Marina potential</p>
actions	key players
<p>Council take risk/be more proactive ★</p> <p>Tourism Department within Council as it is a major area of opportunity</p> <p>Low cost rent periods</p> <p>Tackling education/exam results</p>	<p>British Waterways</p> <p>Clydeport</p> <p>Tourists</p> <p>Visit Scotland</p> <p>Council</p> <p>Private sector</p> <p>Land owners (e.g. Exxon)</p>

Group 6

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Undevelopable land ★★★★★★ Population decline ★★★ Town centres ★ Flooding – what about Canal? Dumbarton town centre and castle Image	Domestic renewable energy – but cost! and Council properties ★★ Green network – make more of what we've got ★★ Heritage tourism – Dumbarton Castle, whisky ★ Proximity to Loch Lomond – tourism economy Improve connections to Dumbarton Castle Planning gain
actions	key players
More jobs / diversity of opportunity ★★ Deliver town centre masterplans Selling the place to reverse the trends Derelict land strategy – can we wait for development industry?	Historic Scotland (Dumbarton Castle) Landowners of brownfield sites Scottish Government Visit Scotland – tourism

Group 7

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Job losses ★★★ Vacant land not being developed ★★★ Transportation links ★ Depopulation, people living longer Small, stubborn economy Reliance, dependency on public sector Lack of (affordable) housing Flooding Town centres – poor environs, retail offer	Investment ★★ Green network, linkages to open space ★★ Plenty of land – temporary uses ★ Location (accessibility) between Glasgow and National Park (beyond) ★ Branding ★ Rivers Leven and Clyde – transport Historical legacy – innovators/people, buildings Tourism International companies – sub-contractors Local Development Plan Cutty Sark return
actions	key players
<u>Implementing</u> strategies – economic development, LTS etc (need to identify priorities) New strategies – retail etc (need to identify priorities) Raise finance ‘Green up’ sites: making most of resources, even if temporary Make wider links/work with partners/neighbouring authorities ‘Sell West Dunbartonshire’: be more positive: talk up area	Scottish Government and agencies WDC Private sector – investors, developers Regeneration companies Europe (funding) Local communities (capacity)

Group 8

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Attracting business and people - jobs ★★ Contaminated land ★★ Dumbarton town centre – focus! ★★ Infrastructure – roads ★ Clydebank town centre ★ Alexandria town centre Range choice of land for housing – greenfield and brownfield A82@ Bowling Low footfall	Leven canal ★★★ Housing and footfall in town centres ★★ Land – residential and industrial ★ Connectivity Bringing in commuters River City, Clyde New Council offices
actions	key players
Remediation of contaminated land Town centre strategies, priorities, consultation Improving access to town centres Better promotion of existing transport connections Better partnership working with adjacent authorities Improved connection between Dunglass & Dunbuck Use of listed buildings etc Place promotion	WDC Scottish Government Communities Developers Clydebank Rebuilt Strathleven Regeneration Clydeside Regeneration

Group 9

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Social/unemployment ★★★★★	Sports / leisure / recreation ★★
Job creation ★★★ <i>(also an opportunity)</i>	Connected – rail / A82 / proximity to airport ★
Ageing population ★★	Public transport
Parental attitudes – 3 rd generation unemployed ★	Tourism
Health – travel to hospital, ageing ★	Destination
Infrastructure – sewerage, roads etc	River links – city, Braehead, Science Centre
Poverty	Leven Canal
Flooding – Leven	Dumbarton Castle and new facilities
Protect/enhance Kilpatrick Hills	Lots of land
Town centres – shopping habits have changed, more smaller independent shops	Renewable energy – windfarm, tidal – opportunities to manufacture
Beaches – not just WDC litter etc, foam	Old Kilpatrick hills
actions	key players
Re-engage young people into work/society	WDC
Motivation through sports etc	Central government
Joined-up thinking	Key agencies – Police, NHS
Clean up	Developers
Could to be more dynamic	Communities
Create a more sustainable environment	Employers
Make area more attractive for investment	Tourist Board
Improve signposting (hills), awareness, image	Community action groups
Positive publicity	Chamber(s) of Commerce
	Social economy businesses (Housing Associations)
	Politicians/elected members

Group 10

Each participant was given up to 2 stars to indicate their top priorities.

issues	opportunities
Lack of funding i.e. NONE! ★★★★★★★	Attract new businesses through incentives ★★★★★
Poor road infrastructure i.e.A82	Councils taking lead ★
Poor housing stock	Make West Dunb somewhere people want to live ★★
	Regenerate manufacturing
	Self-sufficient – food and energy
actions	key players
Fewer initiatives – more focus	Banks
Small/incubator initiatives to test viability	Government
More allotments	Universities
Connect waterways into Loch Lomond / attracting cruise ships	Successful entrepreneurs
Support British Waterways in their Lomond Canal Volunteering Project	Schools
	People
	British Waterways

Session D:

What could West Dunbartonshire be like in 2025?

Introduction

Each group of participants was invited to pick a place – a neighbourhood, a town centre, a whole town, even the whole Council area – and imagine what that place could be like in 2025. Participants were asked to build on strengths and assets, and to think how their chosen place would respond to the challenges and opportunities identified earlier in the workshop. Creativity and imagination were encouraged.

Each group received a kit to depict what their chosen place would be like in 2025 – by building a model, drawing images or plans, writing a description, or a combination of any of these.

The ten groups chose a variety of different scales and places. Although a different group of people may have chosen different places, the choices themselves are worthy of note:

- Group 1: **Vale of Leven**
- Group 2: **Alexandria**
- Group 3: **Clydebank** town centre and former John Brown shipyard
- Group 4: **Clydebank** Waterfront
- Group 5: **Clydebank** – a catalyst for change
- Group 6: former Esso Petroleum Site, **Bowling**
- Group 7: **Bowling**
- Group 8: **Dumbarton** and surrounding area
- Group 9: former John Brown shipyard, **Clydebank**
- Group 10: **Bowling** 2020

Each group's work is described on the following pages. Larger version of each of the images, and others, are contained in

Appendix 5.

Group 1: Vale of Leven



The group looked at the potential for this area:

- Town Centre – better quality shops and a major supermarket
- Good to see plans for a new Health and Care Centre
- Potential of canal – but what are the timescales?
- Improve the appearance of the Vale of Leven walkway and links with the industrial estate
- Recognise the success of the ‘Antartex model’ – it brings in people and money to the area. Could this be reproduced?

See Appendix 5 for larger image.

Group 2: Alexandria



The group looked at the assets and issues in Alexandria.

Assets:

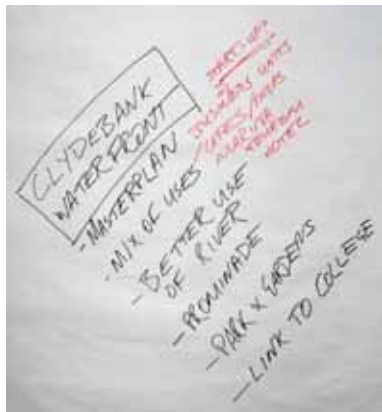
- The area still has local character (e.g. traditional High Street and housing, listed buildings, use of local stone etc).
- The key amenities (e.g. leisure centre, park, hospital, town centre) are all very accessible.

Issues:

- These included the retail offer and lack of Class 4 businesses. The group identified Lomond Galleries and the site across the road for the new Health and Care Centre.
- The town centre offers an opportunity for a supermarket that would increase footfall and help the small shops.
- There is a lack of small industrial units and offices.

See Appendix 5 for larger images.

Group 3: Clydebank town centre and former John Brown shipyard



The group would like to create a green site for local people. They would also like to see more sites for jobs – creating business opportunities by working with the College. There could be improved links with the marine environment in the area, which and could include building an iconic bridge (similar to Newcastle) across the Clyde.

See Appendix 5 for larger image.

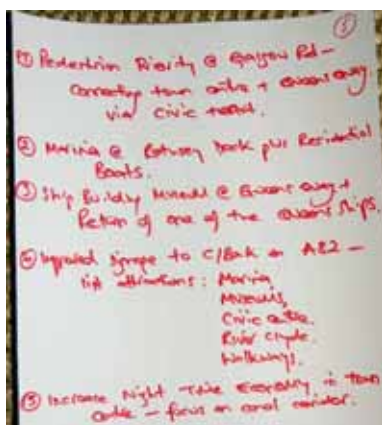
Group 4: Clydebank Waterfront – a catalyst for change



The group looked at bringing the QE2 to the area as a visitor attraction. This would be linked to hotel, leisure, tourism and office opportunities. It would also be a catalyst to use derelict land in the area. It could link with the Titan Crane – and include a shipbuilding heritage centre with ‘hands on’ experiences.

See Appendix 5 for larger images.

Group 5: Clydebank



This group looked at improving the signage to Clydebank (and listing the attractions), and creating a marina (with houses), a shipbuilding museum, a civic realm area with an evening economy (similar to Newcastle), and walkways/cycleways linking with Glasgow and Loch Lomond.

See Appendix 5 for larger image.

Group 6: former Esso Petroleum Site, Bowling



This group looked at developing housing at the Bowling Basin. The rest of the site would have leisure/visitor uses including a Holiday Park/Eco Holiday Village (similar to Hunters Quay Holiday Village). The group also looked at using green spaces to prevent coalescence between areas. They also considered the A82 relief road.

See Appendix 5 for larger image.

Group 7: Bowling



The group considered the opportunities in Bowling based around Dunglass Castle, the harbour, and use of the River Clyde (e.g. for river boats and industry). The group thought that the harbour had potential for a boat yard, and activities relating to wave technology. Their plans also included a ring road to improve traffic flow. The group considered including a retail/leisure use (e.g. Dobbies) to make Bowling somewhere for people to stop. They also thought that there was potential for housing in the area through developments such as retirement villages.

See Appendix 5 for larger image.

Group 8: Dumbarton and surrounding area



This group thought that improved infrastructure was the key to the future of the area. At the moment people are bypassing the area and not stopping. They suggested that the area (and its attractions) could be promoted better from the A82. The Lomond Canal Link project offered the potential of a better infrastructure connection with Clydebank. Other improvements included the harbour, keeping the parks around the town centre, and encouraging more housing to support local businesses.

See Appendix 5 for larger images.

Group 9: former John Brown shipyard, Clydebank



The group thought that the development of this site was important for the area. They suggested that there should be public access right along the waterfront. It was also important to have a range of activities around the waterfront (e.g. cafes, restaurant, shops etc) and not just flats. There should be a civic space linking the Basin to Glasgow Road. Any residential development should be mixed – and the area should have facilities for families and young people.

See Appendix 5 for larger image.

Group 10: 'Bowling 2020'



This group looked at the opportunities offered by opening a new station in Bowling that would link the area with Glasgow, Edinburgh and Mallaig. The group also looked at creating a new access into the site, and footpath links too. The castle was identified as having potential and a hotel was discussed.

The group also considered a 'Loch Lomond Shores' type of retail development for the site. The area was seen to have housing and jobs potential, and sea plane landings could be attracted. The group wished to make Bowling the 'Gateway to Scotland' by attracting international cruise liners.

See Appendix 5 for larger image.

Session E:

What would you like people to say about West Dunbartonshire in 2025?

Introduction

At the end of the workshop, each participant was asked to write a sentence or tweet saying **what they would like people to say about West Dunbartonshire in 2025**.

The responses are reproduced verbatim below. They have been categorised under the main themes which emerged from reading the cards. The themes are in order of popularity. To help pick up other messages, individual words have been picked out in **bold** by the author of this report. Each card has only been transcribed once.

[the whole package: live, work, play, visit]

1. West Dunbartonshire is a good place to live, work and spend leisure time in.
2. A place to live, work, visit and play!
3. A good place in which to live, work and play.
4. West Dunbartonshire should be a **vibrant** place in which people wish to live, work and play and stay.
5. A **vibrant** and **attractive** place to work, live and play, with plenty job opportunities and opportunities for **good quality** housing in attractive areas.
6. West Dunbartonshire is an **attractive** place to live in and visit, with a **vibrant** economy.
7. The **best** in the West – live, work and visit.
8. West Dunbartonshire - a place to work, live and play.

9. A **vibrant sustainable** community, with a variety of economic and social **opportunities** (housing, jobs etc), as well as being a **destination** for visitors.
10. A **good quality** place, with jobs, **good quality** housing and **great** environment.
11. West Dunbartonshire is a place I want to visit and live in. There is **a lot going on** and I can always find something to do here.
12. An **attractive** place to live, work and visit.
13. A **desirable** place to visit, to be employed and to enjoy a long life within.
14. A **great** place to live, work and play!
15. It is a fantastic place to live, work and visit.
16. Place to live, work and play.
17. **Great** place to visit and stay.
18. A **great** place to live, work and play.

[gateway/destination]

19. A tourist hub – a gateway to Scotland AND importantly - a **DESTINATION** in itself!
20. People should be able to recognise what the towns of West Dunbartonshire can offer. Better place **promotion** of the area is required to make the most of what the area has now and what it will offer in the future.
21. I am thinking of moving house – that new development in West Dunbartonshire looks nice, there is a good **train** service, and lots of **greenspace** nearby.
22. West Dunbartonshire “The Gateway to the Highlands”.
23. Come by **train** for the day, spend locally, **walk/cycle** along the river **Leven**, the river **Clyde**, and into the **hills**.
24. I went there (West Dunbartonshire) and had a **brilliant** time!! Went to Bowling, the marina at Clydebank, Dumbarton Castle and sailed to Loch Lomond via the Lomond Canal. Magic!!
25. Gateway.
26. Destination.
27. A place worth visiting.

- 28. West Dunbartonshire is a place worth visiting for x, y, z etc.
- 29. West Dunbartonshire is the place to be.
- 30. Let's go there.
- 31. West Dunbartonshire is a destination.
- 32. Let's go!

[economy and regeneration]

- 33. My family work in higher tech industry here.
- 34. An **attractive** place to live, work and do business.
- 35. A **well regenerated** area with good **opportunities** to work, live in and enjoy.
- 36. Take **urgent action** to improve **employment and training** for unemployed youth. Perhaps more industrial estates.
- 37. West Dunbartonshire has obviously recognised its **opportunities**, and has focused effort and investment in maximising these opportunities to create a **vibrant** and **successful** economic area.
- 38. A much **nicer** place to stay, plenty of **employment** for the area.
- 39. **Opportunities** to locate there [West Dunbartonshire] – for **jobs**.
- 40. An area with opportunities – perhaps a bit diluted.
- 41. **Vibrant** and **viable**.
- 42. **Thriving**.

[delivering change]

- 43. "Wow" what a **change** in 14 years. I will be back!
- 44. It's **turned itself around**.
- 45. What a **transformation**.
- 46. West Dunbartonshire is open for business and has been **transformed** by the Council taking a **pro-active** approach.
- 47. We did what we said we would do and got there and **delivered**.
- 48. attention West Dunbartonshire Council: Much said – please take note of what communities had to say.

Somehow or another find money to **focus** on ONE. Do not mess about in a whole series of half-baked schemes.

49. for West Dunbartonshire Council: listen to what communities have to say.

50. Very good, it is a start.

[living]

51. A **great** place to live between Lomond and Clyde.

52. **Great** place to live – nice environment, employment **opportunities**.

53. What a place to stay.

54. A place to live so **attractive** that people will sell houses in Bearsden/Milngavie to move to.

[identity]

55. It will have an identity of its own and no longer a place to just pass through.

56. “Bonnie Banks of the Clyde” (fully developed along the Clyde-

57. We are **proud** of West Dunbartonshire where we can live, work and play.

[environment]

58. It should capitalise on its environmental assets and not consider these as constraints, e.g. designations, **waterfront**.

59. A place with well connected **greenspace** and a dramatic reduction in **vacant land**.

60. A nice place to live. I have a good view of / walk along the **river**. There are green **parks** and the **hills** to **walk** in.

[facilities]

61. The shops are handy.

Summary and next steps

This final chapter of the report summarises key points from the workshop to inform preparation of the Main Issues Report over the coming months. (Please note: reading this summary is not a substitute for reading the wealth of analysis and ideas covered in earlier chapters.)

Issues

The 81 participants, drawn from a range of backgrounds, identified a number of issues which they considered should be tackled through the Main Issues Report.

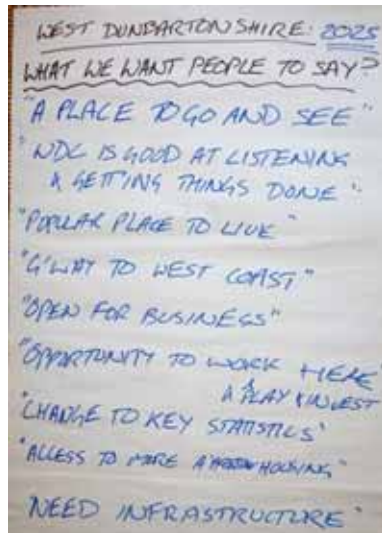
There was a clearly identified need for continued regeneration efforts in West Dunbartonshire. The most significant issues were:

- unemployment and social/economic deprivation – education and skills are key issues
- the area's legacy of vacant and derelict land
- attracting new business and investment
- tackling negative perceptions of West Dunbartonshire – amongst local residents and further afield
- the impact of climate change – particularly flood risk and energy consumption
- addressing the needs of an ageing population
- retaining young people and arresting population decline

Although land-use planning and placemaking – through the medium of the Local Development Plan – cannot solve these issues alone, they have much to contribute.

Strengths and assets

Participants identified a number of planning-related strengths and assets upon which West Dunbartonshire can build. Those most commonly referred to were:



- There is a need to develop new employment/ education opportunities and skill bases. The Main Issues Report should consider the potential of Clydebank College, smaller businesses and self-employment.
- The area has strong assets for tourism – both as a gateway to the National Park and the Highlands and Islands, and also as a destination itself (focusing on natural and built heritage).
- Contaminated and derelict sites are a blight on the area, and should be brought back into productive use. There is a question over whether the market will support redevelopment of such a large supply of land, particularly given likely remediation costs. ‘Greening’, permanent or temporary, may be a more appropriate solution for some sites.
- The ‘green network’ is important – and, within that, the Lomond Canal is regarded as important initiative.
- Town centres are important – particularly Alexandria, Dumbarton and Clydebank. They will need special care and attention if they are not to wither away.
- West Dunbartonshire has a good strategic location relative to Glasgow, the rail network and the airport – but it was suggested that investment is needed in strategic infrastructure, particularly roads.

There is scope for the Main Issues Report to put forward a strategy and options which addresses these issues.

A number of people suggested that West Dunbartonshire should aspire to be a place where people move to and commute from. (That said, becoming a commuter destination can bring other difficulties, as other towns around Glasgow and other cities demonstrate.)

Action and delivery

The Scottish Government is quite clear that Local Development Plans must be action-oriented, deliverable and realistic.

In this context, a number of recurring themes emerged at the workshop:

- Where will the finance come to deliver these ideas?
Some participants expressed concern about taking on too much, and suggested focusing on fewer priorities.
- Partnership working will be critical. The Council cannot deliver on its own. It needs to work collaboratively with:
 - the people of West Dunbartonshire
 - government agencies (including adjacent local authorities and the National Park, the Scottish Government, British Waterways, Visit Scotland, local regeneration companies and others)
 - the private sector (developers, investors, landowners)

Ongoing engagement

In terms of preparation of the Main Issues Report, the workshop outputs contained in this report are a useful basis for developing a vision, options and alternatives which are truly relevant for West Dunbartonshire.

The ideas put forward at the workshop are a good starting point for ongoing engagement by the Council over the coming year. It is suggested that the Council should build on the success of this workshop and other ongoing consultation by:

- continue to engage with the **individuals and groups who were represented at the workshop**, initially by providing them with an electronic copy of this report, seeking feedback, and explaining when the Council next intends to contact them in connection with the Main Issues Report
- seek input to the Main Issues Report from stakeholder groups which tend to be relatively under-represented at this type of workshop, particularly **small/medium sized businesses, residents, young people and the voluntary/social enterprise sector**

Appendix 1

Participants

Barratt Homes	Alexander Forsyth
Bowling & Milton Community Council	Francis McNeill
British Waterways Scotland	Katie Hughes
Clydebank Community Forum	John Hainey
Clydebank Rebuilt	Eleanor McAllister
Clydebank Seniors Forum	Mary Kennedy
Clydebelt	Sam Gibson
Clydeside Regeneration	Duncan Graham
Cordale Housing Association	Stephen Gibson
Dawn Group	Alan McDonald
Development Planning Partnership	Roderick Macleod
Dumbarton Community Forum	Anna Hemphill
Dumbarton Community Forum	Tom Woodbridge
Dumbarton East & Central Community Council	Iain Ellis
Dumbarton Football Club	Callum Hosie
Dumbarton Football Club	Gilbert Lawrie
Dunbartonshire Chamber of Commerce	Gordon Barraclough
Dunbritton Housing Association	Morvern Short
East Dunbartonshire Council	Stuart Newland
East Renfrewshire Council	Richard Greenwood
Forestry Commission Scotland	John Farrell
Glasgow Centre for Population Health	Gregor Yates
GVA Grimley	Alasdair Morrison
Halliday Fraser Munro	Hazel Sears
Keppie Design Ltd	Gordon MacCallum
Knowes Housing Association	Pierre de Fence
McDonald Estates	Joe Noble
McKenzie Pollock Ltd	Jim Pollock
M Marshall Ltd	A Richardson
Montagu Evans	Fraser Littlejohn
Old Kilpatrick Community Council	Anne King
Parkhall, North Kilbowie & Central Community Council	Gilbert Howatson
PCP Management (Clyde Shopping Centre)	Andrew Forrester
Rosshead Tenants + Residents Association	A Garvey
Rosshead Tenants + Residents Association	Irene McElroy
Savills	Myriam Hengesch
Scottish Civic Trust	Gemma Wild
Scottish Environment Protection Agency	Julie Gerc
Scottish Environment Protection Agency	Lynne Anderson
Scottish Natural Heritage	Anne-Marie Quinn

Appendix 2

Session A handout: key statistics

This handout of key statistics for a range of indicators in West Dunbartonshire was handed out at the start of session B as background information. The statistics were sourced from the West Dunbartonshire Single Outcome Agreement Annual Progress Report 2009-10.

Key statistics for West Dunbartonshire from Single Outcome Agreement Annual Progress Report 2009-10

JSA CLAIMANTS In July 2010 West Dunbartonshire (WD) was joint 4th at 5.4% in terms of the highest number of Job Seekers Allowance claimants across Scottish Local Authorities (North Ayrshire and Glasgow are highest at 6.3%).

QUALIFICATIONS 11.7% of the workforce are graduates compared to a Scottish average of 23.6%. 13.4% of the workforce have no qualifications, higher than the Scottish average of 9.7%.

LIFE EXPECTANCY West Dunbartonshire has the second lowest figure in the UK for male life expectancy (71.7 years); and the third lowest figure for female life expectancy (77.9 years). In the least deprived areas of West Dunbartonshire, life expectancy for men rises to 72.6 years and for women 78.6 years. In the most deprived areas, life expectancy for men falls to 66.1 years and for women 74.5 years.

FINANCIAL EXCLUSION West Dunbartonshire is characterised by significant financial exclusion, with 18% of people without access to bank, building society or credit union account (compared to 9% nationally).

FEAR OF CRIME Fear of crime is higher than average – 63% of residents feel safe or fairly safe walking in their neighbourhood after dark, compared to the Scottish average of 73% (2007/08 Scottish Household Survey).

HOUSING The number of owner-occupier new-build properties completions in 2009/10 was 137, down from 176 in 2008/09 and 192 in 2007/08. There remains an 18 year housing land supply, far in excess of the government requirement for a 7 year supply. Rented social housing new-builds fell to 94 units in 2009/10 from 121 in 2008/09.

NEIGHBOURHOOD QUALITY 90% of residents rated their neighbourhood as 'fairly' or 'very good' to live, compared to Scottish average of 92% (Scottish Household Survey 2007/08).

VOLUNTEERING 33% of Citizens' Panel members did unpaid volunteer work (April 2007). A similar survey in April 2009 indicated that the figure had fallen to 25%.

POPULATION CHANGE West Dunbartonshire's population is forecast to decrease by 8.0% over the period 2006-2033 – compared to a population increase of 7% across Scotland. Children and working-age adults are forecast to decline most, with those of pensionable age forecast to increase significantly.

CARBON FOOTPRINT Ecological and carbon footprints are amongst the lowest in Scotland - an effect of low car ownership and levels of deprivation. The percentage of adults travelling to work by car or van (54% in the 2007/08 Scottish Household Survey) is lower than the Scottish average of 67%.

Appendix 3

Session C handouts: Community Plan vision & goals

These two handouts, which summarise the goals and vision of the current West Dunbartonshire Community Plan, were handed out at the start of session C as background information.

West Dunbartonshire Community Plan 2007-2017
challenges and strategic goals

To improve transport infrastructure – particularly the A82 bottleneck which remains an impediment to economic growth and presents difficulties in terms of health and safety

To continue tackling unemployment – we will address the multiple barriers to employment, provide training and support people into work

To support business growth – by creating an environment which supports business start-up, growth and re-location and thereby develop a vibrant local economy

To develop accessible, joined-up health and social care – we will systematically ensure equal access to healthcare across the area

To create sustainable environments and communities – meeting national objectives and targets and providing suitable local amenities

To support our ageing population – in common with many areas of Scotland, there are increasing numbers of elderly people living in our communities. We are committed to putting in place services to meet the changing needs of our society

To develop and support strong, functioning families – the nature of families has changed over the years so we will provide appropriate services to support families, which are the bedrock of our communities, helping create informed and responsible citizens

To provide good quality, affordable housing – as the demographic make-up of our communities changes, so do the housing needs of citizens in West Dunbartonshire. We will ensure that future developments in both the social and private sector are targeted to meet these needs

To ensure that services take account of the high incidence of disability – nearly 22% of the population has some form of limiting long-term illness or disability; over half are still of working age. Our services and the way they are delivered need to take account of this

To respond to an increasingly multicultural community – our black and minority ethnic community is relatively small, but increasing numbers contribute to an increasingly complex mix of ethnic groups, which requires recognition, understanding and response

West Dunbartonshire Community Plan 2007-2017
vision to 2017

Working in partnership we want to reduce poverty and exclusion, deliver better services and continue to improve the quality of life for everyone living in West Dunbartonshire whilst protecting our natural environment.

We will do this by:

- Boosting business growth, regenerating communities and linking people to jobs
- Improving safety and a sense of security in our communities
- Promoting health and well-being and challenging health inequalities
- Maintaining and improving access to excellent education and lifelong learning
- Creating sustainable and attractive living environments
- Developing good quality, sustainable and affordable housing to meet changing demographic needs
- Enabling young people to achieve their full potential
- Valuing, protecting and enhancing the area's natural and historical resources whilst reducing our impact on the natural environment

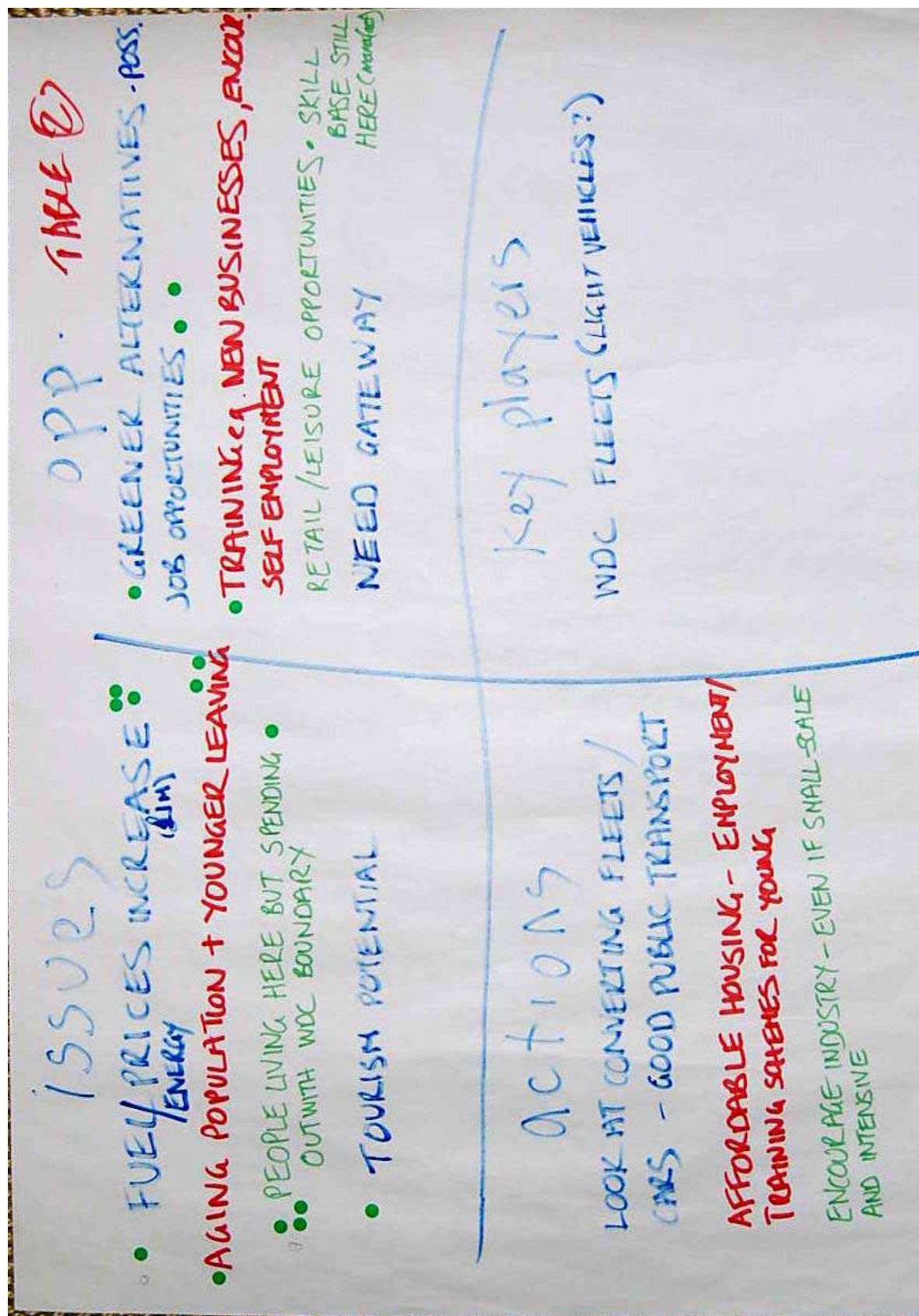
Appendix 4

Session C: group outputs

The following pages contain reproductions of each group's analysis of local issues, opportunities, actions and key players.

Group 1

TABLE 1	
Issues	Opportunities
<ul style="list-style-type: none"> ★★ employment ★ deprivation (life expectancy, unemployment) increased income required Reduced benefits (impact on local shops) Population decline ★ vacant & derelict land ★ town centre improvements ★ lack of financial resources 	<ul style="list-style-type: none"> → ★ tourism ★★ Enterprise Zone (financial incentives) Faslane → employment education → housing development More social/rented housing new funding models → ★ vacant & derelict land Green network? ★
actions	key players
<ul style="list-style-type: none"> encourage business ★ 	<ul style="list-style-type: none"> Scottish Gov Abu M.o.D Private developers. West Dunbartonshire Council



ISSUES	OPPORTUNITIES
<p>FOCUS ON NEGATIVES</p> <ul style="list-style-type: none"> • UNDERUSED BROWN/FIELD GREEN • UNEMPLOYMENT • EMPLOYMENT DIVERSITY • SKILLS ISSUES • VISUAL APPEAL • TOWN CENTRE AND PARKING. • LACK OF QUALIFIED GRADUATES • LIFE EXPECTANCY, POOR HEALTH. 	<p>USE OF THE RIVER / LANDSCAPE / KIL. HILLS</p> <p>DUMFRIES & GALLOWAY</p> <ul style="list-style-type: none"> • FIND HISTORICAL HOOK • IMPROVE TRANSPORT LINKS. / USE - FERRY. PROMOTE TOURISM • EDUCATE ON OPPORTUNITIES • BREAK THE POVERTY CYCLE • NEW CLYDE BANK COLLEGE • EARLY INTERVENTION
ACTIONS	KEY PLAYERS
<p>FOCUS ON INVESTING IN OUR PRIORITY AREAS.</p> <p>DEVELOP THE TRANSPORT LINKS (BRITISH WATERWAYS) LOCK LOMOND</p> <p>TOWN CENTRE INITIATIVE</p> <p>MOVE WDC EMPLOYEES TO TOWN CENTRES</p> <p>OPEN TO DEVELOPERS FOR BUSINESS</p> <p>IDENTIFY PLAYSHIP PROJECT</p>	<p>DEVELOPERS</p> <p>PEOPLE</p> <p>COUNCIL - PRIORITISE SPONS</p> <p>POLITICIANS</p> <p>VISIT SCOTLAND</p> <p>POPULATION - THE PEOPLE OF WDC</p>

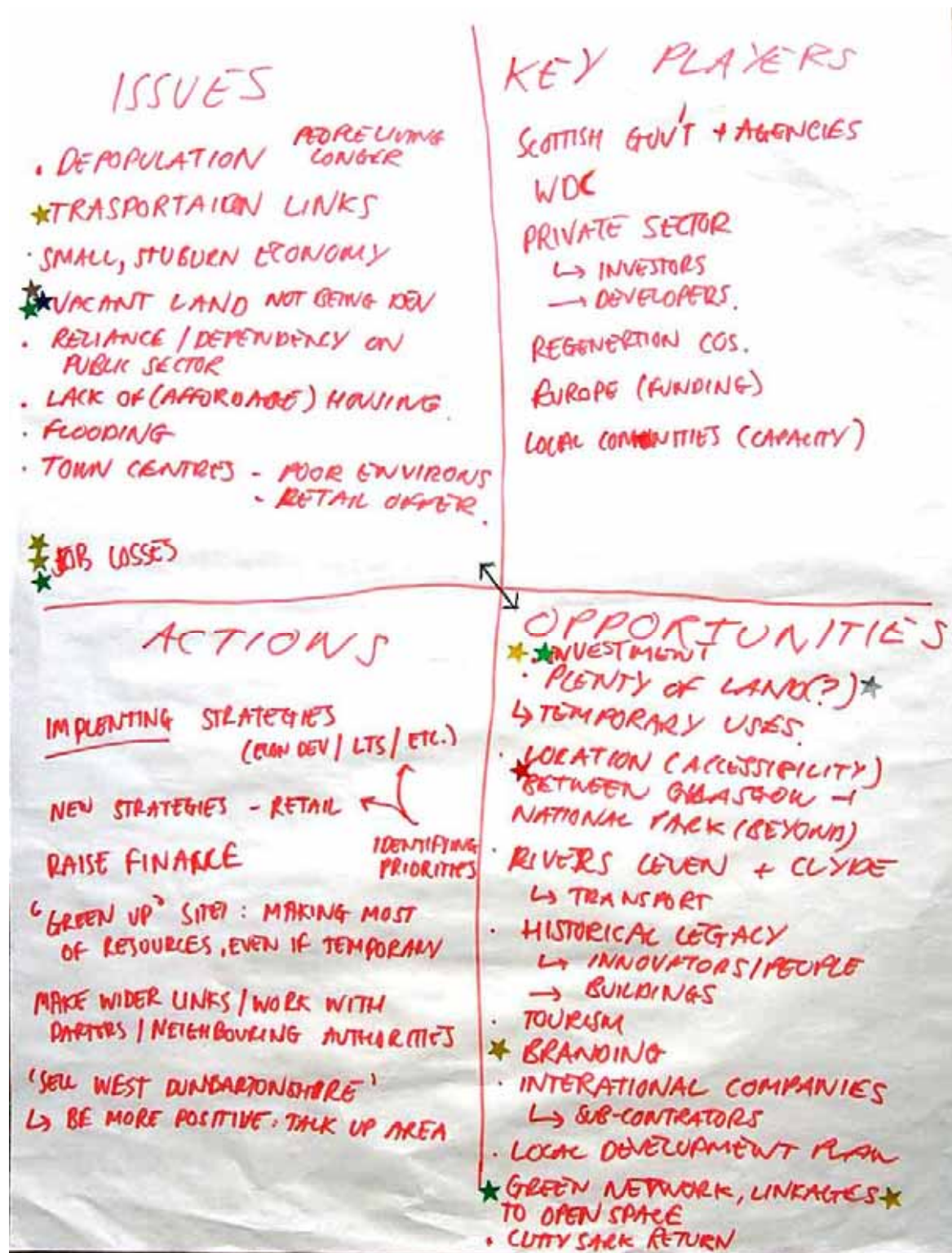
TABLE 3

ISSUES	OPPS. RATIONAISE PUBLIC ASSETS
<ul style="list-style-type: none"> * Recycling vacant/derelict land.★★★ * NEGATIVE PERCEPTIONS OF/FROM W.D.★ * OUT MIGRATION * A82 AS ONLY TRANSFER ROUTE (ALTERNATIVE REQ.)★ * ENHANCEMENT/HEALTH OF T. CENTRES * NOT ENOUGH BUSINESS SPACE 	<ul style="list-style-type: none"> * new uses for available land. * 'greening' brownfield sites * CLOSER RELATIONSHIP C OTHER L/As. * MAKE IT MORE ATTRACTIVE PLACE TO LIVE★ * HOUSING LAND * M.O.D STRATEGIC PLANS - COULPORT - FASLANE * DORNOD CANAL * ESSO DEPOT - BOWLING.
ACTIONS	KEY PLAYERS.
<ul style="list-style-type: none"> * MINIMISE RESOURCE OF R. CLYDE * FOCUS ON ^{FOUR} PRIORITIES FOR DEVT. * EXAMINE ALTERNATIVE FUNDING OPTIONS * QUICKER DECISION MAKING. * CERTAINTY OF PLANNING POLICY 	<ul style="list-style-type: none"> * W.D.C. * LOCAL COMMUNITY * CENTRAL/SCOT. GOVT. * CLYDEPORT * S.P.T * DEVELOPERS / INVESTORS

TABLE 4

ISSUES	TABLE(S)	OPPORTUNITIES	
<ul style="list-style-type: none"> *ECONOMIC PROBLEMS *ROAD SYSTEM/POOR INFRASTRUCTURE *LAND OWNERSHIP *EDUCATIONAL ACHIEVEMENT *LACK OF IDENTITY 		<ul style="list-style-type: none"> - CAPITALISE ON AFFORDABLE LAND - STARTER WORKSHOPS - CAPITALISE ON LOCATION OF NEW COUNCIL HQ - MAKE WD AN ASPIRATIONAL COMMUTING AREA - BEAUTIFY THE AREA (BETTER SIGNAGE) - INDUSTRIAL HERITAGE - USE THE CLYDE/WATER MOKE - MARINA POTENTIAL - BOWLING - LOMOND CANAL 	
ACTIONS		KEY PLAYERS	
<ul style="list-style-type: none"> - COUNCIL TAKE RISKS/BE MORE PROACTIVE - TOURISM DEPT WITHIN COUNCIL AS IT IS A MAJOR AREA OF OPP. - LOW COST RENT PERIODS - TACKLING EDUCATION/PROBES EXAM RESULTS 		<ul style="list-style-type: none"> BRIT WATERWAY CLYDE PORTS TOURISTS VISIT SCOTLAND COUNCIL PRIVATE SECTOR LAND OWNERS (EXXON) 	

ISSUES	TABLE 6
<p><u>population decline</u></p> <p>Flooding - what about Canal?</p> <p>Dunbarton town centre + castle.</p> <p>Green Net Town Centres</p> <p>Image</p> <p>Undevelopable Land.</p>	<p><u>OPPS.</u></p> <p>Proximity to L Lomond - tourism economy.</p> <p>Improve connections to Castle</p> <p>* Heritage tourism - Castle, Whiskey, Planning gain</p> <p>Water</p> <p>Green Network - make more of what we've got.</p> <p>Domestic renewable energy. - but cost! + Council properties.</p>
actions	key players
<p>More jobs - diversity of opportunity.</p> <p>Deliver <u>TC</u> Masterplans.</p> <p>Selling the place to reverse the trends.</p> <p>Derelict Land strategy. - can we wait for deprivt industry?</p>	<p>Historic Scotland. - Castle</p> <p>Land owners of brownfield sites.</p> <p>Scottish Government.</p> <p>Visit Scotland - Tourism</p>



<h1>Issues</h1> <ul style="list-style-type: none"> ★ CONTAMINATED LAND ★ FLOODING ★ INFRASTRUCTURE - roads ★ PICKERING ★ DUMBAR TOWN CENTRE ★ 182@ BOWLING ★ ATTRACTING BUSINESS & PEOPLE ★ JOBS ★ LOW FOOTFALL ★ DUMBAR TOWN CENTRE ★ FOCUS! ★ WHAT ARE TOWN CENTRES FOR? 	<h1>Actions</h1> <ul style="list-style-type: none"> REGENERATION OF CONTAMINATED LAND TOWN CENTRE STRATEGIES / PROMOTES / CONSULTATION IMPROVING ACCESS TO TOWN CENTRES BETTER PROMOTIONS OF EXISTING TRANSPORT CONNECTIONS BETTER PARTNERSHIP WORKING WITH APPROPRIATE AUTHORITIES Improved connection between Digby - Du-bok use of mixed buildings etc. "P&A PROMOTION"
<h1>Opportunities</h1> <ul style="list-style-type: none"> ★ HOUSING (TCS) ★ NEW council office ★ LAND - Post Job ★ LEVEN-CANAL ★ RIVER CITY (Clyde) ★ CONNECTIVITY ★ BRINGING IN COMMUTERS 	<h1>Key Players</h1> <ul style="list-style-type: none"> WDC S.G Developers Clydebank Rebuilt Strathleven Regeneration Clydeside Regeneration Communities

TABLE 1	
ISSUES	OPPORTUNITIES
<ul style="list-style-type: none"> *** Social/unemployment *** Poverty *** Health (travel to hospital - less/aging centres) *** Ageing Population *** Parental attitudes - 3rd generation unemployed Flooding - Leven Protect/Launch Kilpatrick Hills Town centres - shopping habits have changed more smaller independent shops Remediation pseudo/contamination costs Infrastructure - sewerage, roads, etc Beaches - not just WDC, LHA etc foam 	<ul style="list-style-type: none"> *** Sports / leisure / recreation *** Job creation Public transport Tourism Destination River, links - city, Braehead, science centre Leven canal Dunbarton Castle - no facilities Lots of land Renewable energy - wind/tidal opportunities to manufacture Connected - rail / A82 / proximity to airport Old Kilpatrick hills
ACTIONS	KEY PLAYERS
<ul style="list-style-type: none"> Re-engage young people into work/society Motivation through sports etc. Joined up thinking Clean up Council to be more dynamic Create a more sustainable environment Make area more attractive for investment Improve signposting/awareness/image Positive publicity 	<ul style="list-style-type: none"> WDC Central government Police Key Agencies NHS Developers Communities Employers Tourist board Community action groups Chamber(s) of commerce Social economy businesses (SHAs) Politicians/elected members

<h2>ISSUES</h2> <ul style="list-style-type: none"> ⇒ lack of funding i.e. ⇒ ^{fast+road} NONE !!! ⇒ poor infrastructure i.e. A82 ⇒ poor housing stock. 	<h2>Table (10) Opportunities</h2> <ul style="list-style-type: none"> ⇒ attract new businesses through incentives. ⇒ Councils taking lead. ⇒ make it somewhere people want to live. ⇒ regenerate manufacturing ⇒ self sufficient - food & energy
<h2>actions</h2> <p>incubator</p> <ul style="list-style-type: none"> ⇒ Small initiatives to test viability ⇒ Allotment - more ⇒ Connect waterways into Loch Lomond "attracting cruise ships" ⇒ Support British Waterways in their "London Canal Volunteering Project" 	<h2>key players</h2> <ul style="list-style-type: none"> ⇒ banks ⇒ government ⇒ universities ⇒ successful entrepreneurs ⇒ schools ⇒ people ⇒ British Waterways

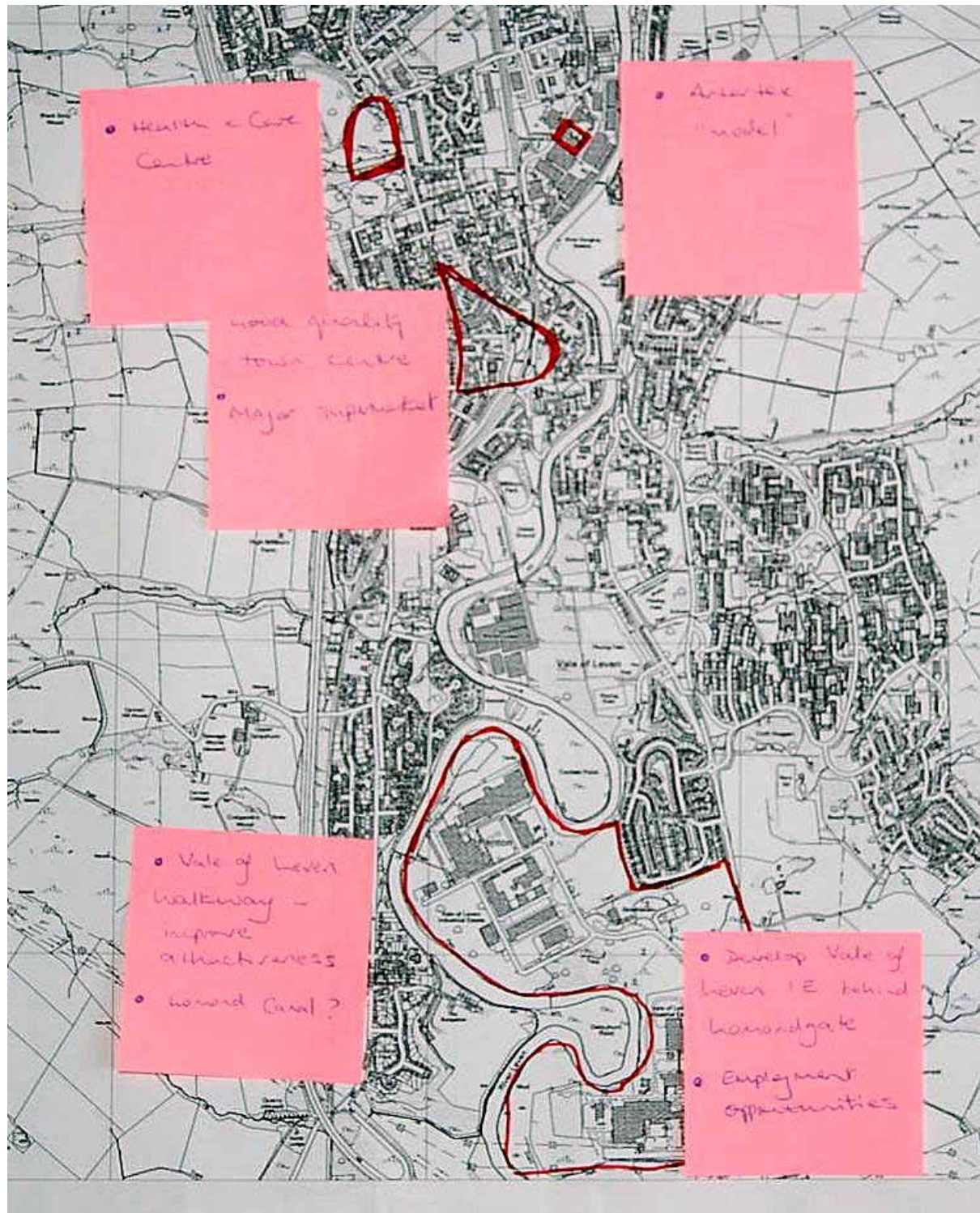
Appendix 5

Session D: group outputs

This appendix contains larger images of each group's ideas of what West Dunbartonshire could look like in 2025:

- Group 1: **Vale of Leven**
- Group 2: **Alexandria**
- Group 3: **Clydebank** town centre and former John Brown shipyard
- Group 4: **Clydebank** Waterfront
- Group 5: **Clydebank** – a catalyst for change
- Group 6: former Esso Petroleum Site, **Bowling**
- Group 7: **Bowling**
- Group 8: **Dumbarton** and surrounding area
- Group 9: former John Brown shipyard, **Clydebank**
- Group 10: **Bowling** 2020

Group 1: Vale of Leven



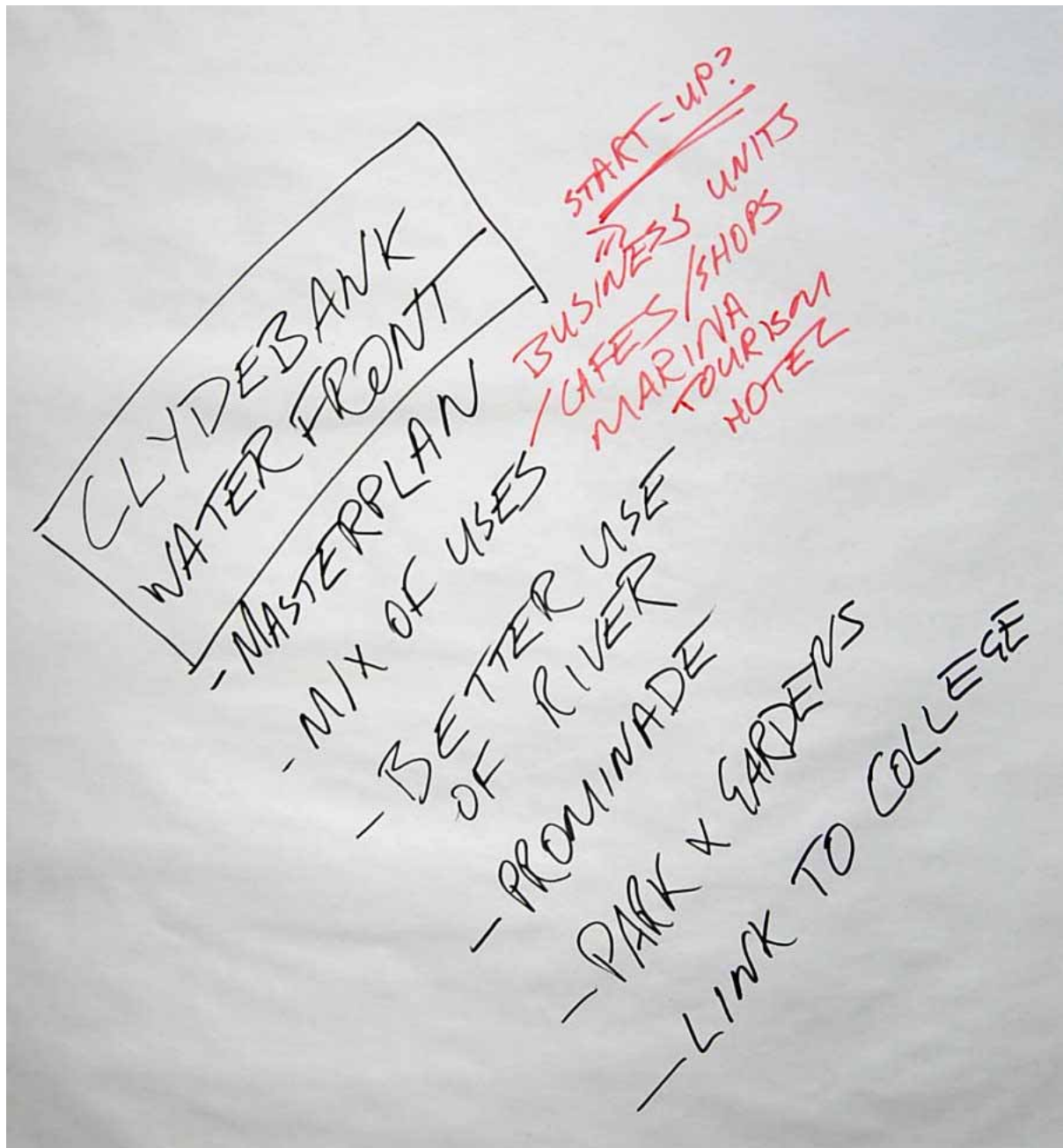
Group 2: Alexandria



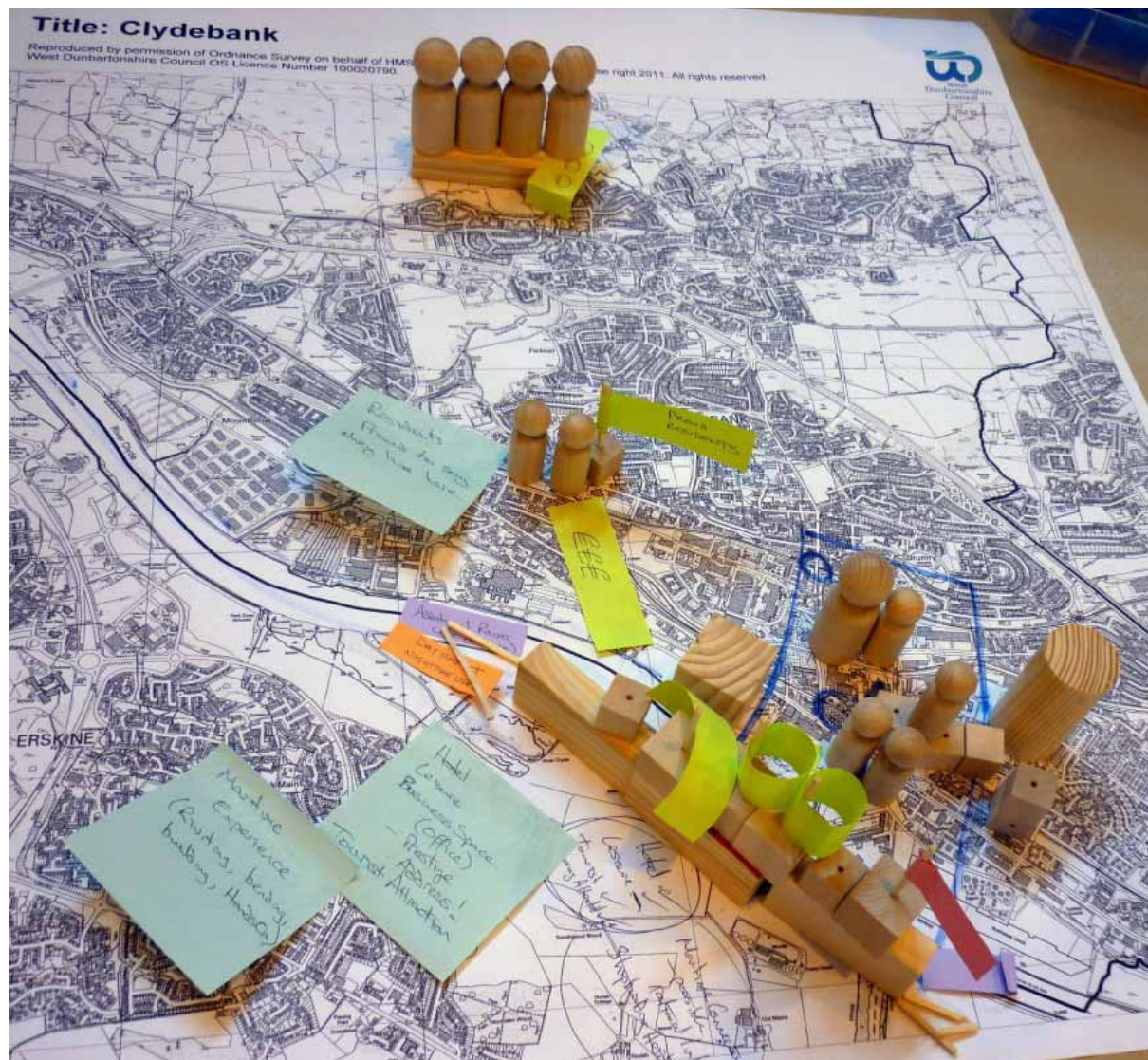
report of March 2011 MIR scoping workshop



Group 3: Clydebank town centre and former John Brown shipyard



Group 4: Clydebank Waterfront – a catalyst for change

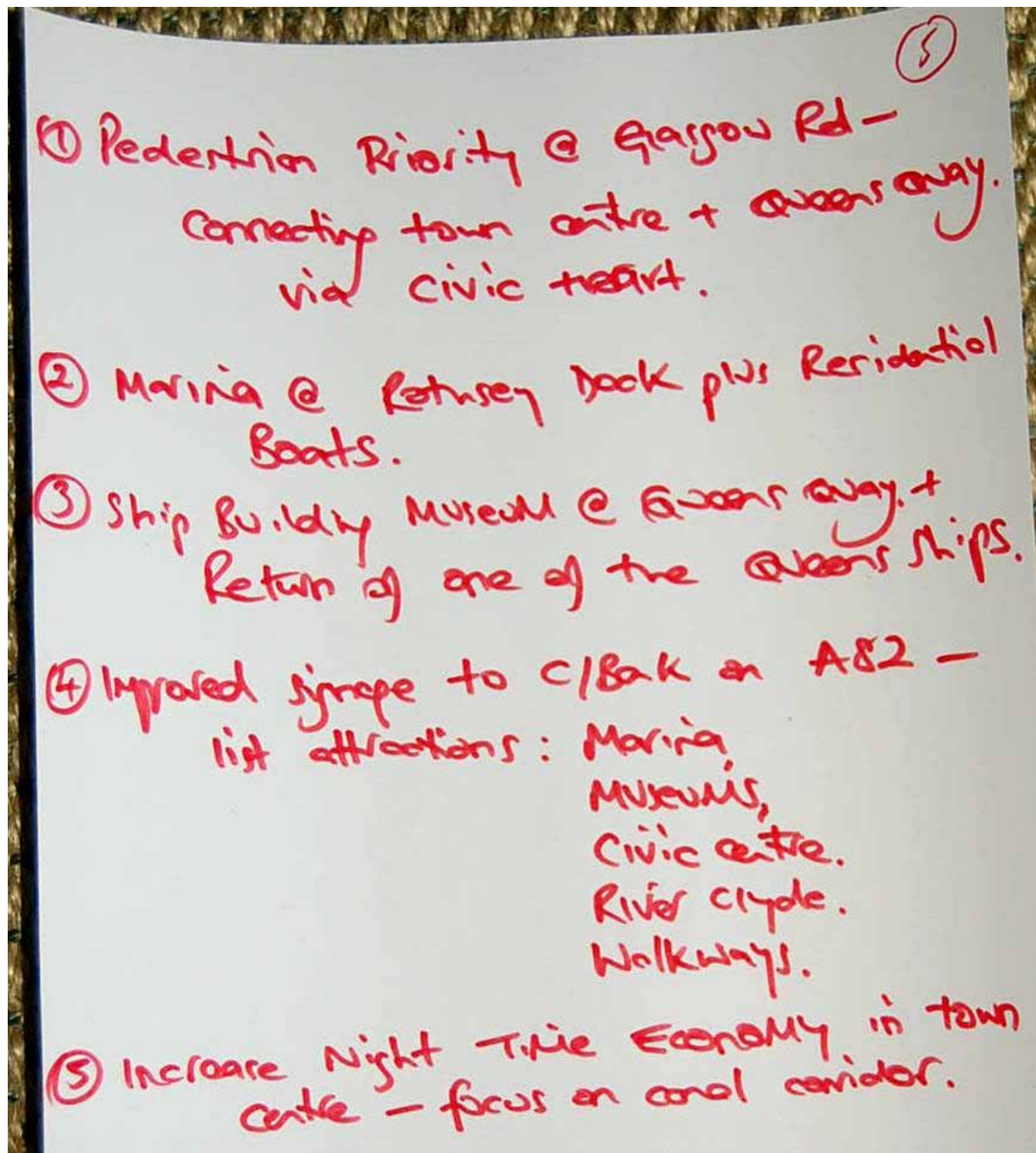


[illegible]

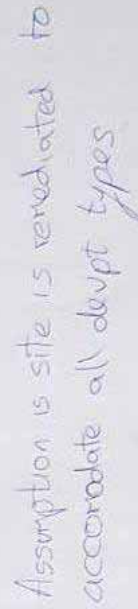
Group 4: Clydebank Waterfront – a catalyst for change (continued)



Group 5: Clydebank

- 
- A handwritten list of five proposals for Clydebank development, written in red ink on a piece of paper. The proposals are numbered 1 through 5. A small circled '5' is written in the top right corner of the paper. The proposals are:
- ① Pedestrian Priority @ Glasgow Rd -
Connecting town centre + Queensway.
via Civic heart.
 - ② Marina @ Rethsey Dock plus Residential
Boats.
 - ③ Ship Building Museum @ Queensway +
Return of one of the Queens ships.
 - ④ Improved signage to C/Bank on A82 -
list attractions: Marina,
Museum,
Civic centre.
River Clyde.
Walkways.
 - ⑤ Increase Night Time Economy in town
centre - focus on canal corridor.

956

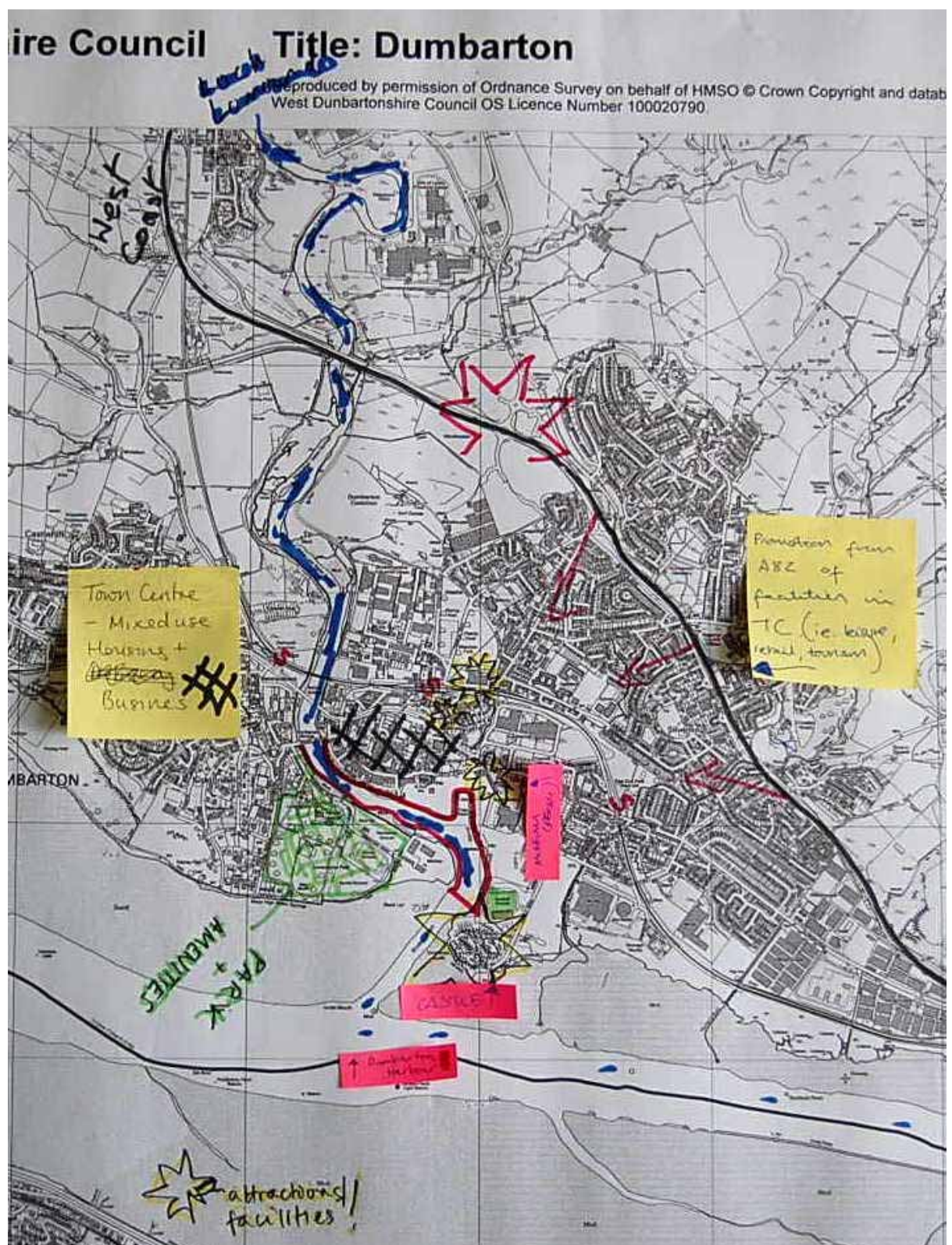


Group 6:
former
Esso
Petroleum
Site,
Bowling

report of March 2011 MIR scoping workshop



Group 8: Dumbarton and surrounding area



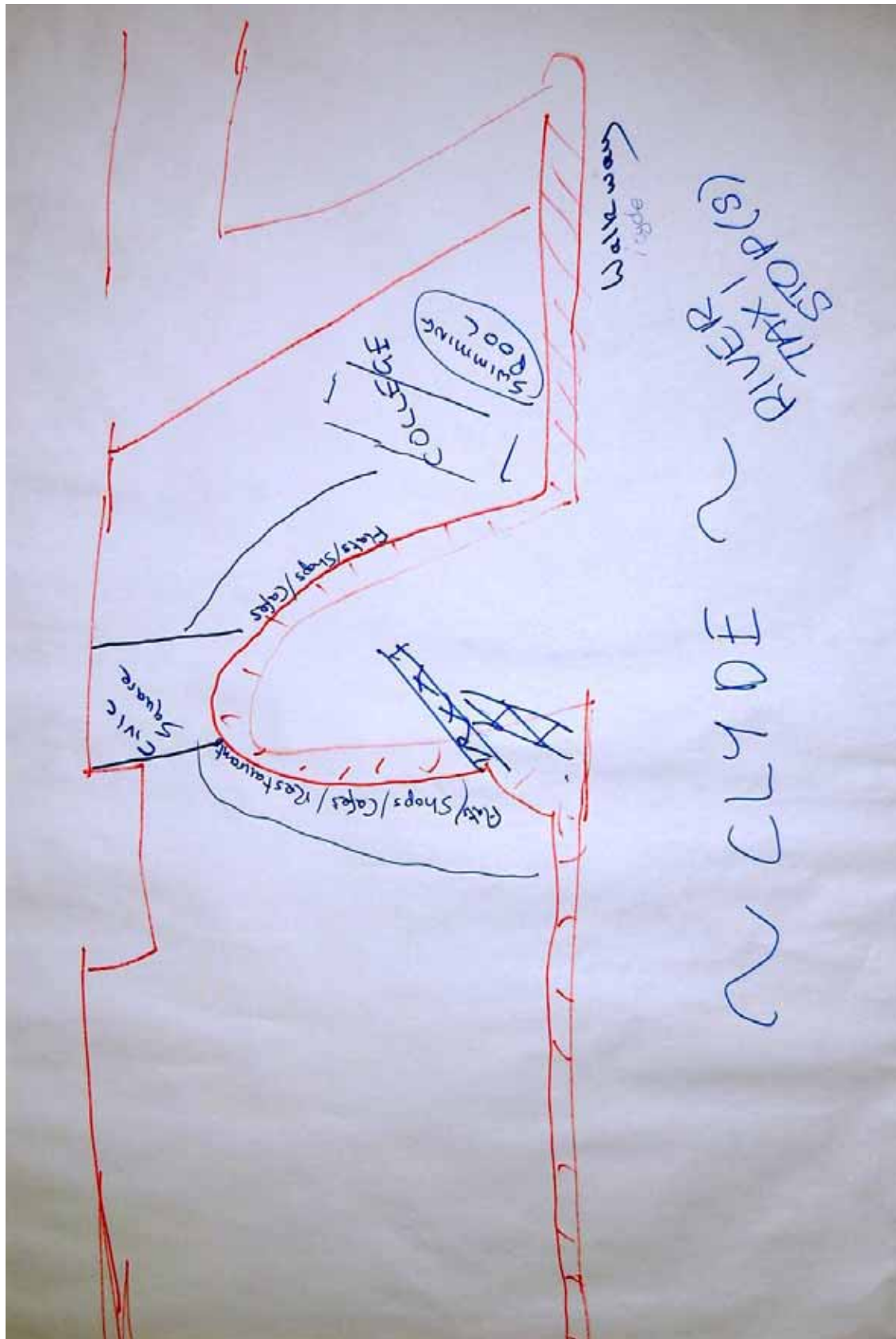
Group 8: Dumbarton and surrounding area (continued)

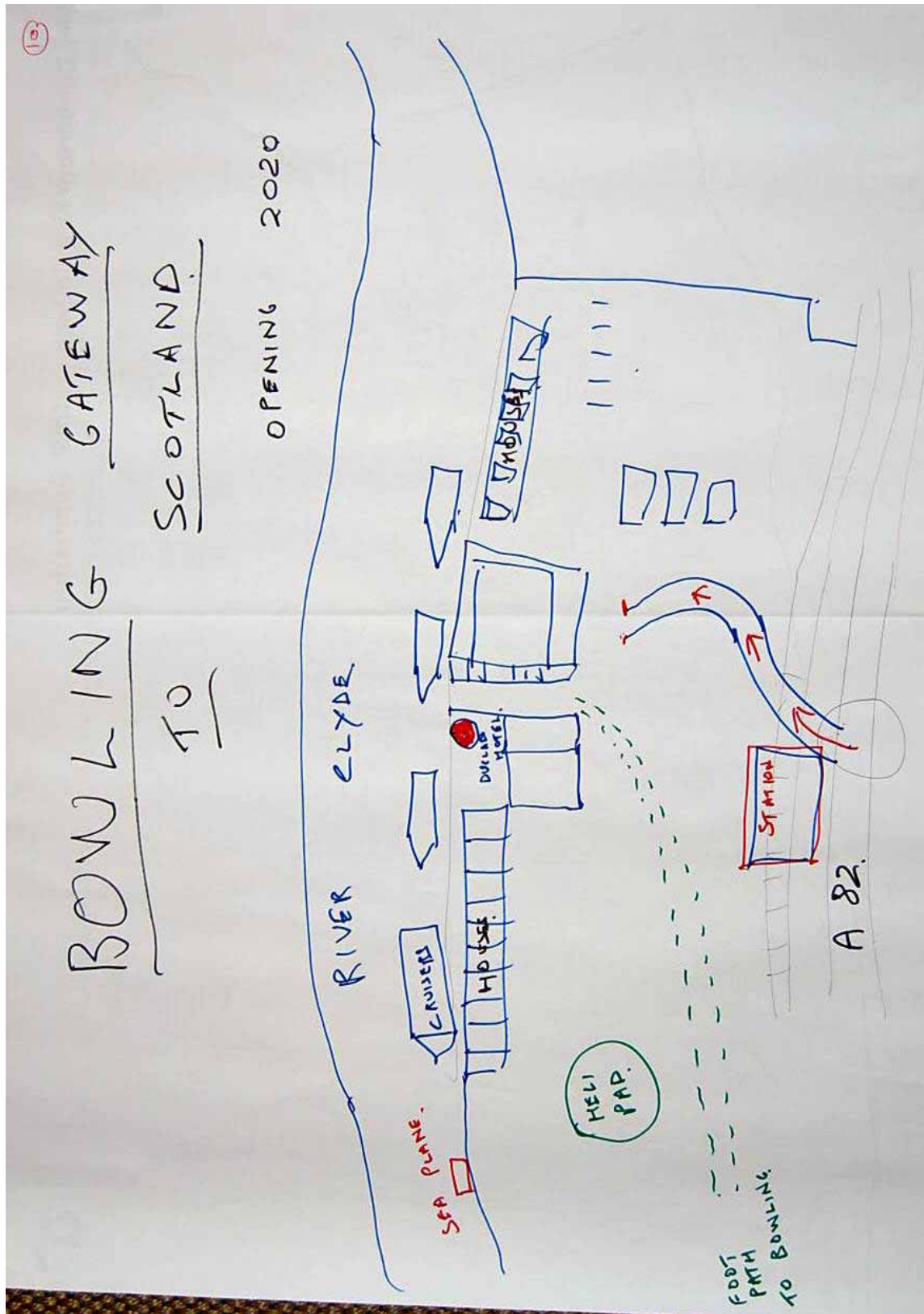


Group 8: Dumbarton and surrounding area (continued)



Group 9: former John Brown shipyard, Clydebank





Group 10: 'Bowling 2020'

